Agenda City of Las Vegas

PLANNING COMMISSION MEETING

AUGUST 12, 2004

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

Las Vegas City Council

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

Commissioners

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

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the July 8, 2004 Planning Commission Meeting minutes by reference (____ Vote)

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

THIS AGENDA WILL REMAIN DRAFT UNTIL FRIDAY, AUGUST 6, 2004. PRIOR TO THIS DATE THE ORDER OF ITEMS MAY CHANGE, HOWEVER, THE REQUESTS FOR PUBLIC HEARING ITEMS WILL NOT BE ALTERED.

7/30/2004 9:32 AM

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

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CONSENT ITEMS:

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

1. **TENTATIVE MAP - TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 27.38 acres adjacent to the northwest corner of Decatur Boulevard and Tropical Parkway (APN: 125-25-601-022 and 023), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

2. **TENTATIVE MAP - TMP-4706 - NORTHERN TERRACE AT PROVIDENCE - APPLICANT:PERMA-BILT - OWNER: LM CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 930-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 148 acres adjacent to the northeast corner of Shaumber Road and Farm Road (APN 126-13-101-005 thru 008, 012, 014, 018, 126-13-201-005 thru 008, 013 thru 016, 126-13-501-003, 126-13-601-001, 007, and a portion of 018), PD (Planned Development) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

3. **TENTATIVE MAP - TMP-4729 - CHATEAU VERSAILLES CONDOMINIUMS - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A PROPOSED 371-UNIT CONDOMINIUM SUBDIVISION on 21.2 acres adjacent to the northwest corner of Alexander Road and the Las Vegas Beltway (APN 137-01-401-014), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

4. **TENTATIVE MAP - TMP-4753 - TREASURE LAND DEVELOPMENT - APPLICANT: AZTEC ENGINEERING - OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A SIX-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN 125-35-701-001, 002 & 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-D (Single-Family Residential-Restricted) Zone, Ward 6 (Mack).

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7/30/2004 9:32 AM

5. **TENTATIVE MAP - TMP-4757 - WHITNEY HEIGHTS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MICHAEL AND MICHELLE BARNEY, ET AL AND KHUSROW ROOHANI TRUST** - Request for a Tentative Map FOR A 205-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.19 acres north of Dorrell Lane, approximately 300 feet west of Durango Drive (APN 125-20-101-007, 015 & 016), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use-Town Center) Land Use Designation], Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

6. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4688 - APPLICANT: SHIPPY, LIMITED LIABILITY COMPANY - OWNER: MEYER & SYLVIA GOLD TRUST** - Request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL adjacent to the south side of Charleston Boulevard, approximately 80 feet east of Wilshire Street (APN 163-01-502-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

7. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4688 - PUBLIC HEARING - SDR-4687 - APPLICANT: SHIPPY, LIMITED LIABILITY COMPANY - OWNER: MEYER & SYLVIA GOLD TRUST** - Request for a Site Development Plan Review and a Waiver of building placement standards FOR A PROPOSED SINGLE-STORY 7,000 SQUARE-FOOT COMMERCIAL BUILDING on 0.66 acres adjacent to the south side of Charleston Boulevard approximately 80 feet east of Wilshire Street (APN 163-01-502-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

8. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4541 - APPLICANT/OWNER: CAMINAR - LAS VEGAS** - Request for a Special Use Permit FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME at 2140 Vegas Drive (APN 139-20-802-007), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

9. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4690 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: RICHARD E WILKIE REVOCABLE TRUST** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2001 Western Avenue (APN 162-04-703-010), M (Industrial) Zone, Ward 1 (Moncrief).

10. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4693 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: THOMAS J. OBATA** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

11. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4694 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: RICHARD AND BARBARA STIMAC AND KAY RODRIGUEZ** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 7075 West Craig Road (APN 138-03-701-003), C-1 (Limited Commercial) Zone Ward 6 (Mack).

12. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4732 - APPLICANT: LAMAR ADVERTISING COMPANY - OWNER: FASSIO FAMILY, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1040 South Rainbow Boulevard (APN 138-34-820-008), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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7/30/2004 9:32 AM

13. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4657 - APPLICANT: INDIGO ARCHITECTURE, INC. - OWNER: ISHIMARU, LIMITED LIABILITY COMPANY AND DESERT MOUNTAIN ENTERPRISES, INC.** - Request for a Site Development Plan Review and a Waiver from foundation landscaping requirements FOR A PROPOSED 8,400 SQUARE-FOOT OFFICE/RETAIL BUILDING on 0.93 acres adjacent to the north side of Lake Mead Boulevard, approximately 230 feet west of Harbor Island Drive (APN 138-20-611-006), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

14. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4726 - APPLICANT: PHD PROPERTIES, INC. - OWNER: CENTENNIAL COURT, LIMITED LIABILITY COMPANY** - Request for a Major Amendment to an approved Site Development Plan Review [Z-0074-99(1)] FOR TWO PROPOSED PAD SITES TOTALLING 16,000 SQUARE FEET, WHERE THREE PAD SITES TOTALLING 10,754 SQUARE FEET HAD BEEN APPROVED on 3.56 acres adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive (APN 125-21-711-004 and 005), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center) and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

15. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4731 - APPLICANT/OWNER: NEVADA LAW FOUNDATION** - Request for a Site Development Plan Review and Waivers to allow a trash enclosure to be 10 feet from a residential property line where 50 feet is the minimum required, and of the Perimeter Landscaping Standards FOR A PROPOSED 1,388 SQUARE-FOOT PROFESSIONAL OFFICE on 0.16 acres at 500 South 7th Street (APN 139-34-710-027), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

16. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4740 - APPLICANT/OWNER: M A R, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of Downtown Centennial Plan Parking Lot Landscaping Standards FOR A PROPOSED PARKING LOT on 0.26 acres at 829 South Sixth Street (APN 139-34-410-204), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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7/30/2004 9:32 AM

17. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4749 - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 98,000 SQUARE-FOOT LEISURE CENTER on 16.80 acres adjacent to the northwest corner of Buffalo Drive and John Herbert Boulevard (APN a portion of 125-21-701-011, and a portion of 125-21-701-012), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to C-V (Civic) Zone, Ward 6 (Mack).

18. **VACATION - PUBLIC HEARING - VAC-4700 - APPLICANT: INVESTORS REALTY GROUP - OWNER: CAMPBELL 2.5, LIMITED LIABILITY COMPANY AND CARL UNGER, ET AL** - Petition to Vacate U.S. Government Patent Easements generally located west of Campbell Road, north of Cheyenne Avenue, Ward 4 (Brown).

19. **VACATION - PUBLIC HEARING - VAC-4707 - APPLICANT/OWNER: L M CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Petition to Vacate U.S. Government Patent Easements generally located east of Puli Drive between Grand Teton Drive and Farm Road, Ward 6 (Mack).

20. **VACATION - PUBLIC HEARING - VAC-4710 - APPLICANT/OWNER: BACK AAG, LIMITED LIABILITY COMPANY** - Petition to Vacate a portion of a twenty-foot (20') wide public sewer easement generally located south of Rancho Drive, east of Decatur Boulevard, Ward 5 (Weekly)

21. **VACATION - PUBLIC HEARING - VAC-4711 - APPLICANT/OWNER: BACK AAG, LIMITED LIABILITY COMPANY, ET AL** - Petition to Vacate a twenty-foot (20') wide construction easement generally located south of Rancho Drive, east of Decatur Boulevard, Ward 5 (Weekly).

22. **VACATION - PUBLIC HEARING - VAC-4722 - APPLICANT/OWNER: PULTE HOMES** - Petition to Vacate public sewer and drainage easements generally located east of Buffalo Drive, south of Iron Mountain Road, Ward 6 (Mack).

23. **VACATION - PUBLIC HEARING - VAC-4737 - APPLICANT: CITY OF LAS VEGAS - OWNER: GRAND CANYON PARTNERS, LIMITED LIABILITY COMPANY** - Petition to Vacate a portion of Tee Pee Lane, located approximately 1,350 feet north of Grand Teton Drive, Ward 6 (Mack).

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7/30/2004 9:32 AM

24. **VACATION - PUBLIC HEARING - VAC-4745 - APPLICANT/OWNER: WARMINGTON HOMES NEVADA** - Petition to Vacate a Bureau of Land Management Right-of-Way Grant Easement generally located west of Hualapai Way, south of Alexander Road, Ward 4 (Brown).

25. **VACATION - PUBLIC HEARING - VAC-4747 - APPLICANT/OWNER: M T C 118, INC.** - Petition to Vacate the stubbed portion of Wittig Avenue east of Durango Drive, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

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

27. **ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4528 - RENOTIFICATION - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: MLA (Medium-Low Attached Density Residential) TO: M (Medium Density Residential) on 10.5 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive (APN 138-28-401-014), Ward 2 (Wolfson).

28. **REZONING RELATED TO GPA-4528 - PUBLIC HEARING - ZON-4529 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [MLA (Medium-Low Attached Residential) General Plan Designation] TO: R-PD17 (Residential Planned Development - 17 Units Per Acre) on 5.56 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive (APN 138-28-401-014), Ward 2 (Wolfson).

29. **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).

30. **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).

31. **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).

32. **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).

33. **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).

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7/30/2004 9:32 AM

34. **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).

35. **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).

36. **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).

37. **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).

38. **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)

39. **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).

40. **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).

41. **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).

42. **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).

43. **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).

44. **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).

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

46. **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).

THIS AGENDA WILL REMAIN DRAFT UNTIL FRIDAY, AUGUST 6, 2004. PRIOR TO THIS DATE THE ORDER OF ITEMS MAY CHANGE, HOWEVER, THE REQUESTS FOR PUBLIC HEARING ITEMS WILL NOT BE ALTERED.

7/30/2004 9:32 AM

47. **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).

48. **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).

49. **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).

50. **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).

51. **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).

52. **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).

53. **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).

54. **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).

55. **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).

56. **WAIVER RELATED TO ZON-4755 - PUBLIC HEARING - WVR-4774 - 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 Waiver of Title 18.12.160 TO ALLOW A 204-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 74-lot single-family residential development on 10.57 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN 125-16-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units per Acre)], Ward 6 (Mack).

57. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4755 AND WVR-4774 - PUBLIC HEARING - SDR-4756 - 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 Site Development Plan Review and a Waiver of the Perimeter Landscape Standards FOR A PROPOSED 74-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.57 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN 125-16-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units per Acre)], Ward 6 (Mack).

58. **VARIANCE - PUBLIC HEARING - VAR-4720 - APPLICANT: ALBERTSONS, INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 60 PARKING SPACES WHERE 79 SPACES IS THE MINIMUM REQUIRED in conjunction with a proposed retail building (Pharmacy) on 1.43 acres at 4800 West Charleston Boulevard (APN 138-36-804-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

59. **SPECIAL USE PERMIT RELATED TO VAR-4720 - - PUBLIC HEARING - SUP-4719 - APPLICANT: ALBERTSONS INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED on 1.43 acres at 4800 West Charleston Boulevard (APN 138-36-804-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

60. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4720 AND SUP-4719 - PUBLIC HEARING - SDR-4718 - APPLICANT: ALBERTSONS, INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of Perimeter and Foundation Landscaping Standards, and of Building Placement Standards FOR A PROPOSED SINGLE-STORY, 13,848 SQUARE-FOOT RETAIL BUILDING (PHARMACY) on 1.43 acres at 4800 West Charleston Boulevard (APN 138-36-804-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

61. **VARIANCE - PUBLIC HEARING - VAR-4725 - APPLICANT/OWNER: CRAIG P. KENNY** - Request for a Variance TO ALLOW NINE PARKING SPACES WHERE 22 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED OFFICE ADDITION on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).

62. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4725 - PUBLIC HEARING - SDR-4724 - APPLICANT/OWNER: CRAIG P. KENNY** - Request for a Site Development Review FOR A PROPOSED TWO-STORY, 4,320 SQUARE FOOT OFFICE ADDITION on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).

63. **VARIANCE - PUBLIC HEARING - VAR-4701 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A PROPOSED 100-FOOT TALL FLAG POLE WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2401 West Bonanza Road (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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64. **VARIANCE - PUBLIC HEARING - VAR-4733 - APPLICANT: LAMAR ADVERTISING COMPANY - OWNER: D. 2801 WESTWOOD, INC.** - Request for a Variance TO ALLOW AN EXISTING 34-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RAISED TO 55 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT PERMITTED at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Moncrief).

65. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4728 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.48 acres at 821, 827, and 829 South Casino Center Boulevard and 205 Hoover Avenue (APN 139-34-410-062, 063, 064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

66. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4728 - PUBLIC HEARING - SDR-4727 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of Downtown Centennial Plan building stepback standards FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF A 22-STORY BUILDING OF 137 RESIDENTIAL UNITS AND 11,500 SQUARE FEET OF RETAIL on 0.48 acres at 821, 827, and 829 South Casino Center Boulevard and 205 Hoover Avenue (APN 139-34-410-062, 063, 064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

67. **SPECIAL USE PERMIT - SUP-4739 - PUBLIC HEARING - APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and a Waiver of the 1,500 foot distance separation requirement FOR A PROPOSED 10,000 SQUARE FOOT LIQUOR ESTABLISHMENT (TAVERN) at 201North Third Street (APN 139-34-510-012), C-2 (General Commercial) Zone, Ward 5 (Weekly).

68. **SPECIAL USE PERMIT RELATED TO SUP-4739 - PUBLIC HEARING - SUP-4741 – APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and a Waiver of the 1,500 foot distance separation requirement FOR A 5,500 SQUARE FOOT PROPOSED LIQUOR ESTABLISHMENT (TAVERN) at 207 North Third Street (APN 139-34-510-013), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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69. **SPECIAL USE PERMIT RELATED TO SUP-4739 AND SUP-4741 - PUBLIC HEARING - SUP-4742 - APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and a Waiver of the 1,500 foot distance separation requirement FOR A PROPOSED 6,000 SQUARE FOOT LIQUOR ESTABLISHMENT (TAVERN) at 207-A North Third Street (APN 139-34-510-013); C-2 (General Commercial) Zone, Ward 5 (Weekly).

70. **SPECIAL USE PERMIT RELATED TO SUP-4739, SUP-4741 AND SUP-4742 - PUBLIC HEARING - SUP-4743 - APPLICANT: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY - OWNER: MARILYN L. MILLER** - Request for a Special Use Permit and a Waiver of the 1,500 foot distance separation requirement FOR A PROPOSED 4,050 SQUARE FOOT LIQUOR ESTABLISHMENT (TAVERN) at 217 North Third Street (APN 139-34-510-015), C-2 (General Commercial) Zone, Ward 5 (Weekly).

71. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4683 - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: ANER IGLESIAS TRUST** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 840 North Decatur Boulevard (APN 138-30-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

72. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4689 - SPECIAL USE PERMIT - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: JERRY APPELHANS AND DEBRA TENNARIELLO** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1301 North Main Street (APN 139-27-502-007), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly).

73. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4744 - APPLICANT/OWNER: HUBERT R. POWELL AND RENEE C. RAMBERG** - Request for a Special Use Permit FOR A GUEST HOUSE ON A LOT WHOSE WIDTH IS LESS THAN 80 FEET, AND WHICH CONSISTS OF MORE THAN ONE OCCUPANT ROOM, A BATHROOM AND A WALK-IN CLOSET at 2808 Mason Avenue (APN 162-05-514-008), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).

THIS AGENDA WILL REMAIN DRAFT UNTIL FRIDAY, AUGUST 6, 2004. PRIOR TO THIS DATE THE ORDER OF ITEMS MAY CHANGE, HOWEVER, THE REQUESTS FOR PUBLIC HEARING ITEMS WILL NOT BE ALTERED.

74. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4730 - APPLICANT: PICERNE DEVELOPMENT CORPORATION - OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of the Cliffs Edge Setback Standards FOR A PROPOSED 392-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way (APN 126-24-601-002, 003 and 021), PD (Planned Development) Zone [Medium Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

75. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4750 - APPLICANT: ARNOLD ROSS STALK - OWNER: J & D FINANCIAL SERVICES, INC.** - Request for a Site Development Plan Review and Waivers of perimeter and foundation landscaping, building placement, exterior accent strip lighting being within 300 feet of residential property, and parking lot landscaping FOR A PROPOSED 60,000 SQUARE-FOOT COMMERCIAL CENTER on 5.4 acres adjacent to the northwest corner of Fremont Street and 25th Street (APN 139-35-815-002), C-2 (General Commercial) Zone, Ward 3 (Reese).

76. **VACATION - PUBLIC HEARING - VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.** - Petition to Vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, Ward 6 (Mack).

DIRECTOR'S BUSINESS:

77. **DIRECTOR'S BUSINESS - PUBLIC HEARING - DIR-4859 - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action to approve the Preliminary Plan for the selection of additional Redevelopment area and finding of compatibility with the City of Las Vegas Master Plan, pursuant to NRS 279.524 through 530.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

THIS AGENDA WILL REMAIN DRAFT UNTIL FRIDAY, AUGUST 6, 2004. PRIOR TO THIS DATE THE ORDER OF ITEMS MAY CHANGE, HOWEVER, THE REQUESTS FOR PUBLIC HEARING ITEMS WILL NOT BE ALTERED.

7/30/2004 9:32 AM

AFFIDAVIT OF POSTING

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

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

I John Holliday, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 5th day of August, 2004, at the hour of 4:30, there were posted copies of the August 12, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

3. In the Grant Sawyer Building
   555 East Washington Boulevard

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

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

John Holliday
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 5th day of August, 2004.

KATHRYN M. McDONALD
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-56749-1
MY APPT. EXPIRES JUNE 14, 2007

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

AUGUST 12, 2004

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

Las Vegas City Council

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

Commissioners

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

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the July 8, 2004 Planning Commission Meeting minutes by reference (____ Vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TENTATIVE MAP - TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 27.38 acres adjacent to the northwest corner of Decatur Boulevard and Tropical Parkway (APN: 125-25-601-022 and 023), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

2. **TENTATIVE MAP - TMP-4706 - NORTHERN TERRACE AT PROVIDENCE - APPLICANT:PERMA-BILT - OWNER: LM CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 930-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 148 acres adjacent to the northeast corner of Shaumber Road and Farm Road (APN 126-13-101-005 thru 008, 012, 014, 018, 126-13-201-005 thru 008, 013 thru 016, 126-13-501-003, 126-13-601-001, 007, and a portion of 018), PD (Planned Development) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

3. **TENTATIVE MAP - TMP-4729 - CHATEAU VERSAILLES CONDOMINIUMS - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A PROPOSED 371-UNIT CONDOMINIUM SUBDIVISION on 21.2 acres adjacent to the northwest corner of Alexander Road and the Las Vegas Beltway (APN 137-01-401-014), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

4. **TENTATIVE MAP - TMP-4753 - TREASURE LAND DEVELOPMENT - APPLICANT: AZTEC ENGINEERING - OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A SIX-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN 125-35-701-001, 002 & 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-D (Single-Family Residential-Restricted) Zone, Ward 6 (Mack).

5. **TENTATIVE MAP - TMP-4757 - WHITNEY HEIGHTS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MICHAEL AND MICHELLE BARNEY, ET AL AND KHUSROW ROOHANI TRUST** - Request for a Tentative Map FOR A 205-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.19 acres north of Dorrell Lane, approximately 300 feet west of Durango Drive (APN 125-20-101-007, 015 & 016), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use-Town Center) Land Use Designation], Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

6. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4688 - APPLICANT: SHIPPY, LIMITED LIABILITY COMPANY - OWNER: MEYER & SYLVIA GOLD TRUST** - Request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL adjacent to the south side of Charleston Boulevard, approximately 80 feet east of Wilshire Street (APN 163-01-502-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

7. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4688 - PUBLIC HEARING - SDR-4687 - APPLICANT: SHIPPY, LIMITED LIABILITY COMPANY - OWNER: MEYER & SYLVIA GOLD TRUST** - Request for a Site Development Plan Review and a Waiver of building placement standards FOR A PROPOSED SINGLE-STORY 7,000 SQUARE-FOOT COMMERCIAL BUILDING on 0.66 acres adjacent to the south side of Charleston Boulevard approximately 80 feet east of Wilshire Street (APN 163-01-502-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

8. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4541 - APPLICANT/OWNER: CAMINAR - LAS VEGAS** - Request for a Special Use Permit FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME at 2140 Vegas Drive (APN 139-20-802-007), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

9. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4690 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: RICHARD E WILKIE REVOCABLE TRUST** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2001 Western Avenue (APN 162-04-703-010), M (Industrial) Zone, Ward 1 (Moncrief).

10. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4693 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: THOMAS J. OBATA** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

11. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4694 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: RICHARD AND BARBARA STIMAC AND KAY RODRIGUEZ** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 7075 West Craig Road (APN 138-03-701-003), C-1 (Limited Commercial) Zone Ward 6 (Mack).

12. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4732 - APPLICANT: LAMAR ADVERTISING COMPANY - OWNER: FASSIO FAMILY, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1040 South Rainbow Boulevard (APN 138-34-820-008), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

13. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4657 - APPLICANT: INDIGO ARCHITECTURE, INC. - OWNER: ISHIMARU, LIMITED LIABILITY COMPANY AND DESERT MOUNTAIN ENTERPRISES, INC.** - Request for a Site Development Plan Review and a Waiver from foundation landscaping requirements FOR A PROPOSED 8,400 SQUARE-FOOT OFFICE/RETAIL BUILDING on 0.93 acres adjacent to the north side of Lake Mead Boulevard, approximately 230 feet west of Harbor Island Drive (APN 138-20-611-006), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

14. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4726 - APPLICANT: PHD PROPERTIES, INC. - OWNER: CENTENNIAL COURT, LIMITED LIABILITY COMPANY** - Request for a Major Amendment to an approved Site Development Plan Review [Z-0074-99(1)] FOR TWO PROPOSED PAD SITES TOTALLING 16,000 SQUARE FEET, WHERE THREE PAD SITES TOTALLING 10,754 SQUARE FEET HAD BEEN APPROVED on 3.56 acres adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive (APN 125-21-711-004 and 005), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center) and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

15. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4731 - APPLICANT/OWNER: NEVADA LAW FOUNDATION** - Request for a Site Development Plan Review and Waivers to allow a trash enclosure to be 10 feet from a residential property line where 50 feet is the minimum required, and of the Perimeter Landscaping Standards FOR A PROPOSED 1,388 SQUARE-FOOT PROFESSIONAL OFFICE on 0.16 acres at 500 South 7th Street (APN 139-34-710-027), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

16. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4740 - APPLICANT/OWNER: M A R, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of Downtown Centennial Plan Parking Lot Landscaping Standards FOR A PROPOSED PARKING LOT on 0.26 acres at 829 South Sixth Street (APN 139-34-410-204), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

17. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4749 - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 98,000 SQUARE-FOOT LEISURE CENTER on 16.80 acres adjacent to the northwest corner of Buffalo Drive and John Herbert Boulevard (APN a portion of 125-21-701-011, and a portion of 125-21-701-012), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to C-V (Civic) Zone, Ward 6 (Mack).

18. **VACATION - PUBLIC HEARING - VAC-4700 - APPLICANT: INVESTORS REALTY GROUP - OWNER: CAMPBELL 2.5, LIMITED LIABILITY COMPANY AND CARL UNGER, ET AL** - Petition to Vacate U.S. Government Patent Easements generally located west of Campbell Road, north of Cheyenne Avenue, Ward 4 (Brown).

19. **VACATION - PUBLIC HEARING - VAC-4707 - APPLICANT/OWNER: L M CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Petition to Vacate U.S. Government Patent Easements generally located east of Puli Drive between Grand Teton Drive and Farm Road, Ward 6 (Mack).

20. **VACATION - PUBLIC HEARING - VAC-4710 - APPLICANT/OWNER: BACK AAG, LIMITED LIABILITY COMPANY** - Petition to Vacate a portion of a twenty-foot (20') wide public sewer easement generally located south of Rancho Drive, east of Decatur Boulevard, Ward 5 (Weekly).

21. **VACATION - PUBLIC HEARING - VAC-4711 - APPLICANT/OWNER: BACK AAG, LIMITED LIABILITY COMPANY, ET AL** - Petition to Vacate a twenty-foot (20') wide construction easement generally located south of Rancho Drive, east of Decatur Boulevard, Ward 5 (Weekly).

22. **VACATION - PUBLIC HEARING - VAC-4722 - APPLICANT/OWNER: PULTE HOMES** - Petition to Vacate public sewer and drainage easements generally located east of Buffalo Drive, south of Iron Mountain Road, Ward 6 (Mack).

23. **VACATION - PUBLIC HEARING - VAC-4737 - APPLICANT: CITY OF LAS VEGAS - OWNER: GRAND CANYON PARTNERS, LIMITED LIABILITY COMPANY** - Petition to Vacate a portion of Tee Pee Lane, located approximately 1,350 feet north of Grand Teton Drive, Ward 6 (Mack).

24. **VACATION - PUBLIC HEARING - VAC-4745 - APPLICANT/OWNER: WARMINGTON HOMES NEVADA** - Petition to Vacate a Bureau of Land Management Right-of-Way Grant Easement generally located west of Hualapai Way, south of Alexander Road, Ward 4 (Brown).

25. **VACATION - PUBLIC HEARING - VAC-4747 - APPLICANT/OWNER: M T C 118, INC.** - Petition to Vacate the stubbed portion of Wittig Avenue east of Durango Drive, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

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

27. **ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4528 - RENOTIFICATION - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: MLA (Medium-Low Attached Density Residential) TO: M (Medium Density Residential) on 10.5 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive (APN 138-28-401-014), Ward 2 (Wolfson).

28. **REZONING RELATED TO GPA-4528 - PUBLIC HEARING - ZON-4529 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [MLA (Medium-Low Attached Residential) General Plan Designation] TO: R-PD17 (Residential Planned Development - 17 Units Per Acre) on 5.56 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive (APN 138-28-401-014), Ward 2 (Wolfson).

29. **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).

30. **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).

31. **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).

32. **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).

33. **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).

34. **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).

35. **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).

36. **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).

37. **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).

38. **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).

39. **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).

40. **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).

41. **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).

42. **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).

43. **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).

44. **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).

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

46. **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).

47. **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).

48. **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).

49. **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).

50. **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).

51. **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).

52. **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).

53. **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).

54. **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).

55. **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).

56. **WAIVER RELATED TO ZON-4755 - PUBLIC HEARING - WVR-4774 - 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 Waiver of Title 18.12.160 TO ALLOW A 204-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 74-lot single-family residential development on 10.57 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN 125-16-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units per Acre)], Ward 6 (Mack).

57. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4755 AND WVR-4774 - PUBLIC HEARING - SDR-4756 - 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 Site Development Plan Review and a Waiver of the Perimeter Landscape Standards FOR A PROPOSED 74-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.57 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN 125-16-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units per Acre)], Ward 6 (Mack).

58. **VARIANCE - PUBLIC HEARING - VAR-4720 - APPLICANT: ALBERTSONS, INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 60 PARKING SPACES WHERE 79 SPACES IS THE MINIMUM REQUIRED in conjunction with a proposed retail building (Pharmacy) on 1.43 acres at 4800 West Charleston Boulevard (APN 138-36-804-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

59. **SPECIAL USE PERMIT RELATED TO VAR-4720 - PUBLIC HEARING - SUP-4719 - APPLICANT: ALBERTSONS INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED on 1.43 acres at 4800 West Charleston Boulevard (APN 138-36-804-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

60. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4720 AND SUP-4719 - PUBLIC HEARING - SDR-4718 - APPLICANT: ALBERTSONS, INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of Perimeter and Foundation Landscaping Standards, and of Building Placement Standards FOR A PROPOSED SINGLE-STORY, 13,848 SQUARE-FOOT RETAIL BUILDING (PHARMACY) on 1.43 acres at 4800 West Charleston Boulevard (APN 138-36-804-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

61. **VARIANCE - PUBLIC HEARING - VAR-4725 - APPLICANT/OWNER: CRAIG P. KENNY** - Request for a Variance TO ALLOW NINE PARKING SPACES WHERE 22 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED OFFICE ADDITION on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).

62. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4725 - PUBLIC HEARING – SDR-4724 - APPLICANT/OWNER: CRAIG P. KENNY** - Request for a Site Development Review FOR A PROPOSED TWO-STORY, 4,320 SQUARE FOOT OFFICE ADDITION on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).

63. **VARIANCE - PUBLIC HEARING - VAR-4701 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A PROPOSED 100-FOOT TALL FLAG POLE WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2401 West Bonanza Road (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

64. **VARIANCE - PUBLIC HEARING - VAR-4733 - APPLICANT: LAMAR ADVERTISING COMPANY - OWNER: D. 2801 WESTWOOD, INC.** - Request for a Variance TO ALLOW AN EXISTING 34-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RAISED TO 55 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT PERMITTED at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Moncrief).

65. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4728 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.48 acres at 821, 827, and 829 South Casino Center Boulevard and 205 Hoover Avenue (APN 139-34-410-062, 063, 064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

66. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4728 - PUBLIC HEARING - SDR-4727 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of Downtown Centennial Plan building stepback standards FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF A 22-STORY BUILDING OF 137 RESIDENTIAL UNITS AND 11,500 SQUARE FEET OF RETAIL on 0.48 acres at 821, 827, and 829 South Casino Center Boulevard and 205 Hoover Avenue (APN 139-34-410-062, 063, 064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

67. **SPECIAL USE PERMIT - SUP-4739 - PUBLIC HEARING - APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and a Waiver of the 1,500 foot distance separation requirement FOR A PROPOSED 10,000 SQUARE FOOT LIQUOR ESTABLISHMENT (TAVERN) at 201North Third Street (APN 139-34-510-012), C-2 (General Commercial) Zone, Ward 5 (Weekly).

68. **SPECIAL USE PERMIT RELATED TO SUP-4739 - PUBLIC HEARING - SUP-4741 – APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and a Waiver of the 1,500 foot distance separation requirement FOR A 5,500 SQUARE FOOT PROPOSED LIQUOR ESTABLISHMENT (TAVERN) at 207 North Third Street (APN 139-34-510-013), C-2 (General Commercial) Zone, Ward 5 (Weekly).

69. **SPECIAL USE PERMIT RELATED TO SUP-4739 AND SUP-4741 - PUBLIC HEARING - SUP-4742 - APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and a Waiver of the 1,500 foot distance separation requirement FOR A PROPOSED 6,000 SQUARE FOOT LIQUOR ESTABLISHMENT (TAVERN) at 207-A North Third Street (APN 139-34-510-013), C-2 (General Commercial) Zone, Ward 5 (Weekly).

70. **SPECIAL USE PERMIT RELATED TO SUP-4739, SUP-4741 AND SUP-4742 - PUBLIC HEARING - SUP-4743 - APPLICANT: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY - OWNER: MARILYN L. MILLER** - Request for a Special Use Permit and a Waiver of the 1,500 foot distance separation requirement FOR A PROPOSED 4,050 SQUARE FOOT LIQUOR ESTABLISHMENT (TAVERN) at 217 North Third Street (APN 139-34-510-015), C-2 (General Commercial) Zone, Ward 5 (Weekly).

71. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4683 - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: ANER IGLESIAS TRUST** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 840 North Decatur Boulevard (APN 138-30-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

72. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4689 - SPECIAL USE PERMIT - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: JERRY APPELHANS AND DEBRA TENNARIELLO** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1301 North Main Street (APN 139-27-502-007), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly).

73. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4744 - APPLICANT/OWNER: HUBERT R. POWELL AND RENEE C. RAMBERG** - Request for a Special Use Permit FOR A GUEST HOUSE ON A LOT WHOSE WIDTH IS LESS THAN 80 FEET, AND WHICH CONSISTS OF MORE THAN ONE OCCUPANT ROOM, A BATHROOM AND A WALK-IN CLOSET at 2808 Mason Avenue (APN 162-05-514-008), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).

74. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4730 - APPLICANT: PICERNE DEVELOPMENT CORPORATION - OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of the Cliffs Edge Setback Standards FOR A PROPOSED 392-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way (APN 126-24-601-002, 003 and 021), PD (Planned Development) Zone [Medium Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

75. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4750 - APPLICANT: ARNOLD ROSS STALK - OWNER: J & D FINANCIAL SERVICES, INC.** - Request for a Site Development Plan Review and Waivers of perimeter and foundation landscaping, building placement, exterior accent strip lighting being within 300 feet of residential property, and parking lot landscaping FOR A PROPOSED 60,000 SQUARE-FOOT COMMERCIAL CENTER on 5.4 acres adjacent to the northwest corner of Fremont Street and 25th Street (APN 139-35-815-002), C-2 (General Commercial) Zone, Ward 3 (Reese).

76. **VACATION - PUBLIC HEARING - VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.** - Petition to Vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, Ward 6 (Mack).

DIRECTOR'S BUSINESS:

77. **DIRECTOR'S BUSINESS - PUBLIC HEARING - DIR-4859 - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action to approve the Preliminary Plan for the selection of additional Redevelopment area and finding of compatibility with the City of Las Vegas Master Plan, pursuant to NRS 279.524 through 530.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 5th day of March, 2004, at the hour of 9:00 AM, there were posted copies of the March 11, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

3. In the Grant Sawyer Building
   555 East Washington Boulevard

4. On the Special Public Bulletin Board at the Plaza Level of City Hall
   400 Stewart Avenue
   (Near the entrance to the City Council Chambers)

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

John P Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 5th day of March, 2004.

Notary Public in and for said County and State

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 11, 2004

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

COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN
TODD NIGRO, VICE-CHAIRMAN
BYRON GOYNES
LAURA McSWAIN
STEVEN EVANS
LEO DAVENPORT
DAVID STEINMAN

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the February 12, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **ABEYANCE - TENTATIVE MAP - TMP-3466 - HORSE AND THOM - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY** - Request for a Tentative Map Plan Review FOR A PROPOSED 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005),. R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

2. **ABEYANCE - TENTATIVE MAP - TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 27.38 acres adjacent to the northwest corner of Decatur Boulevard and Tropical Parkway (APN: 125-25-601-022 and 023), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

3. **TENTATIVE MAP - TMP-3791 - CONCORDIA @ DEER SPRINGS UNIT 2A - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.** - Request for a Tentative Map FOR A 39-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.62 acres adjacent to the north side of the 215 Beltway, approximately 600 feet west of Durango Drive (APN:125-20-301-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).

4. **TENTATIVE MAP - TMP-3792 - GRANDVIEW CONDOMINIUMS - APPLICANT: AMERICAN PREMIERE HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 336-UNIT CONDOMINIUM DEVELOPMENT on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

5. **TENTATIVE MAP - TMP-3798 - CLIFFS EDGE PARENT - APPLICANT: FOCUS COMMERCIAL - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL** - Request for a Tentative Map FOR A 35-LOT MIXED-USE SUBDIVISION on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), PD (Planned Development) Zone, Ward 6 (Mack).

6. **TENTATIVE MAP - TMP-3887 - CELEBRATE ESTATES - APPLICANT: RICK WILLIAMS ET AL - OWNER: CRAIG/BUFFALO, LIMITED** - Request for a Tentative Map FOR A 23-LOT SINGLE FAMILY SUBDIVISION on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone under Resolution of Intent to R-D (Single Family Residential-Restricted), Ward 4 (Brown).

7. **ANNEXATION - ANX-3740 - CYTHA PRICE, ET AL** - Petition to Annex 0.94 acres generally located on the east side of Fairhaven Street, 1,170 feet south of Lake Mead Boulevard (APN: 138-24-703-007 and 008), Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

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

8. **REZONING - PUBLIC HEARING - ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-3 (Medium Density Residential) on 0.29 acres adjacent to the northeast corner of Torrey Pines Drive and Garwood Avenue (APN: 138-35-517-001), Ward 1 (Moncrief).

9. **SPECIAL USE PERMIT RELATED TO SDR-3790 - PUBLIC HEARING - SUP-3815 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR LIQUOR SALES (OFF-PREMISE CONSUMPTION) adjacent to the north side of Charleston Avenue, approximately 375 feet east of Torrey Pines Drive (APN: 138-35-801-002; 138-35-803-001), C-1 (Limited-Commercial) Zone, Ward 1 (Moncrief).

10. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3815 - PUBLIC HEARING - SDR-3790 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of perimeter buffering and landscaping standards FOR A PROPOSED 101,000 SQUARE-FOOT RETAIL CENTER on 9.74 acres adjacent to the north side of Charleston Avenue, approximately 375 feet east of Torrey Pines Drive (APN: 138-358-01-002; 138-358-03-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

11. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3729 - APPLICANT: BAIL BOND AMERICA, INC. - OWNER: MICHAEL AND CHRISTINE ACCARDI** - Request for a Special Use Permit FOR A BAILBOND SERVICE at 800 South Casino Center Boulevard (APN: 139-34-410-027), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

12. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3746 - APPLICANT: JEFFREY CAMPBELL - OWNER: PAN PACIFIC RETAIL PROPERTIES, INC.** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 2101 North Rainbow Boulevard, Suite 102 (APN: 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

13. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3787 - APPLICANT/OWNER: SILVER STATE BANK** - Request for a Site Development Plan Review and Waivers of the parking lot landscaping and building foundation landscaping standards FOR A PROPOSED 5,000 SQUARE-FOOT OFFICE BUILDING on 0.46 acres located at 8901 West Sahara Avenue (APN: 163-08-120-036), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

14. **VACATION - PUBLIC HEARING - VAC-3760 - APPLICANT: AMERICAN PREMIER HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY** - Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Grand Canyon Drive, Ward 6 (Mack).

15. **VACATION - PUBLIC HEARING - VAC-3782 - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.** - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the south side of Stange Avenue, east of Puli Road, Ward 4 (Brown).

16. **VACATION - PUBLIC HEARING - VAC-3802 - APPLICANT: TANEY ENGINEERING - OWNER: UNIVEST I, LIMITED LIABILITY COMPANY** - Petition to Vacate U.S. Government Patent Easements generally located north of Cheyenne Avenue, east of Hualapai Way, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

17. **ABEYANCE - VARIANCE - PUBLIC HEARING - VAR-3715 – APPLICANT/OWNER: RICHARD AND JILL BURNS** - Request for a Variance TO ALLOW A DETACHED ACCESSORY STRUCTURE (GARAGE) TO EXCEED HEIGHT AND SQUARE FOOTAGE OF MAIN DWELLING on 0.45 acres at 6209 West Alexander Road (APN: 138-11-510-010), R-E (Residence Estates) Zone, Ward 6 (Mack).

18. **MAJOR MODIFICATION RELATED TO SDR-3759 - PUBLIC HEARING - MOD-3758 - APPLICANT: FRED LESSMAN** - Request for a Major Modification to the Lone Mountain Master Plan TO ALLOW A MINI-WAREHOUSE FACILITY AS A PERMITTED USE IN THE VILLAGE COMMERCIAL SPECIAL LAND USE DESIGNATION with the approval of a Special Use Permit, Ward 4 (Brown).

19. **SPECIAL USE PERMIT RELATED TO MOD-3758 AND SDR-3759 - PUBLIC HEARING - SUP-4009 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A MINI-WAREHOUSE FACILITY on the west side of Shady Timber Street, 900 feet north of Cheyenne Avenue (APN: portions of 137-12-801-001 and 137-12-401-022) U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

20. **SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-3758 - PUBLIC HEARING - SDR-3759 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.57 acres on the west side of Shady Timber Street, 900 feet north of Cheyenne Avenue (APN: portions of 137-12-801-001 and 137-12-401-022), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

21. **MAJOR MODIFICATION RELATED TO ZON-3840, SDR-3764, SUP-3783, SUP-3785, SUP-3786, SUP-3788 AND SUP-3789 - PUBLIC HEARING - MOD-3763 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Major Modification to the Montecito Town Center Development Agreement TO ADD 5.00 ACRES TO THE OVERALL PLAN UNDER THE "MONTECITO TOWN CENTER MIXED USE COMMERCIAL" SPECIAL LAND USE DESIGNATION AND TO MODIFY SECTION 4.1 TO INCREASE COMMERCIAL SQUARE FOOTAGES AND RESIDENTIAL UNITS ACCORDINGLY, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Special Land Use Designation, Ward 6, (Mack).

