City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4528 AND ZON-4529 - PUBLIC HEARING - SDR-4752 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 90-UNIT, 78,649 SQUARE-FOOT ASSISTED LIVING DEVELOPMENT on 5.56 acres adjacent to the northeast corner of Silver Sky Drive and Roland Wiley Road (APN 138-28-401-014), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] [PROPOSED: R-PD17 (Residential Planned Development - 17 Units Per Acre)], Ward 2 (Wolfson).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions and adding the following condition:

- **This rezoning shall apply to the westerly 5.56 acres of the site.**

– Motion carried with STEINMAN abstaining as he is a member of the Board of Directors of Southern California Presbyterian Homes who are in consideration of being the management company for the proposed facility and TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
NOTE: See Item 27 [GPA-4528] for all related discussion on Item 27 [GPA-4528], Item 28 [ZON-4529] and Item 29 [SDR-4752].

(8:09 – 8:39)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 29 – SDR-4752

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-4528) to M (Medium Density Residential) land use designation Rezoning [ZON-4529] to an R-PD17 (Residential Planned Development - 17 Units Per Acre) Zoning District approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. The applicant shall be required to schedule a post-approval conference with the Department of Planning and Development and Public Works should the engineering studies cause changes to this approved site plan and building elevations.

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect the type of trees and shrubs to be planted on the site.

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. 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.

7. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.

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

CONDITIONS – Continued:

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 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

16. All development shall be in conformance with the site plan and building elevations, date stamped 06/29/04, except as amended by conditions herein.

17. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

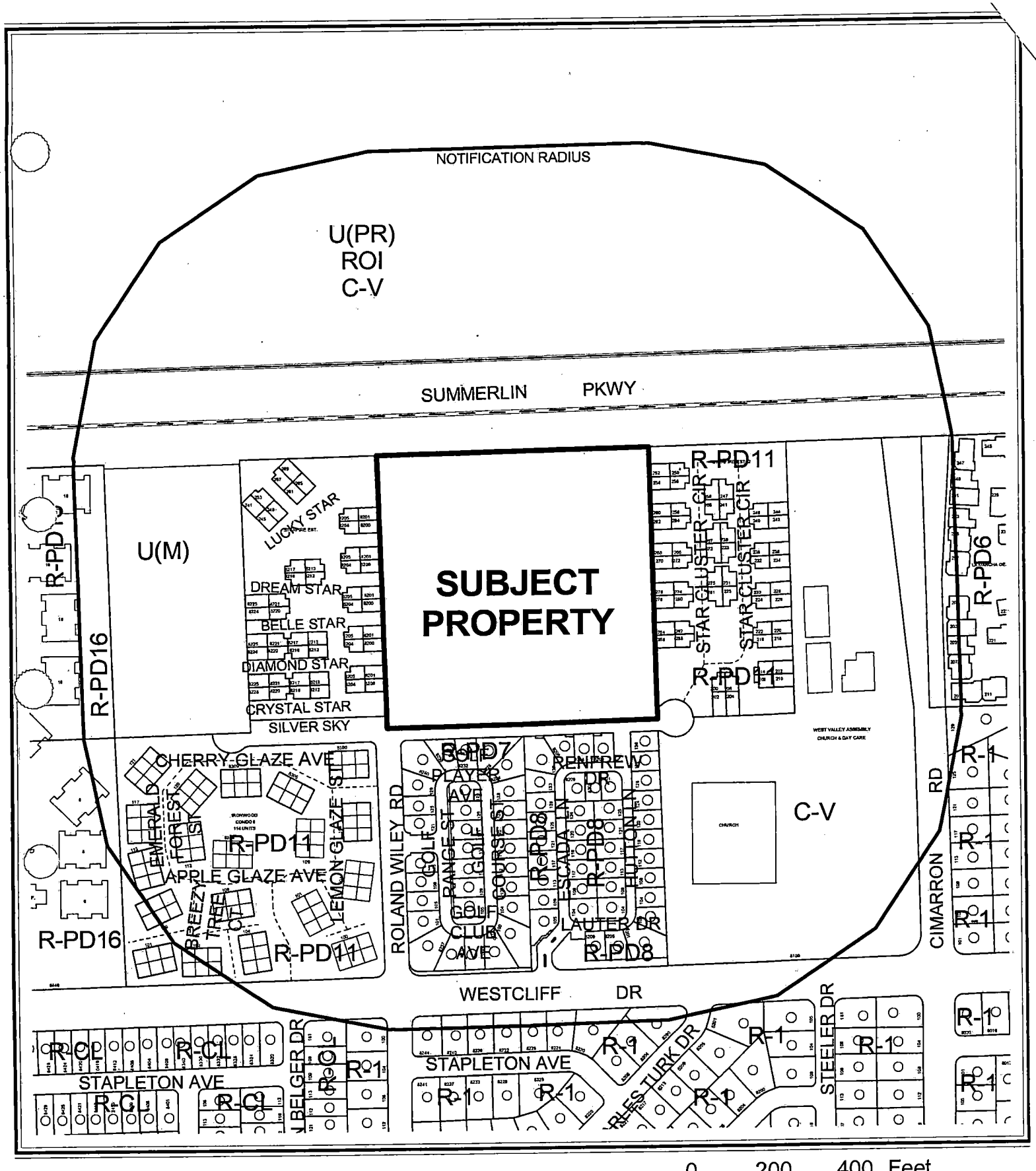
18. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 29 – SDR-4752

CONDITIONS – Continued:

19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

20. Site development to comply with all applicable conditions of approval for ZON-4529 and all other subsequent site-related actions.

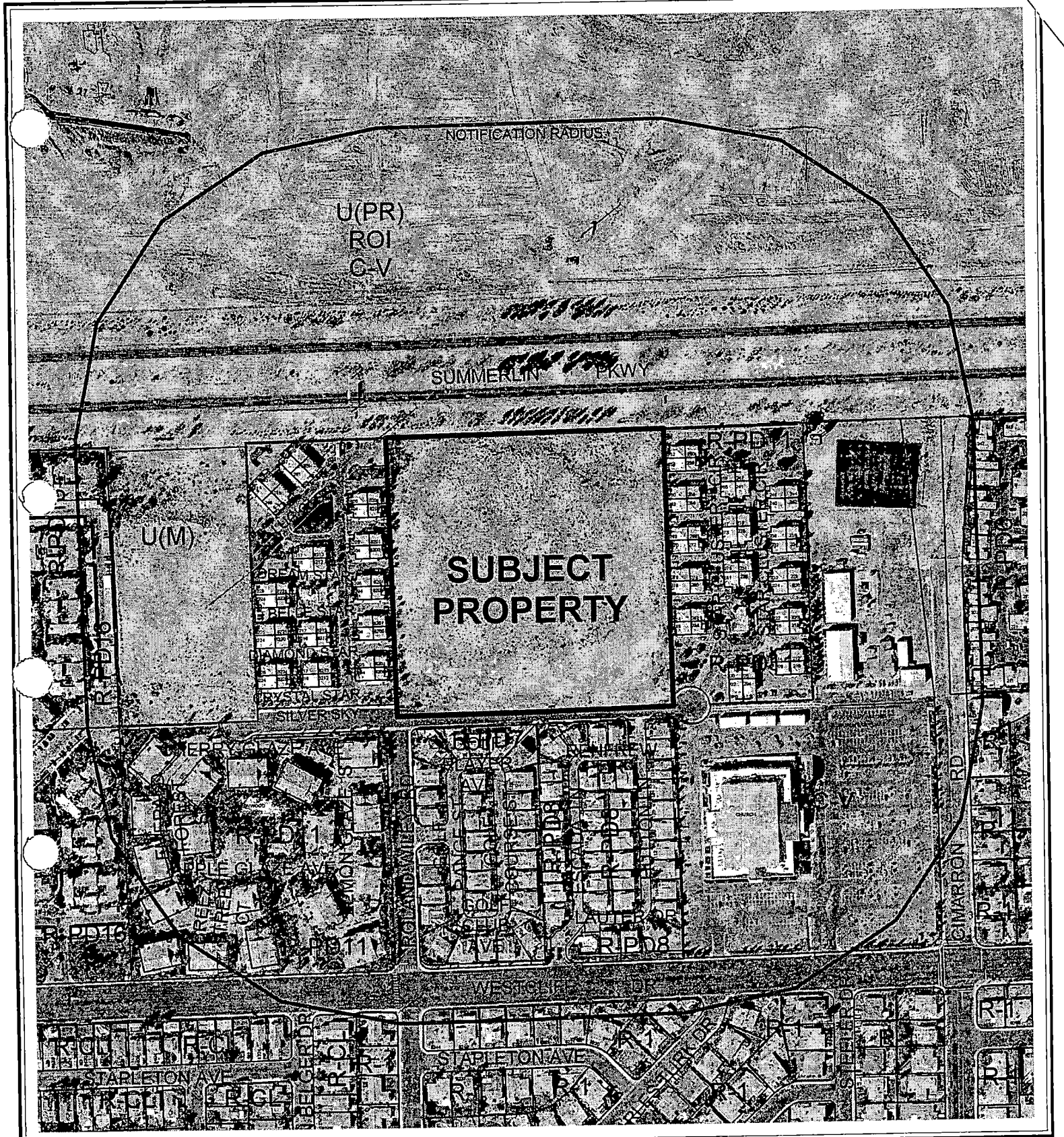


CASE: **SDR-4752**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [MLA (MEDIUM-LOW ATTACHED RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD17 (RESIDENTIAL PLANNED DEVELOPMENT - 17 UNITS PER ACRE)



0 200 400 Feet

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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4752 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4528) to M (Medium Density Residential) land use designation Rezoning [ZON-4529] to an R-PD17 (Residential Planned Development - 17 Units Per Acre) Zoning District approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. The applicant shall be required to schedule a post-approval conference with the Department of Planning and Development and Public Works should the engineering studies cause changes to this approved site plan and building elevations.

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect the type of trees and shrubs to be planted on the site.

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. 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.

7. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.

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

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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 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

16. All development shall be in conformance with the site plan and building elevations, date stamped 06/29/04, except as amended by conditions herein.

17. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

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18. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

20. Site development to comply with all applicable conditions of approval for ZON-4529 and all other subsequent site-related actions.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a three-story, 78,649 square-foot Assisted Living Development on 5.56 acres of an overall 10.5-acre site approximately 660 feet west of Cimmaron Road and 660 feet north of Westcliffe Drive. Companion applications for a General Plan Amendment (GPA-4528) and a Rezoning from U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] General Plan Designation] to R-PD17 (Residential Planned Development - 17 Units Per Acre) Zone (ZON-4529) will be considered concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that proposed project is phase one of an assisted living apartment complex for seniors, age 55 and above. The assisted living complex will constitute a quiet, structured environment and will serve as a buffer between the Summerlin Parkway to the north and single-family residential to the south. The applicant is of the opinion that quality housing of this nature is greatly needed in Las Vegas, and that seniors are the fastest growing segment of the population and their needs must be met.

BACKGROUND INFORMATION

A) Previous Actions

12/21/83	The City Council approved a Petition to Annex property (A-0010-83) containing approximately 922 acres, including the subject site. The effective date was 12/30/83. The Planning Commission and staff recommended approval.
07/08/04	The Planning Commission held companion General Plan Amendment (GPA-4528) in abeyance to the 08/12/04 Planning Commission meeting.
08/12/04	The Planning Commission will consider companion applications for a General Plan Amendment (GPA-4528) and a Site Development Plan Review (SDR-4752) concurrently with this request.

B) Pre-Application Meeting

05/17/04 An initial meeting was held on this date. A follow up meeting was held on 06/25/04, in which a number of the site plan details, which were not available at the earlier meeting, were discussed. It was determined that a variance for parking for the project, which was discussed at the earlier meeting as a possibility, would not be required. The applicant was advised in detail of the necessary submission requirements.

C) Neighborhood Meetings

05/26/04 Although no neighborhood meeting is required for a Site Development Plan Review, a neighborhood meeting for companion General Plan Amendment GPA-4528 was held by the applicant at the Lieburn Senior Center, 6230 Garwood Avenue. Ten people attended and had concerns regarding the compatibility of this proposal with surrounding residential uses and the possible adverse traffic impacts on Roland Wiley Road and Westcliffe Drive.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.5
Phase 1 Acres:	5.56

B) Existing Land Use

Subject Property:	Undeveloped
North:	Summerlin Parkway
South:	Single Family Development
East:	Condominiums
West:	Condominiums

C) Planned Land Use

Subject Property:	MLA (Medium-Low Attached Density Residential)
North:	Right-of-Way
South:	MLA (Medium-Low Attached Density Residential) and ML (Medium Low Density Residential)
East:	MLA (Medium-Low Attached Density Residential)
West:	MLA (Medium-Low Attached Density Residential)

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D) Existing Zoning

Subject Property:	Undeveloped
North:	Right-of-Way
South:	R-PD 7 and R-PD8 (Residential Planned Development - 7 Units and 8 Units per Acre)
East:	R-PD11 (Residential Planned Development - 11 Units per Acre)
West:	R-PD10 (Residential Planned Development - 10 Units per Acre)

E) General Plan Compliance

The site is currently designated as MLA (Medium-Low Attached Density Residential) within the Southwest Sector Plan of the General Plan. This category allows a maximum of 12.0 dwelling units per gross acre.

The applicant has requested a General Plan Amendment to change the designation to M (Medium Density Residential). The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density and variety of multifamily unit types, up to three stories in height. The applicant has requested to change the zoning on this site to R-PD17 (Residential Planned Development - 17 Units per Acre).

The proposed site plan, at a density of 16.19 units per acre, is consistent with the proposed General Plan land use designation, and with the proposed R-PD17 zoning district.

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

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

PROJECT DESCRIPTION

The project which is the subject of this application represents phase one of a three-phase project containing a campus of assisted living facilities for seniors on the overall 10.5-acre subject site. Phase one, which occupies 5.56 acres of the overall site, is scheduled to contain a three-story structure (in which there are two-story and one-story wings) containing 78,649 square feet. This structure will contain 84 one-bedroom units and six two-bedroom units. A total of 72 surface parking spaces are provided.

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ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Development Standards within an R-PD District are established by the Site Development Plan. The development standards that are proposed for this site through this Site Development Plan are as follows:

Proposed Standards	
Min. Setbacks • Front	98 Feet
• Side	75 Feet
• Rear	112 Feet
Max. Building Height	3 Stories / 39 Feet

These standards as presented will allow a development that should be harmonious and compatible with the approved residential project to the north of the site.

A2) Residential Adjacency Standards

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

a) Proximity slope. The two-story portion of the project is approximately 75 feet from the nearest residential area, where approximately 66 feet is required. The three-story portion of the building is 157 feet from the nearest residential area, where 117 feet is required. The proposal exceeds the proximity slope requirement.
b) Building setback. The project exceeds the established setback requirements on adjacent R-PD sites, where setbacks have been established through the respective site plan approvals for these various developments.

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
Seniors' Apartments	90 Units	0.75 spaces/unit	68 spaces	3 spaces	72 spaces	3 spaces

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The project exceeds the parking standards of the Zoning Code.

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	12 Trees	12 Trees
Buffer: • Min. Trees	1 Tree/30 Linear Feet plus 1 Tree (1,288 Feet)	44 Trees	44 Trees
• Min. Zone Width	15 Feet along external perimeters, 6 Feet along internal perimeters		Y Y
• Wall height	6 Feet		Y

The proposal meets the landscaping requirements of the Zoning Code.

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
5.56 acres (phase 1)	16.19	1.65	26.7 %	1.48 acres (64,666 SF)	34.2%	1.9 acres (82,764 SF)

The project as designed exceeds the open space requirements of the Zoning Code.

A5) Sign Standards

No signage has been indicated for the project at this time. Placement of on-premise signage will require separate review and approval at a later date.

B) General Analysis and Discussion

- Zoning

With the approval of companion Rezoning application (ZON-4529) which applies to 5.56 acres of the overall 10.5-acre site, the phase one portion of the overall site will be zoned R-PD17 (Residential Planned Development - 17 Units per Acre). The proposed Site Development Plan forms the basis of the zoning request, and therefore conforms to the proposed zoning for the site.

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- Site Plan

The site plan as proposed conforms to all of the applicable development standards of the Zoning Code.

- Waivers

No Waivers have been requested or are required with respect to this application.

- Landscape Plan

Conceptual landscaping as indicated on the site plan and related documentation indicates that 44 24-inch box trees will be planted along the external perimeters of the phase 1 area, and 12 24-inch box trees will be planted in the parking area. The type of trees and shrubs to be planted are unspecified. A condition of approval will address this issue.

- Elevation

The elevations depict a three-story building with a low-angle terra cotta tile roof. A two-earth tone color palette, with a third lighter color for fascia trim is used for the stucco-finished structure. The structure has two two-story wings and one single-story wing in addition to the main three-story element. Façade articulation and use of vertical elements, as well as a porte cochere for drop-off area, will enhance the visual interest of the structure.

- Floor Plan

The plan includes 84 one-bedroom units and six two-bedroom units arranged in four wings around a central entry and activity area. A fifth wing will contain a kitchen, dining and related facilities.

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;"**

   Although proposed project on this site is at a density that is somewhat higher than the surrounding residential properties, a senior apartment complex is a less intense use than a regular non-age restricted apartment complex, and the overall population density, and the potential for noise and traffic impacts, would be substantially less.

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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 existing General Plan designation of the subject site is MLA (Medium-Low Attached Density Residential). This category allows a maximum of 12.0 dwelling units per gross acre. The companion General Plan Amendment request is for the M (Medium Density Residential) designation, which allows a maximum of 25 dwelling units per gross acre. The companion Rezoning request to R-PD17 (Residential Planned Development - 17 Units per Acre) is consistent with the proposed General Plan designation. The site plan as proposed conforms to both the proposed General Plan designation and zoning district, and meets the development standards of Title 19 and other city standards and policies.

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

   The access designed for this project will be adequate to meet the requirements of the proposed zoning district.

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

   The building and landscape materials are appropriate for this type of development in this portion of the City.

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

   The building elevations are typical of modern assisted living residential developments and will be compatible with single-family residential development near the 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 310 – Mailed with ZON-4529

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4752 APN: 138-28-401-014

Name of Property Owner: City of Las Vegas

Name of Applicant: Silver Sky Asst Living LP

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: David Roark

Print Name: David Roark

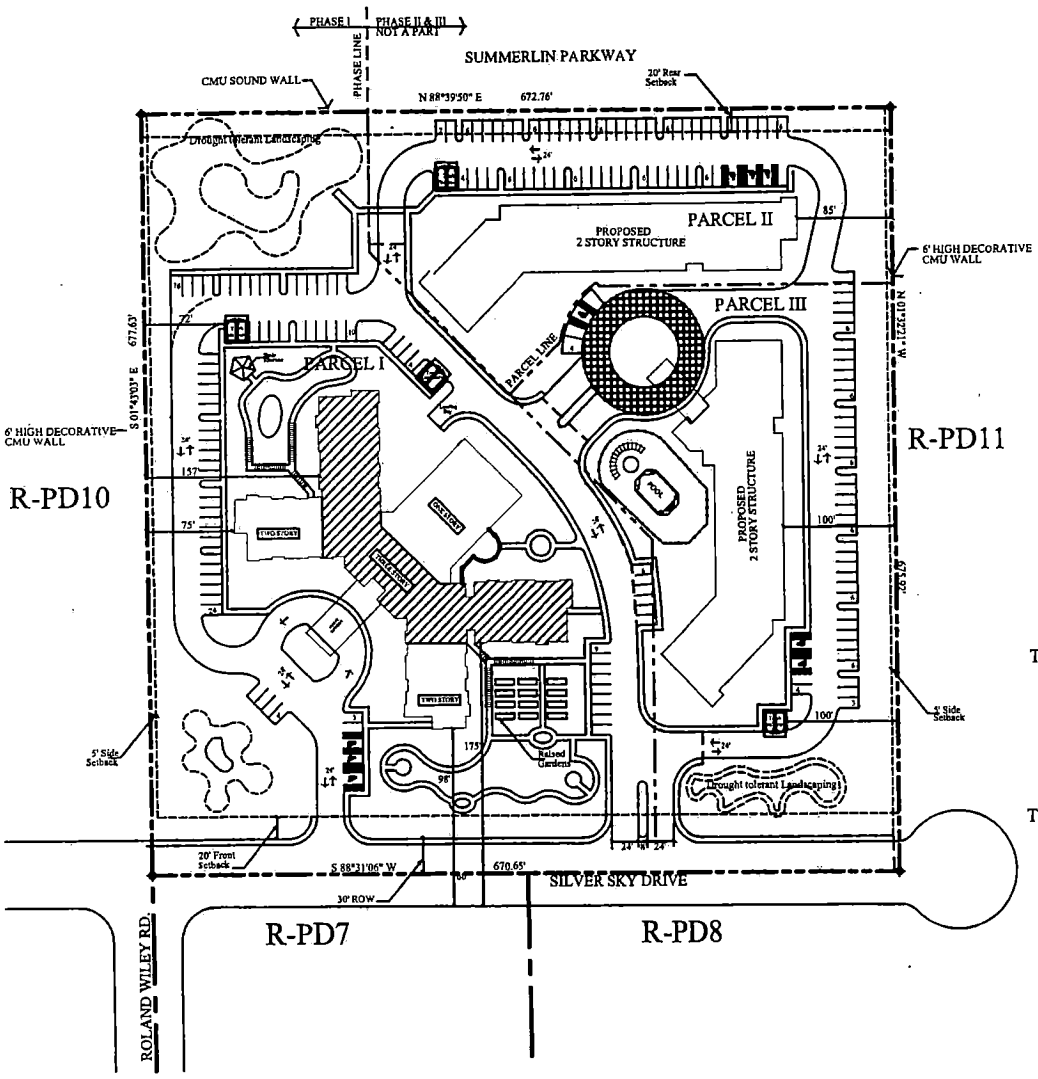
Subscribed and sworn before me

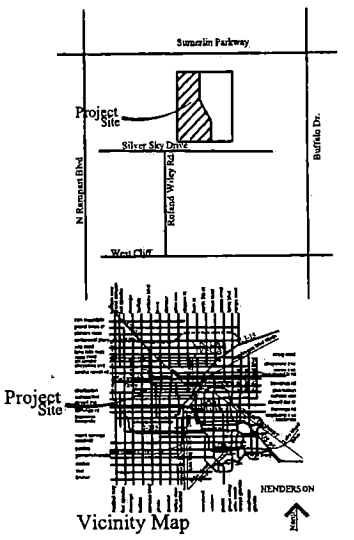
This 22nd day of June, 2004

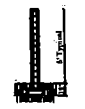
Sylvia C. Romero

Notary Public in and for said County and State

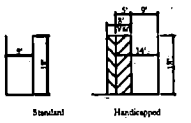
SYLVIA C. ROMERO
Notary Public State of Nevada
89-2077-1
My appt. exp. July 15, 2005







Typical CMU Wall



Typical Parking Spaces

Typical Fire Turning Radius

SITE INFORMATION

ZONING - CITY OF LAS VEGAS
Current Zoning : U (MLA)
Proposed Zoning Change to: R-PD17

APN# 138-28-401-014

AREA (Approximate)

Gross Area:	454,589 sf	10.44 Acres
Net Area:	435,600 sf	10.00 Acres

Parcel I - Assisted Living Facility

84 1-Bed Units
6 2-Bed Units

90 Units Total

BUILDING AREA:

1st. Floor	Approx. 33,877 S.F.
2nd.Floor	Approx. 26,092 S.F.
3rd.Floor	Approx. 18,680 S.F.
Total	Approx. 78,649 S.F.

Parking
Parking Required = 90 x 0.75 = 68
Parking Provided = 72
(65 Standard, 2 HC, 1 HCV)

PARCEL II & III NOT A PART

Parcel II - Independent Living Facility

40 1-Bed Units

40 Units Total

BUILDING AREA:

1st. Floor	Approx. 19,883 S.F.
2nd.Floor	Approx. 19,883 S.F.
Total	Approx. 39,766 S.F.

Parking
Parking Required = 40 x 0.75 = 30
Parking Provided = 60
(57 Standard, 2 HC, 1 HCV)

Parcel III - Independent Living Facility

40 1-Bed Units

40 Units Total

BUILDING AREA:

1st. Floor	Approx. 21,051 S.F.
2nd.Floor	Approx. 21,051 S.F.
Total	Approx. 42,102 S.F.

Parking
Parking Required = 40 x 0.75 = 30
Parking Provided = 53
(50 Standard, 2 HC, 1 HCV)

SETBACKS	Required	Provided
Front	20 ft	98 ft
Side	5 ft	75 ft
Rear	20 ft	112 ft

HEIGHT
Maximum Allowed: 3 stories / 40 ft (PUD)
Provided: 3 Stories /39 ft

LANDSCAPE
Buffer Required:
Front Adjacent to Non Residential use 24 " Box Tree @ 30' o/c
Side Adjacent to Residential use , 24 " Box Tree @ 20' o/c
Rear Adjacent to Non Residential use 24 " Box Tree @ 30' o/c

Note:
1) This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.

SDR-4752
08-12-04 PC

Silver Sky Assisted Living Residence

Silver Sky Drive, Las Vegas, Nevada.

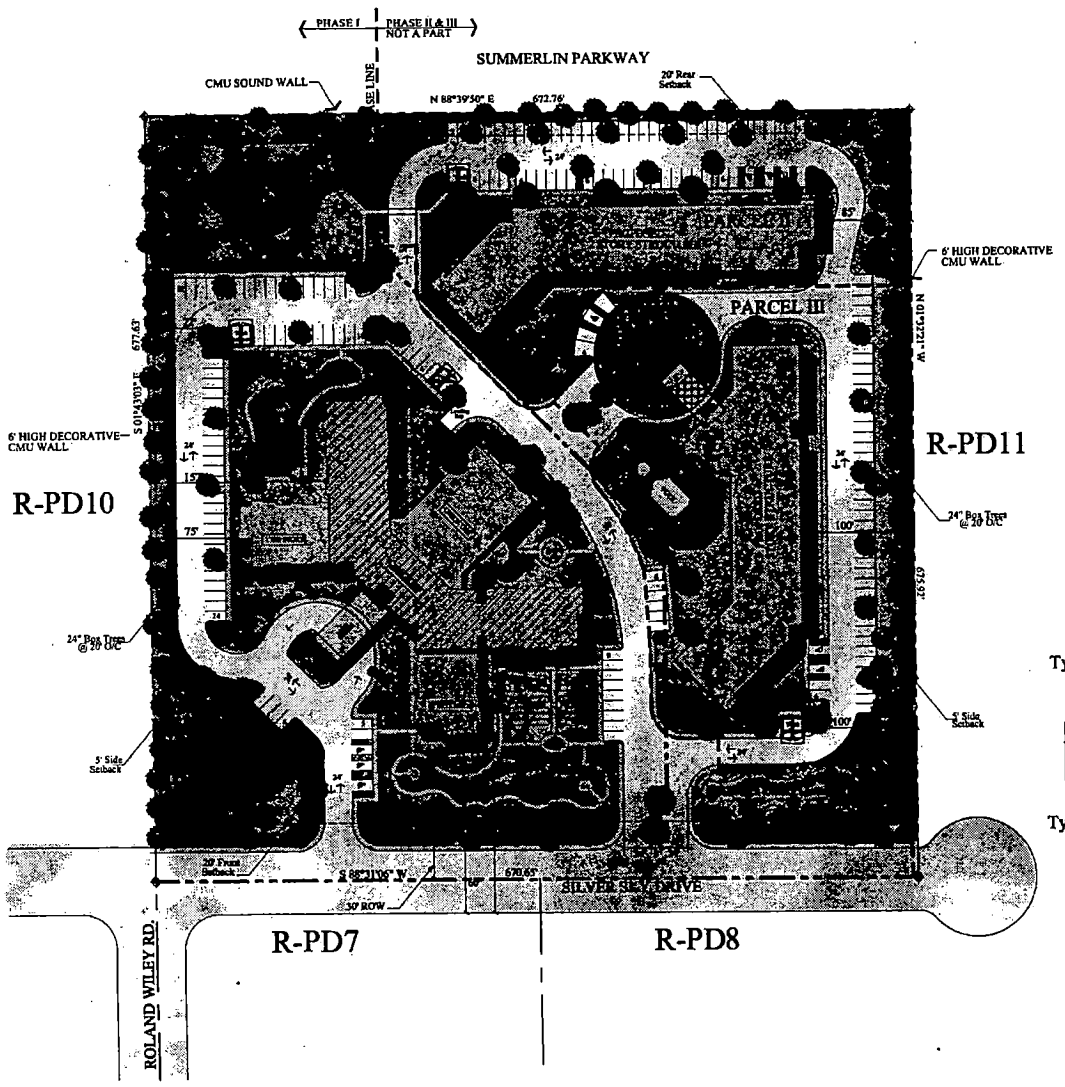
Silver Sky Assisted Living LP.

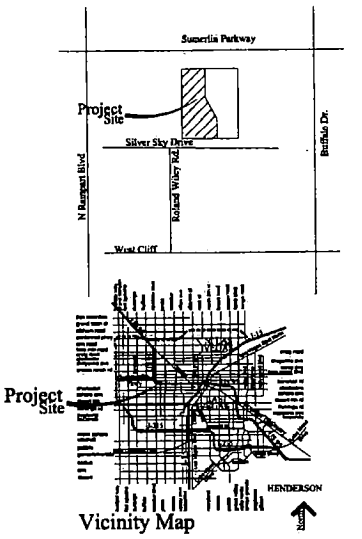
Conceptual Site Plan

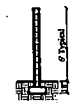
104168 June 29, 2004

North
Scale: 1" =50'
0 50 100

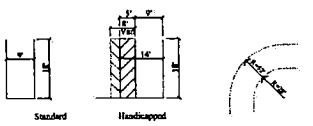
Perlman
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.832.3222 fax







Typical CMU Wall



Typical Parking Spaces Typical Fire Turning Radius

Landscape Legend

- 15 Gal. Tree
- 24" Box Tree Gal.
- 1 Gal. Shrub
- 5 Gal. Shrub

SITE INFORMATION

ZONING - CITY OF LAS VEGAS
Current Zoning : U (MLA)
Proposed Zoning Change to: R-PD17

APN# 138-28-401-014

AREA (Approximate)

Gross Area:	454,589 sf	10.44 Acres
Net Area:	435,600 sf	10.00 Acres

Parcel I - Assisted Living Facility

84 1-Bed Units
6 2-Bed Units
90 Units Total

BUILDING AREA:

1st. Floor	Approx.	33,877 S.F.
2nd.Floor	Approx.	26,092 S.F.
3rd.Floor	Approx.	18,680 S.F.
Total	Approx.	78,649 S.F.

Parking
Parking Required = 90 x 0.75 = 68
Parking Provided = 72
(65 Standard, 2 HC, 1 HCV)

PARCEL II & III NOT A PART

Parcel II - Independent Living Facility
40 1-Bed Units
40 Units Total

BUILDING AREA:

1st. Floor	Approx.	19,883 S.F.
2nd.Floor	Approx.	19,883 S.F.
Total	Approx.	39,766 S.F.

Parking
Parking Required = 40 x 0.75 = 30
Parking Provided = 60
(57 Standard, 2 HC, 1 HCV)

Parcel III - Independent Living Facility
40 1-Bed Units
40 Units Total

BUILDING AREA:

1st. Floor	Approx.	21,051 S.F.
2nd.Floor	Approx.	21,051 S.F.
Total	Approx.	42,102 S.F.

Parking
Parking Required = 40 x 0.75 = 30
Parking Provided = 53
(50 Standard, 2 HC, 1 HCV)

SETBACKS

	Required	Provided
Front	20 ft	98 ft
Side	5 ft	75 ft
Rear	20 ft	112 ft

HEIGHT

Maximum Allowed:	3 stories / 40 ft (PUD)
Provided:	3 Stories /39 ft

LANDSCAPE
Buffer Required:

Front	Adjacent to Non Residential use	24 " Box Tree @ 30' o/c
Side	Adjacent to Residential use	, 24 " Box Tree @ 20' o/c
Rear	Adjacent to Non Residential use	24 " Box Tree @ 30' o/c

Note:
1) This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.

Silver Sky Assisted Living Residence

Silver Sky Drive. Las Vegas. Nevada.

Silver Sky Assisted Living LP.

North

Perlman
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.632.3222 fax

Conceptual Landscape Plan

104168 June 29, 2004

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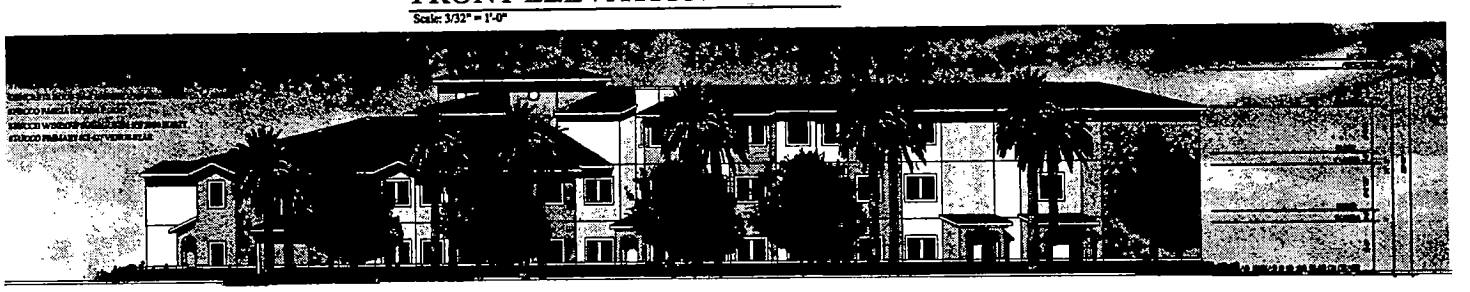
SDR-4752
08-12-04 PC

FRONT ELEVATION
Scale: 3/32" = 1'-0"



SIDE ELEVATION
Scale: 3/32" = 1'-0"

BACK ELEVATION
Scale: 3/32" = 1'-0"

Silver Sky

Las Vegas Nevada

Conceptual Elevations

Perlman
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

Date: June 29, 2004
Project Number: 104168

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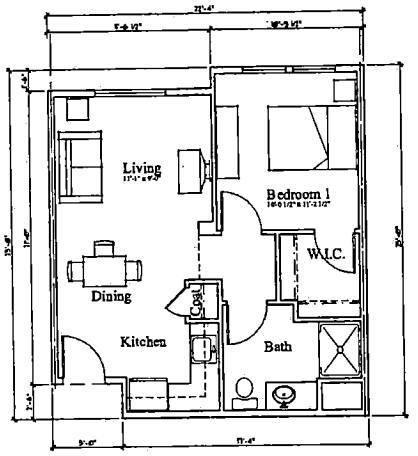
SDR-4752
08-12-04 PC

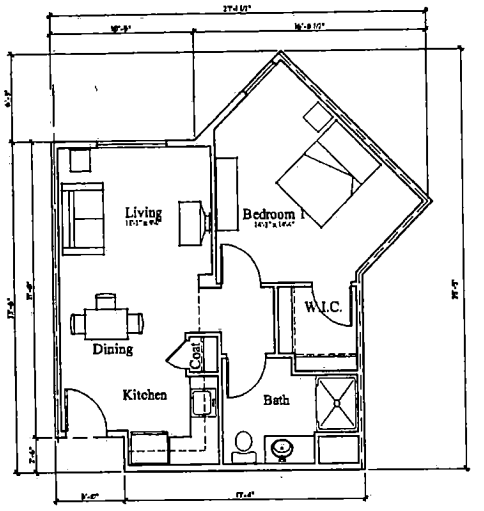


Plan 1 - 1 Bedroom Plan

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

AREA CALC's

Livable Total	518 sf

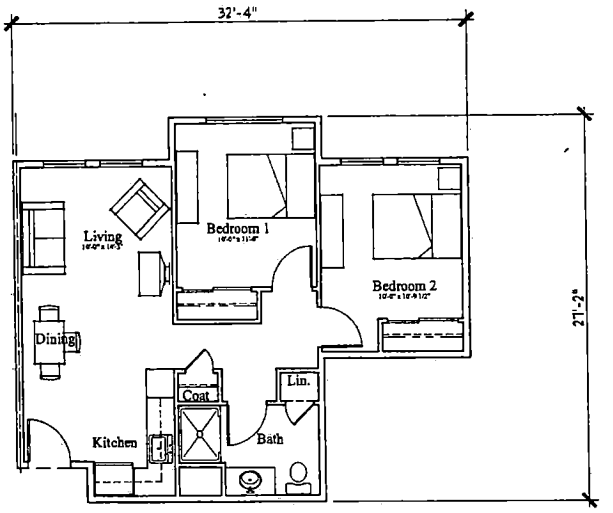


Plan 1b - 1 Bedroom Plan

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

AREA CALC's

Livable Total	564 sf



Plan 2 - 2 Bedroom Plan

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

AREA CALC's

Livable Total	692 sf

Silver Sky Assisted Living Residence

Silver Sky Drive, Las Vegas, Nevada.

Silver Sky Assisted Living LP.

Scale: 1/4" = 1'

0 4 8

104168 JUNE 29, 2004

Perlman Architects
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.8900 702.932.3222 fax

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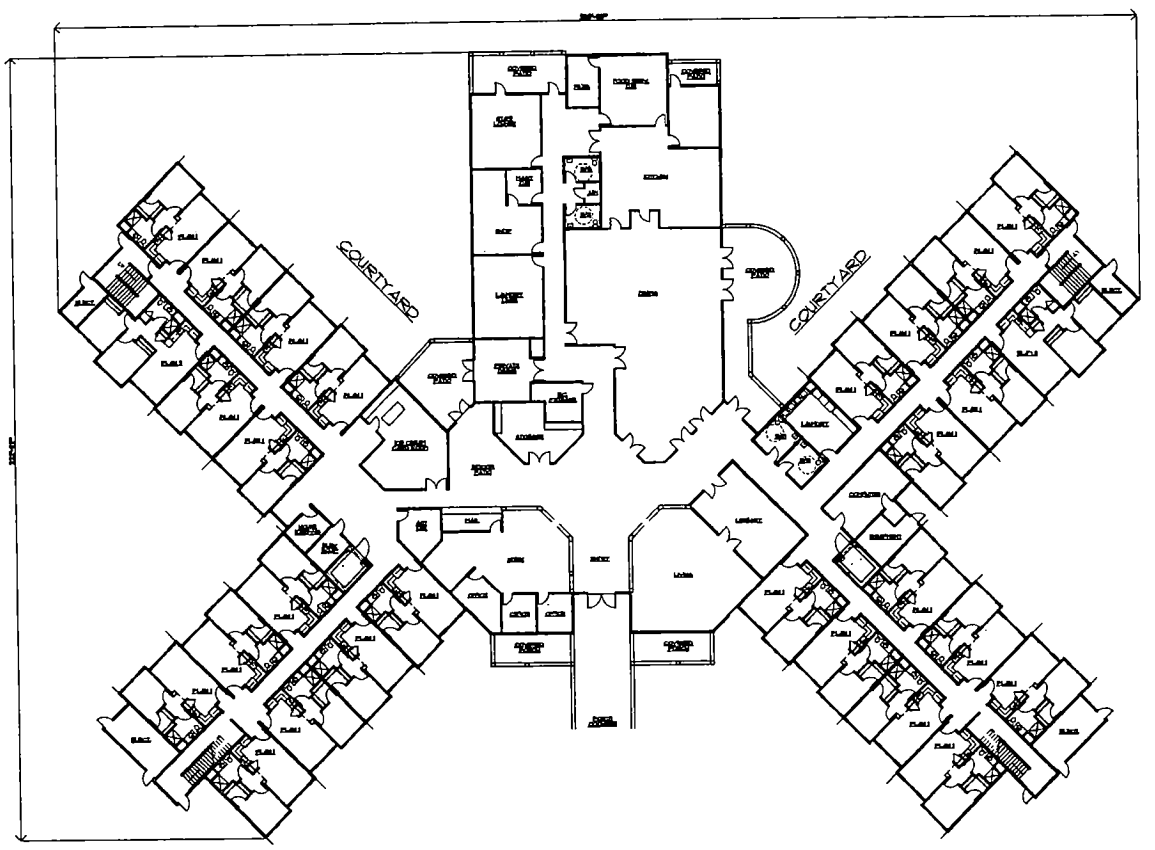
SDR-4752
08-12-04 PC



1ST FLOOR PLAN

AREA
APPROXIMATELY 33,871 s.f.

SCALE 1/16" = 1'-0"

Silver Sky Assisted Living Residence

Silver Sky Drive, Las Vegas, Nevada.

Silver Sky Assisted Living LP.

104168 JUNE 29, 2004

North

Scale: 1/16" = 1'

0 16 32

Perlman Architects
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

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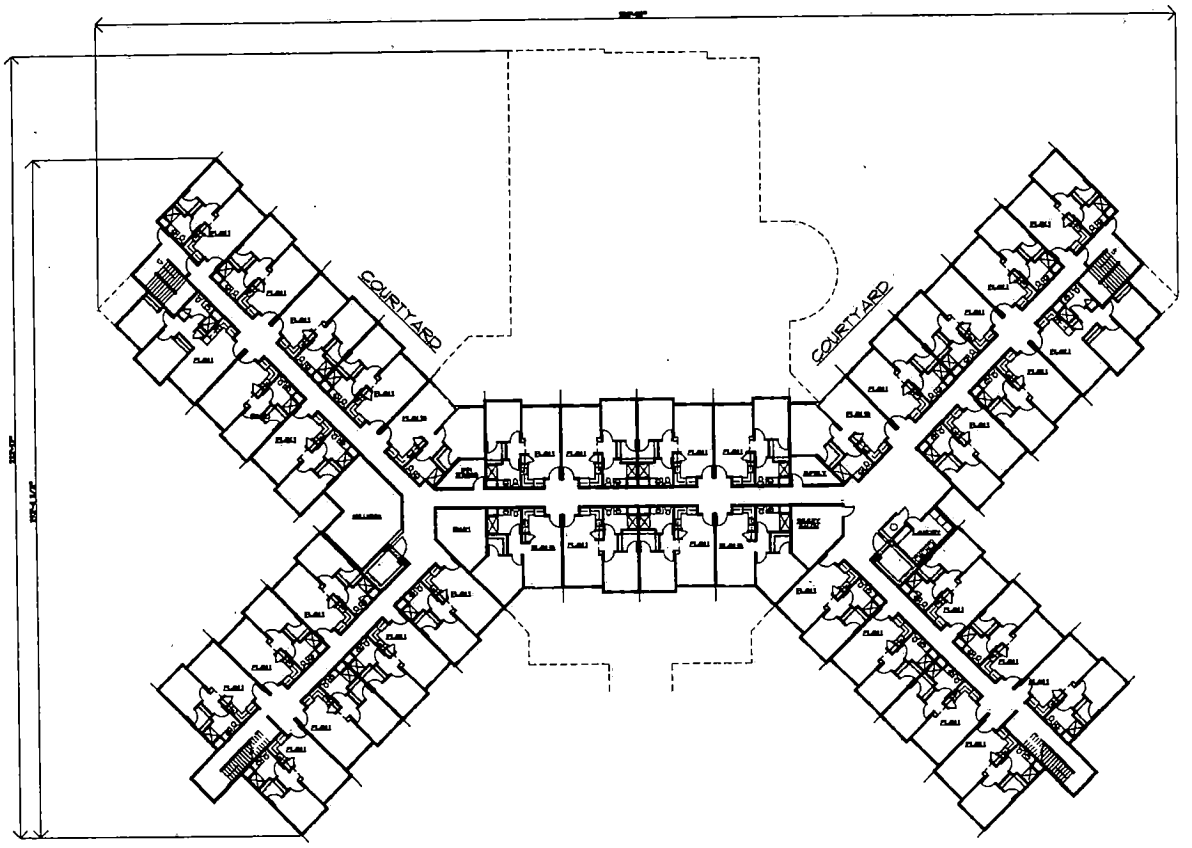
SDR-4752
08-12-04 PC



2ND FLOOR PLAN

SCALE 1/16"= 1'-0"

AREA
APPROXIMATELY 36,000 S.F.

Silver Sky Assisted Living Residence

Silver Sky Drive, Las Vegas, Nevada.

Silver Sky Assisted Living LP.

104168 JUNE 29, 2004

North

Scale: 1/16" = 1'

0 16 32

Perlman Architects
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.8900 702.932.3222 fax

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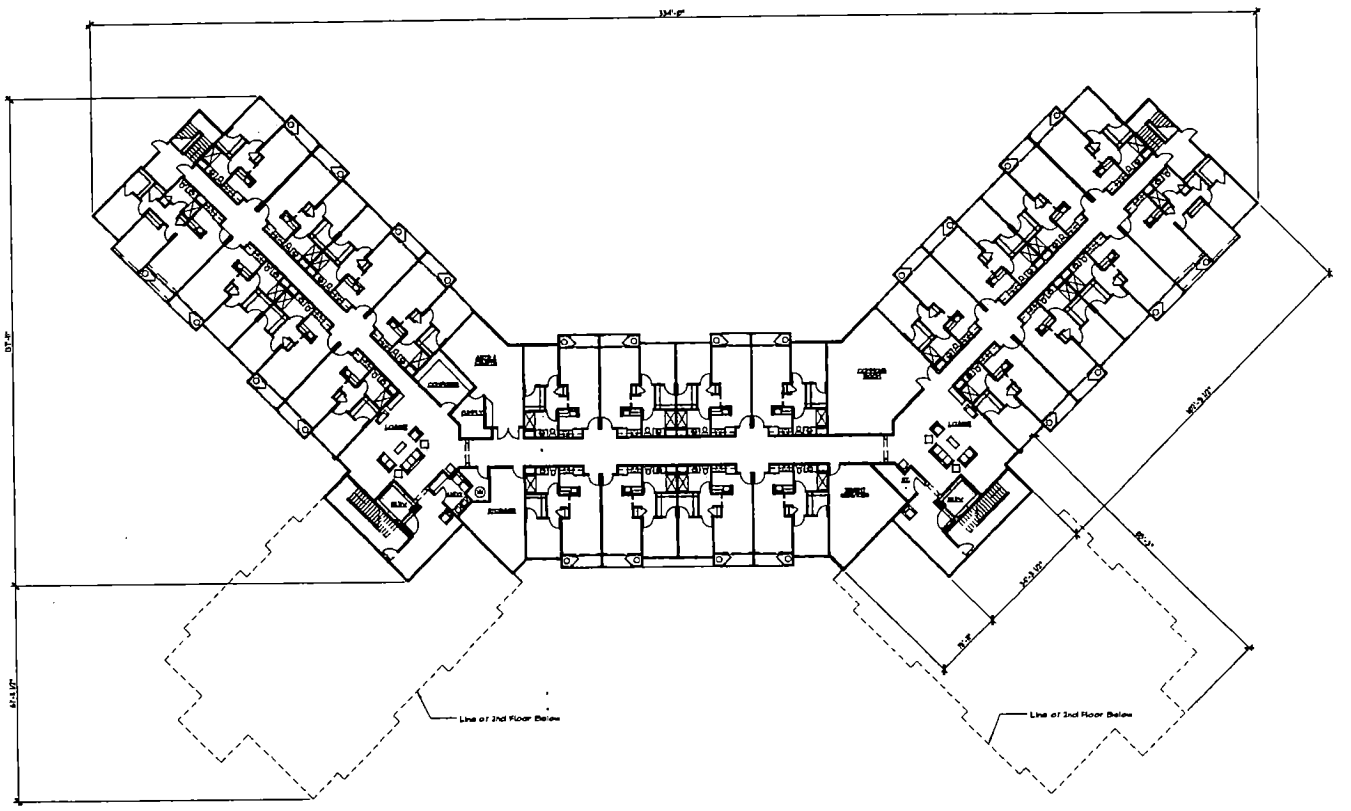
SDR-4752
08-12-04 PC



3RD FLOOR PLAN

AREA
APPROXIMATELY 27,548 s.f.

SCALE 1/16"= 1'-0"

Silver Sky Assisted Living Residence

Silver Sky Drive, Las Vegas, Nevada.

Silver Sky Assisted Living LP.

104168 May 25, 2004

North

Scale: 1/16" = 1'

0 16 32

Perlman Architects
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

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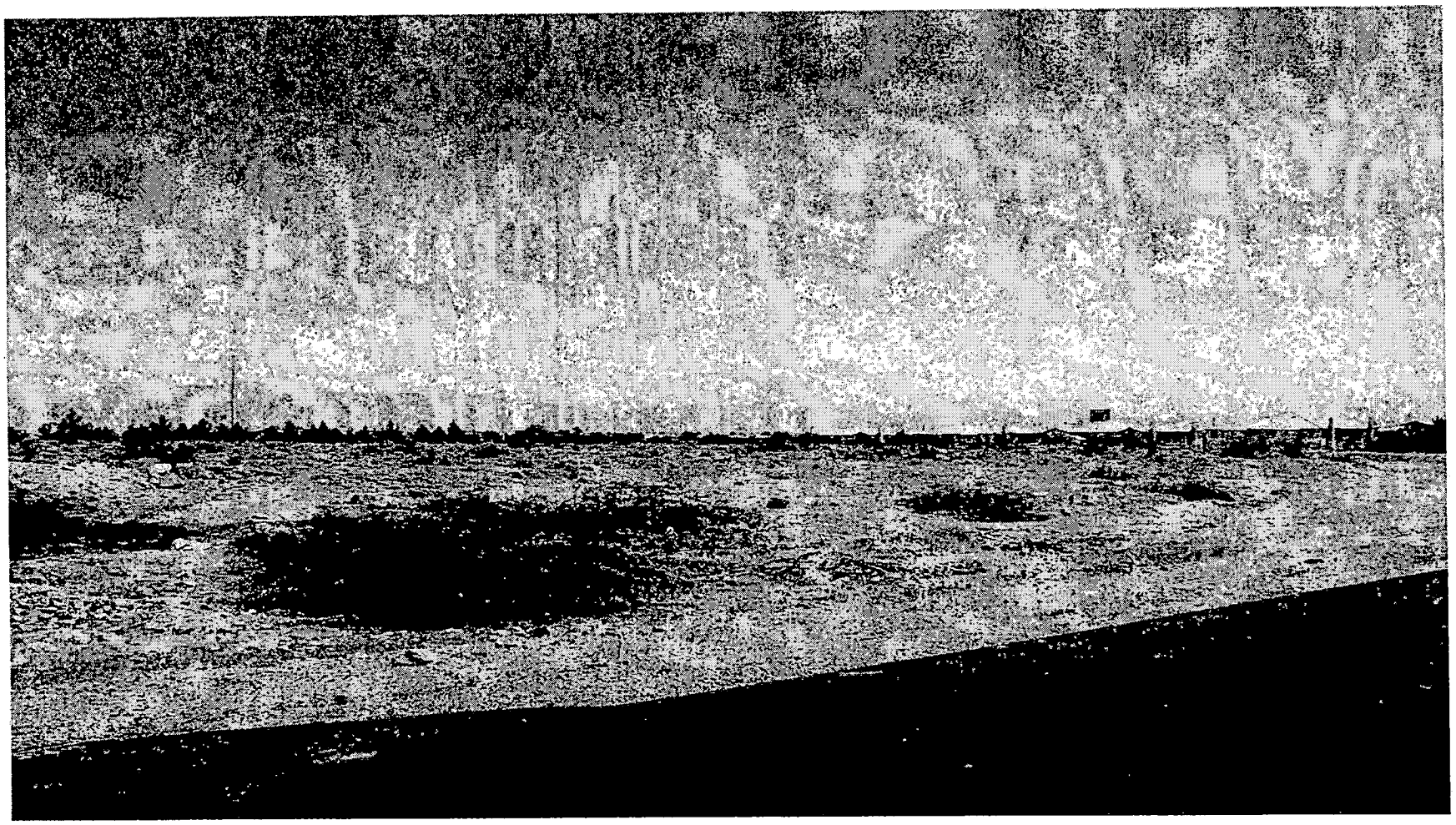
SDR-4752
08-12-04 PC



SDR-4752 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP
NORTHEAST CORNER OF ROLAND WILEY ROAD AND SILVER SKY DRIVE
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

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

C.C. 09/15/04

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:
DAVENPORT – APPROVED – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 30 [GPA-4535], Item 31 [VAR-4536], Item 32 [ZON-4537], Item 33 [WVR-4748] and Item 34 [SDR-4539].

DAVID CLAPSADDLE, Planning and Development, stated that the General Plan Amendment was held in abeyance to allow the other applications to be heard with the General Plan Amendment at the same time. He added that the low-density residential use is appropriate for the area, as it is a buffer and transition from the single-family residences to the east and to the regional park to the west. He gave a brief overview of the proposed project and added that the lot sizes range from 6,435 square feet to 6,700 square feet. Staff felt that the waiver requested for RPD to be less than five acres is appropriate to allow this type of infill development.

MINUTES – Continued:

CHRIS KEMPFER, appeared on behalf of the applicant, concurred with MR. CLAPSADDLE'S overview of the proposed project. He also thanked staff, more so the residents, for all of the hard work put into this project. He pointed out that this site was problematic, as it is no longer desert or rural. The street would be reduced from 39 feet to 33 feet with rolled curbs so that the homes could be moved further from the east to the west, which would provide more space and setbacks from the homes to the east. This adjustment would not create a problem with the Fire Department, and staff approved of the waiver. He also pointed out that the homes are large, up to 4,000 square feet. One unique feature was that the rear portion of the homes are vaulted, so they are two story homes; however, one would not be able to look down into other yards due to the amount of space between each home.

MARK ADAIR, 1401 Marbella Ridge Court, stated his property abutted the proposed project. Although he felt that there was a lack of proper planning and zoning, he commended TOMMY AYALA, Blue Herron Properties, for their diligence in working on this project and for their constant communication with the residents. Because of Blue Herron's efforts, he would support this application.

COMMISSIONER McSWAIN complimented and supported the project. She appreciated seeing some support from neighbors, as this site was a difficult area to develop.

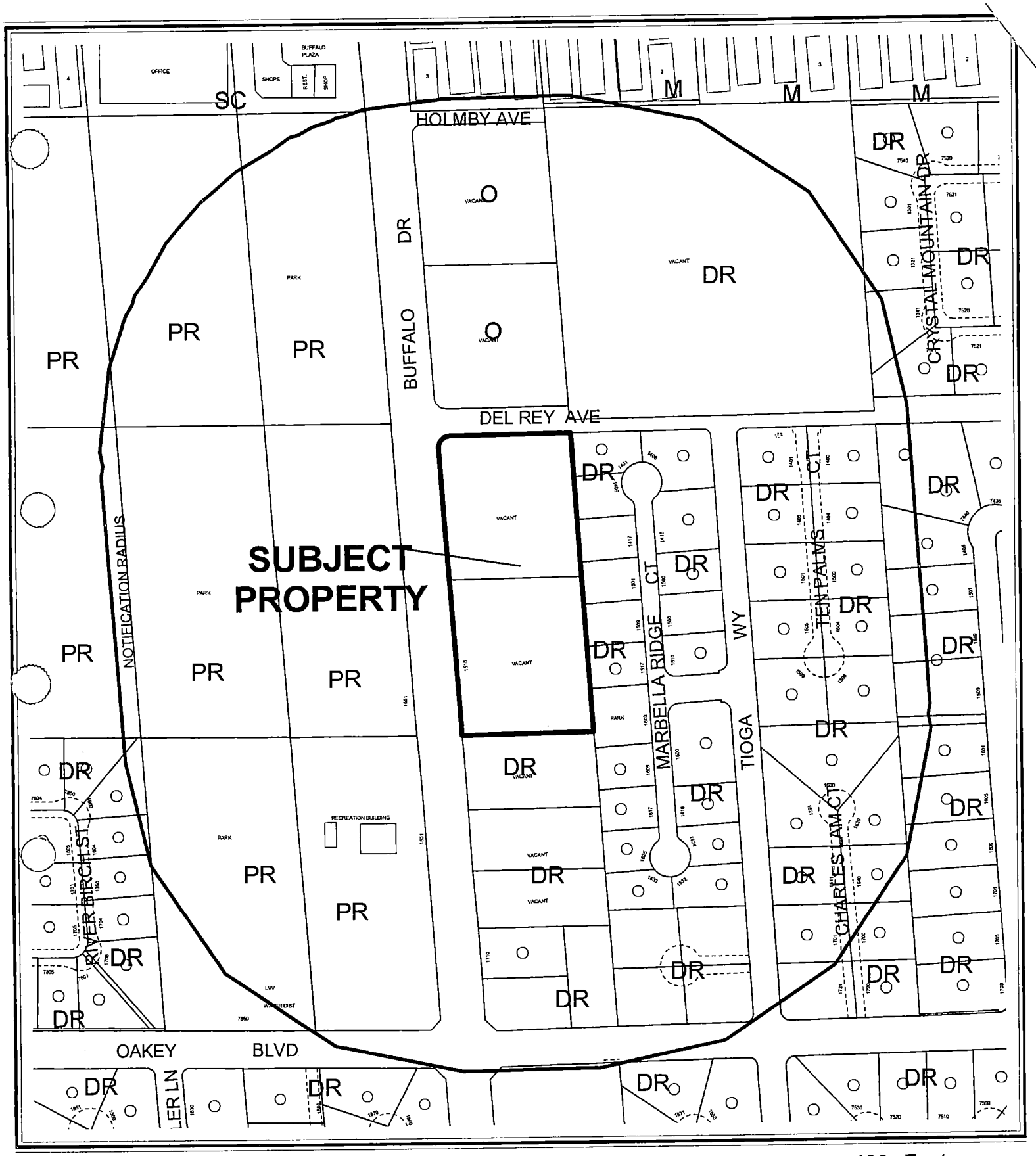
COMMISSIONER DAVENPORT thanked MR. ADAIR for his persistence and efforts on working with the applicant on this project.

VICE CHAIRMAN NIGRO thanked the applicant for their efforts in working with the neighbors and complimented the proposed project, as it was different yet creative.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 30 [GPA-4535], Item 31 [VAR-4536], Item 32 [ZON-4537], Item 33 [WVR-4748] and Item 34 [SDR-4539].

(8:39 – 8:50)



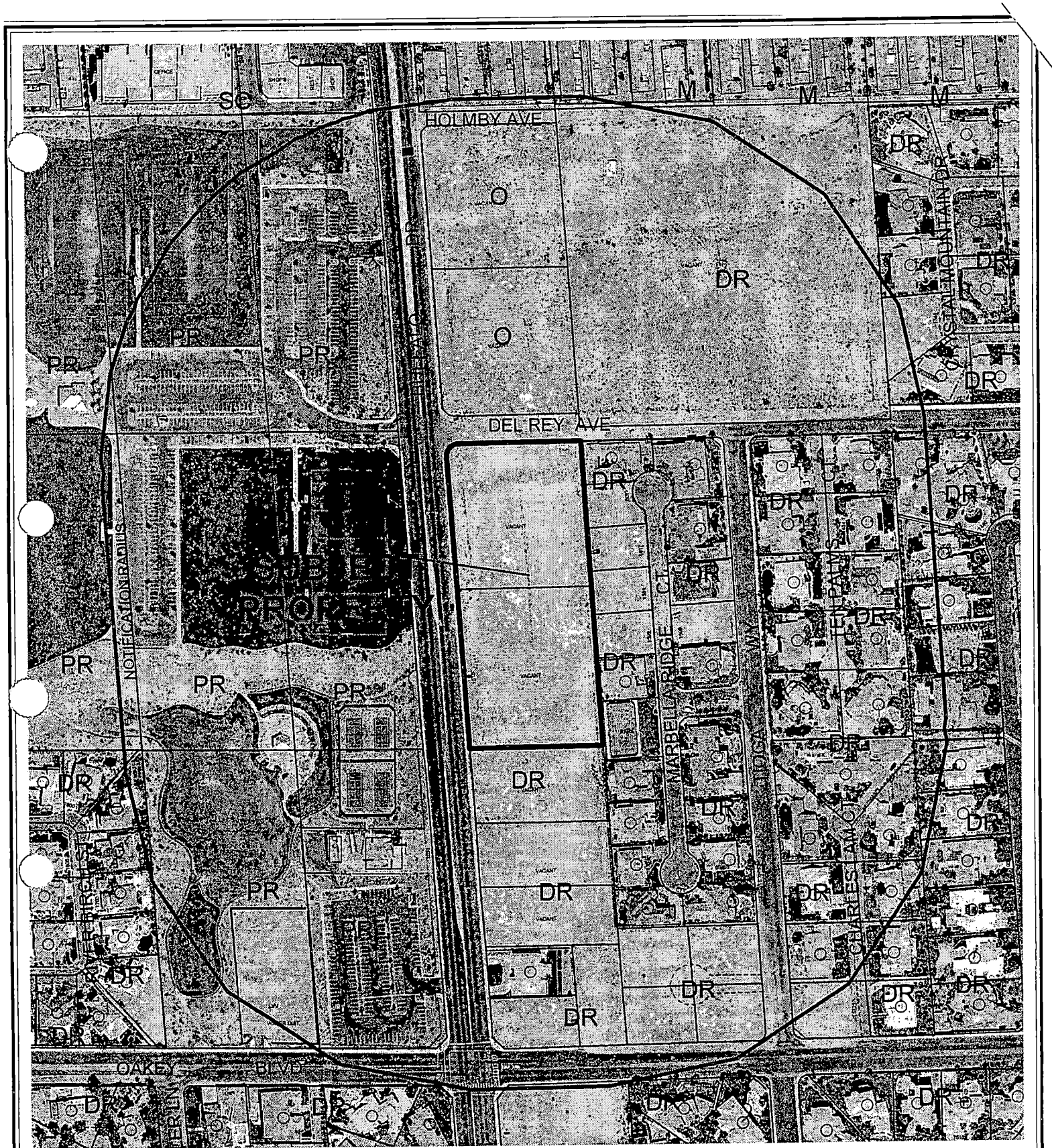
CASE: **GPA-4535**

RADIUS: 750 FT

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

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

N



0 200 400 Feet

CASE: **GPA-4535**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-4535 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** 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 Buffalo Drive and Del Rey Avenue from DR (Desert Rural) 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 Southwest Sector Plan map designated the property as R (Rural Residential) with a maximum density of 3.96 dwelling units per acre.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
08/18/99	The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. On this map, the parcels were designated as DR (Desert Rural) with a maximum density of two dwelling units per acre.
07/12/01	The Planning Commission and staff recommended denial of GPA-0017-01.
08/15/01	The City Council voted to Deny a request to designate this site as O (Office).
07/08/04	The Planning Commission held this item in abeyance to the 08/12/04 PC Meeting to be heard with companion items.
08/12/04	The Planning Commission will consider companion applications for a Variance (VAR-4536) to allow Residential Planned Development zoning to be used on a parcel smaller than five acres, a Title 18 Waiver (WVR-4748) to allow substandard street widths, a Rezoning (ZON-4537) from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre), and a Site Development Plan Review (SDR-4539) to allow a 23-lot single-family development on the subject site.

DETAILS OF APPLICATION REQUEST

Site Area: 4.63 Acres

EXISTING LAND USE

Subject Property:	Undeveloped
North:	Undeveloped (approved Social Security office)
South:	Undeveloped (approved single-family development)
East:	Single-family residential
West:	City Park

PLANNED LAND USE

Subject Property:	DR (Desert Rural Density Residential)
North:	O (Office)
South:	L (Low Density Residential)
East:	DR (Desert Rural Density Residential)
West:	P/R/OS (Parks/Recreation/Open Space)

EXISTING ZONING

Subject Property:	R-E (Residence Estates)
North:	O (Office)
South:	R-PD5 (Residential Planned Development - 5 Units per Acre)
East:	R-PD2 (Residential Planned Development - 2 Units per Acre)
West:	C-V (Civic)

	YES	NO
INTERLOCAL AGREEMENT JOINT LAND USE PLANNING AREA		X
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

The site is not within any special plan area or overlay district

DEFINITIONS

DR (Desert Rural Density Residential) (0 to 2.0 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

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

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

INTERAGENCY ISSUES

There are no interagency issues involved in this request.

ANALYSIS

The subject parcels are currently undeveloped. Access to the site is primarily from Buffalo Drive, a 100-foot right-of-way. Del Rey Avenue, a 70-foot right-of-way that has recently been vacated, also abuts the site. Surrounding properties include an approved office building to the north, a park to the west, single-family homes to the east, and an approved single-family development to the south.

The proposed General Plan Designation would allow development up to 5.5 dwelling units per acre. This site is located next to a 100-foot wide right-of-way (Buffalo Drive), a proposed office building and a regional park. It is not reasonable to believe that this site will be developed at two units per acre, given the establishment of the park and office projects. Also, the residential properties to the east are in the range of 11,000 to 14,000 square foot lots. A proposed project of 5.5 units per acre can be compatible with these properties, if adequate buffering and development standards are implemented as part of the conditions of approval of a site development plan. Low density residential can provide a reasonable transition from the regional park to the west of the property, Buffalo Drive and the single-family development to the east.

FINDINGS

Title 19.18.030.I requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;

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

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

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

In regard to "1": The proposed density clearly is compatible with the land use designations to the north and west and can be compatible with the established single-family residences to the east with adequate buffering and development standards.

In regard to "2": The request can provide a reasonable transition from between the regional park and 100-foot right-of-way to the west (Buffalo Drive) and the established single-family homes to the east.

In regard to "3": This parcel is in an area of the city in which all services are existing and available to the site. The Southwest Area Command of the Las Vegas Metropolitan Police Department Services this site with a substation approximately one mile away at Charleston Boulevard and Rainbow Boulevard. Fire Station No. 2, at Charleston Boulevard and Durango Drive, is the closest city facility to the site.

In regard to "4": There are no other plans or policies that are applicable to this request.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/07/04 A neighborhood meeting was sponsored by the applicant. The 15 persons attending had no opposition but were concerned with density along the eastern property line of the site. They would like to see fewer houses and increased sections on that part of the site plan.

NOTICES MAILED: 67

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4535 APN: 163 03 201 001 & 002

Name of Property Owner: W. M. Land Development

Name of Applicant: Blue Heron Properties, Inc.

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Marina Curland - W. M. Land Development

Print Name: Marina Curland.

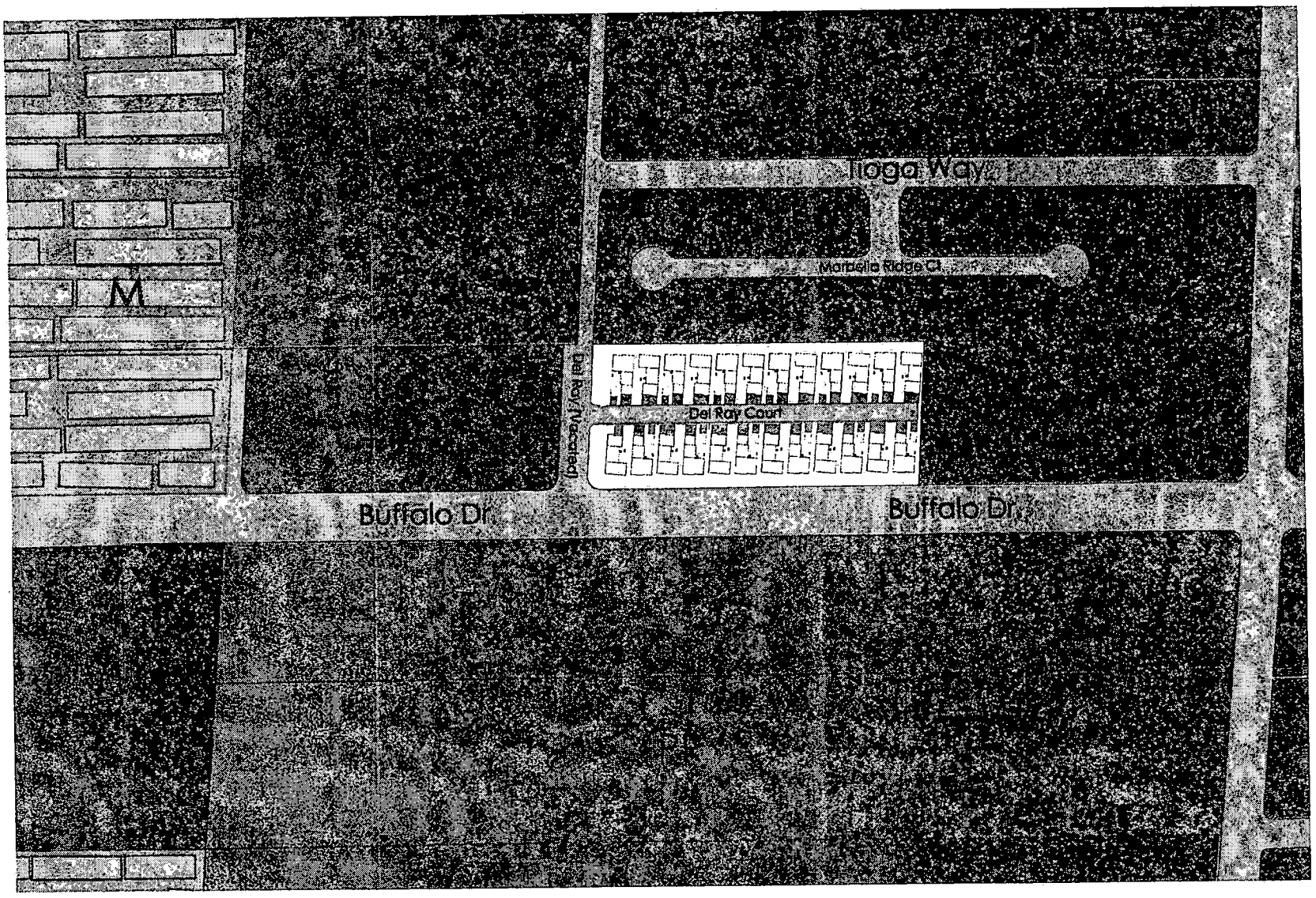
Subscribed and sworn before me

This 10th day of May, 20__

_____

Notary Public in and for said County and State

JAMES VIGNALE II
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 04-87641-1
MY APPT. EXPIRES MAY 23, 2007



Location Map
Scale: 1" = 200'

N

GPA-4535
07-08-04 PC

Del Ray Estates

City of Las Vegas
Planning
&
Development

Documentation
Submittal

5/24/04

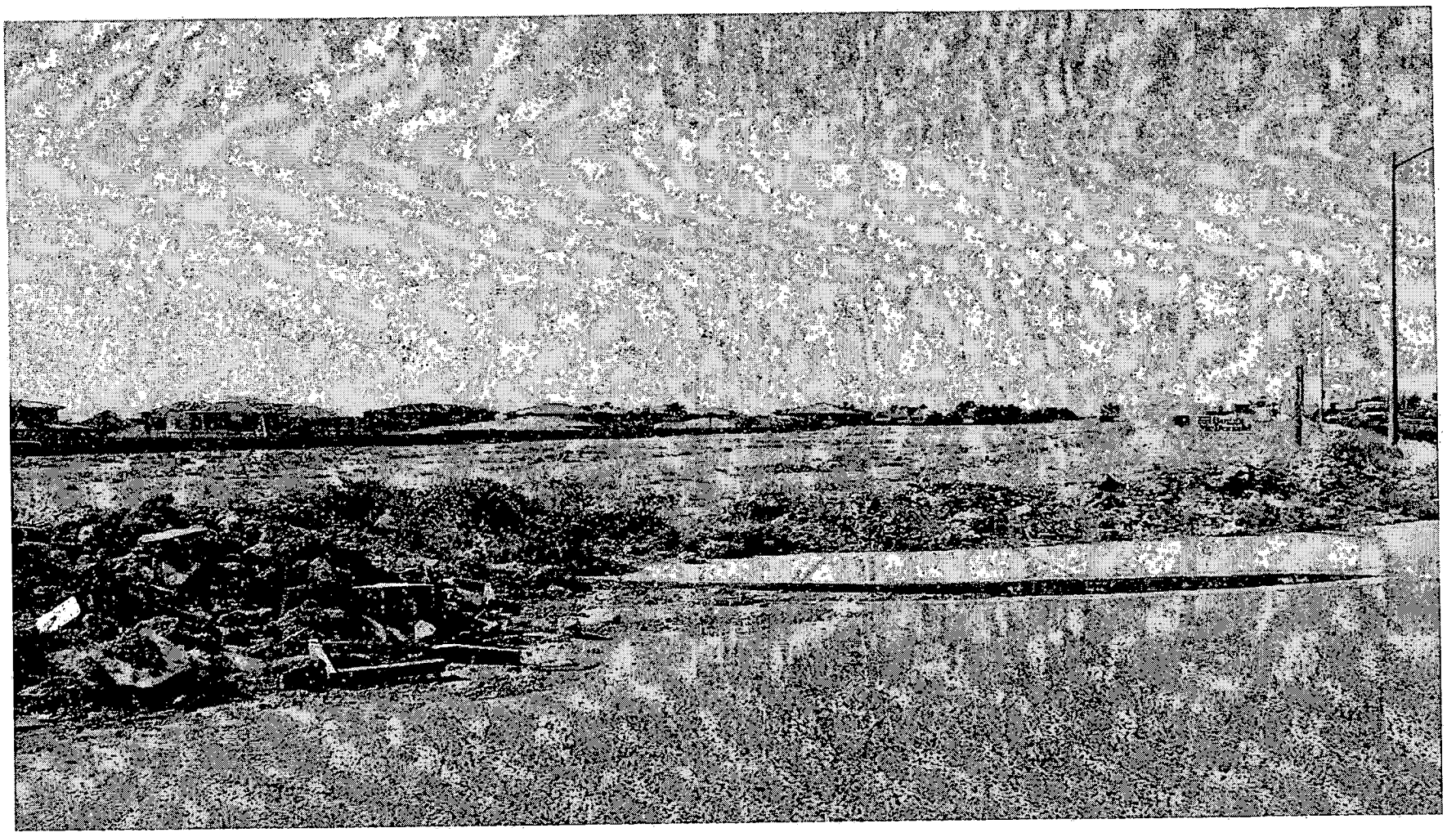
Location Map

Blue Heron Properties
6290 Harrison Drive
Las Vegas, Nevada 89120

t - (702) 256-8866
f - (702) 256-8862

www.blueheron-properties.com

blue heron properties



GPA-4535 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT
SOUTHEAST CORNER OF BUFFALO DRIVE AND DEL REY AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
VARIANCE RELATED TO GPA-4535 - PUBLIC HEARING - VAR-4536 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.75 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN 163-03-201-001 and 002), R-E (Residence Estates) Zone [Proposed: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 1 (Moncrief).

C.C. 09/15/04

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:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
NOTE: See Item 30 [GPA-4535] for all related discussion on Item 30 [GPA-4535], Item 31 [VAR-4536], Item 32 [ZON-4537], Item 33 [WVR-4748] and Item 34 [SDR-4539].

(8:39 – 8:50)

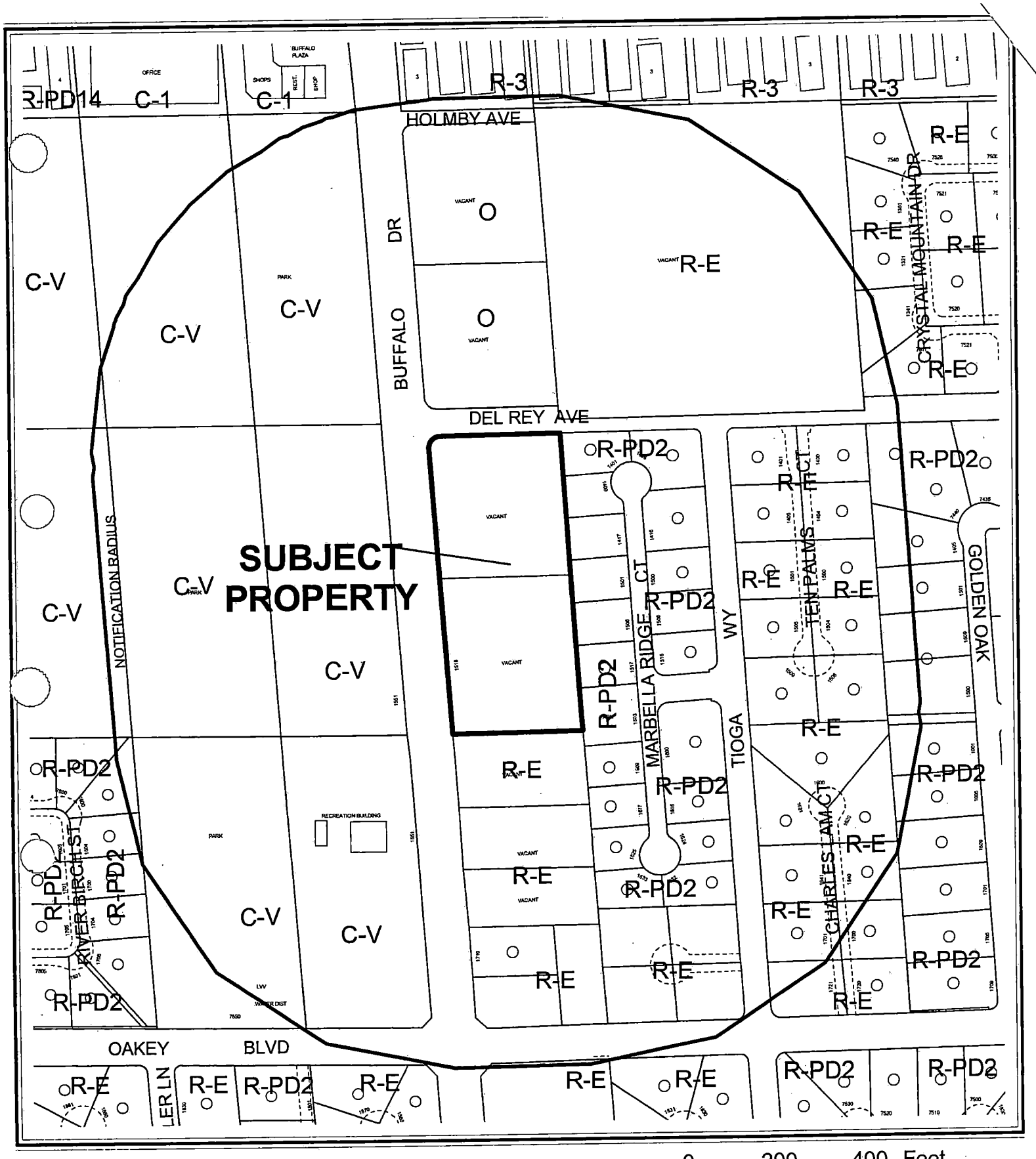
PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 31 – VAR-4536

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4537), Title 18 Waiver (WVR-4748), and Site Development Plan Review [SDR-4539].

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.



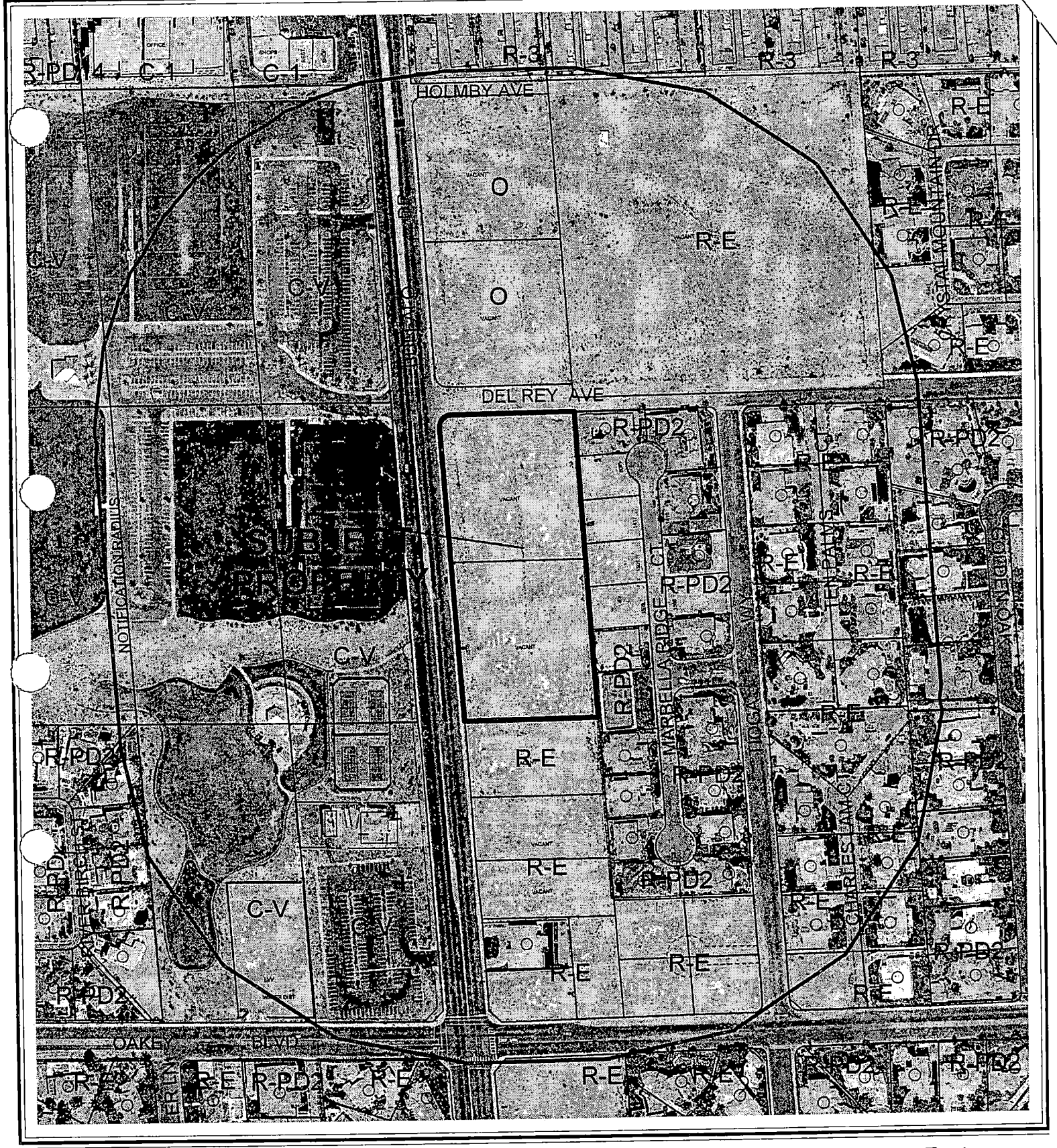
CASE: **VAR-4536**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N



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CASE: **VAR-4536**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4536 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4537), Title 18 Waiver (WVR-4748), and Site Development Plan Review [SDR-4539].

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.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow Residential Planned Development zoning to be used on a parcel smaller than five acres, on a 4.63-acre parcel located at at the southeast corner of South Buffalo Drive and Del Rey Avenue.

B) Applicant's Justification

The applicant has justified this request by stating that proposed project is compatible with proposed land use policies for the site, is compatible with adjacent residential uses, is an appropriate transition from Buffalo Drive to the low density residential area to the east and uses aesthetically pleasing building and landscaping materials.

BACKGROUND INFORMATION

A) Previous Actions

03/19/86 The City Council approved a request to Annex (A-0009-85) approximately 1,509 acres of land, including the subject site. The effective date was 03/28/86.

03/20/96 The City Council denied a request for a Rezoning (Z-0091-95) on what was then the northern portion of the overall subject site (north of Del Rey Avenue) from R-E (Residence Estates) to P-R (Professional Office and Parking). The Planning Commission recommended approval on 11/30/95.

11/23/98 The City Council approved a request (GPA-0027-98) to amend the Southwest Sector Map of the General Plan on properties bounded by the Holmby Channel, Via Olivero Avenue, Rainbow Boulevard and Durango Drive, from R (Rural Density Residential) to DR (Desert Rural Density Residential). Staff had recommended approval. The Planning Commission and staff recommended approval on 10/22/98.

08/15/01 The City Council denied a request (GPA-0017-01) to amend the Southwest Sector Map of the General Plan from DR (Desert Rural Density Residential) to O (Office) on 5.4 Acres on the east side of Buffalo Drive, approximately 1,450 feet south of Charleston Boulevard. The Planning Commission had recommended approval on 07/12/01. Staff had recommended denial.

08/12/04 The Planning Commission will consider companion applications for a General Plan Amendment (GPA-4535) from the DR (Desert Rural Density Residential) to the L (Low Density Residential) land use designation, a Title 18 Waiver (WVR-4748) to allow substandard street widths, and a Rezoning (ZON-4537) from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) and a Site Development Plan Review (SDR-4539) for a 23-lot single-family residential project on the subject site.

B) Pre-Application Meeting

05/10/04 The applicant was proposing a 24-lot subdivision at that time. Issues relating to the site and the required companion applications to allow development of the project were discussed with the applicant.

C) Neighborhood Meetings

No neighborhood meeting is required for a Variance request; however, a neighborhood meeting sponsored by the applicant in conjunction with the companion General Plan Amendment request was held on 06/07/04. The 15 persons attending had no opposition but were concerned with density along the eastern property line of the site. They would like to see fewer houses and increased sections on that part of the site plan.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.63

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped (approved Social Security office)
South:	Undeveloped (approved single-family development)
East:	Single-family residential
West:	City Park

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	O (Office)
South:	L (Low Density Residential)
East:	DR (Desert Rural Density Residential)
West:	P/R/OS (Parks/Recreation/Open Space)

GL

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	O (Office)
South:	R-PD5 (Residential Planned Development - 5 Units per Acre)
East:	R-PD2 (Residential Planned Development - 2 Units per Acre)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is currently designated on the Southwest Sector Plan map as DR (Desert Rural Density Residential). A companion request (GPA-4535) would change the designation of this site to L (Low Density Residential). This Variance request is not directly affected by General Plan policies.

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

There are no Special Area Plans, Overlay Districts or Study Areas that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

Pursuant to Title 19.06.040.A, the minimum site area that is eligible for rezoning to the R-PD category is five acres. As the subject site is 4.63 acres in size, the applicant has requested a Variance from this standard in order to allow the related applications to proceed, in order to develop a 23-unit single-family project on the site. The subject deviation is 7.4%.

B) General Analysis and Discussion

The project as conceived would not readily fit within the parameters of any of the standard residential zoning districts in Title 19. Although the R-1 (Single-Family Residential) zoning district allows up to 5.5 units per acre, and would conform to the L land use designation proposed for the site, the R-1 district contains a minimum lot width requirement of 65 feet, and front and side setbacks that would not work with the project as proposed.

GL

There are no other standard zoning districts in the Code that would be adequate for a project of this type. The applicant has gone to some lengths, including a reduction in the number of lots proposed, to redesign the site several times, in an effort to come up with a site plan that complies with all Code requirements. The site plan as presented incorporates design elements that minimize the potential for negative impact on adjacent residential sites. The extent of the requested Variance is minor, as the site is approximately 7% smaller than the minimum standard.

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."

The applicant is not in a position to acquire more land for this project. There is no alternative design or option that would allow conformance to these specific Title 19 requirements. In view of the limitations imposed by the site's physical characteristics, it is concluded that the applicant's hardship is genuine, and it is recommended that the Variance be granted.

NOTICES MAILED 67 – Mailed with ZON-4537, WVR-4748 and SDR-4539

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4536 APN: 163 03 201 001 & 002

Name of Property Owner: W. M. Land Development

Name of Applicant: Blue Heron Properties, Inc.

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

____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Hannia Lovland - W. M. Land Development

Print Name: Hannia Lovland.

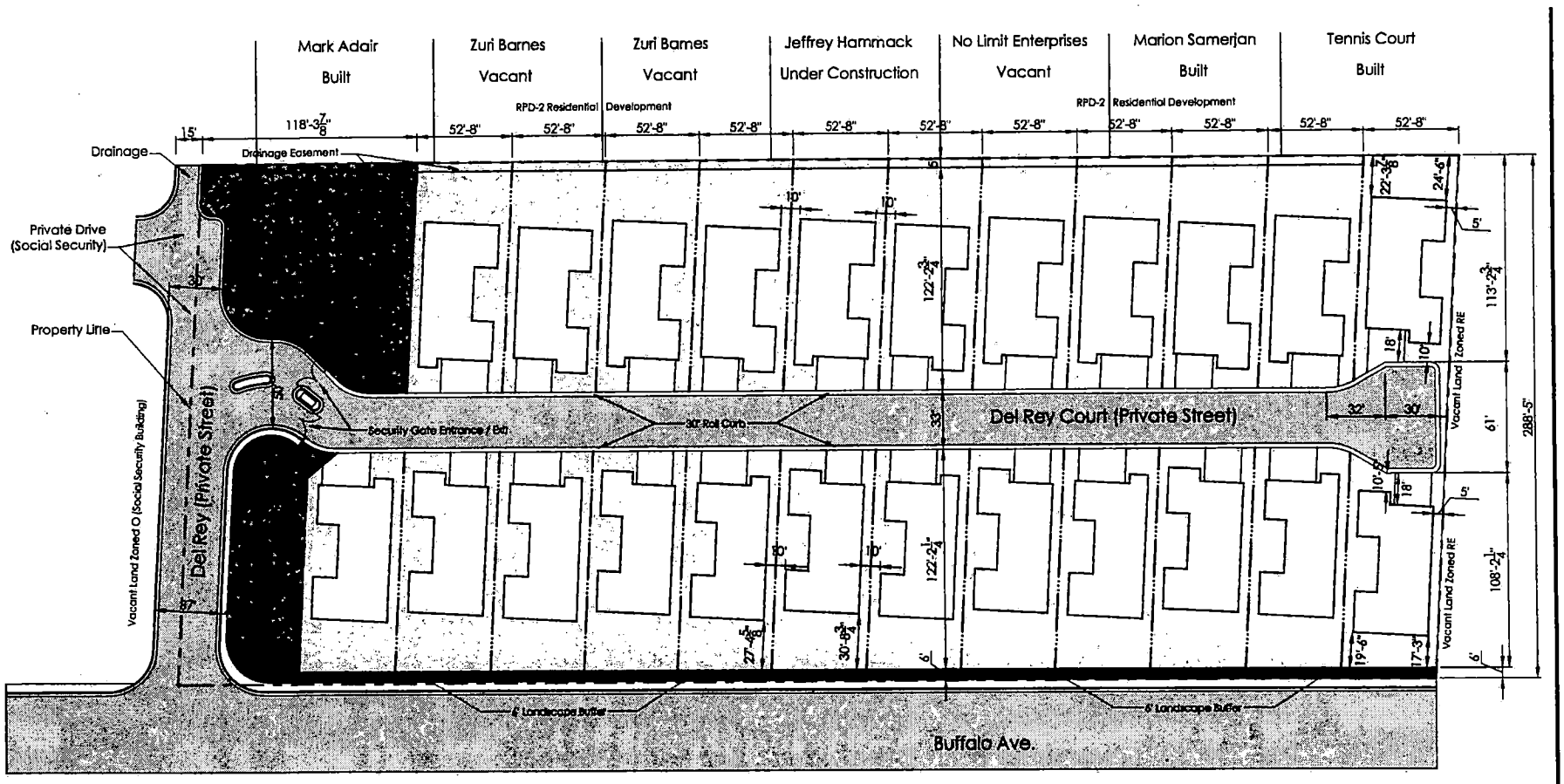
Subscribed and sworn before me

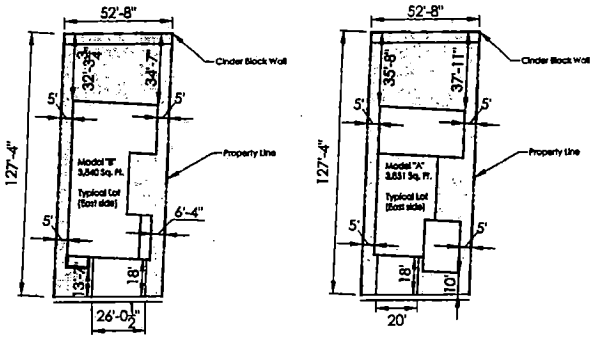
This 20th day of May, 2004

_____

Notary Public in and for said County and State

JAMES VIGNALE II
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 04-87641-1
MY APPT. EXPIRES MAY 23, 2007





Site Analysis

Total Area of Property:	201,877 Sq. Ft.	Total Living Area:	88,441 Sq. Ft.
Total Units:	23	Floor Area Ratio:	44%
Units Per Acre:	4.96	Typical Lot (East Side):	6,700 Sq. Ft.
Parking Required:	46 Spaces	Typical Lot (West Side):	6,435 Sq. Ft.
Parking Provided:	136 Spaces		
Model "A" Unit Size:	3,851 Sq. Ft.	Open Space Required:	16,531 Sq. Ft.
Model "B" Unit Size:	3,840 Sq. Ft.	Open Space Provided:	16,927 Sq. Ft.