22. **REZONING RELATED TO MOD-3763, SDR-3764, SUP-3783, SUP-3785, SUP-3786, SUP-3788 AND SUP-3789 - PUBLIC HEARING - ZON-3840 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) on 5.00 acres adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), Ward 6 (Mack).

23. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3765 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR LIQUOR SALES on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

24. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3767 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

25. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3769 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

26. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3770 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad O of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

27. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3771 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A TAVERN on Pad P of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

28. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3773 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad P of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

29. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3774 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GASOLINE SALES on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

30. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3776 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A CAR WASH on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

31. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3777 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

32. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3778 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR LIQUOR SALES on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

33. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3779 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A TAVERN on Pad Z of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

34. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3780 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad Z of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

35. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3781 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad F of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

36. **SPECIAL USE PERMIT RELATED TO MOD-3763, ZON-3840 AND SDR-3764 - PUBLIC HEARING - SUP-3783 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR LIQUOR SALES on Pad HH of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

37. **SPECIAL USE PERMIT RELATED TO MOD-3763, ZON-3840 AND SDR-3764 - PUBLIC HEARING - SUP-3785 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad HH of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

38. **SPECIAL USE PERMIT RELATED TO MOD-3763, ZON-3840 AND SDR-3764 - PUBLIC HEARING - SUP-3786 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad HH of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

39. **SPECIAL USE PERMIT RELATED TO MOD-3763, ZON-3840 AND SDR-3764 - PUBLIC HEARING - SUP-3788 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad DD of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

40. **SPECIAL USE PERMIT RELATED TO MOD-3763, ZON-3840 AND SDR-3764 - PUBLIC HEARING - SUP-3789 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad EE of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

41. **SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-3763 AND ZON-3840 - PUBLIC HEARING - SDR-3764 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 587,750 SQUARE-FOOT MIXED-USE COMMERCIAL DEVELOPMENT on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001 and 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Land Use Designations] and U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

42. **REZONING RELATED TO VAR-3946, WVR-3793 AND SDR-3784 - PUBLIC HEARING - ZON-3775 - APPLICANT: FIESTA HOMES - OWNER: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), Ward 6 (Mack).

43. **VARIANCE RELATED TO ZON-3772, SDR-3784 AND WVR-3793 - PUBLIC HEARING - VAR-3946 - APPLICANT FIESTA HOMES - OWNERS: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A PROPOSED R-PD (RESIDENTIAL PLANNED DEVELOPMENT) SITE TO DEVELOP ON 2.72 ACRES WHERE A MINIMUM OF FIVE ACRES ARE REQUIRED adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 6 (Mack).

44. **WAIVER RELATED TO ZON-3775, VAR-3946 AND SDR-3784 - PUBLIC HEARING - WVR-3793 - APPLICANT: FIESTA HOMES - OWNERS: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY** - Request for a Waiver of Title 18.12.160 TO ALLOW A 198 FOOT SEPARATION 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, for a proposed subdivision adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units per Acre)], Ward 6 (Mack).

45. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3775, VAR-3946 AND WVR-3793 - PUBLIC HEARING - SDR-3784 - APPLICANT: FIESTA HOMES - OWNER: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), R-E (Residence Estates) Zone; [PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 6 (Mack).

46. **REZONING RELATED TO SDR-3796 - PUBLIC HEARING - ZON-3794 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC.** - 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 10.49 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN: 125-16-101-001), Ward 6 (Mack).

47. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3794 - PUBLIC HEARING - SDR-3796 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC.** - Request for a Site Development Plan Review FOR A 64-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.49 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN: 125-16-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Proposed: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Mack).

48. **REZONING RELATED TO SDR-3920 - PUBLIC HEARING - ZON-3919 - APPLICANT/OWNER: CORNERSTONE COMPANY** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), Ward 1 (Moncrief).

49. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3919 - PUBLIC HEARING - SDR-3920 - APPLICANT/OWNER: CORNERSTONE COMPANY** - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape and parking standards FOR A PROPOSED MODULAR OFFICE on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).

50. **VARIANCE RELATED TO SDR-3799 - PUBLIC HEARING - VAR-3800 - APPLICANT/OWNER: RICHARD W. MINNEAR** - Request for a Variance TO ALLOW A 45-FOOT BUILDING HEIGHT WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED, AND TO ALLOW 50 PARKING SPACES WHERE 58 SPACES ARE REQUIRED on 0.34 acres located at 1711 Bearden Drive (APN: 139-33-402-014 & 015) PD (Planned Development) Zone [PO (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

51. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3800 - PUBLIC HEARING - SDR-3799 - APPLICANT/OWNER: RICHARD W. MINNEAR** - Request for a Site Development Plan Review FOR A PROPOSED 20,400 SQUARE-FOOT MIXED-USE DEVELOPMENT consisting of 6,800 square feet of Medical Office space and 16 multi-family residential units on 0.34 acres at 1711 Bearden Drive (APN: 139-33-402-014 & 015) PD (Planned Development) Zone [PO (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

52. **SPECIAL USE PERMIT RELATED TO SDR-3766 - PUBLIC HEARING - SUP-3772 - APPLICANT: RICHARDSON PARTNERSHIP - OWNER: RANCHO WASHINGTON, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

53. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3772 - PUBLIC HEARING - SDR-3766 - APPLICANT: RICHARDSON PARTNERSHIP - OWNER: RANCHO WASHINGTON, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review, a Reduction in the amount of required Perimeter and Parking lot landscaping, and Waivers of the Commercial Development Standards to allow a zero rear yard setback where 20 feet is required and to allow no landscaping between the north façade of the building and the parking area, where a minimum of six feet is required FOR A PROPOSED 3,960 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED on 0.48 acres located at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

54. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3747 - APPLICANT: EXPRESS CASH & LOANS - OWNER: NERCES HIMIDIAN LIVING TRUST** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 1426 East Charleston Boulevard, Suite 110 (APN: 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

55. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK** - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief).

56. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3795 - APPLICANT/OWNER: NORTHWEST 95 LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces FOR A PROPOSED 293,355 SQUARE-FOOT RETAIL CENTER on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (APN: 125-17-301-003 and a portion of 125-17-701-001) T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) land use designation], Ward 6 (Mack).

DIRECTOR'S BUSINESS:

57. **TXT-3956 - CITY OF LAS VEGAS** - AMEND TITLE 19.18.060 AND 19.18.070 TO ALLOW SPECIAL USE PERMITS TO BE FINAL ACTION AT PLANNING COMMISSION UNLESS APPEALED BY THE APPLICANT OR A CITY COUNCIL MEMBER OR IF THE SPECIAL USE PERMIT IS COMBINED WITH A REZONING OR GENERAL PLAN AMENDMENT. AMEND TITLE 19.04.010 TABLE 2 LAND USE TABLES TO CHANGE CERTAIN USES FROM REQUIRING A SPECIAL USE PERMIT TO BEING PERMITTED AS A CONDITIONAL USE OR OUTRIGHT.

E. **CITIZENS PARTICIPATION:**

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **30th** day of **July**, **2004**, a copy of the **August 12, 2004** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

2 day of AUGUST, 2004

Kathy M. McDonald

NOTARY PUBLIC in and for said County and State

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:38 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:
PRESENT: VICE CHAIRMAN NIGRO, MEMBERS LAURA McSWAIN, LEO DAVENPORT, DAVID STEINMAN AND BYRON GOYNES (Arrived at 5:44 p.m.).

EXCUSED: CHAIRMAN TRUESDELL AND COMMISSIONER EVANS

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

MINUTES:
DAVID CLAPSADDLE, Planning and Development Department, referenced the following items that were requested to be held in abeyance, tabled or withdrawn without prejudice.

Item 2 [TMP-4706]	TABLED
Item 11 [SUP-4694]	Abeyance to 9/23/2004 Planning Commission meeting
Item 12 [SUP-4732]	Withdrawn Without Prejudice
Item 16 [SDR-4740]	Abeyance to 8/26/2004 Planning Commission meeting
Item 35 [GPA-4548]	Abeyance to 9/09/2004 Planning Commission meeting
Item 36 [ZON-4554]	Abeyance to 9/09/2004 Planning Commission meeting
Item 37 [VAR-4677]	Abeyance to 9/09/2004 Planning Commission meeting
Item 38 [SDR-4555]	Abeyance to 9/09/2004 Planning Commission meeting
Item 49 [MSP-4622]	Abeyance to 9/09/2004 Planning Commission meeting
Item 50 [MOD-4632]	Abeyance to 8/26/2004 Planning Commission meeting
Item 51 [WVR-4754]	Abeyance to 8/26/2004 Planning Commission meeting
Item 52 [SDR-4751]	Abeyance to 8/26/2004 Planning Commission meeting
Item 65 [SUP-4728]	Abeyance to 9/09/2004 Planning Commission meeting
Item 66 [SDR-4727]	Abeyance to 9/09/2004 Planning Commission meeting
Item 74 [SDR-4730]	TABLED

MR. CLAPSADDLE pointed out that at the 08/26/04 Planning Commission meeting, Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] will need to be held in abeyance again. A waiver has to be advertised, as the publishing has already been completed for the 08/26/04 Planning Commission meeting.

Regarding Item 2 [TMP-4706] and Item 74 [SDR-4730], staff has received a letter from the master developer, and the applicant has agreed to table these two items to allow staff and all parties involved to meet and review this project. There are some design issues with this project and some documents have not been recorded.

Regarding Item 9 [SUP-4690], staff received a letter of protest so the item was pulled from one motion one vote.

Regarding Item 17 [SDR-4749], staff received a phone protest so the item was pulled from one motion one vote.

Regarding Item 18 [VAC-4700], the item was pulled from one motion one vote so a discussion could take place concurrently with Item 53 [ZON-4699], as it is a rezoning application.

Regarding Item 76 [VAC-4071], the representative requested that this item be moved up on the agenda, as the representative has a previous travel commitment.

Regarding Item 77 [DIR-4859], staff requested that this item be moved up on the agenda, as the consultant was in attendance and appreciated the item being heard after the consent or one-motion one-vote items.

Regarding Item 48 [SDR-4604], the applicant had sat in a previous Planning Commission meeting for several hours only to have the item held in abeyance. Therefore, the applicant was advised that the item would be moved up on the agenda at this meeting.

GINA VENGLASS, Public Works, stated that on Item 7 [SDR-4687], one condition was inadvertently left off and would be added at this meeting. In addition, on Item 53 [ZON-4699], a condition regarding wall height would be added as well.

COMMISSIONER McSWAIN questioned if Item 14 [SDR-4726] had a revised Site Plan in the back up docs, because changes were being made on this Site Plan, such as the project would be revised to two buildings and the higher intensity uses, such as the fast food, would be eliminated. GARY LEOBOLD, Planning and Development, responded that the revised Site Plan, including the elevations, are included in their back up.

She also asked about Item 16 [SDR-4740]. Staff agreed to a condition that allowed the applicant to decrease the depth of the landscape buffer along Hoover Street to use the existing curb cut. MR. CLAPSADDLE responded that the applicant requested to hold this item for two weeks. He also clarified with COMMISSIONER McSWAIN and assured her that he would address her concern to ensure that the landscaping eventually took place, since there was not a specified date or deadline.

MR. CLAPSADDLE reiterated for COMMISSIONER McSWAIN that Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] will need to be held in abeyance again, but there are no changes to the applications at this time.

COMMISSIONER McSWAIN requested that Item 10 [SUP-4693] be pulled from one motion one vote so a discussion could take place.

COMMISSIONER STEINMAN requested that Item 25 [VAC-4747] be pulled from one motion one vote so a discussion could take place.

MEETING ADJOURNED AT 5:47 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

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

PLEDGE OF ALLEGIANCE was led by VICE CHAIRMAN NIGRO

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: CHAIRMAN TRUESDELL AND COMMISSIONER EVANS

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

SUBJECT:
Approval of the minutes of the July 8, 2004, Planning Commission Meeting

MOTION:
GOYNES - APPROVED - UNANIMOUS

MINUTES:
There was no discussion.

(6:04)
1-23

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

VICE CHAIRMAN NIGRO noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 27.38 acres adjacent to the northwest corner of Decatur Boulevard and Tropical Parkway (APN: 125-25-601-022 and 023), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
STEINMAN – APPROVED Consent Item 1 [TMP-3624], Item 3 [TMP-4729], Item 4 [TMP-4753] and Item 5 [TMP-4757] subject to conditions – Motion carried with McSWAIN abstaining on Item 3 [TMP-4729] as her firm just completed work for Pacific Properties and may be bidding on another project for them and on Item 5 [TMP-4757] as her firm may be doing a project for Richmond American Homes, and TRUESDELL and EVANS excused

This is Final Action

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

(6:10 – 6:12)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 1 – TMP-3624

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0018-01(1), Z-0109-97(1), and Z-0110-97(2)] and other site related actions as applicable.

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

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

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

Public Works

6. Vacate any easements in conflict with this development prior to or concurrent with the recordation of a Final Map for this site.

7. Coordinate with the Clark County Department of Public Works to determine additional right-of-way requirements, if any, for the Decatur Boulevard interchange adjacent to this site prior to the issuance of any permits, or the submittal of a Final Map for technical review, whichever may occur first. Provide all such required right-of-way or easements necessary for embankment or other roadway-related purposes; provide written documentation from Clark County identifying such right-of-way, or lack thereof, prior to the issuance of any permits.

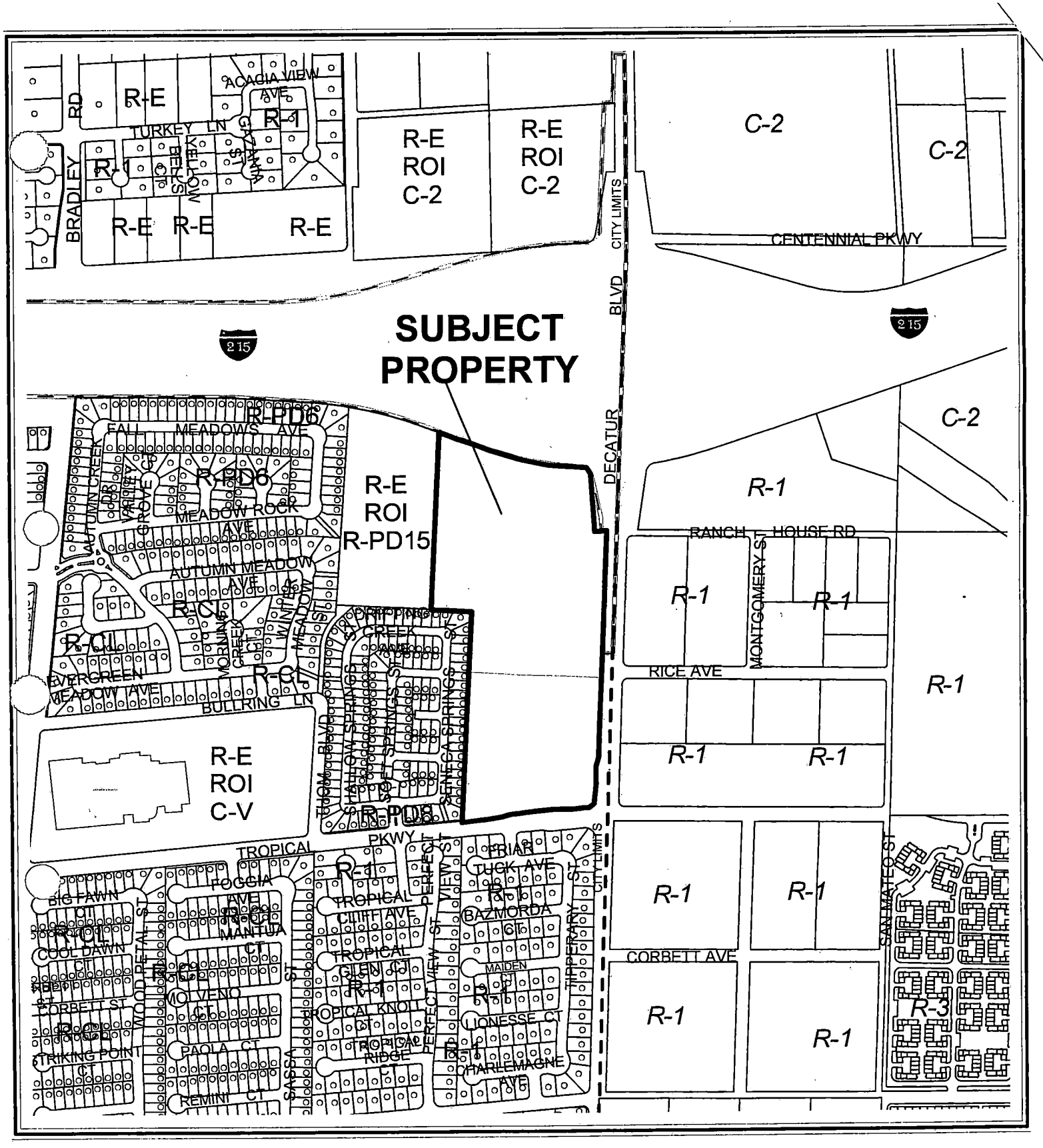
8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 1 – TMP-3624

CONDITIONS – Continued:

9. Site development to comply with all applicable conditions of approval for Z-0109-97 and all other subsequent site-related actions.

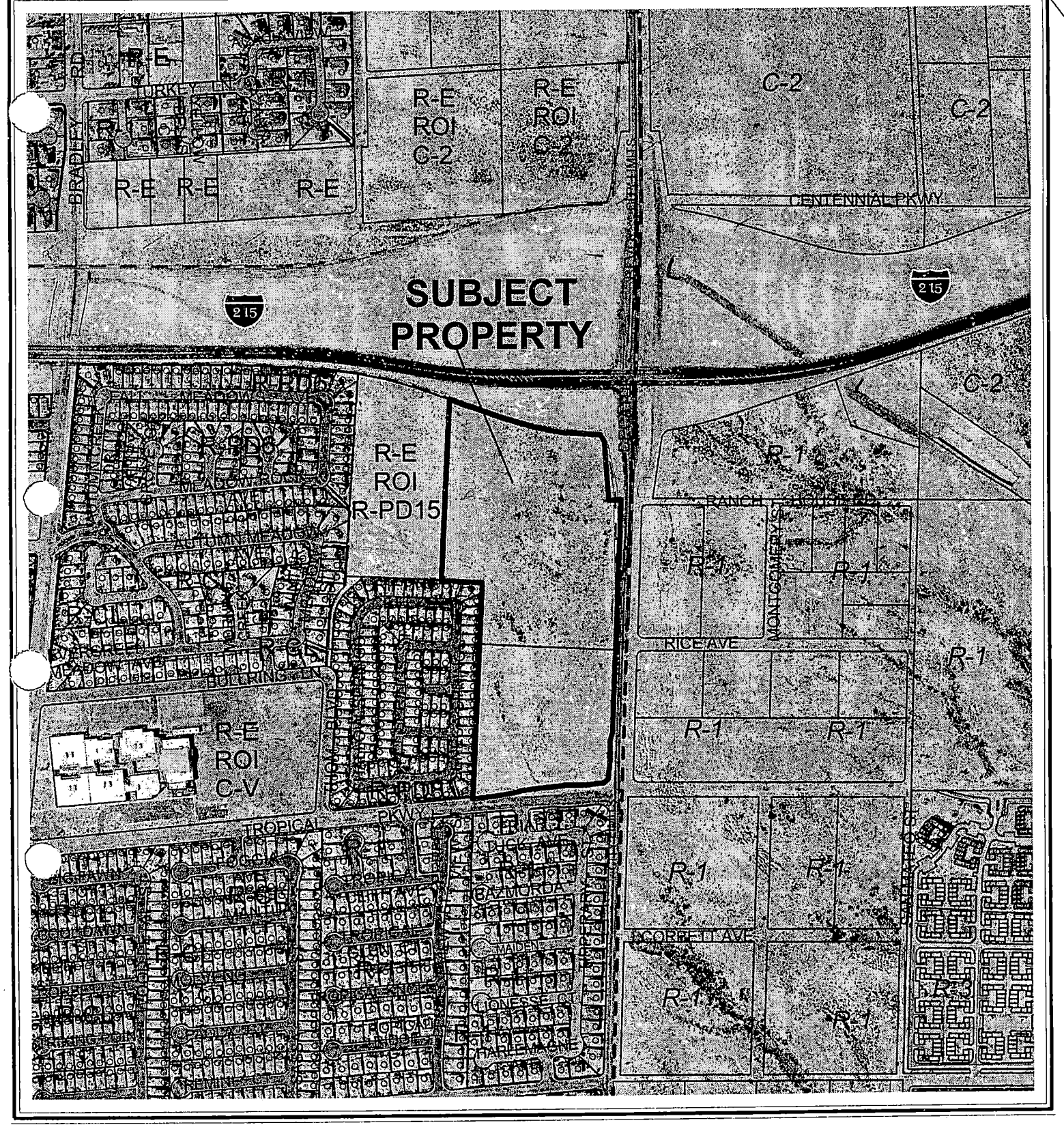
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: **TMP-3624**

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)


SUBJECT PROPERTY
R-E
R-E ROI C-2
R-E ROI C-2
C-2
C-2
C-2
R-E R-E R-E
R-PD5
R-PD6
R-PD7
R-PD8
R-PD15
R-E ROI R-PD15
R-E ROI C-V
R-1
R-1
R-1

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0018-01(1), Z-0109-97(1), and Z-0110-97(2)] and other site related actions as applicable.