Legend

Single Family Home	Private Yard	Street
Open Space	6' Landcape Strip	Driveway

N

Site Plan
Scale: 1" = 60'

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC

REVISED
07-30-04

Del Rey Estates

City of Las Vegas
Planning
&
Development

Documentation
Submittal

7/29/04

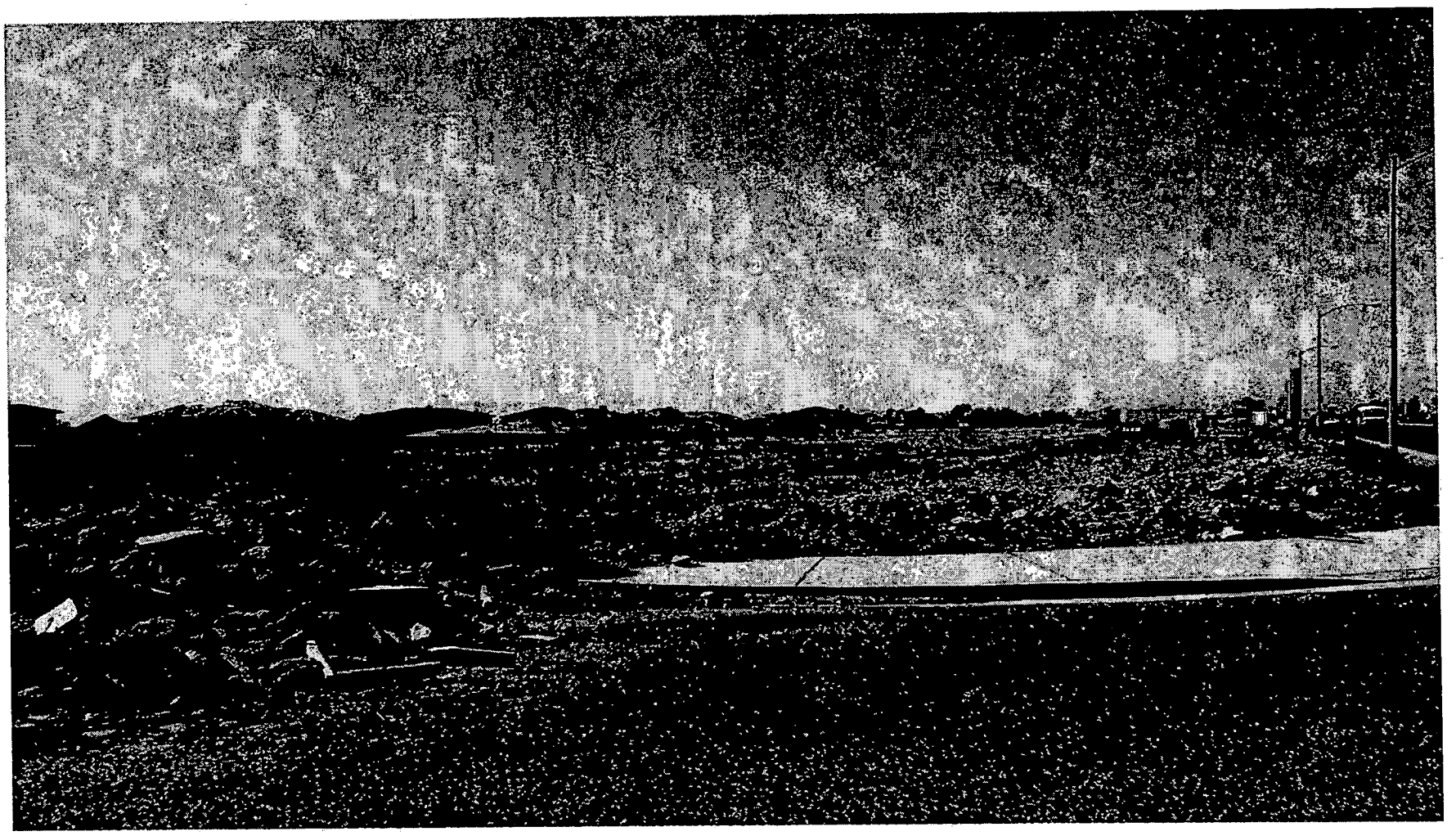
Site Plan

Blue Heron Properties
6290 Harrison Drive
Las Vegas, Nevada 89120

t - (702) 256-8866
f (702) 256 8862

www.blueheron-properties.com

blue heron properties



VAR-4536 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT
SOUTHEAST CORNER OF BUFFALO DRIVE AND DEL REY AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

REZONING RELATED TO GPA-4535 AND VAR-4536 - PUBLIC HEARING - ZON-4537 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN 163-03-201-001 and 002), Ward 1 (Moncrief).

C.C. 09/15/04

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:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:

NOTE: See Item 30 [GPA-4535] for all related discussion on Item 30 [GPA-4535], Item 31 [VAR-4536], Item 32 [ZON-4537], Item 33 [WVR-4748] and Item 34 [SDR-4539].

(8:39 – 8:50)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 32 – ZON-4537

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-4535) to an L (Low Density Residential) land use designation approved by the City Council.

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

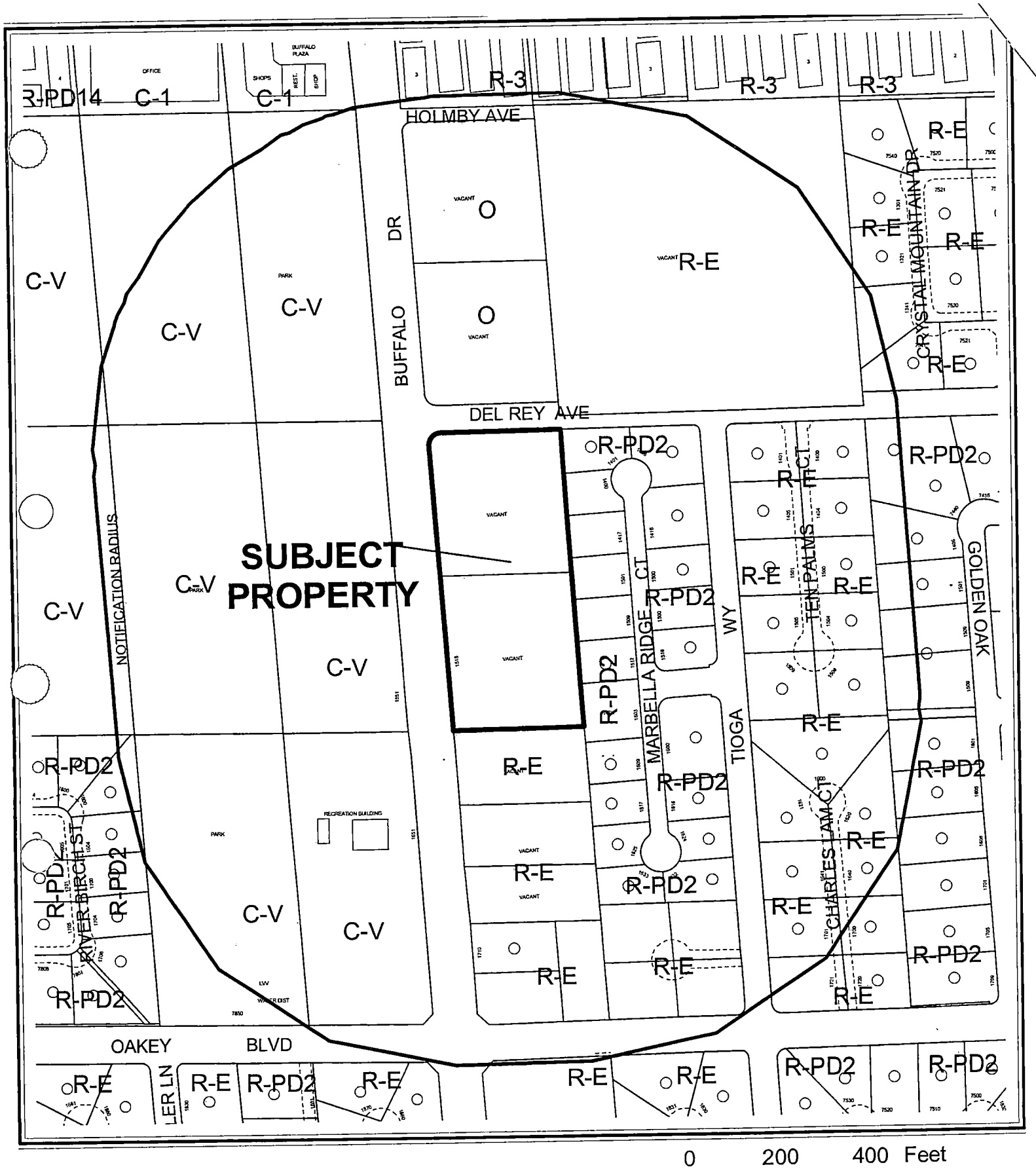
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. If an application to vacate Del Rey Avenue adjacent to this site, such as VAC-3433, does not record, or portions of Del Rey Avenue are not vacated adjacent to this site, this site shall be responsible to construct all half-street improvements and appropriate overpaving within the Del Rey Avenue right-of-way adjacent to this site concurrent with development of this site.

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



0 200 400 Feet

CASE: **ZON-4537**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4537 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT

** CONDITIONS **

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

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GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) on a 4.63-acre parcel located at the southeast corner of South Buffalo Drive and Del Rey Avenue.

B) Applicant's Justification

The applicant has justified this request by stating that proposed project is compatible with proposed land use policies for the site, is compatible with adjacent residential uses, is an appropriate transition from Buffalo Drive to the low density residential area to the east and uses aesthetically pleasing building and landscaping materials.

BACKGROUND INFORMATION

A) Previous Actions

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03/20/96 The City Council denied a request for a Rezoning (Z-0091-95) on what was then the northern portion of the overall subject site (north of Del Rey Avenue) from R-E (Residence Estates) to P-R (Professional Office and Parking). The Planning Commission recommended approval on 11/30/95.

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GL

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B) Pre-Application Meeting

05/10/04 The applicant was proposing a 24-lot subdivision at that time. Issues relating to the site and the required companion applications to allow development of the project were discussed with the applicant.

C) Neighborhood Meetings

No neighborhood meeting is required for a Rezoning request; however, a neighborhood meeting sponsored by the applicant in conjunction with the companion General Plan Amendment request was held on 06/07/04. The 15 persons attending had no opposition but were concerned with density along the eastern property line of the site. They would like to see fewer houses and increased sections on that part of the site plan.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.63

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped (approved Social Security office)
South:	Undeveloped (approved single-family development)
East:	Single-family residential
West:	City Park

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
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GL

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	O (Office)
South:	R-PD5 (Residential Planned Development - 5 Units per Acre)
East:	R-PD2 (Residential Planned Development - 2 Units per Acre)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is currently designated on the Southwest Sector Plan map as DR (Desert Rural Density Residential). A companion request (GPA-4535) would change the designation of this site to L (Low Density Residential). The Low Density Residential category has a density range of 3.6 to 5.5 units per acre and 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. The proposed R-PD5 zoning district conforms to the L 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

There are no Special Area Plans, Overlay Districts or Study Areas that affect the subject site.

FINDINGS

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

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

   The proposed development is consistent with the General Plan, provided the companion General Plan Amendment (GPA-4535) to place an L (Low density Residential) land use designation on the site is approved. It is consistent with all aspects of Title 19, in particular the open space, parking and landscaping regulations.

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."**

GL

The proposed development that will be allowed through the approval of this Rezoning request features two-story homes with approximately 30-foot deep rear setbacks with two-story living rooms that will face the adjacent residential area to the east; therefore, privacy for these adjacent homes will be maximized. A plan for similar type and density of housing was recently approved by City Council on the site immediately to the south. A federal Social Security office was recently approved on the site to the north of Del Rey Avenue, immediately north of the site. There is an existing city park to the west of the site across Buffalo Drive. The proposed development is therefore compatible with existing and proposed adjacent development.

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

   Growth and development in the area has put constant pressure on this undeveloped site as a desirable infill parcel in a mostly developed portion of the city. As a result, this site and surrounding sites have been under consideration for several years for a number of development proposals ranging from commercial developments to single-family projects. The current proposal, which would require R-PD5 zoning to be approved in order for the project to be implemented, appears to be the most sensitive to the various factors which affect the site; the need to transition the use from Buffalo Drive to the low-density residential area to the east, and to minimize impacts from the development.

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

   Access to the property will be available from Buffalo Drive, (via Del Rey Avenue, which was previously vacated and is now a private street), designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. This street is adequate to meet the traffic demands of this proposed single-family residential development.

NOTICES MAILED 67 – Mailed with VAR-4536, WVR-4748 and SDR-4539

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4537 APN: 163 03201 001 & 002

Name of Property Owner: W. H. Land Development

Name of Applicant: Blue Heron Properties, Inc

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Marina Curland - W.H. Land Development

Print Name: Marina Curland.

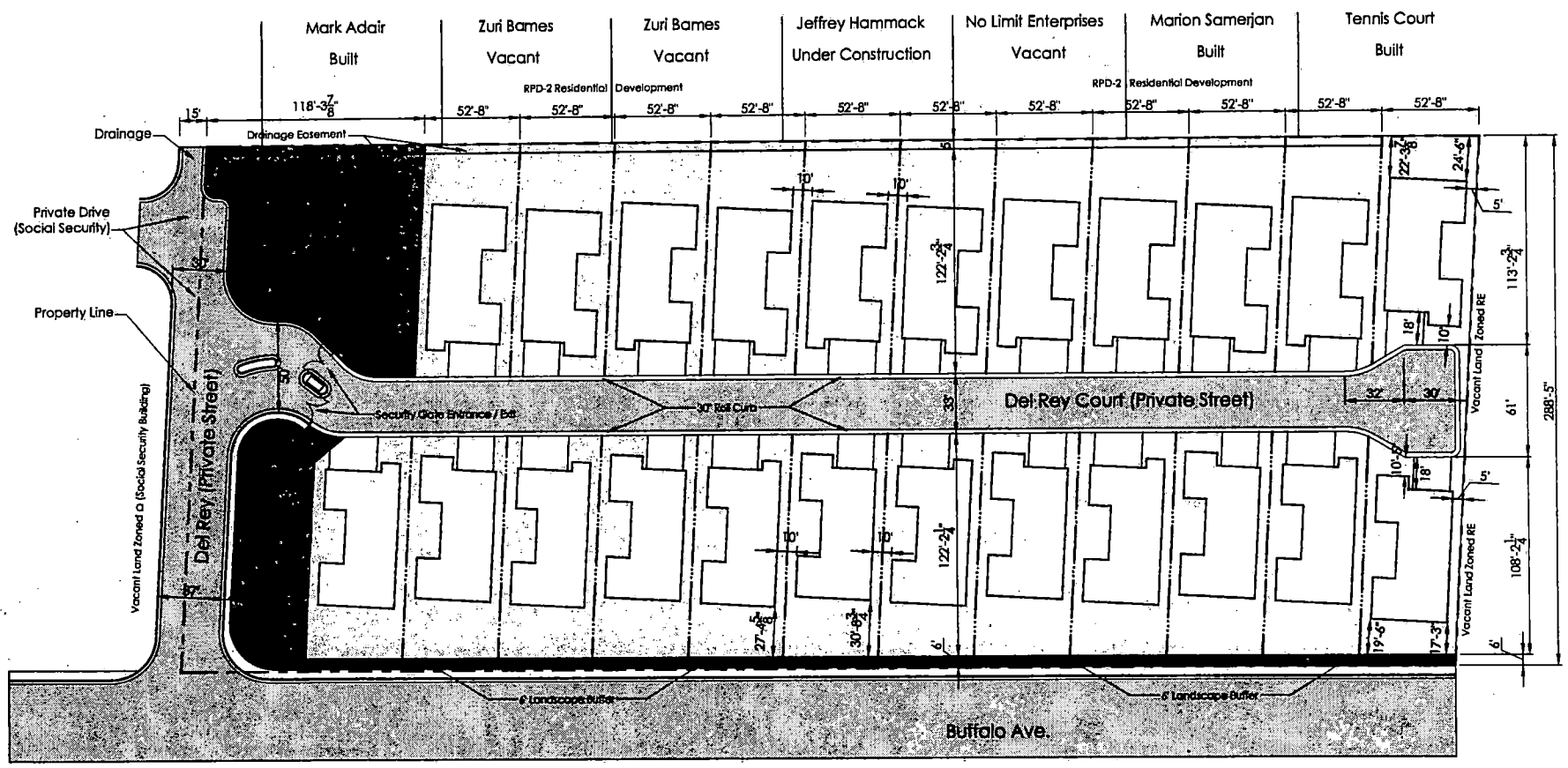
Subscribed and sworn before me

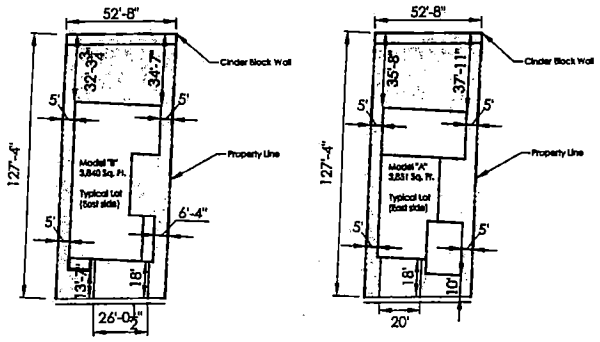
This 20th day of May, 2004

_____

Notary Public in and for said County and State

JAMES VIGNALE II
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 04-87641-1
MY APPT. EXPIRES MAY 23, 2007





Site Analysis

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Total Units:	23	Floor Area Ratio:	44%
Units Per Acre:	4.96	Typical Lot (East Side):	6,700 Sq. Ft.
Parking Required:	46 Spaces	Typical Lot (West Side):	6,435 Sq. Ft.
Parking Provided:	136 Spaces		
Model "A" Unit Size:	3,851 Sq. Ft.	Open Space Required:	16,531 Sq. Ft.
Model "B" Unit Size:	3,840 Sq. Ft.	Open Space Provided:	16,927 Sq. Ft.

Legend

Single Family Home	Private Yard	Street
Open Space	6' Landcape Strip	Driveway

N

Site Plan
Scale: 1" = 60'

REVISED
07-30-04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC

Del Rey Estates

City of Las Vegas
Planning
&
Development

Documentation
Submittal

7/29/04

Site Plan

Blue Heron Properties
6290 Harrison Drive
Las Vegas, Nevada 89120

t - (702) 256-8866
f (702) 256 8862

www.blueheron-properties.com

blue heron properties

ZON-4537 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT
SOUTHEAST CORNER OF BUFFALO DRIVE AND DEL REY AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
WAIVER RELATED TO GPA-4535, VAR-4536, ZON-4537 AND VAR-4538 - PUBLIC HEARING - WVR-4748 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT - Request for a Waiver of Title 18.12.100 TO ALLOW A 33-FOOT PRIVATE STREET WHERE 39 FEET IS THE MINIMUM REQUIRED FOR PRIVATE STREETS WITH ROLLED CURBS on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN 163-03-201-001 and 002), R-E (Residence Estates) Zone [Proposed: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 1 (Moncrief).

C.C. 09/15/04

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:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
NOTE: See Item 30 [GPA-4535] for all related discussion on Item 30 [GPA-4535], Item 31 [VAR-4536], Item 32 [ZON-4537], Item 33 [WVR-4748] and Item 34 [SDR-4539].

(8:39 – 8:50)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 33 – WVR-4748

CONDITIONS:

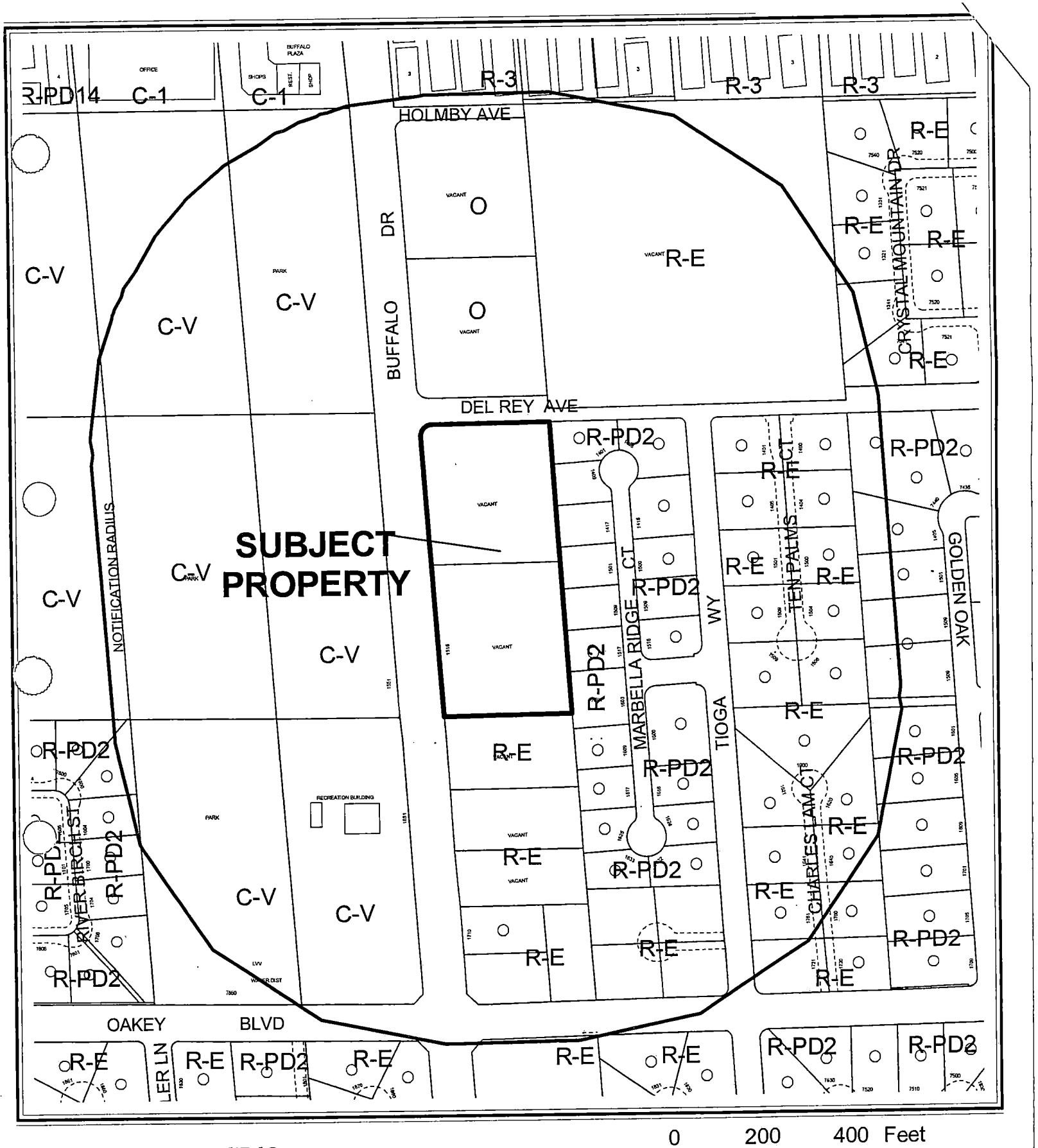
Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4537), Variance (VAR-4536) and Site Development Plan Review (SDR-4539).

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

Public Works

3. Curbs on at least one side of 33-foot wide streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with Section 18.2.2.5.7 of Ordinance #5667 to prevent parking on one side of the street. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowners' Association.

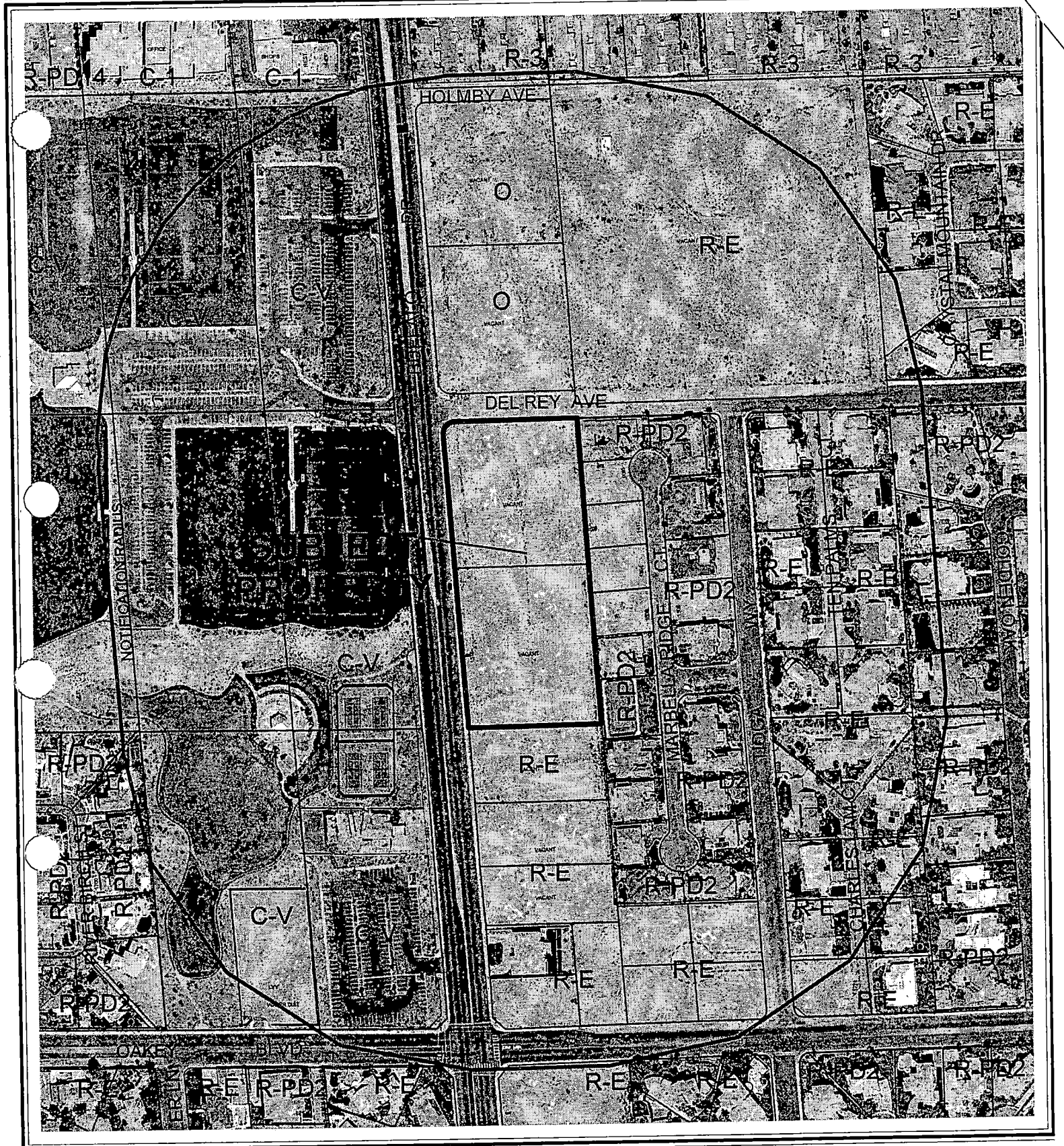


CASE: **WVR-4748**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)



0 200 400 Feet

CASE: **WVR-4748**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-4748 - APPLICANT: BLUE HERON PROPERTIES; OWNER: W. M. LAND DEVELOPMENT

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4537), Variance (VAR-4536) and Site Development Plan Review (SDR-4539).

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

Public Works

3. Curbs on at least one side of 33-foot wide streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with Section 18.2.2.5.7 of Ordinance #5667 to prevent parking on one side of the street. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowners' Association.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.100, which requires that private streets must comply with specific city standards. Approval of this Waiver will allow substandard private street widths (33 feet with roll curbs where 39 feet is the minimum width required) on a 4.63-acre parcel located at the southeast corner of South Buffalo Drive and Del Rey Avenue.

B) Applicant's Justification

The applicant has justified this request by stating that proposed project is compatible with proposed land use policies for the site, is compatible with adjacent residential uses, is an appropriate transition from Buffalo Drive to the low density residential area to the east and uses aesthetically pleasing building and landscaping materials.

BACKGROUND INFORMATION

A) Previous Actions

03/19/86 The City Council approved a request to Annex (A-0009-85) approximately 1,509 acres of land, including the subject site. The effective date was 03/28/86.

03/20/96 The City Council denied a request for a Rezoning (Z-0091-95) on what was then the northern portion of the overall subject site (north of Del Rey Avenue) from R-E (Residence Estates) to P-R (Professional Office and Parking). The Planning Commission recommended approval on 11/30/95.

11/23/98 The City Council approved a request (GPA-0027-98) to amend the Southwest Sector Map of the General Plan on properties bounded by the Holmby Channel, Via Olivero Avenue, Rainbow Boulevard and Durango Drive, from R (Rural Density Residential) to DR (Desert Rural Density Residential). Staff had recommended approval. The Planning Commission and staff recommended approval on 10/22/98.

GL

08/15/01 The City Council denied a request (GPA-0017-01) to amend the Southwest Sector Map of the General Plan from DR (Desert Rural Density Residential) to O (Office) on 5.4 Acres on the east side of Buffalo Drive, approximately 1,450 feet south of Charleston Boulevard. The Planning Commission had recommended approval on 07/12/01. Staff had recommended denial.

08/12/04 The Planning Commission will consider companion applications for a General Plan Amendment (GPA-4535) from the DR (Desert Rural Density Residential) to the L (Low Density Residential) land use designation, a Variance (VAR-4536) to allow Residential Planned Development zoning to be used on a parcel smaller than five acres, a Rezoning (ZON-4537) from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) and a Site Development Plan Review (SDR-4539) for a 23-lot single-family residential project on the subject site.

B) Pre-Application Meeting

05/10/04 The applicant was proposing a 24-lot subdivision at that time. Issues relating to the site and the required companion applications to allow development of the project were discussed with the applicant.

C) Neighborhood Meetings

No neighborhood meeting is required for a Title 18 Waiver request; however, a neighborhood meeting sponsored by the applicant in conjunction with the companion General Plan Amendment request was held on 06/07/04. The 15 persons attending had no opposition but were concerned with density along the eastern property line of the site. They would like to see fewer houses and increased sections on that part of the site plan.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.63

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped (approved Social Security office)
South:	Undeveloped (approved single-family development)
East:	Single-family residential
West:	City Park

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	O (Office)
South:	L (Low Density Residential)
East:	DR (Desert Rural Density Residential)
West:	P/R/OS (Parks/Recreation/Open Space)

GL

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	O (Office)
South:	R-PD5 (Residential Planned Development - 5 Units per Acre)
East:	R-PD2 (Residential Planned Development - 2 Units per Acre)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is currently designated on the Southwest Sector Plan map as DR (Desert Rural Density Residential). A companion request (GPA-4535) would change the designation of this site to L (Low Density Residential). There are no General Plan policies that are directly relevant to the requested Waiver of Title 18 standards.

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

There are no Special Area Plans, Overlay Districts or Study Areas that affect the subject site.

ANALYSIS

This report seeks to waive the requirements of the Subdivision Code with regard to the minimum width required for a private street. This requirement, found in Title 18.12.100, prescribes this minimum width, using rolled curbs, as 39 feet.

Specifically, Title 18.12.100.A states:

> "Private streets shall have a minimum width of 37 feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall have a minimum width of 39 feet."

The applicant has requested this reduced street section due to the narrow overall width of the site. The reduced section allows the homes to be located on the eastern row of lots to be moved further from the east property line. This will assist in reducing the potential for impact from the development on the existing homes to the east of the site.

GL

FINDINGS

The proposed design does not appear to present any traffic movement conflicts, nor is it expected to hinder area traffic flows, given that on-street parking will be limited to one side of the street only. The street will only serve the 23 lots that comprise the proposed development. The hardship generating the request for the Waiver is real, given the narrow width of the overall parcel and the scale of the project; therefore, approval of the Waiver is recommended.

NOTICES MAILED 67 – Mailed with VAR-4536, ZON-4537 and SDR-4539

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-4748 APN: 163-03-201-001 163-03-201-002

Name of Property Owner: WM LAND Development.

Name of Applicant: Blue Heron Properties.

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: W.M. Land Development. By Marina Lowland President

Print Name: Marina Cowland.

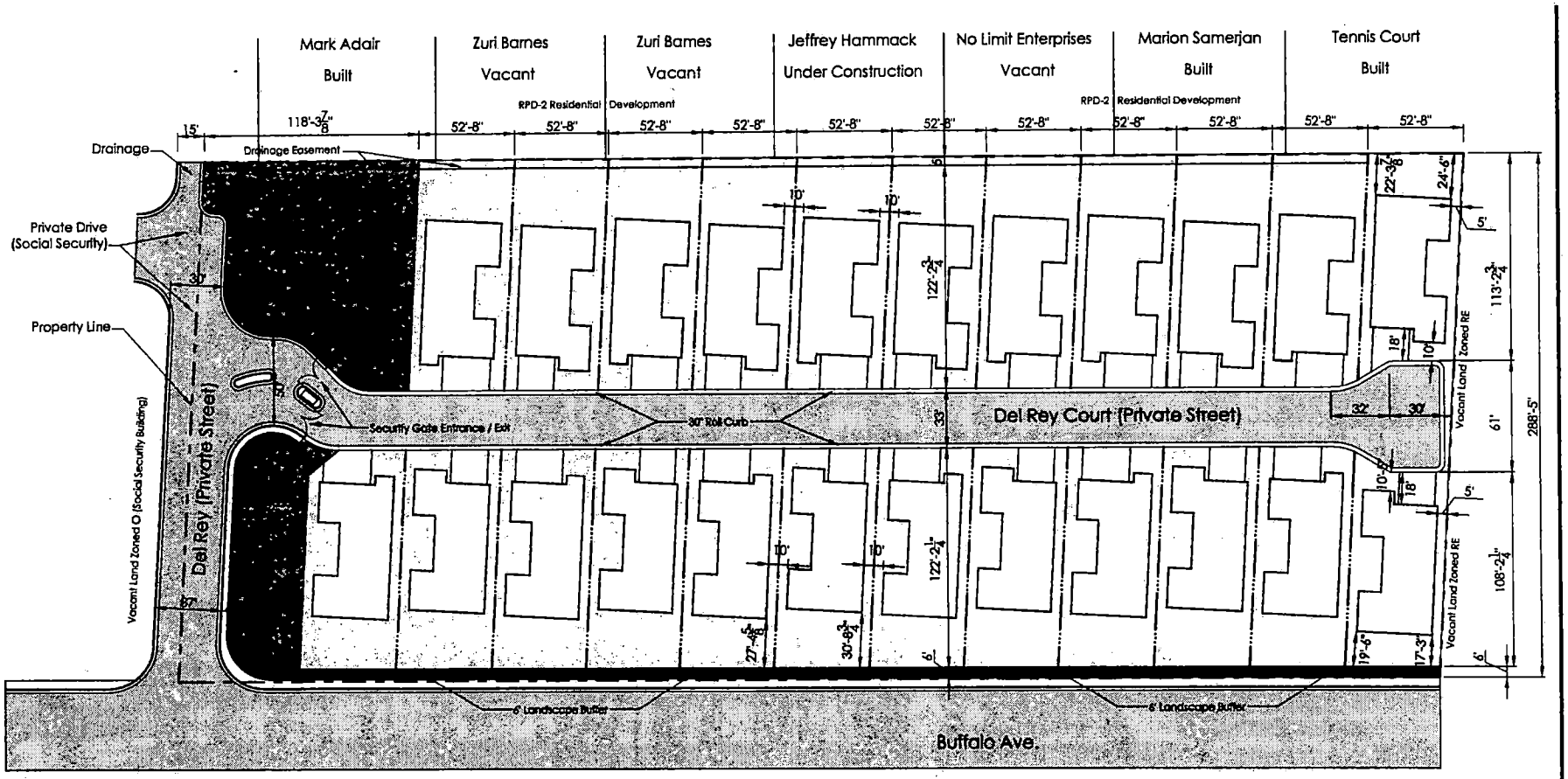
Subscribed and sworn before me

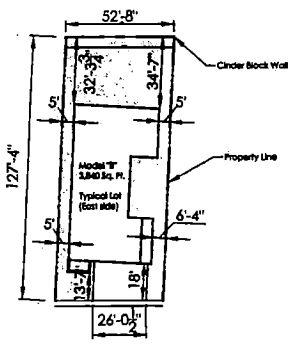
This 28th day of April, 2004

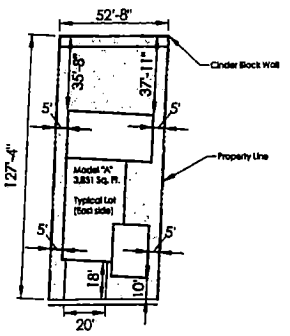
Notary Public in and for said County and State Clark NV

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
D. SMITH
Appt. No. 03-79748-1
My Appt. Expires Oct. 10, 2007

X







Site Analysis

Total Area of Property:	201,877 Sq. Ft.	Total Living Area:	88,441 Sq. Ft.
Total Units:	23	Floor Area Ratio:	44%
Units Per Acre:	4.96	Typical Lot (East Side):	6,700 Sq. Ft.
Parking Required:	46 Spaces	Typical Lot (West Side):	6,435 Sq. Ft.
Parking Provided:	136 Spaces		
Model "A" Unit Size:	3,851 Sq. Ft.	Open Space Required:	16,531 Sq. Ft.
Model "B" Unit Size:	3,840 Sq. Ft.	Open Space Provided:	16,927 Sq. Ft.

Legend

Single Family Home	Private Yard	Street
Open Space	6' Landcape Strip	Driveway

N

Site Plan
Scale: 1" = 60'

REVISED
07-30-04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC

Del Rey Estates

City of Las Vegas
Planning
&
Development

Documentation
Submittal

7/29/04

Site Plan

Blue Heron Properties
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www.blueheron-properties.com

blue heron properties

WVR-4748 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT
SOUTHEAST CORNER OF BUFFALO DRIVE AND DEL REY AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4535, VAR-4536, ZON-4537, VAR-4538 AND WVR-4748 - PUBLIC HEARING - SDR-4539 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT - Request for a Site Development Plan Review FOR A PROPOSED 24-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN 163-03-201-001 and 002), R-E (Residence Estates) Zone [Proposed: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 1 (Moncrief).

C.C. 09/15/04

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:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
NOTE: See Item 30 [GPA-4535] for all related discussion on Item 30 [GPA-4535], Item 31 [VAR-4536], Item 32 [ZON-4537], Item 33 [WVR-4748] and Item 34 [SDR-4539].

(8:39 – 8:50)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 34 – SDR-4539

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-4535) from DR (Desert Rural Density Residential) to L (Low Density Residential), a Variance (VAR-4536) to allow R-PD development on a site smaller than five acres, a Rezoning [ZON-4537] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District, and a Title 18 Waiver (WVR-4748) to allow substandard street widths, approved by the City Council.

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

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

4. The standards for this development shall include the following: minimum distance between buildings of nine feet, and building height shall not exceed two stories or 29 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 14.5 feet (Model A) and 10 feet (Model B) to the front of the house, 18 feet to the front of the garage as measured from back of curb, 4.5 feet on the side and 30 feet (Model A) and 34 feet (Model B) feet in the rear (except for the two southernmost lots on the hammerhead, which will be allowed 20-foot rear setback on the east lot and 15-foot rear setback on the west lot).

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.

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

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

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.

CONDITIONS -- Continued:

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

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

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

14. All development shall be in conformance with the site plan and building elevations, date stamped 07/29/04, except as amended by conditions herein.

Public Works

15. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits or the recordation of a map unless the joint access is being provided with the map being recorded.

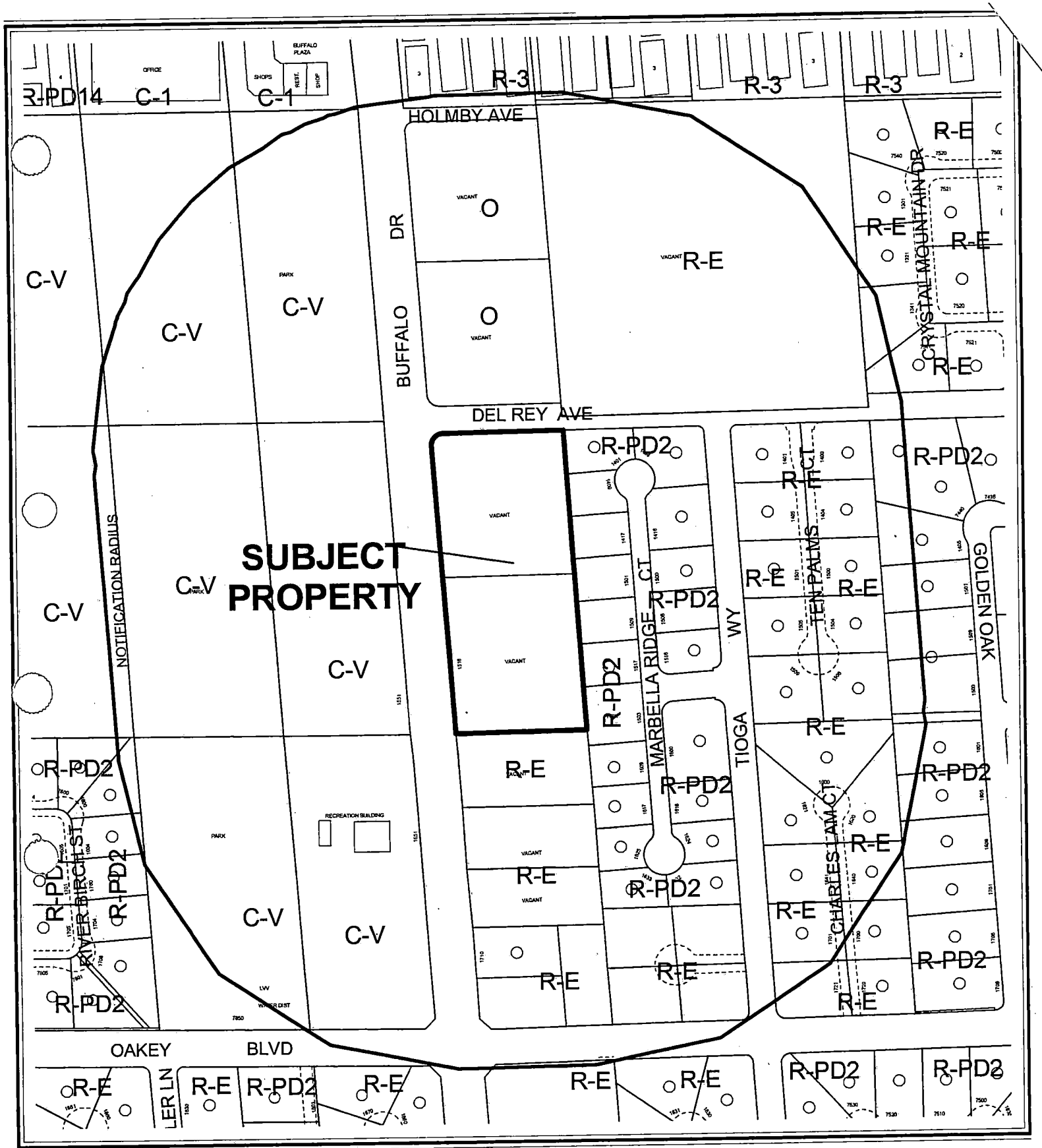
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

17. 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-4537 and all other subsequent 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 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-4539**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4539 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4535) from DR (Desert Rural Density Residential) to L (Low Density Residential), a Variance (VAR-4536) to allow R-PD development on a site smaller than five acres, a Rezoning [ZON-4537] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District, and a Title 18 Waiver (WVR-4748) to allow substandard street widths, approved by the City Council.

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

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

4. The standards for this development shall include the following: minimum distance between buildings of nine feet, and building height shall not exceed two stories or 29 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 14.5 feet (Model A) and 10 feet (Model B) to the front of the house, 18 feet to the front of the garage as measured from back of curb, 4.5 feet on the side and 30 feet (Model A) and 34 feet (Model B) feet in the rear (except for the two southernmost lots on the hammerhead, which will be allowed 20-foot rear setback on the east lot and 15-foot rear setback on the west lot).

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.

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

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

GL

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

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

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

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

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

14. All development shall be in conformance with the site plan and building elevations, date stamped 07/29/04, except as amended by conditions herein.

Public Works

15. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits or the recordation of a map unless the joint access is being provided with the map being recorded.

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. 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-4537 and all other subsequent site-related actions.

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

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GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 23-lot single-family residential project on a 4.63-acre parcel located at the southeast corner of South Buffalo Drive and Del Rey Avenue.

B) Applicant's Justification

The applicant has justified this request by stating that proposed project is compatible with proposed land use policies for the site, is compatible with adjacent residential uses, is an appropriate transition from Buffalo Drive to the low density residential area to the east and uses aesthetically pleasing building and landscaping materials.

BACKGROUND INFORMATION

A) Previous Actions

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08/12/04 The Planning Commission will consider companion applications for a General Plan Amendment (GPA-4535) from the DR (Desert Rural Density Residential) to the L (Low Density Residential) land use designation, a Variance (VAR-4536) to allow Residential Planned Development zoning to be used on a parcel smaller than five acres, a Title 18 Waiver (WVR-4748) to allow substandard street widths, and a Rezoning (ZON-4537) from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) on the subject site.

B) Pre-Application Meeting

05/10/04 The applicant was proposing a 24-lot subdivision at that time. Issues relating to the site and the required companion applications to allow development of the project were discussed with the applicant.

C) Neighborhood Meetings

No neighborhood meeting is required for a Site Development Plan Review; however, a neighborhood meeting sponsored by the applicant in conjunction with the companion General Plan Amendment request was held on 06/07/04. The 15 persons attending had no opposition but were concerned with density along the eastern property line of the site. They would like to see fewer houses and increased sections on that part of the site plan.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.63

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped (approved Social Security office)
South:	Undeveloped (approved single-family development)
East:	Single-family residential
West:	City Park

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	O (Office)
South:	L (Low Density Residential)
East:	DR (Desert Rural Density Residential)
West:	P/R/OS (Parks/Recreation/Open Space)

GL

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	O (Office)
South:	R-PD5 (Residential Planned Development - 5 Units per Acre)
East:	R-PD2 (Residential Planned Development - 2 Units per Acre)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is currently designated on the Southwest Sector Plan map as DR (Desert Rural Density Residential). A companion request (GPA-4535) would change the designation of this site to L (Low Density Residential). The Low Density Residential category has a density range of 3.6 to 5.5 units per acre and 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. The proposed companion R-PD5 zoning district conforms to the L land use designation. This site plan conforms to this companion zoning district.

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

There are no Special Area Plans, Overlay Districts or Study Areas that affect the subject site.

PROJECT DESCRIPTION

The current revised site plan dated 07/29/04 depicts 23 single-family residential lots on 4.63 gross acres, resulting in a density of 4.96 dwelling units per acre. These lots will have access to a 33-foot wide private street that serves the development from a gated entrance at the Del Rey Avenue alignment. These lots average approximately 6,700 square feet in size on the east side and 6,435 square feet on the west side. Setbacks proposed for this development are 10 feet in the front yard, 18 feet to the garage door, 30 feet in the rear, and 4.5 feet for interior side yards. There are no corner side setbacks.

The applicant has proposed two open space areas at the north end of the site, bracketing the main entrance. These two open space areas in total slightly exceed the development's open space requirement. On-site landscaping also includes a six-foot wide landscape buffer along Buffalo Drive on the outside of the perimeter wall.

GL

The elevations show two building types for two-story residential products, both with a maximum building height of 29 feet. Floor plans indicate an approximate living area of 3,850 square feet per unit. Each dwelling will feature a three-car garage. Materials include stone and stucco exteriors, flat roofs, and courtyards with multiple decks.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD zoned project are set out on the site plan. In the case of the subject proposal, these are as follows:

Standards	**Proposed**
Min. Lot Size	6,435 SF
Min. Lot Width	53 Feet
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 4.5 Feet N/A 30 Feet
Max. Lot Coverage	57% (approx)
Max. Building Height	2 Stories / 29 Feet

These standards are appropriate for this type and scale of development.

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	Units	**Required** Parking Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Single Family, Detached	23 Units	2 spaces/unit	46 spaces	none	69 spaces	none

The project as proposed exceeds the parking requirements of Title 19.

GL

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Buffer: • Min. Trees	1 Tree/20 Linear Feet (680 Feet) + 1 Tree	35 Trees	35 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		6 Feet

The project as proposed meets the landscaping requirements of Title 19.

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
4.63 acres	4.96 u.p.a.	1.65	8.18%	16,497 SF	8.39%	16,927 SF

As currently configured, the site plan slightly exceeds the open space requirements of the Code.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-E (Residential Estates). A companion Rezoning request (ZON-4537) would, if approved, rezone the subject property to R-PD5 (Residential Planned Development - 5 Units per Acre) in order to allow the project as proposed to be developed. This zoning district is compatible with the proposed L (Low Density Residential) General Plan designation for the site (GPA-4535), which would allow a density of up to 5.5 dwelling units per acre. These proposed new zoning and General Plan categories are compatible with adjacent low-density development, most of which is zoned and developed at two units per acre.

- Site Plan

The site plan meets standards with respect to density if the companion General Plan Amendment and Rezoning applications are approved. The development proposed for this site is compatible with the established development pattern of lots surrounding it.

GL

- Waivers

No Waivers have been requested as part of this application, nor are any required.

- Landscape Plan

The conceptual landscape plan indicates that a six-foot landscaping planter will be provided outside the perimeter wall along Buffalo Drive, and that a variety of 24" box trees and shrubs will be planted in this area. The two open space areas at the entrance to the development will contain a walking path and bocce ball court accented by a variety of trees, shrubs and boulders. The type and amount of planting appears to meet the requirements of Title 19.12 and the Landscape, Wall, and Buffer Standards.

- Elevation

The proposed elevations depict two models. Both are two-story homes, with a building height limited to 29 feet. The units display balconies, decks and a significant amount of exterior detail, including spiral stairways, columns and individual garage doors. These homes are capped with flat roofs.

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 features two-story homes with approximately 30-foot deep rear setbacks with two-story living rooms that will face the adjacent residential area to the east; therefore, privacy for these adjacent homes will be maximized. A plan for similar type and density of housing was recently approved by City Council on the site immediately to the south. A federal Social Security office was recently approved on the site to the north of Del Rey Avenue, immediately north of the site. There is an existing city park to the west of the site across Buffalo Drive. The proposed development is therefore compatible with existing and proposed adjacent development.

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

   The proposed development is consistent with the General Plan, provided the companion General Plan Amendment is approved. It is consistent with Title 19, in particular the open space, parking and landscaping regulations.

GL

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

   Access to the property will be available from Buffalo Drive, (via Del Rey Avenue, which was previously vacated and is now a private street), designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. This street is adequate to meet the traffic demands of this proposed single-family residential development.

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

   The building and landscape materials are appropriate for this type of development in this portion of the City.

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

   The proposed elevations depict two-story homes, which are consistent with the scale of the existing homes typical in this area of the city.

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 67 – Mailed with VAR-4536, ZON-4537 and WVR-4748

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4539 APN: 163 03 201 001 & 002

Name of Property Owner: W. M. Land Development

Name of Applicant: Blue Heron Properties, Inc

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

_____Yes ____✓____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Marino Curland - W.M. Land Development

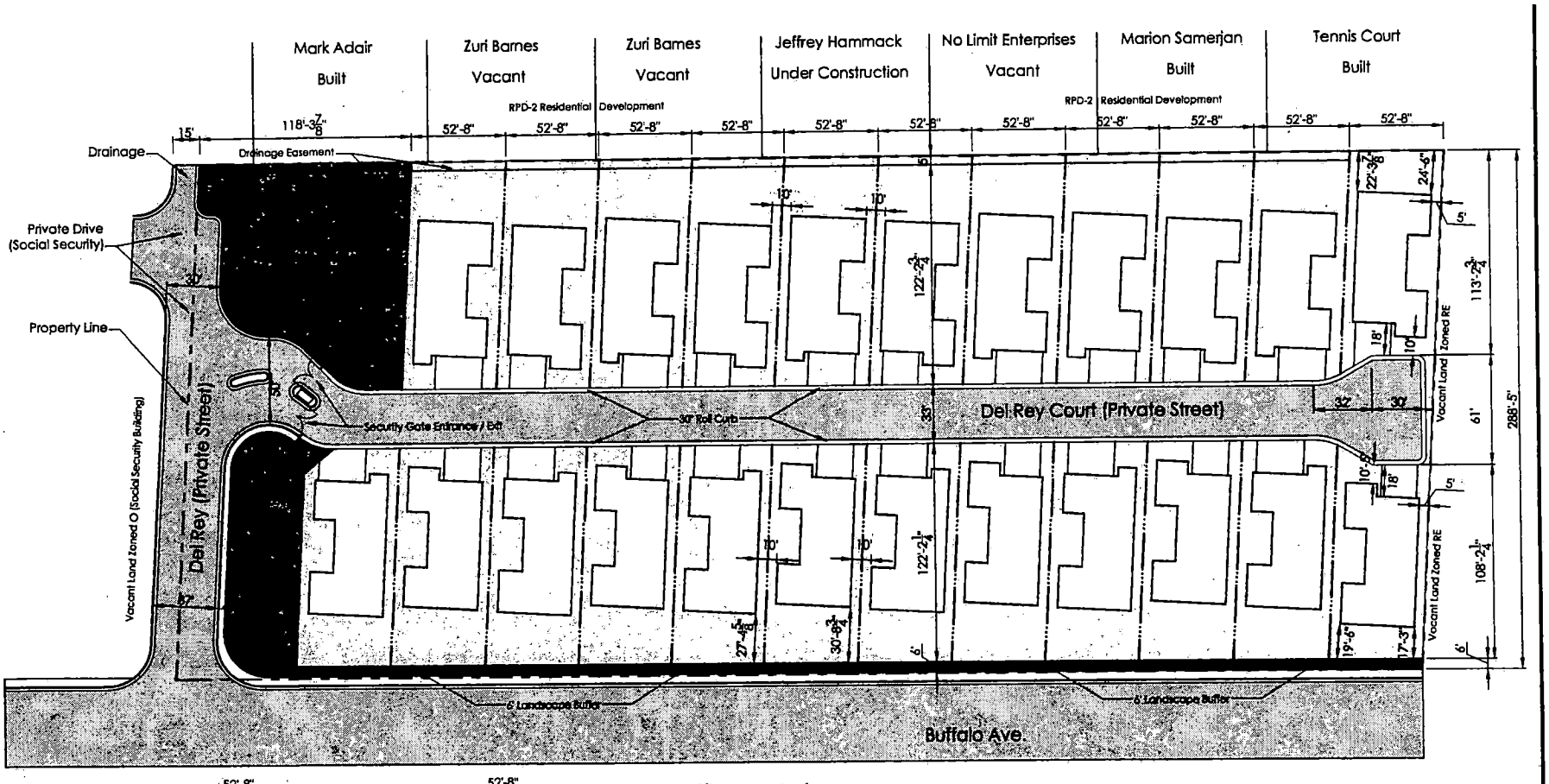
Print Name: Marino Curland.

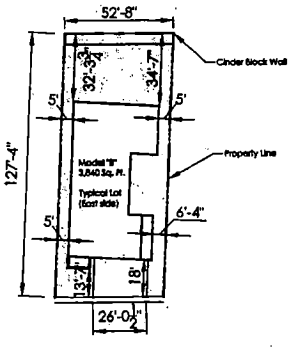
Subscribed and sworn before me

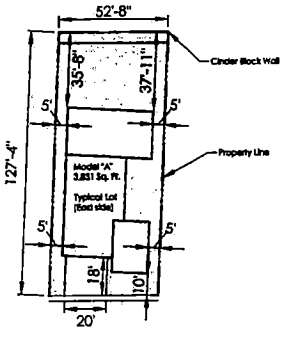
This 20th day of May, 2004

Notary Public in and for said County and State

JAMES VIGNALE II
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 04-87641-1
MY APPT. EXPIRES MAY 23, 2007







Site Analysis

Total Area of Property:	201,877 Sq. Ft.	Total Living Area:	88,441 Sq. Ft.
Total Units:	23	Floor Area Ratio:	44%
Units Per Acre:	4.96	Typical Lot (East Side):	6,700 Sq. Ft.
Parking Required:	46 Spaces	Typical Lot (West Side):	6,435 Sq. Ft.
Parking Provided:	136 Spaces		
Model "A" Unit Size:	3,851 Sq. Ft.	Open Space Required:	16,531 Sq. Ft.
Model "B" Unit Size:	3,840 Sq. Ft.	Open Space Provided:	16,927 Sq. Ft.

Legend

Single Family Home	Private Yard	Street
Open Space	6' Landcape Strip	Driveway

N

Site Plan
Scale: 1" = 60'

REVISED
07-30-04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC

Del Rey Estates

City of Las Vegas
Planning
&
Development

Documentation
Submittal

7/29/04

Site Plan

Blue Heron Properties
6290 Harrison Drive
Las Vegas, Nevada 89120

t - (702) 256-8866
f (702) 256 8862

www.blueheron-properties.com

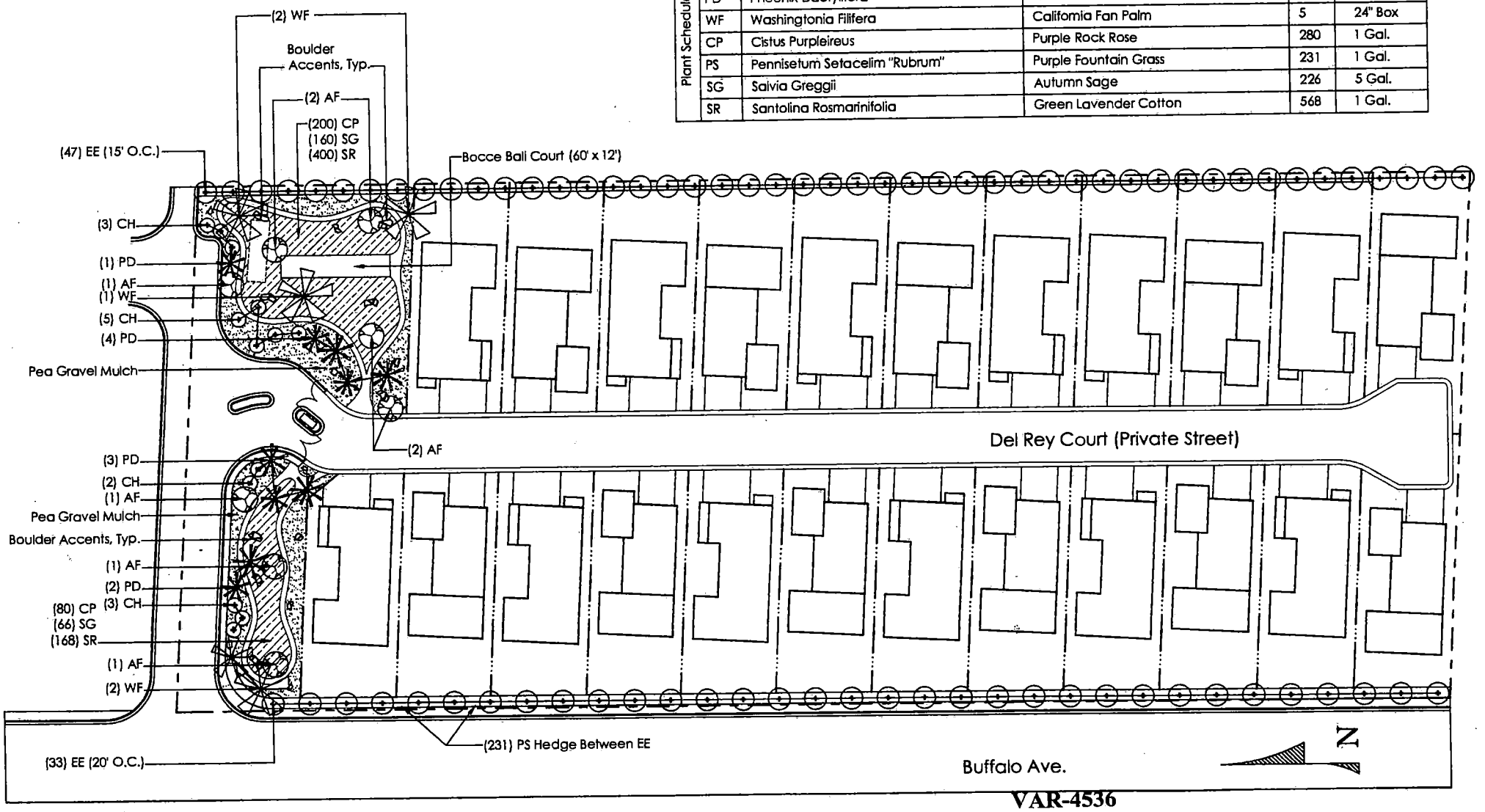
blue heron properties

blue heron properties

Landscape Plan

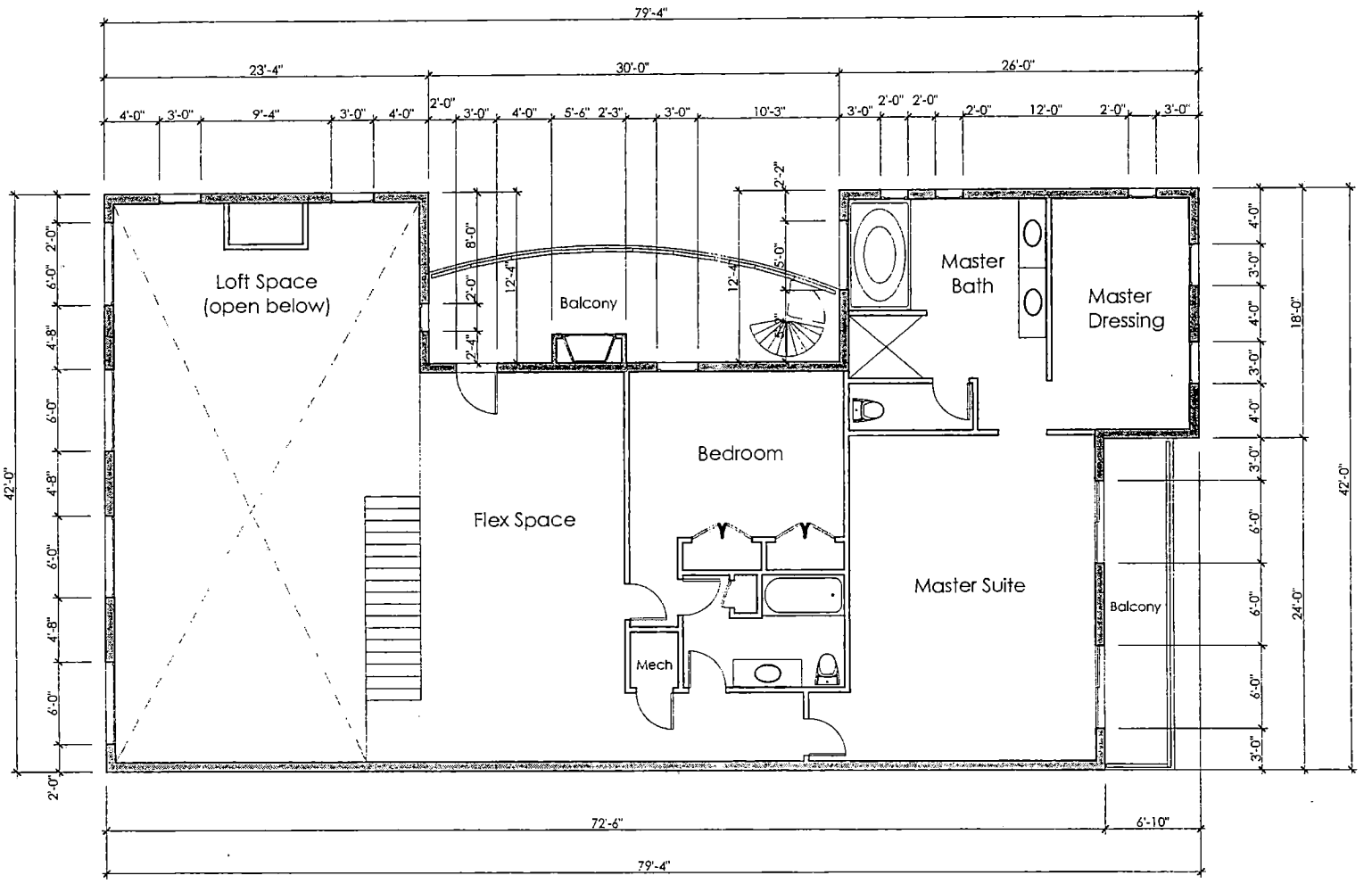
Scale: 1" = 50'

	Sym.	Botanical Name	Common Name	QTY.	Size
Plant Schedule	AF	Acacia Farnesiana	Sweet Acacia	8	24" Box
	CH	Chamaerops Humilis	Mediteranian Fan Palm	13	24" Box
	EE	Elicalyptus Erythrocorys	Red Cap Glim	80	24" Box
	PD	Phoenix Dactylifera	Date Palm	10	24" Box
	WF	Washingtonia Filifera	Califomia Fan Palm	5	24" Box
	CP	Cistus Purpleireus	Purple Rock Rose	280	1 Gal.
	PS	Pennisetum Setacelim "Rubrum"	Purple Fountain Grass	231	1 Gal.
	SG	Salvia Greggii	Autumn Sage	226	5 Gal.
	SR	Santolina Rosmarinifolia	Green Lavender Cotton	568	1 Gal.



REVISED
07-30-04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC



REVISED
07.30.04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC

blueheron

6290 Harrison Drive
Suite #2
Las Vegas, Nevada
89120
t 702 256 8866
f 702 256 8862
www.blueheron-properties.com

DESERT VIEW LOFTS

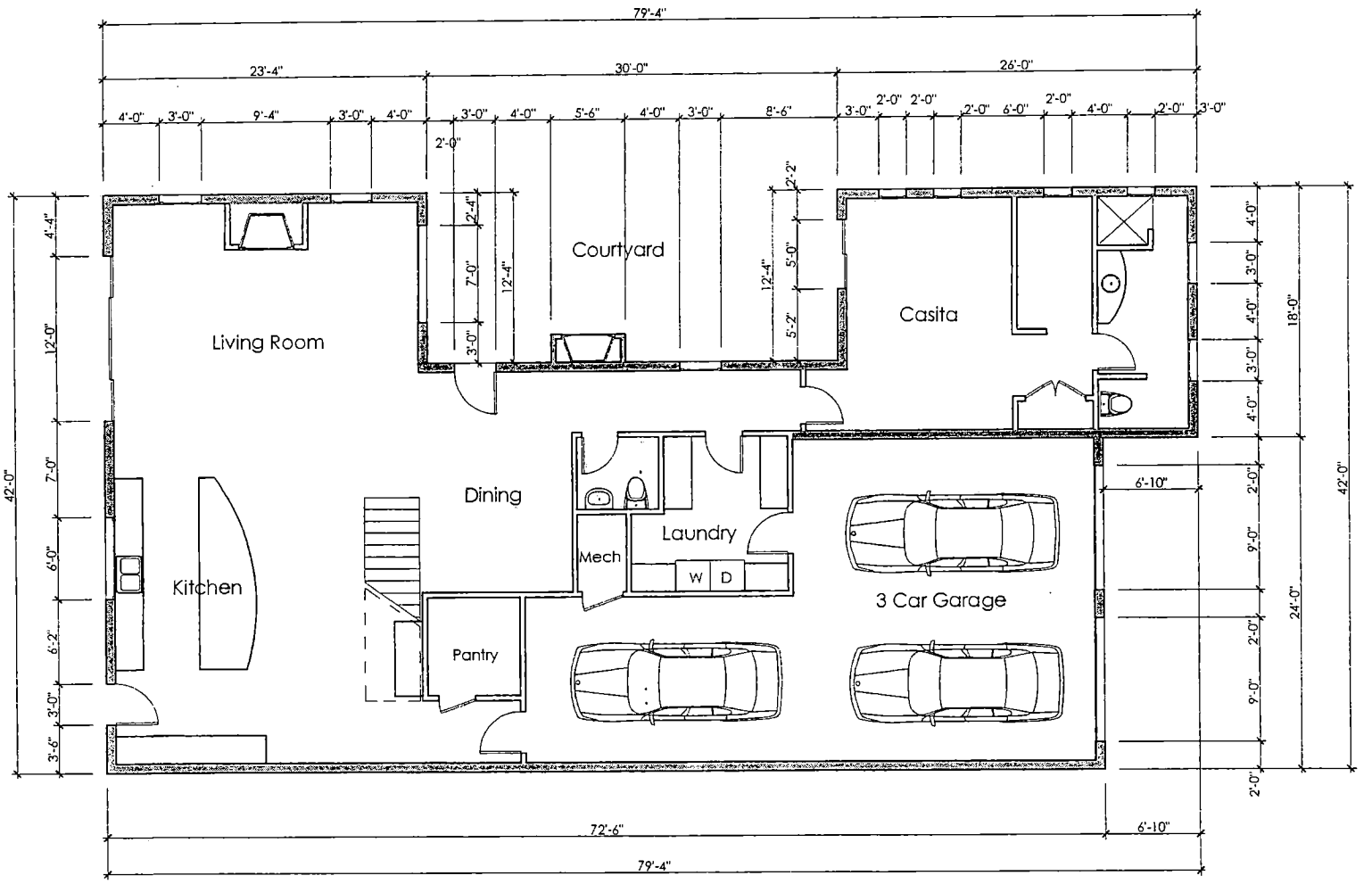
LAS VEGAS, NEVADA

City of Las Vegas
Submittal Set

date 7/30/04

MODEL A

Second Floor Plan



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Suite #2
Las Vegas, Nevada
89120
t 702 256 8866
f 702 256 8862
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DESERT VIEW LOFTS

LAS VEGAS, NEVADA

City of Las Vegas
Submittal Set

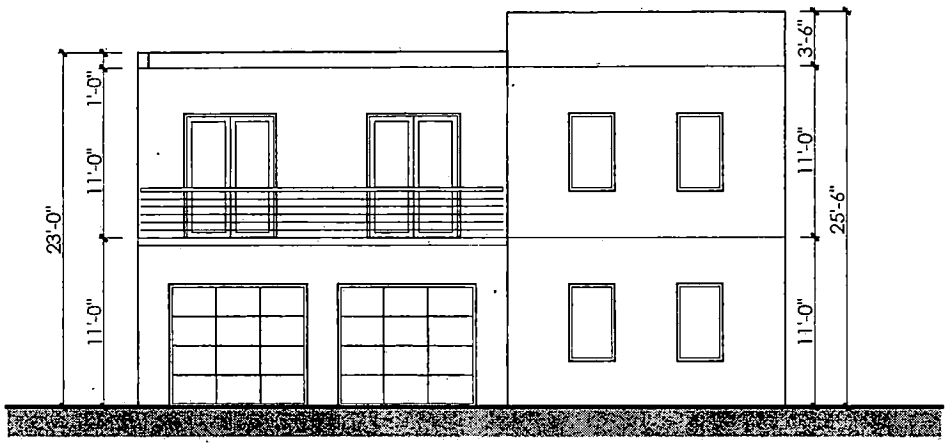
date 7/30/04

MODEL A

First
Floor Plan

REVISED
07.30.04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC



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Suite #2
Las Vegas, Nevada
89120
t 702 256 8866
f 702 256 8862
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DESERT VIEW LOFTS

LAS VEGAS, NEVADA

City of Las Vegas
Submittal Set

date 7/30/04

MODEL A

Front
Elevation

REVISED
07.30.04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC

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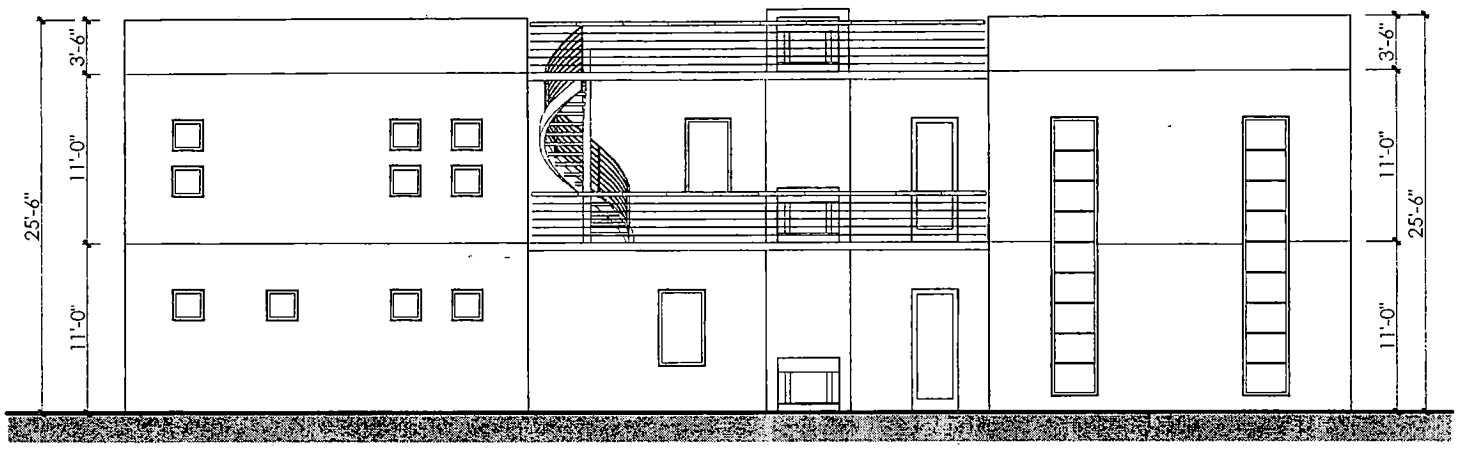


DESERT VIEW LOFTS

LAS VEGAS, NEVADA

City of Las Vegas
Submittal Set

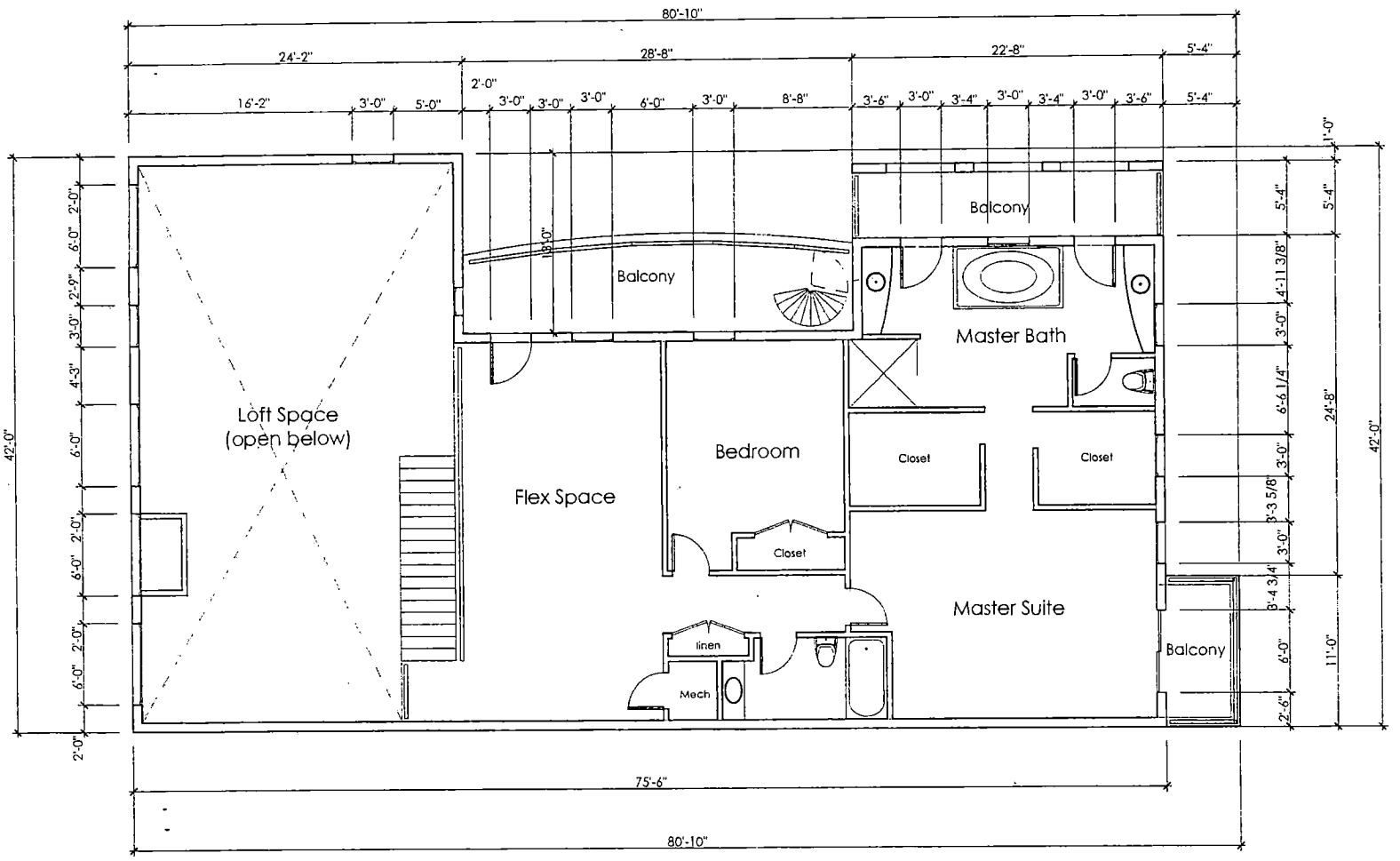
date 7/30/04

MODEL A

Courtyard Elevation

REVISED
07.30.04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC



REVISED
07.30.04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC

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Suite #2
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89120
t 702 256 8866
f 702 256 8862
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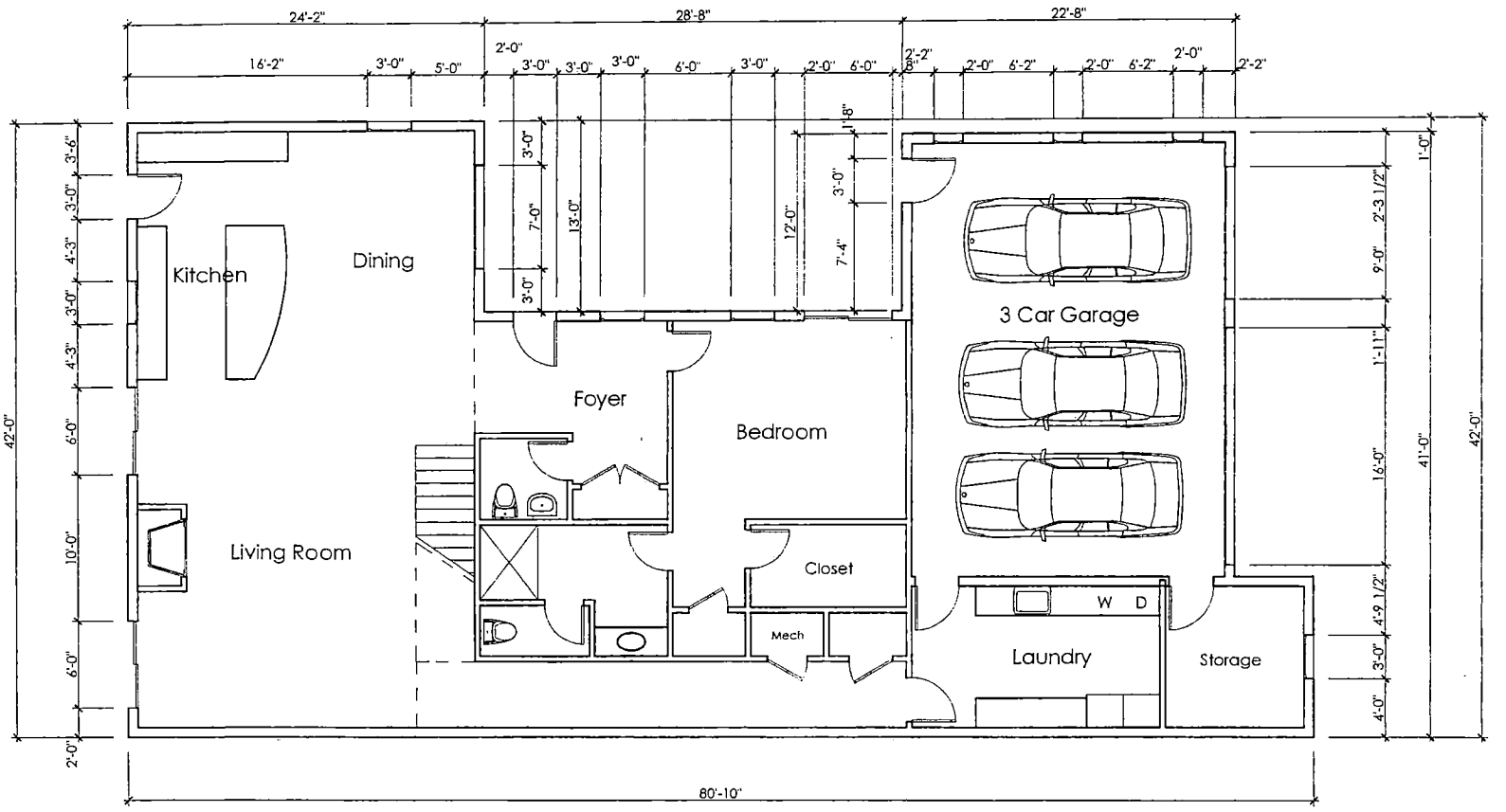
DESERT VIEW LOFTS

LAS VEGAS, NEVADA

pricing set
not for construction

date 7/30/04

MODEL B
Second
Floor Plan



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89120
t 702 256 8866
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DESERT VIEW LOFTS

LAS VEGAS, NEVADA

pricing set
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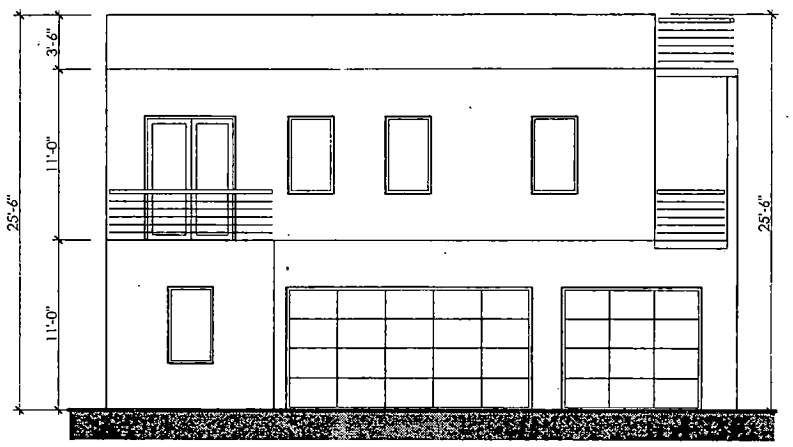
date 7/30/04

MODEL B

First
Floor Plan

REVISED
07.30.04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC



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DESERT VIEW LOFTS

LAS VEGAS, NEVADA

pricing set
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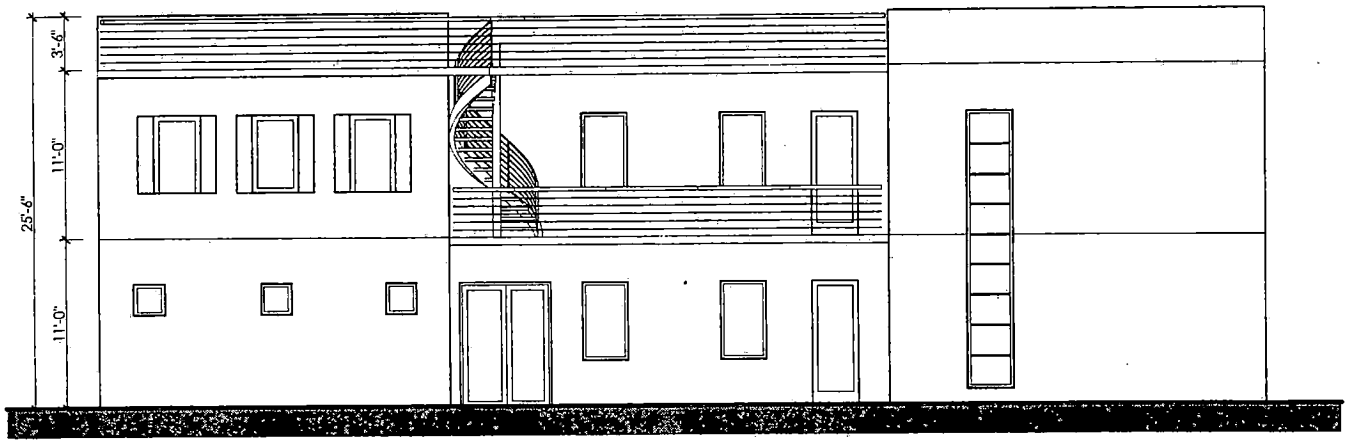
date 7/30/04

MODEL B

Front
Elevation

REVISED
07.30.04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC



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DESERT VIEW LOFTS

LAS VEGAS, NEVADA

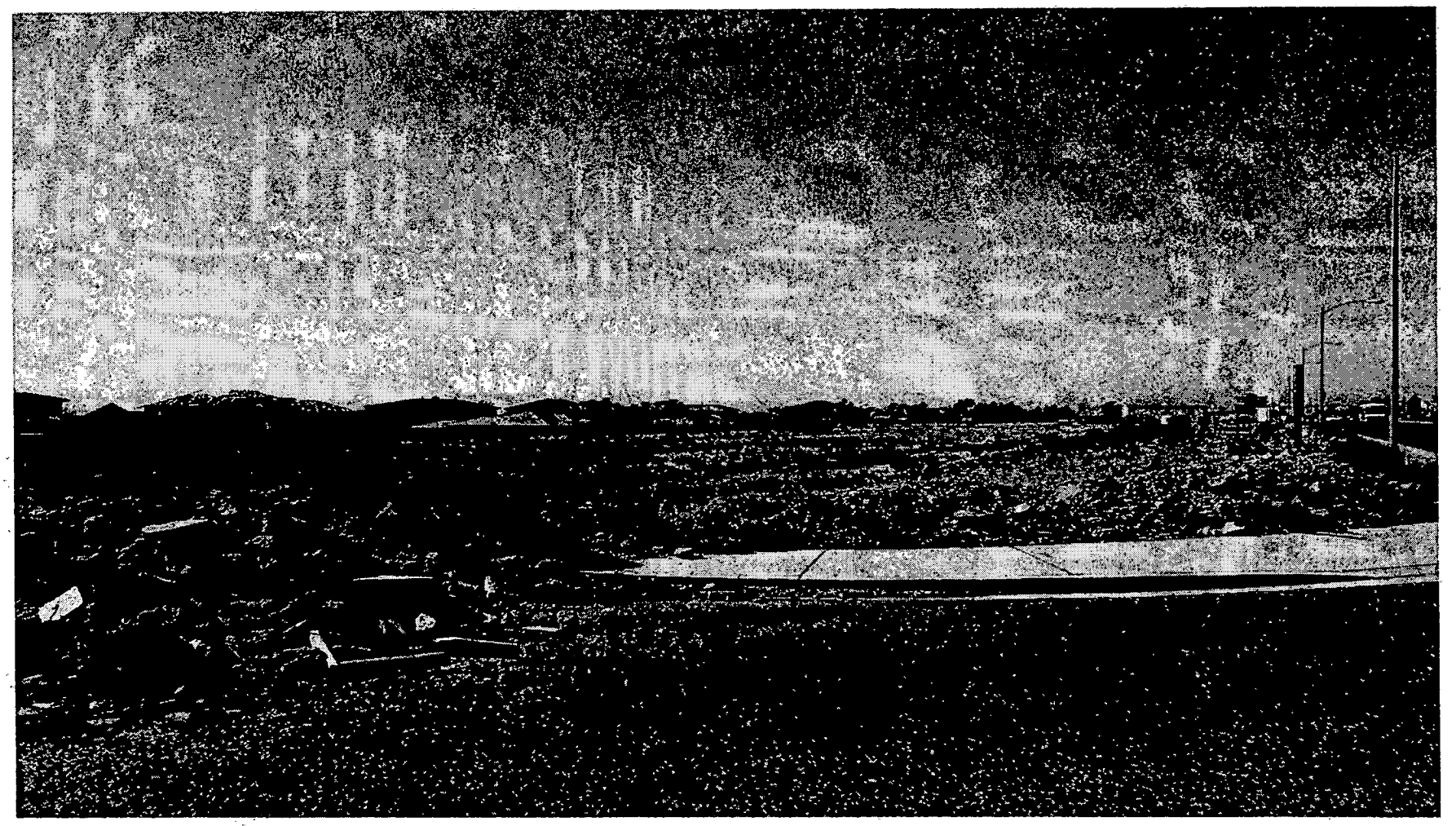
pricing set
not for construction

date 7/30/04

MODEL B
Courtyard
Elevation

REVISED
07.30.04

VAR-4536
ZON-4537
WVR-4748
SDR-4539
08-12-04 PC



SDR-4539 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT
SOUTHEAST CORNER OF BUFFALO DRIVE AND DEL REY AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

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

ABEYANCE TO THE 9/9/04 PC MEETING

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

RECOMMENDATION:

Staff recommends ABEYANCE TO THE 9/9/04 PC MEETING

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 16 [SDR-4740], Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] to 8/26/2004 Planning Commission meeting; Item 35 [GPA-4548], Item 36 [ZON-4554], Item 37 [VAR-4677], Item 38 [SDR-4555], Item 49 [MSP-4622], Item 65 [SUP-4728] and Item 66 [SDR-4727] to 9/09/2004 Planning Commission meeting; Item 11 [SUP-4694] to 9/23/2004 Planning Commission meeting; TABLE Item 2 [TMP-4706] and Item 74 [SDR-4730]; and WITHDRAW WITHOUT PREJUDICE Item 12 [SUP-4732] – Motion carried with McSWAIN abstaining on Item 74 [SDR-4730] as her firm is presently doing work for the applicant and TRUESDELL AND EVANS excused

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 35– GPA-4548

MOTION – Continued:
NOTE: Prior to being advised that the item would be held in abeyance, COMMISSIONER McSWAIN disclosed that she would be voting on Item 16 [SDR-4740] despite previous personal and professional representation by Mr. Reynolds and Mr. Callaster. She noted that she has not had conversations with either individual regarding this application. In addition, when Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] are before the Planning Commission on 8/26/2004, she will be abstaining, as her firm is bidding work for Royal Construction.

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)

LARRY TINDALL
REGISTERED RESIDENTIAL
D E S I G N E R

July 21, 2004

Gary Leobold, Senior Planner
City of Las Vegas Planning & Development
731 S. Fourth St. Las Vegas, NV 89101

Re: Owens Court -**GPA-4548, ZON-4554, VAR-4677, and SDR-4555)**
Abeyance Request Letter

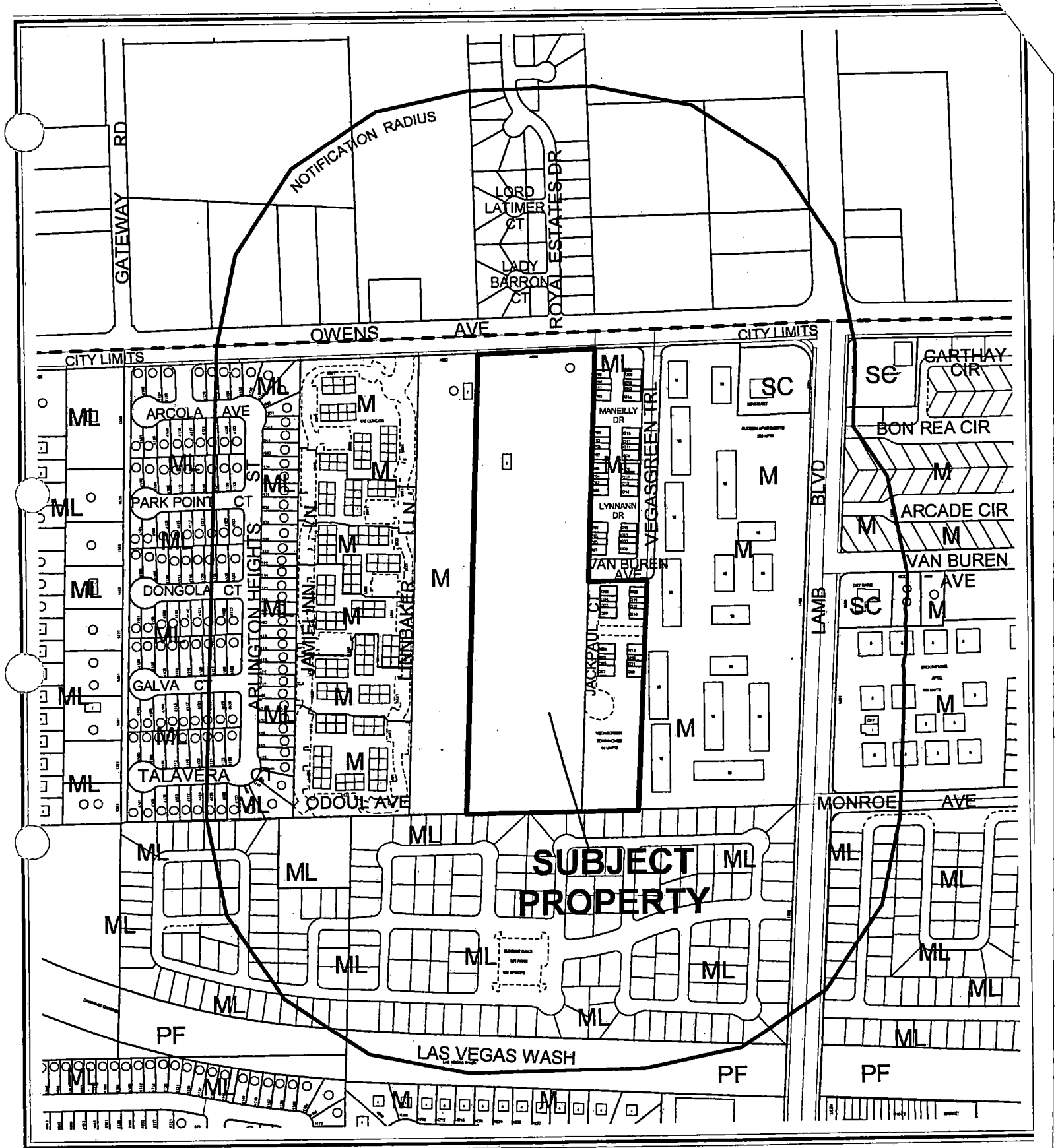
Dear Mr. Leobold,

GreeneTindall who is representing Robert Ehrlich in the above listed cases, wishes to abbey all four cases from the Aug 12th, 2004 Planning Commission meeting to the September 9th Planning Commission. Additional time is needed to redesign the plans to meet 2 car garage requirements.

Sincerely,

Christopher S. Dyka
Executive Administration

3531 E. RUSSELL ROAD, SUITE G • LAS VEGAS, NV 89120 • (702) 597-5597 • FAX (702) 597-5598



0 300 600 Feet

CASE: GPA-4548

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL)

N

0 300 600 Feet

CASE: **GPA-4548**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-4548 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

ON JULY 21, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE SEPTEMBER 9, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4548 APN: 140-30-503-001 ; 002 ; 140-30-520-017

Name of Property Owner: _____

Name of Applicant: ~~MARK A. RUA~~ *Richard K. Ehrlich

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Richard K. Ehrlich

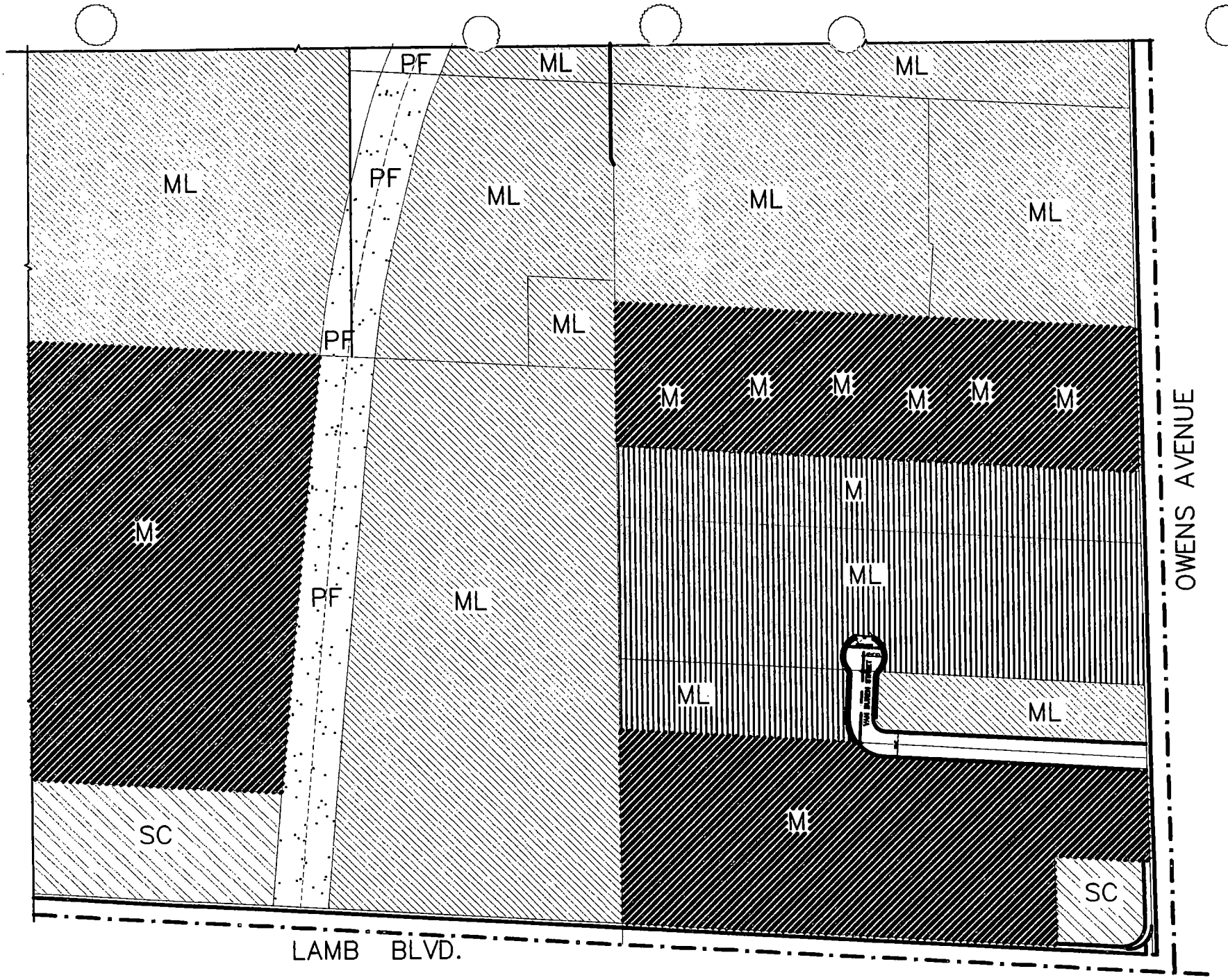
Subscribed and sworn before me

This 3rd day of March, 2004

Barbara A Bross

Notary Public in and for said County and State

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



GPA-4548
07-08-04 PC

LOCATOR MAP

GREENETINDALL
353 EAST RUSSELL ROAD, SUITE 1
LAS VEGAS, NEVADA 89120
PHONE 702.597.3392
FACSIMILE 702.597.5598
EMAIL GTLTRDCORP@aol.com
ARCHITECTURE RESIDENTIAL DESIGN GENERAL CONTRACTING

stamp

LOCATOR MAP

OWENS COURT
OWENS AVE Between Sandhill and Lamb Blvd
LAS VEGAS NEVADA
CLARK COUNTY.

GTD415

S-2

GPA-4548 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 36

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

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

ABEYANCE TO THE 9/9/04 PC MEETING

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

RECOMMENDATION:

Staff recommends ABEYANCE TO THE 9/9/04 PC MEETING

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 16 [SDR-4740], Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] to 8/26/2004 Planning Commission meeting; Item 35 [GPA-4548], Item 36 [ZON-4554], Item 37 [VAR-4677], Item 38 [SDR-4555], Item 49 [MSP-4622], Item 65 [SUP-4728] and Item 66 [SDR-4727] to 9/09/2004 Planning Commission meeting; Item 11 [SUP-4694] to 9/23/2004 Planning Commission meeting; TABLE Item 2 [TMP-4706] and Item 74 [SDR-4730]; and WITHDRAW WITHOUT PREJUDICE Item 12 [SUP-4732] – Motion carried with McSWAIN abstaining on Item 74 [SDR-4730] as her firm is presently doing work for the applicant and TRUESDELL AND EVANS excused

MOTION – Continued:
NOTE: Prior to being advised that the item would be held in abeyance, COMMISSIONER McSWAIN disclosed that she would be voting on Item 16 [SDR-4740] despite previous personal and professional representation by Mr. Reynolds and Mr. Callaster. She noted that she has not had conversations with either individual regarding this application. In addition, when Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] are before the Planning Commission on 8/26/2004, she will be abstaining, as her firm is bidding work for Royal Construction.

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)

LARRY TINDALL
REGISTERED RESIDENTIAL
D E S I G N E R

July 21, 2004

Gary Leobold, Senior Planner
City of Las Vegas Planning & Development
731 S. Fourth St. Las Vegas, NV 89101

Re: Owens Court -**GPA-4548, ZON-4554, VAR-4677, and SDR-4555)**
Abeyance Request Letter

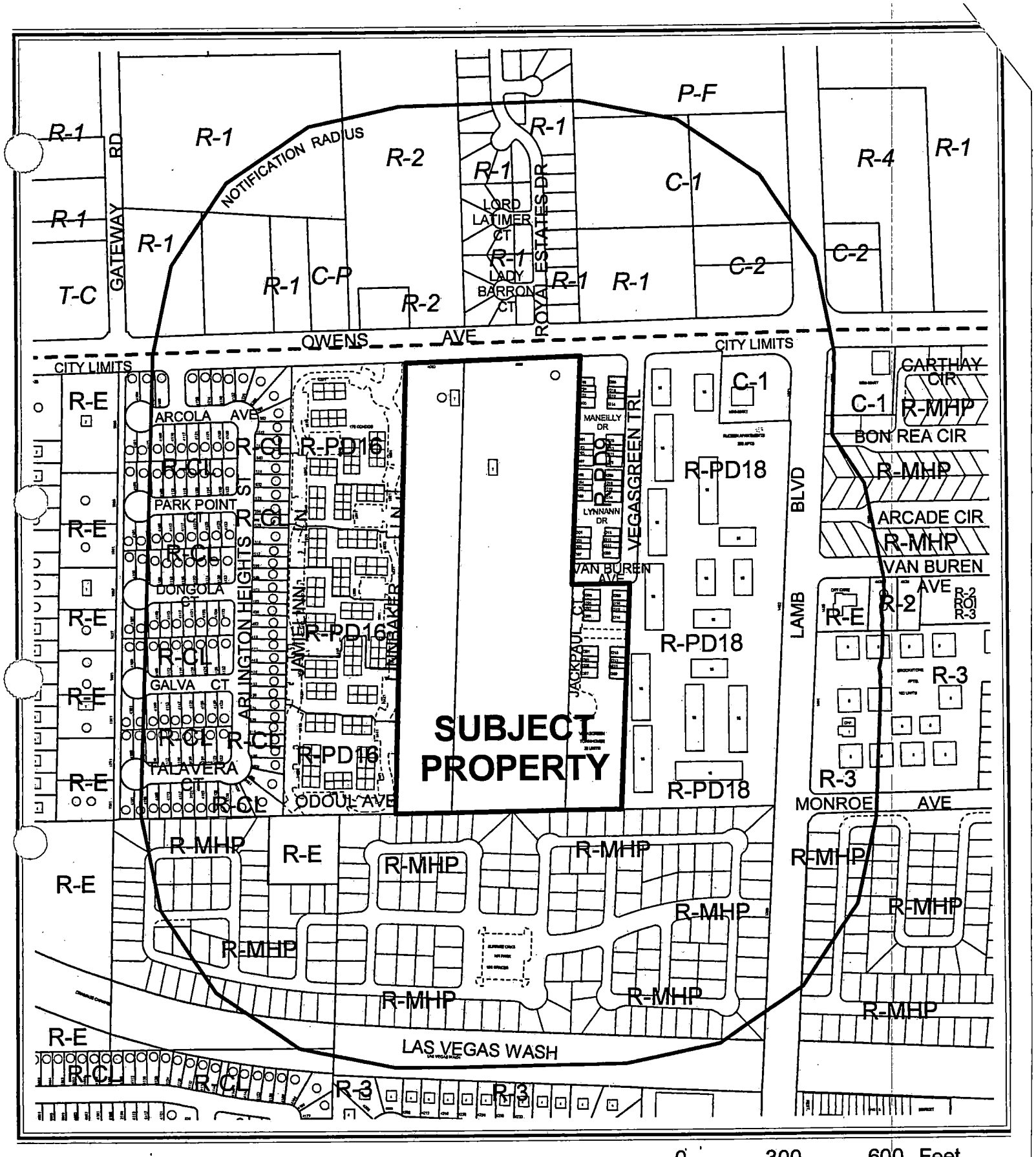
Dear Mr. Leobold,

GreeneTindall who is representing Robert Ehrlich in the above listed cases, wishes to abbey all four cases from the Aug 12th, 2004 Planning Commission meeting to the September 9th Planning Commission. Additional time is needed to redesign the plans to meet 2 car garage requirements.

Sincerely,

Christopher S. Dyka
Executive Administration

3531 E. RUSSELL ROAD, SUITE G • LAS VEGAS, NV 89120 • (702) 597-5597 • FAX (702) 597-5598



0 300 600 Feet

CASE: ZON-4554

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

N

0 300 600 Feet

CASE: **ZON-4554**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4554 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

ON JULY 21, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE SEPTEMBER 9, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4554 APN: 140-30-503-001 ; 002 ; 140-30-520-017

Name of Property Owner: _____

Name of Applicant: ~~MARK A. BE RUA~~ *Richard K. Ehrlich

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Richard K. Ehrlich

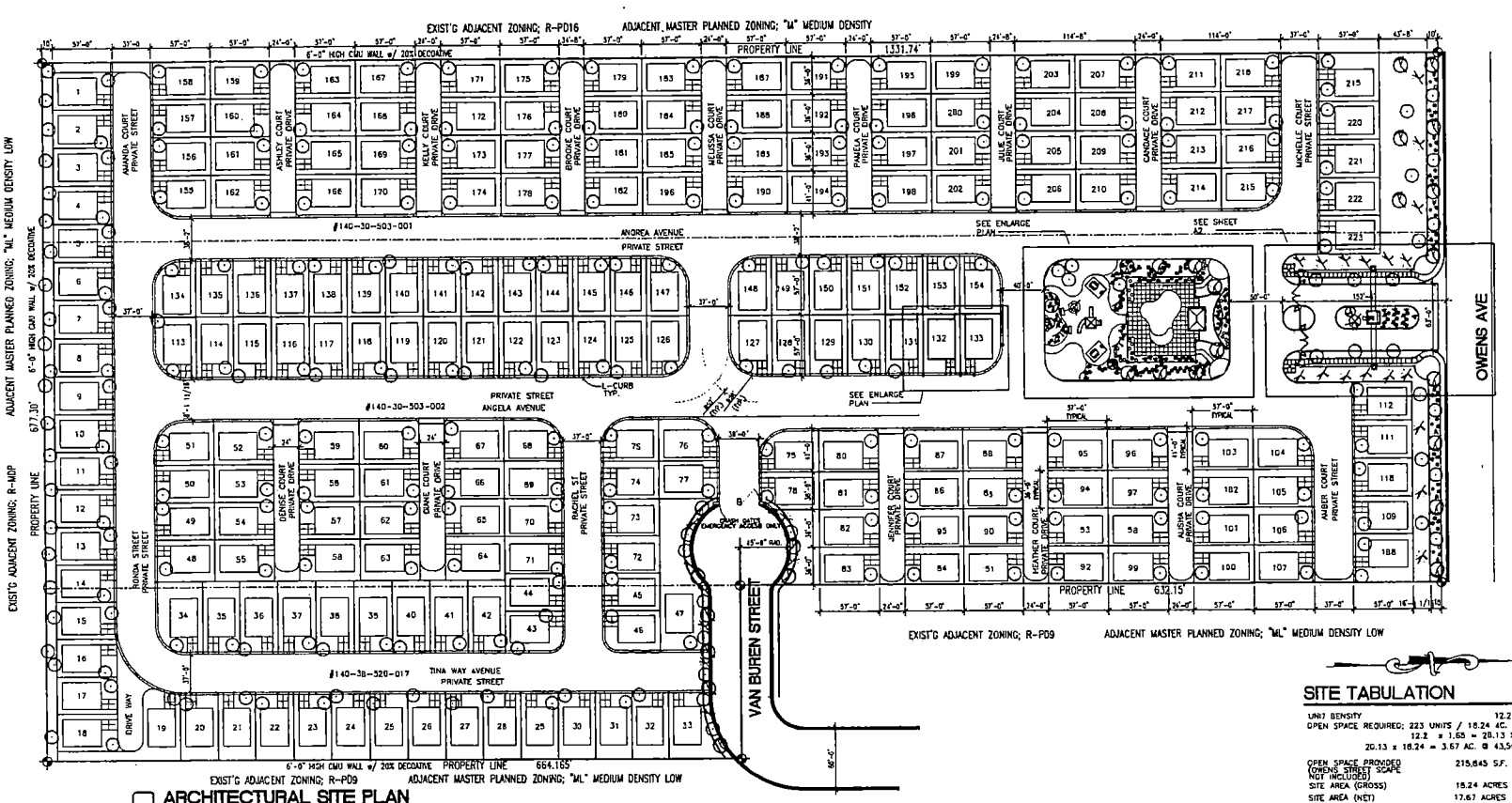
Subscribed and sworn before me

This 3rd day of March, 2004

Barbara A Bross

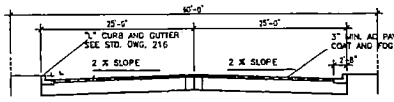
Notary Public in and for said County and State

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



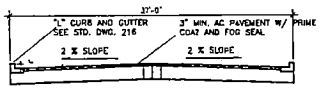
ARCHITECTURAL SITE PLAN

SCALE: 1"=60'



TYPICAL 60' PUBLIC STREET (VAN BUREN)

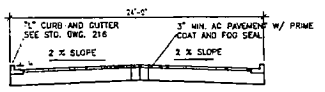
SCALE: NO SCALE



TYPICAL PRIVATE STREET

SCALE: NO SCALE

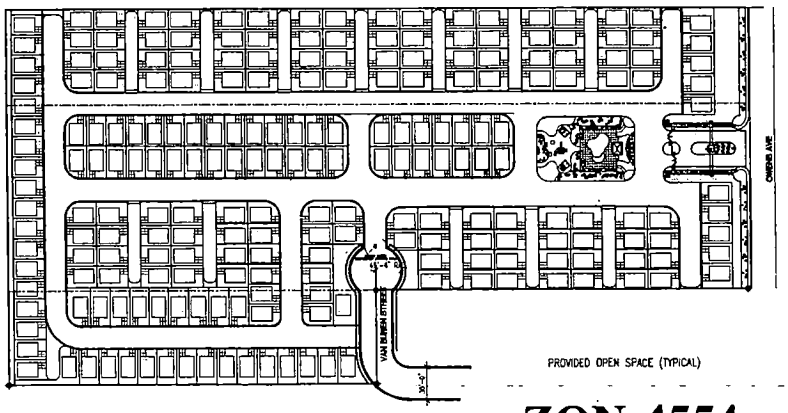
P.U.E. & E. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT. TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



TYPICAL PRIVATE DRIVE

SCALE: NO SCALE

P.U.E. & E. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT. TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



PROVIDED OPEN SPACE (TYPICAL)

SITE TABULATION

UNIT DENSITY 12.2 UNITS PER ACRE
OPEN SPACE REQUIRED: 223 UNITS / 18.24 AC. = 12.2 UNITS/AC
12.2 x 1.65 = 28.13 % OF GROSS AREA
20.13 x 18.24 = 3.67 AC. @ 43,560 = 159,939 S.F.

OPEN SPACE PROVIDED (OWENS STREET SCAPE NOT INCLUDED) 215,845 S.F.
SITE AREA (GROSS) 18.24 ACRES
SITE AREA (NET) 17.67 ACRES

2 PARKING SPACES PER UNIT = 246 PARKING SPACES

EXIST'G ADJACENT ZONING; R-PD16
ADJACENT MASTER PLANNED ZONING; "M" MEDIUM DENSITY

EXISTING APN: 140-30-503-001; R-E
PROPOSED APN: 140-30-503-001; R-PD12 M - MEDIUM DENSITY

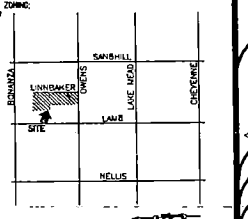
EXISTING APN: 140-30-503-002; R-E
PROPOSED APN: 140-30-503-002; R-PD12 M - MEDIUM DENSITY

APN: EXISTING 140-30-520-017; R-PD9
PROPOSED APN: 140-30-520-017; R-PD12 ML - MEDIUM DENSITY LOW

EXIST'G ADJACENT ZONING; R-PD9
ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW

EXIST'G ADJACENT ZONING; R-PD9
ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW

ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW



VICINITY MAP

ZON-4554
SDR-4555
07-08-04 PC

GREENE TINDALL
3251 EAST RUSSELL ROAD, SUITE 1
LAS VEGAS, NEVADA 89120
PHONE 702.597.3221
FACSIMILE 702.597.3294
EMAIL GTLTD@COX.NET
ARCHITECTURE RESIDENTIAL DESIGN GENERAL CONTRACTING

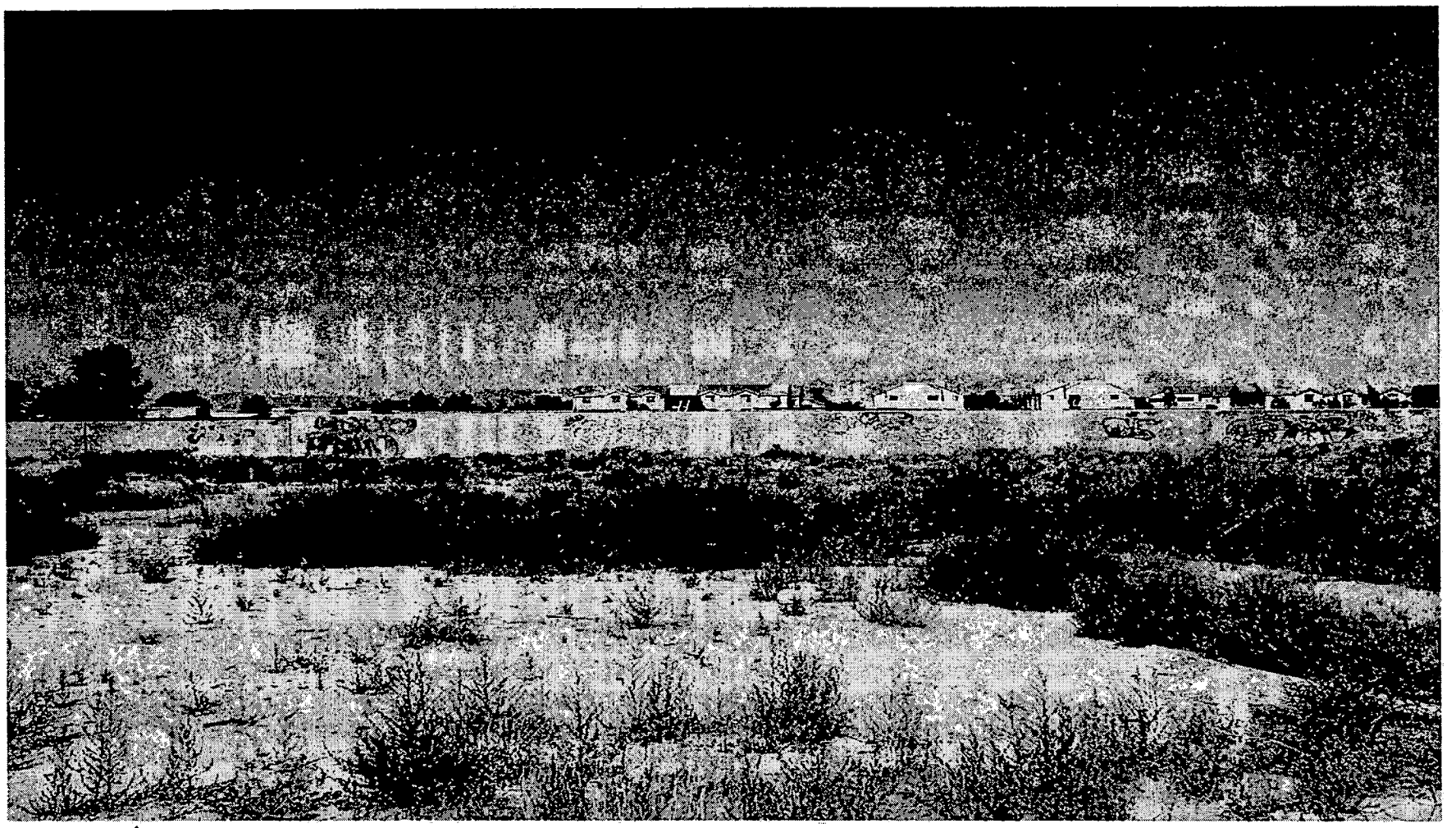
stomp

SITE PLAN

OWENS COURT
OWENS AVE Between Sandhill and Lamb Blvd
LAS VEGAS, CLARK COUNTY, NEVADA

revisions

job no. GT0419
date 5-25-04
sheet no. S-1
of 11 sheets



ZON-4554 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

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

ABEYANCE TO THE 9/9/04 PC MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE TO THE 9/9/04 PC MEETING

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

MOTION:
GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 16 [SDR-4740], Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] to 8/26/2004 Planning Commission meeting; Item 35 [GPA-4548], Item 36 [ZON-4554], Item 37 [VAR-4677], Item 38 [SDR-4555], Item 49 [MSP-4622], Item 65 [SUP-4728] and Item 66 [SDR-4727] to 9/09/2004 Planning Commission meeting; Item 11 [SUP-4694] to 9/23/2004 Planning Commission meeting; TABLE Item 2 [TMP-4706] and Item 74 [SDR-4730]; and WITHDRAW WITHOUT PREJUDICE Item 12 [SUP-4732] – Motion carried with McSWAIN abstaining on Item 74 [SDR-4730] as her firm is presently doing work for the applicant and TRUESDELL AND EVANS excused

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 37– VAR-4677

MOTION – Continued:
NOTE: Prior to being advised that the item would be held in abeyance, COMMISSIONER McSWAIN disclosed that she would be voting on Item 16 [SDR-4740] despite previous personal and professional representation by Mr. Reynolds and Mr. Callaster. She noted that she has not had conversations with either individual regarding this application. In addition, when Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] are before the Planning Commission on 8/26/2004, she will be abstaining, as her firm is bidding work for Royal Construction.

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)

LARRY TINDALL
REGISTERED RESIDENTIAL
D E S I G N E R

July 21, 2004

Gary Leobold, Senior Planner
City of Las Vegas Planning & Development
731 S. Fourth St. Las Vegas, NV 89101

Re: Owens Court -**GPA-4548, ZON-4554, VAR-4677, and SDR-4555)**
Abeyance Request Letter

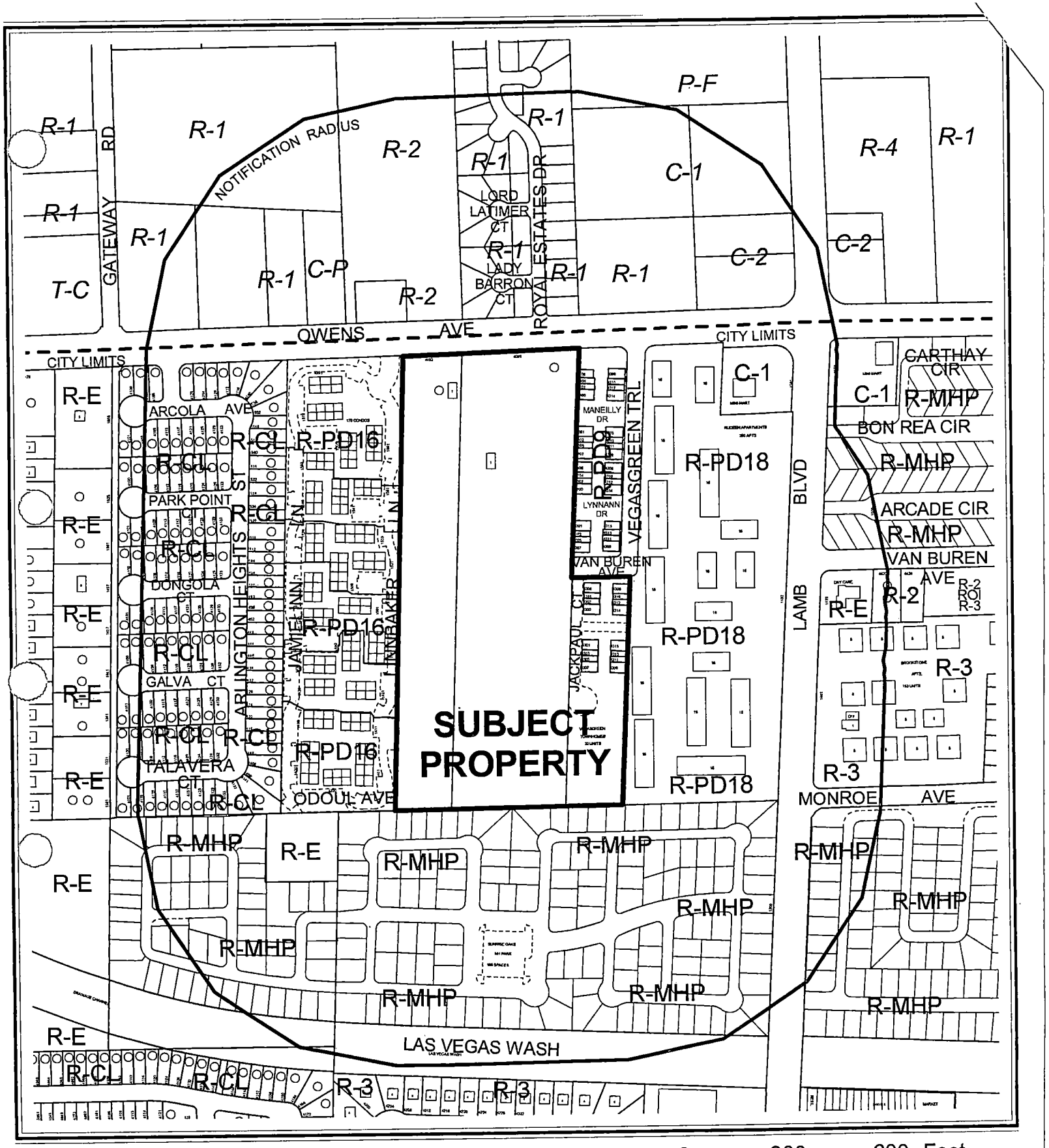
Dear Mr. Leobold,

GreeneTindall who is representing Robert Ehrlich in the above listed cases, wishes to abbey all four cases from the Aug 12th, 2004 Planning Commission meeting to the September 9th Planning Commission. Additional time is needed to redesign the plans to meet 2 car garage requirements.

Sincerely,

Christopher S. Dyka
Executive Administration

3531 E. RUSSELL ROAD, SUITE G • LAS VEGAS, NV 89120 • (702) 597-5597 • FAX (702) 597-5598



0 300 600 Feet

CASE: **VAR-4677**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4677 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

ON JULY 21, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE SEPTEMBER 9, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4677 APN: 140-30-503-001

Name of Property Owner: Phoenix Gardens

Name of Applicant: _____

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

_____Yes _____✓No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Richard K. Ehrlich

Subscribed and sworn before me

This 16 day of June, 2004

[signature]

Notary Public in and for said County and State

M. MATSIK
Commission # 1318890
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4677 APN: 140-30-503-002

Name of Property Owner: Creative LLC

Name of Applicant: _____

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Richard K. Ehrlich

Subscribed and sworn before me

This 16 day of June, 2004

_____
Notary Public in and for said County and State

M. MATSIK
Commission # 1318890
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4677 APN: 140-30-520-017

Name of Property Owner: Richard Erlich

Name of Applicant: Richard Ehrlich

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

_____Yes _____✓No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Richard K. Ehrlich

Subscribed and sworn before me

This 16 day of June, 2004

M. Matsik

Notary Public in and for said County and State

M. MATSIK
Commission # 1318890
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2005

Revised 2/12/02

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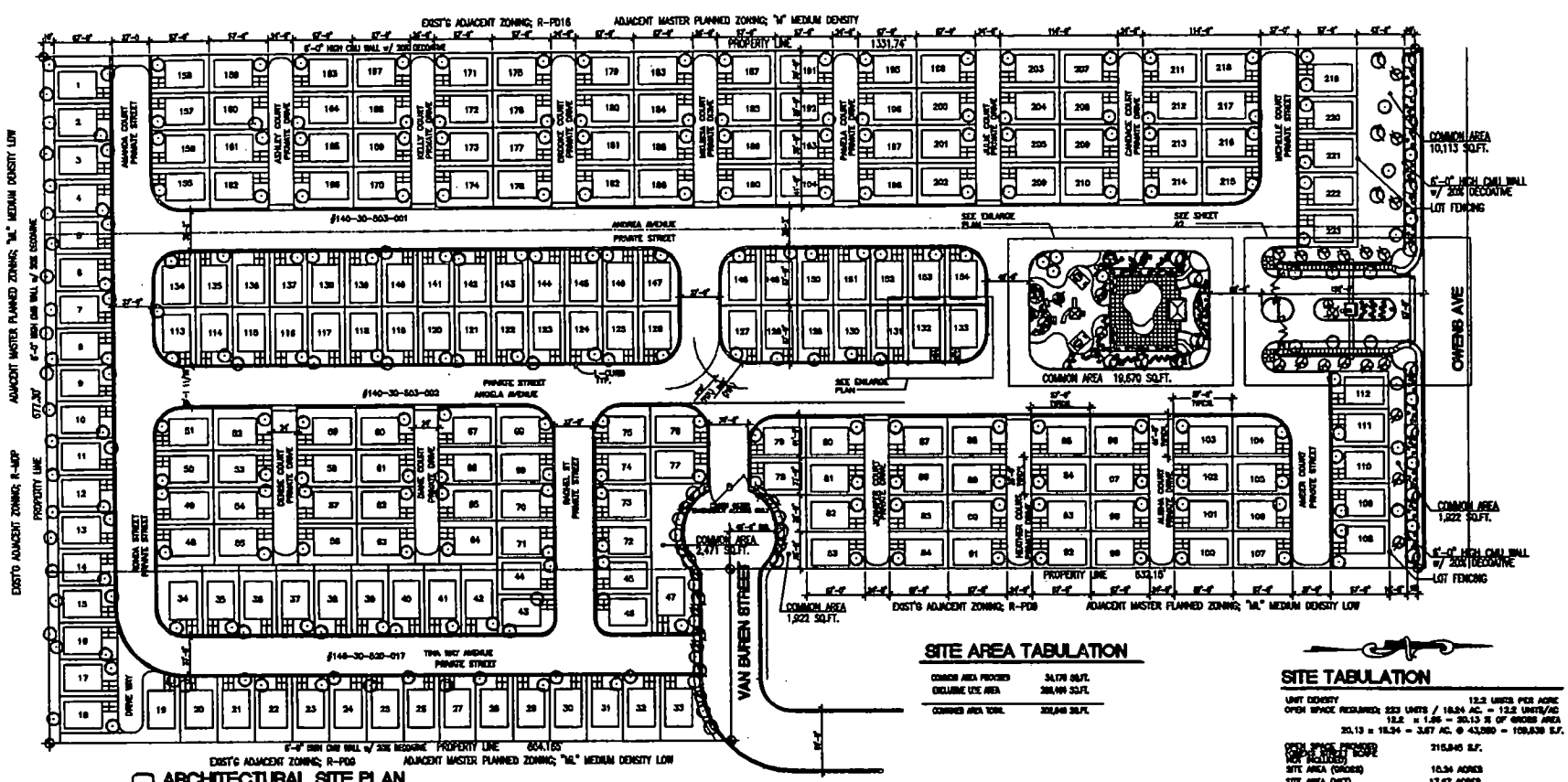
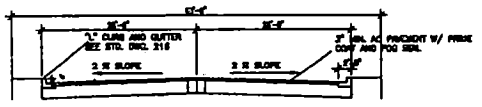
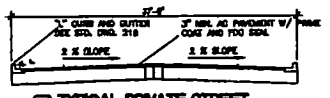


ARCHITECTURAL SITE PLAN

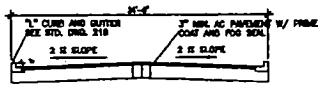


TYPICAL 60' PUBLIC STREET (VAN BUREN)



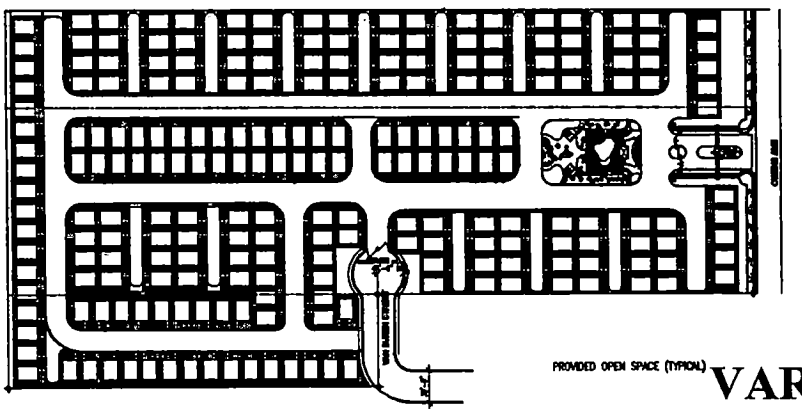
TYPICAL PRIVATE STREET

P.U.E. & E. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT.
TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



TYPICAL PRIVATE DRIVE

P.U.E. & E. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT.
TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



PROPOSED EXCLUSIVE USE AREA

SITE AREA TABULATION

COMMON AREA PROVIDED	34,178 SQ.FT.
EXCLUSIVE USE AREA	208,469 SQ.FT.
COMMON AREA TOTAL	208,648 SQ.FT.

SITE TABULATION

UNIT DENSITY 12.2 UNITS PER ACRE
OPEN SPACE REQUIRED: 223 UNITS / 18.34 AC. = 12.2 UNITS/AC
12.2 x 1.85 = 30.13 % OF GROSS AREA
20.13 x 18.34 = 3.67 AC. @ 43,560 = 159,838 S.F.

OPEN SPACE PROVIDED (SINGLE FAMILY HOME NOT INCLUDED)	315,845 S.F.
SITE AREA (GROSS)	18.34 ACRES
SITE AREA (NET)	17.67 ACRES

2 PARKING SPACES PER UNIT = 246 PARKING SPACES

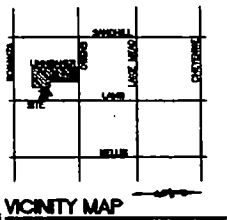
EXIST'S ADJACENT ZONING: R-PD16
ADJACENT MASTER PLANNED ZONING: "M" MEDIUM DENSITY

EXISTING APN 140-30-503-001;	R-PD16
PROPOSED APN 140-30-503-001;	R-PD13 M - MEDIUM DENSITY
EXISTING APN 140-30-503-002;	R-PD16
PROPOSED APN 140-30-503-002;	R-PD13 M - MEDIUM DENSITY
EXISTING APN 140-30-520-017;	R-PD8
PROPOSED APN 140-30-520-017;	R-PD13 M - MEDIUM DENSITY LOW

EXIST'S ADJACENT ZONING: R-PD8
ADJACENT MASTER PLANNED ZONING: "ML" MEDIUM DENSITY LOW

EXIST'S ADJACENT ZONING: R-PD8
ADJACENT MASTER PLANNED ZONING: "ML" MEDIUM DENSITY LOW

ADJACENT MASTER PLANNED ZONING: "ML" MEDIUM DENSITY LOW



VICINITY MAP

VAR-4677
07-08-04 PC

GREENE TINDALL

stamp

SITE PLAN

OWENS COURT

OWENS AVE Between Jones and Lamb Blvd
LAS VEGAS,
CLARK COUNTY,
NEVADA

S-1

VAR-4677 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 38

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

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

ABEYANCE TO THE 9/9/04 PC MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE TO THE 9/9/04 PC MEETING

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

MOTION:
GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 16 [SDR-4740], Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] to 8/26/2004 Planning Commission meeting; Item 35 [GPA-4548], Item 36 [ZON-4554], Item 37 [VAR-4677], Item 38 [SDR-4555], Item 49 [MSP-4622], Item 65 [SUP-4728] and Item 66 [SDR-4727] to 9/09/2004 Planning Commission meeting; Item 11 [SUP-4694] to 9/23/2004 Planning Commission meeting; TABLE Item 2 [TMP-4706] and Item 74 [SDR-4730]; and WITHDRAW WITHOUT PREJUDICE Item 12 [SUP-4732] – Motion carried with McSWAIN abstaining on Item 74 [SDR-4730] as her firm is presently doing work for the applicant and TRUESDELL AND EVANS excused

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 38– SDR-4555

MOTION – Continued:
NOTE: Prior to being advised that the item would be held in abeyance, COMMISSIONER McSWAIN disclosed that she would be voting on Item 16 [SDR-4740] despite previous personal and professional representation by Mr. Reynolds and Mr. Callaster. She noted that she has not had conversations with either individual regarding this application. In addition, when Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] are before the Planning Commission on 8/26/2004, she will be abstaining, as her firm is bidding work for Royal Construction.

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)

LARRY TINDALL
REGISTERED RESIDENTIAL
D E S I G N E R

July 21, 2004

Gary Leobold, Senior Planner
City of Las Vegas Planning & Development
731 S. Fourth St. Las Vegas, NV 89101

Re: Owens Court -**GPA-4548, ZON-4554, VAR-4677, and SDR-4555)**
Abeyance Request Letter

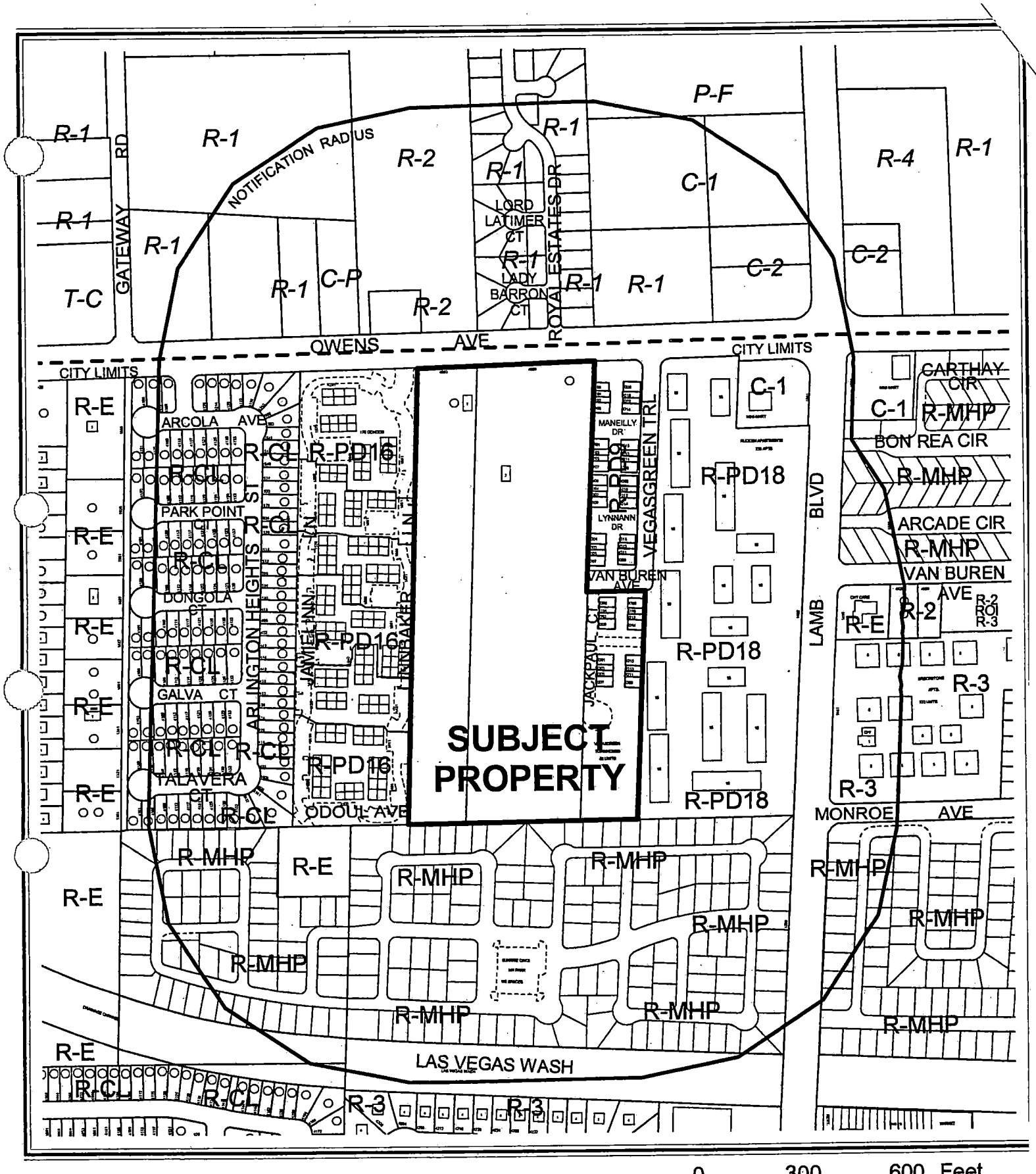
Dear Mr. Leobold,

GreeneTindall who is representing Robert Ehrlich in the above listed cases, wishes to abbey all four cases from the Aug 12th, 2004 Planning Commission meeting to the September 9th Planning Commission. Additional time is needed to redesign the plans to meet 2 car garage requirements.

Sincerely,

Christopher S. Dyka
Executive Administration

3531 E. RUSSELL ROAD, SUITE G • LAS VEGAS, NV 89120 • (702) 597-5597 • FAX (702) 597-5598



CASE: **SDR-4555**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4555 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

ON JULY 21, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE SEPTEMBER 9, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4555 APN: 140-30-503-001 & 002 & 140-30-520-017

Name of Property Owner: _____

Name of Applicant: Richard K. Ehrlich

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Richard K. Ehrlich

Print Name: Richard K. Ehrlich

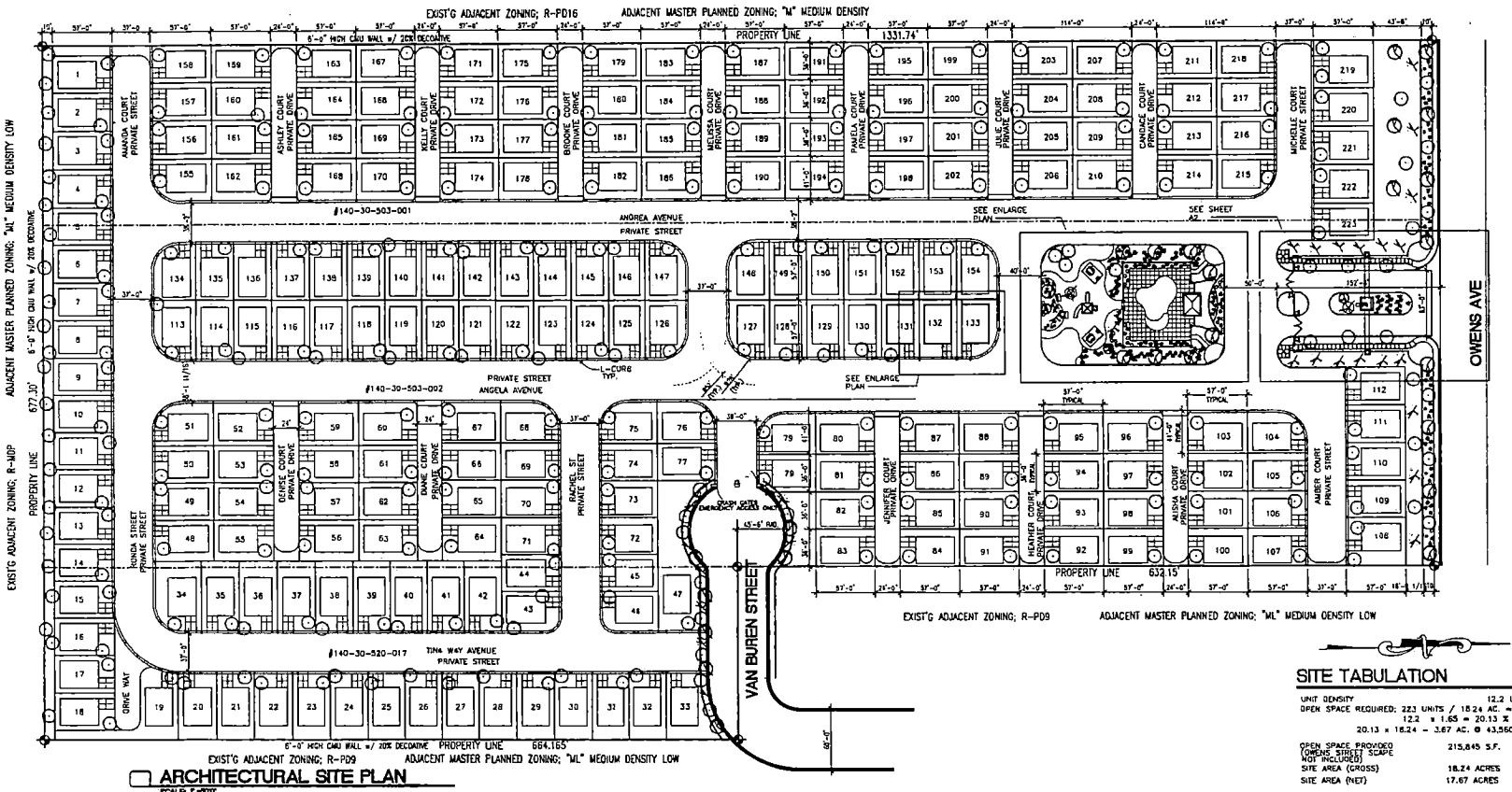
Subscribed and sworn before me

This 27th day of April, 2004

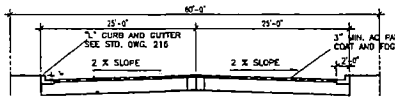
Barbara A Bross

Notary Public in and for said County and State

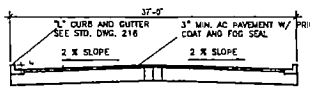
BARBARA A. BROSS
Notary Public State of Nevada
No. 98-2673-1
My appt. exp. June 5, 2006



ARCHITECTURAL SITE PLAN

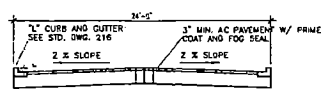


TYPICAL 60' PUBLIC STREET (VAN BUREN)



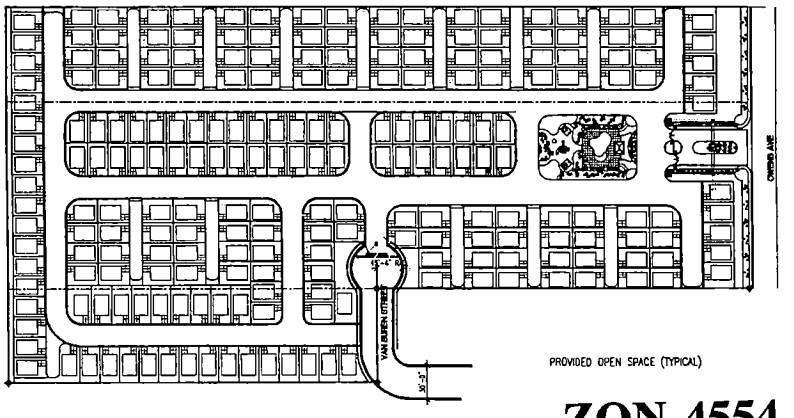
TYPICAL PRIVATE STREET

P.U & E. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT.
TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



TYPICAL PRIVATE DRIVE

P.U & E. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT.
TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



PROVIDED OPEN SPACE (TYPICAL)

SITE TABULATION

UNIT DENSITY 12.2 UNITS PER ACRE
OPEN SPACE REQUIRED; 22.1 UNITS / 18.24 AC. = 12.2 UNITS/AC
12.2 x 1.65 = 20.13 % OF GROSS AREA
20.13 x 18.24 - 3.67 AC. @ 43,560 = 159,939 S.F.

OPEN SPACE PROVIDED 215,845 S.F.
(OWENS STREET SCAPE NOT INCLUDED)
SITE AREA (GROSS) 18.24 ACRES
SITE AREA (NET) 17.67 ACRES

2 PARKING SPACES PER UNIT = 246 PARKING SPACES

EXIST'G ADJACENT ZONING; R-PD16
ADJACENT MASTER PLANNED ZONING; "M" MEDIUM DENSITY

EXISTING APN: 140-30-503-001; R-E
PROPOSED APN: 140-30-503-001; R-PD13 M- MEDIUM DENSITY

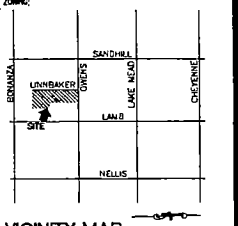
EXISTING APN: 140-30-503-002; R-E
PROPOSED APN: 140-30-503-002, R-PD12 M - MEDIUM DENSITY

APN: EXISTING 140-30-520-017; R-PD9
PROPOSED APN: 140-30-520-017, R-PD13 ML - MEDIUM DENSITY LOW

EXIST'G ADJACENT ZONING; R-PD9
ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW

EXIST'G ADJACENT ZONING; R-PD9
ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW

ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW



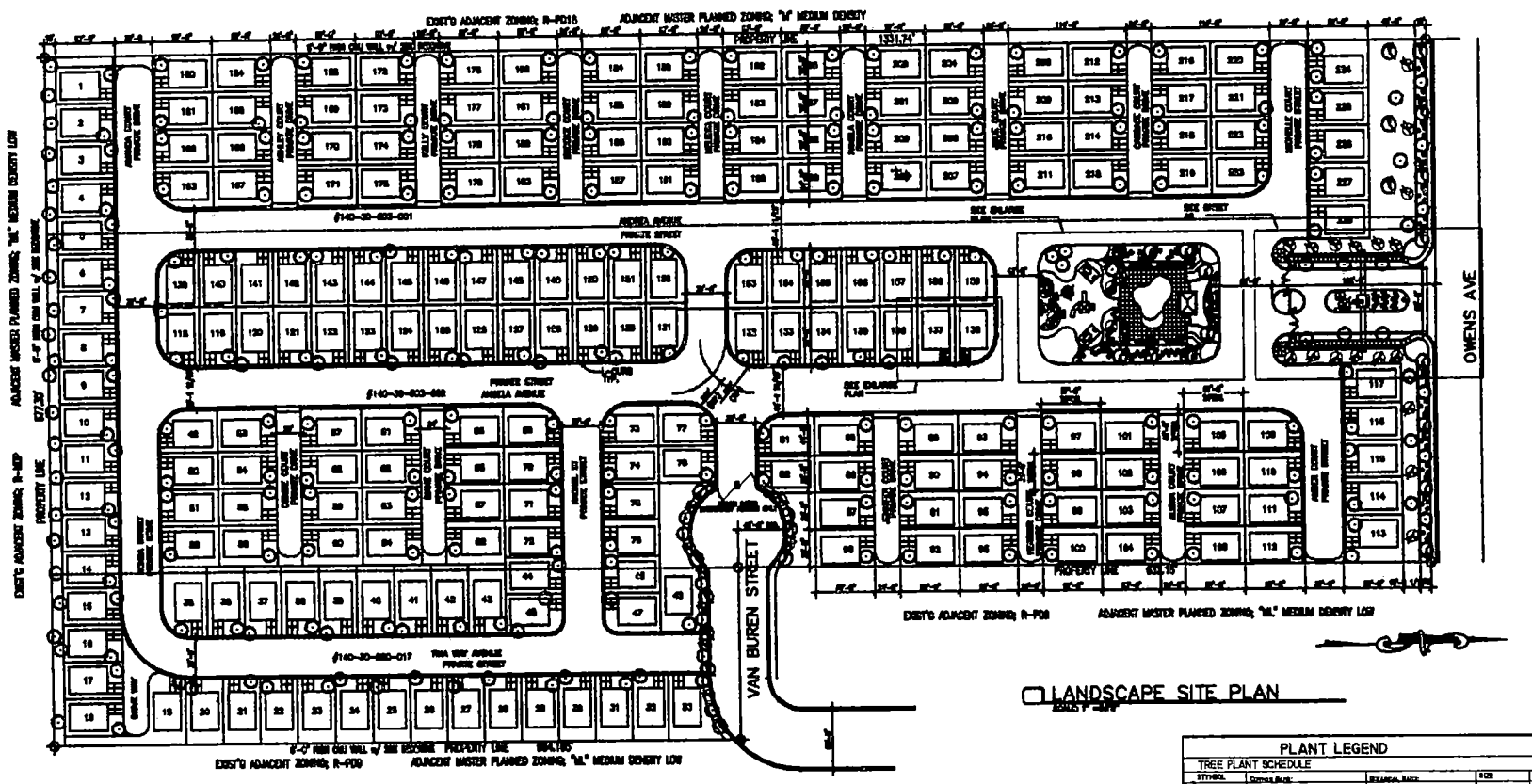
VICINITY MAP

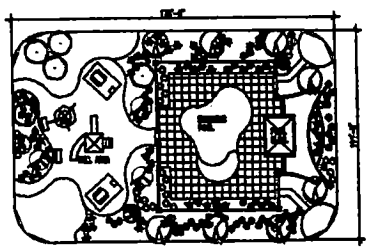
ZON-4554
SDR-4555
07-08-04 PC

GREENE TINDALL
ARCHITECTURE RESIDENTIAL DESIGN GENERAL CONTRACTING
stamp

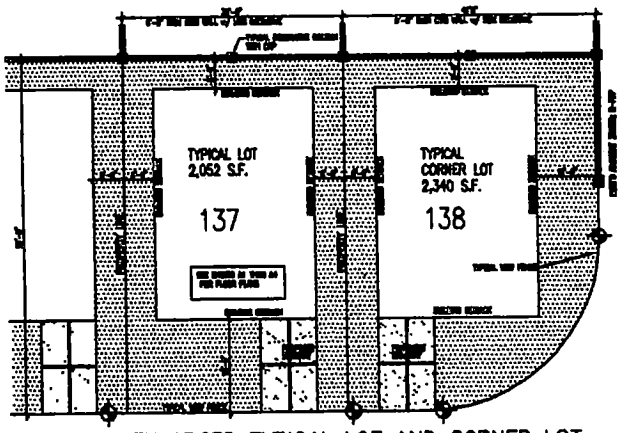
SITE PLAN
OWENS COURT
OWENS AVE. Between Bonanza and Lamb Blvd
LAS VEGAS, NEVADA
CLARK COUNTY.

job no. GT0419
date 5-28-04
sheet no. S-1
of 11 sheets





ENLARGED REC. AREA



ENLARGED TYPICAL LOT AND CORNER LOT

PLANT LEGEND

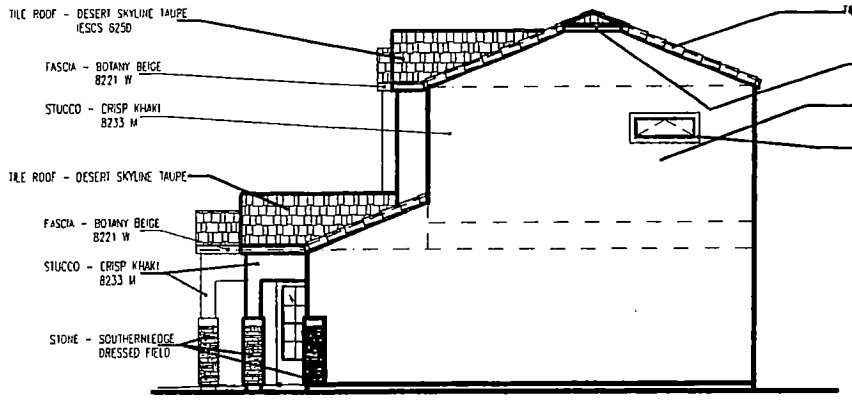
TREE PLANT SCHEDULE

SYMBOL			SIZE	No.
	AFRICAN SUMAC (S)	RHUS LANCEA	24" BOX	4
	FAN TEX ASH (S)	FRAXINUS VELUTINA	24" BOX	1
	SOUTHERN LIVE OAK (S)	QUERCUS VIRGINIANA	24" BOX	1
	JAPANESE PRIVET (S)	LIGUSTRUM LUCI	24" BOX	5
	DESERT WILLOW (S)	BIGNONIACEAE	24" BOX	243
	LACEBARK ELM	ULMACEAE	24" BOX	8
	LACEBARK ELM	ULMACEAE	24" BOX	8
	VALLEY OAK	FAGACEAE	24" BOX	9
	CHINESE PISTACHE	ANACARDIACEAE	24" BOX	12

MARK	SHRUB	SIZE	COUNT
	CASSIA	15 GAL	35
	RED TIP PHOTINIA	15 GAL	35
	RED FOUNTAIN GRASS	15 GAL	34
	GOLDEN EUYDRANGEA	15 GAL	12
	INDIAN HAWTHORN	15 GAL	37
	JAPANESE PRIVET	15 GAL	32
	SOFT YUCCA	15 GAL	45
	BLUE FESCUE	15 GAL	33

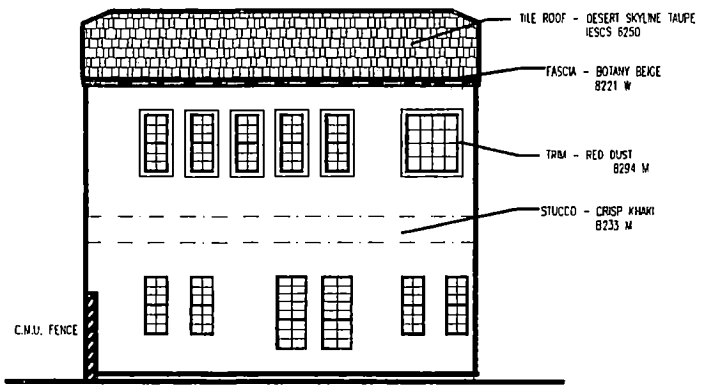
ZON-4554
SDR-4555
07-08-04 PC

ZON-4554
SDR-4555
07-08-04 PC

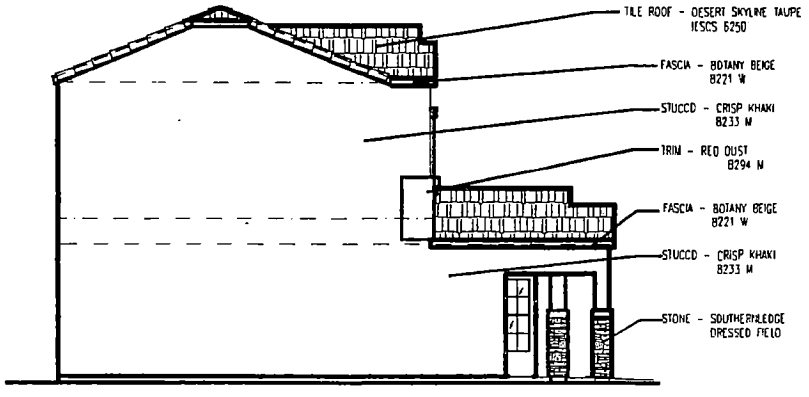


RIGHT SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION



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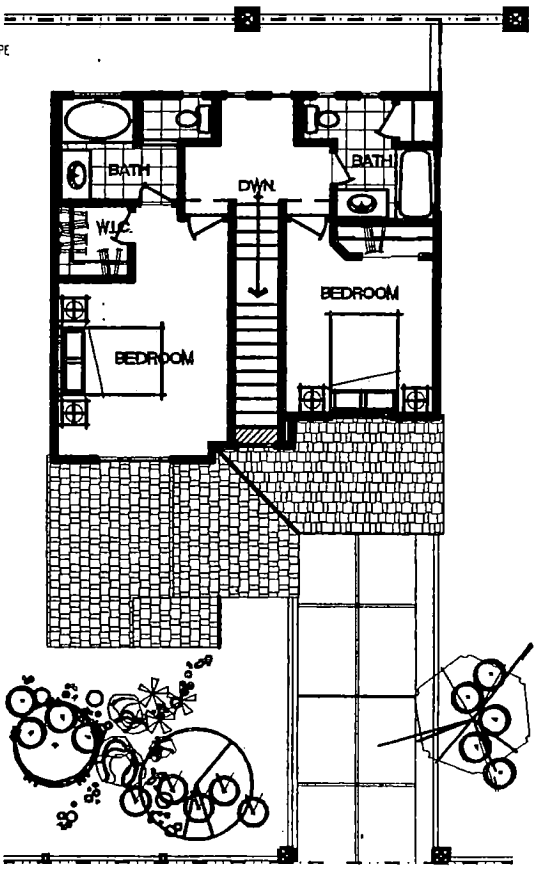

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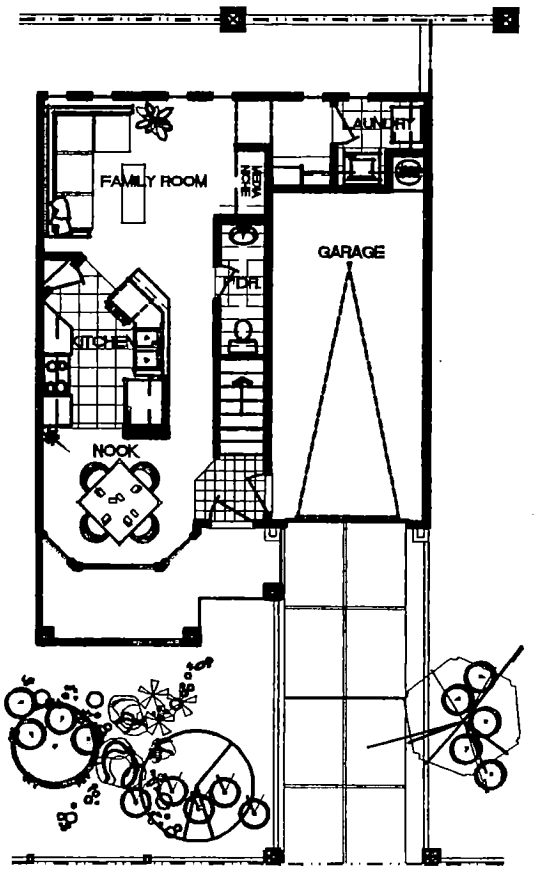


1st. FLOOR

GREENTINDALL

stamp

FLOOR PLAN
EXTERIOR ELEVATIONS

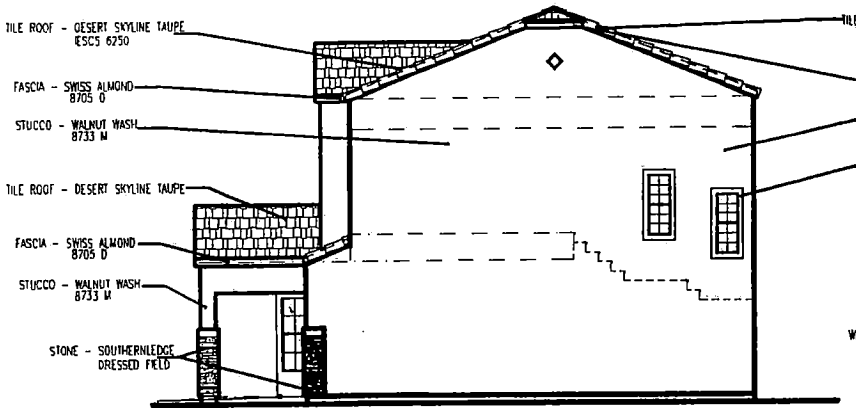
OWENS COURT

OWENS AVE. Between Rancho and Lamb Blvd
LAS VEGAS,
CLARK COUNTY,
NEVADA

MODEL 1150
STANDARD PLAN

A-1

ZON-4554
SDR-4555
07-08-04 PC



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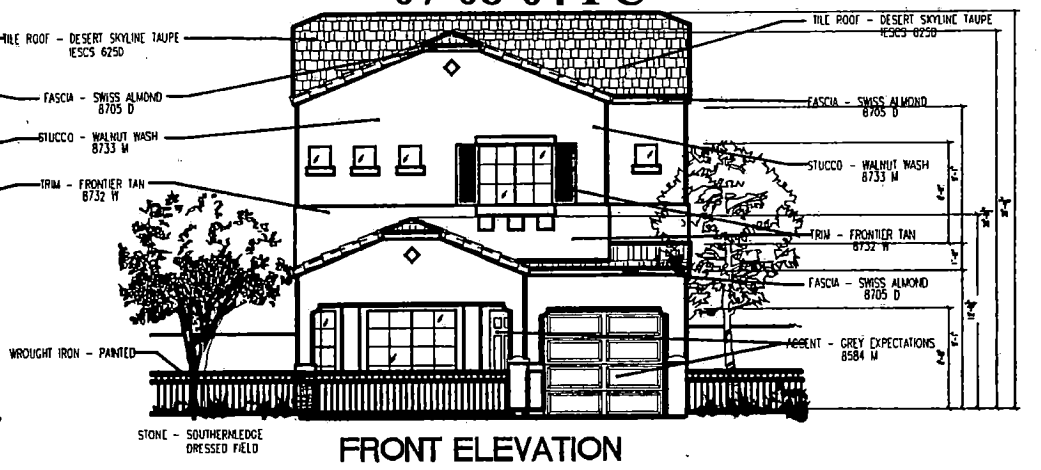

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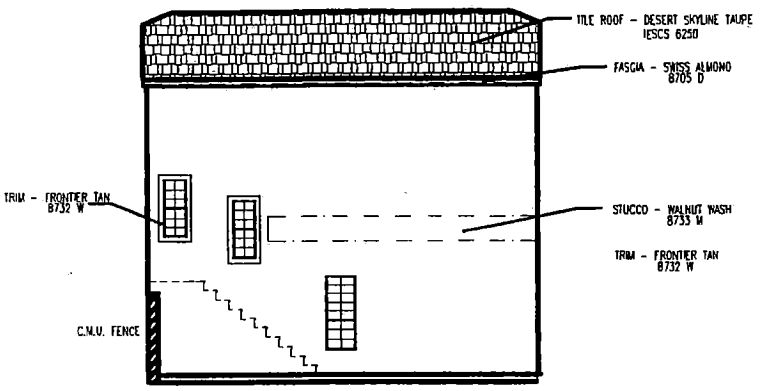

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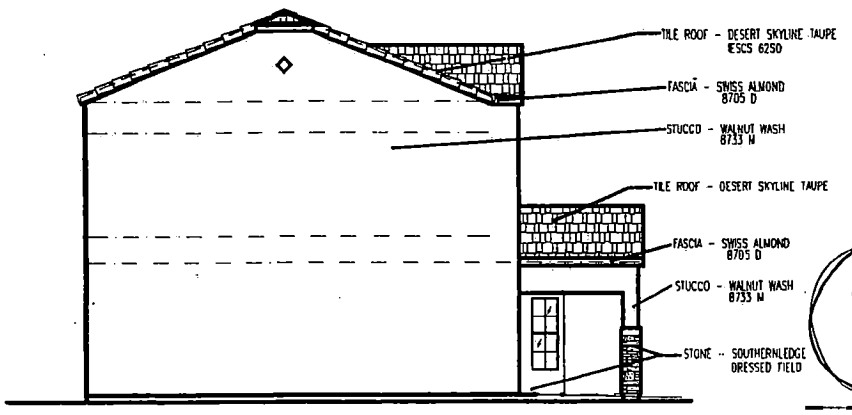

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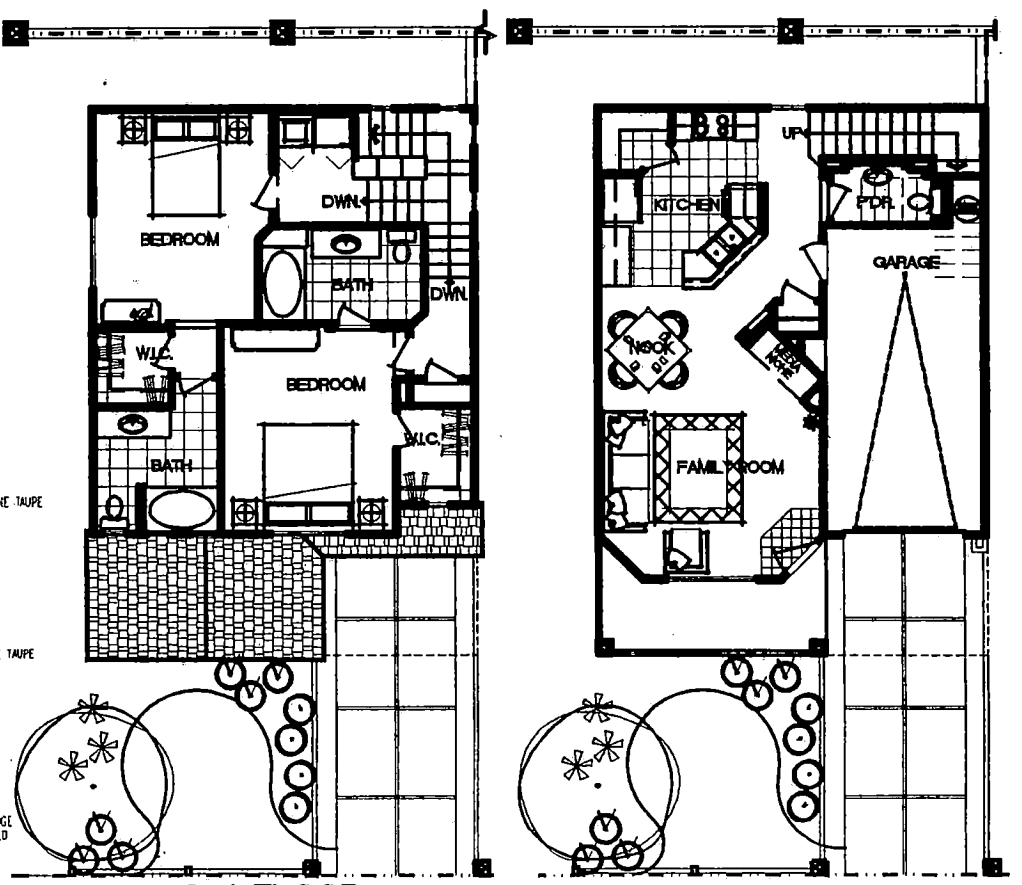
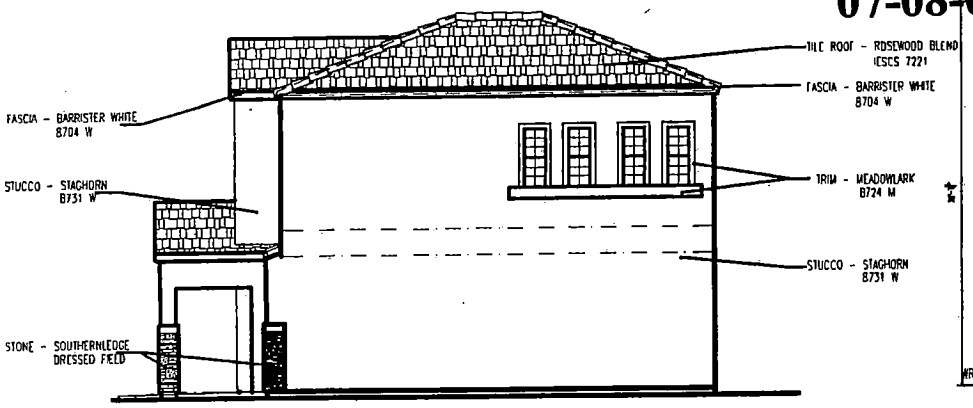


2nd. FLOOR

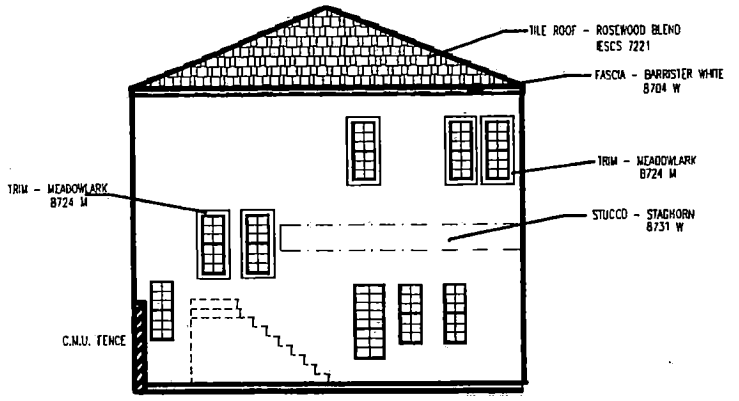
GREEN TINDALL
stamp
FLOOR PLAN
EXTERIOR ELEVATIONS
MODEL 1250
STANDARD PLAN
OWENS COURT
OWENS AVE. Between Hualapai and Lamb Blvd
LAS VEGAS,
CLARK COUNTY,
NEVADA
SHT.NO.
A-2

ZON-4054
SDR-4555
07-08-04 PC



RIGHT SIDE ELEVATION

FRONT ELEVATION



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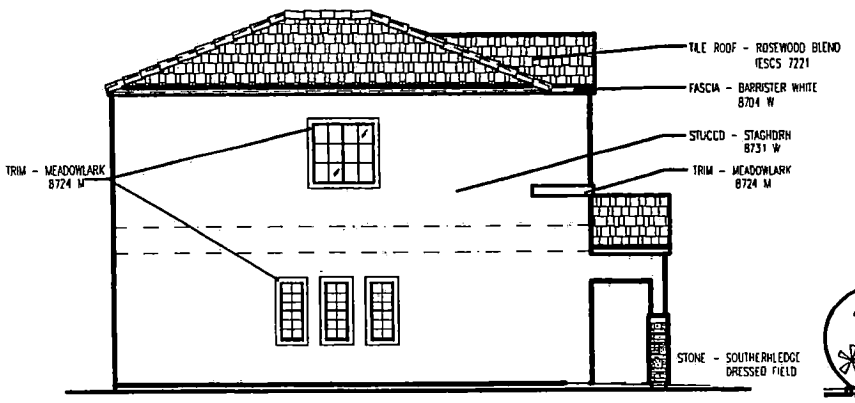

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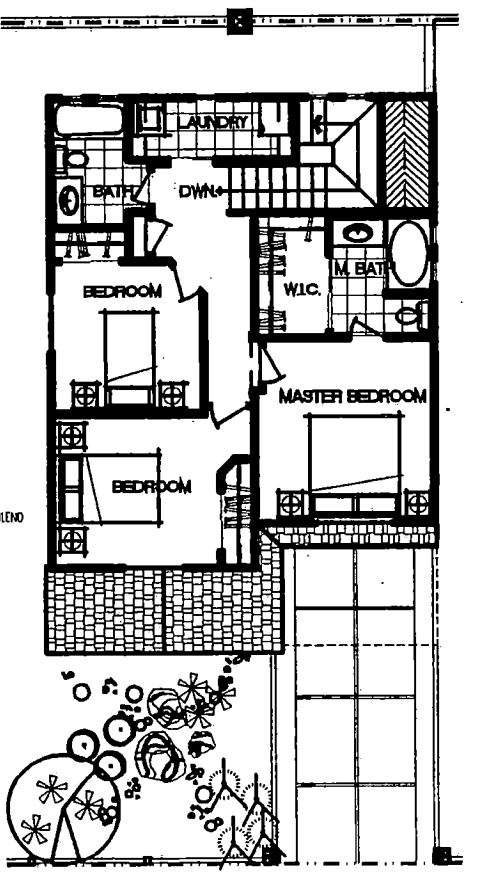

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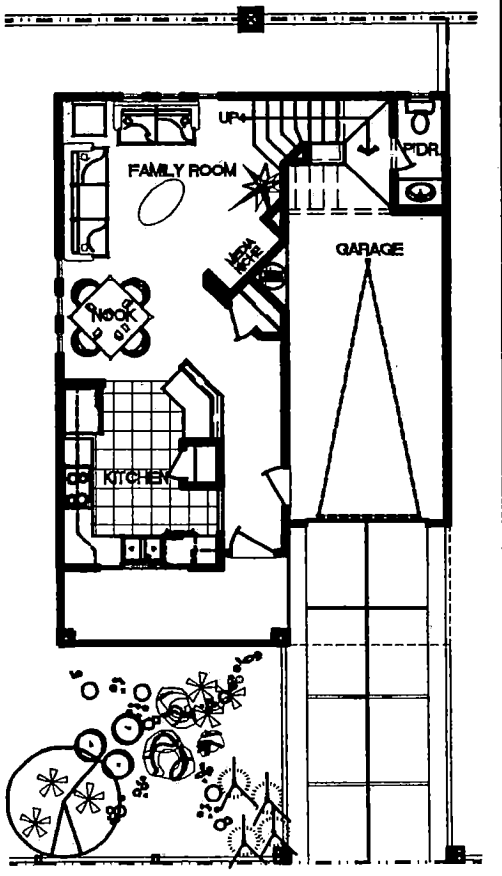


1st. FLOOR

GRANITINDALL

stamp

FLOOR PLAN
EXTERIOR ELEVATIONS

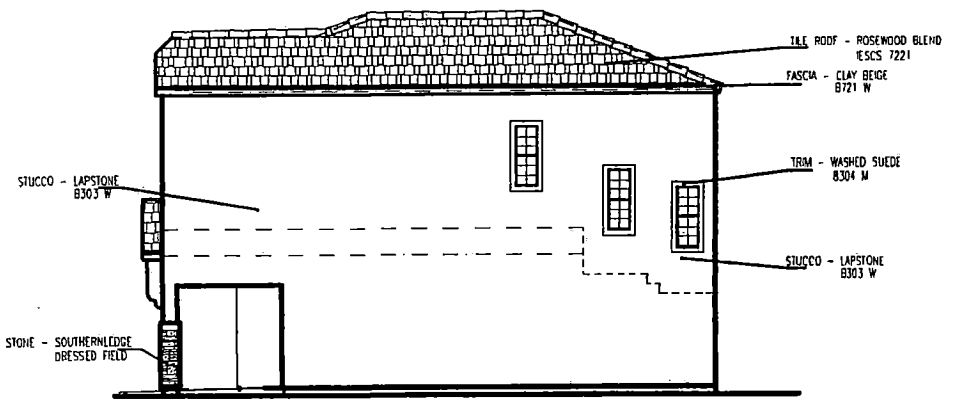
MODEL 1350
STANDARD PLAN

OWENS COURT

OWENS AVE. Between Decatur and Lamb Blvd
LAS VEGAS, NEVADA
CLARK COUNTY,

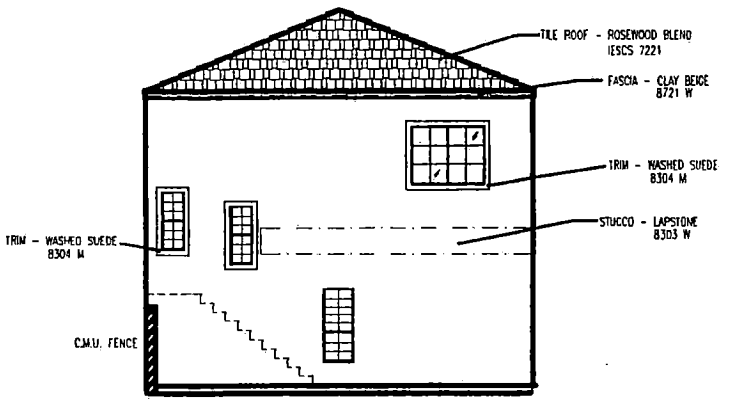
A-3

ZON-4554
SDR-4555
07-08-04 PC



RIGHT SIDE ELEVATION

FRONT ELEVATION



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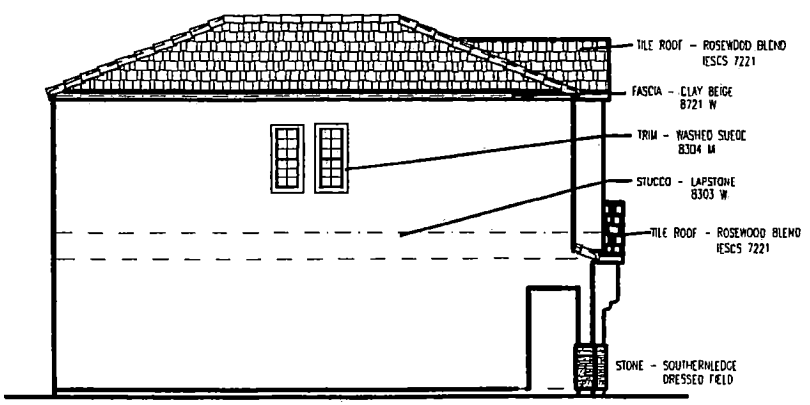

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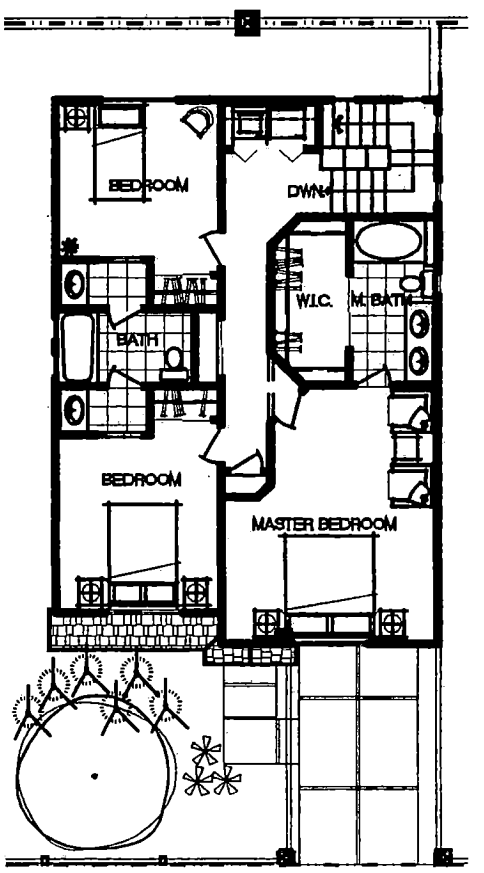
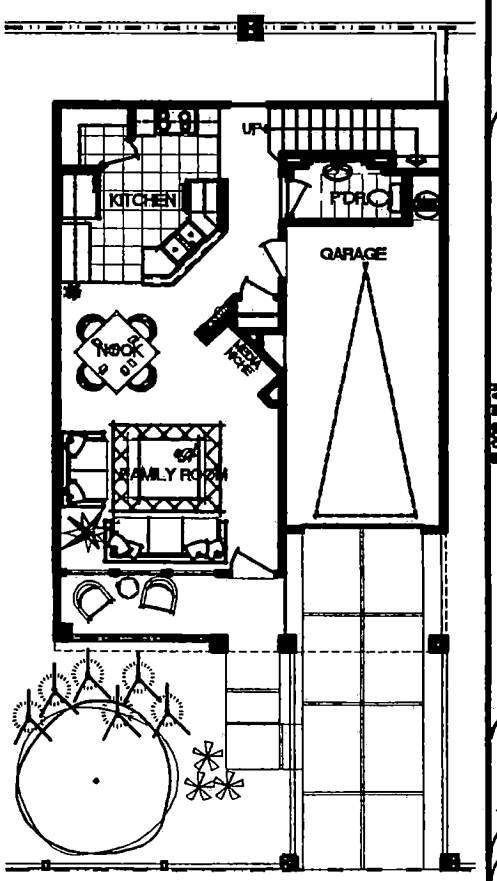


2nd. FLOOR



1st. FLOOR

GRUNDY TINDALL

stamp

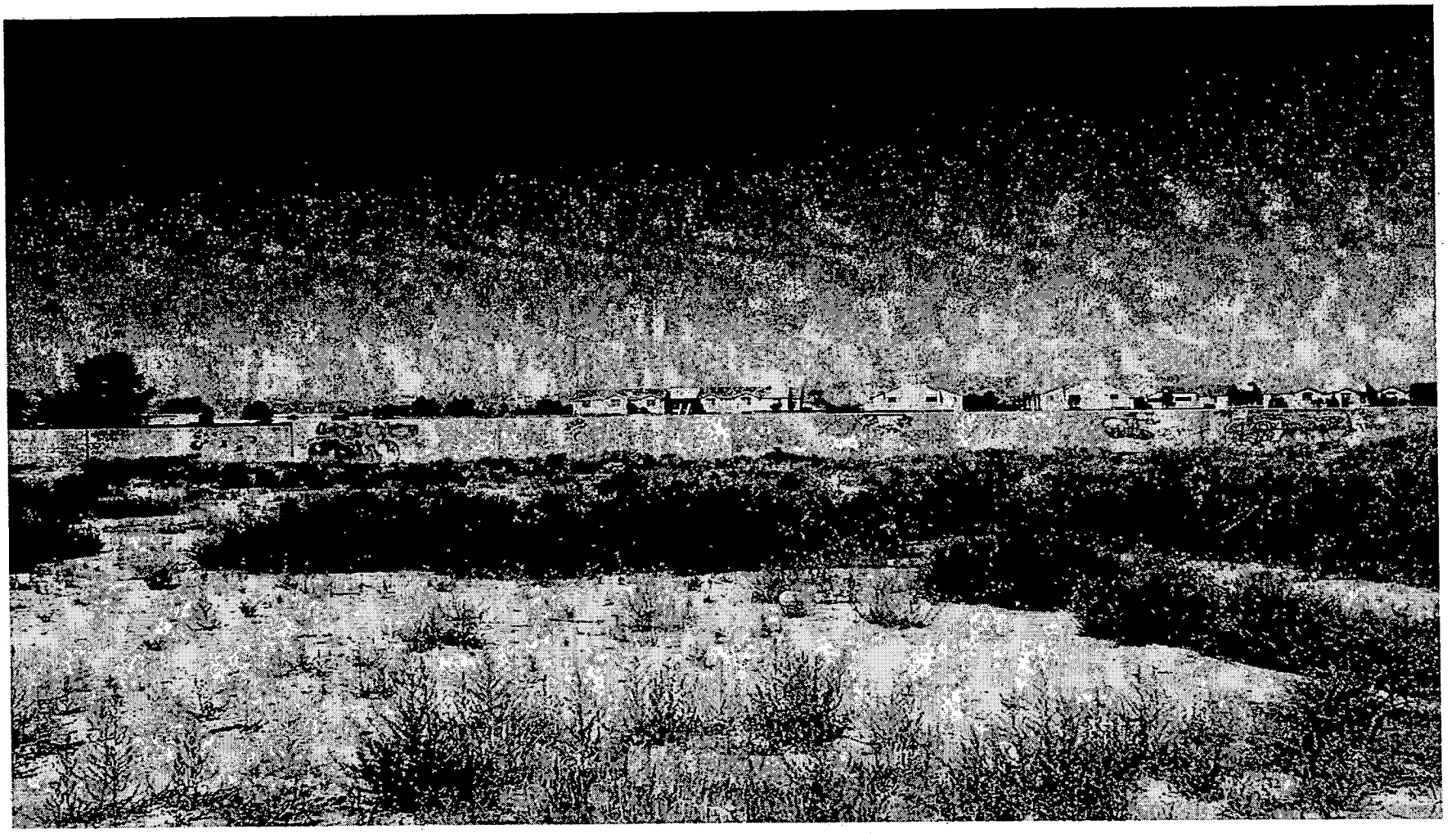
FLOOR PLAN
EXTERIOR ELEVATIONS

OWENS COURT
OWENS AVE. Between Gandolfo and Lamb Blvd
LAS VEGAS
CLARK COUNTY, NEVADA

MODEL 1450
STANDARD PLAN

GTD419

A-4



SDR-4555 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
ABEYANCE - REZONING - PUBLIC HEARING - ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) on 17.66 acres adjacent to the northwest corner of Deer Springs Way and Fort Apache Road (APN 125-19-602-001, 003 thru 011), Ward 6 (Mack).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 39 [ZON-4216], Item 40 [VAC-4218] and Item 41 [SDR-4220].