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

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

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

Public Works

6. Vacate any easements in conflict with this development prior to or concurrent with the recordation of a Final Map for this site.

7. Coordinate with the Clark County Department of Public Works to determine additional right-of-way requirements, if any, for the Decatur Boulevard interchange adjacent to this site prior to the issuance of any permits, or the submittal of a Final Map for technical review, whichever may occur first. Provide all such required right-of-way or easements necessary for embankment or other roadway-related purposes; provide written documentation from Clark County identifying such right-of-way, or lack thereof, prior to the issuance of any permits.

SS

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

9. Site development to comply with all applicable conditions of approval for Z-0109-97 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a two-lot commercial subdivision on 27.38 acres adjacent to the northwest corner of Decatur Boulevard and Tropical Parkway.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/08/97 The City Council approved a General Plan Amendment (GPA-0058-97) from ML (Medium-Low Density Residential) to SC (Service Commercial), and approved a Rezoning (Z-0109-97) from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) to C-1 (Limited Commercial), on the site. The City Council also approved a Rezoning (Z-0110-97) from R-E (Residence Estates) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) to R-PD15 (Residential Planned Development - 15 Units Per Acre) on the western portion of the site. The Planning Commission and staff recommended approval on 11/20/97.

06/06/01 The Planning Commission voted to recommend approval of a request for General Plan Amendment (GPA-0008-01) from M (Medium Density Residential) to SC (Service Commercial), and voted to recommend approval of a related request for a Rezoning (Z-0018-01) from a Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre) to C-1 (Limited Commercial), on a 3.6-acre portion of the subject site. The Planning Commission and staff recommended approval on 04/26/01.

07/05/01 The City Council approved a request for a Site Development Plan Review [Z-0018-01(1), Z-0109-97(1) & Z-0110-97(2)] for a proposed 262,640 square foot retail commercial development on 27.6 acres on the subject site. The Planning Commission and staff recommended approval on 05/24/01.

SS

08/20/03 The City Council approved an Extension of Time (EOT-2504) on the approved Rezoning (Z-0018-01) on a portion of this site, as well as an Extension of Time (EOT-2502) on the approved Site Development Review [Z-0018-01(1), Z-0109-97(1) & Z-0110-97(2)] for the overall retail development. The Planning Commission and staff recommended approval on 07/24/03.

02/12/04 The Planning Commission abeyed TMP-3624 at the request of the applicant to its regular meeting of 03/11/04.

03/11/04 The Planning Commission abeyed TMP-3624 at the request of the applicant to its regular meeting of 04/08/04.

04/08/04 The Planning Commission accepted the applicant's request to table this item.

B) Pre-Application Meeting

12/04/03 One concern was whether or not the setbacks as proposed would be adequate to meet the Residential Adjacency Standards. In light of this, the applicant was advised to be aware of pad elevations on the western portion of the site. Several driveways shown on the Site Development Plan Review were not depicted or changed locations on the proposed Tentative Map. The applicant was advised to either change the Tentative Map to reflect the approved site plan or to obtain approval for the new driveways by Public Works. The applicant was also advised to submit cross sections of the western property line, showing decorative wall(s), if proposed. After a number of telephone conferences on these subjects, a follow up meeting was held on 07/23/04 between the applicant and city representatives to confirm that the Tentative Map as now presented addresses these issues.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 27.38

B) Existing Land Use

Subject Property:	Undeveloped
North:	Northern Beltway (County 215)
South:	Single-Family Dwellings
East:	Undeveloped
West:	Undeveloped and Single-Family Dwellings

C) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	Right-of-Way
South:	R-1 (Single-Family Residential)
East:	North Las Vegas

SS

West: R-E (Residence Estates) under Resolution of Intent to R-PD15 (Residential Planned Development – 15 Units per Acre); and R-PD8 (Residential Planned Development – 8 Units per Acre)

D) General Plan Compliance

This site is designated SC (Service Commercial) on the Centennial Hills Sector Map of the General Plan. This category allows low to medium intensity retail, office, or other commercial uses not including more intense general commercial characteristics. The approved C-1 (Limited Commercial) zoning for the subject properties is in conformance with the SC (Service Commercial) designation.

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

No special districts, zones, or studies are related to this Tentative Map request.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards C-1 District	**Required**	**Provided**	**Compliance**
Min. Lot Width	100 Feet	606 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	15 Feet	Y
• Corner	15 Feet	63 Feet	Y
• Rear	20 Feet	75 Feet	Y
Max. Lot Coverage	50 %	22 %	Y
Max. Building Height	N/A	38 Feet	N/A
Number of Lots	N/A	2	N/A

The proposed development appears to meet or exceed all development standards of the Code, and appears to address the relevant conditions of approval stipulated in the related Site Development Plan Review Z-0018-01(1).

B) General Analysis Discussion

- General information

  The proposed Tentative Map will create a two-lot commercial subdivision that will accommodate a proposed retail development consisting of two large box pads and seven smaller pads. The two lots are separated by a private drive that will provide access to a proposed 140-lot multi-family development to the west of the subject site. Access to the proposed subdivision will be from this primary entrance from Decatur Boulevard, as well as two secondary driveways which would have right-in, right-out access. Two additional secondary driveways are provided from Tropical Parkway.

  Approval of a commercial subdivision on the subject site will allow the proposed development to create leasehold parcels to be sold to individual owners without need for additional mapping.

- Cross Section

  The submitted cross-sections depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope of 0% to 2%, such as this development, is allowed a maximum four-foot retaining wall. The submitted cross sections do not show any retaining walls greater than 2.5 feet in height.

- Trails

  No trails are required within or adjacent to the proposed development.

- Special Conditions of Approval (from Site Development Plan Review [Z-0018-01(1), Z-0109-97(1), and Z-0110-97(2)])

  1. The Site Development Plan Review approval is for the site plan submitted to the Planning Commission on May 24, 2001.

  2. The site plan and elevations shall demonstrate compliance with the Residential Adjacency Standards prior to the issuance of any permits, any site grading, and all development activity for the site.

3. The site plan shall be revised to depict seating areas and appropriate landscaping within plazas adjacent to the Major B and Shops B buildings and between the Pad 5 and Pad 6 buildings abutting Decatur Boulevard, and no parking spaces abutting the sidewalks fronting the Major A and Major B buildings.

5. The site plan shall depict trash enclosure quantity and locations to be approved by the Planning and Development Department.

6. The landscaping plans shall be revised to depict spacing of trees a maximum of 20 feet on-center within all perimeter planters, and within landscape planters along all three street frontages depict parking lot screening comprising either 30-inch high walls, 36-inch high living hedge, or berms.

7. All proposed 'pad' building elevations shall demonstrate, to the satisfaction of Planning and Development Department staff, all side and rear 'pad' building elevations consistent with front elevations, reflecting at a minimum the varied rooflines, and regularly spaced vertical facade elements.

8. Fuel island canopy elevations shall be submitted depicting, to the satisfaction of Planning and Development Department staff, varied facade planes and vertical elements to reduce the appearance of mass, and to provide design consistency with the building elevations.

9. The rear (west) elevations of the Major A building and the Major B building and the north elevation of the Major A building shall depict a loading dock enclosure, consisting of a solid masonry wall of at least ten feet in height, along the length of the exterior side of the loading areas.

10. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

11. This development shall utilize the existing 60-foot access easement; otherwise, if an alternate access for the property to the west of this site is proposed, the existing 60-foot access easement shall be vacated and an appropriate access easement shall be granted prior to the development of this site.

SS

12. Construct half-street improvements including appropriate overpaving on Decatur Boulevard and Tropical Parkway 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.

13. All landscaping installed with this project 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.

This Tentative Map implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3624 APN: 125-25-601-022. 023

Name of Property Owner: DECATUR III

Name of Applicant: R & S Investment 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: S. Forouzan Rad

Print Name: Saiid Forouzan Rad

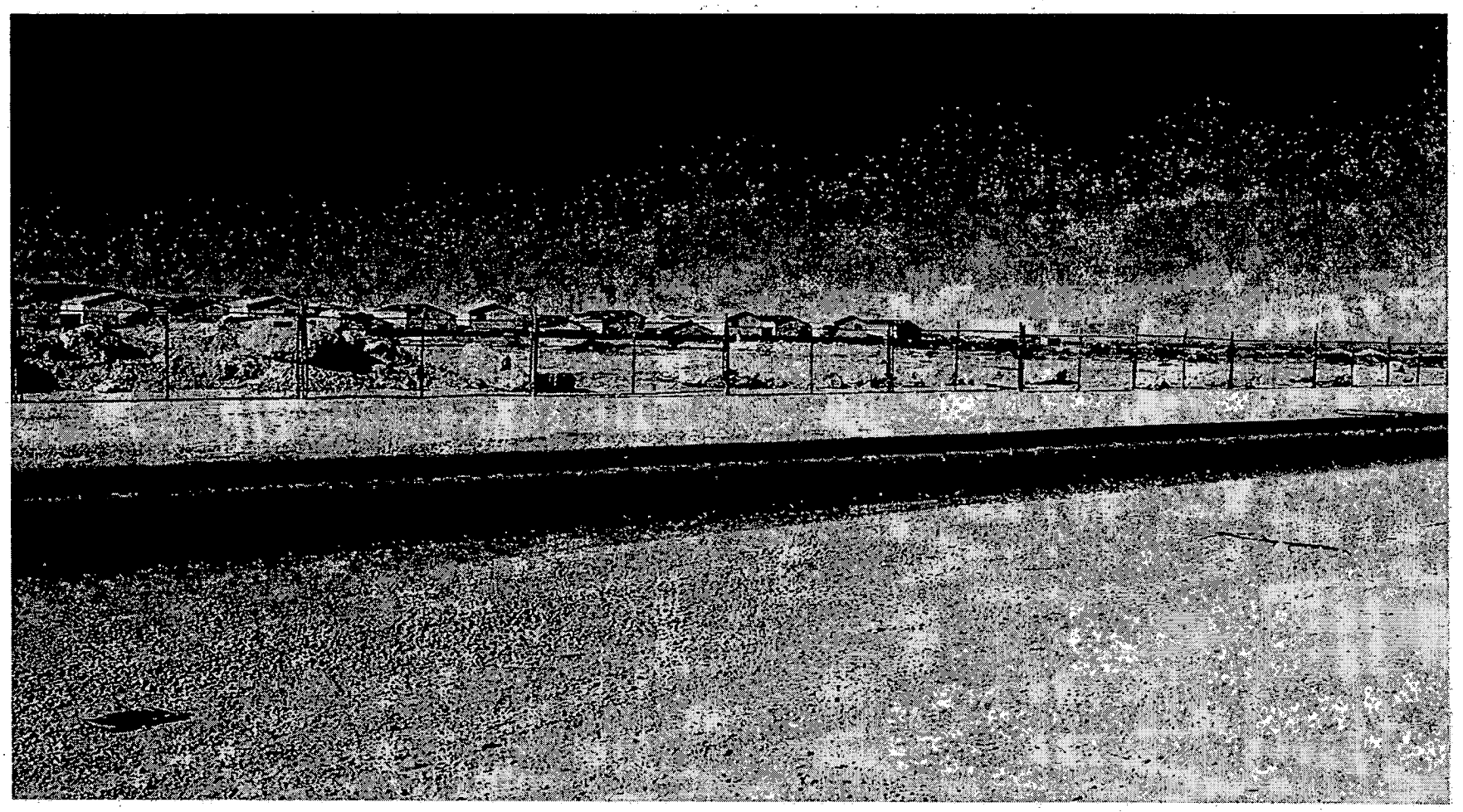
Subscribed and sworn before me

This 13th day of November, 2003

Nicole Greene

Notary Public in and for said County and State

NICOLE GREENE
Notary Public, State of Nevada
Appointment No. 00851341
My Appt. Expires Aug. 17, 2004



TMP-3624 - DECATUR III - APPLICANT; R5 & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF DECATUR BOULEVARD AND TROPICAL PARKWAY
AUGUST 12, 2004 PLANNING COMMISSION

01/23/04

TMP-3624 - DECATUR III - APPLICANT; R5 & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF DECATUR BOULEVARD AND TROPICAL PARKWAY
AUGUST 12, 2004 PLANNING COMMISSION

01/23/04

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

TENTATIVE MAP - TMP-4706 - NORTHERN TERRACE AT PROVIDENCE - APPLICANT:PERMA-BILT - OWNER: LM CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 930-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 148 acres adjacent to the northeast corner of Shaumber Road and Farm Road (APN 126-13-101-005 thru 008, 012, 014, 018, 126-13-201-005 thru 008, 013 thru 016, 126-13-501-003, 126-13-601-001, 007, and a portion of 018), PD (Planned Development) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:

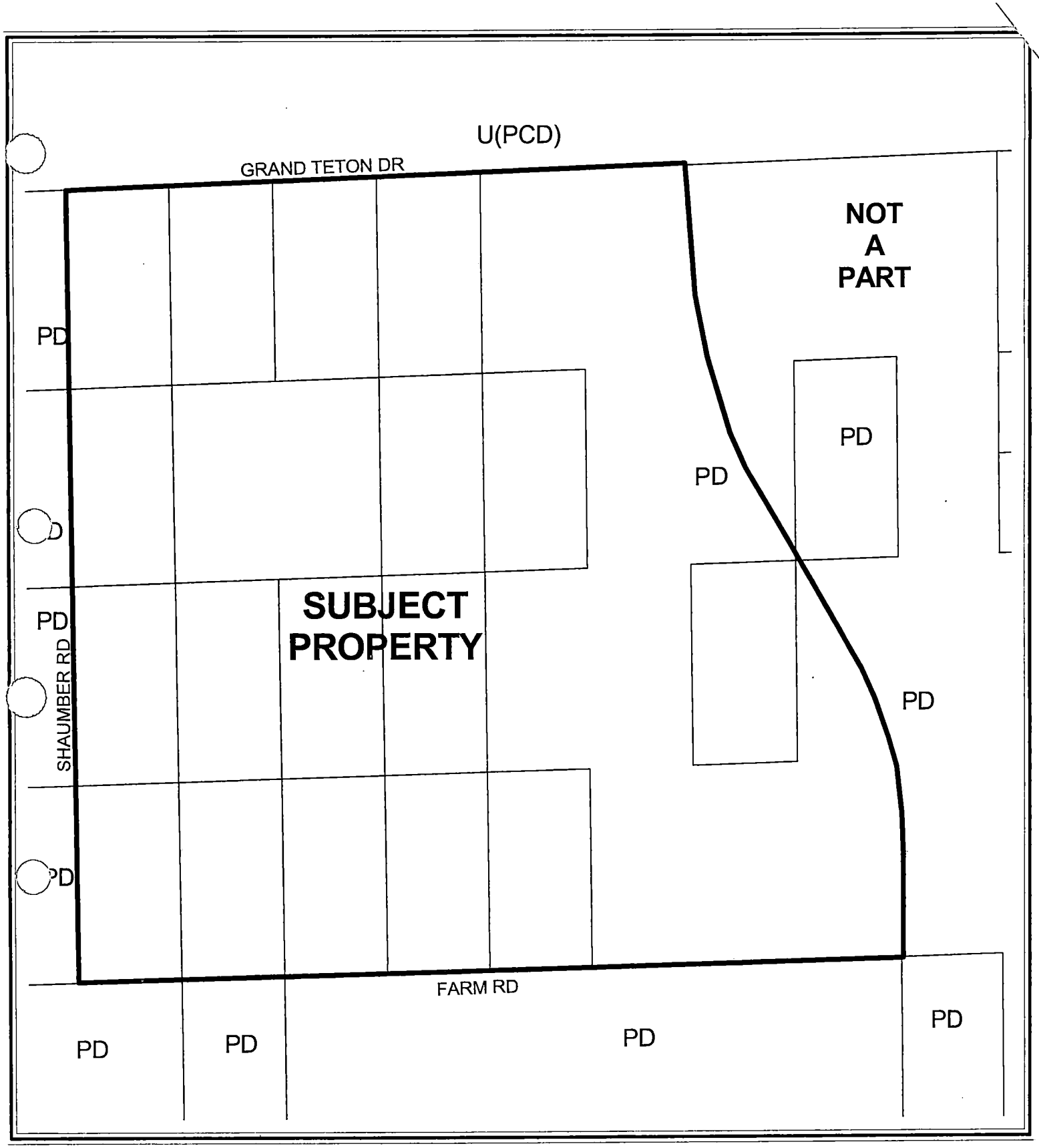
GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 16 [SDR-4740], Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] to 8/26/2004 Planning Commission meeting; Item 35 [GPA-4548], Item 36 [ZON-4554], Item 37 [VAR-4677], Item 38 [SDR-4555], Item 49 [MSP-4622], Item 65 [SUP-4728] and 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 tabled, 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.