GARY LEOBOLD, Planning and Development, stated that this is a 17.66-acre site within the Centennial Hills Town Center. The City requires all sites within Town Center to be zoned as T-C (Town Center), so the specified objectives could be achieved. The Vacation request is appropriate, as the subject easements are not needed and would not result in reduced access or traffic handling capability for the area. In addition, MR. LEOBOLD gave a brief overview of

MINUTES – Continued:

the Site Plan and pointed out that although the street-sections do not meet Town Center standards for public streets, they are consistent with street sections that were subsequently approved for development within the assemblage of land within Town Center by Pardee Homes.

JEANINE WALLACE, Bosser Developer Services, appeared on behalf of Pardee Homes. MS. WALLACE requested a revision on Item 41 [SDR-4220] Condition 4, which would change to "18 feet to the front of the garage..." instead of 22 feet. GINA VENGLASS, Public Works, concurred with MS. WALLACE'S request to revise the condition.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 39 [ZON-4216], Item 40 [VAC-4218] and Item 41 [SDR-4220].

(8:50 – 8:57)

2-3039

CONDITIONS:

Planning and Development

1. Site Development Plan Review (SDR-4220) and Vacation (VAC-4218) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. This Rezoning request shall go direct to Ordinance.

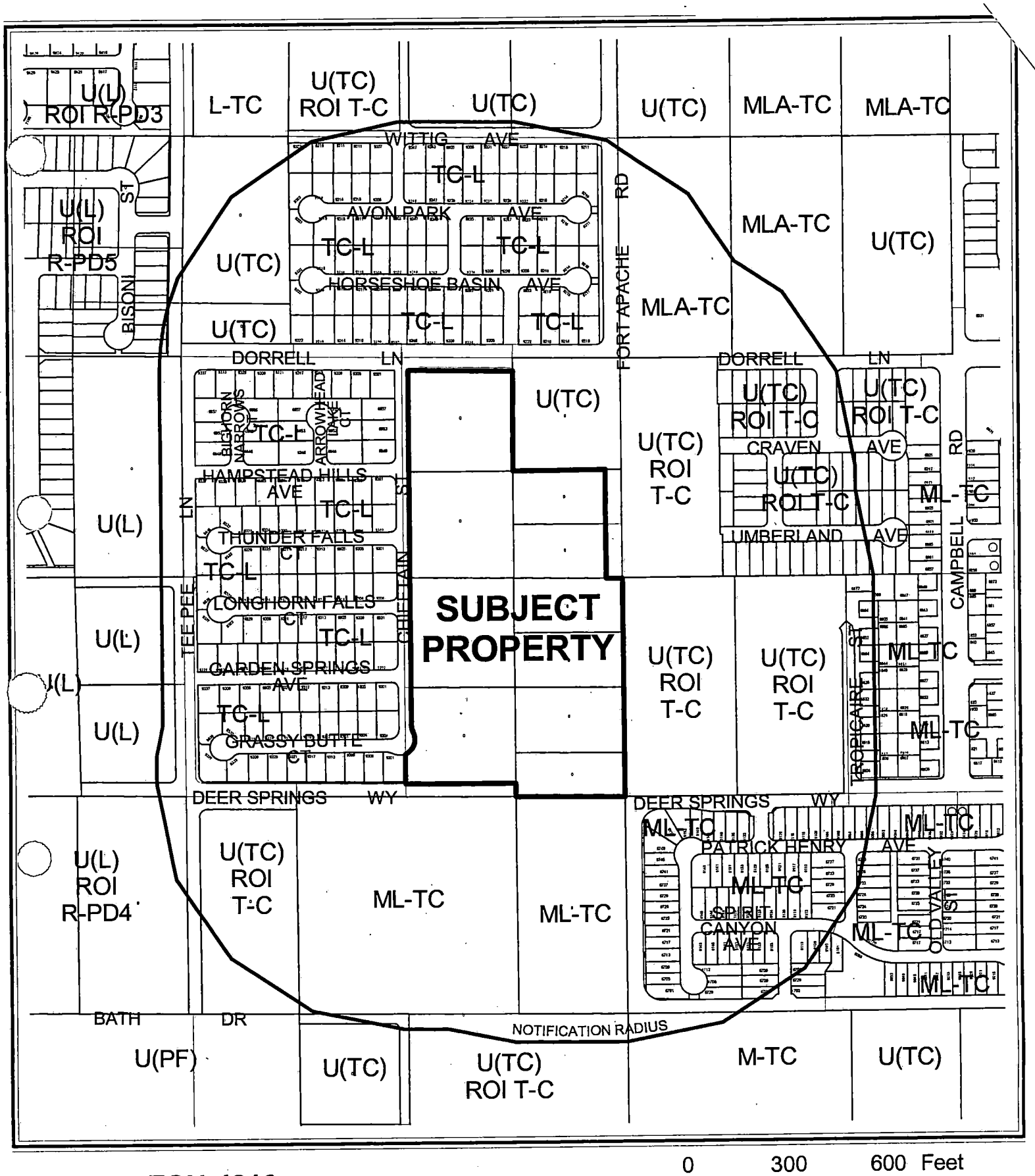
Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way where no right-of-way currently exists, 50 feet for Fort Apache Road where no right-of-way currently exists and a 54-foot radius corner at the northwest corner of Fort Apache Road and Deer Springs Way. Additional dedications in accordance with Standard Drawing #234.1 or #234.3 for a bus stop turn out shall also be provided on Deer Springs Way.

CONDITIONS – Continued:

4. Construct half-street improvements on Dorrell Lane and Fort Apache Road adjacent to this site and construct half-street improvements including appropriate overpaving (if legally able) on Deer Springs Way adjacent to this site concurrent with development. Also, construct all incomplete half-street improvements on Chieftain Street adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within unimproved public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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



0 300 600 Feet

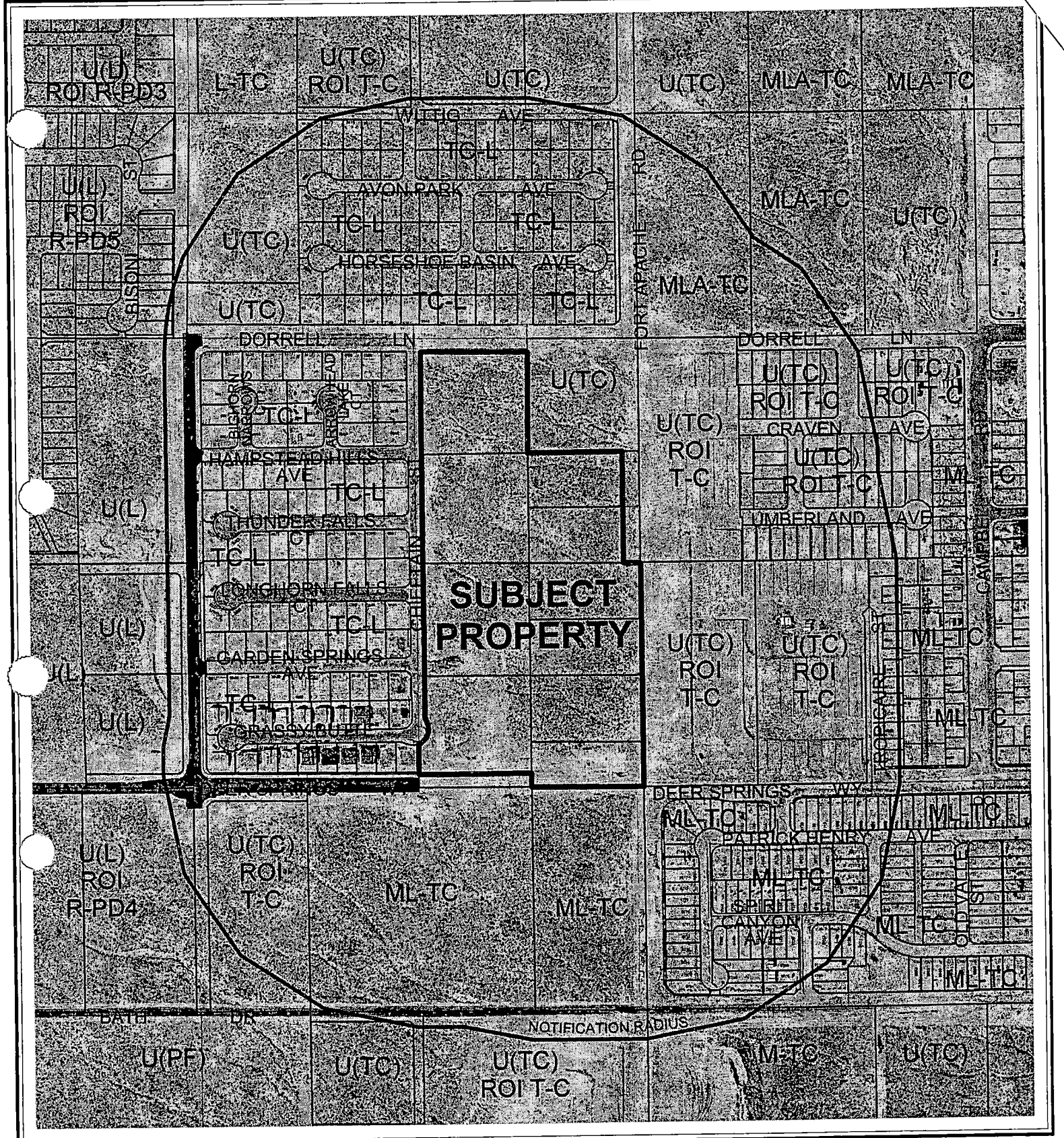
CASE: **ZON-4216**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

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

N



0 300 600 Feet

CASE: **ZON-4216**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of Site Development Plan Review (SDR-4220) and Vacation (VAC-4218) applications by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. This Rezoning request shall go direct to Ordinance.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way where no right-of-way currently exists, 50 feet for Fort Apache Road where no right-of-way currently exists and a 54-foot radius corner at the northwest corner of Fort Apache Road and Deer Springs Way. Additional dedications in accordance with Standard Drawing #234.1 or #234.3 for a bus stop turn out shall also be provided on Deer Springs Way.

4. Construct half-street improvements on Dorrell Lane and Fort Apache Road adjacent to this site and construct half-street improvements including appropriate overpaving (if legally able) on Deer Springs Way adjacent to this site concurrent with development. Also, construct all incomplete half-street improvements on Chieftain Street adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within unimproved public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center), on approximately 17.66 acres located at the northwest corner of Deer Springs Way and Fort Apache Road.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed Rezoning will implement Centennial Hills Town Center policy to have all land in the Town Center area zoned as T-C (Town Center).

BACKGROUND INFORMATION

A) Previous Actions

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

07/05/01 The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment on the south, including a portion of the subject site. The Planning Commission and staff recommended approval of all applications on 05/24/01.

02/05/03 The City Council approved a Petition to Annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site. The Planning Commission and staff recommended approval on 10/24/02. The effective date was 02/14/03.

05/13/04 The Planning Commission held this item and companion items VAC-4218 and SDR-4220 in abeyance to the 6/10/04 PC Meeting at the request of the applicant as additional land is being purchased that would complete the project assemblage.

06/10/04 The Planning Commission held this item in abeyance to the 08/12/04 PC Meeting to allow the applicant time to obtain additional land that would complete the project assemblage.

08/12/04 The Planning Commission will consider companion applications for a Vacation of Government Patent Easements (VAC-4218) and a Site Development Plan Review for 92 single-family lots (SDR-4220) on the subject site concurrently with this request.

B) Pre-Application Meeting

03/15/04 At the pre-application meeting, three sites, including this site, which form part of the Pardee Homes Town Center assemblage, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	17.66
Net Acres:	12.18

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L-TC (Low Density Residential - Town Center)
North:	L-TC (Low Density Residential - Town Center)and MLA-TC
South:	L-TC (Low Density Residential - Town Center)
East:	ML-TC (Medium-Low Density Residential - Town Center)
West:	L-TC (Low Density Residential - Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as L-TC (Low Density Residential - Town Center). This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes as well as more imaginative residential development which puts an emphasis on common open space. Local supporting uses are also allowed. The request for T-C (Town Center) zoning conforms to the L-TC (Low Density Residential - Town Center) special land use designation.

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

Trails – There are three trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. One is a Primary Arterial Trail along Fort Apache Road to the east of the site, and a second is a Town Center Arterial Trail along Deer Springs Way to the south of the site. The third is the Town Center Collector Trail required along Dorrell Lane to the north of the site. These trails are also required pursuant to the

street cross-sections in the Town Center Development Standards Manual and represent the sidewalks along these streets. Additionally, Map 6 also calls for a Multi-Use Transportation Trail along the west side of Fort Apache Road, adjacent to the site, which is a wider section than the Primary Arterial Trail on the east side of the street. The site plan, as proposed, meets these trails standards.

Fort Apache Road, on the east boundary of the site, will be developed as a Town Center Primary Arterial (100 feet), which also has a 15-foot median. The street section shown on the site plan does not identify this median. A condition of approval in the companion Site Development Plan Review will require that this improvement will need to be reflected on the proposed site plan.

FINDINGS

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

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

   The subject site is designated L-TC (Low Density Residential - Town Center) on Map 4 of the Town Center Development Standards Manual. This category allows a residential density range of 3.5 to 5.5 units per gross acre. The requested Rezoning to T-C (Town Center) is consistent with this land use designation.

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

   The proposed T-C (Town Center) zoning district allows for a wide range of uses, including the proposed residential development on the subject site. The density of the proposed use, as indicated in companion Site Development Plan Review (SDR-4220) is within the stated density range of the current L-TC (Low Density Residential - Town Center) land use designation. The proposed development will be consistent with the density of the adjacent single-family residential development to the north, and is consistent with the L-TC designation that applies to surrounding undeveloped properties.

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

   The proposed Rezoning will facilitate the development of low-density residential uses within the portion of the Town Center area designated for such uses.

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

The site is adjacent to Deer Springs Way (a Town Center Arterial [80-foot]/ Secondary Collector) to the south, and to Fort Apache Road (a Town Center Primary [100-foot] Arterial) to the east. Dorrell Lane, a Town Center Residential Collector, is located to the north of the site. These streets will be adequate to provide access to the subject site for the density of development that will be allowed under the proposed T-C (Town Center) zoning district.

NOTICES MAILED 62 [Mailed with SDR-4220 & VAC-4218] 05/13/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4216 APN: 125-19-602-001, 003 thru 011

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Klif Andrews

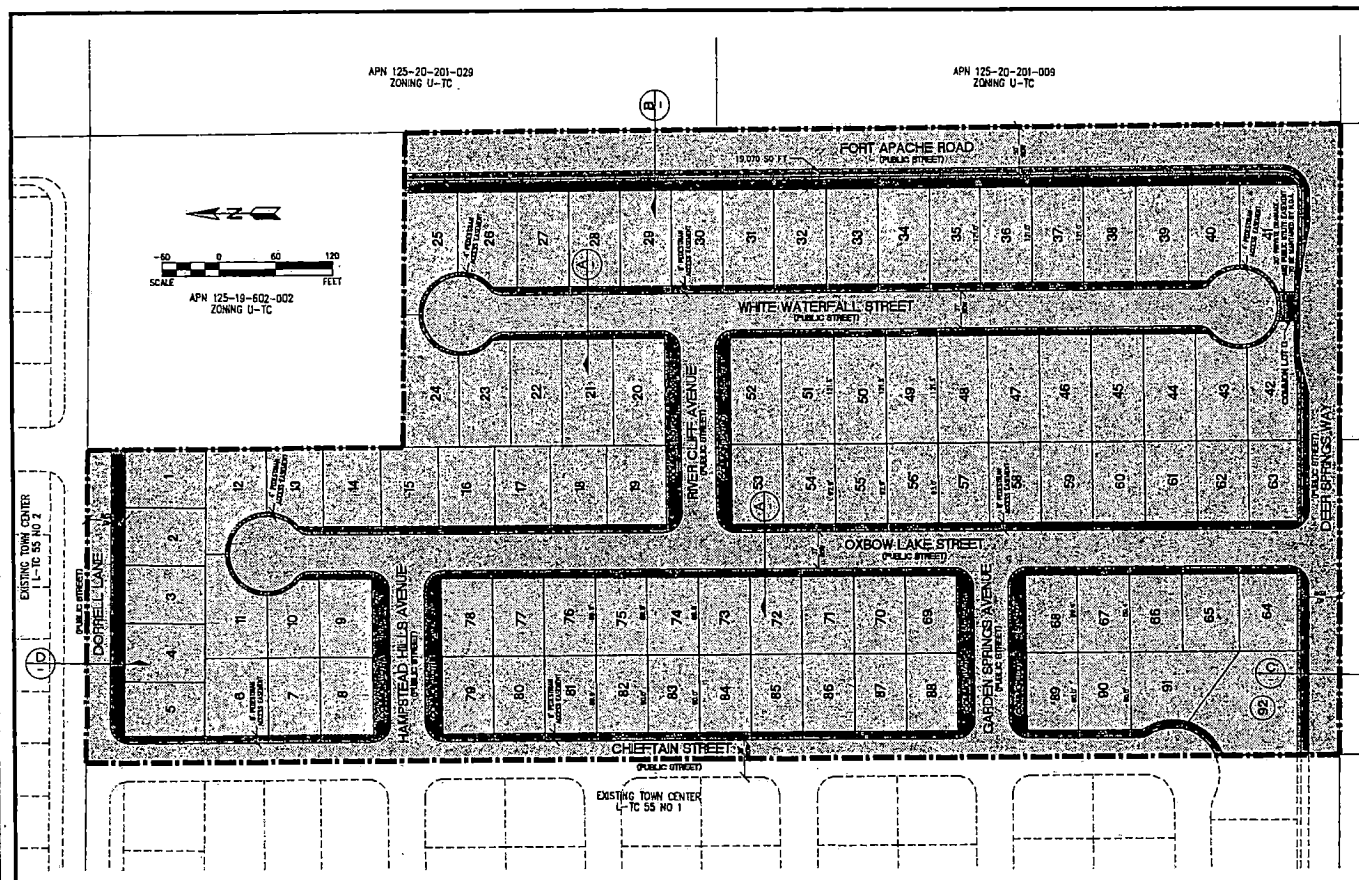
Subscribed and sworn before me

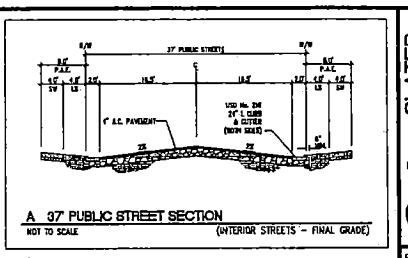
This 18 day of March, 2004

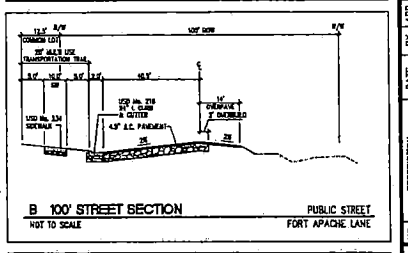
[signature]
Notary Public in and for said County and State

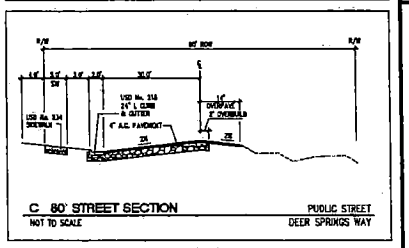
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

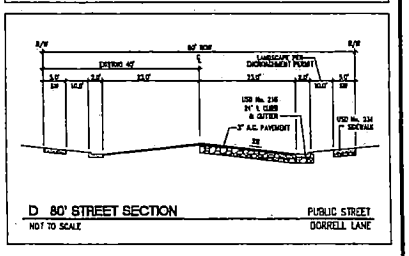
5-13-04 PC
ZON-4216

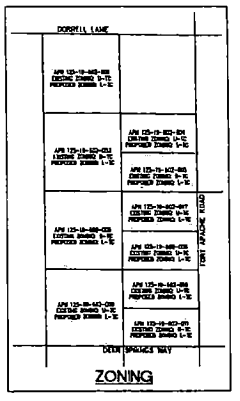




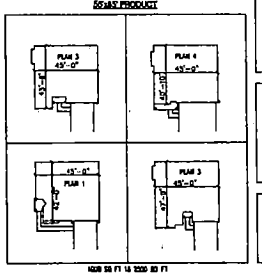








TYPICAL FOOTPRINTS
(NOT TO SCALE)
55'x85' PRODUCT



MINIMUM SETBACKS		
FRONT	10'	FRONT OF HOUSE
FRONT	22'	FACE OF GARAGE.
BACK	15'	
SIDE	5'	
CORNER	10'	

ACREAGE/DENSITY/LANDSCAPING	
LOT COUNT	92
GROSS ACREAGE	17.66
DENSITY	5.21 DU/AC
PROVIDED OPEN SPACE	0.89 AC (38,768 SQ FT)
REQUIRED OPEN SPACE	0.88 AC (38,332 SQ FT)

FLOOR AREA RATIO
PLAN 1 – 0.31:1
PLAN 2 – 0.34:1
PLAN 3 – 0.62:1
PLAN 4 – 0.64:1

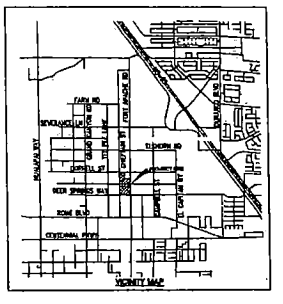
LEGEND

LOTS (55' x 85')

LANDSCAPE AREAS INCLUDING SIDEWALK

STREETS

NOTE
SIGNAGE FOR PROPERTY SHALL CONSIST OF NAME PLATE SIGNATE ON BLOCK WALLS AT STRATEGIC LOCATIONS THROUGHOUT COMMUNITY



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
3740 S. ARVILLE STREET #218, LAS VEGAS, NV 89118
PHONE (702) 384-3300 FAX (702) 384-3399

NO.	DESCRIPTION	DATE	BY	APP.

PARDEE HOMES OF NEVADA

TOWN CENTER L-TC 55 NO. 4

SITE PLAN

DATE: 3/15/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-006

C-1
SHEET 1 OF 1

ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
AUGUST 12, 2004 PLANNING COMMISSION

4/26/04

ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
AUGUST 12, 2004 PLANNING COMMISSION

4/26/04

ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
AUGUST 12, 2004 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
ABEYANCE - VACATION RELATED TO ZON-4216 - PUBLIC HEARING - VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate U.S. Government Patent Easements generally located south of Dorrell Lane, west of Chieftain Street, Ward 6 (Mack).

SET DATE: 09/01/04 C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
NOTE: See Item 39 [ZON-4216] for all related discussion on Item 39 [ZON-4216], Item 40 [VAC-4218] and Item 41 [SDR-4220].

(8:50 – 8:57)

2-3039

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 40– VAC-4218

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations; the vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works with Rezoning application ZON-4216.

2. 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.

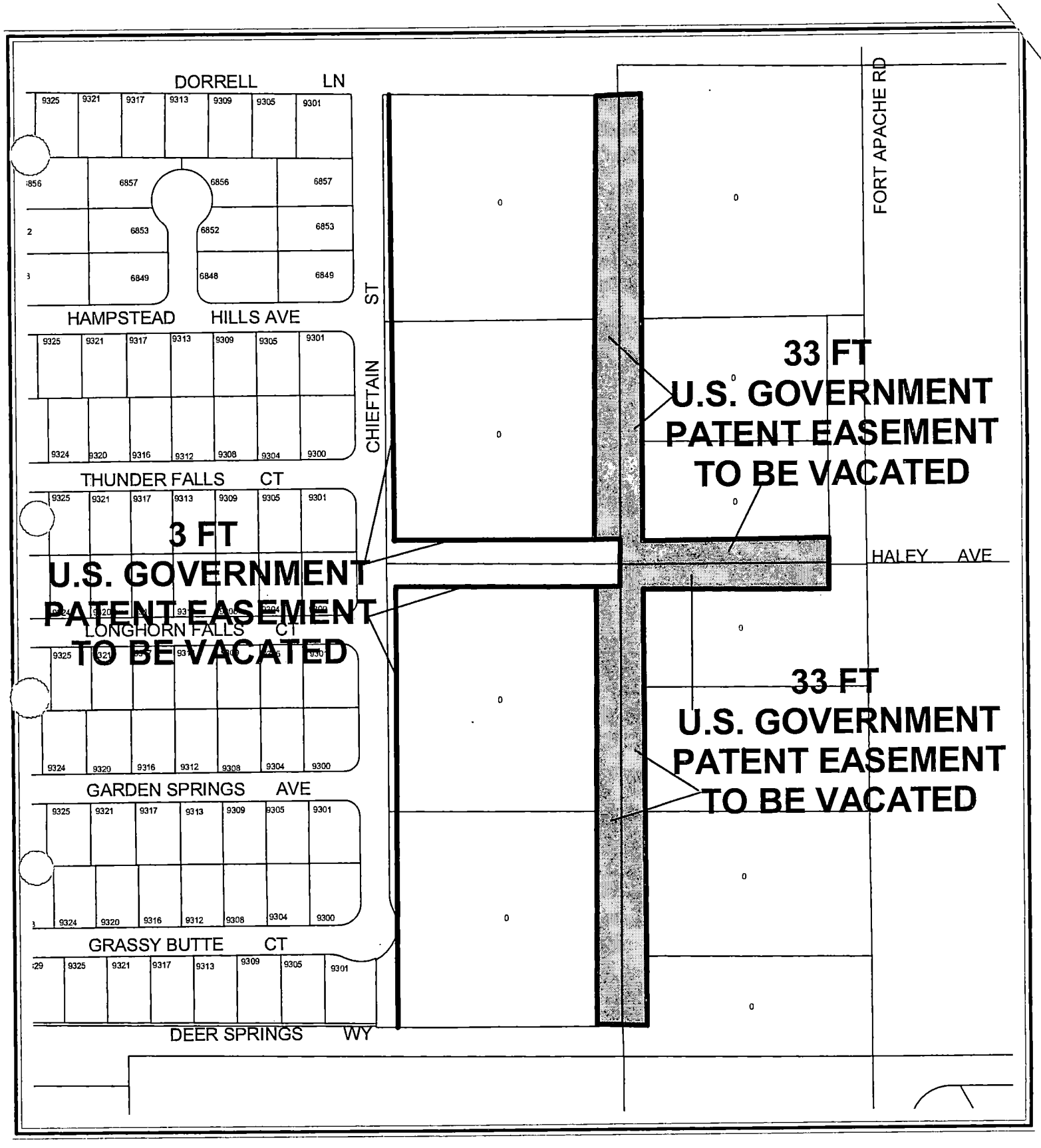
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

5. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 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 being vacated must be retained.

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

7. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-4216, Site Development Plan Review SDR-4220 and all other applicable site-related actions.



CASE: **VAC-4218**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations; the vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works with Rezoning application ZON-4216.

2. 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.

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

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

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

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

7. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-4216, Site Development Plan Review SDR-4220 and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval to Vacate U. S. Government Patent Easements generally located south of Dorrell Lane, west of Chieftain Street.

B) Applicant's Justification

The applicant's justification letter states that the adjacent parcel is proposed to be developed as a 92-lot single-family residential development.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01	The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.
07/05/01	The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment on the south, including a portion of the subject site. The Planning Commission and staff recommended approval of all applications on 05/24/01.
02/05/03	The City Council approved a Petition to Annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b), containing approximately 495 acres, including a portion of the subject site. The Planning Commission and staff recommended approval on 10/24/02. The effective date was 02/14/03.
05/13/04	The Planning Commission held this item and companion items ZON-4216 and SDR-4220 in abeyance to the 06/10/04 PC Meeting at the request of the applicant as additional land is being purchased that would complete the project assemblage.

07/08/04 The Planning Commission held this item in abeyance to allow the applicant time to obtain additional land that would complete the project assemblage.

08/12/04 The Planning Commission will consider companion applications for a Rezoning (ZON-4216) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center), and a Site Development Plan Review for 92 single-family lots (SDR-4220) on the subject site concurrently with this request.

DETAILS OF APPLICATION REQUEST

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

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U.S. Government Patent Reservations because they are no longer needed in their current configuration. This will allow the development of the single-family subdivision on 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.

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located north of Deer Springs Way, west of Fort Apache Road.

NOTICES MAILED 6

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4218 APN: 125-19-602-001, 003 thru 011

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 2004

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED SOUTH OF DORRELL LANE, WEST OF CHIEFTAIN STREET
AUGUST 12, 2004 PLANNING COMMISSION

4/26/04

VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED SOUTH OF DORRELL LANE, WEST OF CHIEFTAIN STREET
AUGUST 12, 2004 PLANNING COMMISSION

4/26/04

VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED SOUTH OF DORRELL LANE, WEST OF CHIEFTAIN STREET
AUGUST 12, 2004 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4216 AND VAC-4218 - PUBLIC HEARING - SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED 92-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 17.66 acres adjacent to the northwest corner of Deer Springs Way and Fort Apache Road (APN 125-19-602-001, 003 thru 011), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).

C.C. 09/15/04

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions and amending the following condition:

4. **The setbacks for this development shall be a minimum of 10 feet to the front of the house or swing garage, *18* feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear, except for lots fronting on cul-de-sac bulbs, where 7 feet in the rear is allowed.**

– UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:

NOTE: See Item 39 [ZON-4216] for all related discussion on Item 39 [ZON-4216], Item 40 [VAC-4218] and Item 41 [SDR-4220].

(8:50 – 8:57)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 41– SDR-4220

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-4216] to a T-C (Town Center) Zoning District and a Vacation of government patent easements (VAC-4218) approved by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including the required median on Fort Apache Road.

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

4. The setbacks for this development shall be a minimum of 10 feet to the front of the house or swing garage, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear, except for lots fronting on cul-de-sac bulbs, where 7 feet in the rear is allowed.

5. 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 large canopy trees planted a minimum of 35 feet on-center along Fort Apache Road, with five-foot on-site and right-of-way amenity zones, and 24-inch box large canopy trees planted a minimum of 30 feet on-center along Dorrell Lane and along Deer Springs Way.

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

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

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

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

CONDITIONS – Continued:

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

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

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

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

Public Works

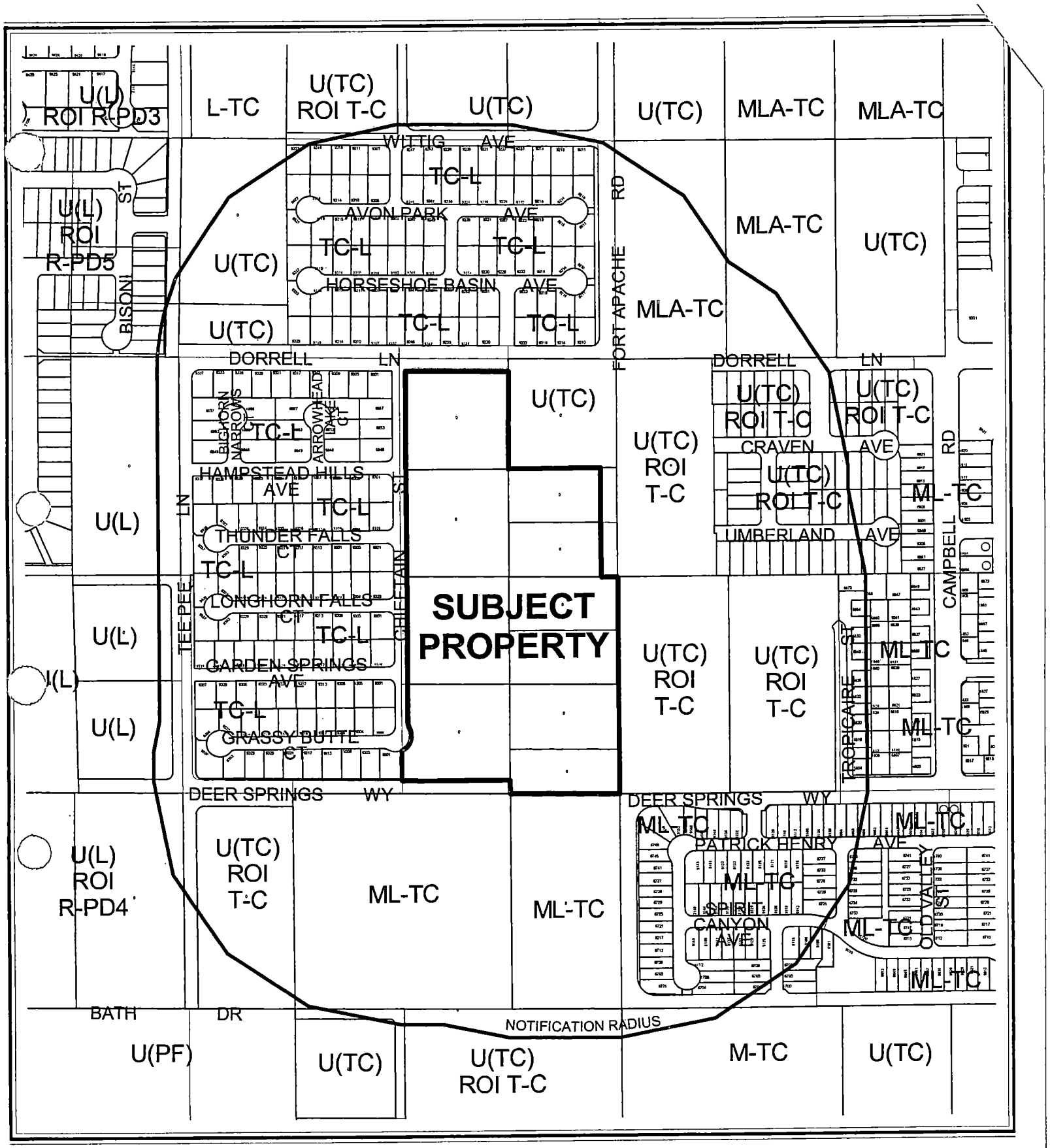
14. Landscape and maintain all unimproved rights-of-way on Dorrell Lane, Deer Springs Way and Fort Apache Road adjacent to this site.

15. Submit an Encroachment Agreement for all landscaping and private improvements located in the Dorrell Lane, Deer Springs Way and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.

16. Provide public sidewalk easements for all public sidewalks located outside of the public right-of-way concurrent with development of this site.

17. Site development to comply with all applicable conditions of approval for ZON-4216, Town Center Standards and all other 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.



0 300 600 Feet

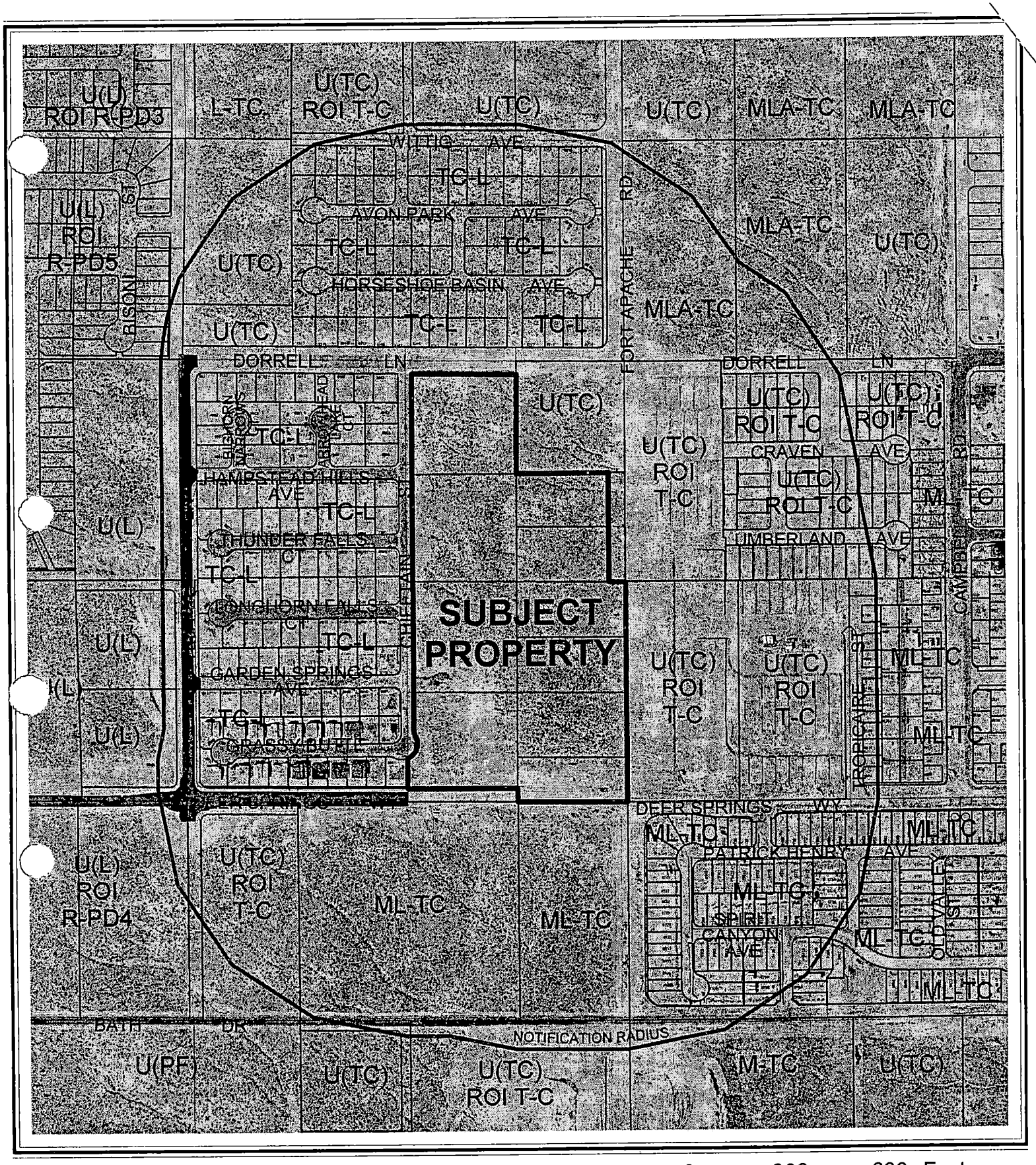
CASE: **SDR-4220**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]
[PROPOSED: T-C (TOWN CENTER)]

N



0 300 600 Feet

CASE: **SDR-4220**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]
[PROPOSED: T-C (TOWN CENTER)]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning [ZON-4216] to a T-C (Town Center) Zoning District and a Vacation of government patent easements (VAC-4218) approved by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including the required median on Fort Apache Road.

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

4. The setbacks for this development shall be a minimum of 10 feet to the front of the house or swing garage, 22 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 10 feet in the rear, except for lots fronting on cul-de-sac bulbs, where 7 feet in the rear is allowed.

5. 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 large canopy trees planted a minimum of 35 feet on-center along Fort Apache Road, with five-foot on-site and right-of-way amenity zones, and 24-inch box large canopy trees planted a minimum of 30 feet on-center along Dorrell Lane and along Deer Springs Way.

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

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

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

GL

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

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

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

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

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

Public Works

14. Landscape and maintain all unimproved rights-of-way on Dorrell Lane, Deer Springs Way and Fort Apache Road adjacent to this site.

15. Submit an Encroachment Agreement for all landscaping and private improvements located in the Dorrell Lane, Deer Springs Way and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.

16. Provide public sidewalk easements for all public sidewalks located outside of the public right-of-way concurrent with development of this site.

17. Site development to comply with all applicable conditions of approval for ZON-4216, Town Center Standards and all other 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.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for 92 single-family lots on approximately 17.66 acres located at the northwest corner of Deer Springs Way and Fort Apache Road.

B) Applicant's Justification

The applicant has justified the request by stating that the pattern of development and proposed street sections are similar for those approved on other Pardee development sites in Town Center within the immediate area.

BACKGROUND INFORMATION

A) Previous Actions

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

07/05/01 The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment on the south, including a portion of the subject site. The Planning Commission and staff recommended approval of all applications on 05/24/01.

GL

02/05/03 The City Council approved a Petition to Annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site. The Planning Commission and staff recommended approval on 10/24/02. The effective date was 02/14/03.

05/13/04 The Planning Commission held this item in abeyance to the 6/10/04 PC Meeting at the request of the applicant as additional land is being purchased that would complete the project assemblage

06/10/04 The Planning Commission held this item in abeyance to the 6/10/04 PC Meeting at the request of the applicant as additional land is being purchased that would complete the project assemblage.

08/12/04 The Planning Commission will consider companion applications for a Rezoning (ZON-4216) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center), and a Vacation of Government Patent Easements (VAC-4218) on the subject site, concurrently with this request.

B) Pre-Application Meeting

03/15/04 At the pre-application meeting, three sites, including this site, which form part of the Pardee Homes Town Center assemblage, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	17.66
Net Acres:	12.18

B) Existing Land Use

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

GL

C) Planned Land Use

Subject Property:	L-TC (Low Density Residential - Town Center)
North:	L-TC (Low Density Residential - Town Center)and MLA-TC
South:	L-TC (Low Density Residential - Town Center)
East:	ML-TC (Medium-Low Density Residential - Town Center)
West:	L-TC (Low Density Residential - Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as L-TC (Low Density Residential - Town Center). This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes as well as more imaginative residential development, which put an emphasis on common open space. Local supporting uses are also allowed. The request for T-C (Town Center) zoning conforms to the L-TC (Low Density Residential - Town Center) special land use designation. The proposed site plan conforms to the T-C (Town Center) zoning designation.

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

Trails – There are three trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. One is a Primary Arterial Trail along Fort Apache Road to the east of the site, and a second is a Town Center Arterial Trail along Deer Springs Way to the south of the site. The third is the Town Center Collector Trail required along Dorrell Lane to the north of the site. These trails are also required pursuant to the street cross-sections in the Town Center Development Standards Manual and represent the sidewalks along these streets. Additionally, Map 6 also calls for a Multi-Use Transportation

Trail along the west side of Fort Apache Road, adjacent to the site, which is a wider section than the Primary Arterial Trail on the east side of the street. The site plan, as proposed, meets these trails standards.

Fort Apache Road, on the east boundary of the site, will be developed as a Town Center Primary Arterial (100 feet), which also has a 15-foot median. The street section shown on the site plan does not identify this median. A condition of approval in the companion Site Development Plan Review will require that this improvement will need to be reflected on the proposed site plan.

PROJECT DESCRIPTION

The proposed development consists of 92 single-family lots covering the 17.66-acre site. Four basic floor plan configurations are proposed. The designs are both one and two-story products with two-car and three-car garages.

The open space provided with this project is 38,768 square feet within landscaped amenity zones separating the five-foot sidewalks from the street, around the external perimeter of the site. The total amount of open space provided is slightly in excess of that required by Town Center open space standards as outlined in the Town Center Development Standards Manual.

A network of public streets, all 37 feet in width, with L-type curb and gutter design, serves the development. Although these street-sections do not meet Town Center standards for public streets, they are consistent with street sections that were subsequently approved for development within the assemblage of land within Town Center by Pardee Homes.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, the Development Standards within a T-C District are established by the Site Development Plan. The development standards that are proposed for this site through this Site Development Plan are as follows:

	Proposed Standards
Typical Lot Size	Approx 6,500 s.f.
Min. Setbacks	
• To front of house or front-facing garage	22 Feet
• To front of swing garage	10 Feet
• Corner side	10 Feet
• Side	5 Feet
• Rear	7 Feet
Max. Building Height	Not specified, but plans submitted do not exceed 2 Stories / 35 Feet

GL

These standards as presented will allow a development that should be harmonious and compatible with the approved residential project to the north of the site.

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that are applicable to this project.

A3) Parking and Traffic Standards

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

Uses	**Required** Ratio	Parking		**Provided** Parking		
		Regular	Handicap	Regular	Handicap	Guest
Single-Family Dwelling	2 Spaces/ Dwelling	184 Spaces	N/A	184 Spaces	N/A	N/A

The proposal provides the minimum number of on-site parking spaces listed in the Zoning Code.

The Department of Public Works notes that, per the Master Plan Trails Element, a trail is required on Fort Apache Road. The Department also notes that the proposed street sections may not comply with Town Center Standards. With regard to these street section standards, it should be noted that limited modifications to these street standards (within portions of the Town Center Pardee land assemblage) were made pursuant to approval of SDR-1104. The plan as submitted is in conformance with these modifications, except as noted below.

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**
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet along Deer Springs (550 Feet) and Dorrell (300 Feet) + 1 Tree	30 Trees	39 Trees
	1 Tree/35 Linear Feet along Ft Apache (930 Feet) + 1 Tree	28 Trees	29 Trees

GL

• Min. Zone Width	8 Feet along Deer Springs	12 Feet, including extra 4-foot amenity zone
	Initially 7.5 feet (modified through SDR-1104 to be 5 Feet) along Dorrell	5 Feet
	15 Feet along Ft. Apache, includes trail	14 Feet
• Wall height	6 Feet	6 Feet

The project meets or exceeds the perimeter buffering and landscaping standards of the Code, as set out in the Town Center Development Standards Manual along Deer Springs Way (Town Center Arterial [80-foot]/Secondary Collector), except for the provision of palm trees where the standard calls for canopy trees. Along Fort Apache Road, a 10-foot trail with a five-foot amenity zone is required, as set out through the Master Plan Transportation Trails Element; the plan identifies a foot-foot amenity zone. A condition of approval will require that five feet be provided, and will require canopy trees along Deer Springs Way. The plan also indicates a four-foot sidewalk and a four-foot amenity zone along the Chieftain Street frontage on the west side of the site.

The project does not meet the originally approved Town Center buffering and landscaping standards along Dorrell Lane and Chieftain Street; however, limited modifications to these standards (within portions of the Town Center Pardee land assemblage) were made pursuant to approval of SDR-1104. The plan as submitted is in conformance with these modifications.

Pursuant to subsection E.G of the Town Center Development Standards Manual, residential development using public streets in Town Center must provide open space in accordance with a table on page 135. For a development with a density of 5.2 acres, this would require 5% of the gross site area to be provided as open space; in this case, that would equal 38,463 square feet. As 38,768 square feet of open space have been provided, the project meets the Town Center standard for open space.

B) General Analysis and Discussion

- Zoning

With the approval of companion Rezoning application (ZON-4216), the subject site will be zoned as T-C (Town Center). The proposed Site Development Plan conforms to the proposed zoning for the site.

- Site Plan

The site plan as proposed meets all standards of Title 18 and the Town Center Development Standards Manual, with the exception of the Fort Apache Road amenity zones and the previously approved limited modifications to street sections and amenity zones associated with the approval of SDR-1104. The site plan is in conformance with these modifications where applicable.

- Waivers

No waivers have been requested with respect to this application. A condition of approval will require that five-foot amenity zones on Fort Apache Road be provided, and will require canopy trees along Deer Springs Way instead of palm trees.

- Landscape Plan

The conceptual landscaping plan indicates an alternating arrangement of 24" box Chinese Pistache, Holly Oak and Purple Robe Locust planted in a cluster arrangement along each side of the interior streets. Although a row of 10' bth Mexican Fan Palms are proposed along Deer Springs Way, this does not meet the planting scheme for Town Center Arterial [80-foot]/Secondary Collector Streets in the Town Center Development Standards Manual, which calls for large-canopy shade trees 30 feet on-center along a Town Center Arterial (Figure 2b). The plan appears to meet the street tree planting requirement along Dorrell Lane, which calls for large-canopy shade trees every 30 feet on-center (Figure 30). The plan places canopy trees at 30-foot on-center intervals along Fort Apache Road, where the standard is 35 feet (Figure 2a). The landscaping plan also depicts a variety of five and one-gallon ground shrubs, and a variety of ground cover plantings.

- Elevation

Four basic floor plans are proposed. The homes all have two or three-car garages, are one or two stories in height and are arranged along 37-foot wide public streets.

FINDINGS

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

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

The proposed development will be consistent with the density of the adjacent single-family residential developments to the north, and with the approved density for undeveloped areas in the vicinity of the site.

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 subject site is designated L-TC (Low Density Residential - Town Center) on Map 4 of the Town Center Development Standards Manual. This category allows a residential density range of 3.5 to 5.5 units per gross acre. The companion Rezoning application (ZON-4216) will rezone the subject site to the T-C (Town Center) zoning district. The proposed site plan conforms to both the General Plan and the Town Center Manual land use designations for the site. The proposed site plan conforms to other city policies and standards, with the exception of the minor perimeter amenity zone and landscaping issues noted above.

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

   The site will be accessed from two public streets connecting to Chieftain Street, a Town Center Public Residential Street, to the west of the site, and from one public street connecting to Deer Springs Way, a Town Center Arterial [80-foot]/Secondary Collector, to the south. These streets will be adequate for allowable development under the proposed T-C (Town Center) zoning district.

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

   The building and landscape materials are appropriate for this type of development in this portion of the City.

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

   The building elevations are typical of single-family residential developments and will be compatible with single-family residential development to the east and west of the 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 62 [Mailed with ZON-4216 and VAC-4218] 05/13/04 PC

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4220** APN: 125-19-602-001, 003 thru 011

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Klif Andrews

Print Name: Klif Andrews

Subscribed and sworn before me

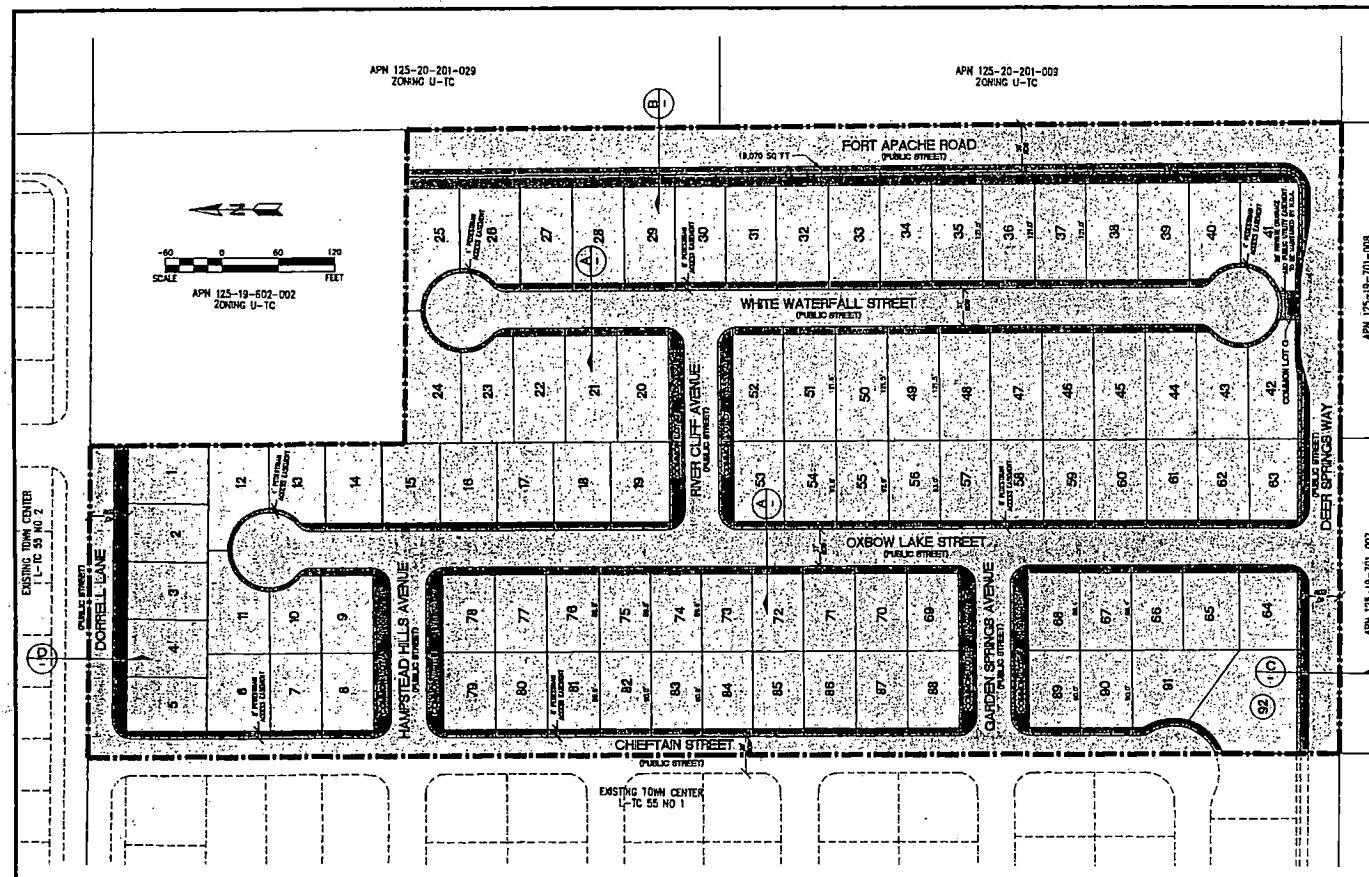
This 18 day of March, 2004

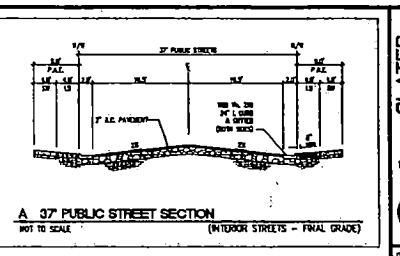
Kathleen Fallon

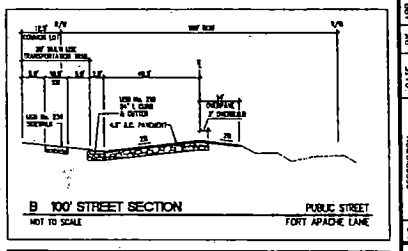
Notary Public in and for said County and State

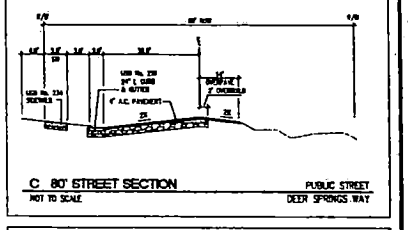
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

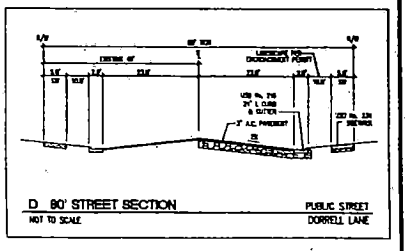
SDR-4220
5-13-04 PC

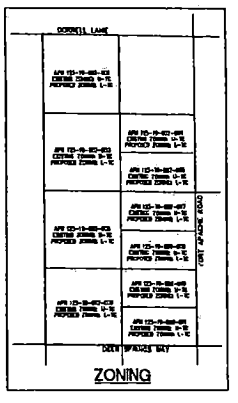


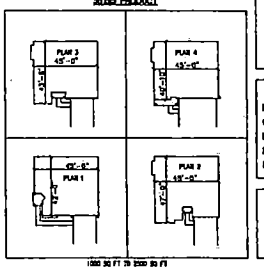












MINIMUM SETBACKS

FRONT	10'	FRONT OF HOUSE
FRONT	22'	FACE OF GARAGE.
BACK	15'	
SIDE	5'	
CORNER	10'	

ACREAGE/DENSITY/LANDSCAPING

LOT COUNT	92
GROSS ACREAGE	17.66
DENSITY	5.21 DU/AC
PROVIDED OPEN SPACE	0.89 AC (38,788 SQ FT)
REQUIRED OPEN SPACE	0.88 AC (38,332 SQ FT)

FLOOR AREA RATIO

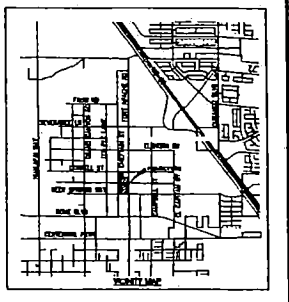
PLAN 1 - 0.31:1
PLAN 2 - 0.34:1
PLAN 3 - 0.62:1
PLAN 4 - 0.64:1

LEGEND

LOTS (55' x 85')
LANDSCAPE AREAS INCLUDING SIDEWALK
STREETS

NOTE

SIGNAGE FOR PROPERTY SHALL CONSIST OF NAME PLATE SIGNATE OR BLOCK WALLS AT STRATEGIC LOCATIONS THROUGHOUT COMMUNITY



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8345 W. SUNSET ROAD #210 - LAS VEGAS, NV 89113
PHONE (702) 794-4300 FAX (702) 794-4389

NO.	DESCRIPTION	DATE	BY	APP.

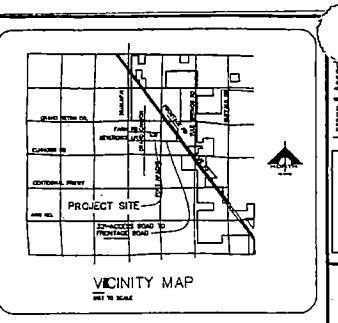
PARDEE HOMES OF NEVADA
TOWN CENTER L-TC 55 NO. 4
SITE PLAN

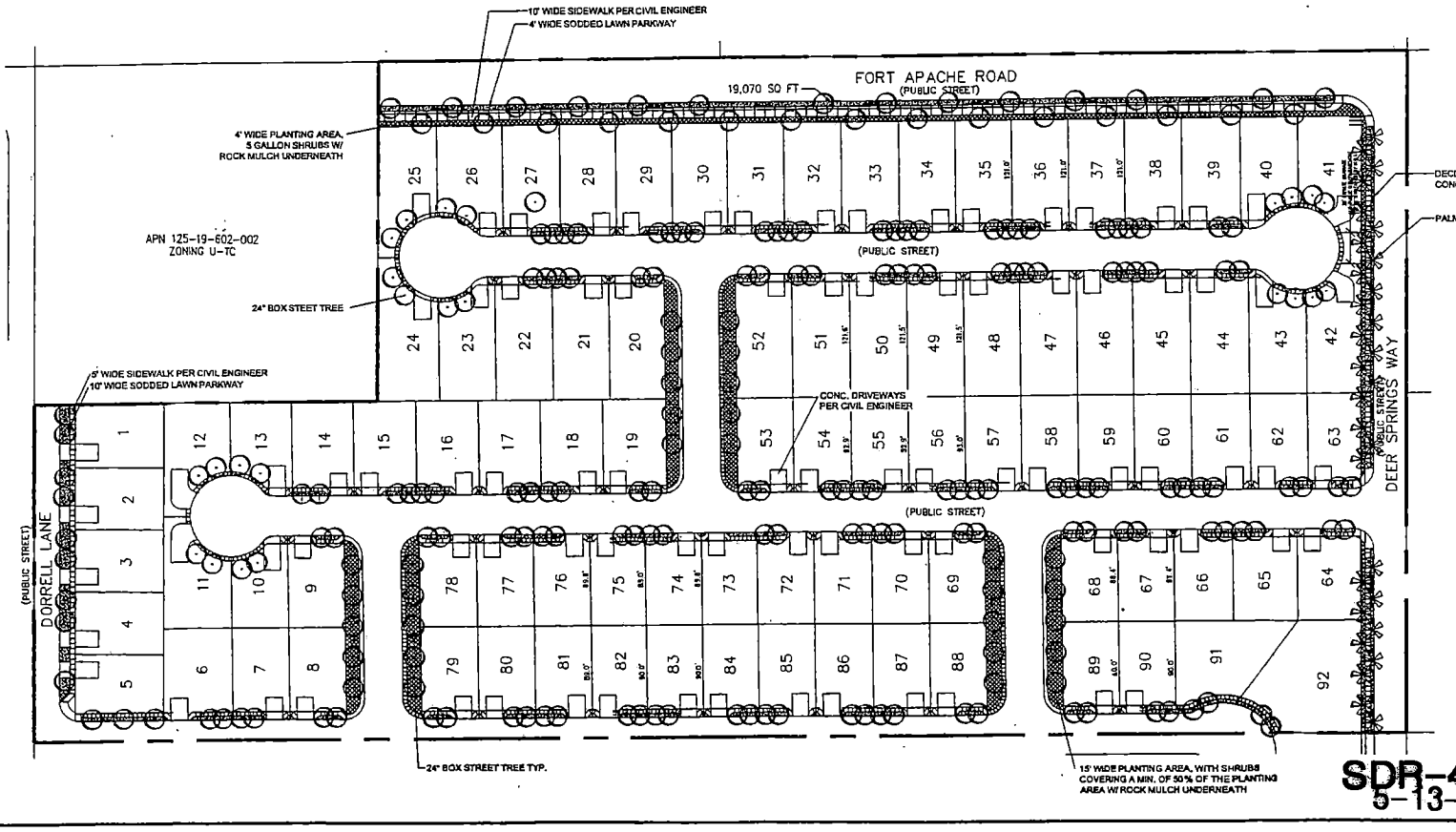
DATE: 3/15/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-006

C-1
SHEET 1 OF 1

PLANT MATERIAL LEGEND

STREET TREES BOTANICAL NAME	COMM	SIZE
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
QUERCUS ILEX	HOLLY OAK	36" BOX
ROBINIA AMBIQUA	PURPLE ROBE LOCUST	24" BOX
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10' BTH
SHRUBS		
ALOE BARBADENSIS	CAPE ALOE	5 GALLON
COTONEASTER LACTEUS	COTONEASTER	5 GALLON
DIETES SPP.	FORTNIGHT LILY	5 GALLON
ELAEOCARPUS DECIPINES	JAPANESE BLUEBERRY TREE	5 GALLON
EUONYNUS SPP.	EUONYMUS	5 GALLON
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON
HEMEROCALLIS 'SPP'	HYBRID DAYLILY	5 GALLON
HYMENOXIS ACAULIS	ANGELITA DAISY	1 GALLON
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GALLON
ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GALLON
SALVIA SPP.	SAGE	5 GALLON
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON
XYLOSMA CONGESTUM	XYLOSMA	5 GALLON
GROUNDCOVER		
COTONEASTER HORIZONTALIS	ROCK COTONEASTER	FLATS @ 18" o.c.
LANTANA MONTIVIDENSIS	LANTANA 'NEW GOLD'	FLATS @ 18" o.c.
MYOPORUM PACIFICUM	MYOPORUM	FLATS @ 18" o.c.
ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY	FLATS @ 18" o.c.
VERBENA RIGIDA	VERBENA	FLATS @ 18" o.c.
SODDED LAWN	HYBRID TIFGREEN BERMUDA	





SDR-42[illegible]
5-13-04 PC

Larson & Associates
Landscape Architecture
4695 S. Industrial Rd.
Las Vegas, NV 89103
Phone (702) 736-4652
FAX (702) 736-8753

STATE STAMP

REVISIONS

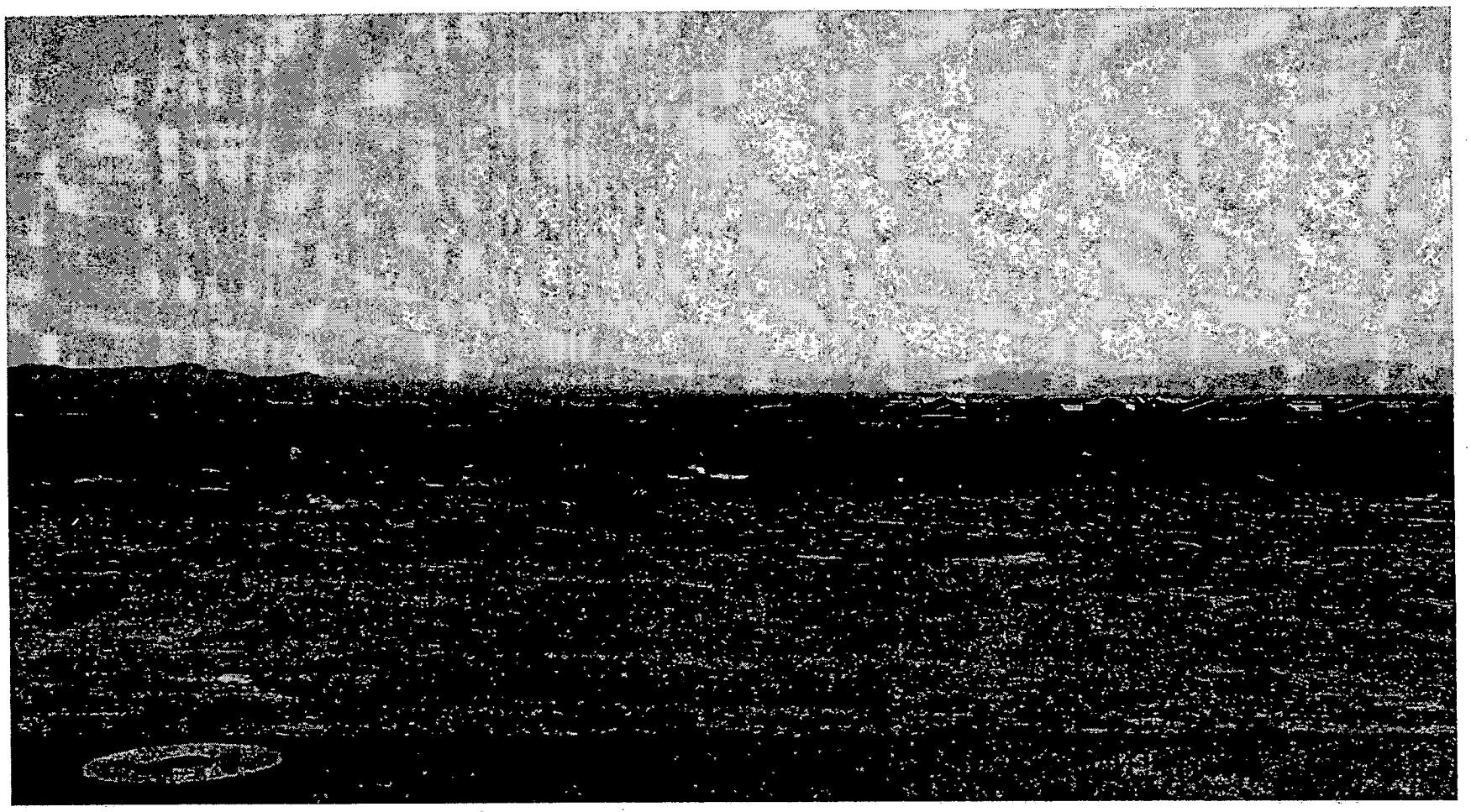
No.	Date	Description	By

JOB NUMBER: 1812
ISSUED FOR: REVIEW
DRAWN BY: KEF
SCALE: 1" = 50'
DATE DRAWN: 03.17.04
DESIGNED BY: GMC

LARSON & ASSOCIATES DRAWINGS, AS INSTRUMENTS OF SERVICE, REMAIN ITS PROPERTY AND ARE NOT TO BE COPIED, OR REPRODUCED, OR USED ON ANY OTHER PROJECT OR FOR ANOTHER PROJECT OR ANY PORTION THEREOF, WITHOUT THE EXPRESSED AND WRITTEN PERMISSION OF LARSON & ASSOCIATES.

Sheet Title: CONCEPTUAL PLAN
Project: TOWN CENTER TC-55 #4
Client: PARDEE HOMES
10880 WILSHIRE BLVD., SUITE #1500
LOS ANGELES, CA 90024 (310) 475-3525

Sheet No. L0.CP

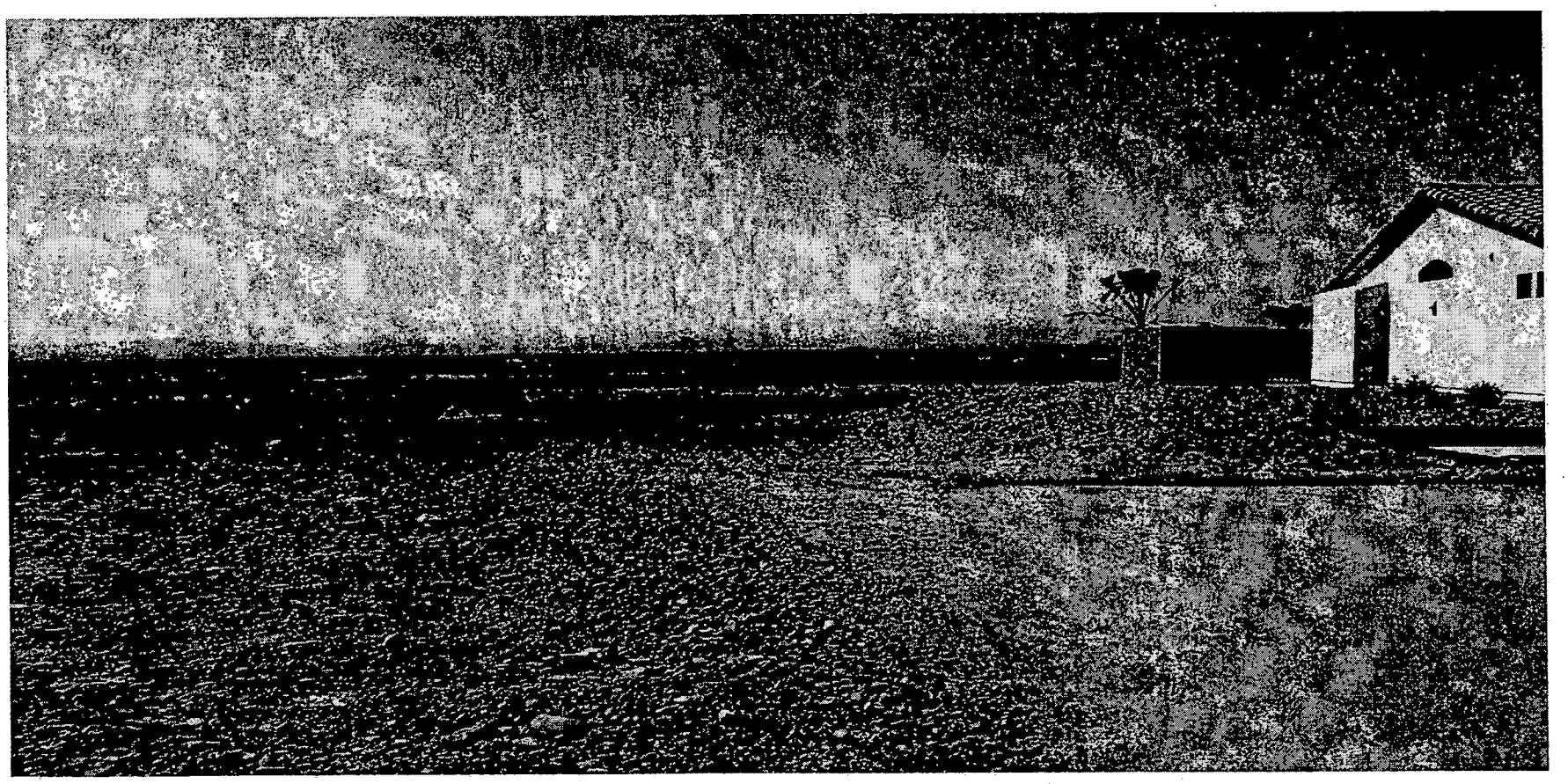


SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
AUGUST 12, 2004 PLANNING COMMISSION

4/26/04

SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
AUGUST 12, 2004 PLANNING COMMISSION

4/26/04



SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
AUGUST 12, 2004 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) Zone [TC (Town Center) General Plan Designation] TO: T-C (Town Center) on 29.14 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN 125-18-801-006, 008, 013, 014, 015 and 016), Ward 6 (Mack).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 42 [ZON-4208], Item 43 [VAR-4209], Item 44 [SUP-4210], Item 45 [VAC-4212], Item 46 [SDR-4214] and Item 47 [VAR-4629].

GARY LEOBOLD, Planning and Development, stated that the Rezoning request would apply to those portions of a proposed approximately 39-acre development site that have not previously been rezoned to T-C (Town Center), which would be the remaining 29.14 acres. With regards to the Variance, the development would be a portion of an overall assemblage of lands by the applicant within Town Center and immediately to the west of Town Center. In earlier phases of the development, the applicant was allowed to provide monies in lieu of open space, as the

MINUTES – Continued:

density of the proposed developments is relatively low. While no evidence of an extraordinary circumstance has been presented, the applicant has created a self-imposed hardship by not providing open space within the project. The applicant is in agreement with the provision of monies for the improvement of parks in the vicinity in lieu of open space, as this practice has been approved in the past. The application meets the Title 18 standards for private streets.

JEANINE WALLACE, **Bosser** Developer Services, appeared on behalf of Pardee Homes. MS. WALLACE requested a revision on Item 46 [SDR-4214] Condition 4, which would change to "18 feet to the front of the garage..." instead of 22 feet.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 42 [ZON-4208], Item 43 [VAR-4209], Item 44 [SUP-4210], Item 45 [VAC-4212], Item 46 [SDR-4214] and Item 47 [VAR-4629].

(8:57 – 9:04)

CONDITIONS:

Planning and Development

1. This Rezoning request shall go direct to Ordinance.

2. Variance (VAR-4209), Special Use Permit (SUP-4210), Site Development Plan Review (SDR-4214) and Vacation (VAC-4212) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of half street right-of-way adjacent to this site for those portions of Severance Lane not previously dedicated, 50 feet of half street right-of-way adjacent to this site for Fort Apache Road and a 25-foot radius on the southwest corner of Severance Lane and Fort Apache Road prior to the issuance of any permits.

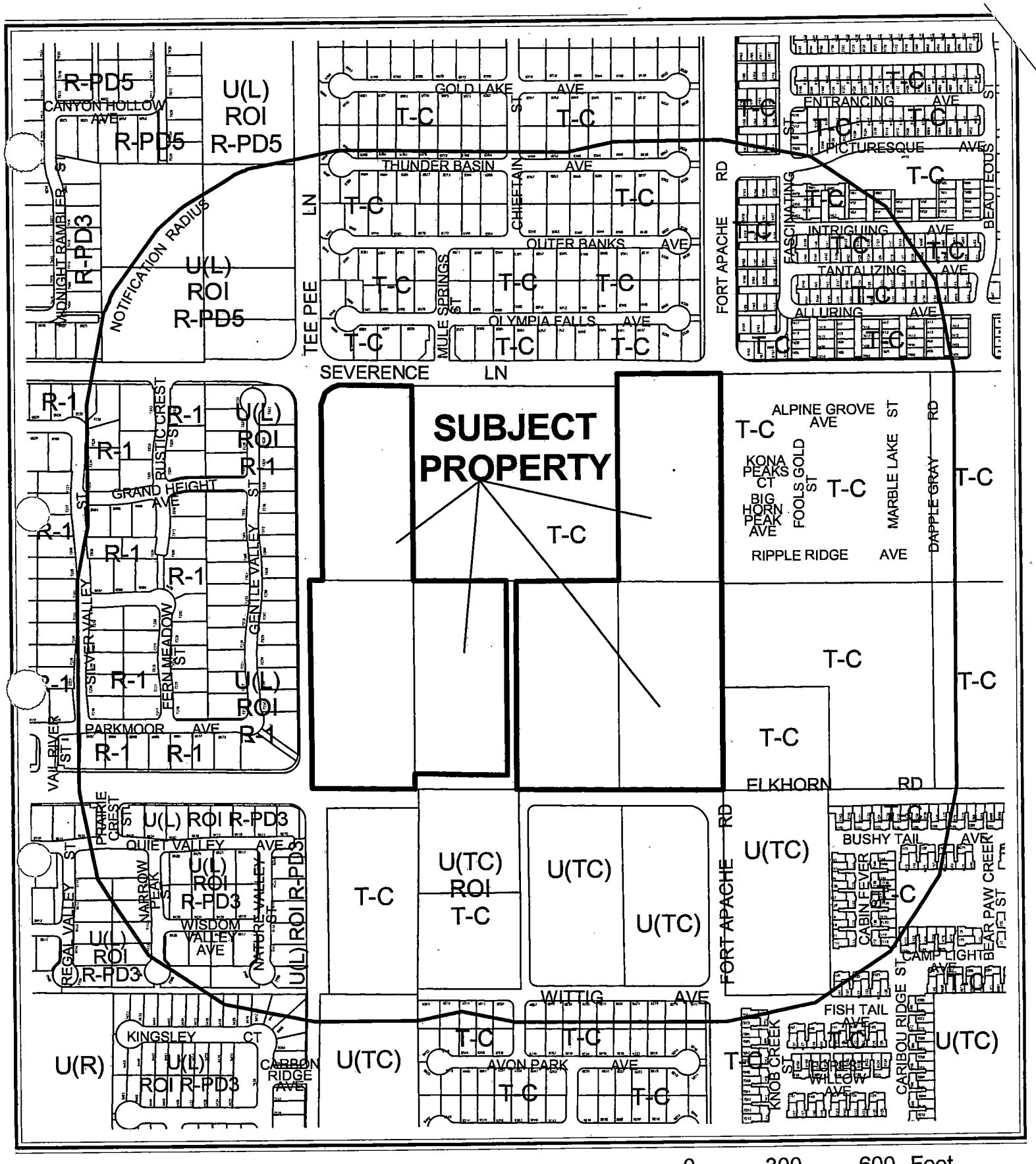
4. Construct half-street improvements including appropriate transitional paving on Severance Lane, Tee Pee Lane and Fort Apache Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard

CONDITIONS – Continued:

surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a 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-4208**

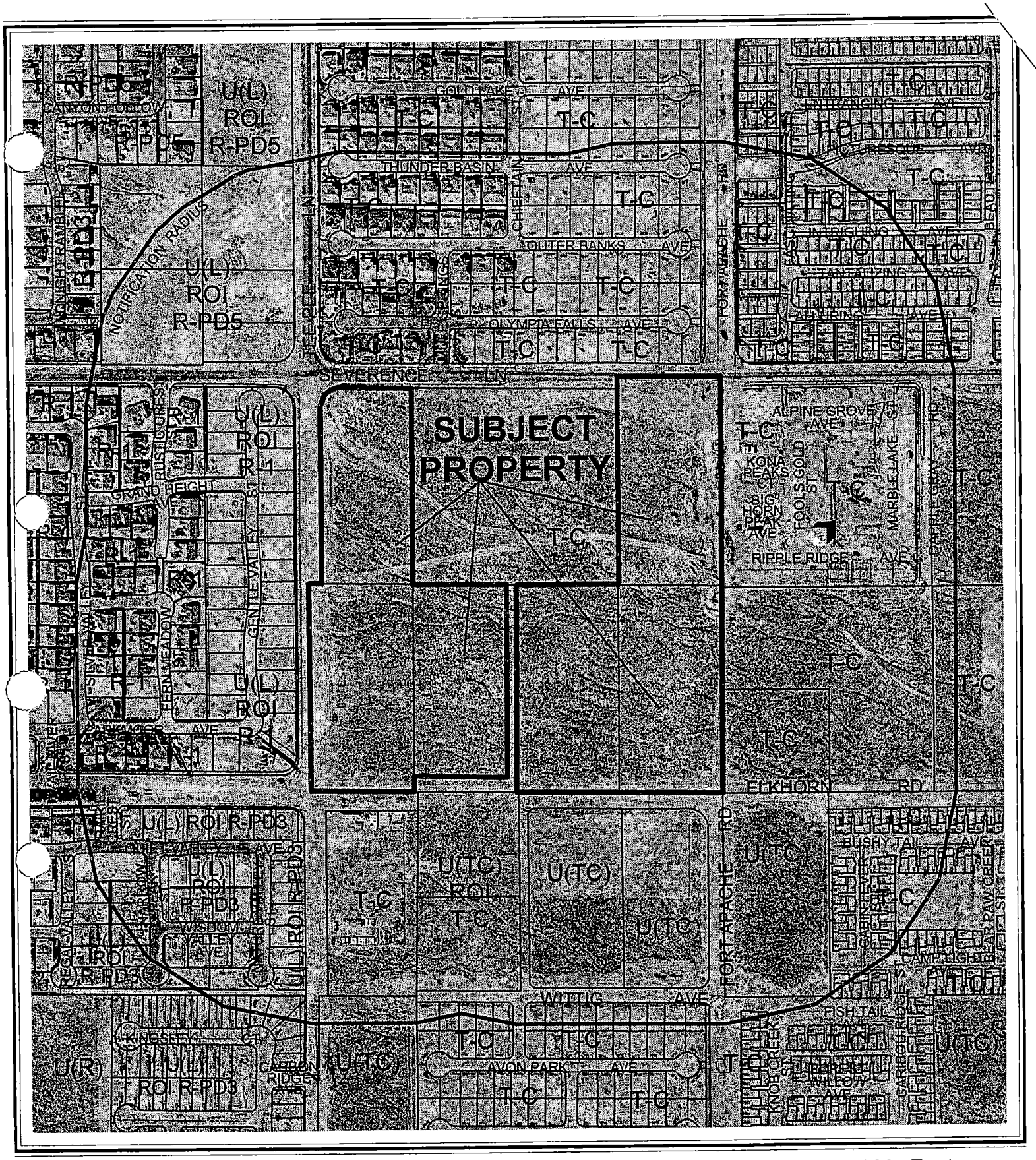
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)



CASE: ZON-4208

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

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

Planning and Development

1. This Rezoning request shall go direct to Ordinance.

2. Variance (VAR-4209), Special Use Permit (SUP-4210), Site Development Plan Review (SDR-4214) and Vacation (VAC-4212) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Submit a Petition of Vacation for Chieftain Street for all rights-of-way in conflict with the proposed site plan. The Order of Vacation, such as VAC-4212, must be recorded prior to the issuance of any permits or the recordation of a Final Map abutting or overlying the area to be vacated, whichever may come first, and the Final Map must show the Recorder's number of the Vacation.

4. Dedicate 40 feet of half street right-of-way adjacent to this site for those portions of Severance Lane not previously dedicated, 50 feet for Elkhorn Road for those portions not previously dedicated, 40-feet for Tee Pee Lane for those portions not previously dedicated, 50 feet for Fort Apache Road, a 25 foot radius on the southwest corner of Severance Lane and Fort Apache Road, a 25 foot radius on the northwest corner of Elkhorn Road and Fort Apache Road and a 25 foot radius on the northeast corner of Tee Pee Lane and Elkhorn Road. Additional dedications in accordance with Standard Drawing #201.1 and #234.1 or #234.3 for a bus stop turn out shall also be provided at Elkhorn Road and Fort Apache Road unless specifically noted in writing as not needed by the City Traffic Engineer.

5. Construct half-street improvements, including appropriate overpaving if legally able, on Severance Lane, Tee Pee Lane, Fort Apache Road, and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center), on 29.14 acres located at the southeast corner of Tee Pee Lane and Severence Lane. This Rezoning will apply to those portions of a proposed approximately 39-acre development site that have not previously been rezoned to T-C (Town Center).

B) Applicant's Justification

The applicant has justified this request by stating that the proposed Rezoning will implement Centennial Hills Town Center policy to have all land in the Town Center area zoned as T-C (Town Center).

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.

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

04/04/01 The City Council approved a General Plan Amendment (GPA-0038-00) to expand the limits of the Town Center into the designated "Future Town Center." The subject site was included within this area. The City Council also approved a General Plan Amendment (GPA-0039-00) reaffirming the land use designation of the subject site as L (Low Density Residential) as part of a larger request.

07/05/01 The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment on the south, including the subject site. The Planning Commission and staff recommended approval of all applications on 05/24/01.

12/05/01 The City Council approved requests for a Rezoning (Z-0033-01) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre) and a Variance (V-0068-01) to the open space requirements of the Code on a 10-acre parcel to the immediate northwest of the subject site. A Site Development Plan Review [Z-0033-01(1) & Z-0034-01(1)] for 243 single-family homes on a 50-acre parcel to the immediate north of the subject site, east and west of Tee Pee Lane, was also approved on this date. The Planning Commission and staff recommended approval of all applications on 10/18/01.

02/06/02 The City Council approved requests for a Rezoning (Z-0085-01) of a five-acre site north of Severance Lane and west of Tee Pee Lane from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre), a Site Development Plan Review [Z-0085-01(1)] for 24 lots which was a continuation of the development approved as part of [Z-0033-01(1)], and a Variance (V-0088-01) to the open space requirements for the same portion of the site. The Planning Commission and staff recommended approval on 12/20/01.