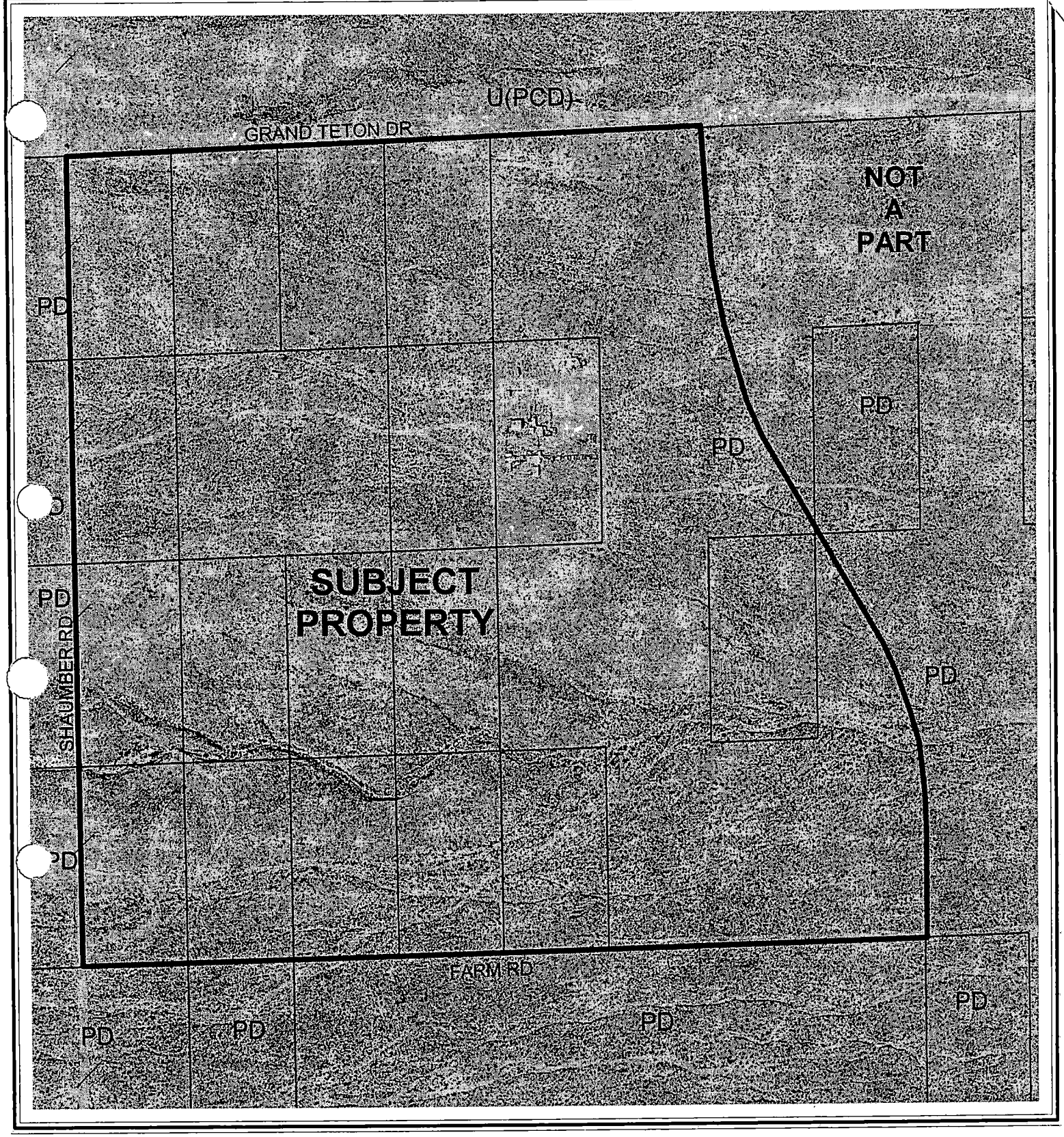
(6:06 – 6:10)



CASE: TMP-4706

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: TMP-4706

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4706 - NORTHERN TERRACE AT PROVIDENCE - APPLICANT:PERMA-BILT - OWNER: LM CLIFF'S EDGE, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. All development shall conform to the Cliff's Edge Master Development Plan and Design Guidelines. Specifically, the Tentative Map shall be revised to the satisfaction of the Planning and Development Department, to reflect front, side and rear setbacks that comply with the Cliff's Edge standards that require different setbacks based on the number of stories, and based on the special land use designation.

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

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

Public Works

5. The Cliff's Edge Parent Map shall record prior to the recordation of any Final Maps for this site.

6. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of the Final Map for this site.

7. If not already constructed by the Master Developer, construct half street improvements on Shaumber Road, Farm Road, Grand Teton Drive and Egan Crest Way, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within 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). Offsite infrastructure plans must be approved prior to recordation of a Final Map for this site.

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8. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Shaumber Road, Farm Road, Grand Teton Drive and Egan Crest Way adjacent to this site concurrent with development of this site.

9. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Shaumber Road, Farm Road, Grand Teton Drive and Egan Crest Way public rights-of-way adjacent to this site.

10. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.

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

12. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

13. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.

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

15. 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.

16. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 930-lot commercial subdivision on 148 acres adjacent to the northeast corner of Shaumber Road and Farm Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/06/02 The City Council approved an annexation (A-0026-01) of 95 acres in the northern portion of the Cliff's Edge Master Development Plan area, south of Grand Teton Drive, including a portion of the subject site. The Planning Commission recommended approval on 05/10/01. Staff supported the request. The effective date of this annexation was 02/15/02.

06/19/02 The City Council approved an annexation (A-0027-01) of five acres in the northern portion of the Cliff's Edge Master Development Plan area, south of Grand Teton Drive, including a portion of the subject site. The Planning Commission and staff recommended approval on 05/10/01. The effective date of this annexation was 06/28/02.

02/05/03 The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including portions of the subject site. The Planning Commission and staff recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.

03/19/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, including portions of the subject site, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.

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07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, including portions of the subject site, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 06/12/03.

12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.

12/17/03 The City Council approved annexation (ANX-3087) of 27.5 acres of land within the Cliff's Edge Master Development Plan area, including portions of the subject site. The Planning Commission and staff recommended approval on 10/23/03. The effective date of this annexation is 12/26/03.

02/18/04 The City Council approved requests for a Development Agreement (DIR-3451) for the Cliff's Edge Master Development Plan area and a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the Cliff's Edge area, including portions of the subject site. The Planning Commission and staff recommended approval of both requests on 01/08/04.

B) Pre-Application Meeting

04/28/04 The applicant was advised of certain requirements to be provided with the application, including cross sections, street names and block designations, and to reflect the requirement for a multi-use transportation trail on the south side of Grand Teton Drive, although these perimeter improvements are being developed by the master developer separately from this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 148

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

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C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The allowable density range for lands so designated is between two and eight units per acre. The proposed Tentative Map will allow 930 units on 148 acres, for a gross density of 6.28 units per acre, which is in conformance with the overall density provisions of the PCD (Planned Community Development) land use designation.

The Centennial Hills Sector Plan states that within areas designated as PCD, development will range "...from two to eight units per acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD." The proposed Tentative Map conforms to the PCD land use designation for these lands.

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

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Special Area Plan

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on 03/19/03 and further amended on 07/16/03 and 12/04/03. This document and the infrastructure programming and maintenance in the associated Development Agreement provide policy direction for future development within the overall Master Development Plan area.

Trails

In the case of this specific project, there is a requirement for a Multi-use Transportation Trail along the south side of Grand Teton Drive, along the northern boundary of the project. This trail will be developed by the master developer in accordance with the Cliff's Edge parent Final Map standards.

Project of Regional Significance

Due to the size of the Cliff's Edge Plan area, and as part of the previous Rezoning ZON-1520 for the area, the overall project was identified as a Project of Regional Significance; accordingly, the master developer completed an Environmental Impact Statement (EIS) as part of that application. The results of the EIS were provided in the case report for ZON-1520 and listed subsequently in the case report for ZON-2184. No separate EIS is required for this project.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.050, the development standards within a PD (Planned Development) zoning district are established by the Master Development Plan. The development standards for the Cliff's Edge area are established through the approved Cliff's Edge Master Development Plan. The master developer is vested with the responsibility, pursuant to the Development Agreement, to provide site plan review for single-family residential projects such as this and provide a recommendation to the City regarding its compliance to the Plan. This is the reason there is no associated prior Site Development Plan Review approval with this Tentative Map application. The master developer provides the city with a copy of a checklist indicating the level of compliance to the Plan. In this case, the checklist indicated that the application was in compliance with Plan standards and was ready to proceed to the Tentative Map phase of the project. The Tentative Map as submitted contains the following development standards:

Standards	Proposed	Required (ML 1 story)	Required (ML 2-story)	Required (L 1 story)	Required (L 2 story)
Min. Setbacks:					
• Front, living area/porch	10 Feet	10 Feet	10 Feet (60% of wall plane, then 15 Feet)	10 Feet	15 Feet
• Front, garage face	18 Feet	18 Feet	18 Feet	20 feet	20 Feet
• Side	3 Feet	3-5 Feet	3-10 Feet	5-10 Feet	5-10 Feet
• Corner	5 Feet	10 Feet	10 Feet	10 Feet	15 Feet
• Rear	15 Feet	15 Feet*	15 Feet*	20 Feet*	20 Feet*
• Rear patio covers	10 Feet	10 Feet	10 Feet	10 Feet	10 Feet

* standards allow for reduced rear yards under certain conditions.

Although most of the area covered by the Tentative Map was identified in the Plan as ML (Medium-Low Density Residential), a substantial component was identified as L (Low Density Residential). It was determined through discussions with the master developer that the actual location of the Low Density Residential designated area could be integrated with the ML area, as long as the relative densities and design standards were distributed proportionately within the same subdivision. The Tentative Map as presented moves all development in the subdivision to the more dense guidelines of the ML designation, and does not take the greater setbacks for two-story products into account in several instances. A condition of approval will require that the Tentative Map setbacks be adjusted to comply with the guidelines of Section 3.2.5 of the Cliff's Edge Plan, with regard to front, side and corner setbacks. If this requires a revision to the map and a reduction in the number of lots, then this will be necessary to comply with the guidelines of the Plan.

B) General Analysis Discussion

- General information

The proposed Tentative Map depicts the area generally located between Grand Teton Drive and Farm Road, and between Shaumber Road and Egan Crest Way. The map is divided into nine phases, which will be developed with different ranges of product types by the same builder (phases 4 and 5, smallest product, then phases 2 and 7, then phases 1, 9 and 6, and finally phases 8 and 3, with single-story only products). The development of 930 lots will be served by a network of private streets of varying widths, some with medians. Access points to the subdivision will be via one entrance each to Grand Teton Drive, Egan Crest Way and Farm Road. There is no access to Shaumber Road. Although there are many common lots, some containing small park sites, the development will be served by a single principal recreation site in phase 1, adjacent to the model home area.

- Cross Section

The north/south cross section depicts a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. The cross sections indicate a maximum retaining wall height of 4-feet adjacent to exterior public streets with stepped landscape buffers. Retaining walls in excess of 4 feet are being proposed within the site interior only, therefore should not pose a conflict with Title 18.

The east/west cross section depicts a maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. The cross sections indicate a maximum retaining wall height of 4-feet adjacent to exterior public streets with stepped landscape buffers. Retaining walls in excess of 4-feet are being proposed within the site interior only, therefore should not pose a conflict with Title 18.

- Trails

Per Title 18.08.100, all trails that are required in accordance with the City's Master Plan and ordinances shall be indicated on the Tentative Map. The required Multi-Use (Transportation) Trails is not shown on the proposed map; however, it is identified on parent Tentative Map (TMP-3798) and the related preliminary Final Map, which is satisfactory since these trails are the responsibility of the master developer.

- Special Conditions of Approval (from ZON-1520, ZON-2184, ZON-3241)

  - All perimeter walls fronting public streets may not exceed eight feet in height.

  - Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

  - Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.

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The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

- A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional pubic sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.

- A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication

of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

- A Master Drainage Plan and 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 Master Developer of this site shall be responsible to construct such 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.

- Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.

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- Homeowners' Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

- The final design and conditions for each section within this development shall be determined at the time of approval of site-specific actions associated to each site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4706 APN: see attached

Name of Property Owner: LM Cliff's Edge LLC

Name of Applicant: -same-

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

_____ Yes ___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: see attached

Signature of Property Owner/Authorized Agent: See attached signature page

Print Name: JAMES D. HIBBERT

Subscribed and sworn before me

This 18th day of June, 20 04

Suzanne Swinson

Notary Public in and for said County and State

SUZANNE SWINSON
Commission # 1389722
Notary Public - California
Orange County
My Comm. Expires Dec 12, 2006

SEE BELOW

SUZANNE SWINSON
Commission # 1389722
Notary Public - California
Orange County
My Comm. Expires Dec 12, 2006

SIGNATURE PAGE FOR STATEMENT OF FINANACIAL INTEREST

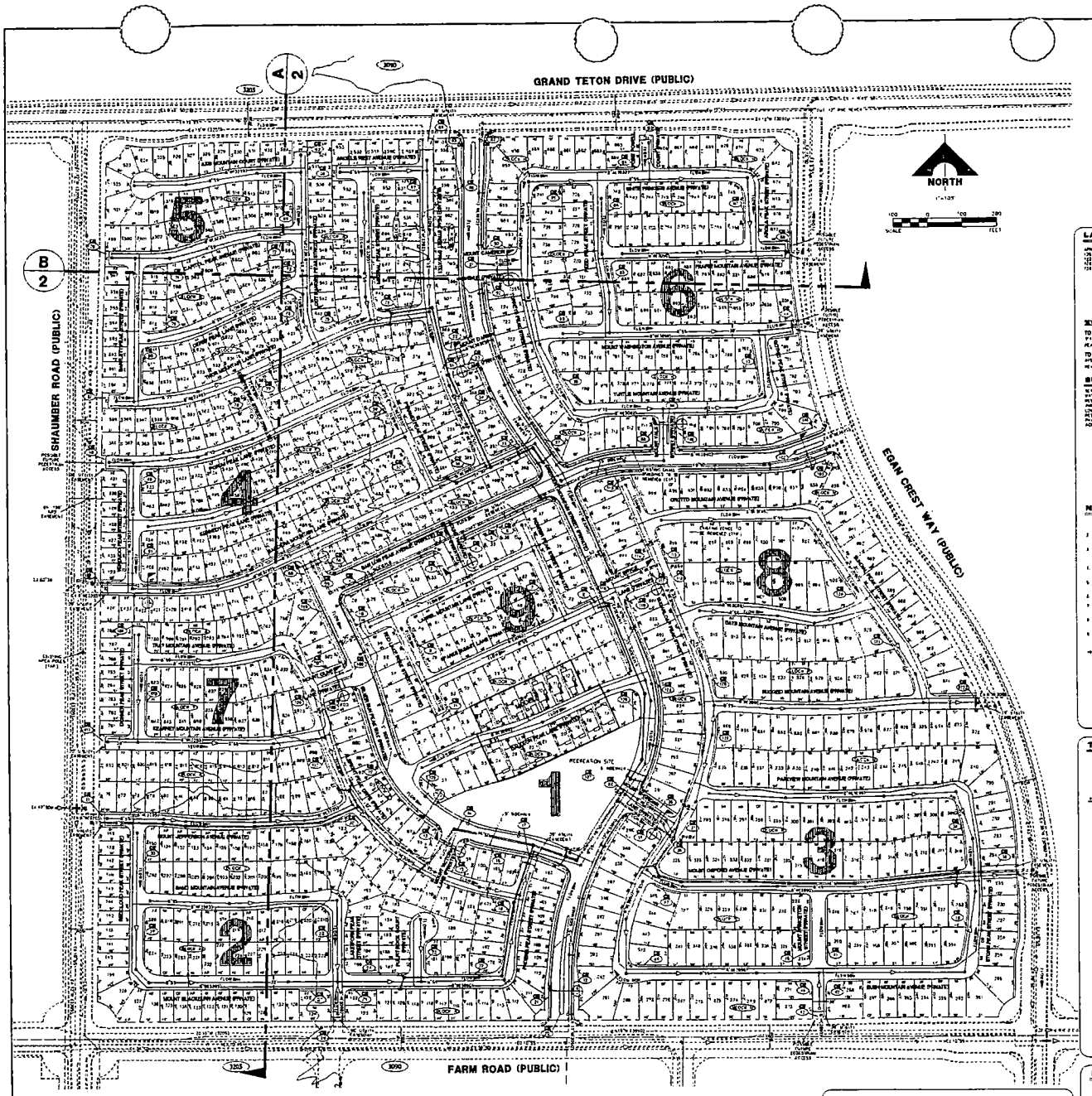
LM CLIFF'S EDGE, LLC, a Delaware limited liability company

By: LOWE ENTERPRISES RESIDENTIAL INVESTORS, LLC, a Delaware limited liability company, Its Sole Member

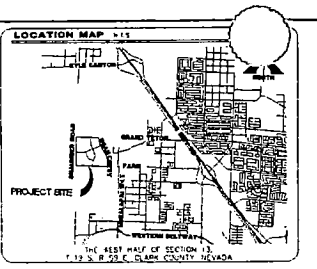
BY: LOWE ENTERPRISES RESIDENTIAL ADVISORS, LLC, a Delaware limited liability company, Its Managing Member

By: _____

Name: James D. Hibbert
Title: Vice President
Date: June 18, 2004



LOCATION MAP



THE WEST HALF OF SECTION 13
T.12 S., R.59 E., CLARK COUNTY, NEVADA

LAND USE

EXISTING / PROPOSED ZONING: R-2 (PD) PLANNED DEVELOPMENT

TOTAL GROSS ACREAGE: 142.61 AC. (OR W/CENTERLINE OF HIGHEST STREET)

NUMBER OF RESIDENTIAL LOTS: 516

NUMBER OF COMMON LOTS: 121

SEWAGE GENERATION

TO GRAND TETON:
516 UNITS @ 230 GPD/EDU/d = 127,536 GPD
PEAK FLOW: 127,536 GPD x 2.5 (PF) = 318,840 GPD

TO FARM ROAD:
516 UNITS @ 230 GPD/EDU/d = 124,780 GPD
PEAK FLOW: 124,780 GPD x 2.5 (PF) = 311,700 GPD

SETBACK REQUIREMENTS

NOTES

LEGAL DESCRIPTIONS

TYPICAL STREET CROSS SECTIONS

PARCEL ENTRY (PRIVATE W/P.U.E.)

SAN LUIS PEAK AVENUE (W/ MEDIAN) (PRIVATE W/P.U.E.)

35' RESIDENTIAL STREET (PRIVATE W/P.U.E.)

SILVER RUN PEAK DRIVE (PRIVATE W/P.U.E.)

SAN LUIS PEAK AVENUE AND CRESCENT MOUNTAIN STREET (W/O MEDIAN) (PRIVATE W/P.U.E.)

CRESCENT MOUNTAIN STREET (SOUTH) (W/ MEDIAN) (PRIVATE W/P.U.E.)