11/05/03 The City Council approved a request for a Review of Condition (ROC-2916) of Condition No. 4 of an approved Site Development Plan Review [Z-0033-01(1) and Z-0034-01(1)] to modify the rear setback to allow a seven-foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required on 50.08 acres, including a portion of the site subject to the companion Site Development Plan Review to this Rezoning request. The Planning Commission and staff recommended approval on 09/25/03.

06/10/04 The Planning Commission held this and companion items (VAR-4209), (SUP-4210), (VAC-4212), and (SDR-4214) to the 07/08/04 PC Meeting to allow the incorporation of additional and obtained by the applicant.

07/08/04 The Planning Commission accepted the applicants request to table this item.

08/12/04 The Planning Commission will consider companion applications for an open space Variance (VAR-4209), a Special Use Permit for private streets in Town Center (SUP-4210), a Vacation of Government Patent Easements (VAC-4212), and a Site Development Plan Review for 168 single-family lots (SDR-4214) on

the subject site concurrently with this request.

B) Pre-Application Meeting

03/15/04 Three sites, including this site, which form part of the Pardee Homes Town Center assemblage, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 29.14

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L-TC (Low Density Residential - Town Center)
North:	L-TC (Low Density Residential - Town Center)
South:	L-TC (Low Density Residential - Town Center)
East:	M-TC (Medium Density Residential - Town Center) and PF-TC (Public Facilities - Town Center)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation]
North:	T-C (Town Center)
South:	U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] and T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector Map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as L-TC (Low Density Residential - Town Center). This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes as well as more imaginative residential development, which put an emphasis on common open space. Local supporting uses are also allowed. The request for T-C (Town Center) zoning conforms to the L-TC (Low Density Residential - Town Center) special land use designation.

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

Trails – There are three trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. Two are Primary Arterial Trails along Fort Apache Road to the east of the site and along Elkhorn Road to the south of the site, and the third is the Town Center Collector Trail required along Severence Lane to the north of the site. These trails are also required pursuant to the street cross-sections in the Town Center Development Standards Manual and represent the sidewalks along these streets. Additionally, Map 6 also calls for a Multi-Use Transportation Trail along the west side of Fort Apache Road, adjacent to the site, which is a wider section than the Primary Arterial Trail on the east side of the street. The site plan, as proposed, meets these trails standards.

Fort Apache Road, on the east boundary of the site, will be developed as a Town Center Primary Arterial (100 feet), which also has a 15-foot median. The street section shown on the site plan does not identify this median. A condition of approval on the companion site plan will require that this improvement will need to be reflected on the proposed site plan.

FINDINGS

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

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

   The subject site is designated L-TC (Low Density Residential - Town Center) on Map 4 of the Town Center Development Standards Manual. This category allows a residential density range of 3.5 to 5.5 units per gross acre. The requested Rezoning to T-C (Town Center) is consistent with this land use designation.

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

   The proposed T-C (Town Center) zoning district allows for a wide range of uses, including the proposed residential development on the subject site. The density of the proposed use, as indicated in companion Site Development Plan Review (SDR-4214) is within the stated density range of the current L-TC (Low Density Residential - Town Center) land use designation. The proposed development will be consistent with the density of the adjacent single-family residential development to the north, and is consistent with the L-TC designation that applies to surrounding undeveloped properties.

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

   The proposed Rezoning will facilitate the development of low-density residential uses within the portion of the Town Center area designated for such uses.

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

   The site is adjacent to Tee Pee Lane to the west and Severence Lane (both Town Center Residential [80-foot] Collectors) to the north; also, Fort Apache Road and Elkhorn Road (Town Center Primary [100-foot] Arterials) are located to the east and south of the site, respectively. These streets will be adequate to provide access to the subject site for the density of development that will be allowed under the proposed T-C (Town Center) zoning district.

NOTICES MAILED 93 [Mailed with VAR-4209, SUP-4210 and SDR-4214]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4208 APN: 125-18-801-006, 007, 008

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Klif Andrews

Subscribed and sworn before me

This 16 day of March, 2004

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4208 APN: 125-18-801-015

Name of Property Owner: Mary Bartsas 11 LLC

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Mary Bartsas, II 33c

Print Name: Mary Bartsas, II 33c

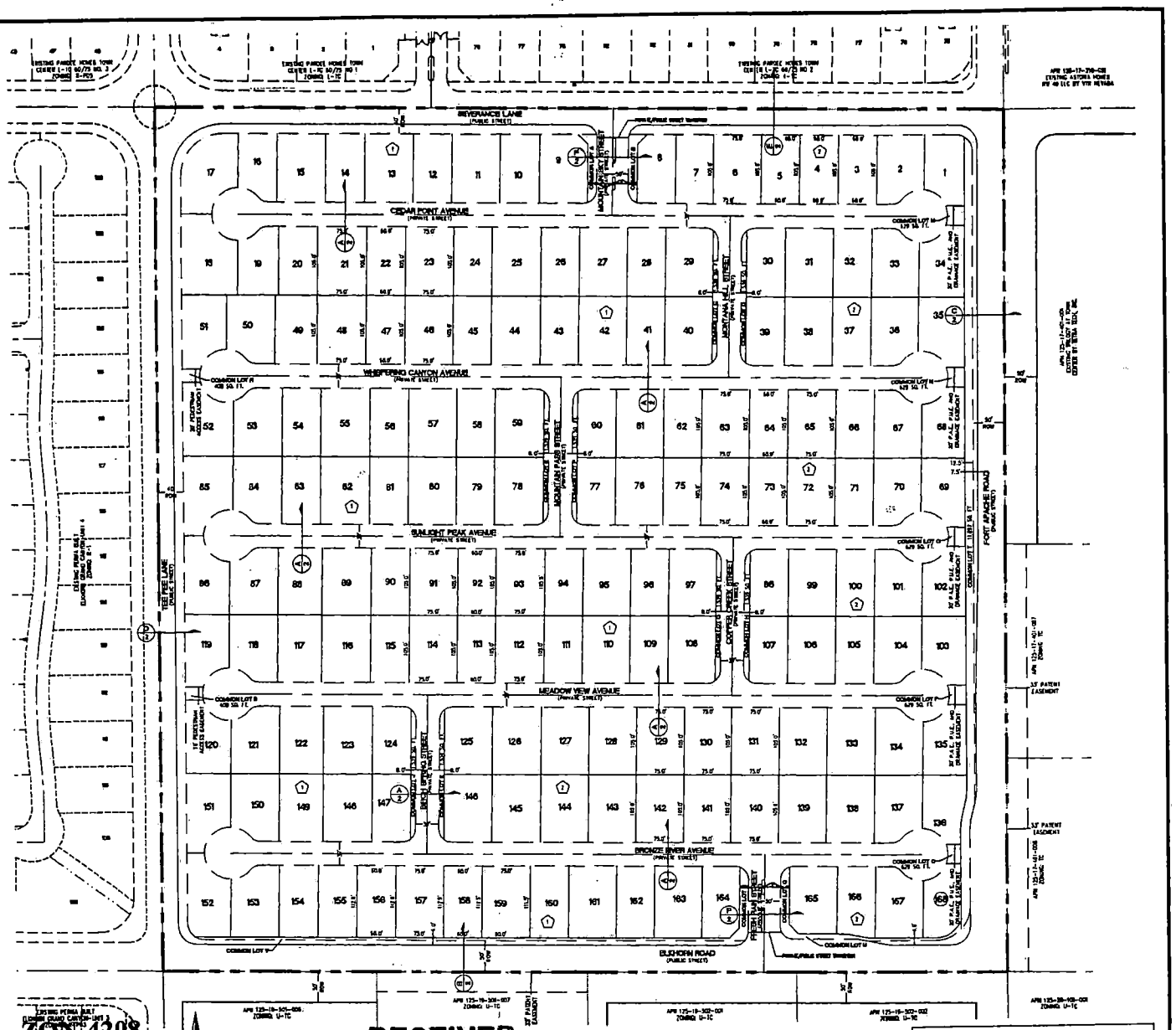
Subscribed and sworn before me

This 14th day of June, 2004

Margaret A. Messinger

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
No: 94-0231-1
My Appointment Ex. [illegible] 2006



ZON-4208
VAR-4209
SUP-4210
SDR-4214
08-12-04 PC

RECEIVED
AUG 04 2004

REVISED
8.4.04

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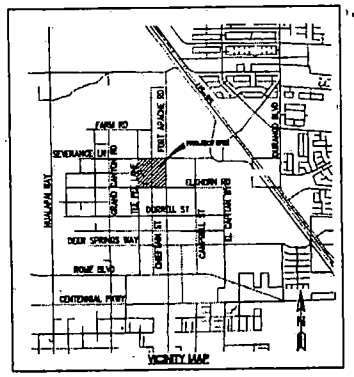
FEET



LAND USE

EXISTING ZONING	U-TC, TC
PROPOSED ZONING	L-TC (LOW RESIDENTIAL)
GROSS ACREAGE	40.58 AC.
NUMBERED LOTS	158
DENSITY	4.14 DU/AC
MIN. LOT SIZE	60' x 105' / 75' x 105'
PROVIDED OPEN SPACE	0.93 AC (40,360 SQ FT)
REQUIRED OPEN SPACE	2.74 AC (182,061 SQ FT)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

168 UNITS X 250 GPD/UNITS = 42,000 GPD
TOTAL AVERAGE CONTRIBUTION = 42,000 GPD = 0.04200 MGD
TOTAL PEAK FLOW=0.04200 MGD x 2.5 (PEAK FACTOR)=0.10500 MGD

DESIGN CRITERIA

1. 37' LOCAL STREETS ARE TO BE PRIVATE WITHIN SUBDIVISION.
2. SEWER MANHOLE SEPARATION TO BE 450' MAX.
3. ALL BCR RADII ARE 20 FEET UNLESS OTHERWISE NOTED.
4. ALL PROPOSED WATER AND SEWER MAINS ARE TO BE 8" IN DIAMETER UNLESS NOTIFIED OTHERWISE.

NOTES:

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

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

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

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

-TRAFFIC ACCESS WILL BE PROVIDED FROM ELKHORN AND SEVERANCE VIA FORT APACHE ROAD

-SIGNAGE FOR PROPERTY SHALL CONSIST OF NAME PLATE SIGNAGE ON BLOCK WALLS AT STRATEGIC LOCATIONS THROUGHOUT COMMUNITY

-RETAINING WALL HEIGHTS MAY VARY FROM 1' TO 4'.

OWNER/DEVELOPER
PARDEE HOMES OF NEVADA
10880 WILSHIRE BLVD. #1900
LOS ANGELES, CA 90024
PHONE: (213) 475-3525

SURVEYOR
SURVEYORS INC.
5328 W. SPRING MOUNTAIN #305
LAS VEGAS, NV 89146
PHONE: (702) 363-0021

ENGINEERING FIRM
SLATER HANIFAN GROUP
5740 S. ARVILLE STREET #216
LAS VEGAS, NV 89118
PHONE: (702) 284-5300

UTILITY SERVICE BY:
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SANITATION DISTRICT
SILVER STATE DISPOSAL
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE-NEVADA
SOUTHWEST GAS CORPORATION
COX COMMUNICATION

MINIMUM SETBACKS

FRONT	10'	TO SWING GARAGE/CONVERTED LIVING QUARTER.
FRONT	18'	FACE OF GARAGE TO BACK OF SIDEWALK
REAR	15'	TO PRIMARY STRUCTURE
REAR	10'	TO BALCONIES
REAR	7'	TO BALCONIES IN CUL-DE-SACS
SIDE	5'	TO PRIMARY STRUCTURE
CORNER	10'	TO PRIMARY STRUCTURE

LEGEND

35 LOT NUMBER
1 BLOCK NUMBER
PROJECT BOUNDARY
RIGHT OF WAY (ROW)

LOTS
OPEN SPACE AREA MEETING CLV O.S. CRITERIA
LANDSCAPE AREAS INCLUDING SIDEWALK NOT COUNTING AS O.S.
STREETS

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

PARDEE HOMES OF NEVADA

TOWN CENTER L-TC 60/70 NO. 4
SITE DEVELOPMENT PLAN

DATE: 7/29/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS

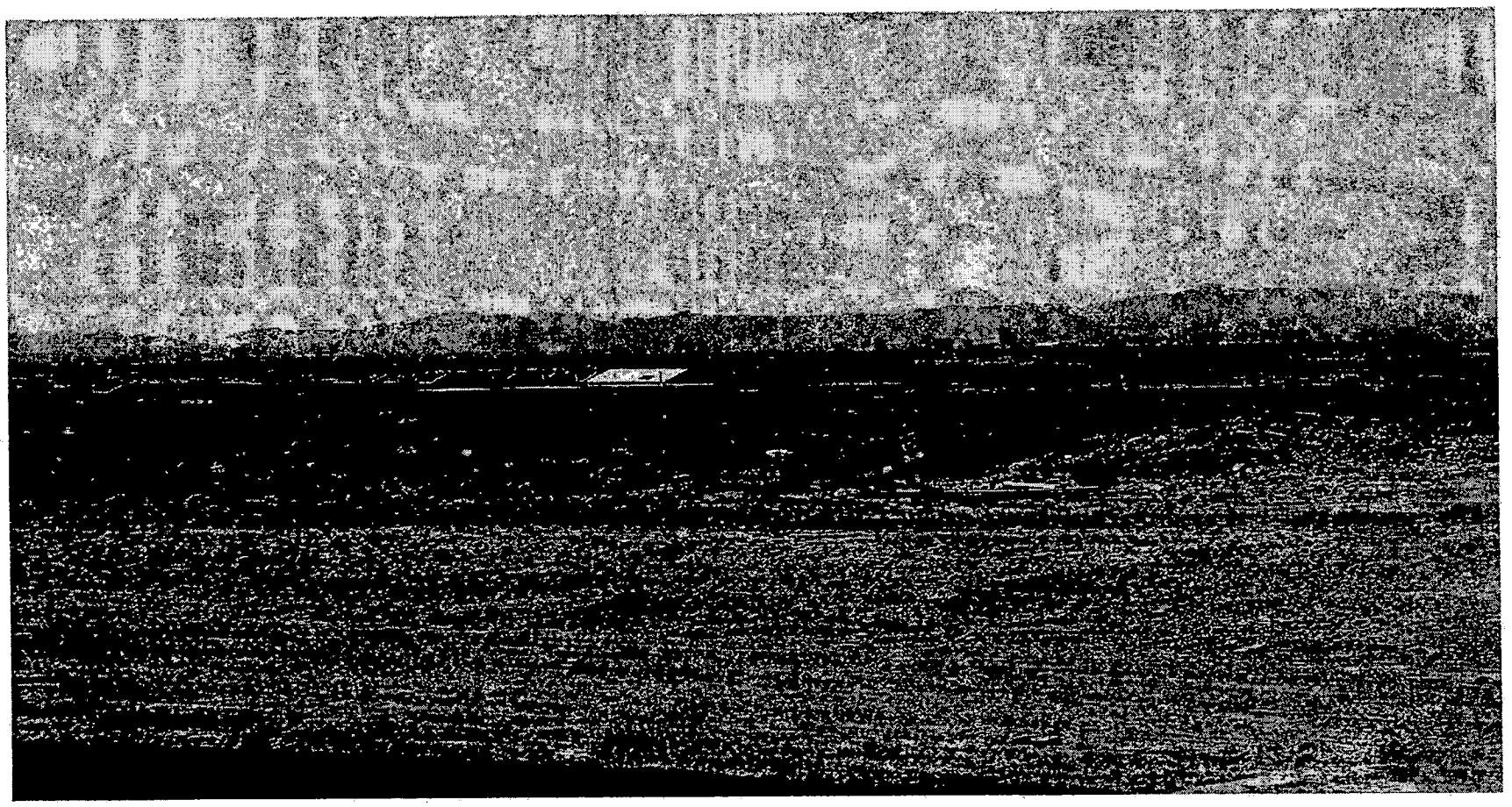
PROJECT NO.
PAR0302-005

C-1
SHEET 1 OF 2

File: J:\PAR0302-005\Dwg\Entitlements\SP_6070 No4-072804.dwg Jul 29, 2004 - 09:15

ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
AUGUST 12, 2004 PLANNING COMMISSION

05/17/04



ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
AUGUST 12, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

VARIANCE RELATED TO ZON-4208 - PUBLIC HEARING - VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Variance TO ALLOW 0.93 ACRES OF OPEN SPACE WHERE 2.77 ACRES IS THE MINIMUM REQUIREMENT FOR A 168-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 38.66 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN 125-18-801-006, 007, 008, 013, 014, 015 and 016), T-C (Town Center) Zone, U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C. 09/15/04

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:

NOTE: See Item 42 [ZON-4208] for all related discussion on Item 42 [ZON-4208], Item 43 [VAR-4209], Item 44 [SUP-4210], Item 45 [VAC-4212], Item 46 [SDR-4214] and Item 47 [VAR-4629].

(8:57 – 9:04)

2-3328

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 43– VAR-4209

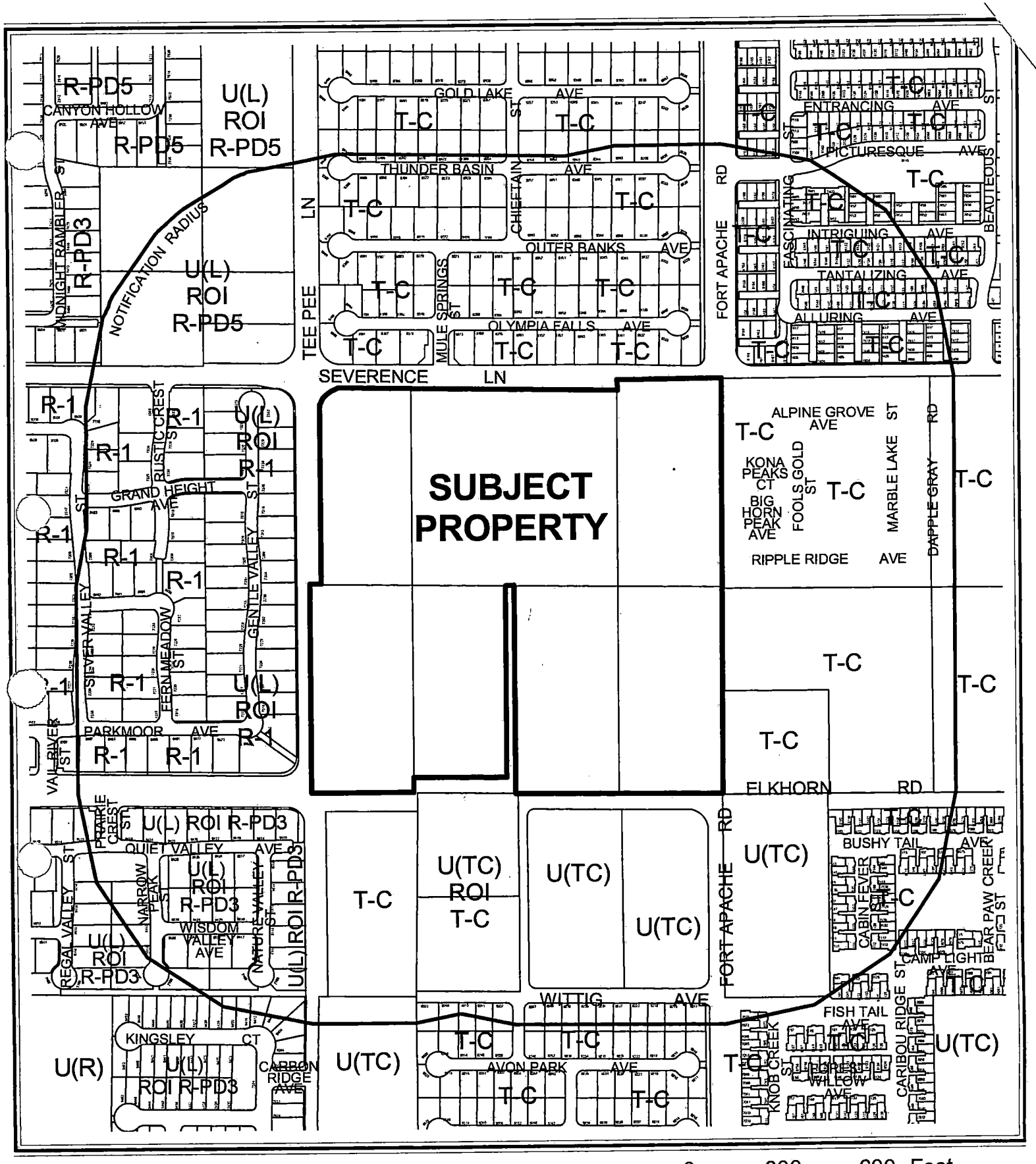
CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4208), Special Use Permit (SUP-4210) and Site Development Plan Review [SDR-4214].

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $221,285.70 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.



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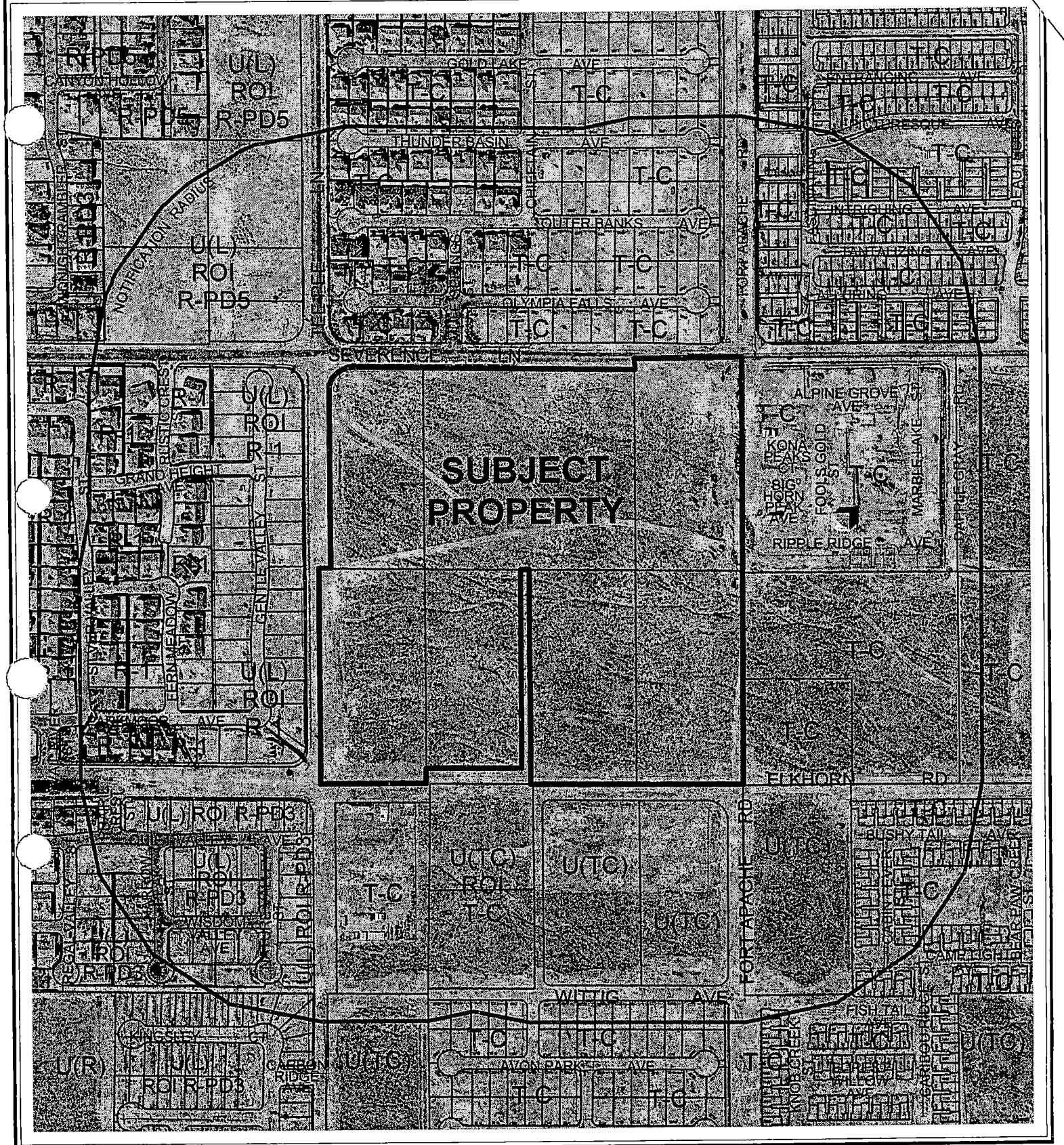
CASE: **VAR-4209**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] AND T-C (TOWN CENTER)

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



0 300 600 Feet

CASE: **VAR-4209**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] AND T-C (TOWN CENTER)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4208), Special Use Permit (SUP-4210), Variance (VAR-4209), and Site Development Plan Review [SDR-4214].

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. 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 $320,603.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to the open space provisions of the Code, to allow 0.93 acres of open space where 2.77 acres are required, on approximately 38.66 acres located at the southeast corner of Tee Pee Lane and Severence Lane.

B) Applicant's Justification

The applicant has justified this request by stating that the lots in this project are large enough to provide private open space for each homeowner, and that reducing the open space requirement would be consistent with former approvals on other Pardee Homes holdings and developments in the area.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.
01/26/01	The subject site was annexed into the City of Las Vegas as part of a 615-acre Annexation Petition request (A-0003-99).
04/04/01	The City Council approved a General Plan Amendment (GPA-0038-00) to expand the limits of the Town Center into the designated "Future Town Center." The subject site was included within this area. The City Council also approved a General Plan Amendment (GPA-0039-00) reaffirming the land use designation of the subject site as L (Low Density Residential) as part of a larger request.
07/05/01	The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs

Way alignment on the south, including the subject site. The Planning Commission and staff recommended approval of all applications on 05/24/01.

12/05/01 The City Council approved requests for a Rezoning (Z-0033-01) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre) and a Variance (V-0068-01) to the open space requirements of the Code on a 10-acre parcel to the immediate northwest of the subject site. A Site Development Plan Review [Z-0033-01(1) & Z-0034-01(1)] for 243 single-family homes on a 50-acre parcel to the immediate north of the subject site, east and west of Tee Pee Lane, was also approved on this date. The Planning Commission and staff recommended approval of all applications on 10/18/01.

02/06/02 The City Council approved requests for a Rezoning (Z-0085-01) of a five-acre site north of Severance Lane and west of Tee Pee Lane from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre), a Site Development Plan Review [Z-0085-01(1)] for 24 lots which was a continuation of the development approved as part of [Z-0033-01(1)], and a Variance (V-0088-01) to the open space requirements for the same portion of the site. The Planning Commission and staff recommended approval on 12/20/01.

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06/10/04 The Planning Commission (ZON-4208), (SUP-4210), (VAC-4212), and (SDR-4214) in abeyance to the 07/08/04 PC Meeting to allow the incorporation of additional land obtained by the applicant.

07/08/04 The Planning Commission accepted the applicants request to table this item.

08/12/04 The Planning Commission will consider companion applications for a Rezoning (ZON-4208) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center), a Special Use Permit for private streets in Town Center (SUP-4210), a Vacation of Government Patent Easements (VAC-4212), and a Site Development Plan Review for 168 single-family lots (SDR-4214) on the subject site concurrently with this request.

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C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 38.66

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation]
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West:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as L-TC (Low Density Residential - Town Center). This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes as well as more imaginative residential development, which put an emphasis on common open space. Local supporting uses are also allowed. The requested Variance is not directly related to any specific General Plan policies.

ANALYSIS

A) Zoning Code Compliance

A4) Landscape and Open Space Standards

Pursuant to Section E.G of the Town Center Development Standards Manual, open space for gated communities in Town Center is calculated in accordance with R-PD district standards in Title 19.06.040; as a result, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
38.66 acres	4.35 u.p.a.	1.65	7.17 %	2.77 ac	2.4 %	0.93 acre

A Variance from the requirement will be necessary for the development as proposed to proceed. The subject deviation is 66%.

B) General Analysis and Discussion

The applicant is proposing to develop a 168-lot single-family residential development on the subject site. This development will be a portion of an overall assemblage of lands by the applicant within Town Center and immediately to the west of Town Center. In earlier phases of the development, the applicant was allowed to provide monies in lieu of open space, as the density of the proposed developments is relatively low. The applicant is requesting a continuation of this established policy with respect to the overall lands assembled by the applicant.

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."

Although no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not providing open space within the project, the applicant is in agreement with the provision of monies for the improvement of parks in the vicinity in lieu of open space. As this practice has been approved on other lands held by the applicant on other parcels of land within the Town Center assemblage in the past, it is recommended that the Variance be approved. A condition of approval will address the amount and timing of the in-lieu payment.

NOTICES MAILED 93 [Mailed with ZON-4208, SUP-4210 & SDR-4214]

APPROVALS 0

PROTESTS 0

60170-04

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4209 APN: 125-18-801-006, 007, 008

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 2004

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4209 APN: 125-18-801-006, 007, 008

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 2004

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4209 APN: 125-18-801-015

Name of Property Owner: Mary Bartsas II LLC

Name of Applicant: Pardee Homes of Nevada

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: M. Bartsas, II 3sc

Print Name: Mary Bartsas, II 3sc

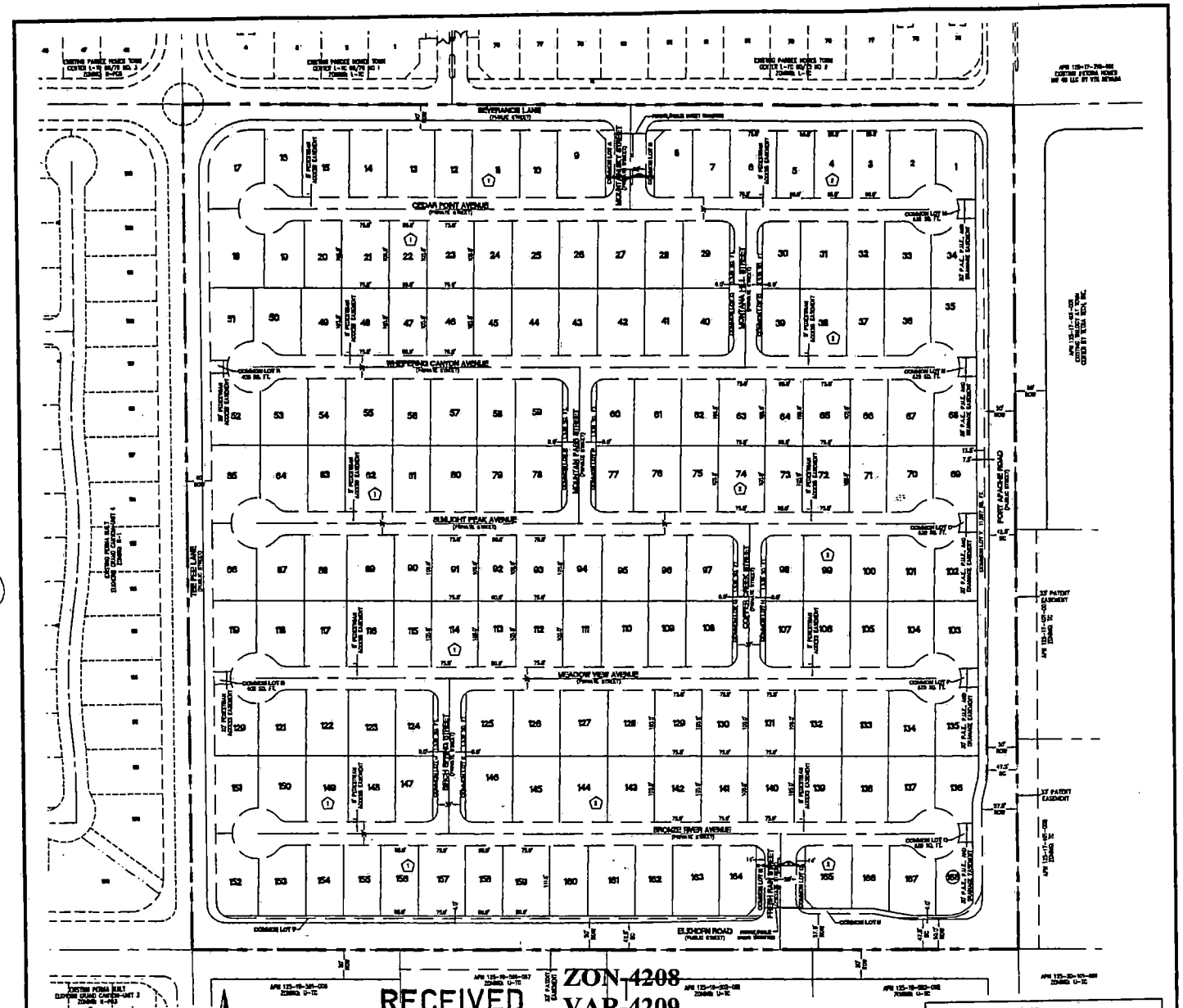
Subscribed and sworn before me

This 14th day of June, 2004

Margaret A. Messinger

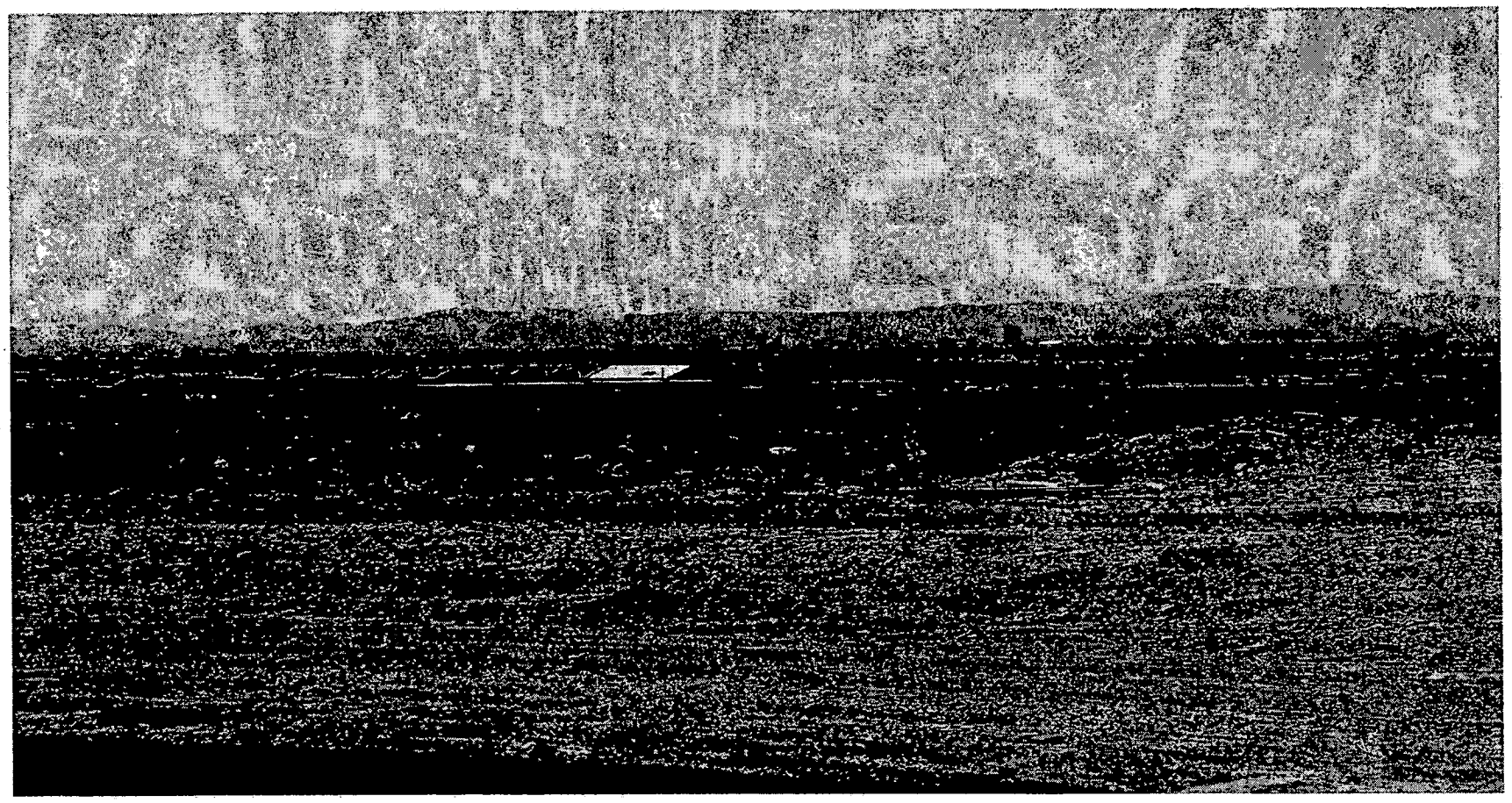
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
No: 94-0231-1
My Appointment Expires July 28, 2006


SEVERANCE LANE
CEDAR POINT AVENUE
WHISPERING CANYON AVENUE
SUNLIGHT PEAK AVENUE
MEADOW VIEW AVENUE
BRONZE RIVER AVENUE
ELKHORN ROAD
FORT APACHE ROAD
MOUNTAIN PASS STREET
COPPER CREEK STREET
PERSIMMON GULCH STREET
33' PATENT EASEMENT
33' P.U.E. FULL WIDTH EASEMENT
16' P.U.E. FULL WIDTH EASEMENT
8' P.U.E. FULL WIDTH EASEMENT
8' PEDESTRIAN ACCESS EASEMENT
COMMON LOT A
COMMON LOT B
COMMON LOT C
COMMON LOT D
COMMON LOT E
COMMON LOT F
COMMON LOT G
COMMON LOT H
COMMON LOT I
COMMON LOT J
COMMON LOT K
COMMON LOT L
COMMON LOT M
COMMON LOT N
COMMON LOT O
COMMON LOT P
APN 125-17-701-005
EXISTING RETAIL USES
APN 125-17-401-005
EXISTING RETAIL USES
APN 125-17-401-006
EXISTING PARCEL
APN 125-17-401-007
EXISTING PARCEL
EXISTING PARCEL MAP
EXISTING PARCEL MAP
EXISTING PARCEL MAP

VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
AUGUST 12, 2004 PLANNING COMMISSION

05/17/04



VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
AUGUST 12, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

SPECIAL USE PERMIT RELATED TO ZON-4208 AND VAR-4209 - PUBLIC HEARING - SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Special Use Permit TO ALLOW A GATED COMMUNITY WITH PRIVATE STREETS on 38.66 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN 125-18-801-006, 007, 008, 013, 014, 015 and 016), T-C (Town Center) Zone, U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C.: 09/15/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
NOTE: See Item 42 [ZON-4208] for all related discussion on Item 42 [ZON-4208], Item 43 [VAR-4209], Item 44 [SUP-4210], Item 45 [VAC-4212], Item 46 [SDR-4214] and Item 47 [VAR-4629].

(8:57 – 9:04)

2-3328

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 44– SUP-4210

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Private Street.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4208) and Site Development Plan Review [SDR-4214].

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

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

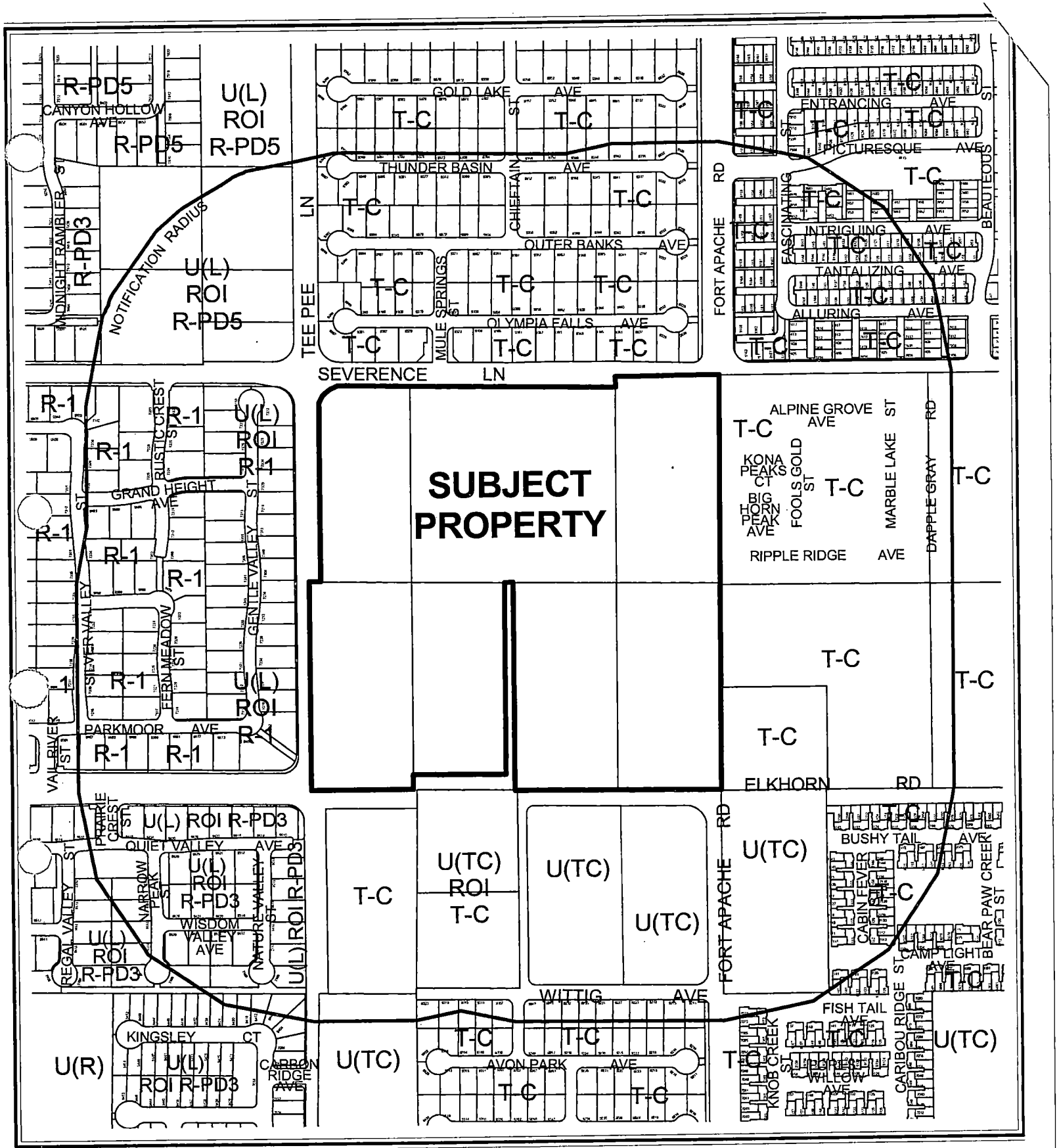
Public Works

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

6. 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.

7. Private streets shall be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4208 and all other subsequent site-related actions.



0 300 600 Feet

CASE: **SUP-4210**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] AND T-C (TOWN CENTER)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Private Street.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4208), Variance (VAR-4209), Vacation (VAC-4212), and Site Development Plan Review [SDR-4214].

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

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

Public Works

5. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222A.

6. 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.

7. Private streets shall be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

8. 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.

9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4208 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit to allow a gated community with private streets, as required by Town Center standards, on approximately 38.66 acres located at the southeast corner of Tee Pee Lane and Severence Lane.

B) Applicant's Justification

The applicant has justified this request by stating that it is the expectation of the buyers of the higher-end product that will be built on this site to have a gated environment. The location of this site on the edge of the Town Center area means that through traffic will be of a lower volume, and will therefore be minimally affected by the gating of the proposed development. Pedestrian access to and through the community will be maintained a several access points around the site.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.
01/26/01	The subject site was annexed into the City of Las Vegas as part of a 615-acre Annexation Petition request (A-0003-99).
04/04/01	The City Council approved a General Plan Amendment (GPA-0038-00) to expand the limits of the Town Center into the designated "Future Town Center." The subject site was included within this area. The City Council also approved a General Plan Amendment (GPA-0039-00) reaffirming the land use designation of the subject site as L (Low Density Residential) as part of a larger request.

07/05/01 The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment on the south, including the subject site. The Planning Commission and staff recommended approval of all applications on 05/24/01.

12/05/01 The City Council approved requests for a Rezoning (Z-0033-01) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre) and a Variance (V-0068-01) to the open space requirements of the Code on a 10-acre parcel to the immediate northwest of the subject site. A Site Development Plan Review [Z-0033-01(1) & Z-0034-01(1)] for 243 single-family homes on a 50-acre parcel to the immediate north of the subject site, east and west of Tee Pee Lane, was also approved on this date. The Planning Commission and staff recommended approval of all applications on 10/18/01.

02/06/02 The City Council approved requests for a Rezoning (Z-0085-01) of a five-acre site north of Severance Lane and west of Tee Pee Lane from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre), a Site Development Plan Review [Z-0085-01(1)] for 24 lots which was a continuation of the development approved as part of [Z-0033-01(1)], and a Variance (V-0088-01) to the open space requirements for the same portion of the site. The Planning Commission and staff recommended approval on 12/20/01.

11/05/03 The City Council approved a request for a Review of Condition (ROC-2916) of Condition No. 4 of an approved Site Development Plan Review [Z-0033-01(1) and Z-0034-01(1)] to modify the rear setback to allow a seven-foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required on 50.08 acres, including a portion of the site subject to the companion Site Development Plan Review to this Rezoning request. The Planning Commission and staff recommended approval on 09/25/03.

07/08/04 The Planning Commission accepted the applicants request to table this item.

08/12/04 The Planning Commission will consider companion applications for a Rezoning (ZON-4208) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center), a Site Development Plan Review for 168 single-family lots (SDR-4214), an open space Variance (VAR-4209), and a Vacation of Government Patent Easements (VAC-4212) on the subject site concurrently with this request.

B) Pre-Application Meeting

03/15/04 Three sites, including this site, which form part of the Pardee Homes Town Center assemblage, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 38.66

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L-TC (Low Density Residential - Town Center)
North:	L-TC (Low Density Residential - Town Center)
South:	L-TC (Low Density Residential - Town Center)
East:	M-TC (Medium Density Residential - Town Center) and PF-TC (Public Facilities - Town Center)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] and T-C (Town Center)
North:	T-C (Town Center)
South:	U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] and T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. Section E.G of the Manual discourages the development of gated communities within Town Center, and requires the consideration of such development through the Special Use Permit process and subject to specified conditions. The application and companion site plan complies with these requirements, including the provision of two gated entrances to the proposed development.

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

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is not a "Project of Regional Significance" by virtue of the fact that it, as a Special Use Permit request, lies beyond 500 feet from the boundaries of the nearest Clark County/City of North Las Vegas lands.

ANALYSIS

A) Zoning Code Compliance

There are no Zoning Code compliance issues that are pertinent to this request, other than the provisions of Section 19.04.050 and the Town Center Development Standards Manual. Compliance with these regulations is discussed below.

B) General Analysis and Discussion

- Zoning

  A portion of the site is currently zoned T-C (Town Center) and the remainder of the site will be rezoned to T-C (Town Center) through the approval of a companion Rezoning request (ZON-4208). Private streets for a residential subdivision are allowed within the T-C (Town Center) zoning district with the approval of a Special Use Permit by City Council, subject to certain criteria, as listed below.

- Use

  Subchapter 19.04.050 of the Las Vegas Zoning Code states that the Planning Commission may deny the creation of any other private street if, in the Commission's judgment, the private street would have any of the following effects:

  a. Negatively affect traffic circulation on public streets;
  b. Impair access to property either on-site of off-site to the subdivision;
  c. Impair access to or from public facilities including schools, parks and libraries; or
  d. Delay the response time of emergency vehicles.

  The proposed private streets to be developed using 37-foot street-sections will not negatively affect access to the subdivision. These streets meet the minimum standards of Title 18 for private street width.

  It does not appear in this case that the proposed use of private streets will impair access to or from public facilities, nor delay the response time of emergency vehicles.

- Conditions

  Section E.G of the Town Center Development Standards Manual stipulates three conditions of approval for gated communities with private streets:

  a. Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street;
  b. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network; and
  c. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

The proposed development appears to conform to all the above conditions.

FINDINGS

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

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

   The proposed utilization of 37-foot wide private streets will not negatively affect access to the subdivision. The use of private streets will not impair access to or from public facilities, nor delay the response time of emergency vehicles. The use of private gated streets will not conflict with the policies of the General Plan, and will compatible with other surrounding uses.

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

   The companion Site Development Plan Review (SDR-4214) proposes 168 units on the site, for an overall density of 4.35 units per acre. This density is appropriate for this area, and the use of private streets in conjunction with this relatively low level of density should have little if any impact on parking and traffic circulation within or adjacent to the development.

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

   The applicant is proposing two active gated entrances to the internal 37-foot private street network. The proposed street widths are appropriate to handle traffic flows in and out of the community and conform to the Las Vegas Subdivision Ordinance (Title 18).

   The access points will be via Severence Lane, a Town Center (80-foot) Residential Collector to the north, and via Elkhorn Road, a Town Center Primary (100-foot) Arterial, to the south. These facilities will provide adequate access to the site.

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

The proposed private streets will be subject to inspections for compliance to Title 18 (Subdivision Ordinance) requirements and to City design standards and therefore will not compromise the public health, safety and welfare. The subject of this Special Use Permit (private streets) is not directly referenced in the General Plan, and this application is therefore not inconsistent with the overall objectives of the General Plan.

NOTICES MAILED 93 [Mailed with ZON-4208, VAR-4209 and SDR-4214]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT
Town Center Assemblage 60/70 #4

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4210 APN: 125-18-801-006,007,008

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Klif Andrews

Subscribed and sworn before me

This 24 day of March, 2004

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4210 APN: 125-18-801-015

Name of Property Owner: Mary Bartsas II LLC

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Mary Bartsas, II MGR

Print Name: Mary Bartsas, II MGR

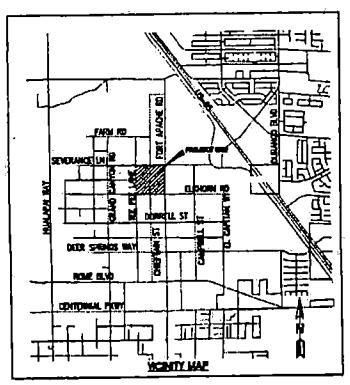
Subscribed and sworn before me

This 14th day of JUNE, 2004

Margaret A. Messinger

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
No: 94-0231-1
My Appointment Expires July 28, 2006



LAND USE

EXISTING ZONING	U-TC, TC
PROPOSED ZONING	L-TC (LOW RESIDENTIAL)
GROSS ACREAGE	40.56 AC.
NUMBERED LOTS	168
DENSITY	4.14 DU/AC
MIN. LOT SIZE	60' x 105' / 75' x 105'
PROVIDED OPEN SPACE	0.93 AC (40,350 SQ FT)
REQUIRED OPEN SPACE	2.74 AC (102,081 SQ FT)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

168 UNITS X 250 GPD/UNITS = 42,000 GPD
TOTAL AVERAGE CONTRIBUTION = 42,000 GPD = 0.04200 MGD
TOTAL PEAK FLOW=0.04200 MGD x 2.5 (PEAK FACTOR)=0.10500 MGD

DESIGN CRITERIA

1. 37' LOCAL STREETS ARE TO BE PRIVATE WITHIN SUBDIVISION.
2. SEWER MANHOLE SEPARATION TO BE 450' MAX.
3. ALL BCR RADII ARE 20 FEET UNLESS OTHERWISE NOTED.
4. ALL PROPOSED WATER AND SEWER MAINS ARE TO BE 8" IN DIAMETER UNLESS NOTIFIED OTHERWISE.

NOTES:

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

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

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

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

-TRAFFIC ACCESS WILL BE PROVIDED FROM ELKHORN AND SEVERANCE VIA FORT APACHE ROAD

-SIGNAGE FOR PROPERTY SHALL CONSIST OF NAME PLATE SIGNAGE ON BLOCK WALLS AT STRATEGIC LOCATIONS THROUGHOUT COMMUNITY

-RETAINING WALL HEIGHTS MAY VARY FROM 1' TO 4'.

OWNER/DEVELOPER
PARDEE HOMES OF NEVADA
10880 WILSHIRE BLVD. #1900
LOS ANGELES, CA 90024
PHONE: (213) 475-3525

SURVEYOR
SURVEYORS INC.
3226 W. SPRING MOUNTAIN #305
LAS VEGAS, NV 89146
PHONE: (702) 363-0021

ENGINEERING FIRM
SLATER HANIFAN GROUP
5740 S. ARVILLE STREET #216
LAS VEGAS, NV 89118
PHONE: (702) 284-5300

UTILITY SERVICE BY:
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SANITATION DISTRICT
SILVER STATE DISPOSAL
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE-NEVADA
SOUTHWEST GAS CORPORATION
COX COMMUNICATION

MINIMUM SETBACKS

FRONT	10'	TO SWING GARAGE/CONVERTED LIVING QUARTER.
FRONT	18'	FACE OF GARAGE TO BACK OF SIDEWALK
REAR	15'	TO PRIMARY STRUCTURE
REAR	10'	TO BALCONIES
REAR	7'	TO BALCONIES IN CUL-DE-SACS
SIDE	5'	TO PRIMARY STRUCTURE
CORNER	10'	TO PRIMARY STRUCTURE

LEGEND

35	LOT NUMBER
(1)	BLOCK NUMBER
	PROJECT BOUNDARY
	RIGHT OF WAY (ROW)
	LOTS
	OPEN SPACE AREA MEETING CLV O.S. CRITERIA
	LANDSCAPE AREAS INCLUDING SIDEWALK NOT COUNTING AS O.S.
	STREETS

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

PARDEE HOMES OF NEVADA

TOWN CENTER L-TC 60/70 NO. 4 SITE DEVELOPMENT PLAN

DATE:	7/29/04
DRAFTER:	JDP
DESIGNER:	JDP
CHECKED:	TJS

PROJECT NO. PAR0302-005

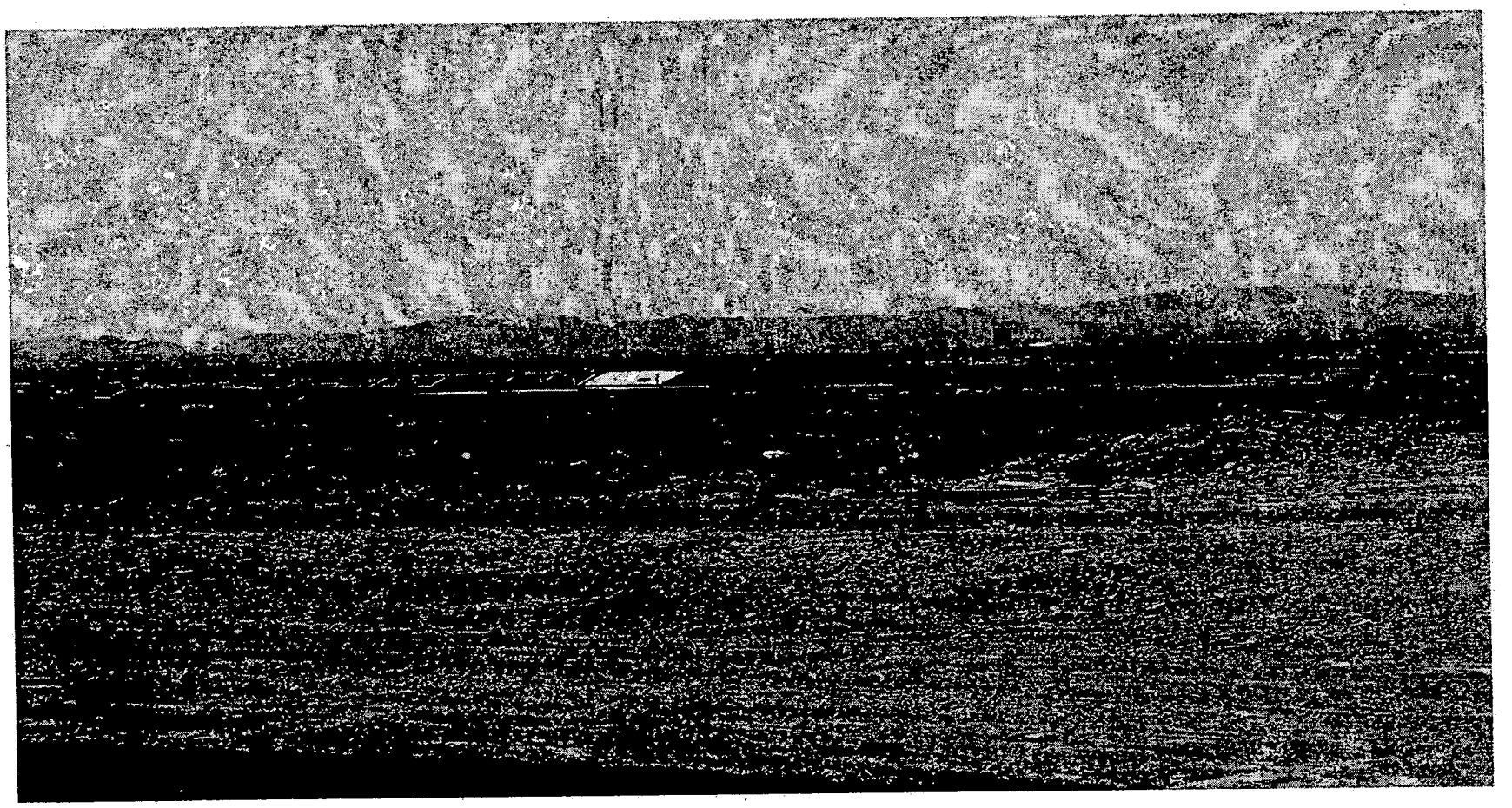
C-1

SHEET 1 OF 2

File: J:\PAR0302-005\Dwg\Entitlements\SP_6070 No4-072804.dwg Jul 29, 2004 - 09:15

SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
AUGUST 12, 2004 PLANNING COMMISSION

05/17/04



SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
AUGUST 12, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

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

SET DATE: 09/01/04 C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
NOTE: See Item 42 [ZON-4208] for all related discussion on Item 42 [ZON-4208], Item 43 [VAR-4209], Item 44 [SUP-4210], Item 45 [VAC-4212], Item 46 [SDR-4214] and Item 47 [VAR-4629].

(8:57 – 9:04)
2-3328

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 45– VAC-4212

CONDITIONS:

Planning and Development

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-4208 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

2. 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.

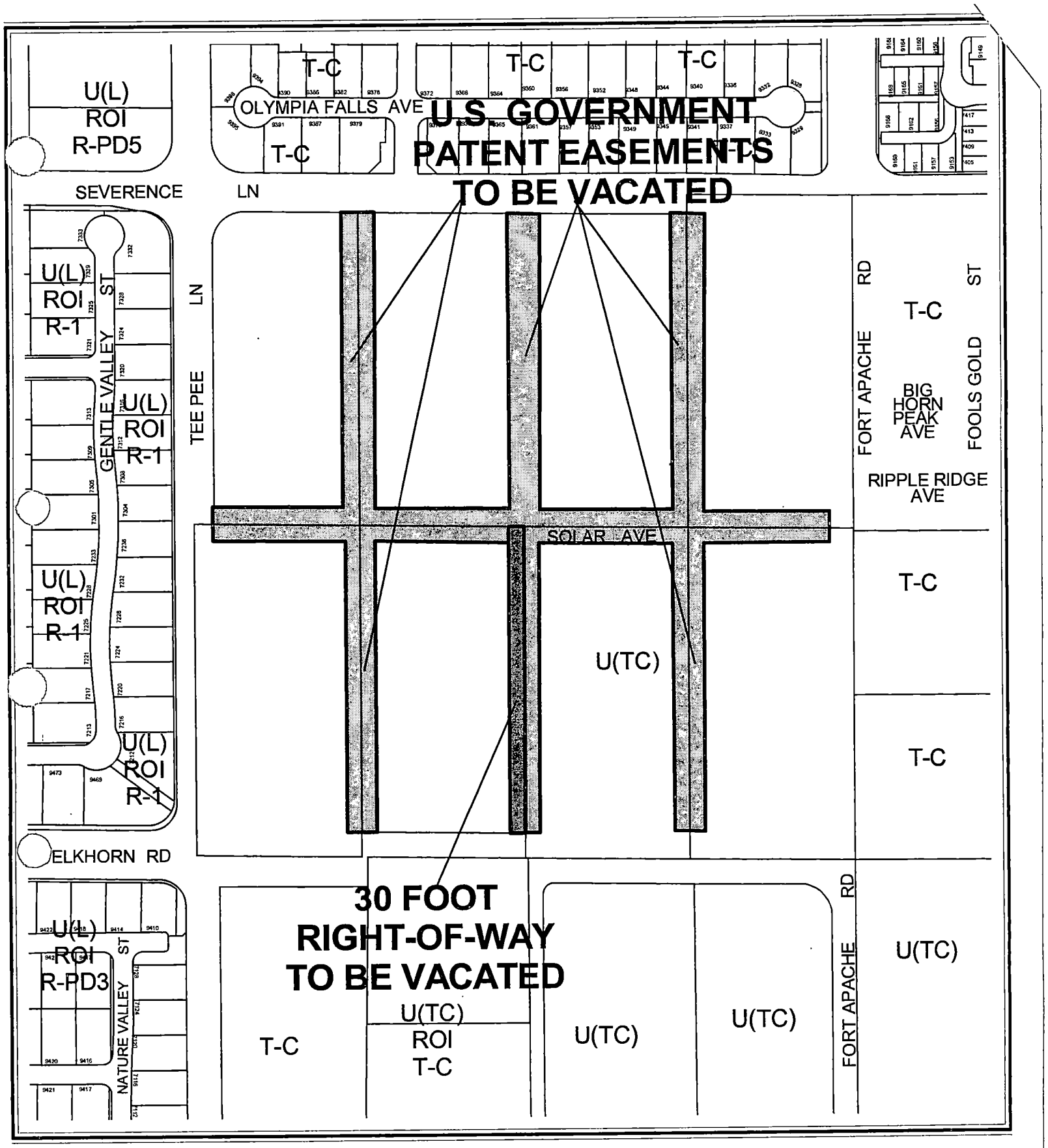
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

5. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 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 being vacated must be retained.

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

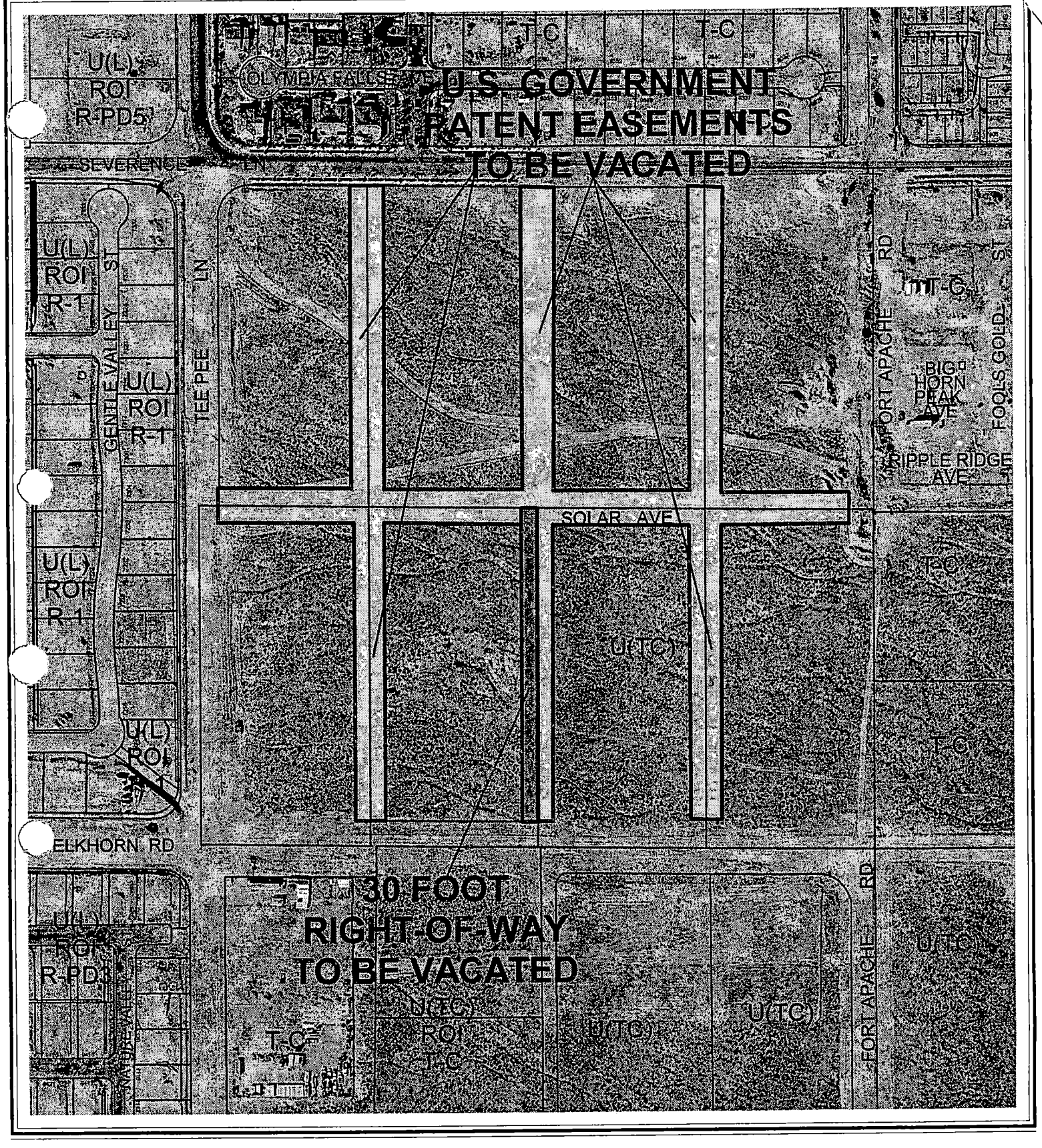
7. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-4208, Site Development Plan Review SDR-4214 and all other applicable site-related actions.



CASE: **VAC-4212**

0 200 400 Feet

N



CASE: **VAC-4212**

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4212 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. The boundaries of this Petition of Vacation of right-of-way shall be the west 30 feet of the Chieftain Street alignment, including the radius corner.

2. 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 for ZON-4208 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

3. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-4208, Site Development Plan Review SDR-4214 and all other applicable site-related actions.

4. 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.

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

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

7. 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.

8. If the Order of Relinquishment of Interest and 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval to Vacate U. S. Government Patent Easements generally located south of Severence Lane, west of Tee Pee Lane.

B) Applicant's Justification

The applicant's justification letter states that the adjacent parcel is proposed to be developed as a 168-lot single-family residential development.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.
01/26/01	The subject site was annexed into the City of Las Vegas as part of a 615-acre Annexation Petition request (A-0003-99).
04/04/01	The City Council approved a General Plan Amendment (GPA-0038-00) to expand the limits of the Town Center into the designated "Future Town Center." The subject site was included within this area. The City Council also approved a General Plan Amendment (GPA-0039-00) reaffirming the land use designation of the subject site as L (Low Density Residential) as part of a larger request.
07/05/01	The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment on the south, including the subject site. Staff had recommended approval. The Planning Commission recommended approval of all applications on 05/24/01.

12/05/01 The City Council approved requests for a Rezoning (Z-0033-01) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre) and a Variance (V-0068-01) to the open space requirements of the Code on a 10-acre parcel to the immediate northwest of the subject site. A Site Development Plan Review [Z-0033-01(1) & Z-0034-01(1)] for 243 single-family homes on a 50-acre parcel to the immediate north of the subject site, east and west of Tee Pee Lane, was also approved on this date. Staff had recommended approval of all applications. The Planning Commission recommended approval of all applications on 10/18/01.

02/06/02 The City Council approved requests for a Rezoning (Z-0085-01) of a five-acre site north of Severance Lane and west of Tee Pee Lane from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre), a Site Development Plan Review [Z-0085-01(1)] for 24 lots which was a continuation of the development approved as part of [Z-0033-01(1)], and a Variance (V-0088-01) to the open space requirements for the same portion of the site. Staff had recommended approval of all applications. The Planning Commission recommended approval on 12/20/01.

11/05/03 The City Council approved a request for a Review of Condition (ROC-2916) of Condition No. 4 of an approved Site Development Plan Review [Z-0033-01(1) and Z-0034-01(1)] to modify the rear setback to allow a seven-foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required on 50.08 acres, including a portion of the site subject to the companion Site Development Plan Review to this Rezoning request. Staff had recommended approval. The Planning Commission recommended approval on 09/25/03.

06/10/04 The Planning Commission held this and companion items (SDR-4214), (VAR-4209), and (SUP-4210) in abeyance to the 07/08/04 PC Meeting to allow the incorporation of additional land obtained by the applicant.

07/08/04 The Planning Commission accepted the applicants request to table this item.

08/12/04 The Planning Commission will consider companion applications for a Rezoning (ZON-4208) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation], to T-C (Town Center), a Site Development Plan Review for 168 single-family lots (SDR-4214), an open space Variance (VAR-4209), and a Special Use Permit for the use of private streets with the Town Center area (SUP-4210) on the subject site concurrently with this request.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the North Half (N½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 18, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U.S. Government Patent Reservations because they are no longer needed in their current configuration. This will allow the development of the single-family subdivision on 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.

In addition to the patent reservations, a Vacation of the existing 30 feet of right-of-way for Chieftain Street is needed to allow for the development of the adjacent parcels. There is no objection to such vacation, as Chieftain Street is not needed in this area and it will not conflict with any City requirements.

B) Public Works discussion

Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally on the southeast corner of Severance Lane and Tee Pee Lane.

The following information is offered concerning this request to vacate certain public street rights-of-way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? N/A, Chieftain Street will be eliminated.

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? N/A, only the half street exists.

C. Does it appear that the vacation request involves only excess right-of-way? Yes.

D. Does this vacation request coincide with development plans of the adjacent parcels? Yes, the subdivision related with ZON-4208.

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 (06/10/04 PC)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4212 APN: 125-18-801-006, 007, 008

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Klif Andrews

Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 2004

Kathleen Fallon

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

VAC-4212 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTH SEVERENCE LANE, WEST OF TEE PEE LANE
AUGUST 12, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4208, VAR-4209 AND SUP-4210 AND VAC-4212 - PUBLIC HEARING - SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Site Development Plan Review FOR A 168-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 38.66 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN 125-18-801-006, 007, 008, 013, 014, 015 and 016), T-C (Town Center) Zone and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions and amending the following condition:
4. **The setbacks for this development shall be a minimum of 10 feet to the front of the house or swing garage, *18* feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear, except for lots fronting on cul-de-sac bulbs, where 7 feet in the rear is allowed.**

– UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
NOTE: See Item 42 [ZON-4208] for all related discussion on Item 42 [ZON-4208], Item 43 [VAR-4209], Item 44 [SUP-4210], Item 45 [VAC-4212], Item 46 [SDR-4214] and Item 47 [VAR-4629].

(8:57 – 9:04)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 46– SDR-4214

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-4208] to a T-C (Town Center) Zoning District, a Variance of open space standards (VAR-4209), a Special Use Permit for private, gated streets in Town Center (SUP-4210) and a Vacation of government patent easements (VAC-4212) approved by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including a requirement for the second emergency entrance to be an active gated entrance, and inclusion of the required median on Fort Apache Road.

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

4. The setbacks for this development shall be a minimum of 10 feet to the front of the house or swing garage, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear, except for lots fronting on cul-de-sac bulbs, where 7 feet in the rear is allowed.

5. 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 large canopy trees planted a maximum of 35 feet on-center along Fort Apache Road and a maximum of 30 feet on-center along Severence Lane.

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

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

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

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

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

CONDITIONS – Continued:

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

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

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

Public Works

14. Dedicate, obtain dedication, or obtain roadway easement rights for the south half of Sunlight Peak Avenue including the entire bulb of the proposed cul-de-sac adjacent to this site prior to or concurrent with the recordation of a Final Map for this site. Also dedicate a 25-foot radius at the northwest corner of Fort Apache Road and Sunlight Peak Avenue. This condition will not be enforced if a subsequent site plan is submitted that privatizes Sunlight Peak Avenue.

15. If Sunlight Peak Avenue is a public street, construct full street improvements adjacent to this site concurrent with development of this site. Four-foot sidewalks shall be allowed provid3ed that all street furnishings and appurtenances are placed outside the sidewalk area. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

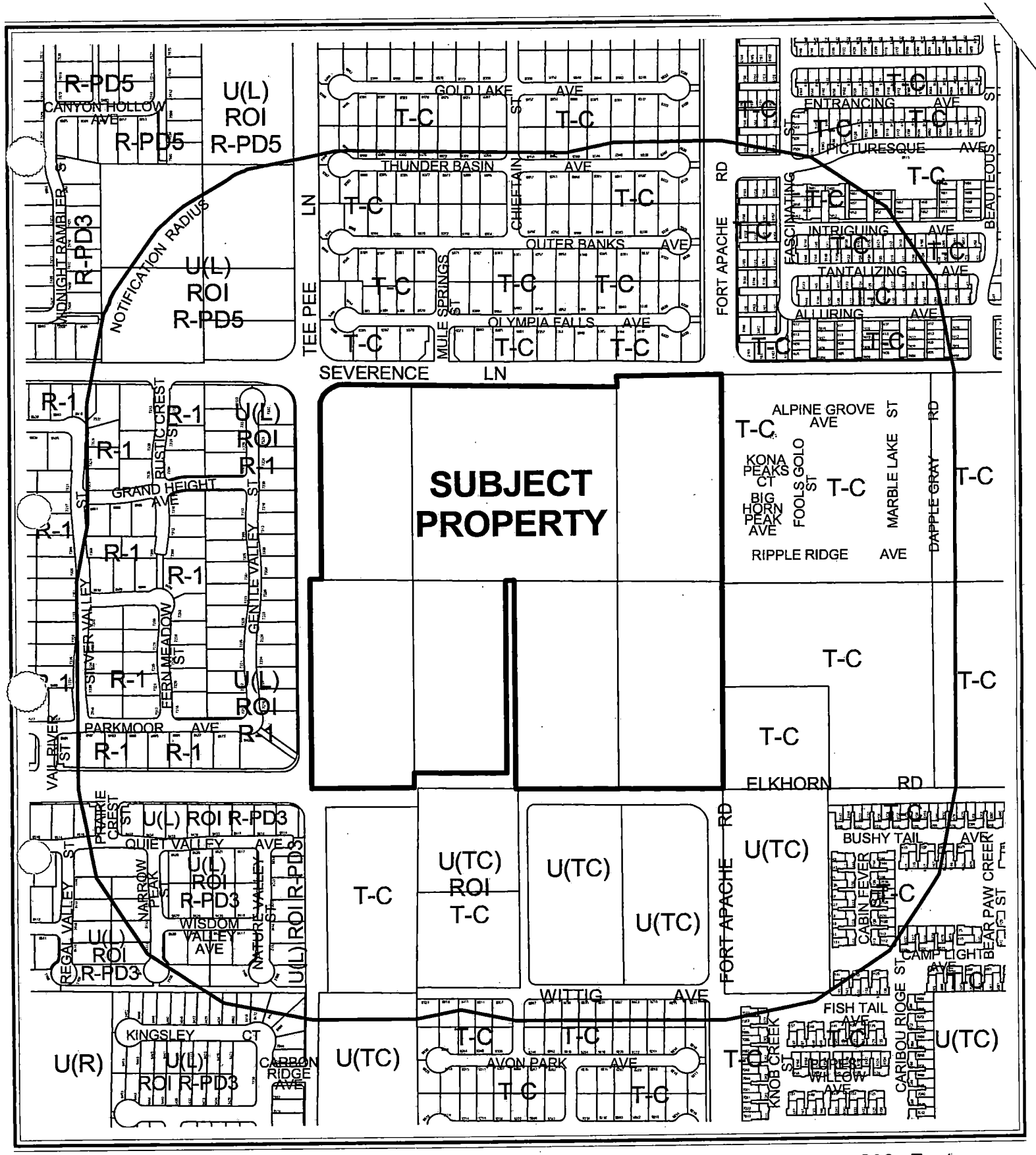
17. Mountain Pass Street must be a private street or a public street; half public and half private is not acceptable.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4208 and all other subsequent site-related actions.

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

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 improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard knuckles, including private street/private drive intersections are proposed within this subdivision.



CASE: **SDR-4214**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] AND T-C (TOWN CENTER)

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning [ZON-4208] to a T-C (Town Center) Zoning District, a Variance of open space standards (VAR-4209), a Special Use Permit for private, gated streets in Town Center (SUP-4210), and a Vacation of government patent easements (VAC-4212) approved by the City Council.

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

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

4. The setbacks for this development shall be a minimum of 10 feet to the front of the house or swing garage, 22 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 10 feet in the rear, except for lots fronting on cul-de-sac bulbs, where 7 feet in the rear is allowed.

5. 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 large canopy trees planted a maximum of 35 feet on-center along Fort Apache Road and a maximum of 30 feet on-center along Severence Lane.

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

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

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

GL

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

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

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

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

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

Public Works

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

15. Landscape and maintain all unimproved rights-of-way on Tee Pee Lane, Severance Lane, Elkhorn Road and Fort Apache Road adjacent to this site.

16. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tee Pee Lane, Severance Lane, Elkhorn Road and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.

17. Site development to comply with Town Center Standards and all applicable conditions of approval for Zoning Reclassification ZON-4208 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.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for 168 single-family lots on 38.66 acres located at the southeast corner of Tee Pee Lane and Severence Lane.

B) Applicant's Justification

The applicant has justified the request by stating that the pattern of development and proposed street sections are similar for those approved on other Pardee development sites in Town Center within the immediate area.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.
01/26/01	The subject site was annexed into the City of Las Vegas as part of a 615-acre Annexation Petition request (A-0003-99).
04/04/01	The City Council approved a General Plan Amendment (GPA-0038-00) to expand the limits of the Town Center into the designated "Future Town Center." The subject site was included within this area. The City Council also approved a General Plan Amendment (GPA-0039-00) reaffirming the land use designation of the subject site as L (Low Density Residential) as part of a larger request.
07/05/01	The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment

on the south, including the subject site. The Planning Commission and staff recommended approval of all applications on 05/24/01.

12/05/01 The City Council approved requests for a Rezoning (Z-0033-01) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre) and a Variance (V-0068-01) to the open space requirements of the Code on a 10-acre parcel to the immediate northwest of the subject site. A Site Development Plan Review [Z-0033-01(1) & Z-0034-01(1)] for 243 single-family homes on a 50-acre parcel to the immediate north of the subject site, east and west of Tee Pee Lane, was also approved on this date. The Planning Commission and staff recommended approval of all applications on 10/18/01.

02/06/02 The City Council approved requests for a Rezoning (Z-0085-01) of a five-acre site north of Severance Lane and west of Tee Pee Lane from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre), a Site Development Plan Review [Z-0085-01(1)] for 24 lots which was a continuation of the development approved as part of [Z-0033-01(1)], and a Variance (V-0088-01) to the open space requirements for the same portion of the site. The Planning Commission and staff recommended approval on 12/20/01.

11/05/03 The City Council approved a request for a Review of Condition (ROC-2916) of Condition No. 4 of an approved Site Development Plan Review [Z-0033-01(1) and Z-0034-01(1)] to modify the rear setback to allow a seven-foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required on 50.08 acres, including a portion of the site subject to the companion Site Development Plan Review to this Rezoning request. The Planning Commission and staff recommended approval on 09/25/03.

06/10/04 The Planning Commission held this and companion items (VAR-4209), (SUP-4210), and (VAC-4212) in abeyance to the 07/08/04 PC Meeting to allow the incorporation of additional land obtained by the applicant.

07/08/04 The Planning Commission accepted the applicants request to table this item.

08/12/04 The Planning Commission will consider companion applications for a Rezoning (ZON-4208) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center), an open space Variance (VAR-4209), a Special Use Permit for private streets in Town Center (SUP-4210), and a Vacation of Government Patent Easements (VAC-4212) on the subject site concurrently with this request.

GL

B) Pre-Application Meeting

03/15/04 Three sites, including this site, which form part of the Pardee Homes Town Center assemblage, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 38.66

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L-TC (Low Density Residential - Town Center)
North:	L-TC (Low Density Residential - Town Center)
South:	L-TC (Low Density Residential - Town Center)
East:	M-TC (Medium Density Residential - Town Center) and PF-TC (Public Facilities - Town Center)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] and T-C (Town Center)
North:	T-C (Town Center)
South:	U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] and T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential)

GL

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector Map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as L-TC (Low Density Residential - Town Center). This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes as well as more imaginative residential development, which put an emphasis on common open space. Local supporting uses are also allowed. The companion Rezoning request (ZON-4208) for T-C (Town Center) zoning conforms to the L-TC (Low Density Residential - Town Center) special land use designation, and the proposed development, at 4.35 units per gross acre, conforms to both land use and zoning parameters.

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

Trails – There are three trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. Two are Primary Arterial Trails along Fort Apache Road to the east of the site and along Elkhorn Road to the south of the site, and the third is the Town Center Collector Trail required along Severence Lane to the north of the site. These trails are also required pursuant to the street cross-sections in the Town Center Development Standards Manual and represent the sidewalks along these streets. Additionally, Map 6 also calls for a Multi-Use Transportation Trail along the west side of Fort Apache Road, adjacent to the site, which is a wider section than the Primary Arterial Trail on the east side of the street. The site plan, as proposed, meets these trails standards.

Fort Apache Road, on the east boundary of the site, and Elkhorn Road, on the south boundary of the site, will be developed as Town Center Primary (100-foot) Arterials, which also have 15-foot medians.

PROJECT DESCRIPTION

The proposed development consists of 168 single-family lots covering the 38.66-acre site. Four basic floor plan configurations are proposed. The designs are both one and two-story products with two-car and three-car garages.

The open space provided with this project consists of 40,360 square feet within landscaped amenity zones separating the five-foot sidewalks from the street, around the external perimeter of the site. The total amount of open space provided is below that required by Town Center open space standards as outlined in the Town Center Development Standards Manual.

A network of private streets, all 37 feet in width, with L-type curb and gutter design, serves the development. Although these street sections do not meet Town Center standards, they are consistent with street sections that were approved for development within the assemblage of land within Town Center by Pardee Homes, and meet Title 18 standards for private streets, and thus are appropriate for this area.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, the Development Standards within a T-C District are established by the Site Development Plan. The development standards that are proposed for this site through this Site Development Plan are as follows:

Proposed Standards

Typical Lot Size	Approx 6,500 s.f.
Min. Setbacks	
• To front of house or front-facing garage from interior edge of sidewalk	18 Feet
• To front of swing garage	10 Feet
• Corner side	10 Feet
• Side	5 Feet
• Rear	7 Feet
Max. Building Height	Not specified, but plans submitted do not exceed 2 Stories / 35 Feet

These standards as presented will allow a development that should be harmonious and compatible with the approved residential project to the north of the site.

GL

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that are applicable to this project.

A3) Parking and Traffic Standards

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

Uses	Ratio	**Required** Parking		**Provided** Parking		
		Regular	Handicap	Regular	Handicap	Guest
Single-Family Dwelling	2 Spaces/ Dwelling	336 Spaces	N/A	336 Spaces	N/A	N/A

The proposal provides the minimum number of on-site parking spaces listed in the Zoning Code.

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**
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet along Tee Pee and Severence (2,520 Feet) + 1 Tree	85 Trees	130 Trees
	1 Tree/35 Linear Feet along Ft Apache and Elkhorn (2,520 Feet) + 1 Tree	85 Trees	130 Trees
• Min. Zone Width	5-foot amenity zone, 5-foot sidewalk and a 5-foot amenity zone, as modified through SDR-1104 along Tee Pee Lane and Severence Lane		Y
	5-foot amenity zone (within ROW), 10-foot trail and 5-foot amenity zone along Ft. Apache Road, per Trails Element standards.		Y
	2.5' amenity zone and 5-foot sidewalk along Elkhorn Road, per TC standards.		Y
• Wall height	6 Feet		Y

GL

The project does not meet the originally approved Town Center buffering and landscaping standards along Tee Pee Lane and Severence Lane; however, limited modifications to these standards (within portions of the Town Center Pardee land assemblage) were made pursuant to approval of SDR-1104. The plan as submitted is in conformance with these modifications.

The perimeter buffering and landscaping standards of the Code, as set out in the Town Center Development Standards Manual, call for a seven-foot sidewalk and a 7'6" amenity zone with a six-inch curb along Tee Pee Lane and Severence Lane (Town Center [80-foot] Residential Collectors), planted with large canopy trees 30 feet on-center; the revised standard (per SDR-1104) requires a five-foot amenity zone, a five-foot sidewalk and another five-foot amenity zone. The site plan complies with this standard.

Along Fort Apache Road, a Town Center Primary (100-foot) Arterial, a 10-foot trail with a five-foot amenity zone is required, as set out through the Master Plan Transportation Trails Element, with large canopy trees planted 35 feet on-center; this Trails Element requirement supercedes other Town Center standards that would apply on this street section, and the site plan as proposed complies with this standard. Along Elkhorn Road, also a Primary (100-foot) Arterial, the site plan reflects the requirement for a five-foot sidewalk and a 2'6" amenity zone with large canopy trees planted 35 feet on-center.

Pursuant to subsection E.G of the Town Center Development Standards Manual, residential development using private streets in Town Center must comply with the standards for open space listed in Title 19.06.040.G.1, as follows:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
38.66 acres (1,684,030 s.f.)	4.35 u.p.a.	1.65	7.17 %	2.77 ac (120,745 s.f.)	2.4 %	0.93 acre (40,360 s.f.)

The proposal fails to meet the requirements for open space in the Zoning Code. The applicant has requested a companion Variance (VAR-4209) to seek relief from this requirement. The requested deviation is approximately 66%.

GL

B) General Analysis and Discussion

- Zoning

  With the approval of companion Rezoning application (ZON-4208), which applies to approximately 29 acres of the 38.66-acre site, the entire site will be zoned T-C (Town Center). The proposed Site Development Plan conforms to the proposed zoning for the site, with the exceptions noted below.

- Site Plan

  Although the plan as proposed does not meet a number of Town Center standards with respect to street section and open space requirements, it is consistent with the modifications for Pardee assemblage parcels as approved through SDR-1104. As the Pardee parcels account for the overwhelming majority of the land area within the assemblage boundaries, it is appropriate to apply standards that achieve a consistent look and urban design throughout the area.

- Waivers

  A companion Variance (VAR-4209) to reduce the required amount of open space by approximately 66% has been submitted and will be considered concurrently. Approval of a Special Use Permit (SUP-4210) is also required to allow the use of the proposed private, gated streets within the Town Center area.

- Landscape Plan

  The conceptual landscaping plan indicates an alternating arrangement of 24" box Chinese Pistache, Holly Oak and Purple Robe Locust planted 35 feet on-center along each side of the interior streets. Although a double row of 10' Mexican Fan Palms at 30 feet on-center are proposed along Fort Apache Road, this does not meet the planting scheme for Public Residential Streets in the Town Center Development Standards Manual, which calls for large-canopy shade trees 35 feet on-center along a Primary Arterial (Figure 2a). The plan appears to meet the street tree planting requirement along Severence Lane and Tee Pee Lane, which calls for large-canopy shade trees every 30 feet on-center (Figure 30) and along Elkhorn Road, which calls for large-canopy shade trees 35 feet on-center along a Primary Arterial (Figure 2a), although the trees should be located in the amenity zone, and not staggered as shown on the landscaping plan. The landscaping plan also depicts a variety of five and one-gallon ground shrubs, and a variety of ground cover plantings.

- Elevation

  Four basic floor plans are proposed. The homes all have two or three-car garages, are one or two stories in height and are arranged along 37-foot wide private streets.

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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 development will be consistent with the density of the adjacent single-family residential developments to the north, and with the approved density for undeveloped areas in the vicinity of the site.

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 subject site is designated L-TC (Low Density Residential - Town Center) on Map 4 of the Town Center Development Standards Manual. This category allows a residential density range of 3.5 to 5.5 units per gross acre. The companion Rezoning application (ZON-4208) will rezone a portion of the subject site to the T-C (Town Center) zoning district; the remainder is already so zoned. The proposed site plan conforms to both the General Plan and the Town Center Manual land use designations for the site. The proposed site plan conforms to other city policies and standards, with the exception of open space standards and perimeter amenity zones; these have been either previously addressed through SDR-1104 and are carried forward in this site plan review, or are the subject of companion applications.

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

   The site will be accessed from a gated entry to Severence Lane, a Town Center Residential Collector, to the north of the site, from Elkhorn Road, a Primary (100-foot) Arterial to the south. These streets will be adequate for allowable development under the proposed T-C (Town Center) zoning district.

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

   The building and landscape materials are appropriate for this type of development in this portion of the City.