LEGEND

PROPOSED DROP INLET
CHECK GATE VALVE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING STORM DRAIN LINE W/MH
PROPOSED STORM DRAIN LINE W/MH
EXISTING SEWER LINE W/MH
PROPOSED SEWER LINE W/MH
EXISTING RIGHT OF WAY
PROPOSED RIGHT OF WAY
TENTATIVE MAP BOUNDARY/PHASE LINE
SUBDIVISION LOT LINE
5' MUNICIPAL CONTOURS
PROPOSED LOT NUMBER
COMMON LOT NUMBER
STORMWATER FLOW DESCRIPTION

REQUESTED DEVIATIONS FROM STANDARD

1. 400' CENTERLINE RADIUS WHERE 450'IS REQUIRED
2. UNEVEN INTERSECTS
3. 150' MINIMUM LENGTH, 28' WIDE PRIVATE "STUB" STREET

BENCHMARK

DESCRIPTION	NORTHING	EASTING
[illegible]	2665.79	671.321

BASIS OF BEARINGS

ENGINEER & SURVEYOR

G.C. WALLACE, INC.
[illegible]

SUBDIVIDER

PERMA-BILT HOMES
[illegible]

UTILITY SERVICE BY

LAS VEGAS VALLEY WATER DISTRICT
SOUTH CENTRAL SEWER DISTRICT
NEVADA POWER CO. DBA NV ENERGY
SOUTHWEST GAS CORPORATION
SPRINT TELEPHONE COMPANY
COMCAST CABLE CORPORATION

RECORD OWNER

LV GRETTA, LLC
[illegible]

PERMA-BILT/HOMES

NORTHERN TERRACE

AT PROVIDENCE TENTATIVE MAP

JULY 19, 2004

SHEET 1 OF 2

DRAWING TM-1

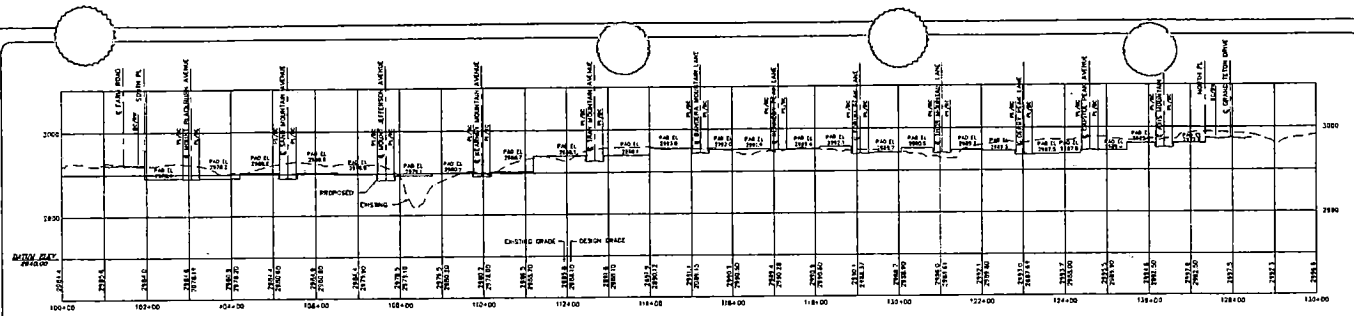
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
[illegible]

PERMA-BILT/HOMES
NORTHERN TERRACE AT PROVIDENCE
TENTATIVE MAP

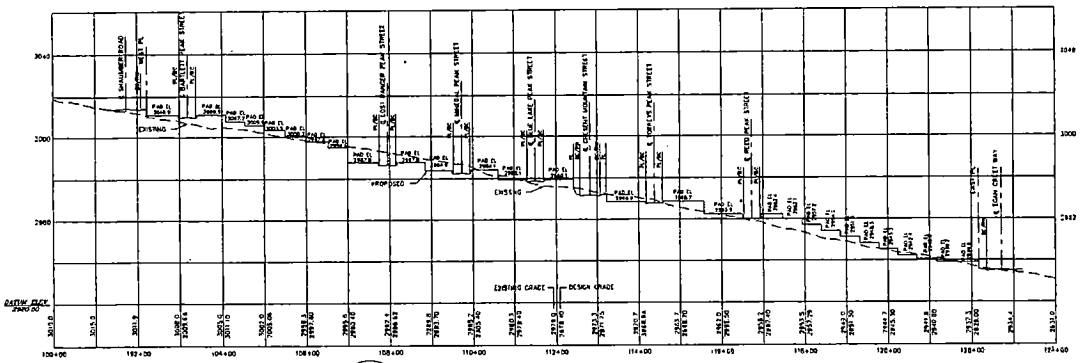
ISSUE DATE 7-19-04

TMP-4706
08-12-04 PC

REVISED
8-04-04



A
SECTION NORTH-SOUTH



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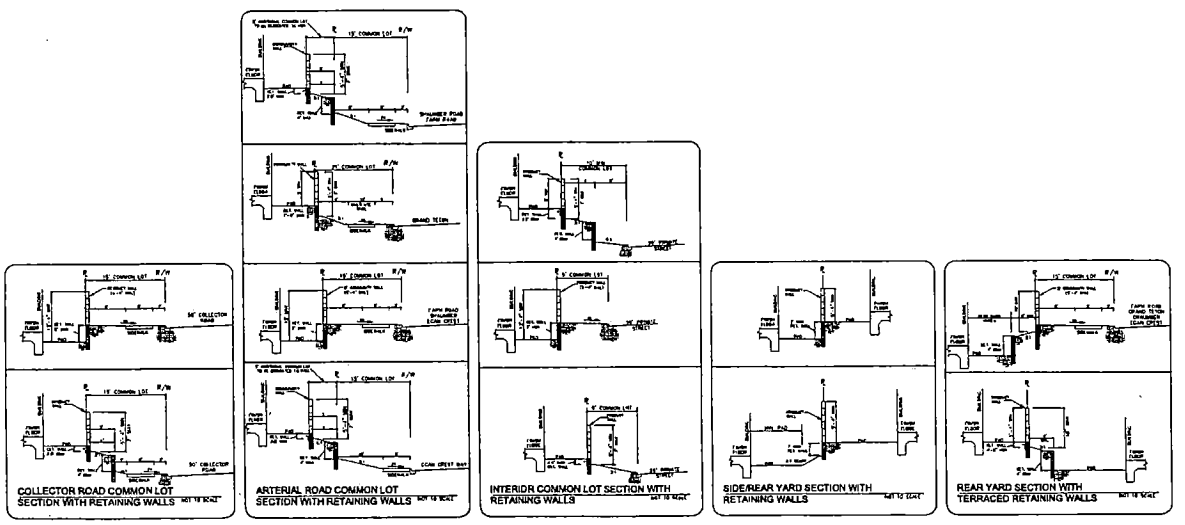


TMP-4706
08-12-04 PC

PERMA-BILT/HOMES
NORTHERN TERRACE
AT PROVIDENCE
TENTATIVE MAP
JUNE 3, 2004
SHEET 2 OF 2

DRAWING
TM-2
2 OF 2 SHTS

PERMA-BILT HOMES
NORTHERN TERRACE AT PROVIDENCE
TENTATIVE MAP

D.C. WALLACE, INC.

TMP-4706 - NORTHERN TERRACE AT PROVIDENCE - APPLICANT:PERMA-BILT - OWNER: LM CLIFF'S EDGE, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SHAUMBER ROAD AND FARM ROAD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-4729 - CHATEAU VERSAILLES CONDOMINIUMS - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A PROPOSED 371-UNIT CONDOMINIUM SUBDIVISION on 21.2 acres adjacent to the northwest corner of Alexander Road and the Las Vegas Beltway (APN 137-01-401-014), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

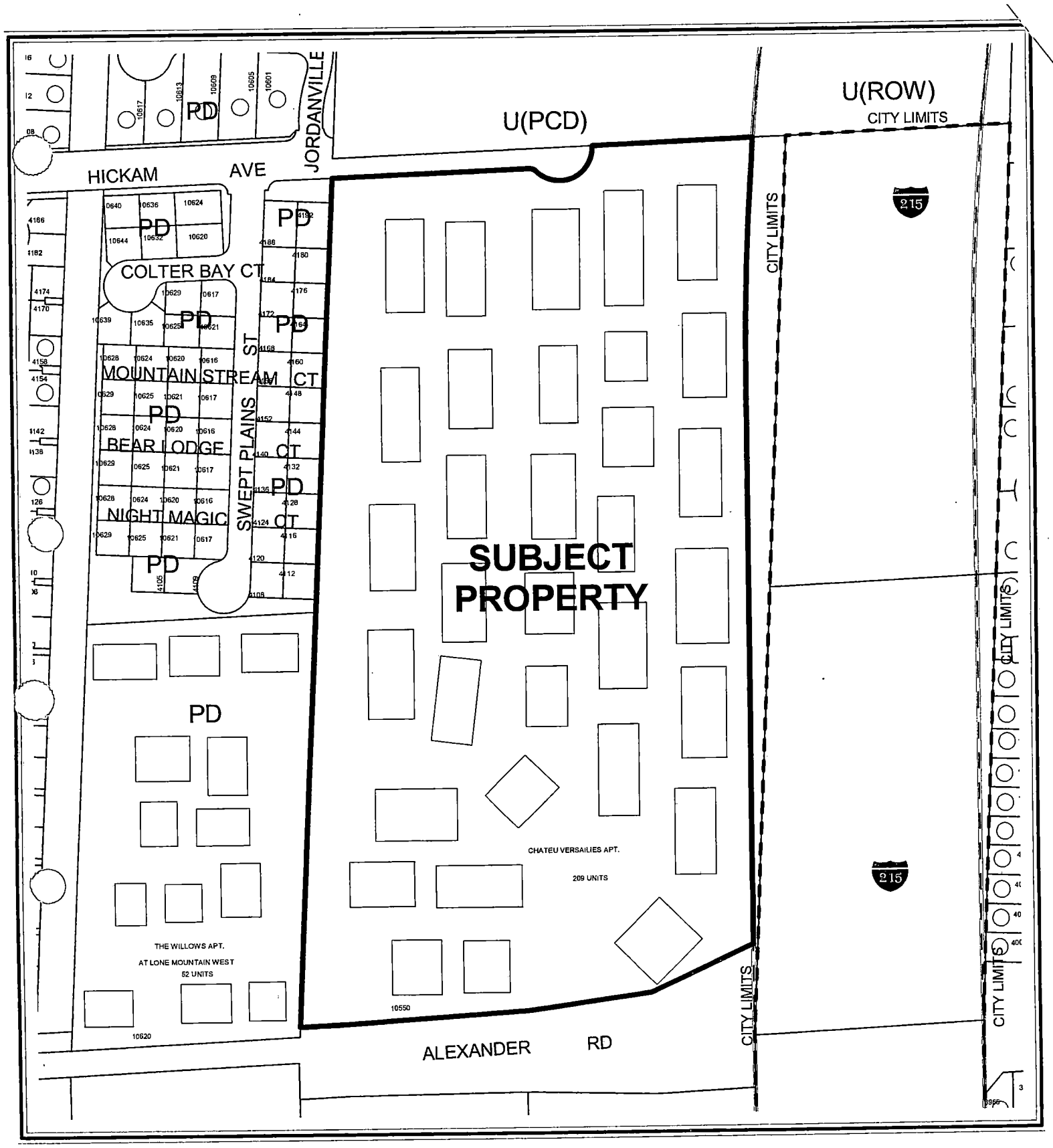
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
STEINMAN – APPROVED Consent Item 1 [TMP-3624], Item 3 [TMP-4729], Item 4 [TMP-4753] and Item 5 [TMP-4757] subject to conditions – Motion carried with McSWAIN abstaining on Item 3 [TMP-4729] as her firm just completed work for Pacific Properties and may be bidding on another project for them and on Item 5 [TMP-4757] as her firm may be doing a project for Richmond American Homes, and TRUESDELL and EVANS excused

This is Final Action

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

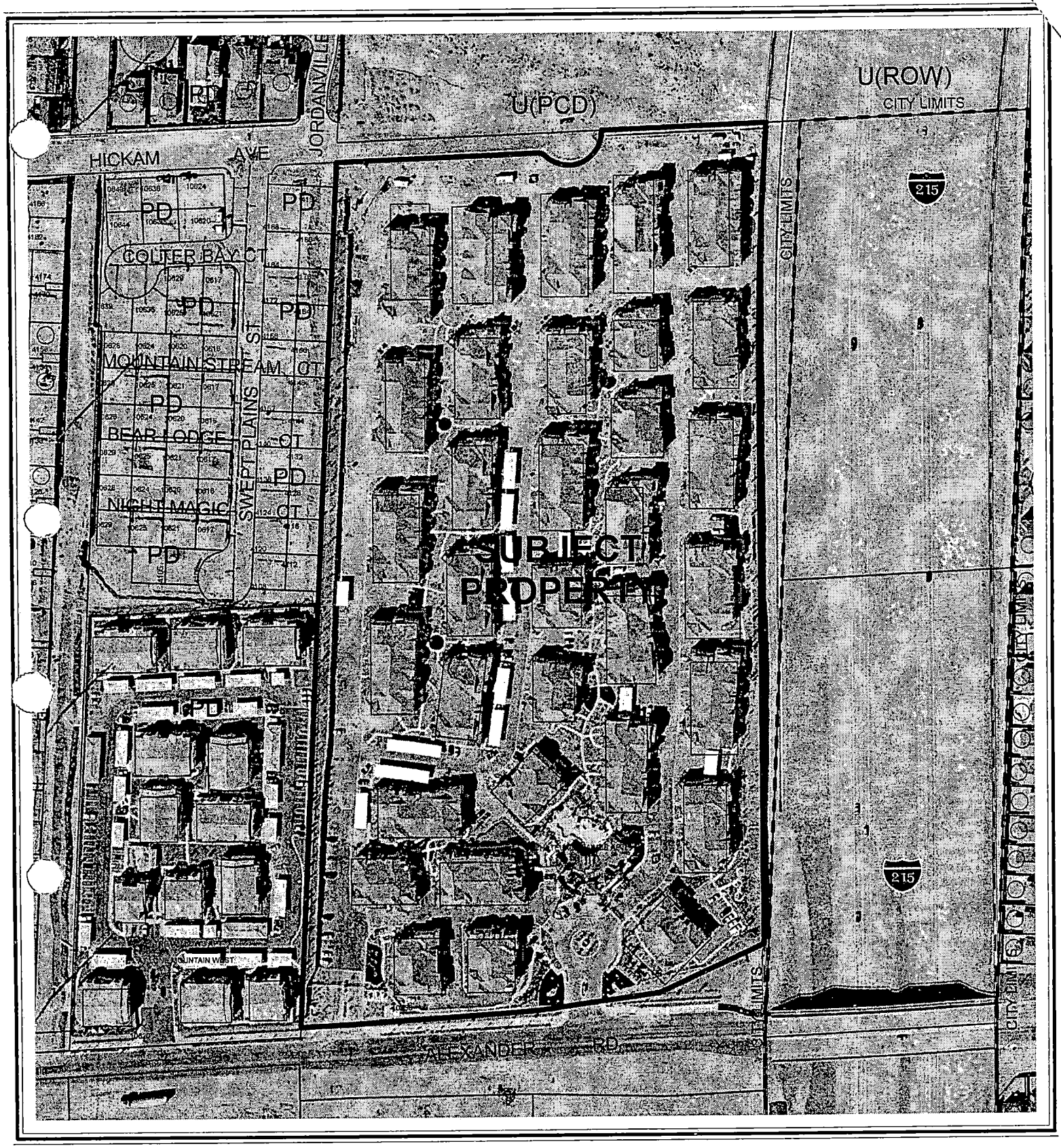
(6:10 – 6:12)



CASE: TMP-4729

ONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: TMP-4729

ONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4706 - NORTHERN TERRACE AT PROVIDENCE - APPLICANT:PERMA-BILT - OWNER: LM CLIFF'S EDGE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Cliff's Edge Master Development Plan and Design Guidelines. Specifically, the Tentative Map shall be revised to the satisfaction of the Planning and Development Department, to reflect front, side and rear setbacks that comply with the Cliff's Edge standards that require different setbacks based on the number of stories, and based on the special land use designation.

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

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

Public Works

5. The Cliff's Edge Parent Map shall record prior to the recordation of any Final Maps for this site.

6. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of the Final Map for this site.

7. If not already constructed by the Master Developer, construct half street improvements on Shaumber Road, Farm Road, Grand Teton Drive and Egan Crest Way, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within 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). Offsite infrastructure plans must be approved prior to recordation of a Final Map for this site.

GL

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4729 - CHATEAU VERSAILLES CONDOMINIUMS - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4625) and the Lone Mountain West Master Development Plan and Design Standards.

3. A waiver is granted to the City's Street Naming Regulations.

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

5. A Homeowner's Association shall be created to maintain all common areas.

Public Works

5. Add a note to the final map that on-site sewers are private and are to be privately maintained.

6. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site regarding providing emergency access to Hickam Avenue. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

7. Site development to comply with all applicable conditions of approval for Z-0024-99(33), SDR-4625 and all other applicable site-related actions.

SS

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

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 371-unit condominium subdivision on 21.2 acres adjacent to the northwest corner of Alexander Road and the Las Vegas Beltway.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

10/26/98	The City Council approved a request to annex the subject site as part of a 451-acre overall request (A-0017-98). The Planning Commission and staff recommended approval. The effective date was 01/22/99.
06/14/99	The City Council approved a Rezoning (Z-0024-99) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission and staff recommended approval.
09/20/01	The Planning Commission approved a request for a Site Development Plan Review [Z-0024-99(33)] for a proposed 371-unit multi-family residential development on 21.24 acres located north of Alexander Road and west of the 215 Beltway. Staff recommended approval.
07/22/04	The Planning Commission approved a Site Development Plan Review (SDR-4625) for the conversion of an existing 371-unit multi-family residential development to condominiums on the subject site. Staff recommended approval.

B) Pre-Application Meeting

05/26/04	The site must be re-addressed prior to the submittal of a Final Map for the site. Staff asked that all existing and proposed trails be depicted on the Tentative Map.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 21.2

SS

B) Existing Land Use

Subject Property:	371-Unit Apartment Complex
North:	Undeveloped
South:	Undeveloped
East:	Clark County 215 Beltway
West:	98-Unit Apartment Complex and Single-Family Attached Residential Dwellings

C) Existing Zoning

Subject Property:	PD (Planned Development)
North:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
South:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
East:	Clark County 215 Beltway
West:	PD (Planned Development)

D) Lone Mountain Land Use Designation

Subject Property:	Multi-Family Medium Residential
North:	Public Facilities
South:	Multi-Family Medium Residential
East:	Clark County 215 Beltway
West:	Multi-Family Medium Residential and Medium-Low Density Residential

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation The PCD (Planned Community Development) category of the Centennial Hills General Plan allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses.

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

SS

The subject site is located within the Lone Mountain West Master Plan area west of the Las Vegas Beltway. The parcel has a land use designation of Multi-Family Medium Residential on the Master Development Plan. The Multi-Family Medium Residential category provides for the development of up to 25 dwelling units per gross acre. Product types include a higher density variety of multi-family units such as condominiums and low-density multi-family, and residential buildings with a maximum of three stories. This category also permits senior housing and related facilities for senior care.

Trails

A Multi-Use Non-Equestrian Trail is required along the eastern boundary of the property as shown on Map 8 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan. The developer will not be responsible for the construction of this trail, as it will be wholly located within the right-of-way of the Las Vegas Beltway. A Multi-Use Equestrian Trail has been constructed along the southern portion of the site in accordance with the approved Site Development Plan Review [Z-0024-99(33)]. These trails are not depicted on the Tentative Map.

INTERAGENCY ISSUES

The Las Vegas Metropolitan Police Department believes the addition of this development will have a potential negative impact on current police service levels. This may result in increased response time to calls for service, diminished quality of investigations due to increased case load, and reduced time for preventive patrolling.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.050 and the approved Site Development Plan Review (SDR-4625), the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	5 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Building Height	2 Stories / 35 Feet	28 Feet/2 Stories	Y
Number of Units	371	371	Y
Max. Density	25 du/ac	17.5 du/ac	Y
Private/Public Street	Private drive	Private drive	Y
Min. Street Width	24 Feet	24 Feet	Y
			SS

The existing development is in compliance with the standards of Title 19 and those established by Site Development Plan Review (SDR-4625).

The following Open Space Standards apply to the subject proposal:

According to the original Site Development Plan Review [Z-0024-99(33)], the site provides 222,592 square feet of open space where 51,812 square feet is the minimum amount required. The amount of open space is therefore adequate for the site.

B) General Analysis Discussion

- General information

The apartment site is being re-mapped to allow for the sale of condominium units. Access to the subject site is from two driveways off of Alexander Road. Parking is supplied throughout the site in garages or covered or uncovered spaces. Landscaping is provided around all of the buildings and in planters around the perimeter of the existing complex. Elevations depict stucco exteriors with varying facades, which include patios, balconies, and arched windows, with tile roofs. The site plan depicts community facilities, including a recreation building and outdoor pool, at the entrance to the site off Alexander Road. An existing Multi-Use Equestrian Trail is located along the southern portion of the site. There is a condition exempting this conversion from meeting the strict standards of the street naming ordinance due to the unique challenges in addressing previously approved apartment complexes.

The City of Las Vegas Department of Public Works notes that the sanitary sewer agency shown on Sheet 1 of this Tentative Map should be City of Las Vegas, not Clark County Sanitation District.

- Cross Section

This is an existing apartment site being converted to condominiums. The perimeter block walls depicted on this Tentative Map exist. No new walls are shown or anticipated.

- Trails

A Multi-Use Non-Equestrian Trail is required along the eastern boundary of the property as shown on Map 8 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan. The developer will not be responsible for the construction of this trail, as it will be wholly located within the right-of-way of the Las Vegas Beltway. A Multi-Use Equestrian Trail has already been constructed along the southern portion of the site in accordance with the approved Site Development Plan Review [Z-0024-99(33)] for the apartment complex.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4729 APN: 137-01-401-014

Name of Property Owner: CHATEAU ALEXANDER, LLC

Name of Applicant: PACIFIC PROPERTIES

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

_____ Yes __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 Cassidy

Print Name: Mark Cassidy

Subscribed and sworn before me

This 2nd day of July, 2004

Sharon D Pribil

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4729 APN: 137-01-401-014

Name of Property Owner: Chateau Alexander, LLC

Name of Applicant: Pacific Properties

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Chateau Alexander, LLC
By Chateau Alexander, MM Inc Managing Member

Print Name: Mark Cassidy
Mark Cassidy, President

Subscribed and sworn before me

This 26th day of May ,2004

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

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

TENTATIVE MAP
FOR
CHATEAU VERSAILLES CONDOMINIUMS
A MULTIPLE FAMILY RESIDENTIAL SUBDIVISION
CLARK COUNTY
STATE OF NEVADA

SITE DATA

ASSESSOR'S PARCEL #:	137-01-402-014
PROPOSED UNITS:	371
PROPOSED BUILDINGS:	34
GROSS ACREAGE:	21.3 ACRES
GROSS DENSITY:	18 UNITS / ACRE
OPEN REQUIRED SPACE:	118,720 SF
OPEN PROVIDED SPACE:	139,200 SF
EXISTING ZONING:	PD
PROPOSED ZONING:	PD
PROPOSED USE:	MULTI-FAMILY CONDOMINIUMS
BUILDING MIX:	BUILDING TYPE "I" : 216 = 7 (BEDROOMS) BUILDING TYPE "H" : 136 = 8 (BEDROOMS) BUILDING TYPE "M" : 272 = 9 (BEDROOMS) BUILDING TYPE "N" : 352 = 12 (BEDROOMS) TOTAL BUILDINGS = 33
BUILDING SETBACKS:	FRONT = 20' SIDE = 5' CORNER SIDE = 5' BACK = 20' ACCESSORY STRUCTURES = 3' MAXIMUM BUILDING HEIGHT = 35'

PARKING DATA

REQUIRED:
1 BEDROOM UNITS = 133
1.25 PARKING SPACES PER UNIT X 133 UNITS = 166 SPACES
2 BEDROOM UNITS = 185
1.75 PARKING SPACES PER UNIT X 185 UNITS = 324 SPACES
3 BEDROOM UNITS = 52
2.00 PARKING SPACES PER UNIT X 52 UNITS = 104 SPACES

RESIDENT SPACES = 594 SPACES
GUEST SPACES = 63 SPACES
TOTAL REQUIRED SPACES = 656 SPACES

PROVIDED:
SURFACE PARKING = 359 SPACES
GARAGE = 337 SPACES
TOTAL SPACES PROVIDED = 696 SPACES

CONDRO SPACES = 118 SPACES

HANDICAPPED SPACES REQUIRED = 13 SPACES
HANDICAPPED SPACES PROVIDED = 13 SPACES

UTILITY SERVICES

WATER	LAS VEGAS VALLEY WATER DISTRICT
SANITARY SEWER	CLARK COUNTY SANITATION DISTRICT
ELECTRIC	NEVADA POWER
GAS	SOUTHWEST GAS
TELEPHONE	SPRINT CENTRAL
TRASH DISPOSAL	REPUBLIC SERVICES OF NEVADA

SEWER CONTRIBUTION

AVERAGE FLOW = 0.09273 MGD
PEAK FLOW = 0.315 MGD

NOTES:

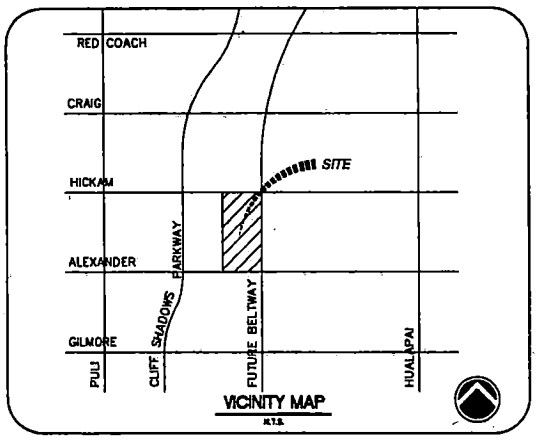
THERE IS NO KNOWN GROUNDWATER WITHIN 20 FEET OF THE EXISTING GROUND SURFACE OF THE PROJECT SITE.

THERE IS NO KNOWN FAULTS OR FEATURES, MAPPED OR OBSERVABLE, LOCATED ON THE PROJECT SITE.

COVENANTS AND RESTRICTIONS

DEVELOPER WILL CREATE C.C. & R.'S WITH COUNCIL PRIOR TO RECORDATION OF THE FINAL MAP

DEVELOPER TO ESTABLISH TERMS OF LANDSCAPE MAINTENANCE THROUGH THE C.C. & R.'S



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3290029100 D, AUGUST 16, 1995.

BASIS OF BEARINGS:

NORTH 03°26'21" EAST BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY NEVADA, AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 69 OF SURVEYS PAGE 08.

BENCHMARK:

CITY OF LAS VEGAS VERTICAL CONTROL
RIVET AND PLATE, IN TOP OF CURB, NORTHWEST RETURN OF BUFFALO DRIVE AND ALEXANDER AVENUE.

STATION: 1LVDD
4ES

ELEVATION:
FEET = 2342.02' (NAVD88)
METERS = 713.8487 METERS (NAVD88)

OWNER

PACIFIC PROPERTIES
3993 HOWARD HUGHES PKWY, Ste 400
LAS VEGAS, NV 89109
CONTACT: RICK BERRY
VOICE: (702) 734-4644
FAX: (702) 734-4645

DEVELOPER

PACIFIC PROPERTIES
3993 HOWARD HUGHES PKWY, Ste 400
LAS VEGAS, NV 89109
CONTACT: RICK BERRY
VOICE: (702) 734-4644
FAX: (702) 734-4645

ENGINEER/ SURVEYOR

WRG DESIGN, INC.
3011 WEST HORIZON RIDGE PARKWAY, SUITE 100
HENDERSON, NEVADA 89052
(702) 990-8300

TMP-4729
08-12-04 PC

PACIFIC PROPERTIES
3993 Howard Hughes Pkwy, Ste #400
Las Vegas, Nevada 89109
(702) 734-4644

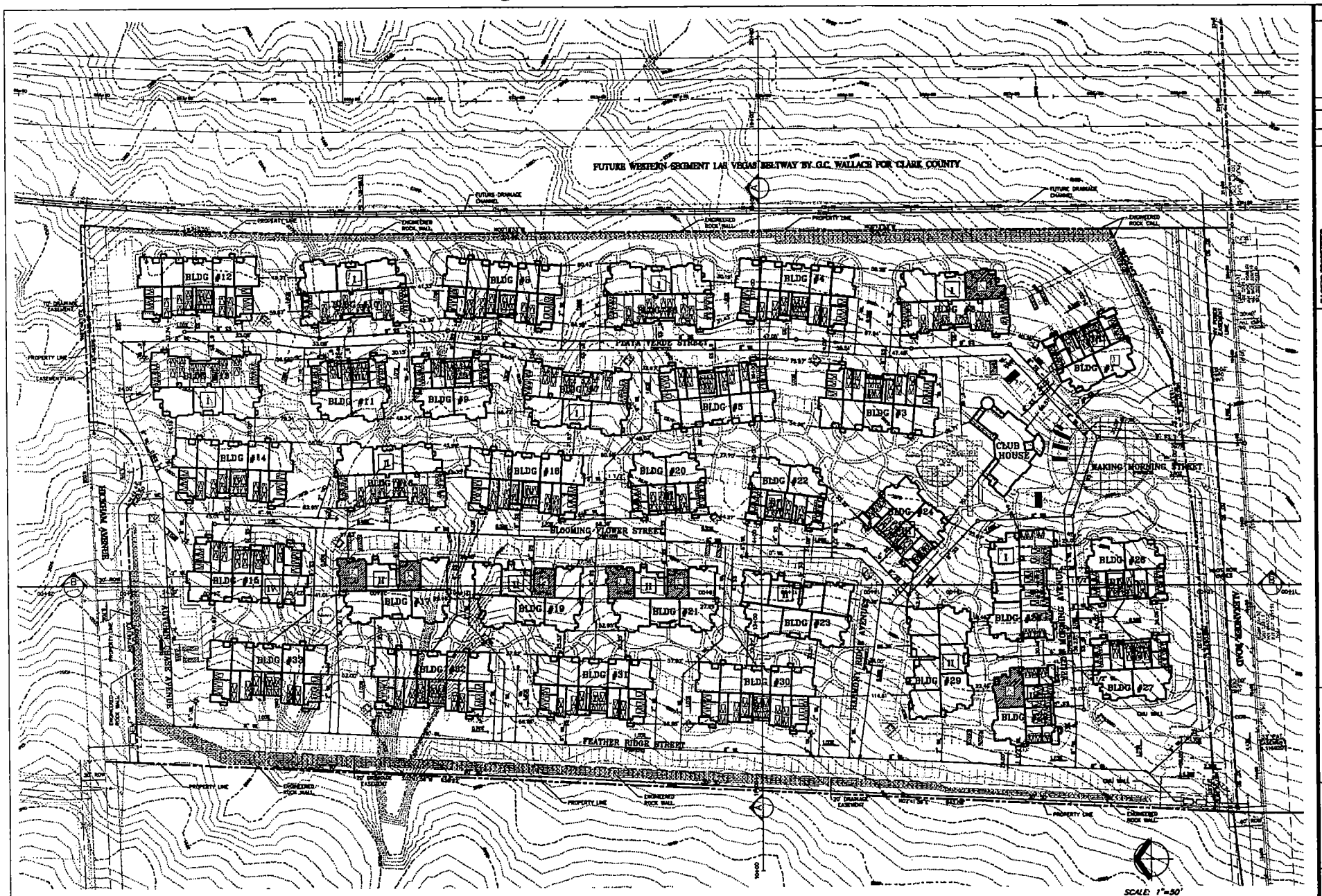
DESIGN GROUP
211 Bell Vista Way, Ste #100, Boulder City, Nevada 89005
PH (702) 990-8300 FAX (702) 990-8305
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

REV	DATE	BY	DESCRIPTION

TENTATIVE MAP
CHATEAU VERSAILLES CONDOMINIUMS
CITY OF LAS VEGAS

DATE: 5/10/04
ASSIGNED: J. BOSMAN
DRAWN: J. PRICE
CHECKED: B. JONES
SCALE: 1"=50' HORIZ
1"=5' VERT
WRG PROJECT NO: PCP4148

SHEET TITLE
COVER SHEET
SHEET NUMBER
TM1
1 OF 3
NTE NUMBER



TENTATIVE MAP

CHATEAU VERSAILLES CONDOMINIUMS

CITY OF LAS VEGAS

PACIFIC PROPERTIES

DESIGN GROUP

DATE	3/10/04
DESIGNED	R. BONHAM
CHECKED	R. PRICE
ENGINEER	B. JONES
SCALE	HORIZ 1"=50' VERT 1"=5'
MRG PROJECT NO.	PCP4148

SHEET TITLE: TENTATIVE MAP

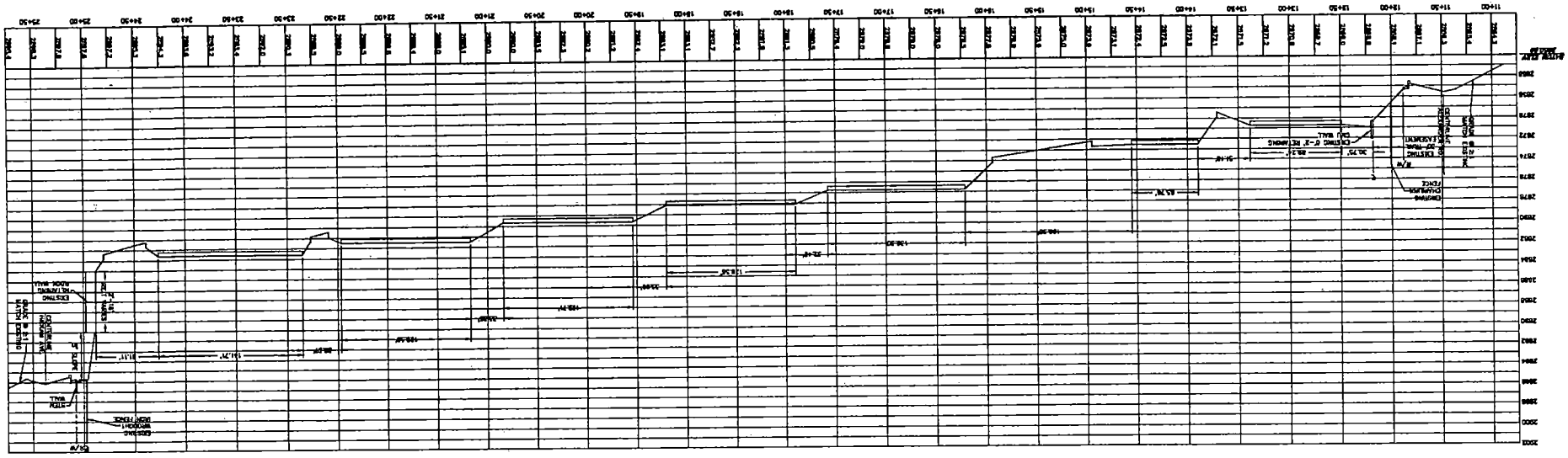
SHEET NUMBER: TM2 2 OF 3

NTE NUMBER:

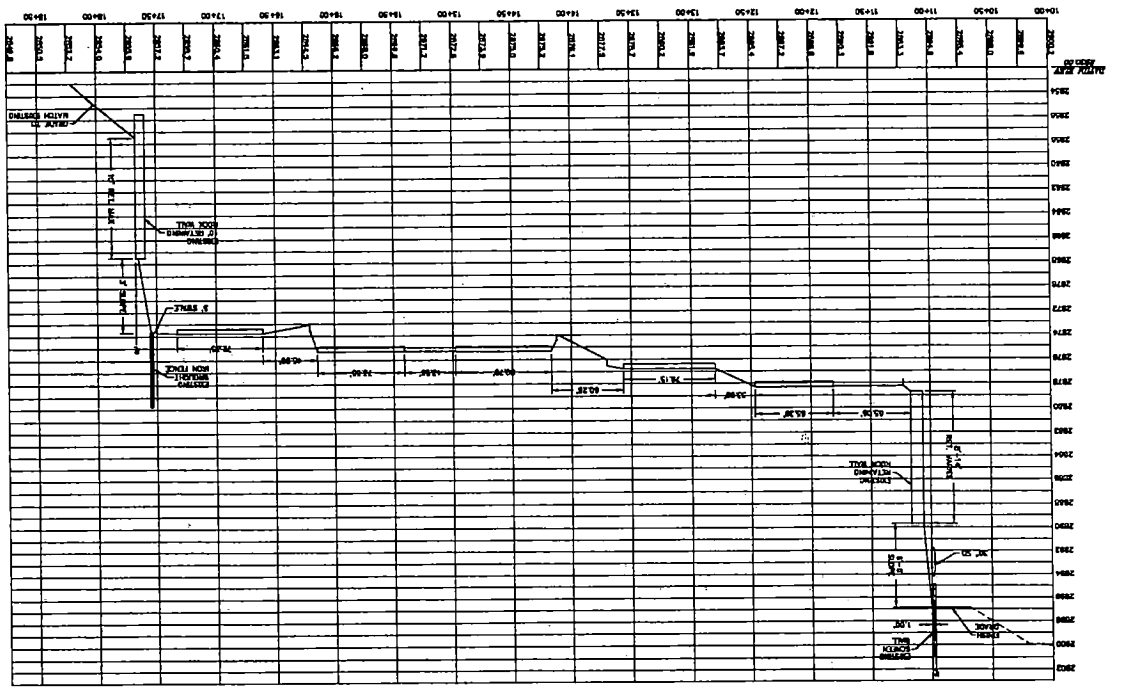
TMP-4729

08-12-04 PC

SECTION B



SECTION A



CHATEAU VERSAILLES CONDOMINIUMS

CITY OF LAS VEGAS

TENTATIVE MAP

SECTION VIEWS

SHEET NUMBER TM3

SHEET TITLE

HTE NUMBER

DATE 1/5/10/04

DESIGNED R. BOWMAN

DRAWN R. PROCE

CHECKED R. PROCE

ENGINEER B. JONES

SCALE 1"=50' HORIZ 1"=5' VERT

WRG PROJECT NO: PCP4148

PACIFIC PROPERTIES

3883 Howard Hughes Parkway, Suite #300

Las Vegas, Nevada 89109

(702) 734-4644

W R G

DESIGN

311 South Wacker Drive Parkway, Suite 1700, Henderson, NV 89015

PH. 702)990-8300 FAX. 702)990-8303

Planners • Engineers • Landscape Architects • Surveyors

REV	DATE	BY	DESCRIPTION	APP.

TMP-4729

08-12-04 PC

TMP-4729 - CHATEAU VERSAILLES CONDOMINIUMS - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF ALEXANDER ROAD AND THE LAS VEGAS BELTWAY
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-4753 - TREASURE LAND DEVELOPMENT - APPLICANT: AZTEC ENGINEERING - OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A SIX-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN 125-35-701-001, 002 & 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-D (Single-Family Residential- Restricted) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
STEINMAN – APPROVED Consent Item 1 [TMP-3624], Item 3 [TMP-4729], Item 4 [TMP-4753] and Item 5 [TMP-4757] subject to conditions – Motion carried with McSWAIN abstaining on Item 3 [TMP-4729] as her firm just completed work for Pacific Properties and may be bidding on another project for them and on Item 5 [TMP-4757] as her firm may be doing a project for Richmond American Homes, and TRUESDELL and EVANS excused

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO stated this is a Consent item.
(6:10 – 6:12)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 4 – TMP-4753

CONDITIONS:

Planning and Development

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

2. The Tentative Map shall conform to the Conditions of Approval for an approved application for Rezoning (ZON-4066). The Tentative Map shall be revised to indicate the maximum height of the homes to be one-story homes.

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

4. 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.

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

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

Public Works

7. Petition of Vacation, VAC-4068, that includes the southern most 10 feet of Washburn Road must record prior to the recordation of a Final Map for this site.

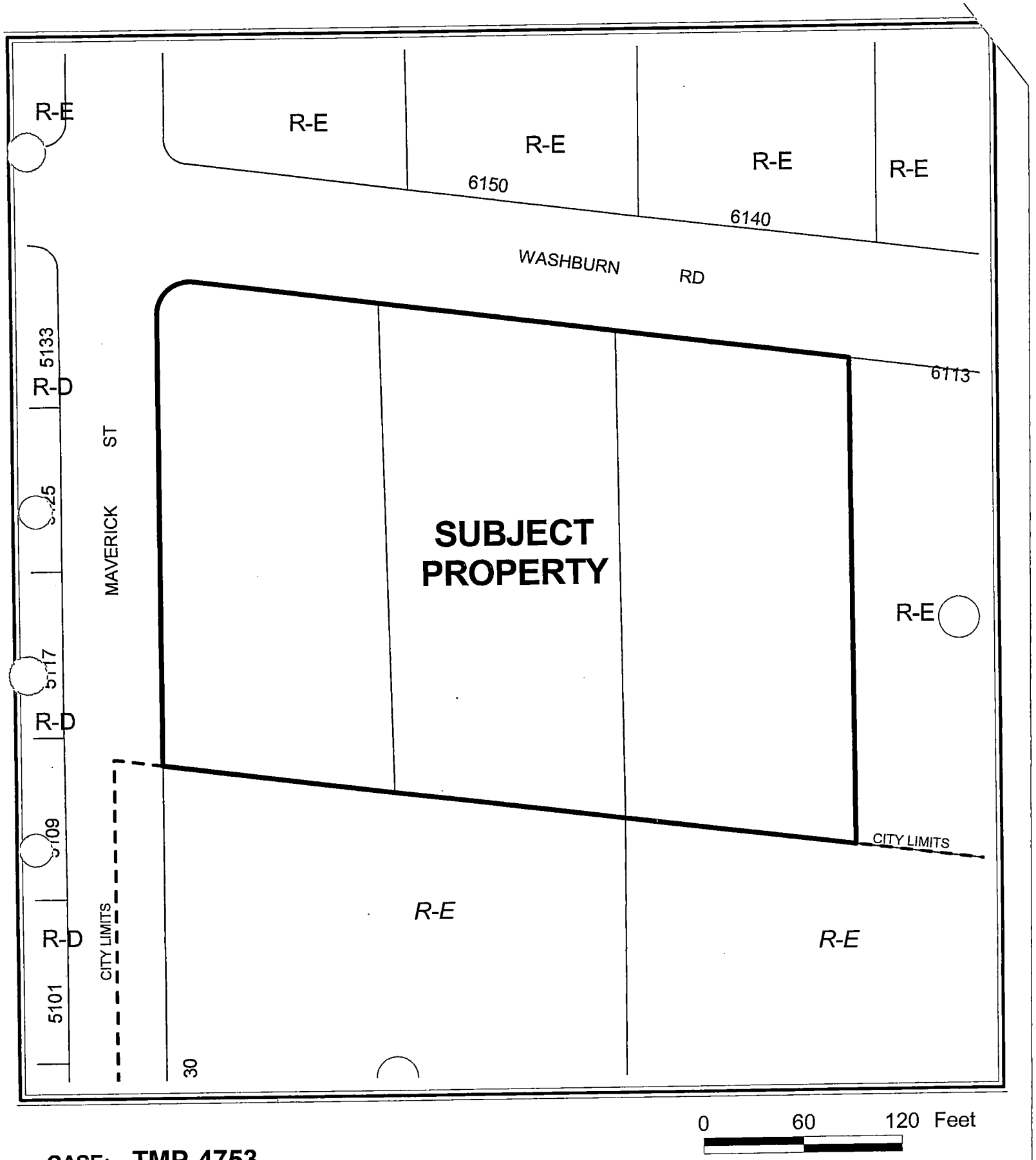
8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required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

9. Private streets shall be 37-feet from back of curb to back of curb if "L" curb is proposed or 39-feet if "roll" curb is proposed.