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

   The building elevations are typical of single-family residential developments and will be compatible with single-family residential development to the north of the 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 93 [Mailed with ZON-4208, VAR-4209 and SUP-4210]

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4214 APN: 125-18-801-006, 007, 008

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 2004

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4214 APN: 125-18-801-015

Name of Property Owner: Mary Bartsas II LLC

Name of Applicant: Pardee Homes of Nevada

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Mary Bartsas II LLC

Print Name: Mary Bartsas II LLC

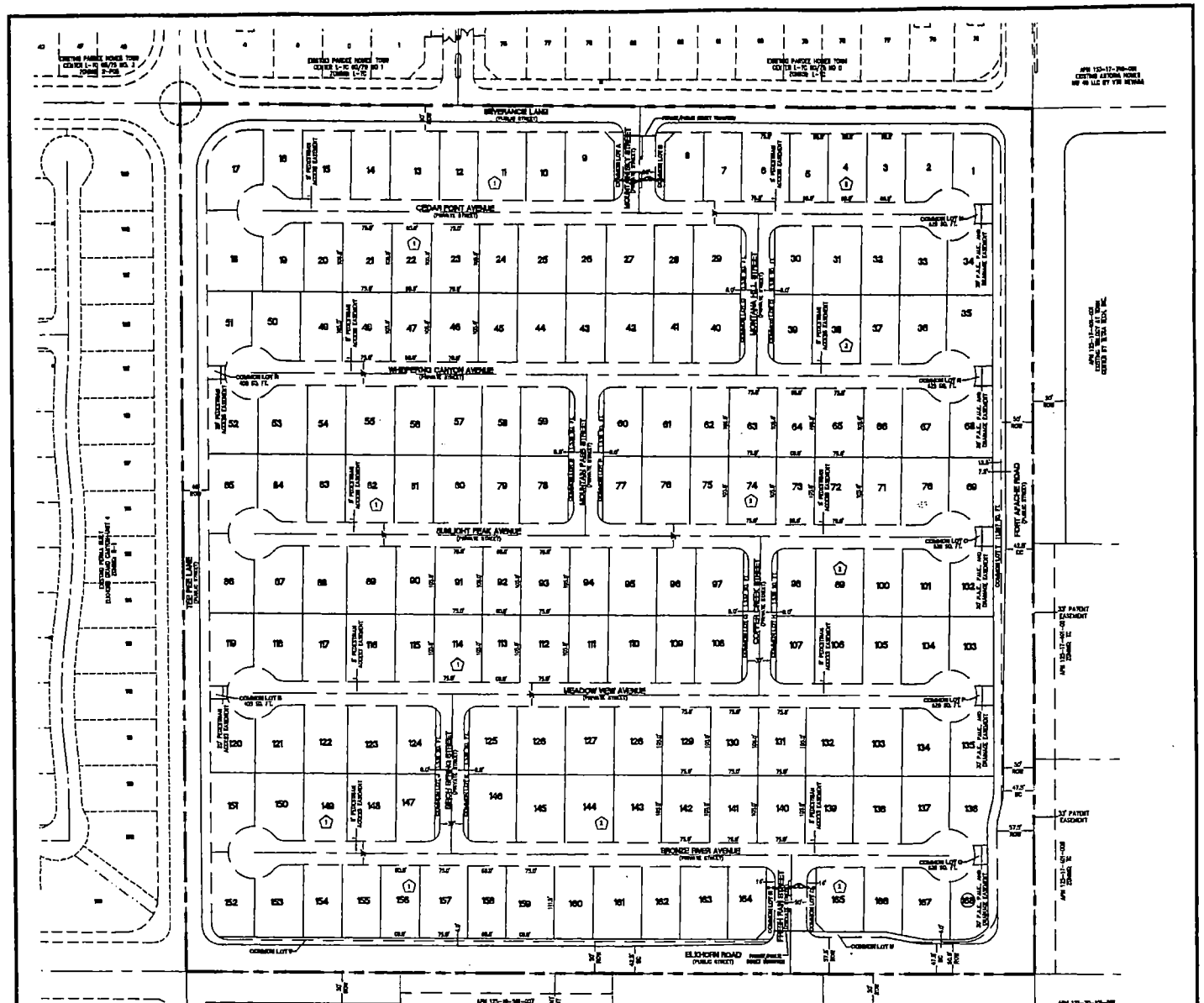
Subscribed and sworn before me

This 14th day of June, 2004

Margaret A. [illegible]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
My Appointment Expires July 28, 2005



ZON-4208
VAR-4209
SUP-4210
SDR-4204
08-12-04 PC

RECEIVED
AUG 0 4 2004

REVISED
8.4.04

N

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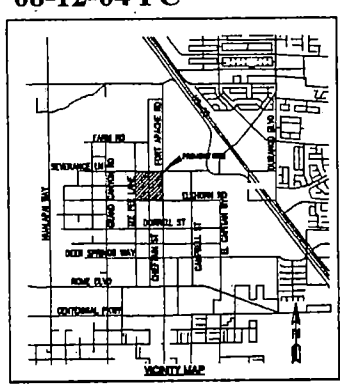
SCALE: FEET



LAND USE

EXISTING ZONING	U-TC, TC
PROPOSED ZONING	L-TC (LOW RESIDENTIAL)
GROSS ACREAGE	40.56 AC.
NUMBERED LOTS	168
DENSITY	4.14 DU/AC
MIN. LOT SIZE	60' x 105' / 75' x 105'
PROVIDED OPEN SPACE	0.93 AC (40,350 SQ FT)
REQUIRED OPEN SPACE	2.74 AC (102,061 SQ FT)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

168 UNITS X 250 GPD/UNITS = 42,000 GPD
TOTAL AVERAGE CONTRIBUTION = 42,000 GPD = 0.04200 MGD
TOTAL PEAK FLOW=0.04200 MGD x 2.5 (PEAK FACTOR)=0.10500 MGD

DESIGN CRITERIA

1. 37' LOCAL STREETS ARE TO BE PRIVATE WITHIN SUBDIVISION.
2. SEWER MANHOLE SEPARATION TO BE 450' MAX.
3. ALL BCR RADII ARE 20 FEET UNLESS OTHERWISE NOTED.
4. ALL PROPOSED WATER AND SEWER MAINS ARE TO BE 8" IN DIAMETER UNLESS NOTIFIED OTHERWISE.

NOTES:

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

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

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

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

—TRAFFIC ACCESS WILL BE PROVIDED FROM ELKHORN AND SEVERANCE VIA FORT APACHE ROAD.

—SIGNAGE FOR PROPERTY SHALL CONSIST OF NAME PLATE SIGNAGE ON BLOCK WALLS AT STRATEGIC LOCATIONS THROUGHOUT COMMUNITY.

—RETAINING WALL HEIGHTS MAY VARY FROM 1' TO 4'.

OWNER/DEVELOPER
PARDEE HOMES OF NEVADA
10880 WILSHIRE BLVD. #1900
LOS ANGELES, CA 90024
PHONE: (213) 475-3525

ENGINEERING FIRM
SLATER HANIFAN GROUP
5740 S. ARVILLE STREET #218
LAS VEGAS, NV 89118
PHONE: (702) 284-5300

SURVEYOR
SURVEYORS INC.
3320 W. SPRING MOUNTAIN #305
LAS VEGAS, NV 89146
PHONE: (702) 363-0021

UTILITY SERVICE BY:
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SANITATION DISTRICT
SEWER STATE DISPOSAL
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE—NEVADA
SOUTHWEST GAS CORPORATION
COX COMMUNICATION

MINIMUM SETBACKS

FRONT	10'	TO SWING GARAGE/CONVERTED LIVING QUARTER.
FRONT	18'	FACE OF GARAGE TO BACK OF SIDEWALK
REAR	15'	TO PRIMARY STRUCTURE
REAR	10'	TO BALCONIES
REAR	7'	TO BALCONIES IN CUL-DE-SACS
SIDE	5'	TO PRIMARY STRUCTURE
CORNER	10'	TO PRIMARY STRUCTURE

LEGEND

35	LOT NUMBER
(1)	BLOCK NUMBER
	PROJECT BOUNDARY
	RIGHT OF WAY (ROW)
	LOTS
	OPEN SPACE AREA MEETING CLV O.S. CRITERIA
	LANDSCAPE AREAS INCLUDING SIDEWALK NOT COUNTING AS O.S.
	STREETS

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #218, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

PARDEE HOMES OF NEVADA

TOWN CENTER L-TC 60/70 NO. 4 SITE DEVELOPMENT PLAN

DATE: 7/29/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS

PROJECT NO.
PAR0302-005

C-1
SHEET 1 OF 2

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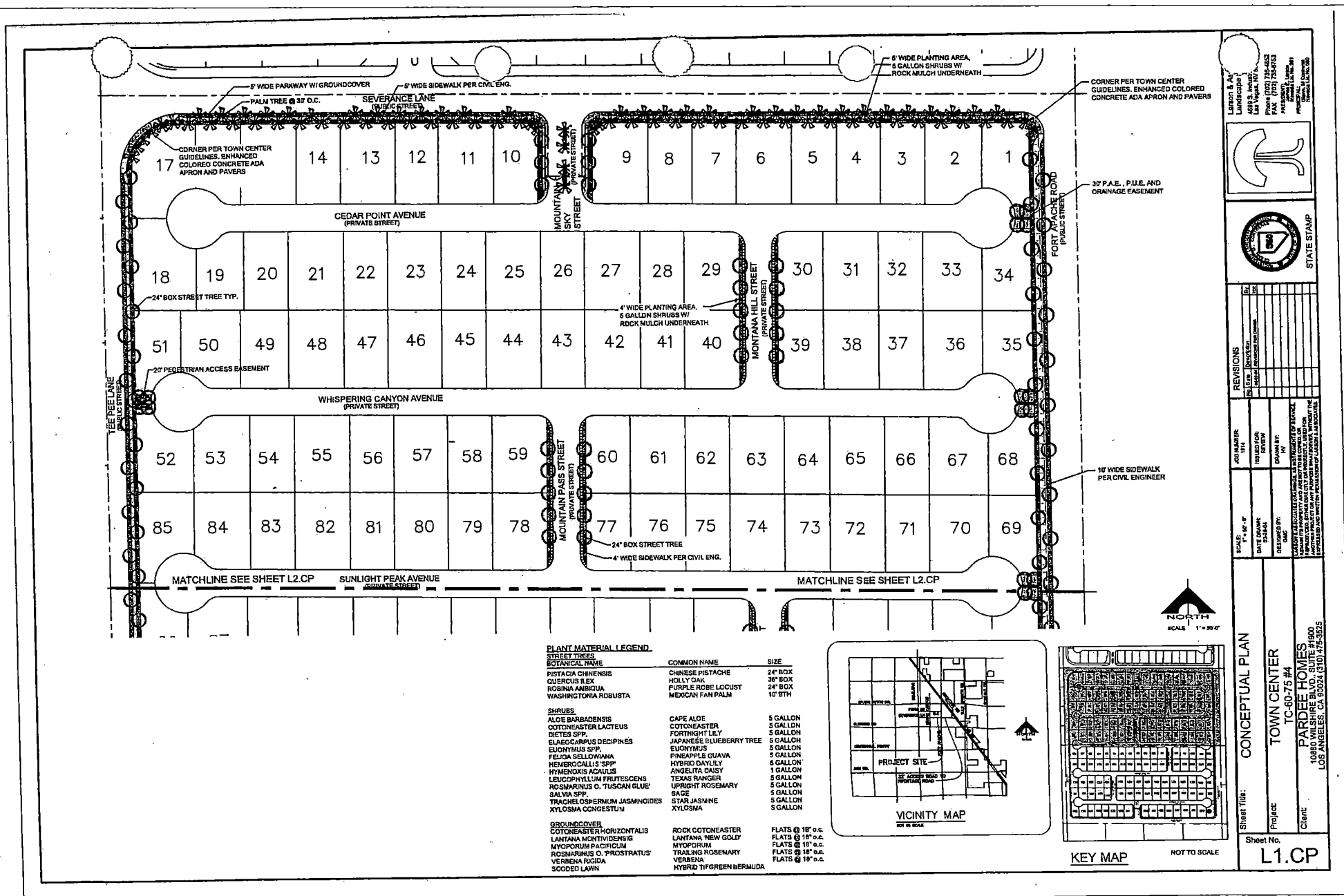

PLANT MATERIAL LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
STREET TREES		
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
QUERCUS ILEX	HOLLY OAK	36" BOX
ROBINIA AMBIGUA	PURPLE ROBE LOCUST	24" BOX
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10' BTH
SHRUBS		
ALOE BARBADENSIS	CAPE ALOE	5 GALLON
COTONEASTER LACTEUS	COTONEASTER	5 GALLON
DIETES SPP.	FORTNIGHT LILY	5 GALLON
ELAEOCARPUS DECIPINES	JAPANESE BLUEBERRY TREE	5 GALLON
EUONYMUS SPP.	EUONYMUS	5 GALLON
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON
HEMEROCALLIS 'SPP'	HYBRID DAYLILY	5 GALLON
HYMENOXIS ACAULIS	ANGELITA DAISY	1 GALLON
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GALLON
ROSMARINUS O. 'TUSCAN GLUE'	UPRIGHT ROSEMARY	5 GALLON
SALVIA SPP.	SAGE	5 GALLON
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON
XYLOSMA CONGESTUM	XYLOSMA	5 GALLON
GROUNDCOVER		
COTONEASTER HORIZONTALIS	ROCK COTONEASTER	FLATS @ 18" o.c.
LANTANA MONTIVIDENSIS	LANTANA 'NEW GOLD'	FLATS @ 18" o.c.
MYOPORUM PACIFICUM	MYOPORUM	FLATS @ 18" o.c.
ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY	FLATS @ 18" o.c.
VERBENA RIGIDA	VERBENA	FLATS @ 18" o.c.
SODDED LAWN	HYBRID TIFGREEN BERMUDA	

Larson & Associates
Landscape Architecture
4539 S. Industrial Rd.
Las Vegas, NV 89103
Phone (702) 735-4532
FAX (702) 735-6763
PRINCIPAL: JEFFREY L. LARSON
PRINCIPAL: GLENN A. LARSON

STATE STAMP

REVISIONS

No.	Date	Description	By
1	8.4.04	revised per town center	MG

JOB NUMBER: 1414
ISSUED FOR: REVIEW
DRAWN BY: MV
DESIGNED BY: GMC
SCALE: 1" = 30'-0"
DATE DRAWN: 03-24-04

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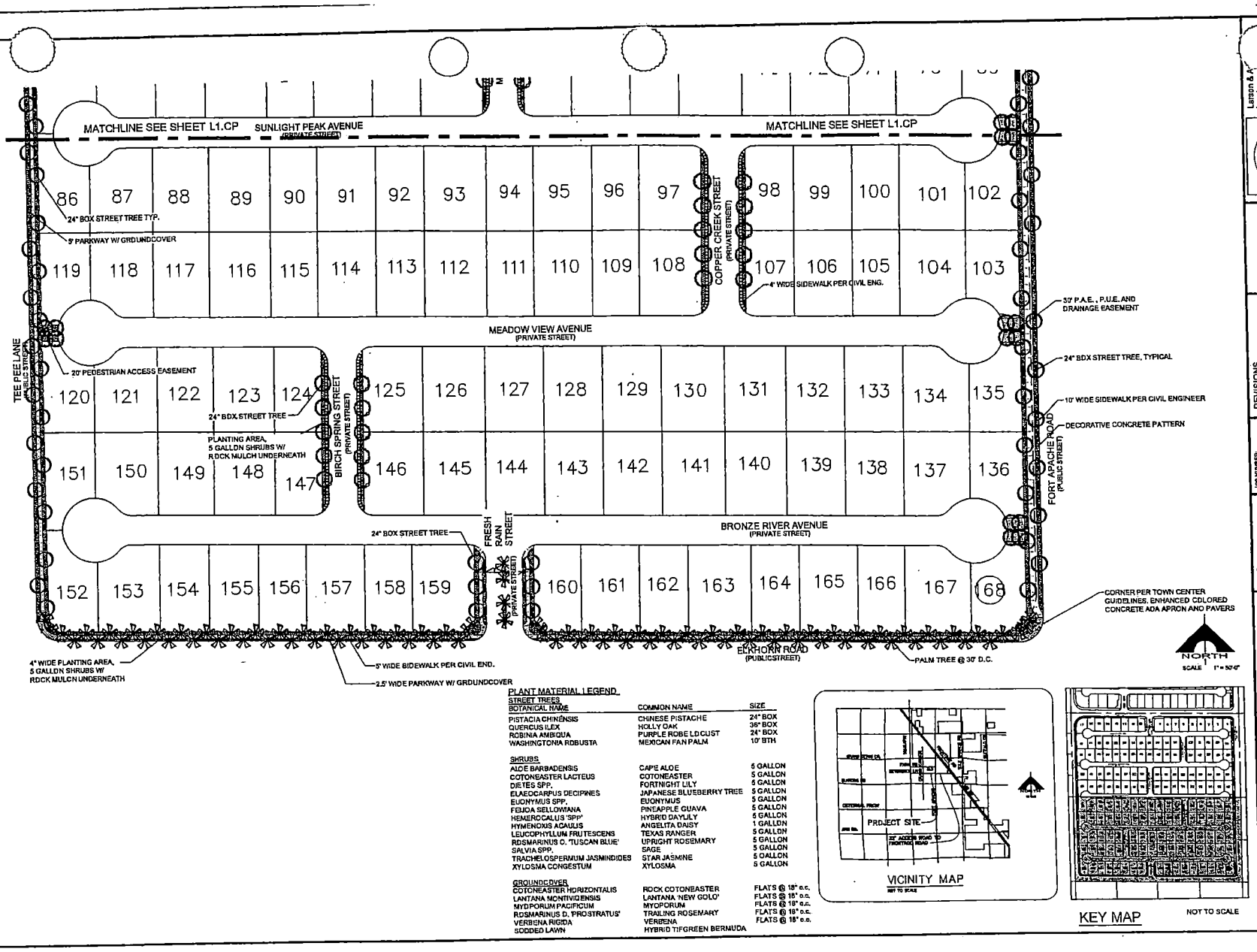
Sheet Title: CONCEPTUAL PLAN
Project: TOWN CENTER TC-60-75 #4
Client: PARDEE HOMES 10880 WILSHIRE BLVD., SUITE #1900 LOS ANGELES, CA 90024 (310) 475-3825

Sheet No. L1.CP

RECEIVED
AUG 0 4 2004

REVISED 8.4.04

ZON-4208
VAR-4209
SUP-4210
SDR-4214
08-12-04 PC



PLANT MATERIAL LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
STREET TREES		
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
QUERCUS ILEX	HOLLY OAK	36" BOX
ROBINIA AMBIGUA	PURPLE ROBE LOCUST	24" BOX
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10' BTH
SHRUBS		
ALOE BARBADENSIS	CAPE ALOE	5 GALLON
COTONSASTER LACTEUS	COTONEASTER	5 GALLON
DIETES SPP.	FORTNIGHT LILY	5 GALLON
ELAEOCARPUS DECIPINES	JAPANESE BLUEBERRY TREE	5 GALLON
EUONYMUS SPP.	EUONYMUS	5 GALLON
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON
HEMEROCALLIS 'SPP'	HYBRID DAYLILY	5 GALLON
HYMENOXIS ACAULIS	ANGELITA DAISY	1 GALLON
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GALLON
ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GALLON
SALVIA SPP.	SAGE	5 GALLON
TRACHELOSPERMUM JASMINDIDES	STAR JASMINE	5 GALLON
XYLOSMA CONGESTUM	XYLOSMA	5 GALLON
GROUNDCOVER		
COTONEASTER HORIZONTALIS	ROCK COTONEASTER	FLATS @ 18" o.c.
LANTANA MONTIVIDENSIS	LANTANA 'NEW GOLD'	FLATS @ 18" o.c.
MYDPORUM PACIFICUM	MYOPORUM	FLATS @ 18" o.c.
ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY	FLATS @ 18" o.c.
VERBENA RIGIDA	VERBENA	FLATS @ 18" o.c.
SODDED LAWN	HYBRID TIFGREEN BERMUDA	

KEY MAP NOT TO SCALE

Larson & Associates Landscape
4699 S. Indio
Las Vegas, NV
Phone (702) 736-4822
FAX (702) 736-8103
PRESIDENT: James Larson
Nevada Lic. No. 541
Principal:
Utah Lic. No. 5301810-5501
Colorado Lic. No. 00

STATE STAMP

REVISIONS

No	Date	Description	By
	8.4.04	PER PLANNING COMMENTS	MC

JOB NUMBER: 1414
ISSUED FOR: REVIEW
DRAWN BY: HV
SCALE: 1" = 50'-0"
DATE DRAWN: 03-26-04
DESIGNED BY: GMC

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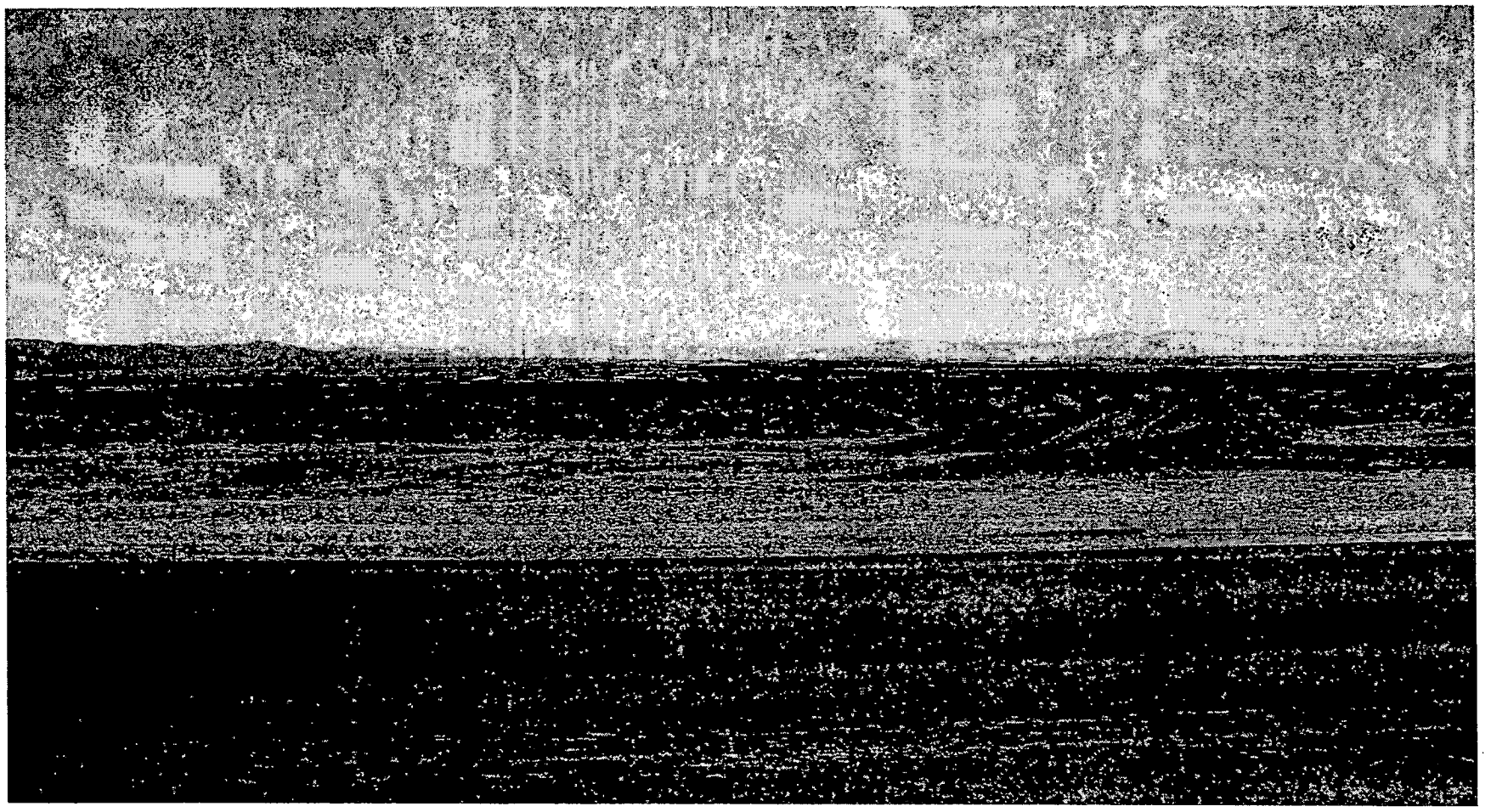
Sheet Title: CONCEPTUAL PLAN
Project: TOWN CENTER TC-60-75 #4
Client: PARDEE HOMES 10880 WILSHIRE BLVD., SUITE #1900 LOS ANGELES, CA 90024 (310) 475-3825
Sheet No. L2.CP

RECEIVED
AUG 04 2004

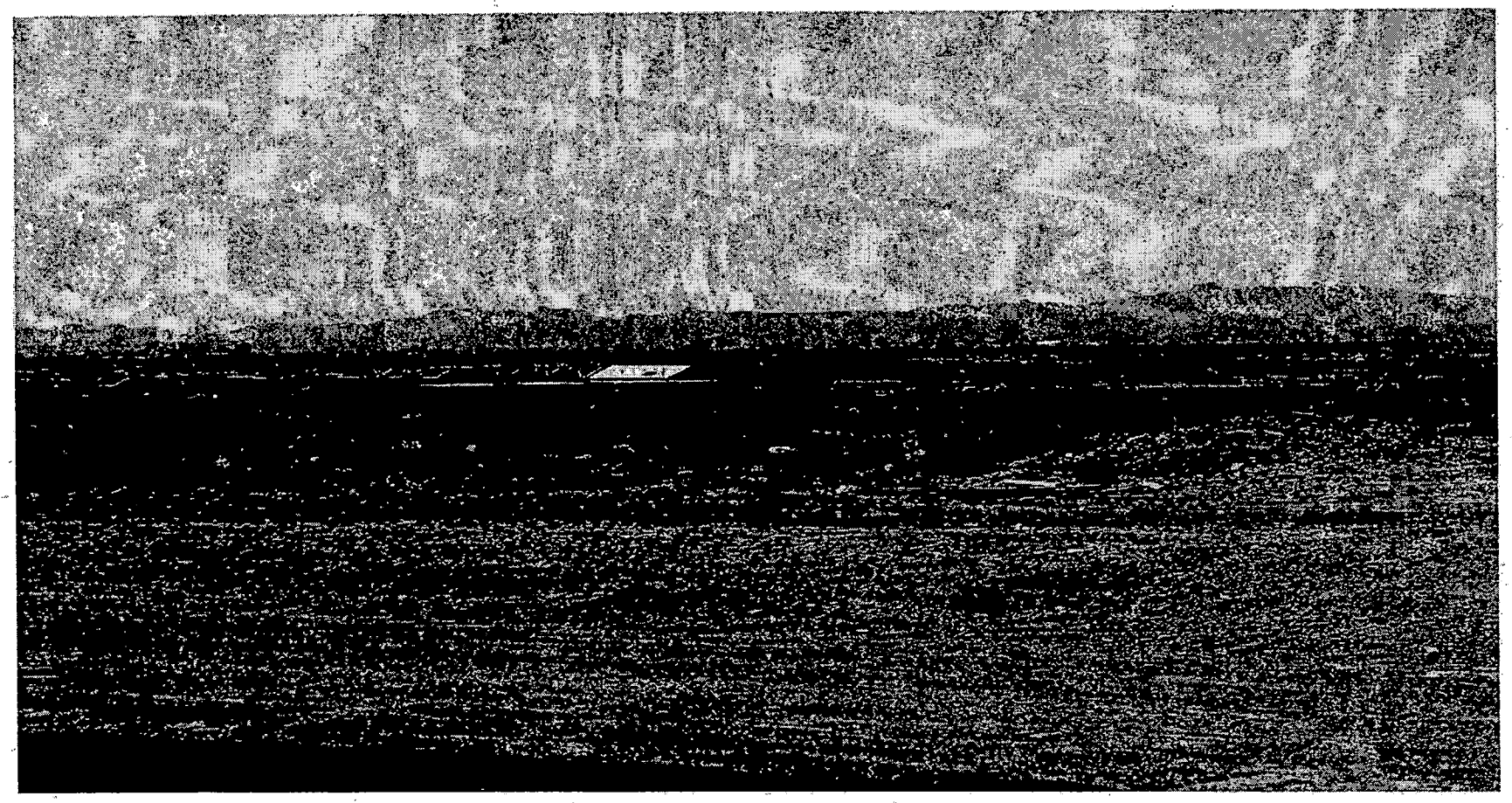
REVISED 8.4.04

ZON-4208
VAR-4209
SUP-4210
SDR-4214
08-12-04 PC



SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
AUGUST 12, 2004 PLANNING COMMISSION

05/17/04



SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
AUGUST 12, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

ABEYANCE - RENOTIFICATION - VARIANCE - PUBLIC HEARING - VAR-4629 - APPLICANT/OWNER: DAY STAR VENTURE, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW AN 11-FOOT REAR SETBACK WHERE 15 FEET IS REQUIRED ON LOT 40; A 10-FOOT REAR, 7-FOOT STREET SIDE, AND 5-FOOT FRONT AND STREET SETBACKS WHERE 15-FOOT REAR, 10-FOOT STREET SIDE AND 10-FOOT FRONT SETBACKS ARE REQUIRED ON LOT 41; AND A 7-FOOT FRONT SETBACK WHERE 10 FEET IS REQUIRED ON LOT 48 in the Day Dawn Fusion Subdivision adjacent to the southeast corner of Fort Apache Road and Alexander Road (APN: 138-08-101-001), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residence Planned Development - 5 Units per Acre) Zone, Ward 4 (Brown).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

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

To be heard by the City Council on 9/15/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the item was held in abeyance in order to advertise again and list all the variances requested by the applicant. There is no

MINUTES – Continued:

evidence of an extraordinary circumstance, as the applicant imposed this hardship by plotting more parcels onto this property than could be consistent with the setback standards established by the project's R-PD5 zoning and Site Development Review.

JOHN FIELDS, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He stated that on August 6, 2003, the City Council approved a rezoning application, along with an open space Variance and a Site Development Plan Review. The applicant had worked closely with the residents and Councilman Larry Brown, and a compromise was reached that affected the portion of the Site Plan that was presented at this meeting, two of the ten acres. The applicant agreed that Lots 38, 39, 42 and 43 would be single story homes and would increase the side setbacks on these lots from five feet to ten feet to create an additional buffer between the proposed development and the larger lots south of the proposed development. Public Works required a five-foot turning lane be placed on the east side.

COMMISSIONER McSWAIN expressed her concern regarding "z lot lines", as some of the lots appeared to be crammed into some spaces on the site, such as Lot 48. She suggested providing some open space within this clustered area. VICE CHAIRMAN NIGRO stated that the application could be denied on the specified lots, but the Site Development Plan Review was already approved by City Council. In response to COMMISSIONER McSWAIN'S concern, DEPUTY CITY ATTORNEY BRYAN SCOTT suggested that the applicant could probably reconfigure the structure on the site. COMMISSIONER DAVENPORT then stated that the variances resulted from the additional setback on Lot 42, which created the need on Lot 48. COMMISSIONER McSWAIN commented that if the park is being used as open space, as MR. FIELDS stated, then it is also important to look at what is aesthetically pleasing and livable for residents within that community, including the amenities of that park. In response to VICE CHAIRMAN NIGRO'S questions regarding optional plans that would fit on these lots, MR. FIELDS replied that there are none.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(9:04 – 9:10)

2-3794/3-78

City of Las Vegas

Agenda Item No.: 47

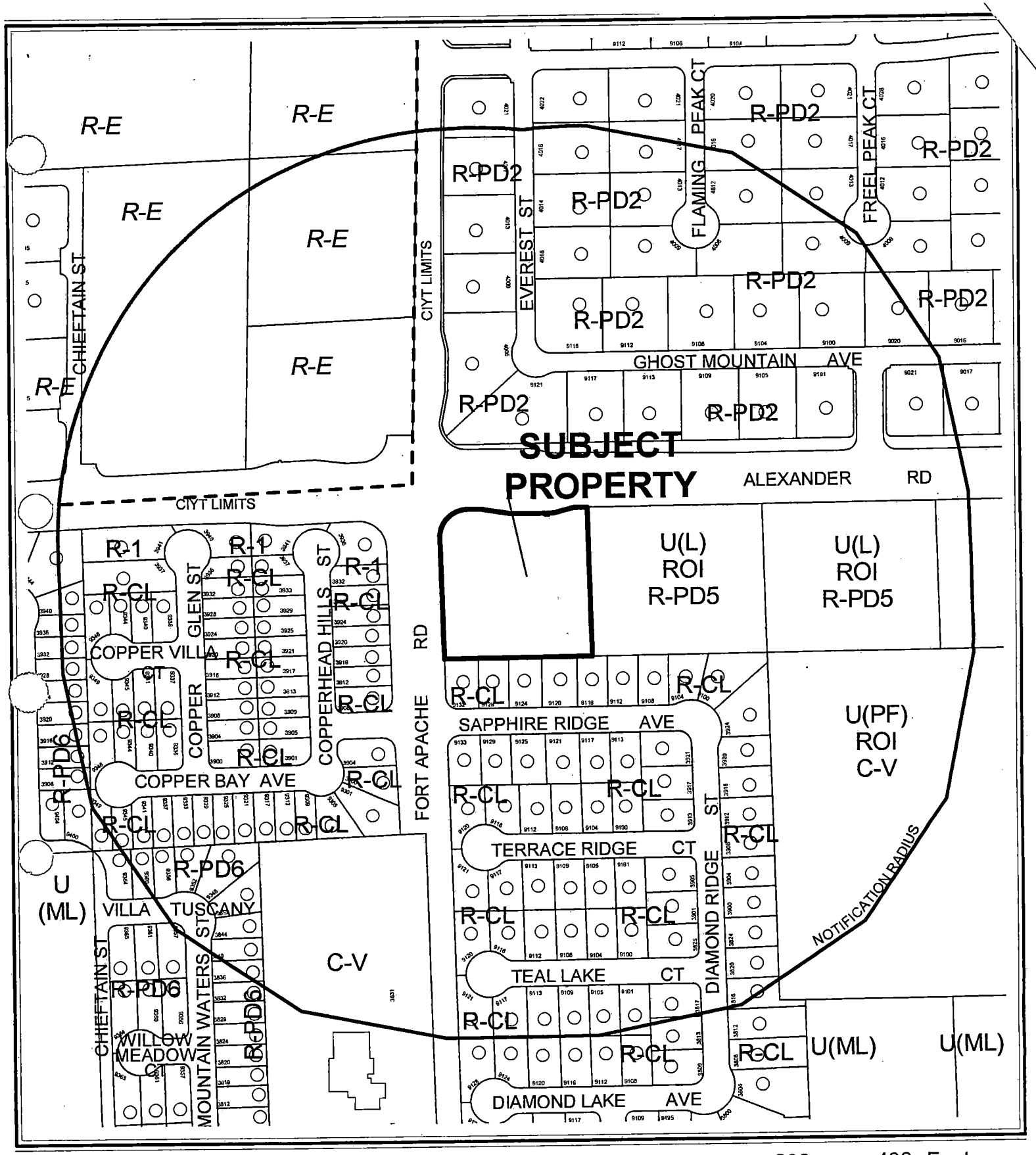
PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 47– VAR-4629

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2415), Site Development Plan Review (SDR-2418), Variance (VAR-2419), Tentative Map (TMP-3068), and Final Map Technical Review (FMP-4426).

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



CASE: **VAR-4629**

RADIUS: 750 FT

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

0 200 400 Feet

CASE: **VAR-4629**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4629 - APPLICANT/OWNER: DAY STAR VENTURE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2415), Site Development Plan Review (SDR-2418), Variance (VAR-2419), Tentative Map (TMP-3068), and Final Map Technical Review (FMP-4426).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Applicant requests a variance to allow on an 8.10 acre planned residential development located on the southeast corner of Fort Apache Road and Alexander Road:

A1) a 11.43 foot rear setback (on lot #40) where 15 feet is the minimum setback required;

A2) a 10.33 foot rear setback (on lot #41) where 15 feet is the minimum setback required.

A3) a 7.0 foot street side setback (on lot #41) where 10 feet is the minimum setback required.

A4) a 5.74 foot front yard setback (on lot #41) where 10 feet is the minimum setback required.

A5) a 5.74 foot street distance setback (on lot #41) where 10 feet is the minimum setback required.

A6) a 7.23 foot front yard setback (on lot #48) where 10 feet is the minimum setback required.

B) Applicant's Justification

Two of these residential lots (40 and 41) are not deep enough to plot even the smallest home slated for this development. These rear yard, front yard, and side yard setback reductions are requested so that the applicant can plot their smallest models on lots 40, 41, and 48. The lots requiring the reduction are located interior to the development and will not negatively impact any surrounding properties.

BACKGROUND INFORMATION

A) Previous Actions

07/02/03 The City Council approved the annexation (ANX-2016) of 2.5 acres at the southeast corner of Fort Apache Road and Alexander Road. Planning Commission and staff had recommended approval. This annexation became effective on July 11, 2003.

08/06/03 The City Council approved the rezoning (ZON-2415) of 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road from: U (Undeveloped) [L (Low Density Residential) General Plan Designation] to: R-PD5 (Residential Planned Development - 5 Units Per Acre). Companion items for an open space variance VAR-2419 and site development plan review SDR-2418 was also approved. The Planning Commission and staff recommended approval on all applications

10/23/03 Planning Commission approves (final action) a Tentative Map (TMP-3068) for a 57 lot single-family residential subdivision on 8.01 acres on this site. Staff had recommended approval.

06/03/04 Planning and Development administration approves a Final Map Technical Review (FMP-4426) for this project (Day Dawn Fusion).

07/22/04 The Planning Commission held this item in abeyance to properly notify the surrounding neighbors, since not all of the requested waivers were included in the public hearing notice.

B) Pre-Application Meeting

05/25/04 Elements of a Variance application were discussed.

C) Neighborhood Meetings

Variance requests do not require a neighborhood meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.8
Net Acres:	8.01

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L	Low Density Residential
North:	DR	Desert Rural Density Residential
South:	ML	Medium Low Density Residential
East:	L	Low Density Residential
West:	L, ML	Low Density Residential, Medium Low Density Residential

SRS

D) Existing Zoning

Subject Property: U (Undeveloped) [L (Low Density Residential), General Plan Designation] under resolution of intent to R-PD5. (Residential Planned Development - 5 Units Per Acre)

North: R-PD2 (Residential Planned Development - 2 Units Per Acre)

South: R-CL (Single Family Compact-Lot),

East: U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre)

West: R-CL (Single Family Compact-Lot)
R-1 (Single Family Residential)

E) General Plan Compliance

This site is designated as L (Low Density Residential) on the Centennial Hills Sector Plan. The proposed R-PD5 (Residential Planned Development – 5 Units Per Acre) is compatible with this designation, as the Low Density Residential designation allows a density between 3.6 to 5.5 units per acre.

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

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08.040(C)4a, and 19.06.040 (D) the following Development Standards apply to the subject proposal:

Standards	Required	Requested	Compliance
Min. Setbacks			
• Front	10 Feet	5.74 and 7.23	N
• Side	5 Feet	7.0	Y
• Corner	10 Feet	NA	Y
• Rear	15 Feet	11.43 and 10.33	N

The proposal needs variances from the approved setbacks from SDR-2418.

SRS

B) General Analysis and Discussion

Pursuant to Title 19.18.070L, the following determinations must be made to approve a variance:

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

Additionally, Nevada Revised Statutes Chapter 278 City of Las Vegas Title 19.18.070(B) requires:

"A Variance shall not be granted in order to:

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

None of the above referenced criteria have been met. There is no evidence of an exceptional or extraordinary circumstance has been presented. The applicant has simply imposed their own hardship by plotting more parcels onto this property than could be consistent with the setback standards established by the project's R-PD5 zoning and Site Development Review.

In view of: 1) the absence of hardships imposed by the site's physical characteristics, 2) the granting of a previous Variance (VAR-2419) to allow an additional 41,000 square feet of buildable space, and 3) acceptance of Conditions of Approval of the Site Development Plan Review, Tentative Map Review, and Final Map Technical Review, staff concludes that the applicant's request for setback reductions is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances. The recommendation is for denial.

NOTICES MAILED 175 (7/22/04 PC)

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4629 APN: 138-08-101-001 thru 004

Name of Property Owner: DAY STAR VENTURES LLC.,

Name of Applicant: DAY STAR VENTURES LLC.,

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

_____Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Paul Wagner

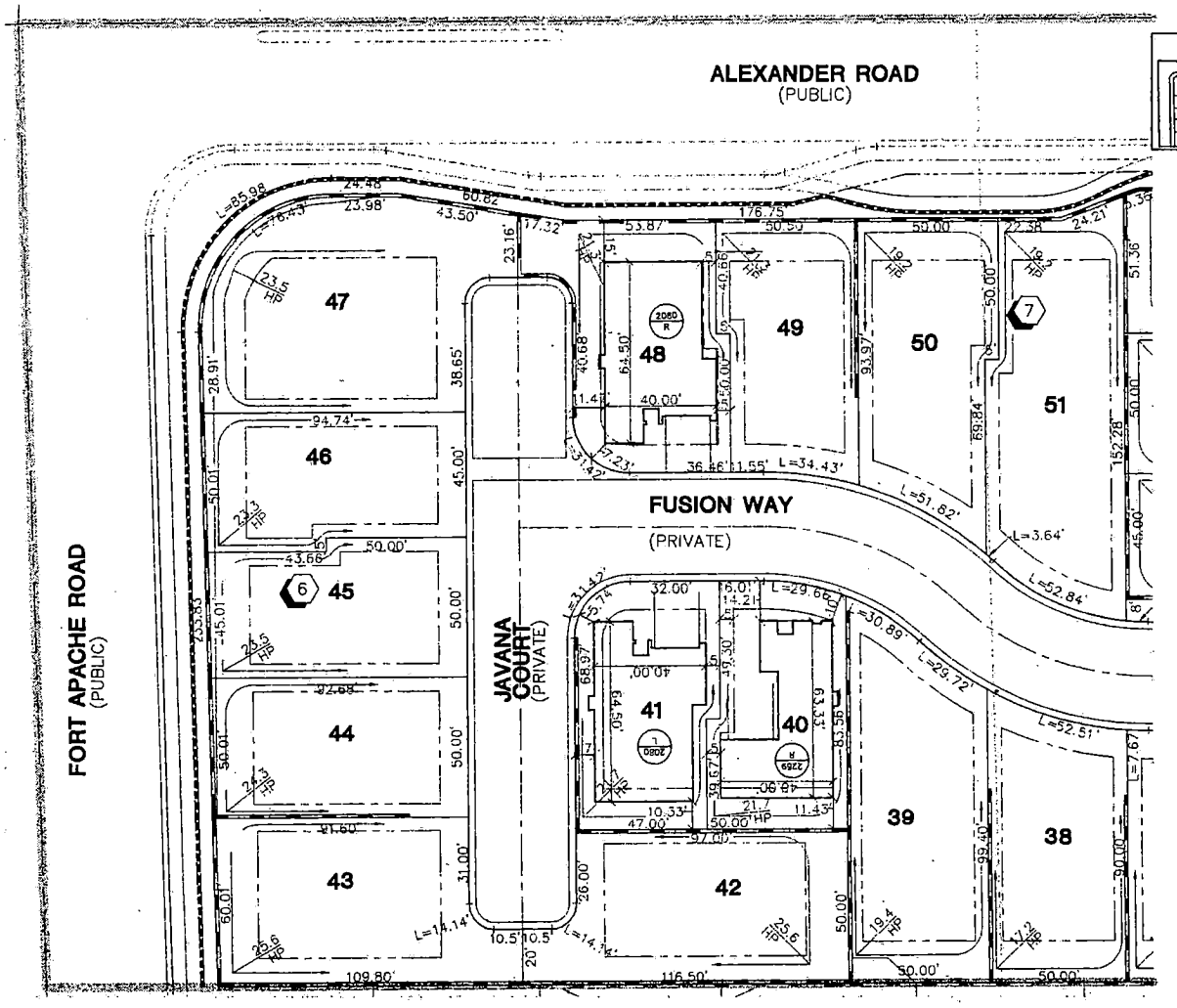
Subscribed and sworn before me

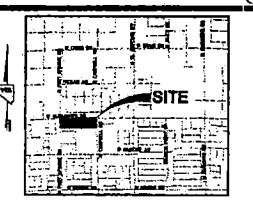
This 24th day of May, 2004

LaRae Obenauf

Notary Public in and for said County and State

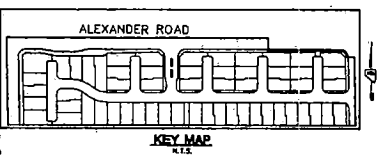
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LARAE OBENAUF
No: 99-54758-1
My Appointment Expires Dec. 4, 2006





LOCATION MAP
GRAPHIC SCALE

1" = 20'



KEY MAP
N.T.S.

NOTE :
COMMON LOTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE H.O.A

Call before you Underground
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPREHENSIVE TRAFFIC SYSTEM

Call before you Overhead
1-702-227-2929

Call before you Dig
1-800-227-2600

REVISED
6.22.04

NEVADA HOMES GROUP
8965 WEST FLAMINGO ROAD
LAS VEGAS, NEVADA 89147
(702) 330-4200

CITY OF LAS VEGAS

vtn nevada CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS
7251 SOUTH RAINBOW BOULEVARD, STE. #C-4, LAS VEGAS, NEVADA 89118-5160
PH. (702) 851-7250 FAX (702) 361-7297

NO.	DATE	BY	REVISION

LOT FIT EXHIBIT
LOT 40, 41 & 48

DAY DAWN FUSION

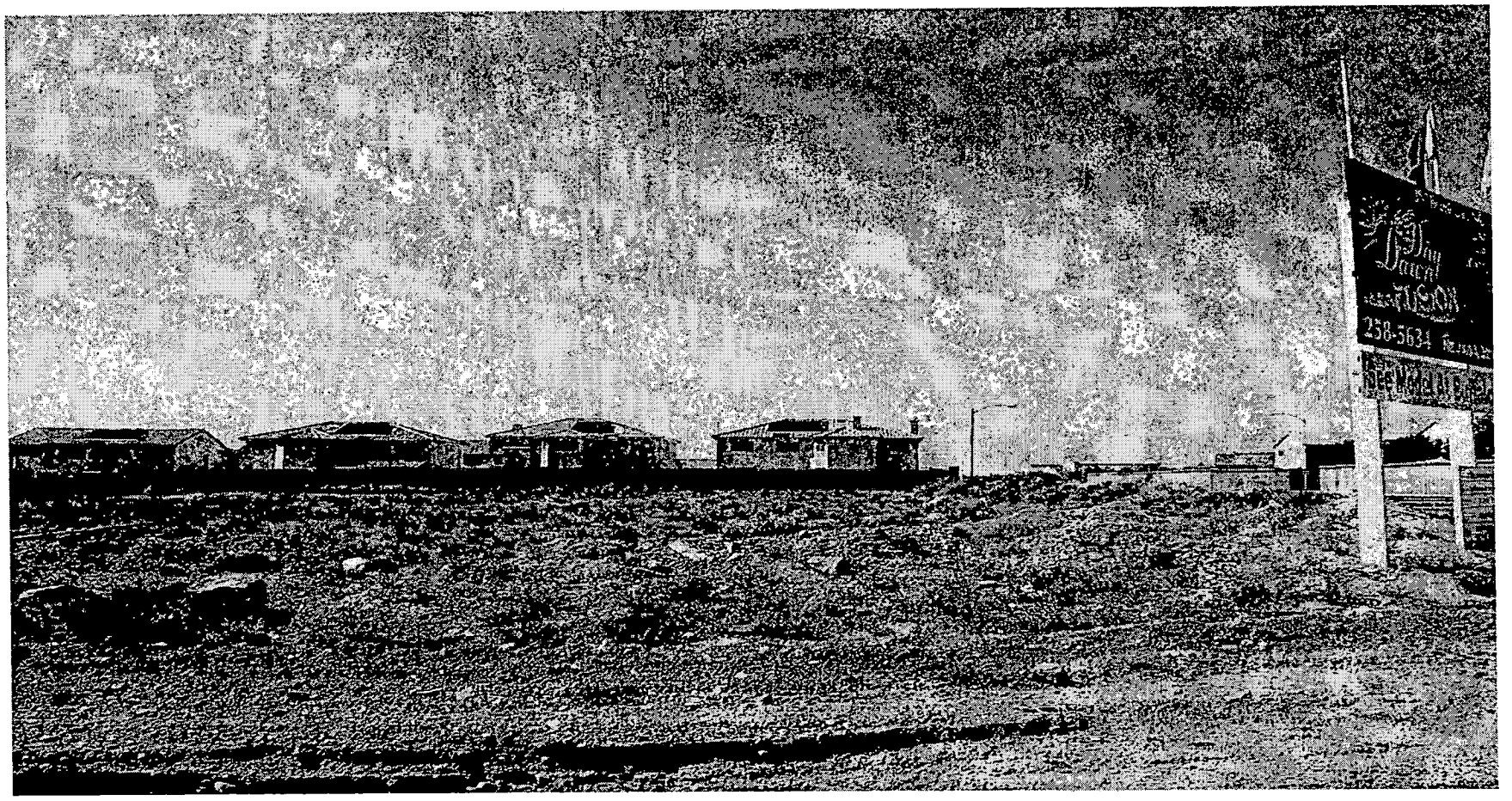
DRAWN BY: CDP — SEP. 2003
DESIGNED BY: TDR — SEP. 2003
CHECKED BY: RDR — SEP. 2003
PROJECT NO: 0729 — SCALE: 1"=20' HORIZ. N/A VERT.

KENNETH F. NICHOLSON
CIVIL
No. 10539
EXPIRES 12-31-05

SHEET
1 OF 1 SHEETS
DRAWING NO.

H:\VTN\VAR4629.dwg (Jay) PRJ

VAR-4629
7/22/04 PC



VAR-4629 - APPLICANT/OWNER: DAY STAR VENTURE, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF FORT APACHE ROAD AND ALEXANDER ROAD
AUGUST 12, 2004 PLANNING COMMISSION

7/6/04

VAR-4629 - APPLICANT/OWNER: DAY STAR VENTURE, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF FORT APACHE ROAD AND ALEXANDER ROAD
AUGUST 12, 2004 PLANNING COMMISSION

7/6/04

City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and WAIVERS from the Downtown Centennial Plan parking lot screening requirements, parking lot landscaping requirements, and Title 19 perimeter wall and buffer requirements, FOR A PROPOSED PARKING LOT on 0.72 acres adjacent to the southwest corner of Bonneville Avenue and Casino Center Boulevard (APN: 139-34-311-043 through 047), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions and amending the following conditions:
1. **This Site Development Plan Review shall be reviewed in five years by the Planning Commission and City Council. At that time, the full Centennial Plan improvements *shall* be required.**
8. **Utilities and power service lines in alleys shall be located underground.**

– UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 48– SDR-4604

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

VICE CHAIRMAN NIGRO requested that this item be moved up on the agenda for discussion prior to the One Motion One Vote items.

DAVID CLAPSADDLE, Planning and Development, stated that this item was previously held in abeyance to allow time for staff to meet with the applicant. Two meetings have taken place, and the applicant submitted a revised Site Plan. MR. CLAPSADDLE emphasized that staff agreed to a waiver of the Centennial Plan standard only because of the applicant's commitment to place a permanent structure on this site, and eventually implement the Centennial Plan standards on this site. Staff suggested the Site Plan be approved for a maximum of five years, with a required review at a Public Hearing. At the time of review, all Centennial Plan standards may be required to be installed at the time of the review. He continued on by saying that the applicant's intent is to build an office building on this site, which would conform to all Centennial Plan standards and contribute positively to the redevelopment of the downtown area. MR. CLAPSADDLE used the overhead to show photographs of a nearby parking lot that has the exterior landscaping as staff suggested the proposed one should look like. In addition, staff requested a revision on Condition 8. He reiterated that this project is a temporary parking lot, with the agreement that the exterior landscaping would be constructed and installed like the example shown on the overhead, and with agreement of all conditions.

DAVID CHESNOFF, 520 S. 4th Street, and JOHN SPILATRO appeared and stated they concurred with staff's conditions, with the exception of Condition 8. The concern is if the applicant would have to solely absorb all costs involved for the underground electrical work, as solar power would be the means for electricity. As a result, MR. CHESNOFF requested that Condition 8 be revised to include "with contributions from the neighbors". He also stated that the overhead depicted landscaping with grass. However, the applicant wanted to be water conscious and use stone instead of grass, as staff also felt this was a good idea. MR. CHESNOFF expressed his gratitude for staff's assistance with this application.

MARGO WHEELER, Planning and Development, responded that changing Condition 8 would require the Planning Commission to approve an additional Waiver of the underground requirements. In addition, this would have to go forward to City Council for action. MR. CHESNOFF then stated that, upon completion of the building, if the neighbors have not done so, then the applicant would be willing to be responsible for the underground electrical work.

MINUTES – Continued:

COMMISSIONER McSWAIN requested a stipulation to ensure that the underground electrical work is completed at some point. MR. CLAPSADDLE replied that Condition 1 is inclusive of her request because it is part of the Centennial Plan improvements. In addition, in response to COMMISSIONER McSWAIN'S question, he answered if after five years, there is not a revised Site Plan and the structure is still a parking lot, the Commission could then require that the applicant conform to the Centennial Plan standards at that time. COMMISSIONER McSWAIN felt that there should be some type of written promise that the parking lot would not remain as a parking lot without some type of development.

For the record, MR CHESNOFF then gave his word that if an office building is not built after five years, all standards of the Centennial Plan would be implemented at that time. Thereafter, DEPUTY CITY ATTORNEY BRYAN SCOTT suggested placing a condition that states if the building is not erected within five years, then the use would discontinue. MR. CLAPSADDLE added that the intent of the condition is that it allows a maximum approval of a parking lot for five years.

COMMISSIONER GOYNES stated that he would support the proposed project.

MR. CHESNOFF verified for COMMISSIONER STEINMAN that the solar power would be used for the water aspect of the landscaping.

MS. WHEELER verified for VICE CHAIRMAN NIGRO that when the applicant requests a Waiver and the Commission approves it, then the Waiver request is then forwarded to the City Council as a recommendation for approval. MR. CLAPSADDLE then verified for VICE CHAIRMAN NIGRO that the parking lot is a permitted use within the Downtown Centennial Plan. He then reiterated to VICE CHAIRMAN NIGRO that after five years, there would be a required review of the Site Plan; if a parking lot still exists, then the Commission could require that the Centennial Plan infrastructure be completed by a specified date.

VICE CHAIRMAN NIGRO approved of the waiver request to hold off completion of the underground electrical work because of the proposed temporary structure. However, he suggested that Condition 1 should be amended now to require the implementation of the Centennial Plan improvements upon the five-year review, whether the structure is a parking lot or an office building, including the underground electrical work. MR. CHESNOFF concurred with VICE CHAIRMAN NIGRO'S requested revision on Condition 1 and the revision on Condition 8, including all other recommended conditions.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(6:19 – 6:33)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 48– SDR-4604

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall be reviewed in five years by the Planning Commission and City Council. At that time, the full Centennial Plan improvements shall be required.

2. All development shall be in conformance with the site plan and building elevations, date stamped 8/18/04, except as amended by conditions herein.

3. Eight-foot deep landscape buffers shall be provided at the perimeter of the property. A decorative 42" high parking lot screen fence shall be installed along the Casino Center Boulevard and Bonneville Avenue frontages in accordance with Subsection DS3.1.g of the Downtown Centennial Plan. The screen fence shall conform to the design shown in Graphic 5 of the Downtown Centennial Plan; exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272. Landscaping shall be provided in the perimeter buffer areas in accordance with Title 19.12.

4. A decorative block wall, with at least 20 percent contrasting materials, shall be installed along the interior property lines in accordance with Title 19.12. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

5. Landscape islands shall be provided on both ends of the central parking aisle in accordance with the requirements of Title 19.12. A minimum of one shade tree shall be provided within the landscape areas for every six parking spaces.

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Turf shall be utilized for no more than 12.5% of the total landscape area. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. Any streetscape improvements to the public right-of-way along Bonneville Avenue shall be coordinated with the Public Works Department for conformance to the development plan for the Bonneville Clark Couplet construction project.

8. Utilities and power service lines in alleys shall be located underground.

CONDITIONS – Continued:

9. Fourth Street style light fixtures shall be installed in place of existing fixtures in the public right-of-way in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.

10. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.

11. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.

Public Works

12. Dedicate a 10 foot radius and also grant a chord easement on the southwest corner of Bonneville Avenue and Casino Center Boulevard prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

13. Coordinate with the City Engineer to determine appropriate improvements for the Bonneville Clark Couplet. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

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

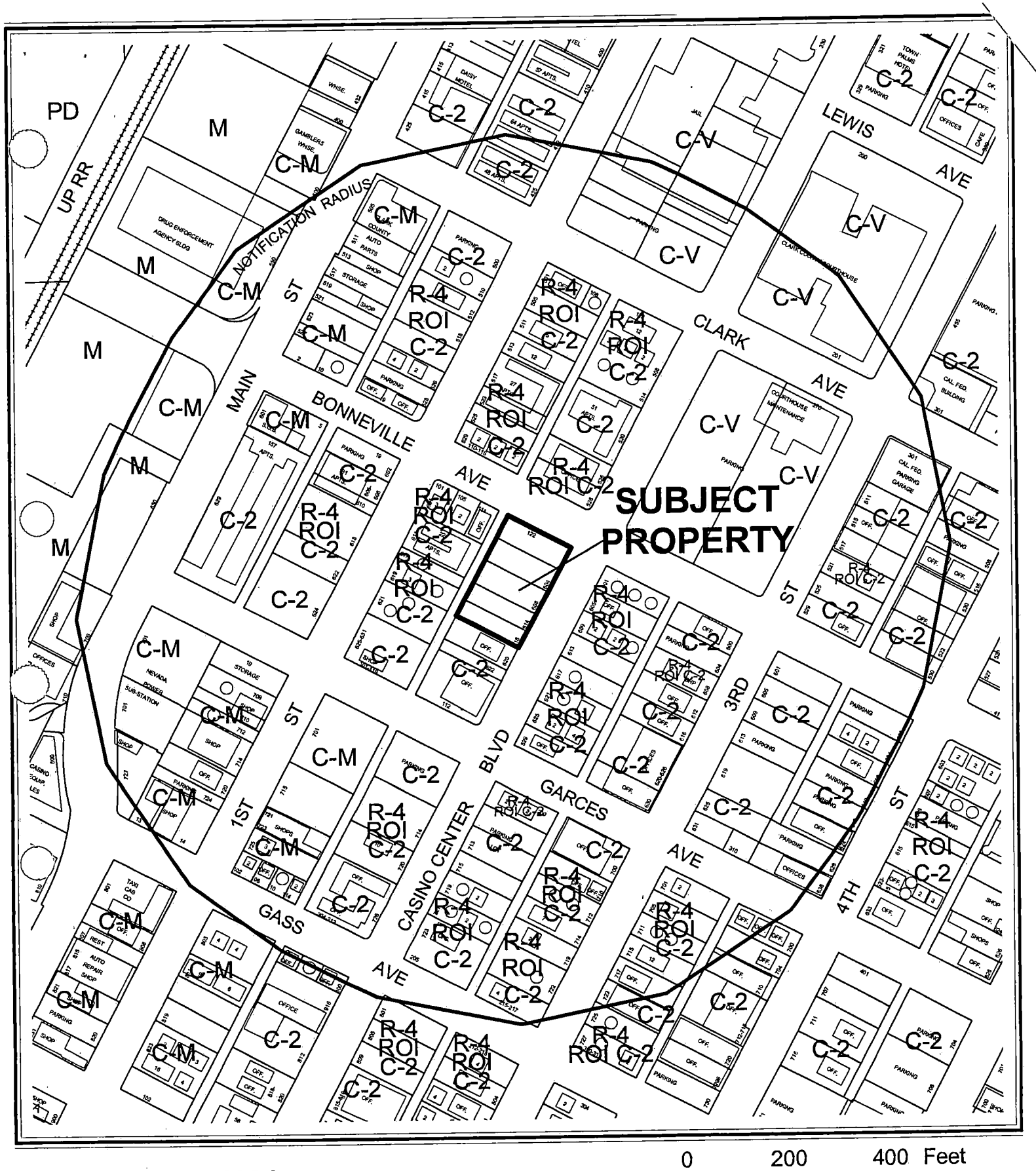
15. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to the issuance of grading permits. Provide and improve all drainageways as recommended.

CONDITIONS – Continued:

17. Landscape and maintain all unimproved right-of-way on Bonneville Avenue and Casino Center Boulevard adjacent to this site.

18. Submit an Encroachment Agreement for all private improvements located in the Bonneville Avenue and Casino Center Boulevard public right-of-way adjacent to this site prior to occupancy of this site.



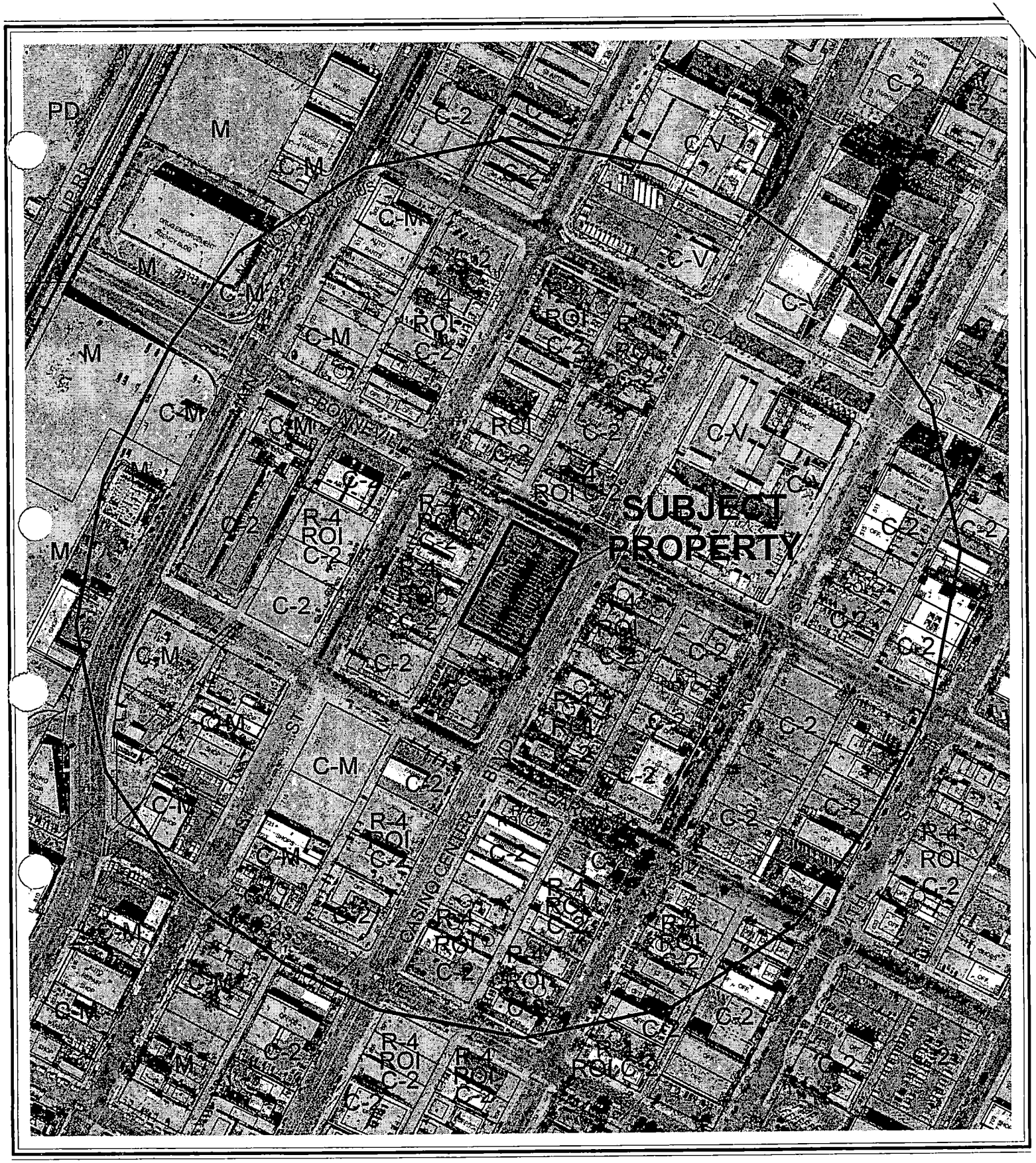
CASE: **SDR-4604**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

N



CASE: **SDR-4604**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. This Site Development Plan Review shall be reviewed in five years by the Planning Commission and City Council. At that time, the full Centennial Plan improvements may be required.

2. All development shall be in conformance with the site plan and building elevations, date stamped 8/09/04, except as amended by conditions herein.

3. Five-foot deep landscape buffers shall be provided at the perimeter of the property adjacent to Casino Center Boulevard and Bonneville Avenue. A decorative 42" high parking lot screen fence shall be installed along the Casino Center Boulevard and Bonneville Avenue frontages in accordance with Subsection DS3.1.g of the Downtown Centennial Plan. The screen fence shall conform to the design shown in Graphic 5 of the Downtown Centennial Plan; exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272. Landscaping and ground cover shall be provided in the perimeter buffer areas in accordance with Title 19.12.

4. Any new decorative block wall, with at least 20 percent contrasting materials, shall be installed along the interior property lines in accordance with Title 19.12. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Turf shall be utilized for no more than 12.5% of the total landscape area. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

6. Any streetscape improvements to the public right-of-way along Bonneville Avenue shall be coordinated with the Public Works Department for conformance to the development plan for the Bonneville Clark Couplet construction project.

7. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.

8. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.

Public Works

9. Dedicate a 10 foot radius and also grant a chord easement on the southwest corner of Bonneville Avenue and Casino Center Boulevard prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

10. Coordinate with the City Engineer to determine appropriate improvements for the Bonneville Clark Couplet. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

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

12. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. 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.

14. Landscape and maintain all unimproved right-of-way on Bonneville Avenue and Casino Center Boulevard adjacent to this site.

15. Submit an Encroachment Agreement for all private improvements located in the Bonneville Avenue and Casino Center Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review and Waivers from the Downtown Centennial Plan parking lot screening requirements, parking lot landscaping requirements, and Title 19 perimeter wall and buffer requirements, for a proposed parking lot on 0.72 acres adjacent to the southwest corner of Bonneville Avenue and Casino Center Boulevard.

Since the 07/22/04 Planning Commission meeting, staff has met twice with the applicant to review the conditions imposed on this proposed parking lot. A revised site development plan has been submitted, which depicts the following:

1) Providing five foot landscape planters along the perimeter of the property, with 24 inch box trees 30 feet on center with shrubs and ground cover.

2) The screen fence will conform to the Downtown Centennial Plan.

3) Any new decorative block wall will contain at least 20% contrasting materials in conformance to the landscape wall and buffer guidelines

4) Palm trees, Fourth Street light fixtures and interior landscaping will be deferred until the construction of a permanent on-site building.

Staff is only supporting this request based on the following understanding:

1) This site plan approval will be for a maximum of five years. At that time, a required review will take place to examine the status of the parking lot and the timing of a permanent development. All of the Centennial Plan standards may be required to be installed at the time of this review.

2) The applicant has stated it is their intent to build an office building on this site, which will conform to all Centennial Plan standards and contribute positively to the redevelopment of the downtown area.

B) Applicant's Justification

The applicant states that the parking lot is only a temporary development, and that the long-range plan for the property will result in the development of a multistory mixed-use structure. In addition, it is noted that any development on the site will be removed once a structure is constructed on the property, and that the parking lot will be available to patrons of the Regional Justice Center.

FF

BACKGROUND INFORMATION

A) Previous Actions

12/16/64 The City Council approved a Resolution of Intent (Z-0100-64) to reclassify 230 acres in the downtown area to C-2 (General Commercial). The Planning Commission recommended approval of the reclassification on December 10, 1964.

04/11/91 The Planning Commission approved a Site Development Plan Review [Z-0100-64(149)] for the development of a surface parking lot on a portion of the subject property.

07/22/04 The Planning Commission held this item in abeyance to allow the applicant time to work with staff.

B) Pre-Application Meeting

05/24/04 The parking lot was paved without approval of a Site Development Plan Review application; the applicant paved the lot in order to address air quality and Code Enforcement issues. In addition, the Downtown Centennial Plan parking lot landscaping and perimeter buffering requirements were discussed, and Public Works noted the requirement to dedicate right-of-way at the intersection of Casino Center Boulevard and Bonneville Avenue.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.72

B) Existing Land Use

Subject Property:	Parking Lot Use
North:	Office Use
South:	Office Use
East:	Office Use, Multifamily Residential Use, Undeveloped
West:	Office Use, Multifamily Residential Use, Single-Family Residential Use

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial)
North:	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial)
West:	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial)

E) General Plan Compliance

The subject property is designated Commercial by the Las Vegas Redevelopment Plan. The Commercial designation allows uses comparable to the following designations: O (Office), SC (Service Commercial), and GC (General Commercial). The proposed use is generally in compliance with the land use designation.

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

Downtown Centennial Plan

The parcel is located within the Office Core District, which is intended to serve as the region's legal, governmental, and financial center. Low-intensity office uses with high-to-medium density residential uses are intended south of Bonneville Avenue; parking is to be located at the rear of buildings or in parking structures. Height, setback, parking requirements and other development regulations are not automatically applied to properties within the Downtown Centennial Plan area; however, additional streetscape and architectural requirements are applicable.

FF

PROJECT DESCRIPTION

The applicant without approval of a Site Development Plan Review application paved the parking lot on the subject property, as the applicant was not aware that approval was required. The lot was paved in order to address dust abatement and weed control issues. The site plan has been presented for an after-the-fact approval.

The revised site development plan shows a total of 77 parking spaces, four of them to be handicapped spaces. A single driveway is located on Casino Center Boulevard, and is the only means of ingress and egress for the property. A 42" screen fence in conformance to the Downtown Centennial Plan standards is proposed behind the perimeter landscaped planter. Holly Oak trees, shrubs and ground cover, with decomposed granite will be placed in the planter area. No interior landscaping is proposed; the required palm trees and Fourth Street light fixtures would be installed at the time of construction of a permanent building.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

No structure is proposed for the subject property.

A2) Residential Adjacency Standards

Residential Adjacency Standards are not applicable as no structure is being developed on the site.

A3) Parking and Traffic Standards

Minimum parking space requirements do not apply to commercial parking lots. Four handicap parking spaces will be provided on the site.

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	13 Trees	0 Trees
Buffer: • Min. Square Footage	10 SF/Parking Space	780 SF	Approx. 1,450 SF
• Min. Zone Width • Wall height	8 Feet 42 Inches		3 Feet 42 Inches

FF

No trees are shown within the parking lot area on the submitted site plan; a total of 13 trees are required by Code. A total of 11 trees are provided in the perimeter landscaped planter. The landscape areas at the four corners of the property comply with the minimum area requirements, although no landscape materials are provided. The perimeter buffer areas do not meet the minimum eight-foot depth requirement. The applicant is proposing to meet the fence standards of the Downtown Centennial Plan.

A5) Sign Standards

No signage is proposed as part of this request.

B) General Analysis and Discussion

- Zoning

Commercial parking facilities are a permitted use in the C-2 (General Commercial) district. No other structures or uses are currently anticipated for the site.

- Site Plan

The site plan depicts a single access driveway to the site on Casino Center Boulevard, located approximately 170 feet south of the Bonneville Avenue intersection. The Public Works Department has noted that the driveway will need to conform to minimum Code requirements. The parking spaces conform to the minimum dimensions, and the driveway aisles meet or exceed minimum requirements.

- Waivers

The applicant has requested Waivers for perimeter landscape buffers that do not meet the minimum depth requirement, the use of a chain-link fence in place of the fence required by the Downtown Centennial Plan, the elimination of required trees within the parking lot, and the elimination of Centennial Plan streetscape treatments.

Staff is supporting the parking lot and waivers to the Downtown Centennial Plan standards based on this being a temporary project and the applicant's commitment to installing all required improvements at the time of construction of a permanent building.

FINDINGS

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

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

FF

While additional parking adjacent to the Regional Justice Center is desirable, the surface parking lot is inconsistent with the urban development anticipated for the area, and lacks the landscaping and buffers that would typically be required for other similar projects.

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

   The parking lot use is consistent with the General Plan and the uses permitted in the C-2 (General Commercial) District. The site will, eventually, be in conformance to the Downtown Centennial Plan, and does not meet landscaping and buffering standards.

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

   The entrance to the parking lot is located a sufficient distance from adjacent intersections and will not impact the flow of traffic, nor will the use impact adjacent properties.

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

   As previously indicated, the landscaping and buffering does not meet the minimum requirements, and the proposed chain-link fence is inconsistent with the development requirements for the downtown area.

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

   No structures are to be constructed as part of this request.

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

   Inspections will be performed to ascertain that all improvements have been constructed in accordance with Code requirements.

NOTICES MAILED 118

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4604 APN: 139-34-311-043 & -047

Name of Property Owner: 600 CASINO CENTER, L.L.C.

Name of Applicant: JOHN SPILOTRO

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

X Yes _____ No

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

City Official: MAYOR OSCAR GOODMAN

Partner(s): DAVID CHESNOFF Eckley KEACH, Joseph BRAVO

APN: 176-02-801-013

Signature of Property Owner/Authorized Agent: John A. Lat

Print Name: JOHN SPILOTRO

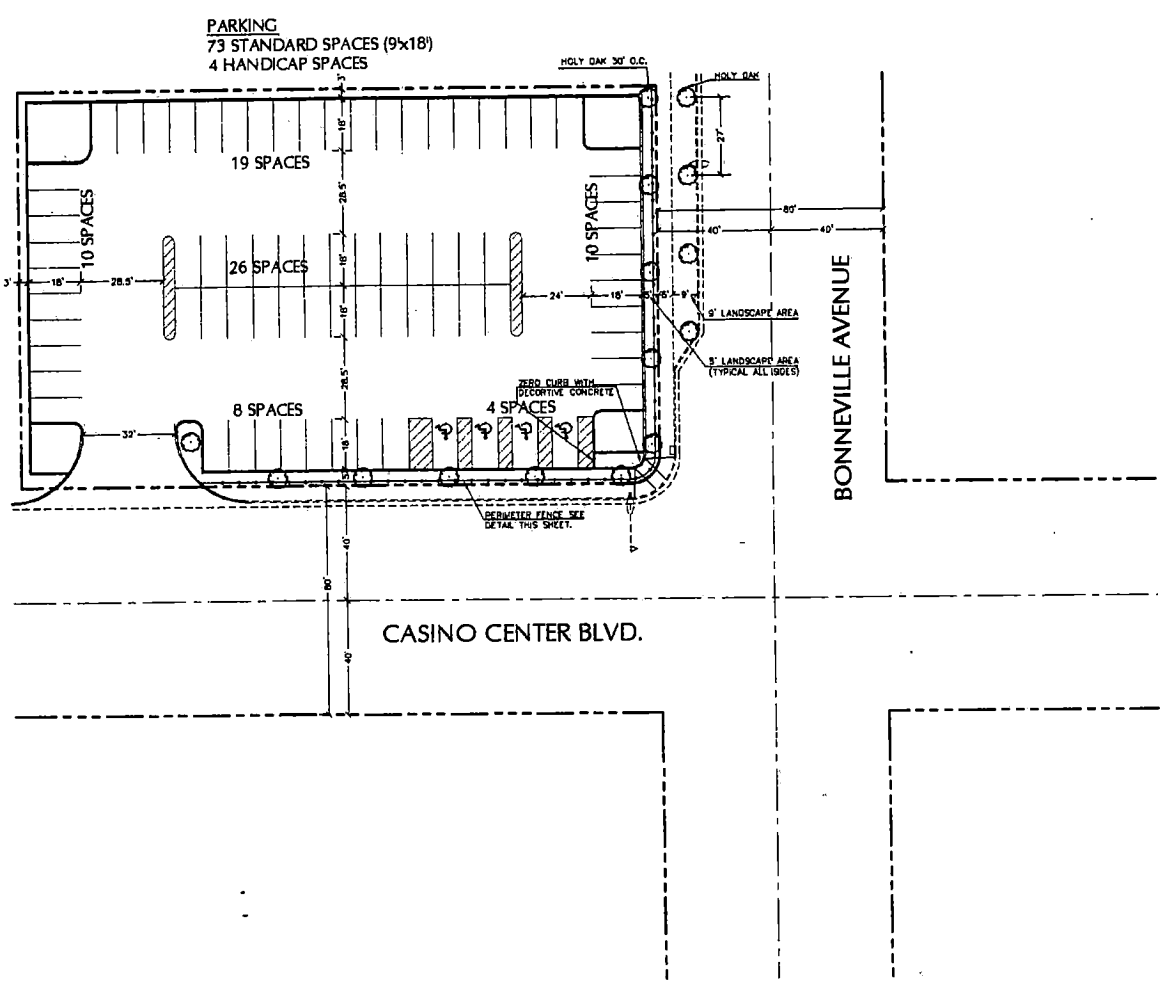
Subscribed and sworn before me

This 19th day of NOVEMBER, 2003

Kimberlie Joy Hurd

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
KIMBERLIE JOY HURD
My Appointment Expires
August 29, 2004
No: 00-64864-1



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

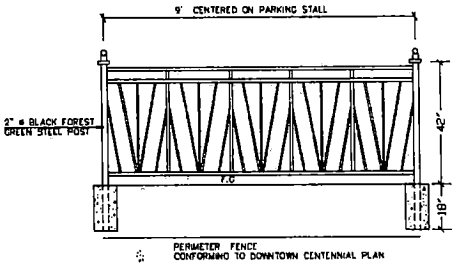
APN# 139-34-311-043, 044, 045, 046, 047

LANDSCAPE PLANTING LEGEND

QUERCUS ILEX HOLLY OAK
24" BOX 30' O.C.

SHRUB LIST

THUNDER CLOUD SAGE
CHIHUANHUAN SAGE
CATS CLAW VINE
BEAR GRASS
FIRECRACKER PENSTEMON
GERMANDER
TRAILING LANTANA



LEGEND

EXISTING	PROPOSED	PROPOSED PER STATE STANDARDS	
			PROPERTY/RIGHT-OF-WAY
			CONTOURS
			TYPE "L" CURB & GUTTER
			TYPE "A" CURB
			3" A.C. PAVING
			5" A.C. PAVING
			CONCRETE
			RETAINING WALL
			CLEANOUT W/GRATE ELEVATION
			FLOW LINE
			FINISH GRADE
			BACK OF SIDEWALK
			TOP OF CURB
			TOP OF WALL
			CONTOUR

EXISTING	PROPOSED	PROPOSED PER STATE STANDARDS	
W	W	W	WATER LINE
SS	SS	SS	SANITARY SEWER LINE
G	G	G	GAS LINE
SD	SD	SD	STORM DRAIN
			POWER LINE/POWER POLE
			TELEPHONE LINE
UGE	UGE	UGE	UNDERGROUND ELECTRIC
			FIRE HYDRANT
			WATER VALVE
			MISCELLANEOUS INDEX
			MONUMENT
			BENCHMARK
			CLEANOUT

STREET LIGHTS

		150 W H.P.S.
		150 W H.P.S.
		200 W H.P.S.
		250 W H.P.S.

Call beforeyou Dig.
CALL 1-702-227-2600
1-800-227-2600

GENERAL NOTE:

CONTRACTOR IS RESPONSIBLE TO FILE A NOTICE OF INTENT/REQUEST TO BE INCLUDED IN THE STORM WATER GENERAL PERMIT, AND SUBMIT THE ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN (SWPP) AS REQUIRED BY FEDERAL LAW, AND MONITORED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.

MALPASO DESIGN GROUP, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ON DRAWINGS. THE UTILITIES SHOWN WERE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION COMMENCEMENT. PRIOR TO CONSTRUCTION CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS. CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY, IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD.

RECEIVED
AUG 09 2004

SDR-4604
08-12-04 PC

REVISED
8-9-04

MDG

CASINO CENTER PARKING LOT
SELF VALET

no	description of revisions	date	name

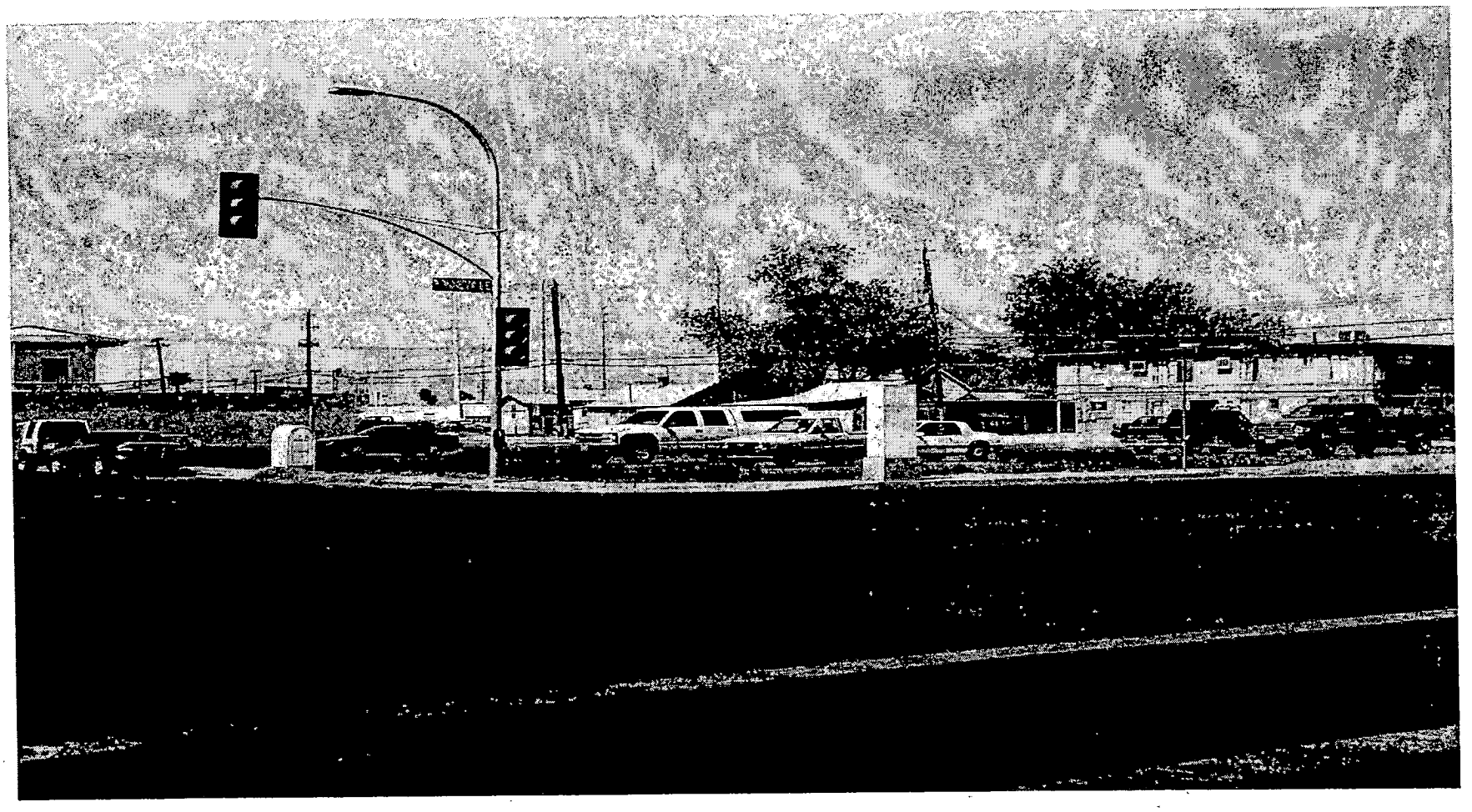
sheet number
C1.01
SHEET 1 OF 1

SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BONNEVILLE AVENUE AND CASINO CENTER BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

7/1/04

SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BONNEVILLE AVENUE AND CASINO CENTER BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

7/1/04



SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BONNEVILLE AVENUE AND CASINO CENTER BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

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

ABEYANCE TO THE 9/9/04 PC MEETING

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 16 [SDR-4740], Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] to 8/26/2004 Planning Commission meeting; Item 35 [GPA-4548], Item 36 [ZON-4554], Item 37 [VAR-4677], Item 38 [SDR-4555], Item 49 [MSP-4622], Item 65 [SUP-4728] and Item 66 [SDR-4727] to 9/09/2004 Planning Commission meeting; Item 11 [SUP-4694] to 9/23/2004 Planning Commission meeting; TABLE Item 2 [TMP-4706] and Item 74 [SDR-4730]; and WITHDRAW WITHOUT PREJUDICE Item 12 [SUP-4732] – Motion carried with McSWAIN abstaining on Item 74 [SDR-4730] as her firm is presently doing work for the applicant and TRUESDELL AND EVANS excused

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 49– MSP-4622

MOTION – Continued:
NOTE: Prior to being advised that the item would be held in abeyance, COMMISSIONER McSWAIN disclosed that she would be voting on Item 16 [SDR-4740] despite previous personal and professional representation by Mr. Reynolds and Mr. Callaster. She noted that she has not had conversations with either individual regarding this application. In addition, when Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] are before the Planning Commission on 8/26/2004, she will be abstaining, as her firm is bidding work for Royal Construction.

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)

Carter-Burgess

FAX TRANSMITTAL

PROJECT: AutoNation MSP-4622

PROJECT #: 240895

TO: Dave Clapsaddle
City of Las Vegas Planning Dept

FAX: (702) 385-7268 7265

FROM: Chris Armstrong

DATE: 08/06/04

C&B Telephone Number: 938-5592

C&B Fax Number: 938-5537

Total number of pages transmitted, including this page: 1

Remarks:

Request to hold in Abeyance for Item# MSP-4622 Master Sign Plan – AutoNation

Dave,

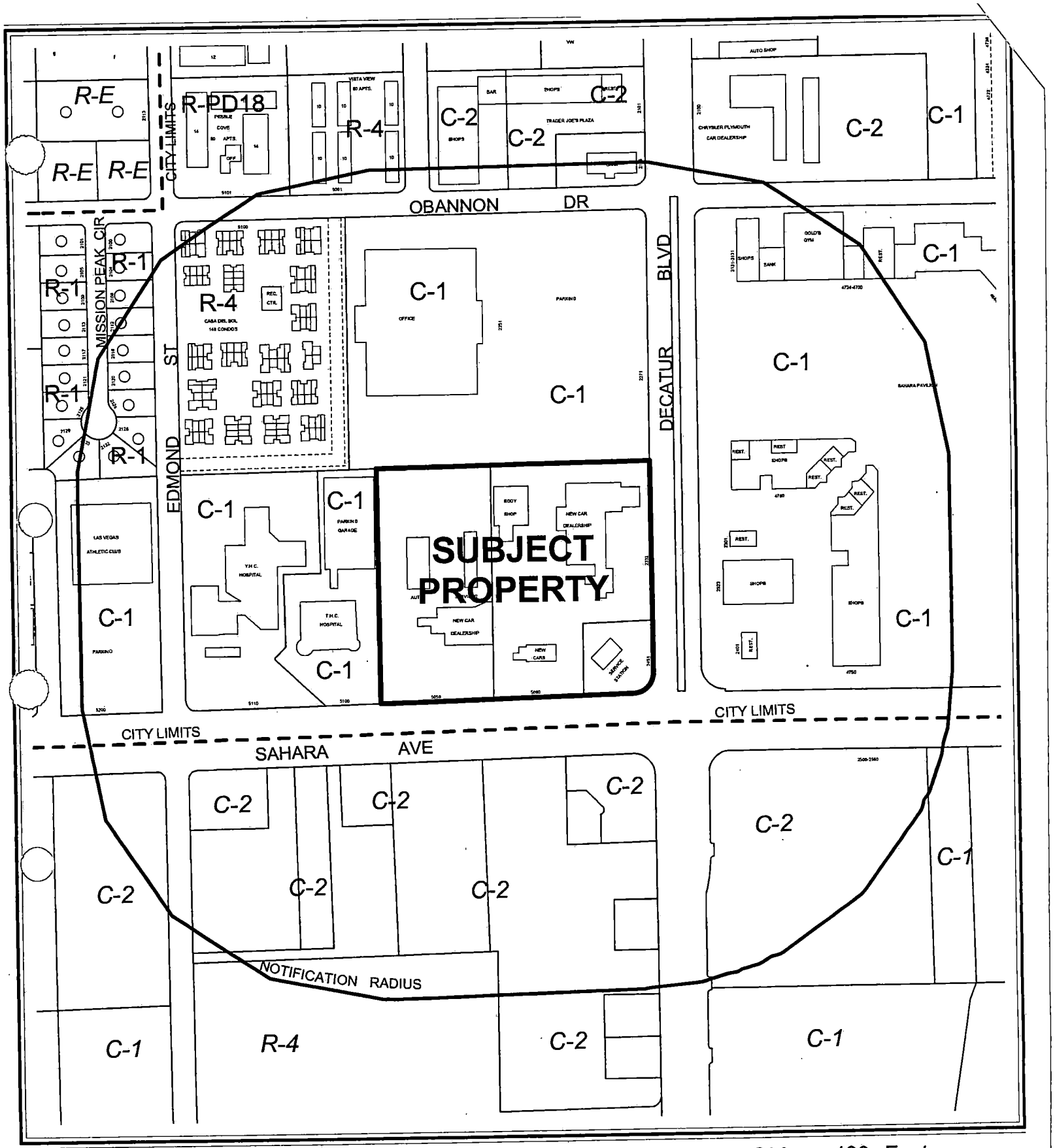
Per our earlier conversation.

On behalf AutoNation I would like to request an abeyance, held date specific to September 9th, 2004 so that we may attempt to address staff concerns. Please contact me with any questions.

Sincerely,
CARTER & BURGESS

Chris Armstrong

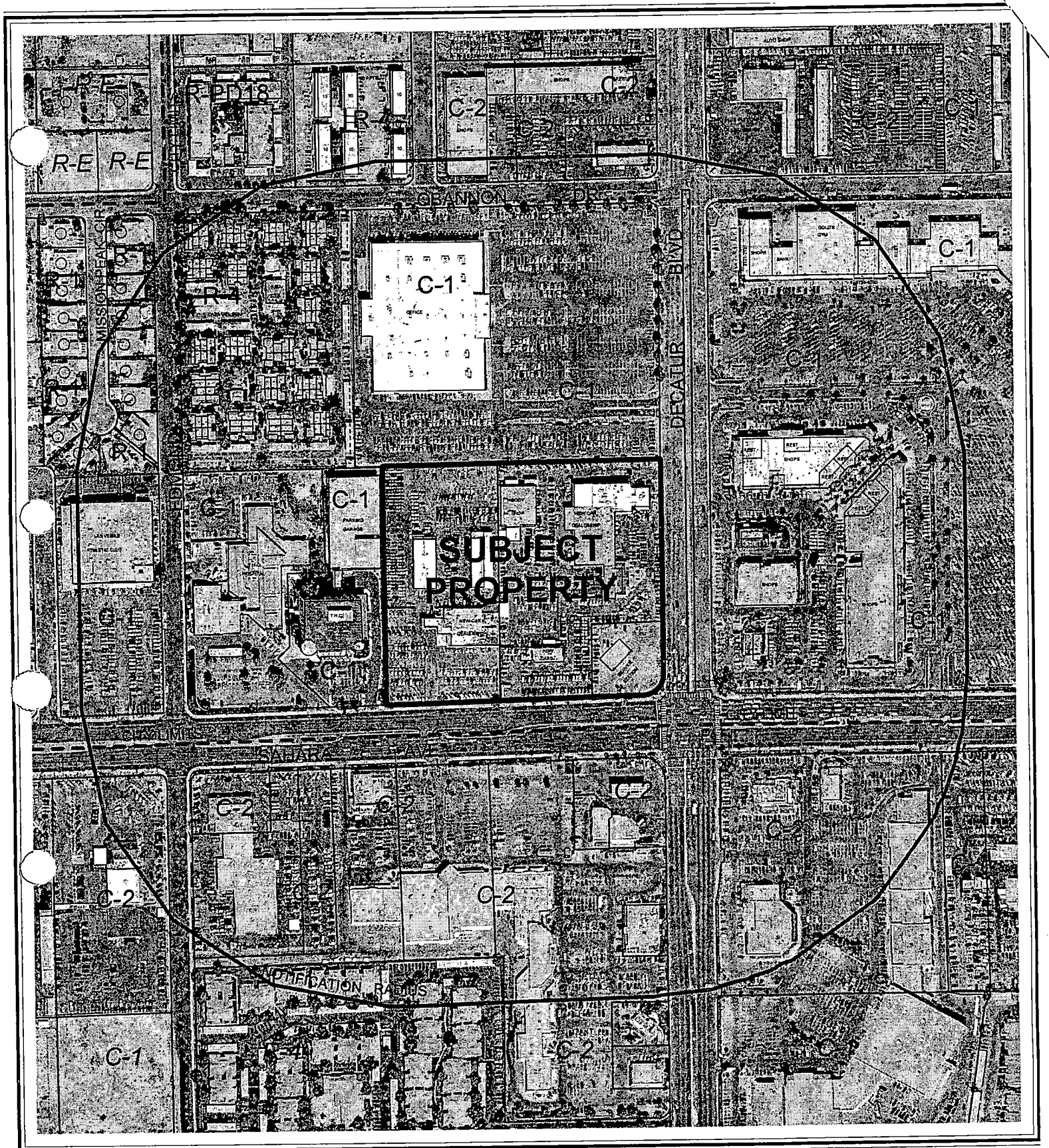
Carter & Burgess, Inc.
6655 Bermuda Road, Las Vegas, NV 80119
Main Number: (702) 938-5400 Main Fax: (702) 938-5454



CASE: **MSP-4622**

RADIUS: 750 FT

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



0 200 400 Feet

CASE: **MSP-4622**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSP-4622 - APPLICANT: AUTO NATION – OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER

ON AUGUST 4, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE SEPTEMBER 9, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-4622 APN: 163-01-801-003

Name of Property Owner: Biegger John K % Sahara Datsun Inc

Name of Applicant: Auto Nation

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: JK Biegger

Print Name: JOHN K. BIEGGER

Subscribed and sworn before me.

This 3 day of NOV ,20 03

Barbara Asken

Notary Public in and for said County and State

Notary Public State Of Nevada
COUNTY OF CLARK
BARBARA ASKEN
My Appointment Expires
August 30, 200

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-4622** APN: **163-01-801-003 & 004**

Name of Property Owner: **J R J Properties**

Name of Applicant: **Auto Nation**

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

____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Bob McDonald

Print Name: **Bob McDonald**

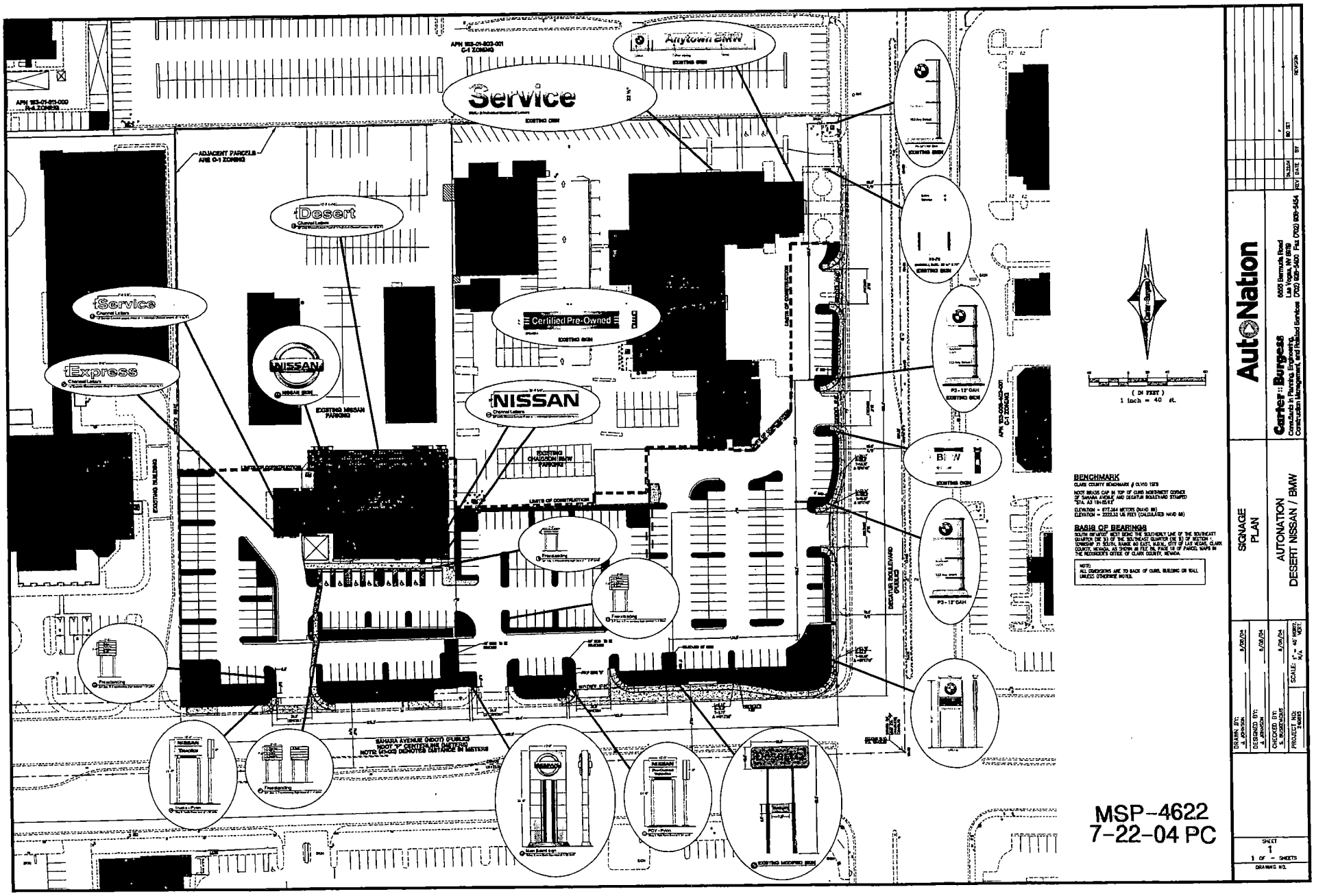
Subscribed and sworn before me

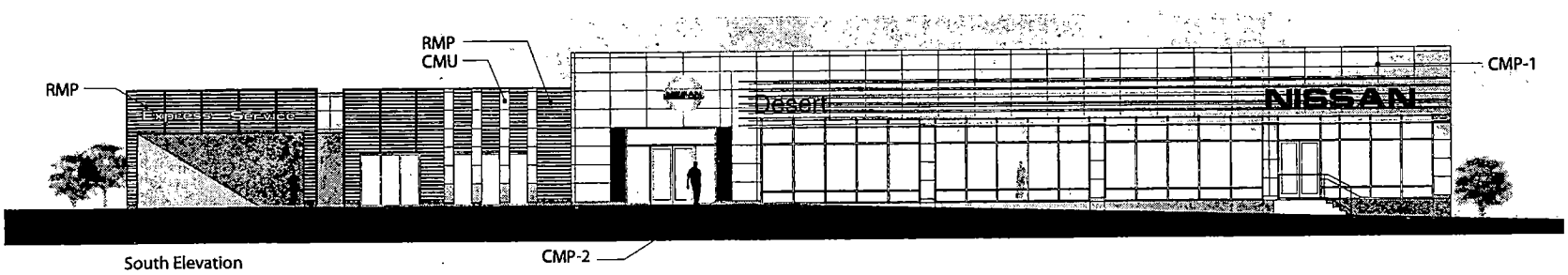
This 11th day of May ,20 04

Jill M Foster

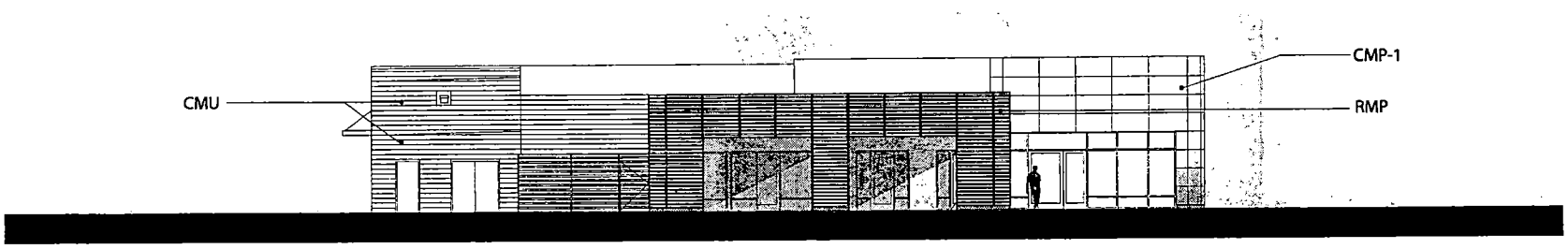
Notary Public in and for said County and State

JILL M. FOSTER
Notary Public State of Nevada
No. 99-53804-1
My appt. exp. Sept. 18, 2007

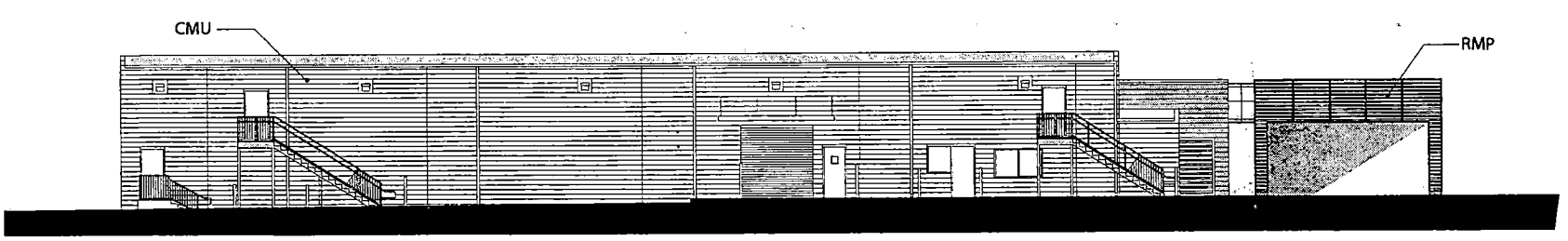

Service
Anytown BMW
Desert
Service
Express
NISSAN
Certified Pre-Owned
NISSAN
ADJACENT PARCELS ARE C-1 ZONING
EXISTING BUILDING
EXISTING NISSAN PARKING
EXISTING CHALCOON BMW PARKING
LIMITS OF CONSTRUCTION
DECATUR BOULEVARD PUBLIC
SAHARA AVENUE (NDOT) PUBLIC
BENCHMARK
BASIS OF BEARINGS
NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING OR WALL UNLESS OTHERWISE NOTED.
(IN FEET)
1 inch = 40 ft.
AutoNation
Carter :: Burgess
SIGNAGE PLAN
AUTONATION
DESERT NISSAN / BMW
DRAWN BY: A JOHNSON
DESIGNED BY: A JOHNSON
CHECKED BY: S. RODERIQUEZ
PROJECT NO: 24085
SCALE: 1" = 40' HORIZ. N/A VERT.
SHEET 1
1 OF - SHEETS
DRAWING NO.
MSP-4622
7-22-04 PC



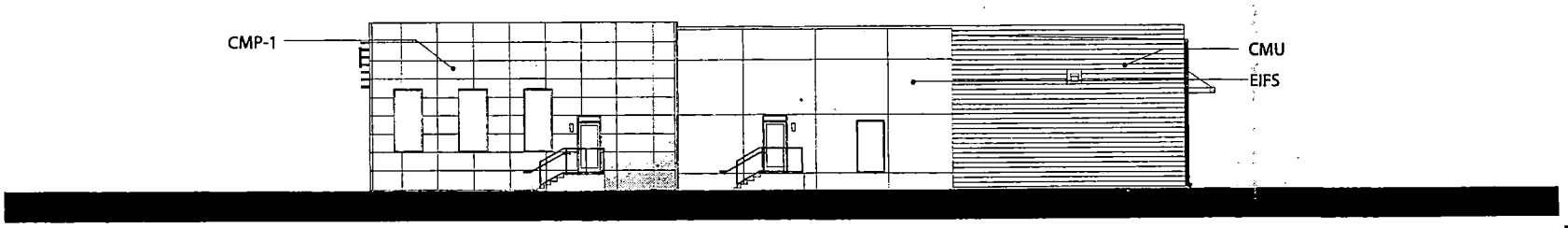
South Elevation



West Elevation



North Elevation



East Elevation

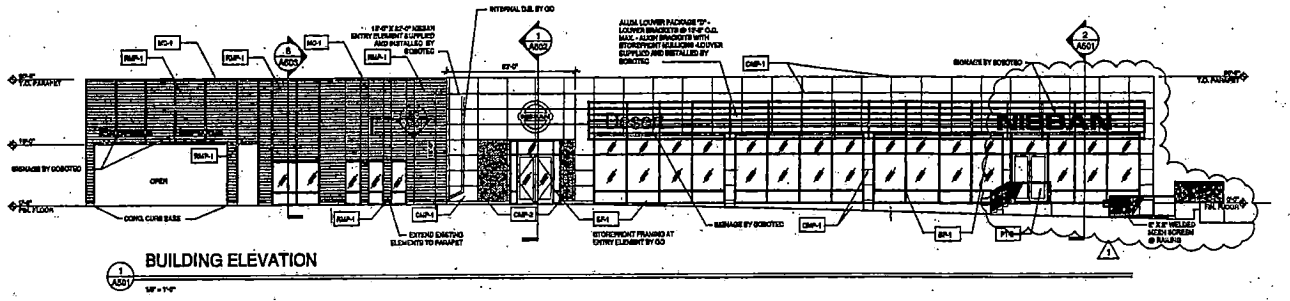
0 5ft 10ft 15ft 25ft

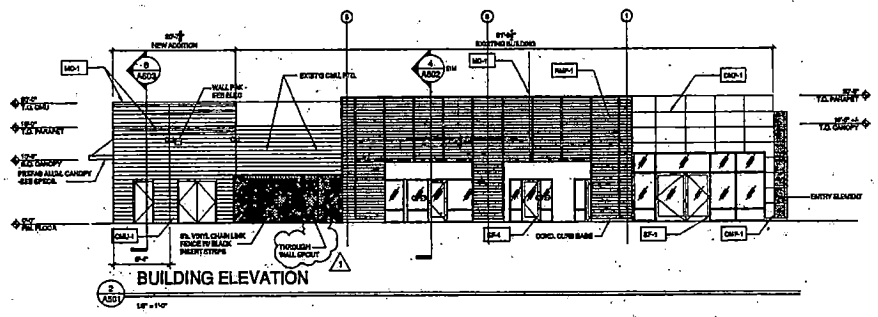
Desert Nissan

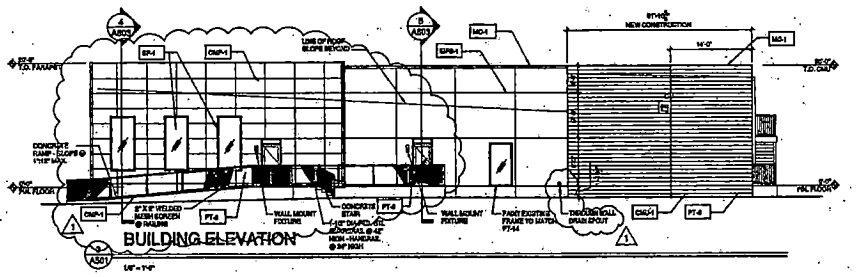
Owner- AutoNation

Architect- praxis^3

MSP-462
7-22-04 F





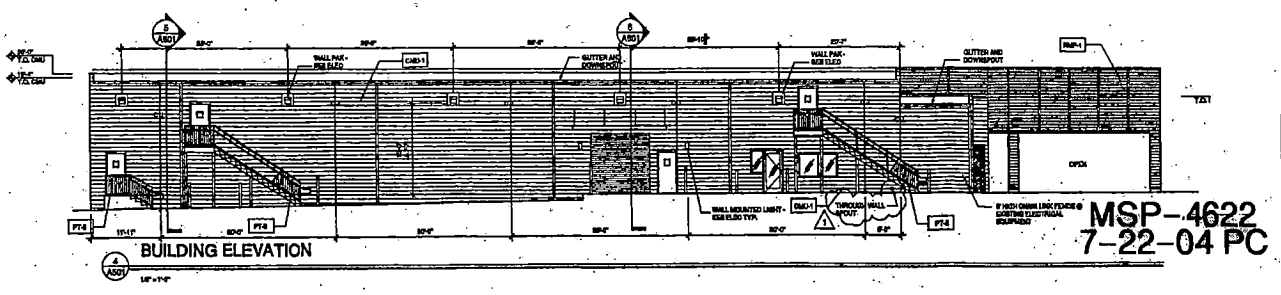


EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT	COLOR	REMARKS
CMP-1	COMPOSITE METAL PANELS	ALUMUSSA OR EQUAL SEE SPECS	REYNOBOND BRIGHT SILVER METALLIC	BRIGHT SILVER METALLIC	SUBMIT SAMPLES FOR APPROVAL
CMP-2	COMPOSITE METAL PANELS	ALUMUSSA OR EQUAL SEE SPECS	RED TO MATCH MOMAX RED (PANTONE 806)	RED	SUBMIT SAMPLES FOR APPROVAL
MO-1	ALUMINUM COPING	SEE SPECS	SEE SPECS	COLOR TO MATCH ADJACENT MATERIAL	SUBMIT SAMPLES FOR APPROVAL MATCH EIFS-1, MAP-1
RMP-1	RIBBED METAL PANEL	CENTRIA	68867 XL 22 GAUGE	COLOR TO MATCH PT-1A	-
CMU-1	SMOOTH FACE CMU	-	-	PAINT PT-5 2121-40 SILVER HALF-DOLLAR	NEW CMU CONSTRUCTION
EIFS-1	EIFS	STO	STOLIT	2121-40 SILVER HALF-DOLLAR	FEEDLE FINISH
PT-5	PAINT	BENJAMIN MOORE	BASED ON SUBSTRATE	2121-40 SILVER HALF-DOLLAR	EXISTING CMU
PT-6	PAINT	BENJAMIN MOORE	GLOSS	2121-40 SILVER HALF-DOLLAR	EXTERIOR METAL DOORS, FRAMES RAILINGS, STAIRS, ETC.
PT-12	PAINT	BENJAMIN MOORE	HIGH GLOSS	WHITE	STEEL BOLLARDS
PT-1A	PAINT	BENJAMIN MOORE	SEE SPECS	BRIGHT SILVER METALLIC	EXISTING STOREFRONT TO MATCH CMP
SEAL-1	SEALANT AT STOREFRONT TO EXTRUSIS & CAP	DOW CORNING 795	SEE SPECS	GRAY	SUBMIT SAMPLES FOR APPROVAL
SF-1	ALUMINUM STOREFRONT	SEE SPECS	SEE SPECS	CLEAR ANODIZED	SEE FRAME ELEVATIONS
GL-1	GLAZING	APOG GLASS	6 mm COMFORT E2-62R (2)	CLEAR	SEE FRAME ELEVATIONS

SIGN LEGEND

GRAPHIC	COMMENTS	SQFT
CED	"DESERT" Dealer Name Individual channel letters. The Illumination is created using white L.E.D.s. The letter faces are white pigmented acrylic. The letter returns and jewelite trim are satin anodized finish. The letter backs are aluminum. Text is upper and lower case - Architect Gothic Medium Extended. Individual channel letters are Created as capital letter heights 30"H (2-1/2" TH.). Attach letters in vertical lower segments as required. Keep exposed hardware brackets to a minimum. Align bottom of Dealer Name letter to bottom of Nissan trademark letters along the North Elevation.	39 sq ft
CED	"NISSAN" Trademark Individual channel letters. The Illumination is created using red L.E.D.s. The letter faces are red acrylic to match PANTONE 806. The 5-1/2 deep letter returns and jewelite trim are anodized clear. The letter backs are to be aluminum. Individual channel letters are Created as capital letter heights 96" H x 16' 9" x (3-1/2" TH). Attach letters in vertical letter segments as required. Keep exposed hardware brackets to a minimum. Align bottom of Dealer Name letters to bottom of Nissan Trademark letters along the North Elevation.	40 sq ft
CED	"EXPRESS" and "SERVICE" Individual channel letters. The Illumination is created using white L.E.D.s. The letter faces and white pigmented acrylic. The letter returns and jewelite trim are satin anodized finish. The letter backs are aluminum. Individual channel letters are Created as capital letter heights 18" H x approx. 7' W.	10 sq ft ea.
CED	NISSAN Brand Symbol Manufactured of optical quality grade polycarbonate. The multi-dimensional Brand Symbol is finished with translucent colors matching process. There is a first beach panel, white acrylic that is screened with a black dot matrix pattern. This panel provides a three-dimensional appearance when the Brand Symbol is illuminated. The fifteen letters in the Brand Symbol are extracted and decorated first surface with black 3-M film. Badge width and height are set round. Badge size (illuminated by white) is 70". Brand Symbol is backed by contrast cast the doorway and as the Composite Metal Panels. Brand Symbol is materially mounted on the Composite Metal Panels.	37 sq ft
CED	"DESERT" Dealer Name Individual letters. Letter size (based on capital letter height) 9" H.	-
TOTAL SQFT		133 sq ft



MSP-4622
7-22-04 PC

yelos
san-martin
architect

1776 Peachtree St. NE
Suite 530 South
Atlanta, GA 30309

404-875-4500 tel
404-875-8984 fax

www.pmarch.com

Rev	Date	Description
	12.11.03	Pre-Review Set
	01.05.04	Permit Set
	03.30.04	City Comments
	04.21.04	Bid Set w/ Addendum #1

Client:

AutoNation, Inc

110 S.E. 6th Street
Suite 1700
Fort Lauderdale, FL 33301
954-704-6040
954-769-6941 fax

Project:

Desert Nissan

6000 W. Sahara Avenue
Las Vegas, Nevada 89146

Date: 12/11/03
Project No: 0313
Drawn By: bpyle
Checked By: MS
Checked By: TPYCJ

Sheet Title:

Building Elevations

Sheet Number:

A501

MSP-4622 - APPLICANT: AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER
5050 WEST SAHARA AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

7/2/04

MSP-4622 - APPLICANT: AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER
5050 WEST SAHARA AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

7/2/04

MSP-4622 - APPLICANT: AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER
5050 WEST SAHARA AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

MAJOR MODIFICATION - PUBLIC HEARING - MOD-4632 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: VC (VILLAGE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED RESIDENTIAL) on 12.7 acres adjacent to the southwest corner of Buckskin Avenue and Shady Timber Street (APN 137-12-801-001 and a portion of 137-12-401-022), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

ABEYANCE TO THE 8/26/04 PC MEETING

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

RECOMMENDATION:

Staff recommends ABEYANCE TO THE 8/26/04 PC MEETING

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 16 [SDR-4740], Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] to 8/26/2004 Planning Commission meeting; Item 35 [GPA-4548], Item 36 [ZON-4554], Item 37 [VAR-4677], Item 38 [SDR-4555], Item 49 [MSP-4622], Item 65 [SUP-4728] and Item 66 [SDR-4727] to 9/09/2004 Planning Commission meeting; Item 11 [SUP-4694] to 9/23/2004 Planning Commission meeting; TABLE Item 2 [TMP-4706] and Item 74 [SDR-4730]; and WITHDRAW WITHOUT PREJUDICE Item 12 [SUP-4732] – Motion carried with McSWAIN abstaining on Item 74 [SDR-4730] as her firm is presently doing work for the applicant and TRUESDELL AND EVANS excused

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 50– MOD-4632

MOTION – Continued:
NOTE: Prior to being advised that the item would be held in abeyance, COMMISSIONER McSWAIN disclosed that she would be voting on Item 16 [SDR-4740] despite previous personal and professional representation by Mr. Reynolds and Mr. Callaster. She noted that she has not had conversations with either individual regarding this application. In addition, when Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] are before the Planning Commission on 8/26/2004, she will be abstaining, as her firm is bidding work for Royal Construction.

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)

August 4, 2004

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

VIA FAX 385-7268

Attention: Don Schmiser, Senior Planner

Reference: **Major Modification (MOD-4632), Zone Change (ZON-4755), Site Development Plan Review (SDR-4751) and Waiver of Title (WVR-4744) - Spinnaker Village III**

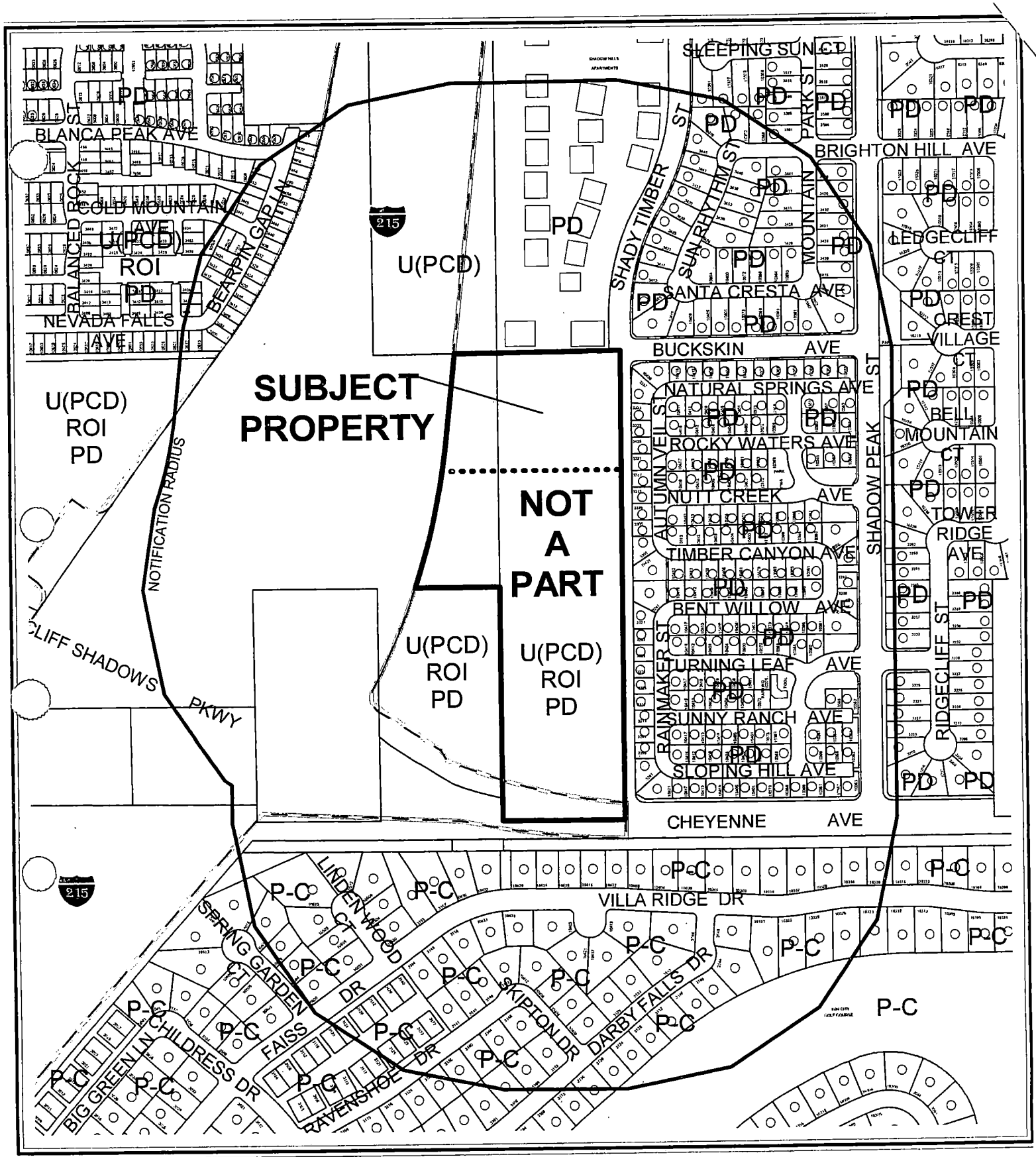
On behalf of Royal Construction, we respectfully request that the above listed applications that are scheduled to be heard at the August 12, 2004 Planning Commission, Item #'s 50, 51 and 52 be **HELD** in abeyance for two weeks until your August 26 agenda. During the pre-application meeting for the mapping process, there were issues related to the Site Plan that needed to be addressed prior to the Planning Commission hearing and we along with staff felt they were significant enough to hold the item and discuss these issues prior to moving forward.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc

Russell S. Skuse
President

cc: Steve Aizenberg, Royal Construction

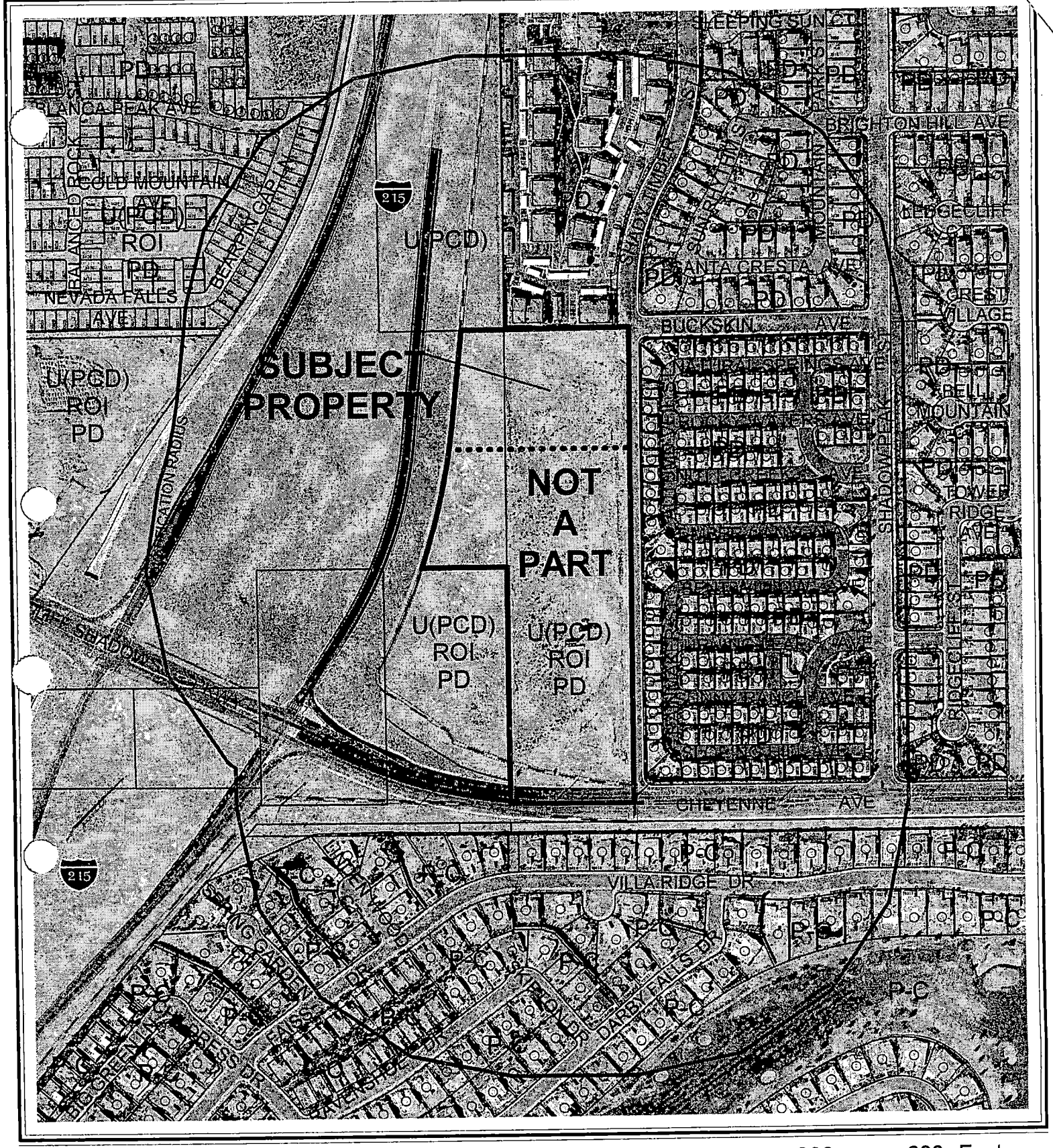


CASE: **MOD-4632**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [VILLAGE COMMERCIAL LONE MOUNTAIN WEST SPECIAL LAND USE DESIGANATION - PROPOSED: MEDIUM-LOW ATTACHED RESIDENTIAL]



0 . . 300 600 Feet

CASE: **MOD-4632**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [VILLAGE COMMERCIAL LONE MOUNTAIN WEST SPECIAL LAND USE DESIGANATION - PROPOSED: MEDIUM-LOW ATTACHED RESIDENTIAL]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-4632 - APPLICANT: ROYAL CONSTRUCTION; OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY CORPORATION

ON AUGUST 4, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 26, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-4632 APN: 137-12-401-022 137-12-801-001

Name of Property Owner: SHADOW HILLS PLAZA LLC

Name of Applicant: ROYAL CONSTRUCTION

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

_____ Yes _____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: _____

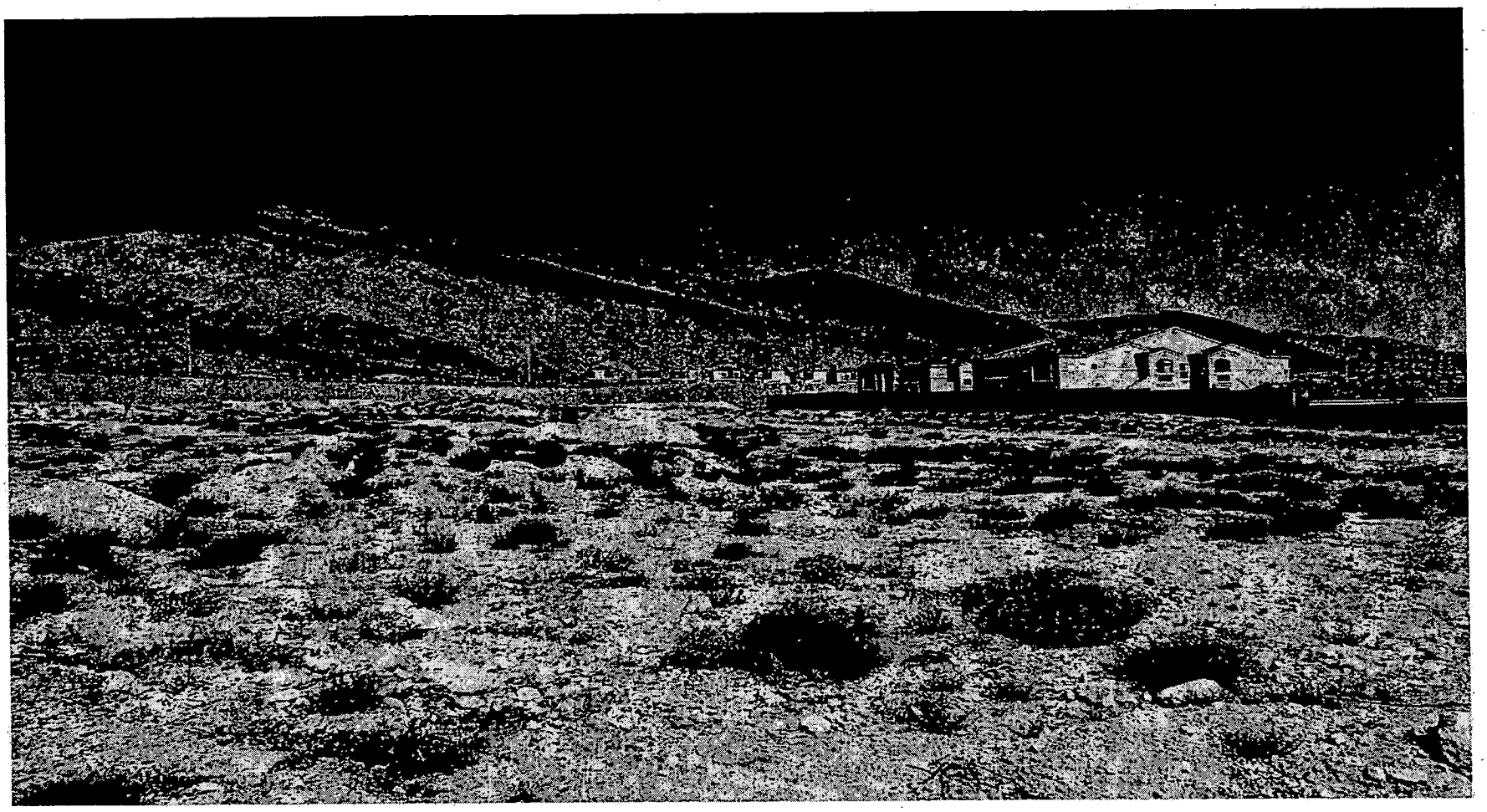
Print Name: Philip H. Davis

Subscribed and sworn before me

This 25th day of June, 2004

_____
Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007



MOD-4632 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BUCKSKIN AVENUE AND SHADY TIMBER STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

MOD-4632 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BUCKSKIN AVENUE AND SHADY TIMBER STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

WAIVER RELATED TO MOD-4632 - PUBLIC HEARING - WVR-4754 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY - Request for a Waiver of Title 18.12.160 TO ALLOW A 210-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more, in conjunction with a proposed 44-lot single-family attached residential development on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (APN portion of 137-12-401-022 and portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: Medium-Low Attached Residential], Ward 6 (Mack).

ABEYANCE TO THE 8/26/04 PC MEETING

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

RECOMMENDATION:

Staff recommends ABEYANCE TO THE 8/26/04 PC MEETING

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 16 [SDR-4740], Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] to 8/26/2004 Planning Commission meeting; Item 35 [GPA-4548], Item 36 [ZON-4554], Item 37 [VAR-4677], Item 38 [SDR-4555], Item 49 [MSP-4622], Item 65 [SUP-4728] and Item 66 [SDR-4727] to 9/09/2004 Planning Commission meeting; Item 11 [SUP-4694] to 9/23/2004 Planning Commission meeting; TABLE Item 2 [TMP-4706] and Item 74 [SDR-4730]; and WITHDRAW WITHOUT PREJUDICE Item 12 [SUP-4732] – Motion carried with McSWAIN abstaining on Item 74 [SDR-4730] as her firm is presently doing work for the applicant and TRUESDELL AND EVANS excused

MOTION – Continued:
NOTE: Prior to being advised that the item would be held in abeyance, COMMISSIONER McSWAIN disclosed that she would be voting on Item 16 [SDR-4740] despite previous personal and professional representation by Mr. Reynolds and Mr. Callaster. She noted that she has not had conversations with either individual regarding this application. In addition, when Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] are before the Planning Commission on 8/26/2004, she will be abstaining, as her firm is bidding work for Royal Construction.

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)

August 4, 2004

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

VIA FAX 385-7268

Attention: Don Schmiser, Senior Planner

Reference: **Major Modification (MOD-4632), Zone Change (ZON-4755), Site Development Plan Review (SDR-4751) and Waiver of Title (WVR-4744) - Spinnaker Village III**

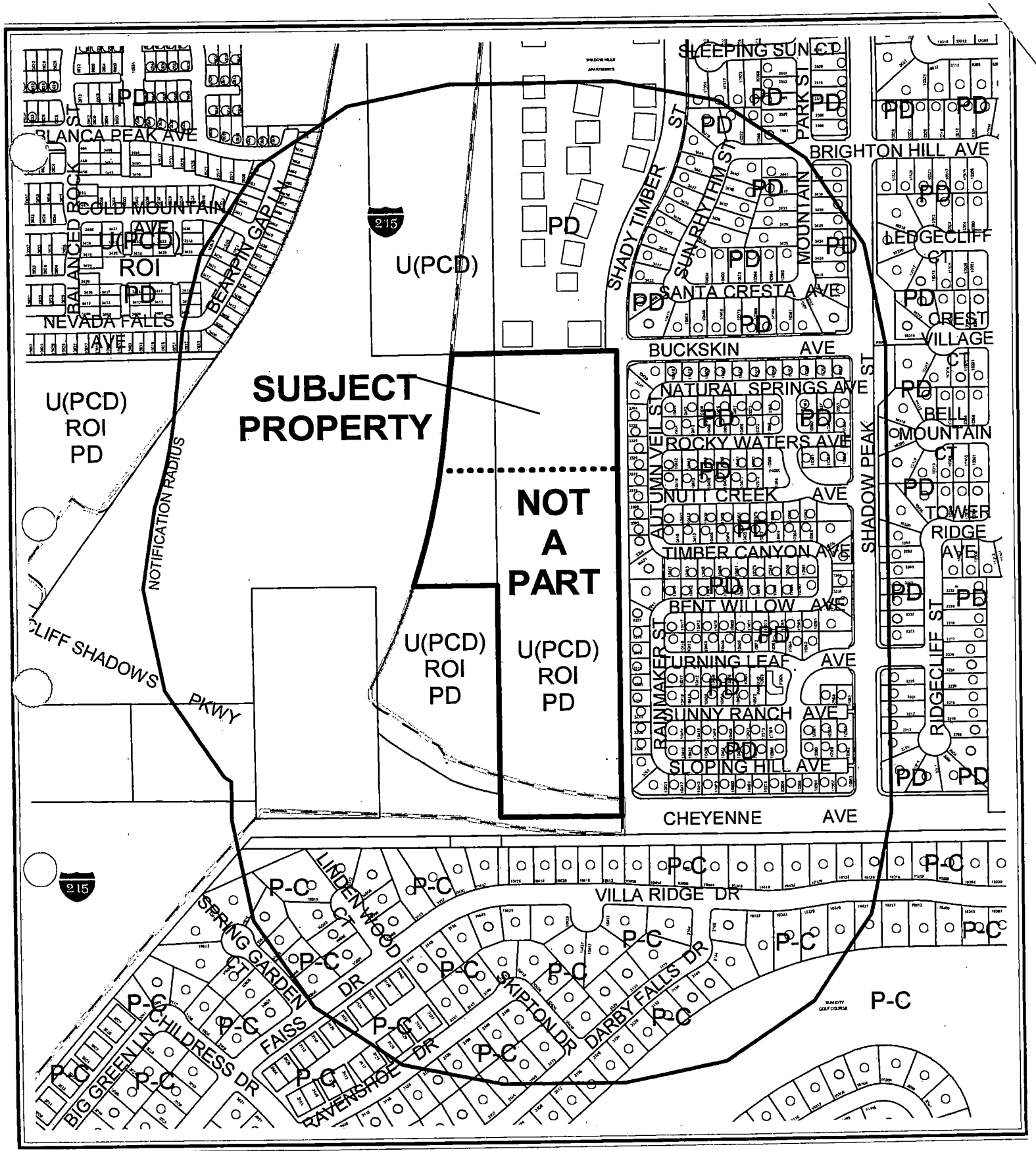
On behalf of Royal Construction, we respectfully request that the above listed applications that are scheduled to be heard at the August 12, 2004 Planning Commission, Item #'s 50, 51 and 52 be **HELD** in abeyance for two weeks until your August 26 agenda. During the pre-application meeting for the mapping process, there were issues related to the Site Plan that needed to be addressed prior to the Planning Commission hearing and we along with staff felt they were significant enough to hold the item and discuss these issues prior to moving forward.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc

Russell J. Skuse
President

cc: Steve Aizenberg, Royal Construction



0 300 600 Feet

CASE: **WVR-4754**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [VILLAGE COMMERCIAL LONE MOUNTAIN WEST SPECIAL LAND USE DESIGANATION - PROPOSED: MEDIUM-LOW ATTACHED RESIDENTIAL].

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-4754 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY

ON AUGUST 4, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 26, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-4754 APN: 137-12-401-022 137-12-801-001

Name of Property Owner: SHADOW HILLS PLAZA LLC

Name of Applicant: ROYAL CONSTRUCTION

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

_____ Yes _____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: Philip H. Davis

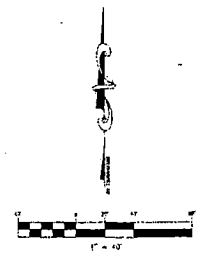
Subscribed and sworn before me

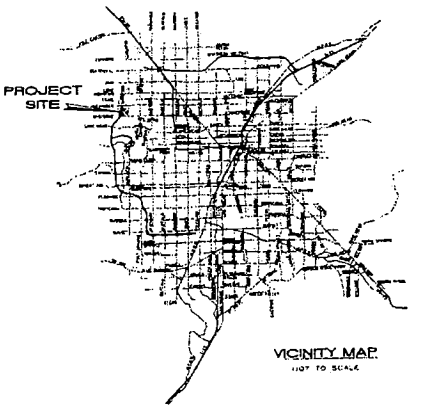
This 25th day of June, 2004

_____
Notary Public in and for said County and State

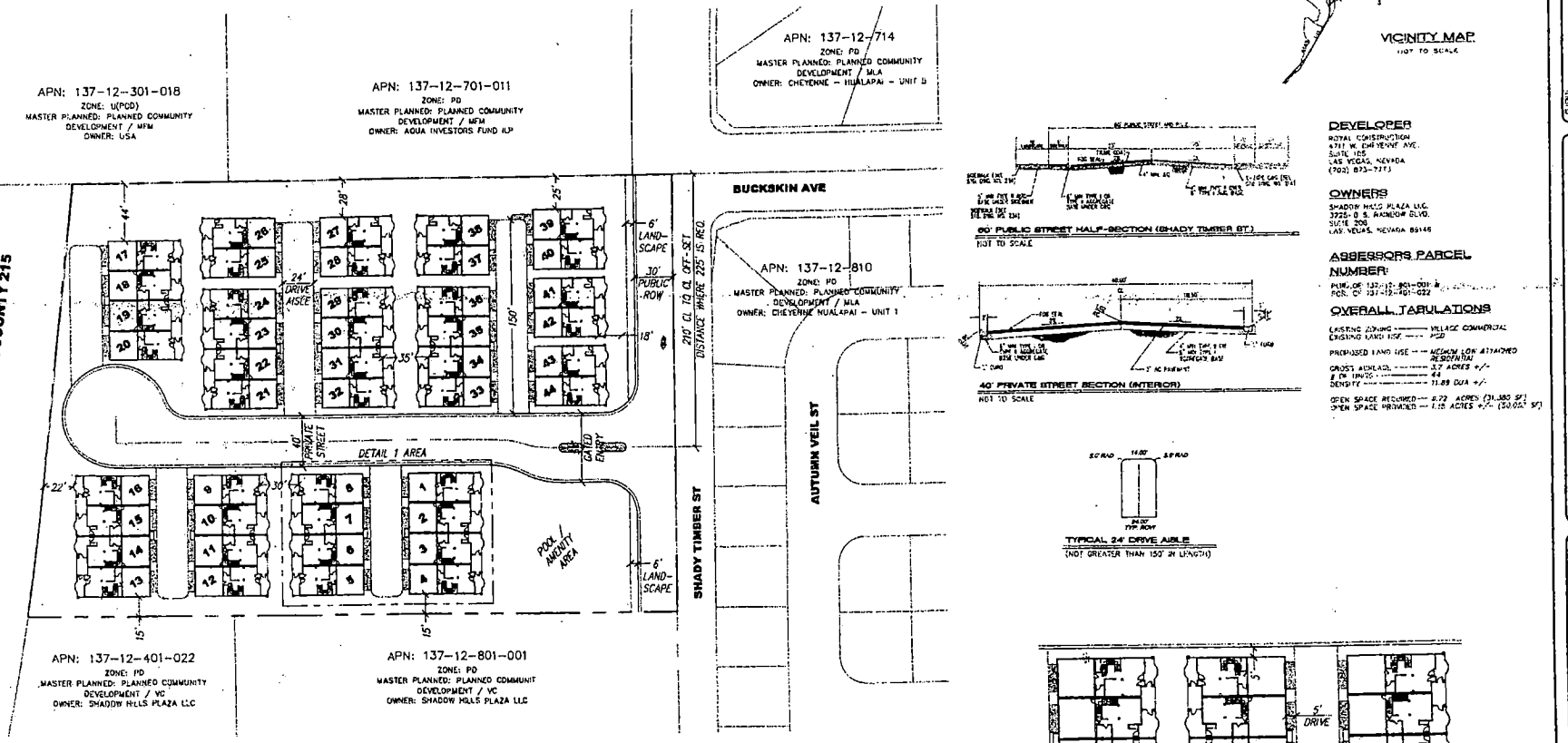
JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007

SPINNAKER VILLAGE III





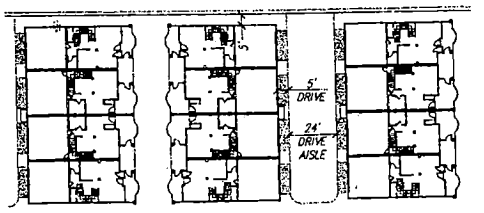
VICINITY MAP
NOT TO SCALE



60' PUBLIC STREET HALF-SECTION (SHADY TIMBER ST.)
NOT TO SCALE

40' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

TYPICAL 24' DRIVE AISLE
(NOT GREATER THAN 150' IN LENGTH)



TYPICAL DEVELOPMENT STANDARDS DETAIL
1" = 30'

DEVELOPER
ROYAL CONSTRUCTION
6711 W. CHEYENNE AVE.
SUITE 105
LAS VEGAS, NEVADA
(702) 873-7377

OWNERS
SHADOW HILLS PLAZA LLC.
3725-0 S. RAINBOW BLVD.
SUITE 200
LAS VEGAS, NEVADA 89146

ASSESSORS PARCEL NUMBER:
PORT. OF 137-12-801-001 &
POR. OF 137-12-701-022

OVERALL TABULATIONS

EXISTING ZONING ——— VILLAGE COMMERCIAL
EXISTING LAND USE ——— PCD
PROPOSED LAND USE ——— MEDIUM LOW ATTACHED RESIDENTIAL
GROSS ACREAGE ——— 13.7 ACRES +/-
OF UNITS ——— 153
DENSITY ——— 11.89 DUA +/-
OPEN SPACE REQUIRED — 6.72 ACRES (21,380 SF)
OPEN SPACE PROVIDED — 1.15 ACRES +/- (50,027 SF)

WVR-4754
SDR-4751
08-12-04 PC

CLIENT:
ROYAL CONSTRUCTION
6711 W. CHEYENNE AVE., SUITE 105
LAS VEGAS, NEVADA
(702) 873-7377

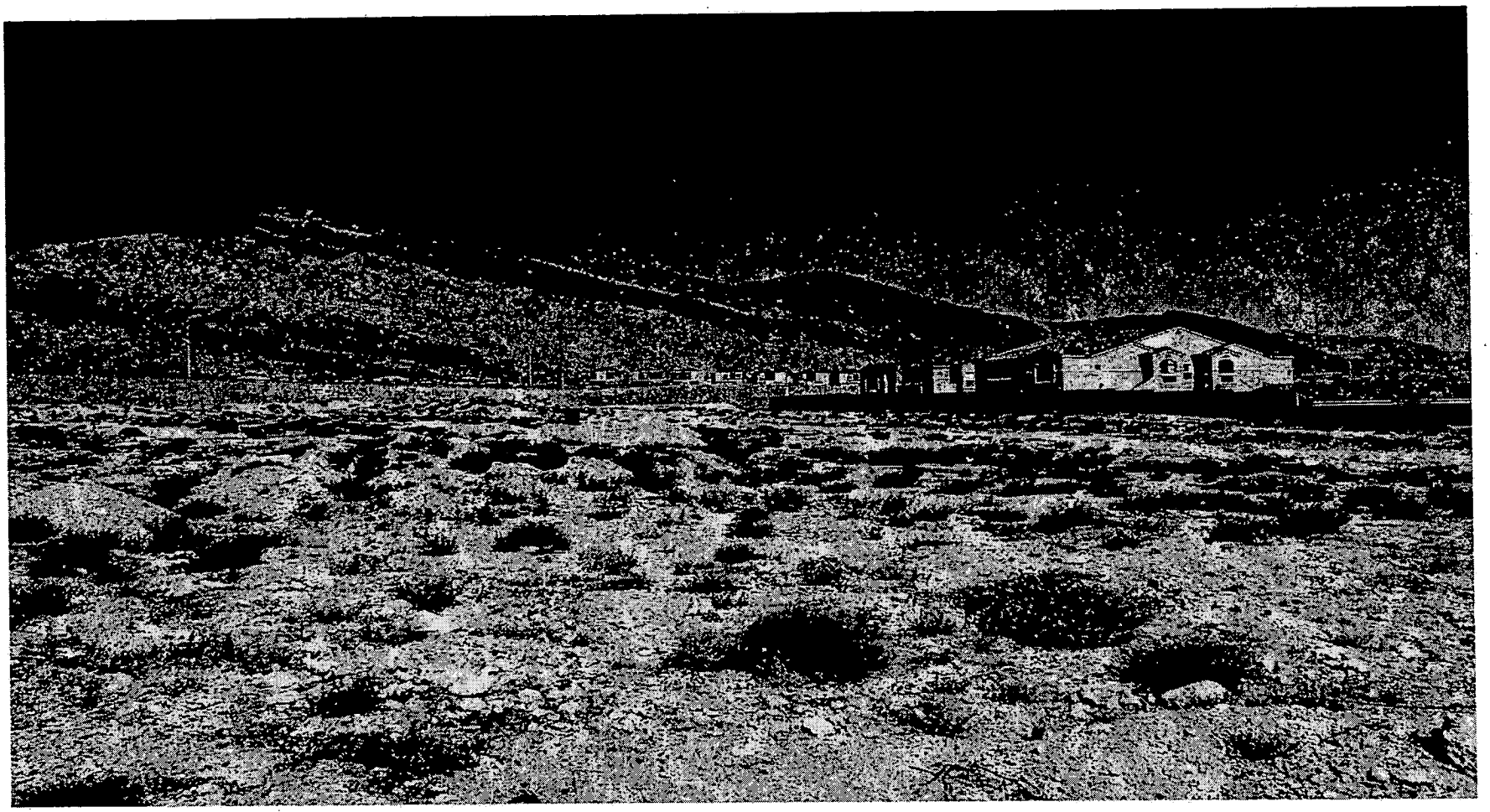
CONSULTING, INC
STRATEGIC PLANNING SOLUTIONS
3365 MCCRAN AVENUE - LAS VEGAS, NEVADA
PHONE: (702) 384-7701 - FAX: (702) 384-7702

SHEET:
SITE PLAN TO ACCOMPANY SITE DEVELOPMENT REVIEW // TITLE 18 WAIVER

TITLE:
SPINNAKER VILLAGE III
CITY OF LAS VEGAS, NEVADA

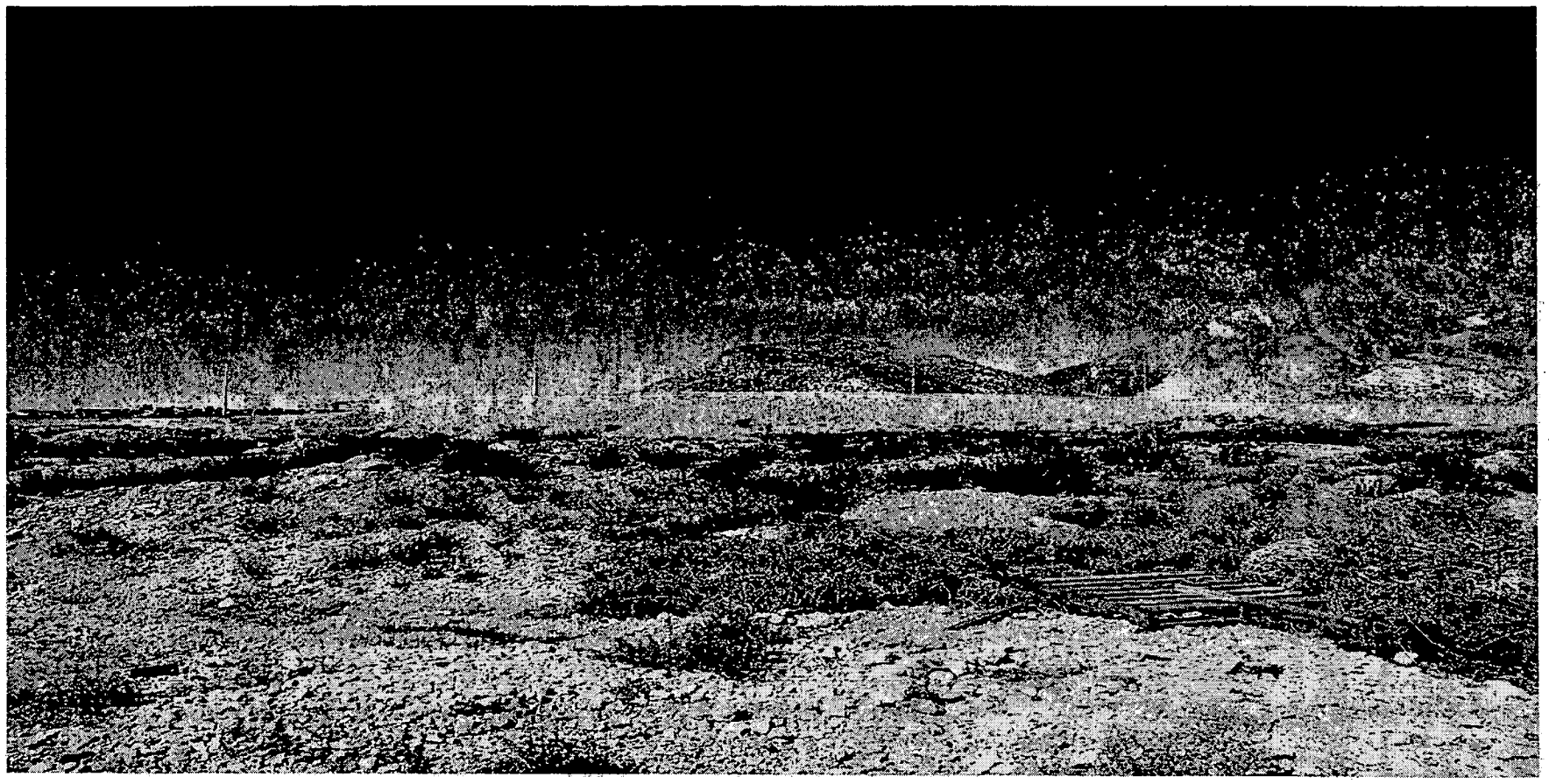
DATE:
MAY 13, 2004
DRAWN BY:
B. GAYLOR
DESIGNED BY:
B. GAYLOR
CHECKED BY:
R. SMITH
SCALE:
PROJECT NO.
RC-0005
ENGINEERING SEAL

SHEET
1
OF 1
DRAWING NO.
1



WVR-4754 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BUCKSKIN AVENUE AND SHADY TIMBER STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



WVR-4754 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BUCKSKIN AVENUE AND SHADY TIMBER STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 52

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4632 AND WVR-4754 - PUBLIC HEARING - SDR-4751 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (APN portion of 137-12-401-022 and portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: Medium-Low Attached Residential], Ward 6 (Mack).

ABEYANCE TO THE 8/26/04 PC MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE TO THE 8/26/04 PC MEETING

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

MOTION:
GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 16 [SDR-4740], Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] to 8/26/2004 Planning Commission meeting; Item 35 [GPA-4548], Item 36 [ZON-4554], Item 37 [VAR-4677], Item 38 [SDR-4555], Item 49 [MSP-4622], Item 65 [SUP-4728] and Item 66 [SDR-4727] to 9/09/2004 Planning Commission meeting; Item 11 [SUP-4694] to 9/23/2004 Planning Commission meeting; TABLE Item 2 [TMP-4706] and Item 74 [SDR-4730]; and WITHDRAW WITHOUT PREJUDICE Item 12 [SUP-4732] – Motion carried with McSWAIN abstaining on Item 74 [SDR-4730] as her firm is presently doing work for the applicant and TRUESDELL AND EVANS excused

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 52– SDR-4751

MOTION – Continued:
NOTE: Prior to being advised that the item would be held in abeyance, COMMISSIONER McSWAIN disclosed that she would be voting on Item 16 [SDR-4740] despite previous personal and professional representation by Mr. Reynolds and Mr. Callaster. She noted that she has not had conversations with either individual regarding this application. In addition, when Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] are before the Planning Commission on 8/26/2004, she will be abstaining, as her firm is bidding work for Royal Construction.

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)

August 4, 2004

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

VIA FAX 385-7268

Attention: Don Schmiser, Senior Planner

Reference: **Major Modification (MOD-4632), Zone Change (ZON-4755), Site Development Plan Review (SDR-4751) and Waiver of Title (WVR-4744) - Spinnaker Village III**

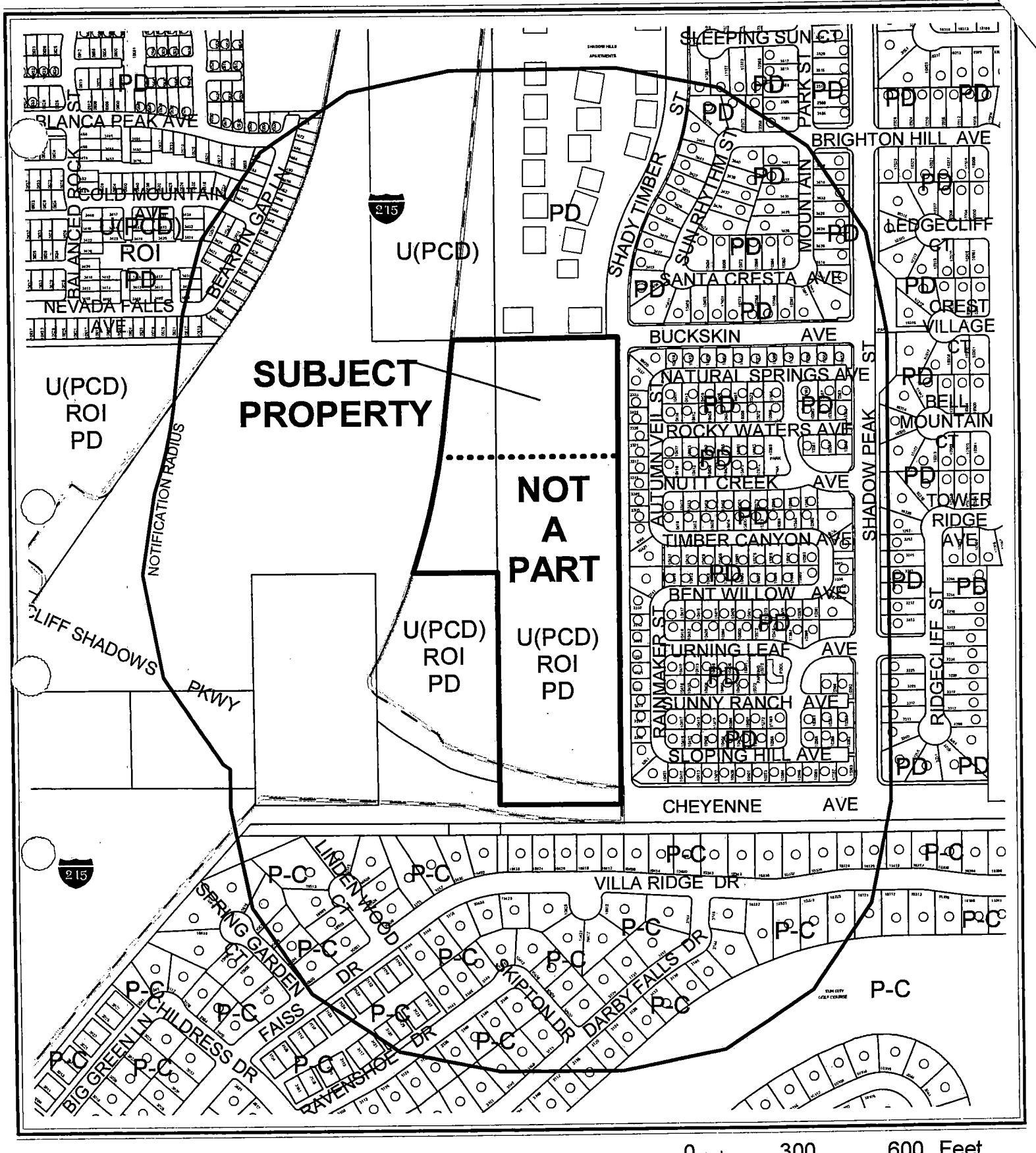
On behalf of Royal Construction, we respectfully request that the above listed applications that are scheduled to be heard at the August 12, 2004 Planning Commission, Item #'s 50, 51 and 52 be **HELD** in abeyance for two weeks until your August 26 agenda. During the pre-application meeting for the mapping process, there were issues related to the Site Plan that needed to be addressed prior to the Planning Commission hearing and we along with staff felt they were significant enough to hold the item and discuss these issues prior to moving forward.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc

Russell R. Skuse
President

cc: Steve Aizenberg, Royal Construction



0 300 600 Feet

CASE: **SDR-4751**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [VILLAGE COMMERCIAL LONE MOUNTAIN WEST SPECIAL LAND USE DESIGANATION - PROPOSED: MEDIUM-LOW ATTACHED RESIDENTIAL]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4751 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY

ON AUGUST 4, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 26, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4751 APN: 137-12-401-022 137-12-801-001

Name of Property Owner: SHADOW HILLS PLAZA LLC

Name of Applicant: ROYAL CONSTRUCTION

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

_____Yes __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: Philip H. Davis

Subscribed and sworn before me

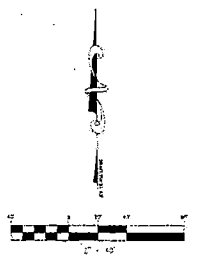
This 25th day of June, 2004

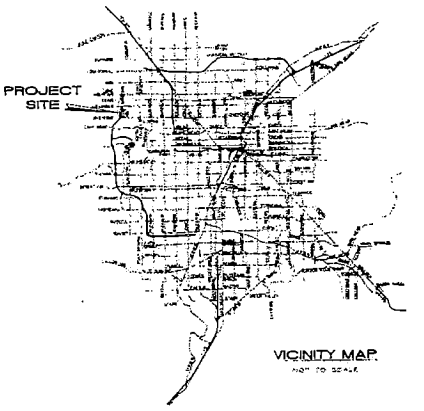
_____

Notary Public in and for said County and State

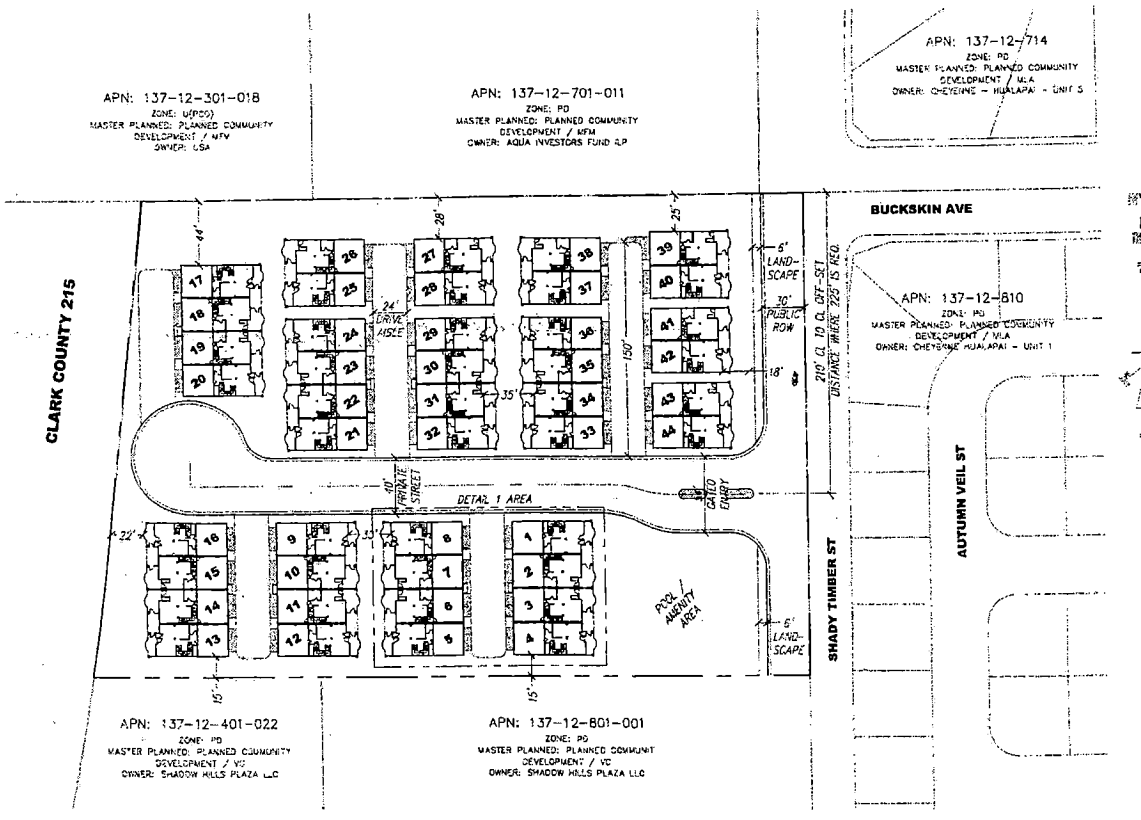
JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007

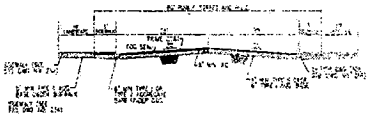
SPINNAKER VILLAGE III



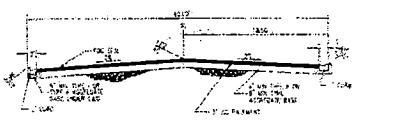


VICINITY MAP
NOT TO SCALE

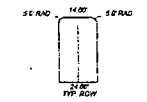




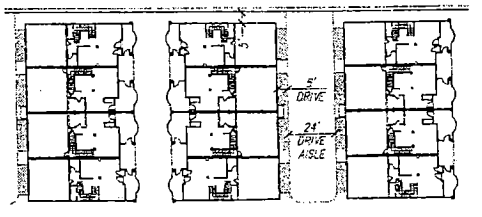
60' PUBLIC STREET HALF-SECTION (SHADY TIMBER ST.)
NOT TO SCALE



40' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



TYPICAL 24' DRIVE AISLE
(NOT GREATER THAN 150' IN LENGTH)



TYPICAL DEVELOPMENT STANDARDS DETAIL
1" = 20'

DEVELOPER

ROYAL CONSTRUCTION
4211 W. DESERT INN RD.
SUITE 108
LAS VEGAS, NEVADA
(702) 852-7773

OWNERS

SHADOW HILLS PLAZA, LLC
3226 S. RAINBOW BLVD
SUITE 300
LAS VEGAS, NEVADA 89146

ASSESSORS PARCEL NUMBER:

PORTION OF 137-12-801-001 &
PORTION OF 137-12-701-011

OVERALL TABULATIONS

EXISTING ZONING ——— VILLAGE COMMERCIAL
EXISTING LAND USE ——— PCD
PROPOSED LAND USE ——— MEDIUM LOW ATTACHED RESIDENTIAL
GROSS ACREAGE ——— 5.7 ACRES +/-
OF UNITS ——— 44
DENSITY ——— 7.48 DUA +/-
OPEN SPACE REQUIRED — 0.12 ACRES (21,550 SF)
OPEN SPACE PROVIDED — 1.15 ACRES +/- (50,065 SF)

ROYAL CONSTRUCTION
4211 W. DESERT INN RD., SUITE 108
LAS VEGAS, NEVADA
(702) 852-7773

CONSULTING INC.
STRATEGIC PLANNING SOLUTIONS
1215 S. FORT APACHE ROAD, LAS VEGAS, NEVADA
PHONE (702) 304-7701 FAX (702) 304-7702

SITE PLAN TO ACCOMPANY
SITE DEVELOPMENT PLAN REVIEW / TITLE 18 WAIVER

SPINNAKER VILLAGE III

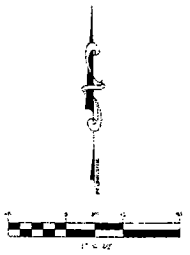
CITY OF LAS VEGAS, NEVADA

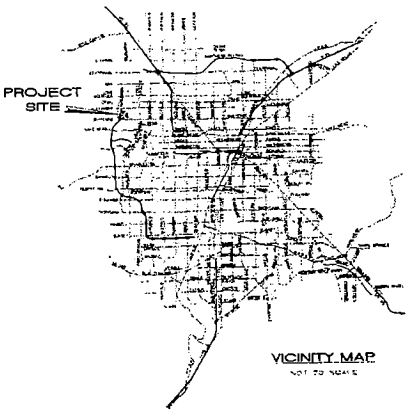
DATE: MAY 12 2004
DRAWN BY: A. SAYLOR
DESIGNED BY: B. SAYLOR
ENGINEER OF RECORD: A. PRICE
SCALE: 1" = 40'
PROJECT NO: RC-0005
ENGINEER OF RECORD SEAL

SHEET 1 OF 1
DRAWING NO. 1

WVR-4754
SDR-4751
08-12-04 PC

SPINNAKER VILLAGE III





VICINITY MAP
NOT TO SCALE

APN: 137-12-301-018
ZONE: U(PCD)
MASTER PLANNED: PLANNED COMMUNITY DEVELOPMENT / MFM
OWNER: USA

APN: 137-12-701-011
ZONE: PD
MASTER PLANNED: PLANNED COMMUNITY DEVELOPMENT / MFM
OWNER: AQUA INVESTORS FUND LP

APN: 137-12-714
ZONE: PD
MASTER PLANNED: PLANNED COMMUNITY DEVELOPMENT / MLA
OWNER: CHEYENNE - HUALAPAI - UNIT 5

CLARK COUNTY 215

BUCKSKIN AVE

APN: 137-12-810
ZONE: PD
MASTER PLANNED: PLANNED COMMUNITY DEVELOPMENT / MLA
OWNER: CHEYENNE HUALAPAI - UNIT 1

210' CL TO CL OFF-SET DISTANCE WHERE 235' IS REQ.

AUTUMN VEIL ST

SHADY TIMBER ST

APN: 137-12-401-022
ZONE: PD
MASTER PLANNED: PLANNED COMMUNITY DEVELOPMENT / VC
OWNER: SHADOW HILLS PLAZA LLC

APN: 137-12-801-001
ZONE: PD
MASTEP PLANNED: PLANNED COMMUNIT DEVELOPMENT / VC
OWNER: SHADOW HILLS PLAZA LLC

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
	CHILOPSIS TASHKENTENSIS CHILALPA	24" BOX	79
	PROSOPIS GLANDULOSA 'MAVERICK' THORNLESS TEXAS HONEY MESQUITE	48" BOX	34
	ULMUS PROPINQUA 'HERITAGE' HERITAGE SIZE ELM	48" BOX	10
	WASHINGTON ROBUSTA NORTH MEXICAN FAN PALM	24" BOX	19

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDONDO – CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES – FEATHERY CASSIA	5 GALLON
CALLIANDRA ERIOPHYLLA – FAIRY DUSTER	1 GALLON
CONVOLVULUS CNEORUM – SILVER MORNING GLORY	5 GALLON
DALEA CAERULEA – BLUE DALEA	5 GALLON
EREMOPHILA FARINOSA – BEEFLOWER	5 GALLON
EREMOPHILA PAPARELLINA – RED RIDGE	5 GALLON
LANTANA MONTEVIDENSIS – TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LANGMANIAE 'CHIHUAHUAN SAGE	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST DEER GRASS	1 GALLON
ROSMARINUS OFFICINALIS – ROSEMARY	5 GALLON
SALVIA GREGGII 'C. WHITEHOUSE' SAGE	5 GALLON
SALVIA GREGGII – AUTUMN SAGE	5 GALLON
TECOMA STANSBURYI	5 GALLON
YUCCA RIGIDA – RIGID YUCCA	5 GALLON

BOTANICAL/COMMON NAME

DEVELOPER

ROYAL CONSTRUCTION
4741 W. SPRING AVE., SUITE 105
LAS VEGAS, NEVADA
(702) 873-7777

OWNERS

SHADOW HILLS PLAZA LLC
3725-B S. RAINBOW BLVD.
SUITE 106
LAS VEGAS, NEVADA 89146

ASSESSORS PARCEL NUMBER:

PORTION OF 137-12-801-001 &
PORTION OF 137-12-401-022

OVERALL TABULATIONS

EXISTING ZONING ——— VILLAGE COMMERCIAL
EXISTING LAND USE ——— PCD

PROPOSED LAND USE ——— MEDIUM LOW ATTACHED RESIDENTIAL
GROSS ACREAGE ——— 3.7 ACRES +/-
OF UNITS ——— 44
DENSITY ——— 11.89 DUA +/-

OPEN SPACE REQUIRED — 0.22 ACRES (9,583 SF)
OPEN SPACE PROVIDED — 0.56 ACRES +/- (24,393 SF)

CIVIL
ROYAL CONSTRUCTION
4741 W. SPRING AVE., SUITE 105
LAS VEGAS, NEVADA
(702) 873-7777

CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
3935 MEGARA AVENUE - LAS VEGAS, NEVADA
PHONE (702) 384-7881 - FAX (702) 384-7783

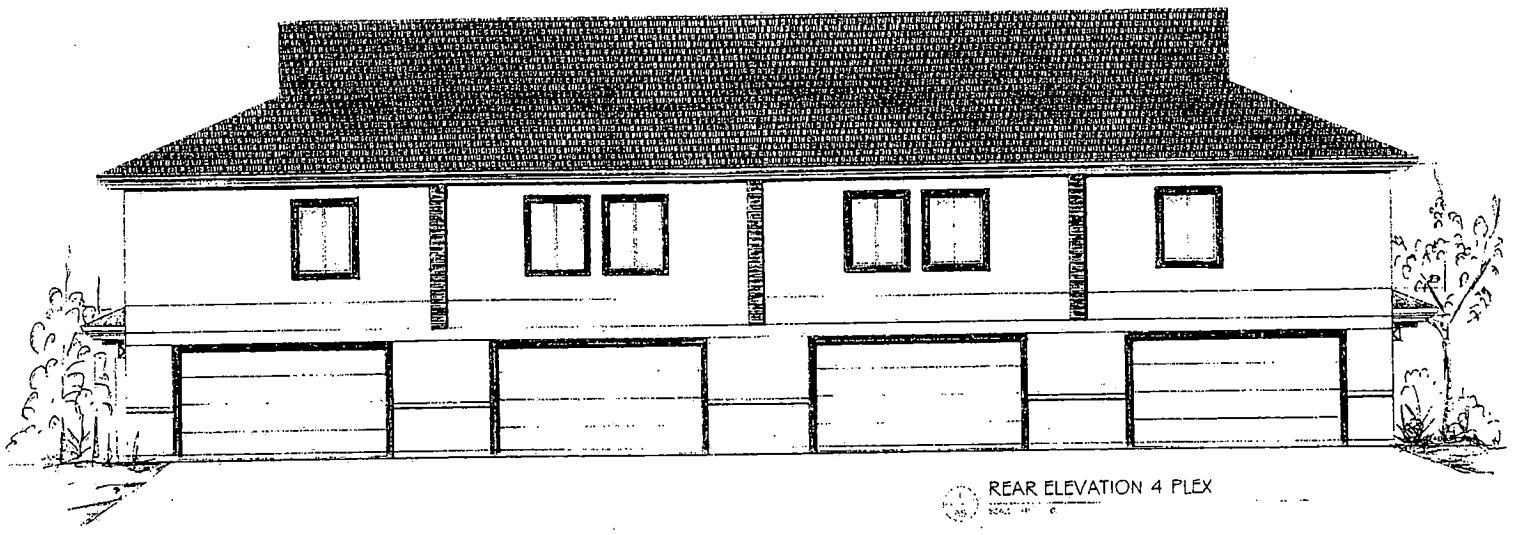
LANDSCAPE PLAN TO ACCOMAPNY
SITE DEVELOPMENT REVIEW / TITLE 18 WAIVER

SPINNAKER VILLAGE III
CITY OF LAS VEGAS, NEVADA

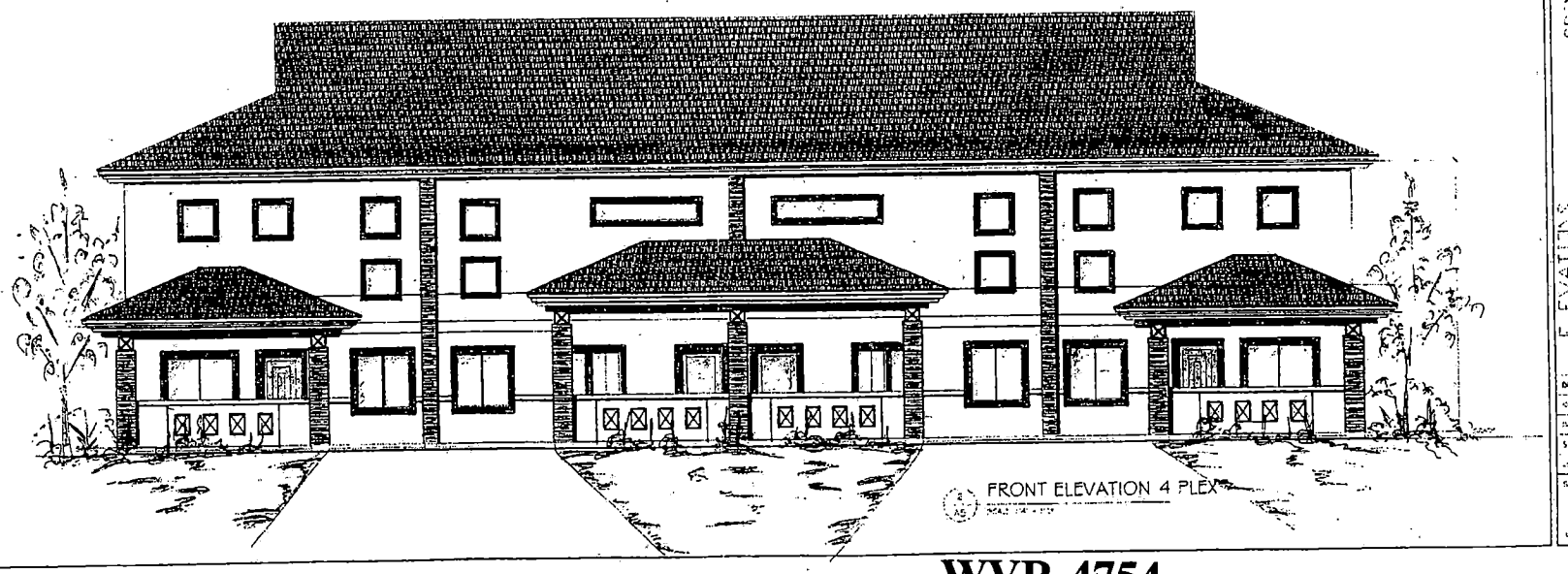
DATE: MAY 20, 2004
DRAWN BY:
D. BAKER
DESIGNED BY:
B. BAKER
CHECKED BY:
T. CROSS
SCALE:
PROJECT NO.
RC-0005
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1

WVR-4754
SDR-4751
08-12-04 PC

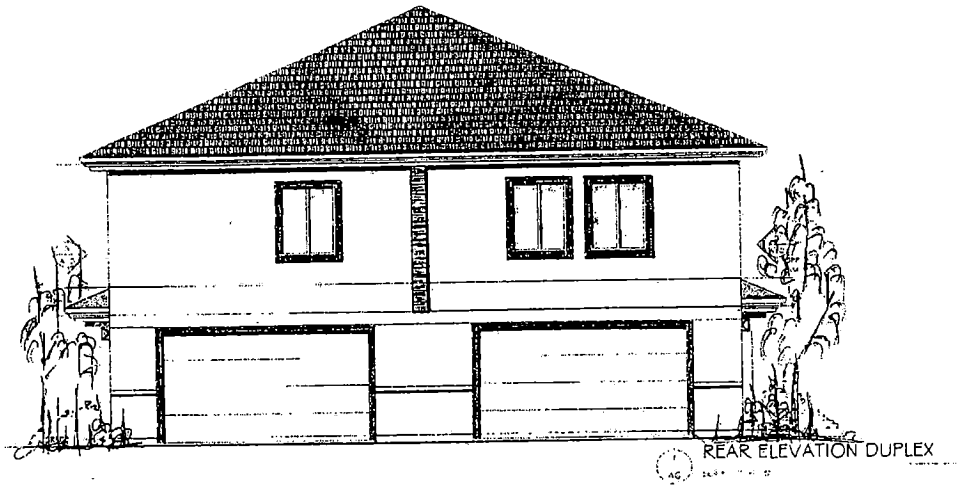


REAR ELEVATION 4 PLEX

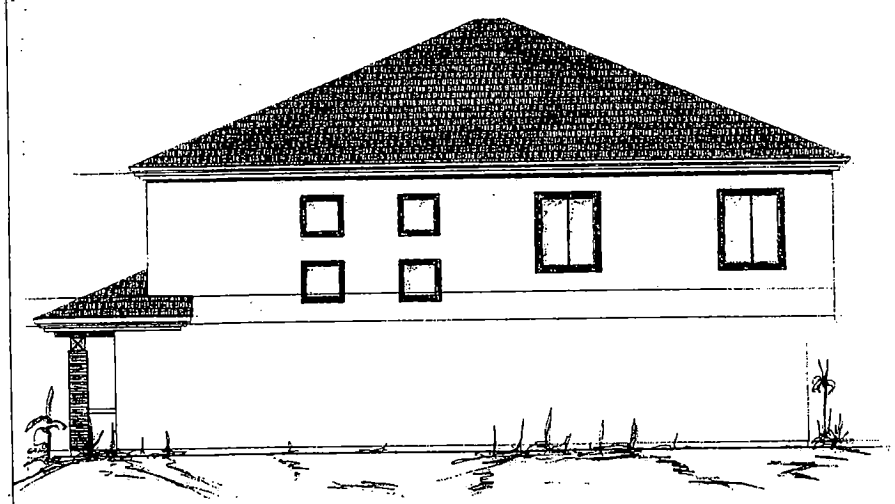


FRONT ELEVATION 4 PLEX

WVR-4754
SDR-4751
08-12-04 PC



REAR ELEVATION DUPLEX



SIDE ELEVATION DUPLEX

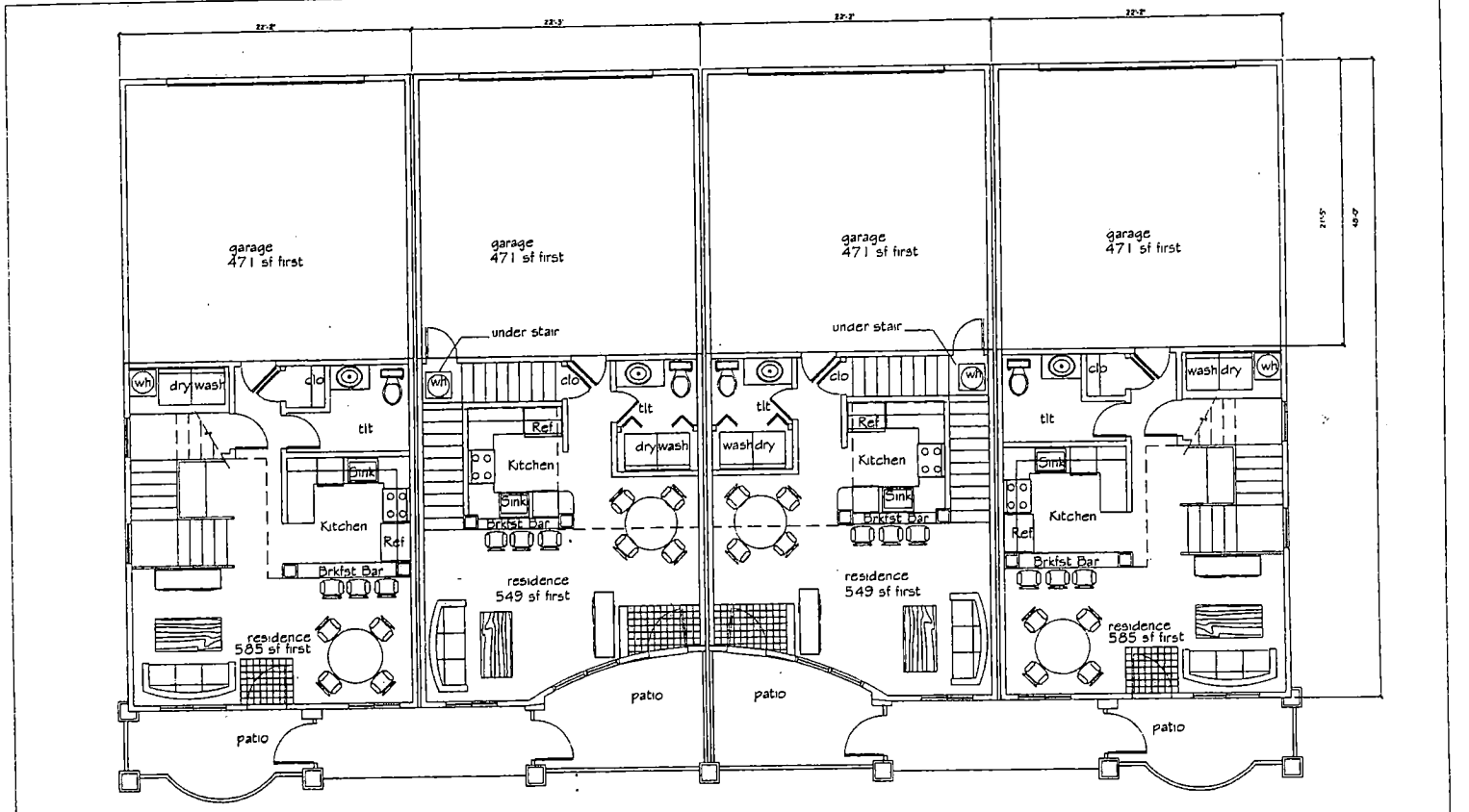
FRONT ELEVATION DUPLEX

SPINNAKER VILLAGE
A TOUR PLEX COMMUNITY

ELEVATIONS
4 - PLEX

A6.0

WVR-4754
SDR-4751
08-12-04 PC



UNIT ONE
585 sf First
765 sf Second
1350 sf Res.
471 sf Garage
1821 sf Total

UNIT TWO
549 sf First
680 sf Second
1229 sf Total
471 sf Garage
1700 sf Total

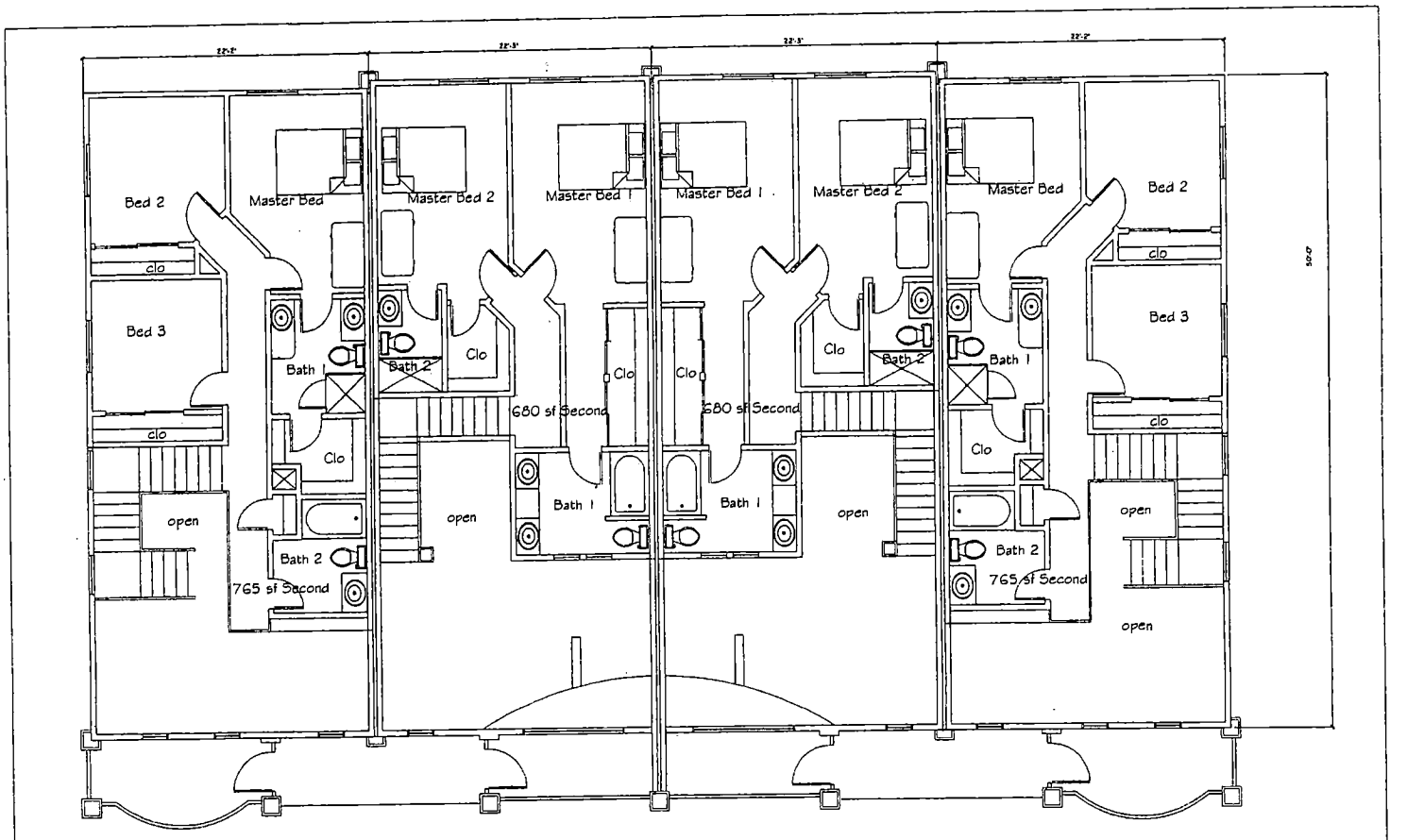
UNIT THREE
549 sf First
680 sf Second
1229 sf Total
471 sf Garage
1700 sf Total

UNIT FOUR
585 sf First
765 sf Second
1350 sf Res.
471 sf Garage
1821 sf Total

SPINNAKER VILLAGE
A FOUR PLEX COMMUNITY
DAVID MCKEE ARCHITECT

SCALE 1/4" = 1'-0"
DATE 2/15/04

WVR-4754
SDR-4751
08-12-04 PC



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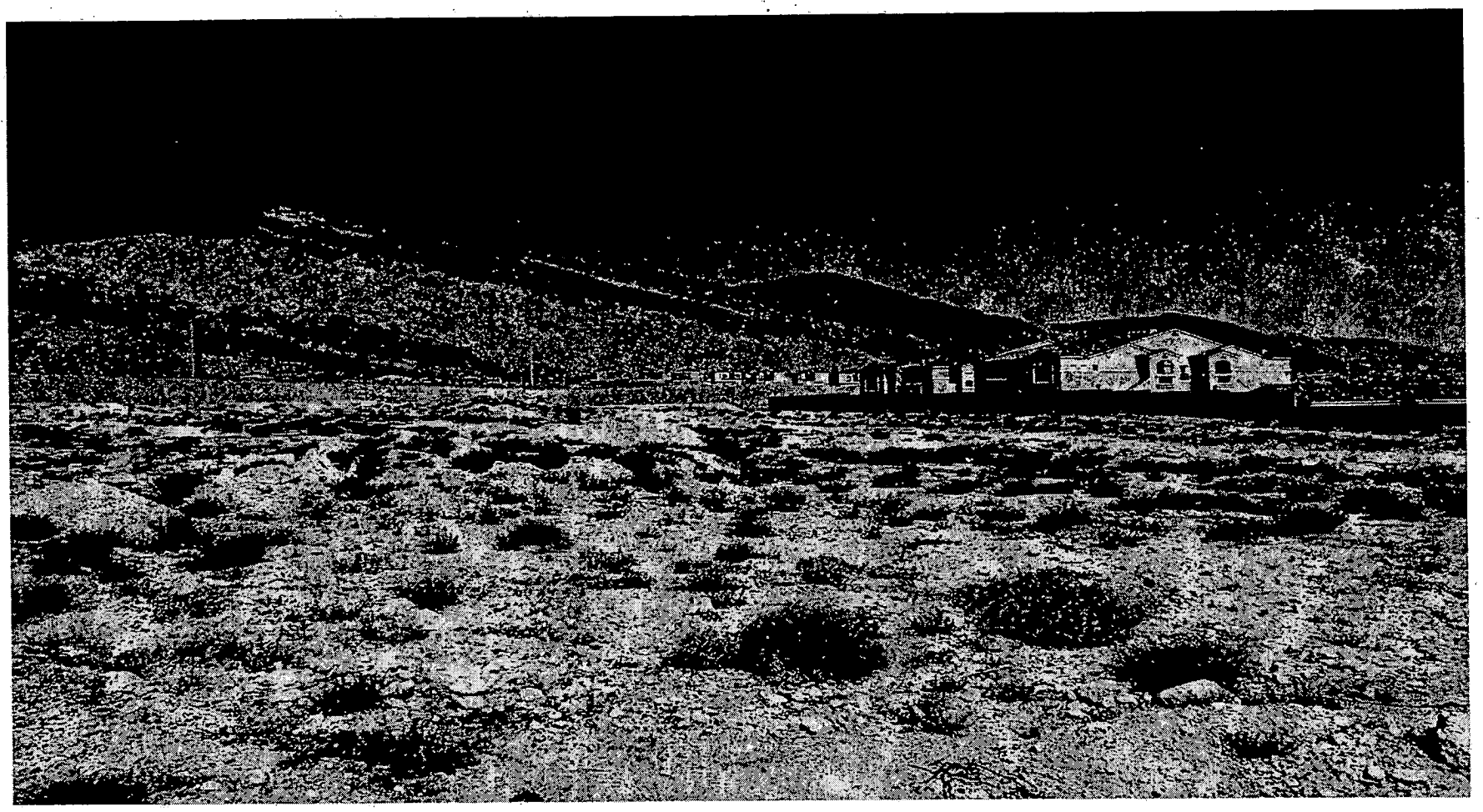
765 sf Second
1350 sf Res.
471 sf Garage
1821 sf Total

SPINNAKER VILLAGE
A FOUR PLEX COMMUNITY
DAVID MCKEE ARCHITECT

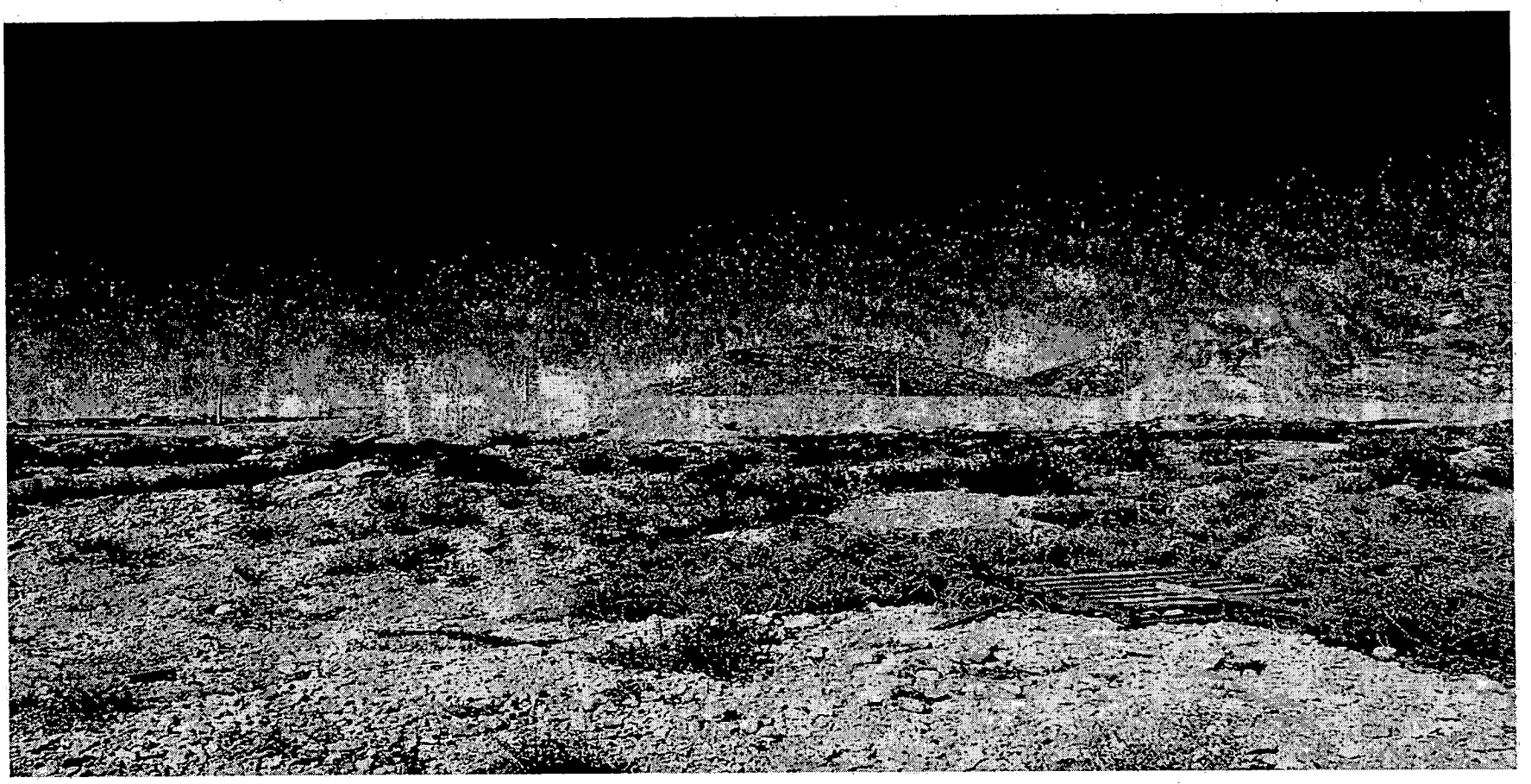
SCALE 1/4" = 1'-0"
DATE 2/15/04

WVR-4754
SDR-4751
08-12-04 PC



SDR-4751 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BUCKSKIN AVENUE AND SHADY TIMBER STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



SDR-4751 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BUCKSKIN AVENUE AND SHADY TIMBER STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 53

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4699 - APPLICANT: INVESTORS REALTY GROUP - OWNERS: WEILAND TRUST B AND SAN GREGARIO, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 2.5 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road (APN 138-08-401-009), Ward 4 (Brown).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions and adding the following condition on Item 53 [ZON-4699]:

The applicant shall work with staff prior to submittal of a Site Development Plan Review to ensure that the final elevations of building pad(s) and parking lot are to the lowest height allowed by the Regional Flood Control District Manual and shall submit an exterior wall plan with the Site Development Plan Review showing existing and proposed grades, proposed wall heights and maximum retaining wall heights at the perimeters of the site.

– UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES – Continued:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 53 [ZON-4699] and Item 18 [VAC-4700].

DAVID CLAPSADDLE, Planning and Development, stated that the property to the west is designated Office, and this is a stand-alone rezoning to Office. A subsequent Site Plan would have to be submitted prior to the issuance of a building permit.

GINA VENGLASS, Public Works, read into record the requested added condition on Item 53 [ZON-4699].

RICHARD TURNER, 6765 W. Russell, appeared on behalf of the applicant and concurred with staff's recommendations. He asked for clarification on the added condition regarding the block wall. He understood that the block wall is an existing wall adjacent to a residential community and there would be no impact. MS. VENGLASS requested that the applicant provide a Site Plan Review reflecting the existing block wall, as this would suffice. VICE CHAIRMAN NIGRO confirmed with MR. TURNER concurrence with this request.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 53 [ZON-4699] and Item 18 [VAC-4700].

(7:24 – 7:29)

1-3111

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 50 feet of right-of-way adjacent to this site for Cheyenne Avenue, 30 feet for Campbell Road, and a 25-foot radius at the northwest corner of Cheyenne Avenue and Campbell Road prior to the issuance of any permits.

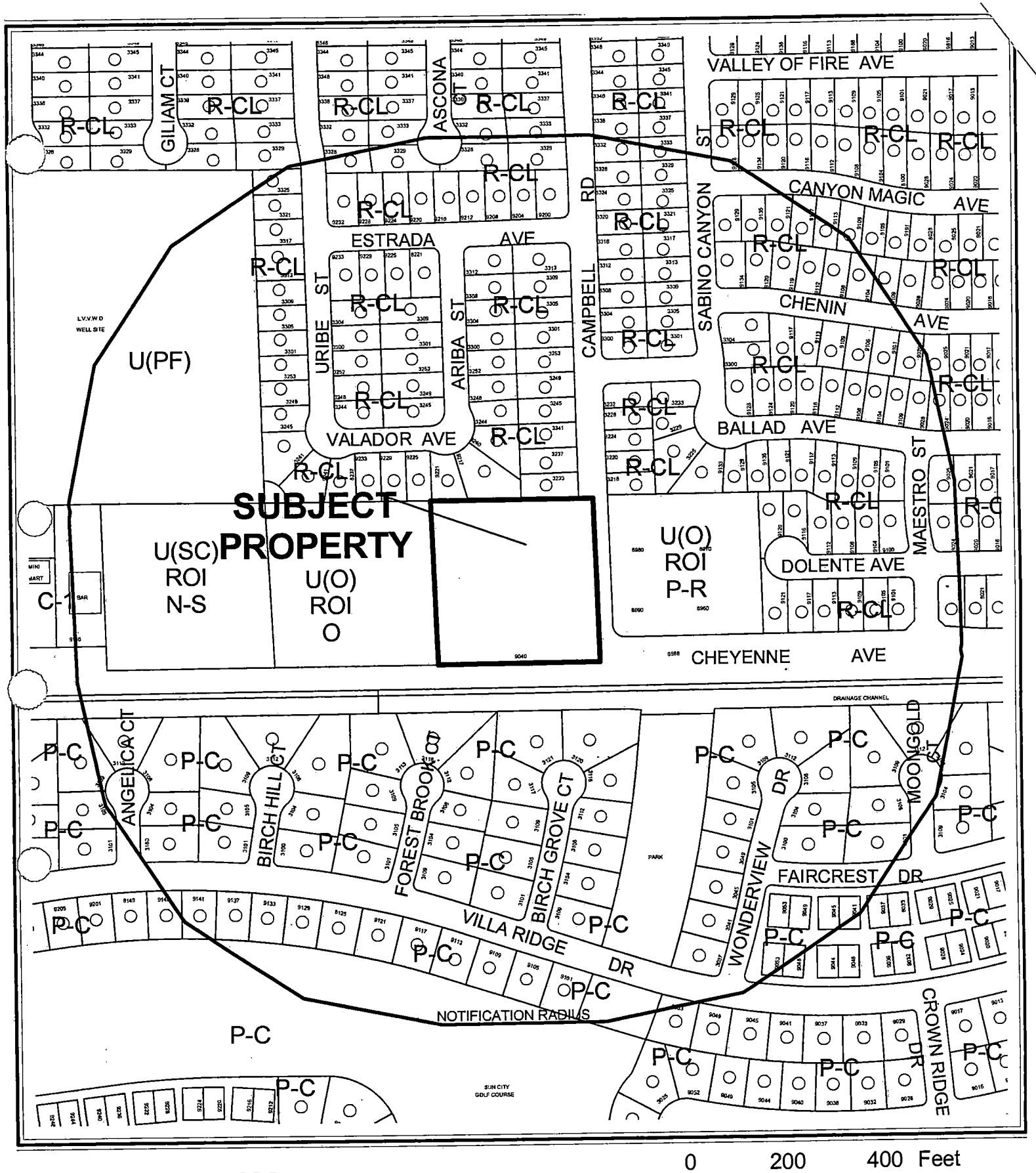
CONDITIONS – Continued:

4. Construct all incomplete half-street improvements on Cheyenne Avenue, including appropriate transition paving if legally able, and on Campbell Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundary of this site prior to construction of hard surfacing (asphalt or concrete).

5. Extend public sewer to the west edge of this site at a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

7. The applicant shall work with staff prior to submittal of a Site Development Plan Review to ensure that the final elevations of building pad(s) and parking lot are to the lowest height allowed by the Regional Flood Control District Manual and shall submit an exterior wall plan with the Site Development Plan Review showing existing and proposed grades, proposed wall heights and maximum retaining wall heights at the perimeters of the site.

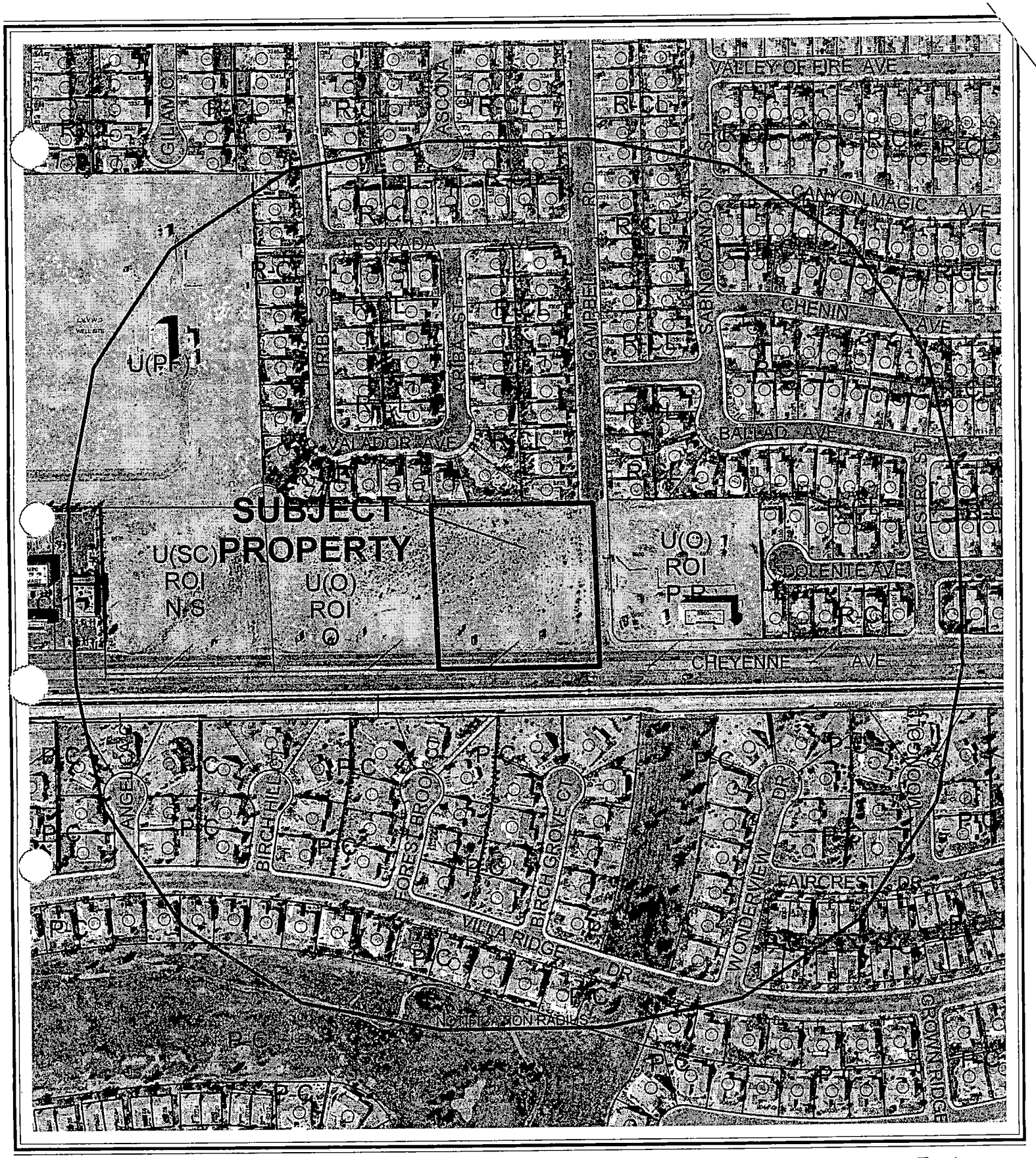


CASE: **ZON-4699**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
O (OFFICE)



0 200 400 Feet

CASE: **ZON-4699**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
O (OFFICE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4699 - APPLICANT: INVESTORS REALTY GROUP - OWNERS: WEILAND TRUST B AND SAN GREGARIO LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. A Site Development Plan 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 50 feet of right-of-way adjacent to this site for Cheyenne Avenue, 30 feet for Campbell Road, and a 25-foot radius at the northwest corner of Cheyenne Avenue and Campbell Road prior to the issuance of any permits.

4. Construct all incomplete half-street improvements on Cheyenne Avenue, including appropriate transition paving if legally able, and on Campbell Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundary of this site prior to construction of hard surfacing (asphalt or concrete).

5. Extend public sewer to the west edge of this site at a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

DDS

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Rezoning from U (Undeveloped) [O (Office) General Plan Designation] to O (Office) on 2.5 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road.

B) Applicant's Justification

The applicant indicates in a letter submitted with the application that the request is to develop 2.5 acres of property for office use. This development would be in conjunction with a five-acre commercial subdivision consisting of professional offices with individual pads to be subject to future design review. The applicant states: "We feel that this zoning is compatible with the surrounding area as it is currently master planned as O."

BACKGROUND INFORMATION

A) Previous Actions

08/21/02 The City Council approved a General Plan Amendment (GPA-0011-02) to change the land use designation of the subject property to O (Office). The Planning Commission initiated the GPA and recommended approval of the change on 07/25/02. The staff had no recommendation.

B) Pre-Application Meeting

06/15/04 Details of the proposal were discussed with staff and included the following:

- Site reviews will be required for future development of the site.
- A Site Development Plan Review is recommended for the integrated sites to establish an overall landscaping plan.
- Dedication of 50 feet of right-of-way along Cheyenne Avenue will be required.
- A traffic study and flood study will be required.
- The vacation of Dapple Grey Road may be required in the future.
- Cross-sections of Campbell Road and Cheyenne Avenue are needed.

C) Neighborhood Meetings

No neighborhood meeting is required nor was one held.

DDS

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 2.5 Acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property	O (Office)
North	Medium-Low Density Residential
South	Medium-Low Density Residential
East	O (Office)
West	O (Office)

D) Existing Zoning

Subject Property	U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation]
North	R-CL (Single Family Compact-Lot)
South	P-C (Planned Community)
East	U (Undeveloped) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone
West	U (Undeveloped) Zone under Resolution of Intent to O (Office) Zone

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified in the O (Office) land use category that permits office and other limited commercial uses. The proposed O (Office) Zone is consistent with the General Plan designation.

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

DDS

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

F) General Analysis and Discussion

The Planning Commission initiated a General Plan Amendment (GPA-0011-02) to the Centennial Hills Sector Plan to consider changing the land use classification of four parcels between Fort Apache Road and Campbell Road, along the north side of Cheyenne Avenue. The application sought to change the designation of these four parcels, one of which includes the subject parcel, from ML (Medium Low Density Residential) to O (Office). The O (Office) designation was approved.

Cheyenne Avenue has become a major traffic carrier that is highly incompatible with residential development. The proposed rezoning will allow for the development of office uses that provide a suitable transition between Cheyenne Avenue and the existing residential development north of the site. The existing residential development can be protected from any negative externalities of office development by limiting its hours of operation, building heights, and signage and by the appropriate use of landscape buffers.

FINDINGS

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

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

   The proposed O (Office) Zone is a zoning district that is compatible with and permitted in the General Plan designation of O (Office).

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."**

   Office uses are proposed to the east and west of the subject property. Existing residential uses to the south are located across Cheyenne Avenue and behind a drainage channel and perimeter wall. Existing residential development to the north is potentially impacted by development on this property; however, by limiting the hours of operation, building heights, signage and by the appropriate use of landscape buffers, the impact from office development should be ameliorated.

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

DDS

Cheyenne Avenue has become a major traffic carrier that is highly incompatible with residential development. The proposed rezoning will allow for the development of office uses that provide a suitable transition between Cheyenne Avenue and the existing residential development north of 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."**

Cheyenne Avenue is a Primary (100-foot wide) Arterial Street, according to the Master Plan of Streets and Highways. However, access to the subject site will be from Campbell Road, a 60-foot wide local street that connects to Cheyenne Avenue. These streets provide adequate access to the property.

NOTICES MAILED 229

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON.4699 APN: 138-08-401-009

Name of Property Owner: San Gregario LLC

Name of Applicant: Investors Realty 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 ✓ 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: MARK A. SCHNIPPER

Subscribed and sworn before me

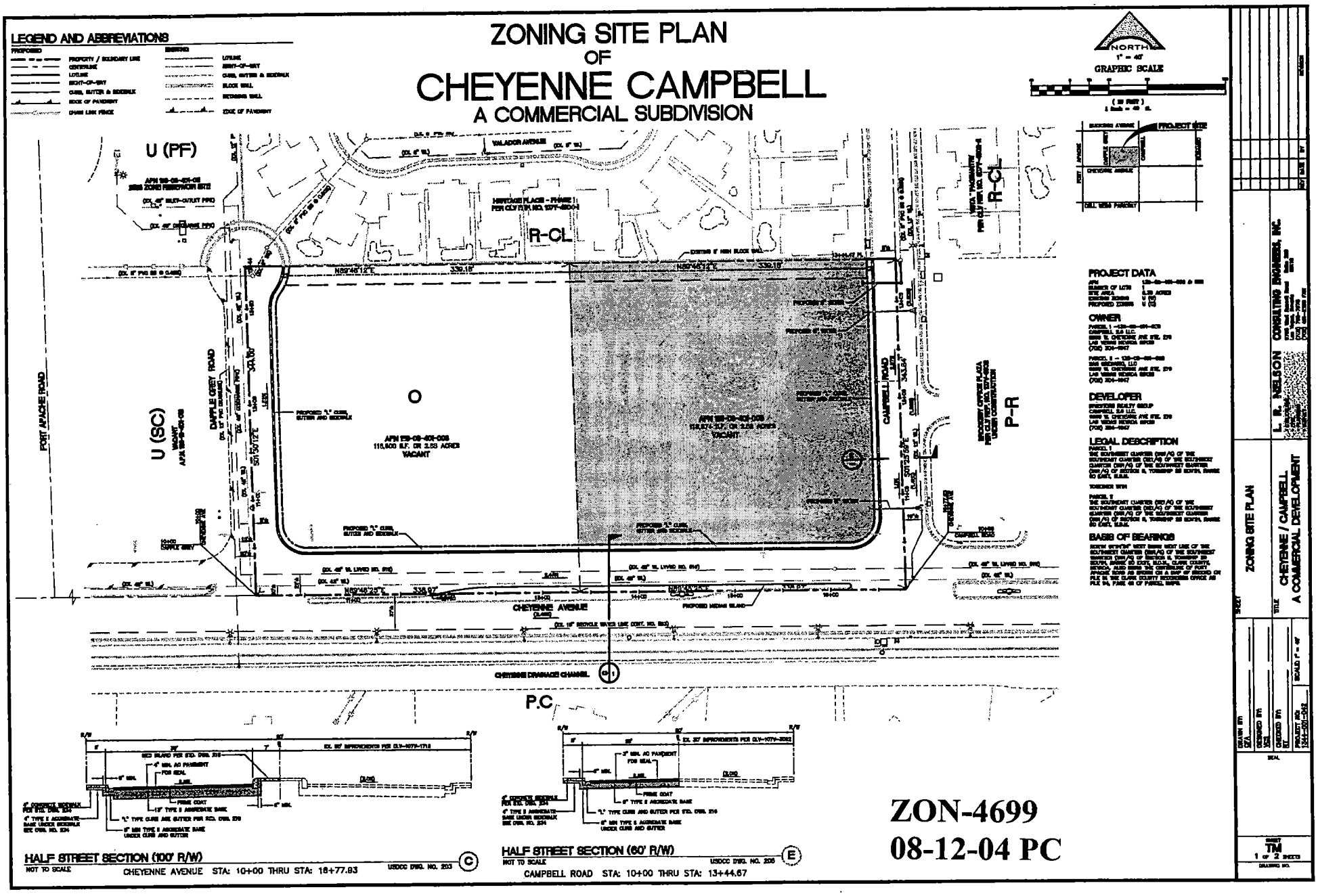
This 10th day of June, 2004

Gwenda L. Huebner

Notary Public in and for said County and State

GWENDA L. HUEBNER
Notary Public State of Nevada
No. 97-1243-1
My appt. exp. Mar. 22, 2005

ZONING SITE PLAN
OF
CHEYENNE CAMPBELL
A COMMERCIAL SUBDIVISION



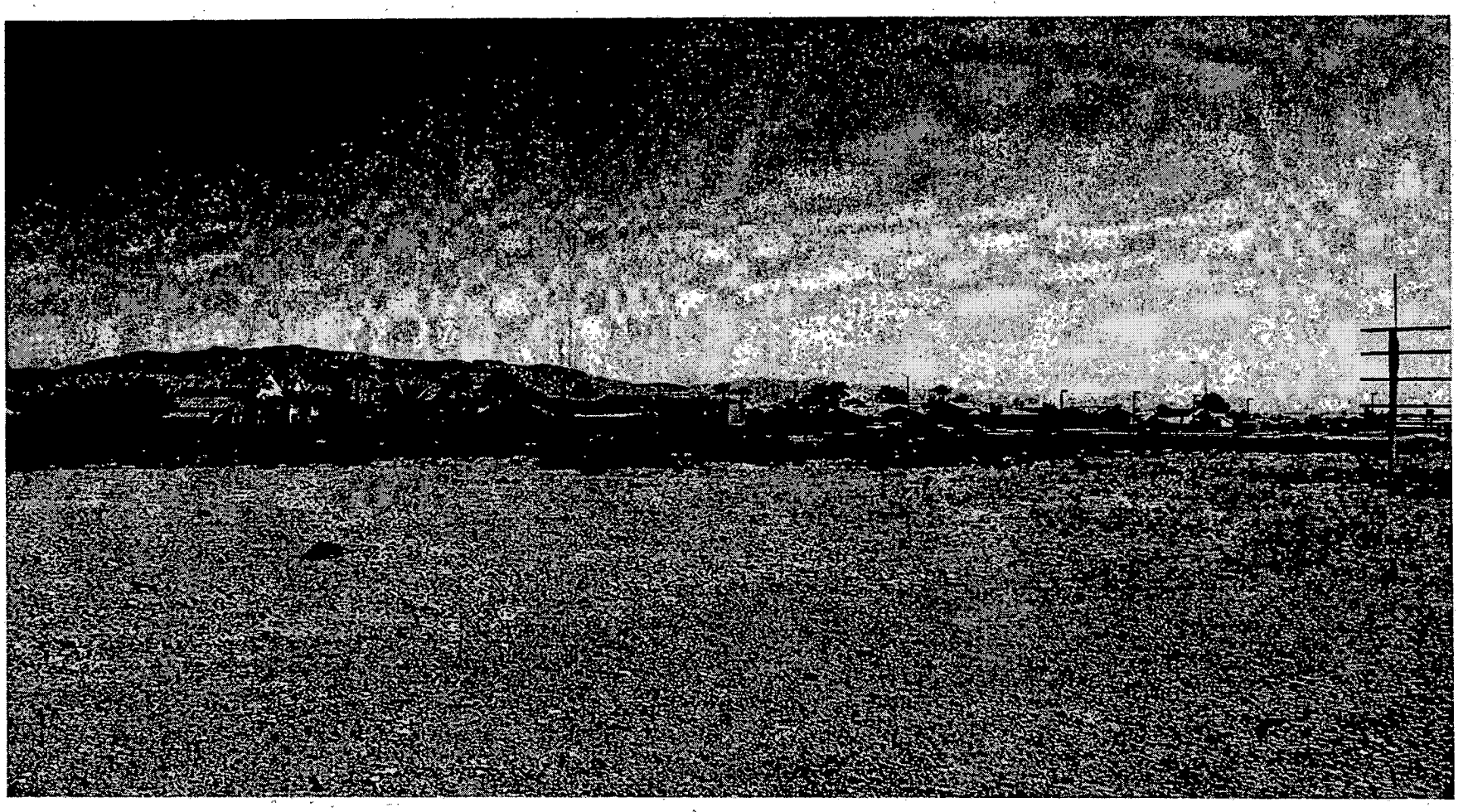
ZON-4699
08-12-04 PC

L. R. NELSON CONSULTING ENGINEERS, INC.

SHEET: ZONING SITE PLAN
TITLE: CHEYENNE / CAMPBELL
A COMMERCIAL DEVELOPMENT

DRAWN BY: SEA
VERIFIED BY: SSL
CHECKED BY: RT
SCALE: 1" = 40'
PROJECT NO: 1344-00-004

SHEET: TM
1 OF 2 SHEETS

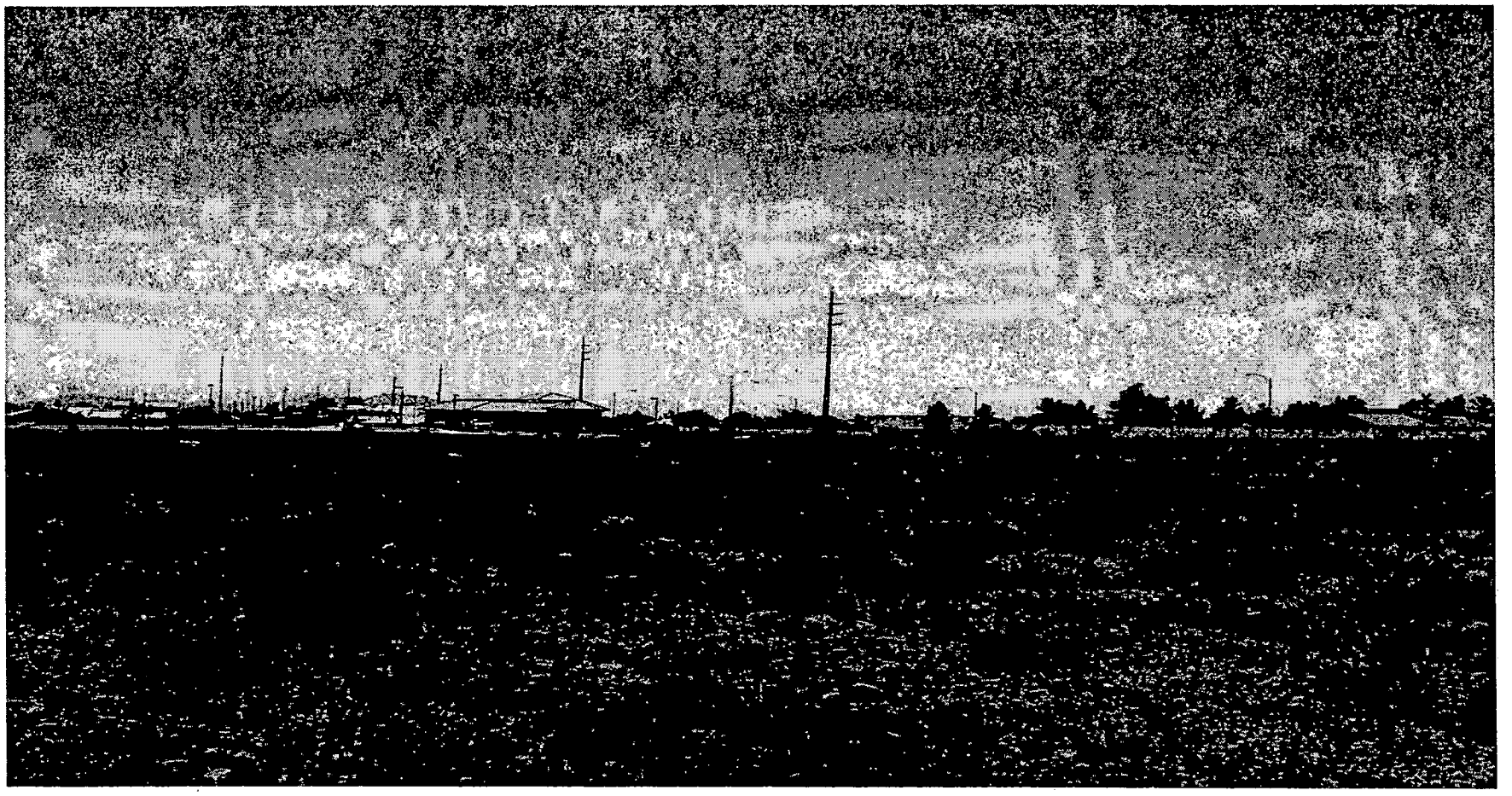


ZON-4699 - APPLICANT: INVESTORS REALTY GROUP - OWNERS: WEILAND TRUST B AND SAN GREGARIO, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND CAMPBELL ROAD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

ZON-4699 - APPLICANT: INVESTORS REALTY GROUP - OWNERS: WEILAND TRUST B AND SAN GREGARIO, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND CAMPBELL ROAD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



ZON-4699 - APPLICANT: INVESTORS REALTY GROUP - OWNERS: WEILAND TRUST B AND SAN GREGARIO, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND CAMPBELL ROAD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

ZON-4699 - APPLICANT: INVESTORS REALTY GROUP - OWNERS: WEILAND TRUST B AND SAN GREGARIO, LIMITED LIABILITY COMPANY
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AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

ZON-4699 - APPLICANT: INVESTORS REALTY GROUP - OWNERS: WEILAND TRUST B AND SAN GREGARIO, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND CAMPBELL ROAD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4746 - APPLICANT/OWNER: JACOB J. KIEFER - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single-Family Residential) on 1.45 acres adjacent to the northeast corner of Elkhorn Road and Unicorn Street (APN 125-13-801-011), Ward 6 (Mack).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
McSWAIN – DENIED – UNANIMOUS with TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the proposed R-1 zoning conformed with the General Plan category; however, there are RE properties to the north and to the west of Unicorn Street. The area is an established rural neighborhood; the proposed lots would be an intrusion to the established lifestyle.

JAY KIEFER, 4429 Lawrence Street, stated within the Notification area, the existing RE lots consists of only 8.5 percent. Within the proposed property on the south and west side, the lots are at a higher density.

MINUTES – Continued:

STEVEN FALDMO, 360 Manti Place, Henderson, stated that the City Council approved a similar project on 2.1 acres, as R-2, on Dorrell Lane and Unicorn Street, which is located one block from this proposed project. The similar project is surrounded by three R-E properties and one R-1 property. MR. KIEFER added that the setbacks would be large, as there would be no houses within 60 feet of the existi-ng homes. In addition, the proposed project consisted of single story homes. Using the overhead, he showed the Commission two lots that face Unicorn Street; the other lots are vacant and face other streets.

MIKE and DR. KATHY DUNNE, 7224 Unicorn, reside three lots north of the proposed site on a one-acre lot. They opposed to the rezoning, as they would like to continue to enjoy their quality of life within this neighborhood. She felt that certain luxuries have been taken away in the past, such as riding their horses and four-wheelers. Their neighborhood has approximately 40 horses in the area, and there are also rabbits and desert tortoises. She continued to state that her home faces a brick wall, and they do not have a front yard.

INAUDIBLE FEMALE SPEAKER and JORGE TORRES, 7240 Unicorn Street, both opposed the proposed project but suggested, and would also approve, if the applicant would be granted a Variance to build two homes without being charged for the street, as they are there for lifestyle and the applicant would still make a profit. INAUDIBLE FEMALE SPEAKER stated her property is next to the proposed development. Her family took nine months to find rural property and would not want to see several homes next to their property. She added that the vacant area is used as a park, and many people walk over and view the horses and take walks. They felt that having four homes on the proposed site would cluster the area and not blend in with the community.

MILDRED POPE, 7224 Unicorn, stated that MR. KIEFER knew the zoning was R-E when he first purchased it but had every intention to try and change the zoning after the fact. The residents within this community get along well and enjoy their horses. She opposed the proposed project and would not want to see the lifestyle in this area changed.

MR. KIEFER responded that the majority of the residents of the 13 lots in the area do not have livestock or horses. He added that he and MR. FALDMO both intend to reside within this community on one of the properties. They have spoken to a renter who resides across the street from the proposed property who does not oppose to the rezoning. In addition, another resident who resides north of the proposed project does not oppose to the rezoning.

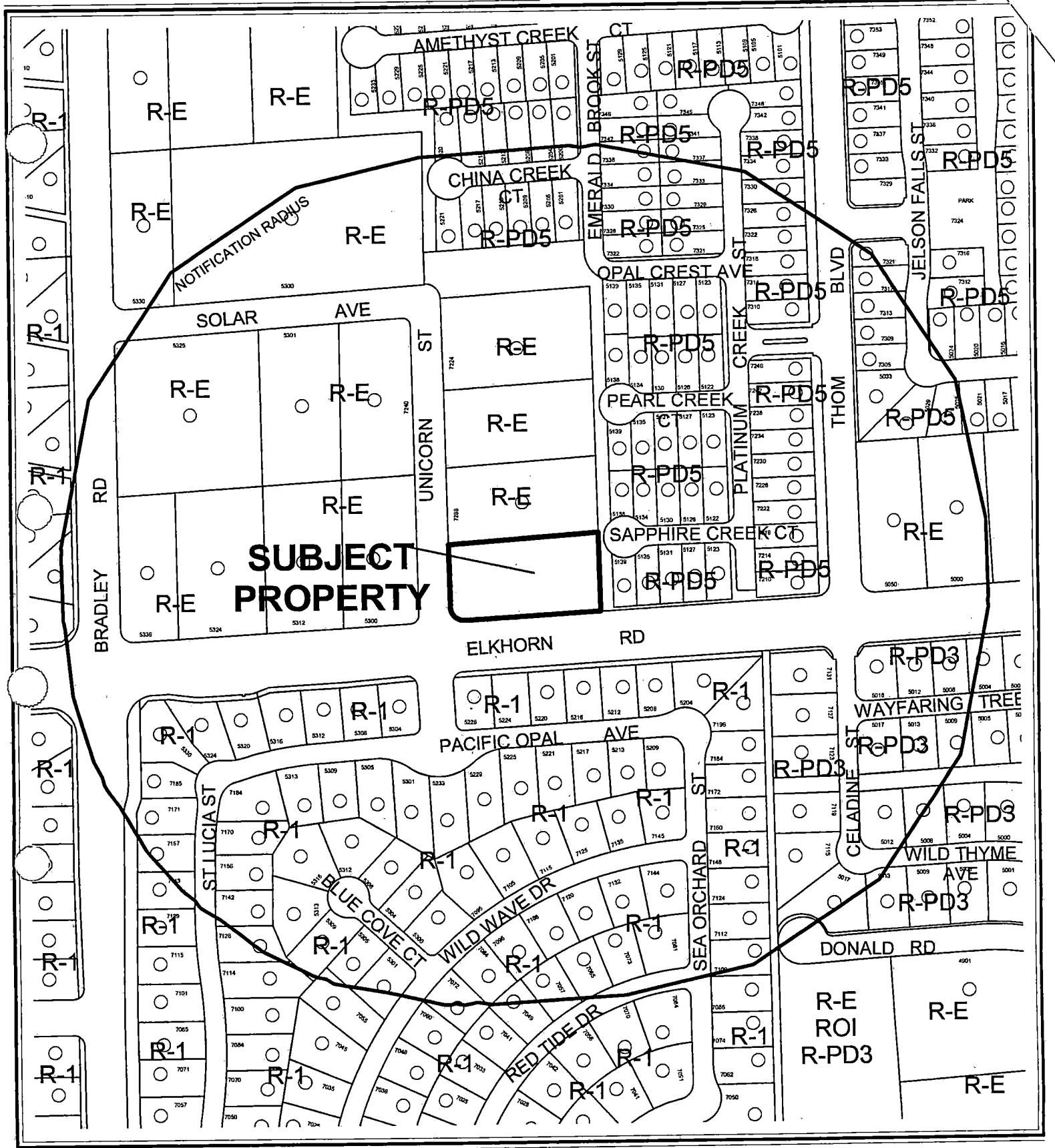
COMMISSIONER McSWAIN pointed out the fact that there are residents who will go to great lengths to preserve their communities, and she opposed to developing four units on this site.

MINUTES – Continued:

VICE CHAIRMAN NIGRO encouraged the applicant to meet with the residents prior to City Council to come up with a solution that all parties involved could agree to. MR. KIEFER replied that it was his understanding that there were some things that the residents agreed to in previous meetings; however, it appeared at this meeting they have changed their minds. VICE CHAIRMAN NIGRO reiterated his suggestion and pointed out that statements have been made, for the record, and those comments should hopefully facilitate further conservations towards a resolution. MR. KIEFER concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(9:26 – 9:42)



CASE: **ZON-4746**

RADIUS: 750 FT

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

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

CASE: **ZON-4746**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4746 - APPLICANT/OWNER: JACOB J. KIEFER

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

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

2. The maximum density allowed on this site shall be 2.76 residential units per gross acre.

Public Works

3. Construct half-street improvements on Elkhorn Road and on Unicorn Street, including appropriate transitional paving, adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site as necessary, prior to construction of hard surfacing (asphalt or concrete).

4. Extend public sewer in Unicorn Street to the north edge of this site, to a location, depth and alignment acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-E (Residence Estates) to R-1 (Single-Family Residential) on 1.45 acres adjacent to the northeast corner of Elkhorn Road and Unicorn Street.

B) Applicant's Justification

According to the applicant's justification letter, the proposed R-1 zoning is compatible with the General Plan and is well below the maximum allowable density for the ML (Medium-Low Density Residential) land use category. The proposed four-lot single-family residential development would be at or below the density of residential properties to the south and east, which are zoned R-1 and R-PD5. Unicorn Street serves as a buffer between the proposed development and existing R-E-zoned property to the west. The Rezoning would not significantly impact traffic flows along Elkhorn Road. The development will comply with City codes and standards.

BACKGROUND INFORMATION

A) Previous Actions

There have been no recent zoning actions on the subject site. Other action actions in the vicinity include:

03/22/99 The City Council approved a Rezoning (Z-0004-99) from R-E (Residence Estates) to R-PD6 (Residential Planned Development – 6 Units per Acre) on 20.4 acres adjacent to the northwest corner of Elkhorn Road and Thom Boulevard. In its approval the City Council amended the request to R-PD5 (Residential Planned Development – 5 Units per Acre), with a maximum density of 5.49 units per acre. The Planning Commission recommended denial. Staff recommended approval, subject to amendment of the request to R-PD5.

05/24/99 The City Council approved a Site Development Plan Review [Z-0004-99(1)] for a proposed 112-lot single-family residential development adjacent to the northwest corner of Elkhorn Road and Thom Boulevard. This was a direct-to-Council item. Staff recommended approval.

05/03/00 The City Council approved an Extension of Time [Z-0004-99(2)] on the approved Rezoning to R-PD5 (Residential Planned Development – 5 Units per Acre) adjacent to the northwest corner of Elkhorn Road and Thom Boulevard. The Planning Commission and staff recommended approval.

06/07/00 The City Council approved a Rezoning (Z-0016-00) from R-E (Residence Estates) to R-1 (Single-Family Residential) on 40 acres adjacent to the southeast corner of Elkhorn Road and Bradley Road. A condition of approval limited the proposed single-family residential development to a maximum density of 3.45 units per acre. The Planning Commission and staff recommended approval, subject to limitation of the density to no more than 3.41 units per acre.

12/06/00 The City Council approved a Second Extension of Time [Z-0004-99(3)] on the approved Rezoning to R-PD5 (Residential Planned Development – 5 Units per Acre) adjacent to the northwest corner of Elkhorn Road and Thom Boulevard. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

06/16/04 Staff and the applicant discussed the compatibility of the rezoning and the proposed project with the General Plan and with the surrounding area. The possibility of including a private drive within the proposed development was also discussed. Staff provided information to the applicant regarding residential development standards and subdivision standards.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	1.45
Net Acres:	1.01

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property: R-E (Residence Estates)
North: R-E (Residence Estates)
South: R-1 (Single-Family Residential)
East: R-PD5 (Residential Planned Development – 5 Units per Acre)
West: R-E (Residence Estates)

E) General Plan Compliance

The subject site is designated ML (Medium-Low Density Residential) on the Centennial Hills Interlocal Land Use Map of the General Plan. This category allows a range of residential types having a maximum density of eight units per acre. The proposed Rezoning to R-1 (Single-Family Residential) would result in lots having a density of approximately 2.76 units per acre. The proposal therefore conforms to the General Plan.

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

No special districts, zones, trails, or studies affect the subject property.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	**Required R-1**	**Provided**	**Compliance**
Min. Lot Size	6,500 SF	7,026 SF	Y
Min. Lot Width	65 Feet	75 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	30 Feet	Y
Max. Lot Coverage	50 %	~ 43 %	Y
Max. Building Height	2 Stories / 35 Feet	1 Story	Y
			SS

The single-family development proposed for the subject site meets all required residential development standards for the R-1 (Single-Family Residential) zoning district. Pursuant to Title 19.12, landscaping is not required for developments of fewer than five lots.

B) General Analysis and Discussion

The proposed rezoning is to allow a proposed four-lot single-family residential development situated at the northeast corner of Elkhorn Road and Unicorn Street. The proposed overall density of 2.76 dwelling units per acre falls within the density range of the ML (Medium-Low Density Residential) General Plan Designation, which blankets the area between Bradley Road and Decatur Boulevard. The average size of lots in the development is approximately 11,000 square feet. Access to these lots would be via driveways from Elkhorn Road, designated as a 100-foot Primary Arterial on the Master Plan of Streets and Highways; and Unicorn Street, a 60-foot wide right-of-way. Title 19 does not require perimeter landscaping on developments consisting of fewer than five lots. All residential development standards pertaining to the R-1 (Single-Family Residential) zoning district have been met. Increased setbacks allow for buffering between the proposed lots and the adjacent R-E (Residence Estates) zoned parcel to the north.

Although the development proposed in conjunction with the requested rezoning conforms to the ML (Medium-Low Density Residential) General Plan designation, which permits densities of up to eight units per acre, the applicant is not entitled to rezone to the maximum density without regard for the compatibility of the development with surrounding properties. The area to the west and east of Unicorn Street zoned R-E (Residence Estates) consists primarily of rural-density residential uses on lots one acre or larger in size, many with facilities for horses. If approved, the resultant subdivision could result in the adjacent R-E (Residence Estates) parcel sharing a side property line with three R-1 (Single-Family Residential) lots. Subsequently, the recommendation for the requested rezoning is for denial. If approved, the proposed density should serve as the upper density limit within the zoning district.

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-1 (Single-Family Residential) is compatible with the ML (Medium-Low Residential Density) land use category of the General Plan, which allows residential densities up to eight units per acre. The proposal would develop at a density of 2.76 units per acre.

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."**

   At 2.76 dwelling units per acre, the density of the residential uses proposed for the subject site is greater than the density of adjacent parcels zoned R-E (Residence Estates) to the north and west. The area to the west and east of Unicorn Street consists primarily of ultra low-density residential uses on lots one acre or larger in size, many with facilities for horses. The proposed site is of comparable density to residential developments to the east and south zoned R-PD5 (Residential Planned Development – 5 Units per Acre) and R-1 (Single-Family Residential), respectively.

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

   At its proposed size and density, the requested rezoning is inappropriate for the area. Consolidation of properties to the north with the proposed site could improve compatibility if a planned unit development is proposed.

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 existing street system is partially developed around the subject site, and will have adequate capacity to accommodate traffic generated by the proposed development of this site with the implementation of conditions regarding half-street improvements.

NOTICES MAILED 182

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4746 APN: 125-13-801-011

Name of Property Owner: JAKE KIEFER

Name of Applicant: JAKE KIEFER

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

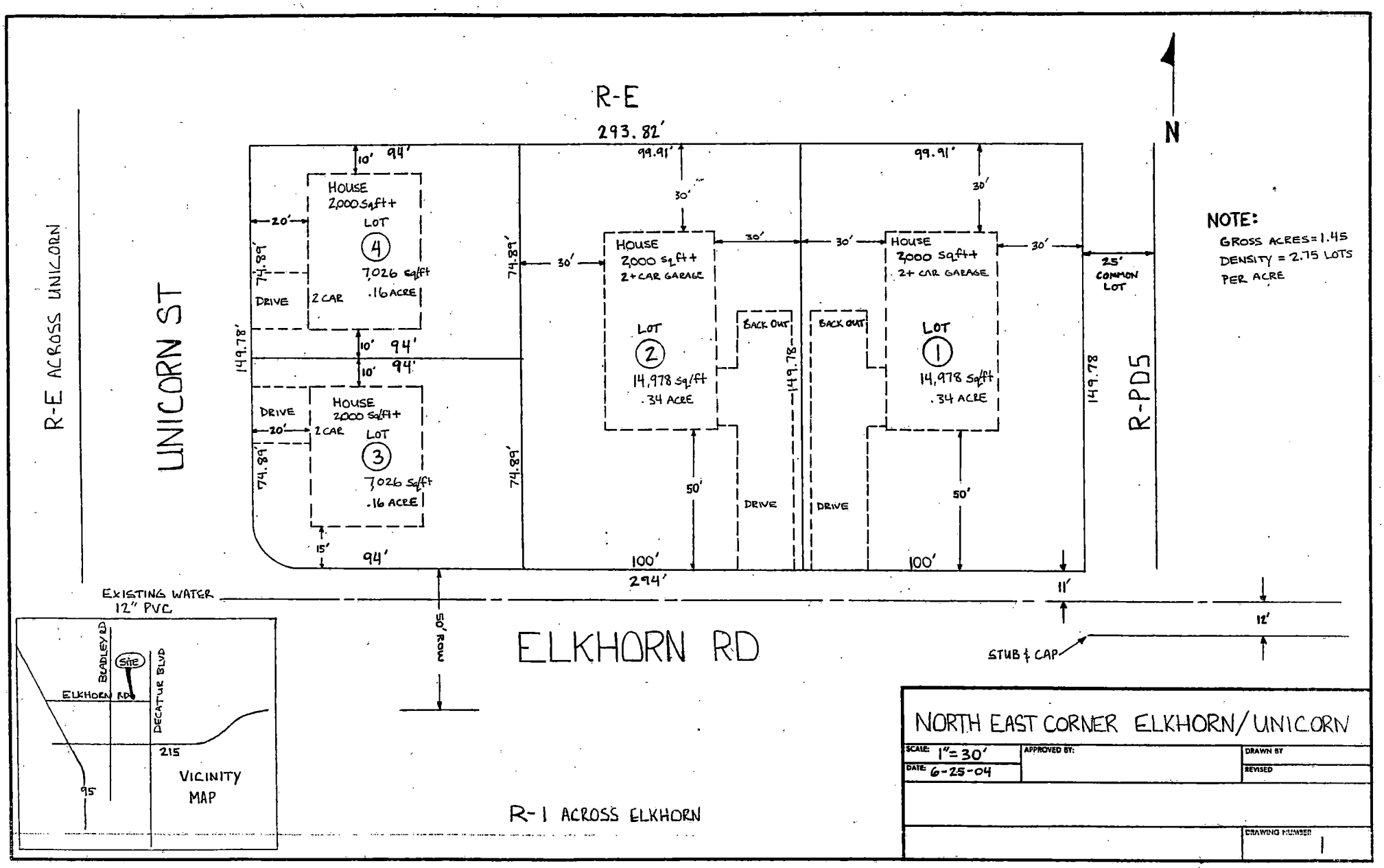
Print Name: JAKE KIEFER

Subscribed and sworn before me

This 28 day of June, 2004

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

DOROTHY LEAVER IVIE
Notary Public State of Nevada
No. 97-1624-1
My appt. exp. Apr. 18, 2005



ZON-4746
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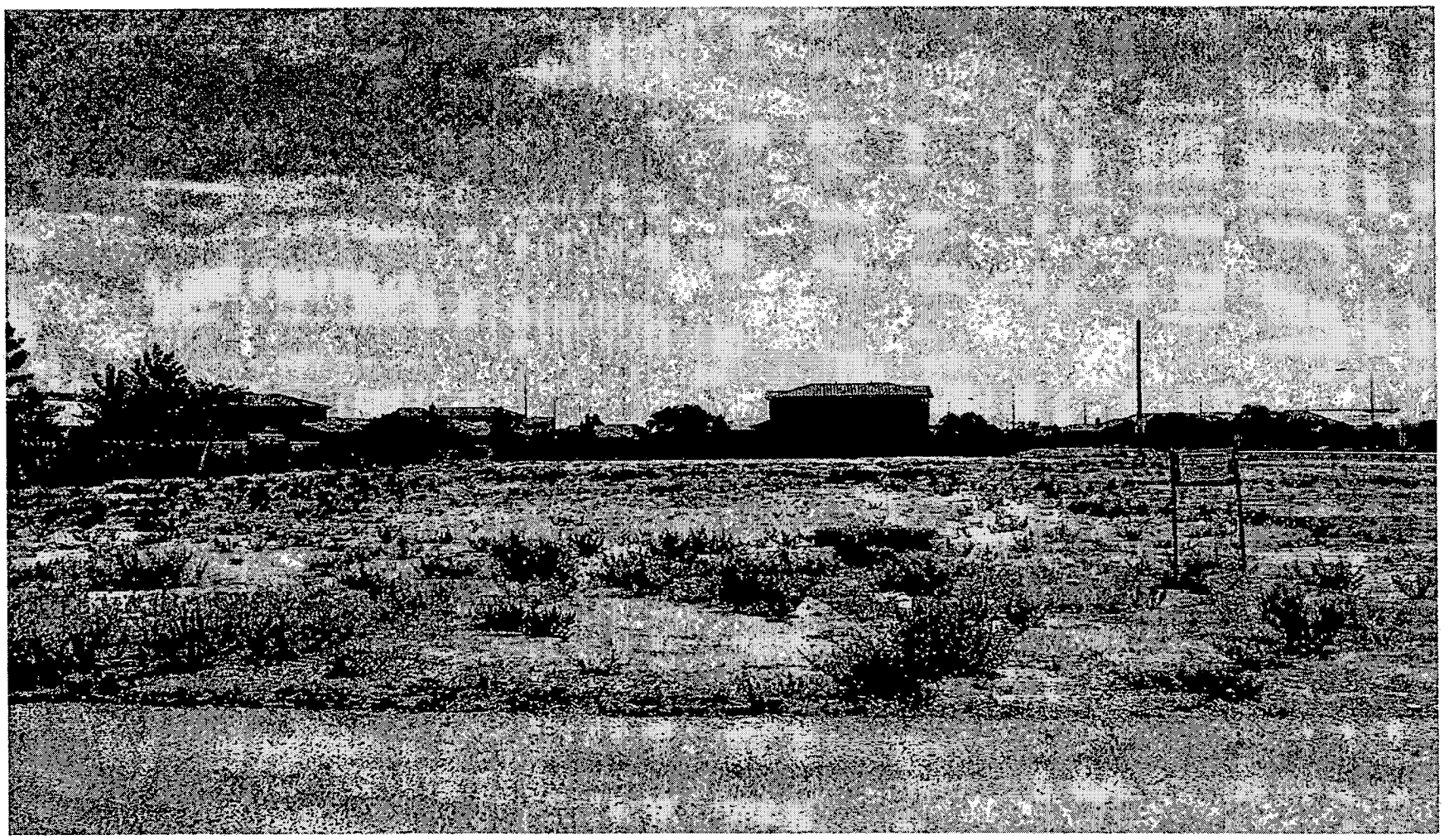
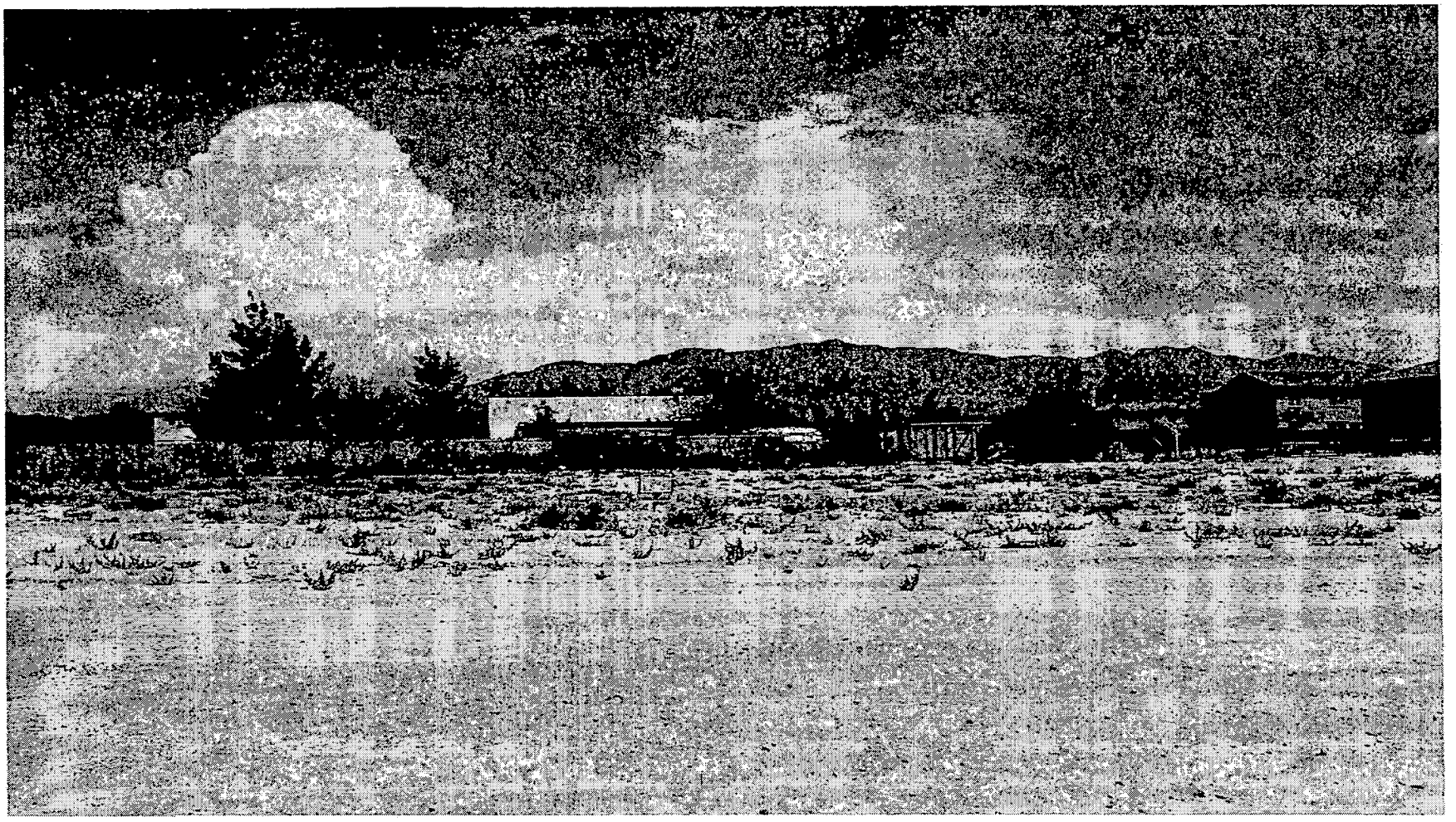


ZON-4746 - APPLICANT/OWNER: JACOB J. KIEFER
NORTHEAST CORNER OF ELKHORN ROAD AND UNICORN STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



ZON-4746 - APPLICANT/OWNER: JACOB J. KIEFER
NORTHEAST CORNER OF ELKHORN ROAD AND UNICORN STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 55

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4755 - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: CAN CAN II (KB) TARGETS, LIMITED PARTNERSHIP AND RONALD MICH'L AND CAROLYN MICH'L - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) on 10.57 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN 125-16-101-001), Ward 6 (Mack).

C.C. 09/15/04

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:
DAVENPORT – APPROVED subject to conditions – Motion carried with McSWAIN abstaining as her firm does work for the applicant, Richmond American Homes and TRUESDELL and EVANS excused

To be heard by the City Council on 9/15/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 55 [ZON-4755], Item 56 [WVR-4744] and Item 57 [SDR-4756].

DAVID CLAPSADDLE, Planning and Development, gave a brief overview of the proposed project. He added that the rezoning request to R-PD7 would allow the seven units per acre, and the proposed project is in conformance with the Planned Community Development (PCD) General Plan Designation. The rezoning request is also compatible with the surrounding area.

MINUTES – Continued:
Due to the low volumes of traffic in the area and the minor reduction of setbacks, the Rezoning is appropriate. He pointed out a positive feature relative to the proposed open space areas in the northeast corner and western portion of the site.

JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, concurred with staff's recommendations.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 55 [ZON-4755], Item 56 [WVR-4774] and Item 57 [SDR-4756].

(9:42 – 9:49)
3-847

CONDITIONS:
Planning and Development

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

2. A Site Development Plan Review application (SDR-4756) and a Title 18 Waiver (WVR-4774) 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

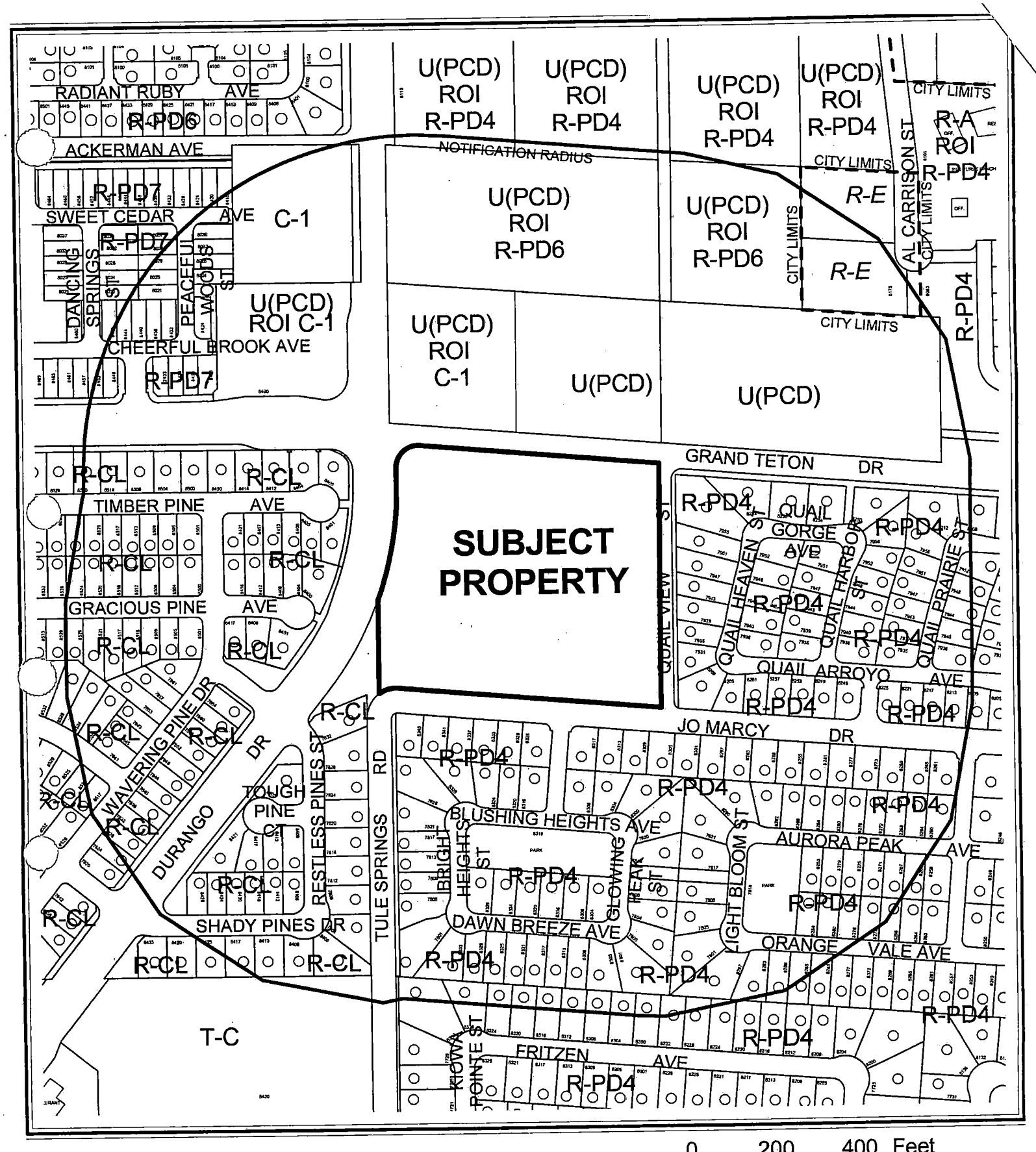
3. Dedicate an additional 10 feet of right-of-way for a total half street width of 60 feet on Grand Teton Drive, an additional 10 feet of right-of-way for a total half street width of 60 feet on Durango Drive, 30 feet of right-of-way adjacent to this site for Quail View Street, a 25-foot radius at the southwest corner of Grand Teton Drive and Quail View Street, and a 15-foot radius at the northwest corner of Quail View Street and Jo Marcy Drive. Additional dedications in accordance with Standard Drawings #201.1 and #234.1 shall also be provided.

CONDITIONS – Continued:

4. Construct half-street improvements, including appropriate overpaving, on Durango Drive, Grand Teton Drive, Quail View Street and Jo Marcy Drive adjacent to this site concurrent with development. Also construct the complete median island required within Grand Teton Drive adjacent to this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

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

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



CASE: **ZON-4755**

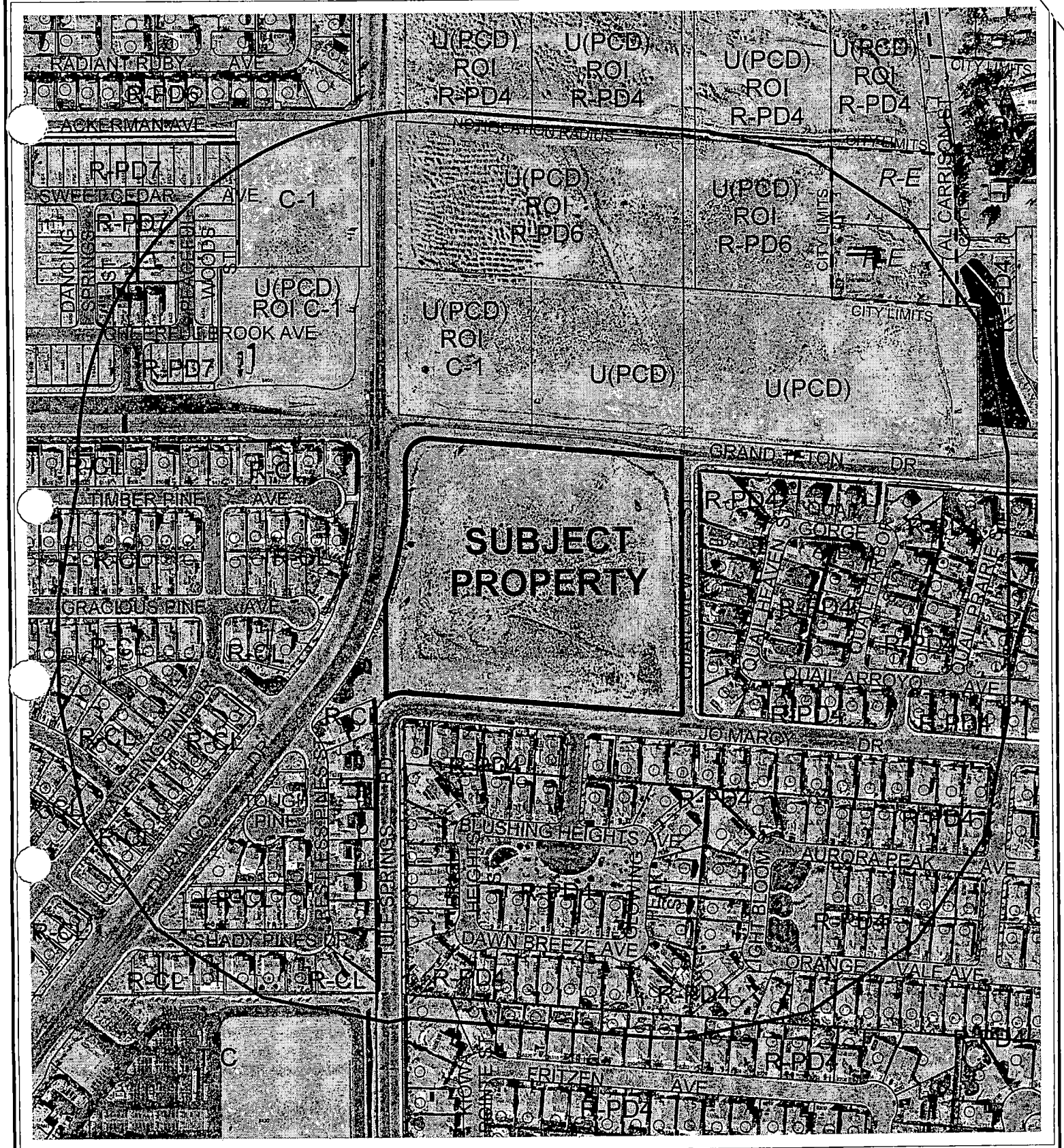
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)



CASE: **ZON-4755**

0 200 400 Feet

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4755 - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: CAN CAN II (KB) TARGETS LIMITED PARTNERSHIP AND RONALD MICH'L 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-4756) and a Title 18 Waiver (WVR-4774) 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 60 feet on Grand Teton Drive, an additional 10 feet of right-of-way for a total half street width of 60 feet on Durango Drive, 30 feet of right-of-way adjacent to this site for Quail View Street, a 25-foot radius at the southwest corner of Grand Teton Drive and Quail View Street, and a 15-foot radius at the northwest corner of Quail View Street and Jo Marcy Drive. Additional dedications in accordance with Standard Drawings #201.1 and #234.1 shall also be provided.

4. Construct half-street improvements, including appropriate overpaving, on Durango Drive, Grand Teton Drive, Quail View Street and Jo Marcy Drive adjacent to this site concurrent with development. Also construct the complete median island required within Grand Teton Drive adjacent to this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

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

GL

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

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) to R-PD7 (Residential Planned Development - 7 Units per Acre) on approximately 10.57 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed R-PD7 zoning district will act as a transition between the lower residential densities to the south and west (R-PD4 and R-CL respectively) and the C-1 and R-PD7 zoning districts to the north. The applicant has also stated that this site is located at the intersection of two major streets and thus higher density at that location is warranted.

BACKGROUND INFORMATION

A) Previous Actions

11/16/94 The City Council approved a request to Annex (A-0020-94) the subject site. Staff supported the request. The Planning Commission recommended approval on 09/08/94. The effective date was 11/25/94.

05/13/04 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Rezoning (ZON-3794) from U (Undeveloped) to R-PD7 (Residential Planned Development - 7 Units per Acre) on the subject site. The Planning Commission also accepted the applicant's request to Withdraw Without Prejudice a Site Development Plan Review (SDR-3796) for a proposed 64-lot single-family development on the same site.

08/12/04 The Planning Commission will consider companion items for a Waiver of Title 18 standards (WVR-4774) and a Site Development Plan Review (SDR-4756) for a proposed 74-lot single-family residential development on the subject site.

B) Pre-Application Meeting

06/18/04 The applicant was advised that the 66-lot site plan as presented at that meeting would require an open space Variance, as well as a host of Public Works requirements. The needs to illustrate perimeter landscaping and to show Grand Teton Drive at the correct width were also noted.

C) Neighborhood Meetings

Neighborhood meetings are not required for Rezoning applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.57

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped (approved for a Tavern and single-family development)
South:	Single-family dwellings
East:	Single-family dwellings
West:	Single-family dwellings

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	SC (Service Commercial) and PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	U (Undeveloped)
North:	U (Undeveloped) under Resolutions of Intent to C-1 (Limited Commercial) and to R-PD7 (Residential Planned Development - 7 Units per Acre)
South:	R-PD4 (Residential Planned Development - 4 Units per Acre)
East:	R-PD4 (Residential Planned Development - 4 Units per Acre)
West:	R-CL (Residential - Compact Lot)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan and has a PCD (Planned Community Development) land use designation, which allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per acre. The proposed R-PD7 (Residential Planned Development - 7 Units per Acre) zoning district is in compliance with the General Plan.

GL

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

There are no special area plans, overlays or study areas that affect the subject site. The required Multi-use Transportation Trails along the west and north property lines, along the east side of Durango Drive and along the south side of Grand Teton Drive, are depicted on the proposed site plan.

ANALYSIS

A) General Analysis and Discussion

The subject 10.57-acre site is located at the southeast corner of Grand Teton Drive and Durango Drive, both 120-foot Parkway Arterial streets as shown on the Master Plan of Streets and Highways.

The parcels are surrounded by land designated PCD (Planned Community Development) in the General Plan, with a small SC (Service Commercial) parcel to the north. The PCD (Planned Community Development) district allows a mix of residential, with a density maximum of eight units per acre, and neighborhood supportive limited commercial.

This proposal is to develop a 74-lot single-family residential subdivision. The proposed overall density of 6.91 dwelling units per acre is within the allowable limits of the R-PD (Residential Planned Development) district.

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 supports Program B1.4 of the Centennial Hills Sector Plan that encourages the development of infill parcels in substantially developed, single-family neighborhoods at densities similar to existing development.

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 is for single-family dwellings, which is a land use compatible with single-family development proposals adjacent to it.

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

   The purpose and intent of the R-PD (Residential Planned Development) district, which encompasses the subject tract and surrounding area, is designed to allow maximum flexibility to permit imaginative and innovative residential designs and to utilize land for the development of residential communities, which are planned and developed with appropriate amenities to establish a clear sense of community. The proposed development is consistent with this purpose and intent.

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

   The planned capacity of Grand Teton and Durango Drives will be more than sufficient for the traffic needs of the proposed development.

NOTICES MAILED 261 – Mailed with WVR-4774 and SDR-4756

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4755 APN: 125-16-101-001

Name of Property Owner: Ron & Carolyn Michl Etal

Name of Applicant: Richmond American Homes of NV, Inc.

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: CAROLYN MICH'L

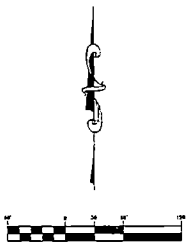
Subscribed and sworn before me

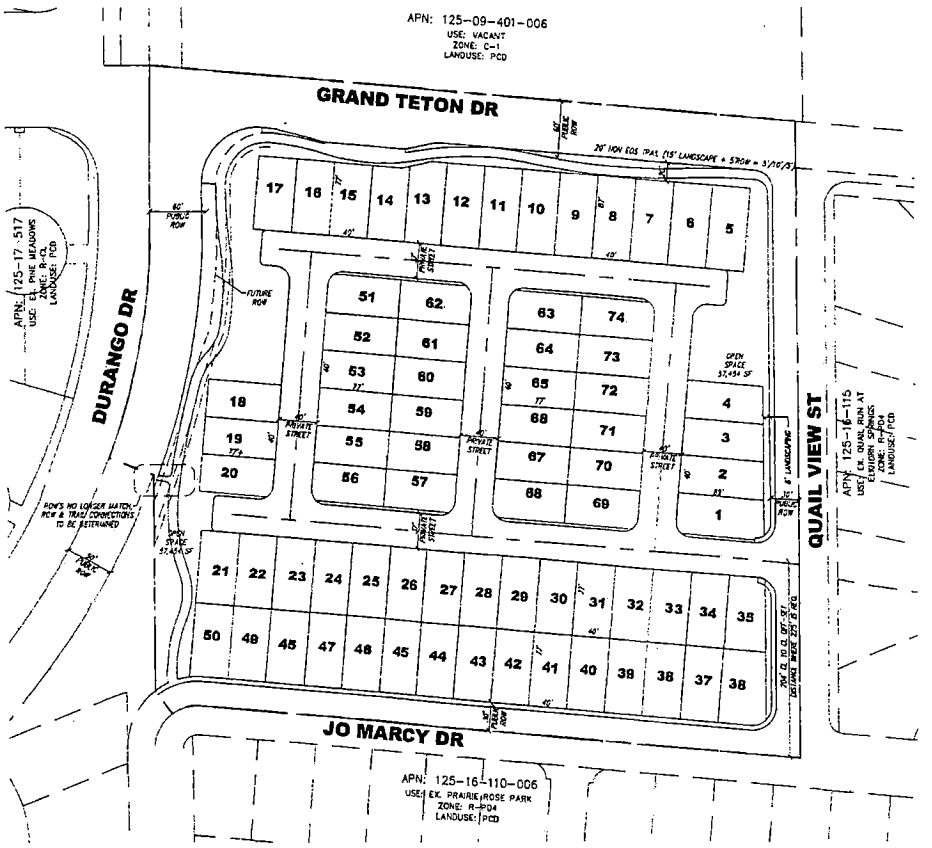
This 25 day of June, 2004

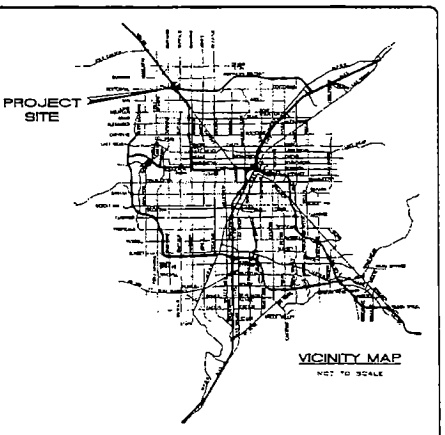
[signature]
Notary Public in and for said County and State

KAMI LEIGH BENNETT
Notary Public State of Nevada
No. 04-86414-1
My appt. exp. Dec. 31, 2007

GRAND TETON - DURANGO







DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNERS

CAN CAN II CAMDEN LP #7 869
RONALD & CARL TN WYCH, 33/33
2877 PARADISE RD, #3403
LAS VEGAS, NEVADA 89109

ASSESSORS PARCEL NUMBER:

125-16-101-001

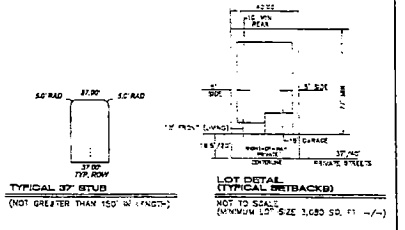
OVERALL TABULATIONS

EXISTING ZONING — UNDEVELOPED
PROPOSED ZONING — PCD (7.0 DU/A)

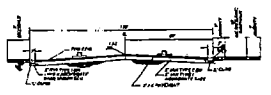
EXISTING LAND USE — PLANNED COMMUNITY DEVELOPMENT

OF UNITS — 74
GROSS ACREAGE — 10.57 ACRES +/-
DENSITY — 7.0

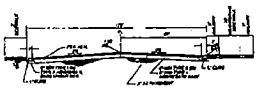
OPEN SPACE REQUIRED — 53,143 S.F.
OPEN SPACE PROVIDED — 55,390 S.F.



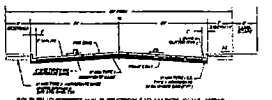
ZON-4755
WVR-4774
SDR-4756
08-12-04 PC



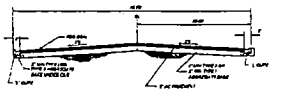
120' PUBLIC STREET HALF-SECTION (GRAND TETON)
NOT TO SCALE



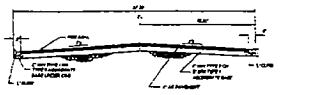
120' PUBLIC STREET HALF-SECTION (DURANGO)
NOT TO SCALE



80' PUBLIC STREET HALF-SECTION (JO MARCY, QUAIL VIEW)
NOT TO SCALE



40' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

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

REVISED
07.21.04

PROJECT OWNER:
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, STE. 212
LAS VEGAS, NEVADA
(702) 240-8400

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7215 Hidden Avenue Las Vegas, NV 89129 Office: 702.384.7711 Fax: 702.384.7702

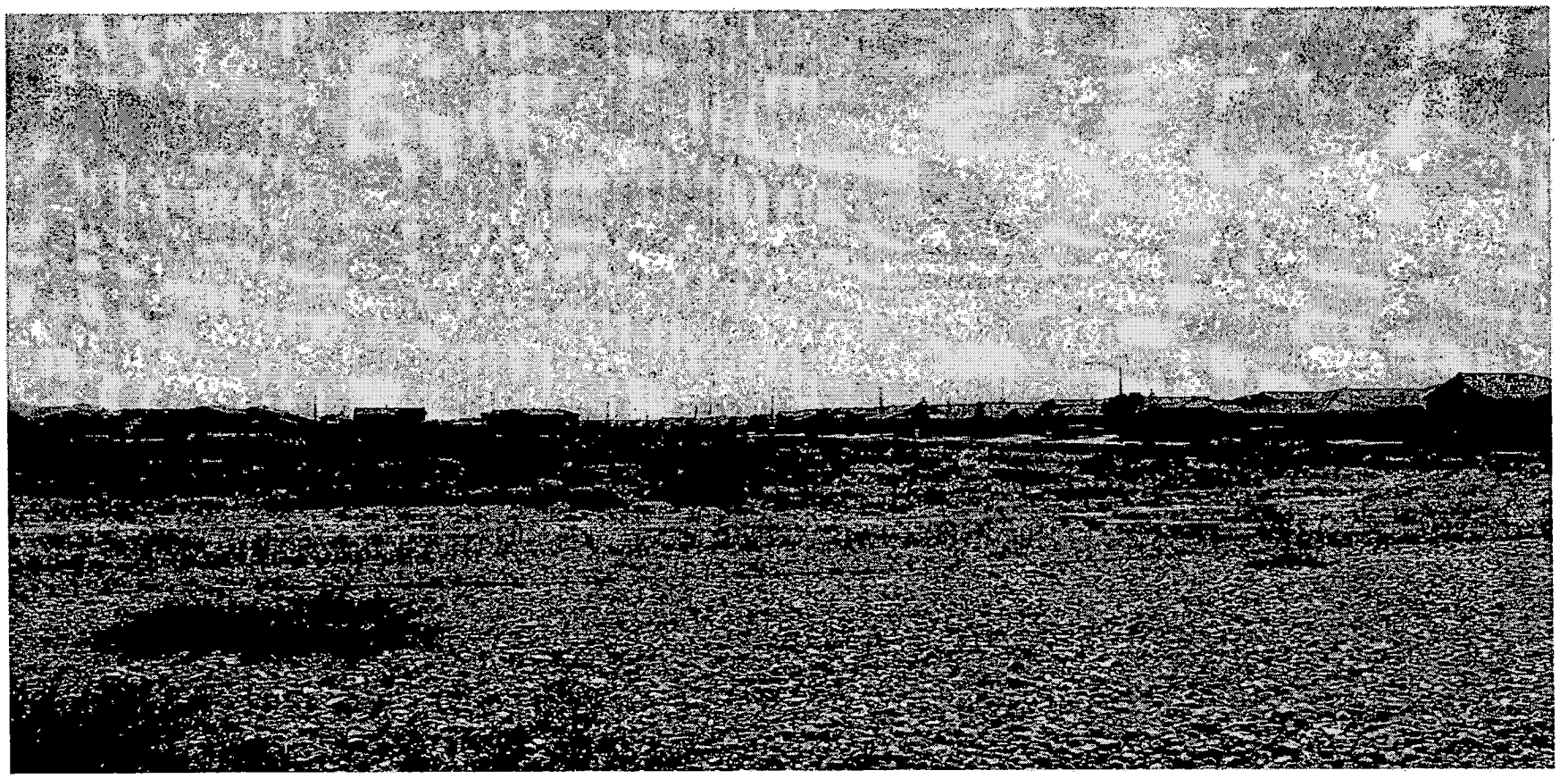
SHEET 1 OF 1

SITE PLAN TO ACCOMPANY
SDR + ZC + TITLE 18 WAIVER

SITE
GRAND TETON - DURANGO
CITY OF LAS VEGAS, NEVADA

DATE: 3/18/2004
DRAWN BY: B. SAYLOR
DESIGNED BY: B. SAYLOR
CHECKED BY: R. SKUSE
SCALE: 1" = 60'
PROJECT NO. RA-0052
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1



ZON-4755 - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: CAN CAN II (KB) TARGETS, LIMITED PARTNERSHIP AND RONALD MICH'L AND CAROLYN MICH'L
SOUTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04