CONDITIONS – Continued:

10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4066, Special Use Permit SUP-4128, Petition of Vacation VAC-4068 and all other subsequent site-related actions.

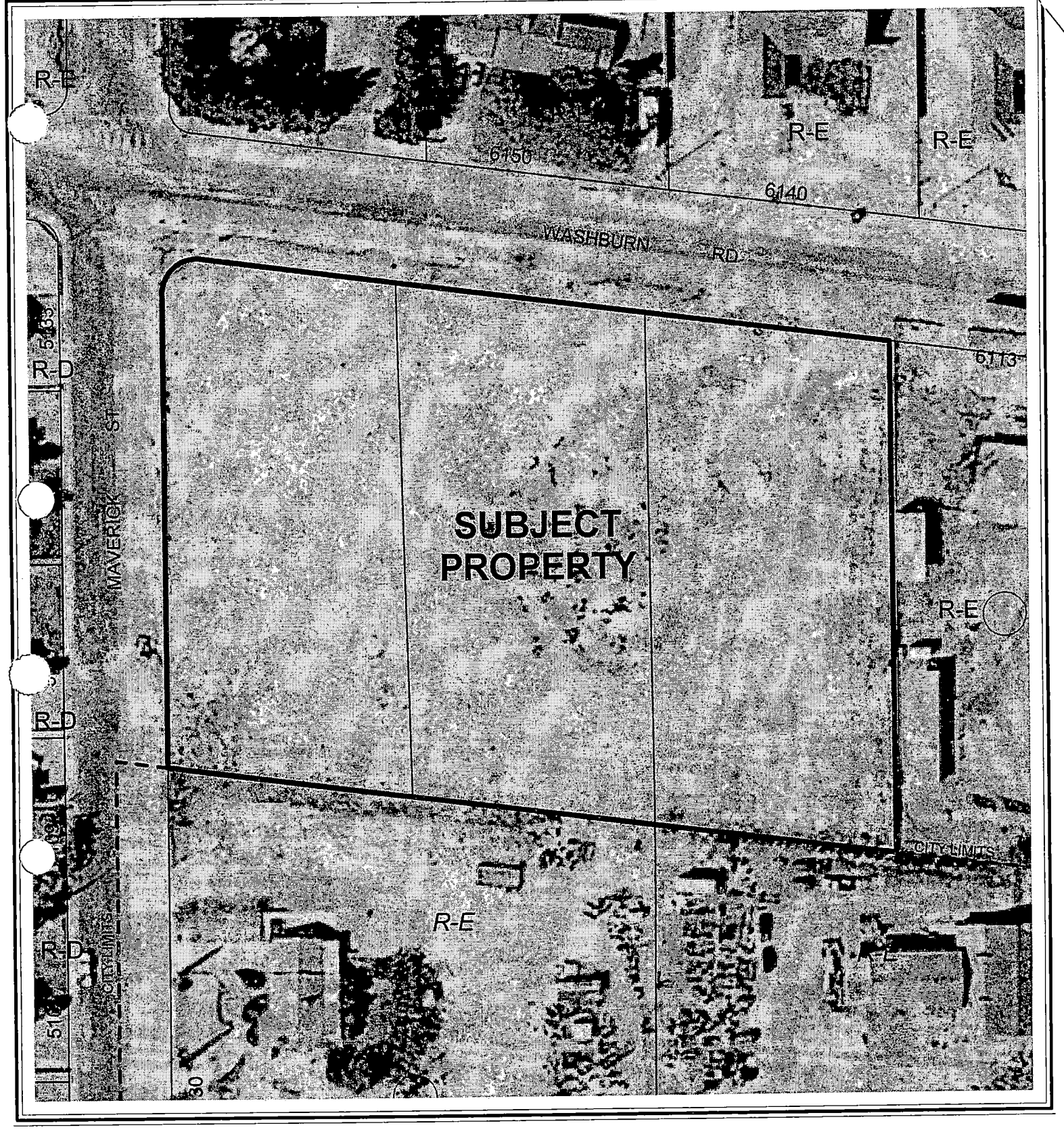
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: TMP-4753

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO R-D (SINGLE-FAMILY RESTRICTED)

N



CASE: TMP-4753

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO R-D (SINGLE-FAMILY RESTRICTED)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4753 - TREASURE LAND DEVELOPMENT - APPLICANT: AZTEC ENGINEERING - OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

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Public Works

7. Petition of Vacation, VAC-4068, that includes the southern most 10 feet of Washburn Road must record prior to the recordation of a Final Map for this site.

DDS

8. 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.

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10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4066, Special Use Permit SUP-4128, Petition of Vacation VAC-4068 and all other subsequent site-related actions.

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map (TMP-4753) for a six-lot single-family residential subdivision on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/17/03 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (ZON-2918) to R-D (Single Family Residential – Restricted) and a Vacation (VAC-2920) of the south 10 feet of Washburn Road. The Planning Commission and staff recommended approval on October 9, 2003.

05/19/04 The City Council approved a request for a Rezoning (ZON-4066) to R-D (Single Family Residential - Restricted) and a Special Use Permit (SUP-4128) for private streets. The Planning Commission and staff recommended approval on 04/22/04.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.93

B) Existing Land Use

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

DDS

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The Centennial Hills General Plan designates this site as R (Rural Density Residential). The R (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 lifestyle much like that of the Desert Rural land use designation but with a smaller allowable lot size.

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

No special district or zone is applicable to this 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	Provided	Compliance
Min. Lot Size	11,000 square feet	18,500 square feet	Y
Min. Lot Width	90 feet	90 feet	Y
Min. Setbacks			
• Front	25 feet	15 feet	Y
• Side	10 feet	10 feet	Y
• Corner	15 feet	15 feet	Y
• Rear	30 feet	30 feet	Y
Max. Lot Coverage	50%	50%	Y
Max. Building Height	1 story	Not indicated	Not known

The conditions of approval for ZON-4066 required that the height of the residences be limited to one-story. This stipulation and others will be conditioned with this Tentative Map.

B) General Analysis and Discussion

- General information

This is a request for approval of a six-lot single-family residential subdivision on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street. Access to four of the lots will be from a private cul-de-sac that connects to Washburn Road and two lots will have frontage on Maverick Street.

- Cross Section

The submitted cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. No retaining walls appear to be greater than 4-foot in height.

- Special Conditions of Approval (from ZON-4066)

An approved Rezoning (ZON-4066) request established conditions of approval for the subject site. In addition to the standard conditions, the following special conditions were imposed:

1. The developer shall record a deed restriction on all lots limiting the height of any structures to one-story.
2. This property shall be limited to a total of six developable residential lots, as shown on the site plans submitted with this rezoning request.
3. All lots shall have a minimum net lot size of 18,500 square feet.
4. No CC&R's shall restrict the keeping of horses.
5. Petition of Vacation, VAC-4068, that includes the southern most 10 feet of Washburn Road must record prior to the recordation of a Final Map for this site.

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4753 APN: 125-35-701-001, 002, 003

Name of Property Owner: Treasure Land Development Company, LLC

Name of Applicant: Aztec Engineering – Alan MacIntosh

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]

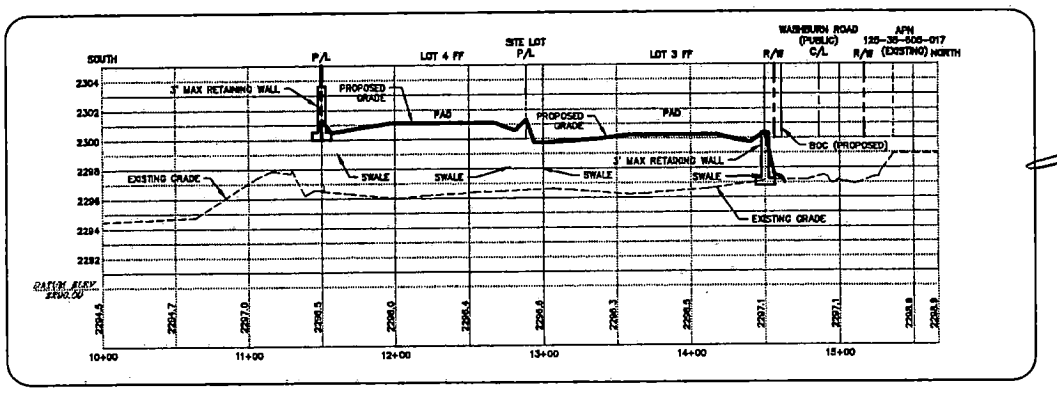
Print Name: Nabil Sahlani

Subscribed and sworn before me

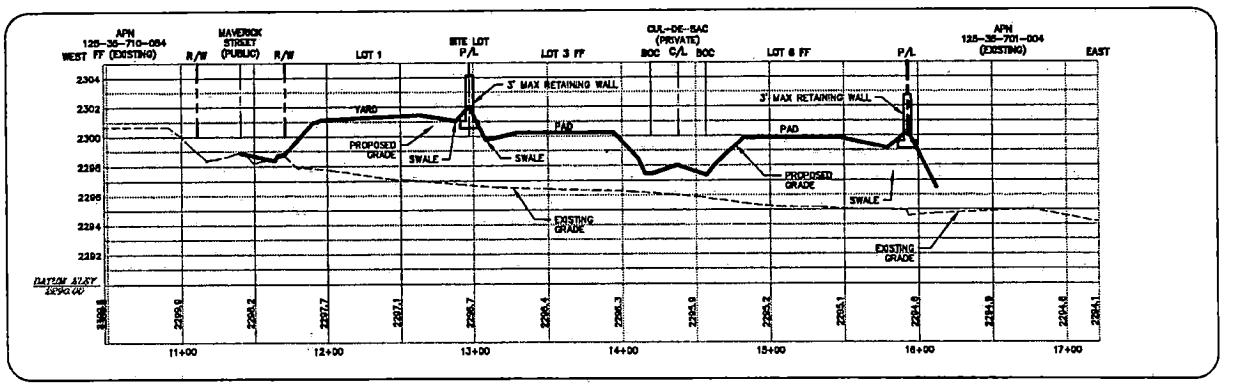
This 3 day of June, 2004

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

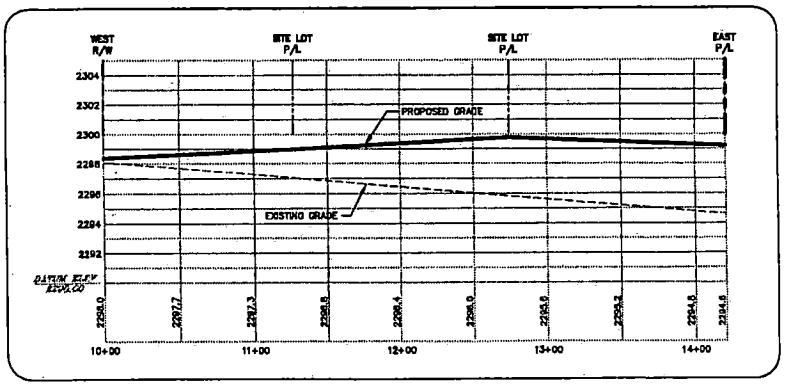
SHEILA J. THRASH
Notary Public – State of Ohio
My Commission Expires May 30, 2006



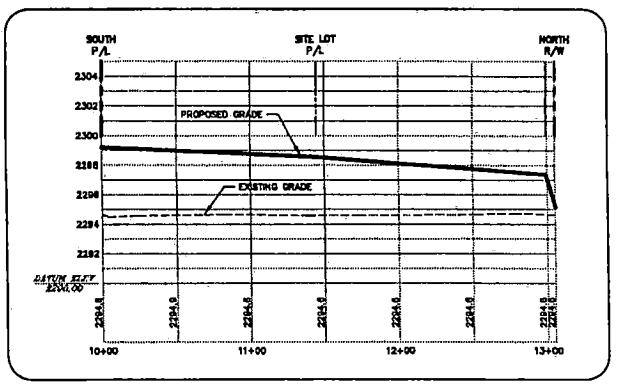
SECTION "B" (South to North)



SECTION "A" (West to East)



PROFILE - Southern Site Boundary



PROFILE - Eastern Site Boundary

PROFESSIONAL ENGINEER STATE OF NEVADA
KHOSROW ALIGHCHI
CIVIL
No. 12804
06-29-04

CLV TM SUBMITTAL 06/29/04

PROJ NO. AZ03078
DESIGN ABM
DATE 05/28/04
SCALE AS SHOWN
CAD FILE AS_3078

AZTEC
5530 S. Durango Drive
Las Vegas, NV 89113-2410
702.256.3925
FAX 702.256.3576

TREASURE LAND DEVELOPMENT
SEC WASHBURN RD. & MAVERICK ST.
CROSS SECTIONS

SHEET
XS
2 of 2 Sheets

Call before you Dig 1-800-227-2600

CALL BEFORE YOU DIG OVERHEAD
1-702-593-6111

Call Before You Dig Underground

~~TMP-4753~~
08-12-04 PC

TMP-4753 - TREASURE LAND DEVELOPMENT - APPLICANT: AZTEC ENGINEERING - OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF WASHBURN ROAD AND MAVERICK STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

TENTATIVE MAP - TMP-4757 - WHITNEY HEIGHTS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MICHAEL AND MICHELLE BARNEY, ET AL AND KHUSROW ROOHANI TRUST - Request for a Tentative Map FOR A 205-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.19 acres north of Dorrell Lane, approximately 300 feet west of Durango Drive (APN 125-20-101-007, 015 & 016), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use-Town Center) Land Use Designation], Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED Consent Item 1 [TMP-3624], Item 3 [TMP-4729], Item 4 [TMP-4753] and Item 5 [TMP-4757] subject to conditions – Motion carried with McSWAIN abstaining on Item 3 [TMP-4729] as her firm just completed work for Pacific Properties and may be bidding on another project for them and on Item 5 [TMP-4757] as her firm may be doing a project for Richmond American Homes, and TRUESDELL and EVANS excused

This is Final Action

MINUTES:

VICE CHAIRMAN NIGRO stated this is a Consent item.

(6:10 – 6:12)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 5 – TMP-4757

CONDITIONS:

Planning and Development

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

2. The development shall conform to the Conditions of Approval for Rezoning (ZON-4084) and Site Development Plan Review [SDR-4088] and the Town Center Plan Development Standards.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting these conditions of approval shall be approved by the Planning and Development Department and Public Works Department staff. In particular, the Map shall be revised to illustrate private drives as 24 feet wide.

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

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

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

7. The Tentative Map shall be revised to show exterior dimensions, existing street names and a note stating no public reservations or dedications are made.

Public Works

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

CONDITIONS – Continued:

or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4084, Site Development Plan Review SDR-4088 and all other subsequent site-related actions.

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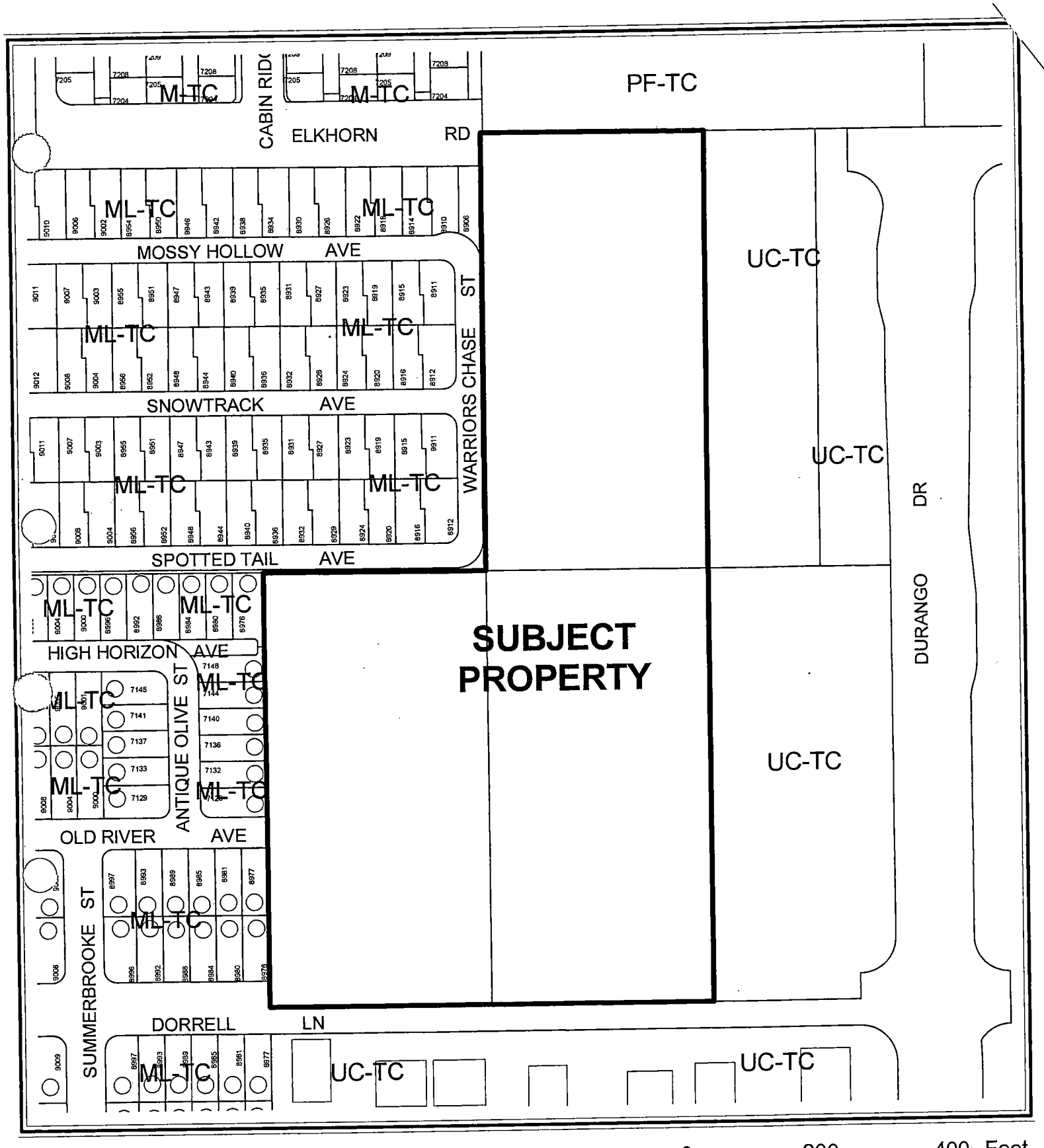
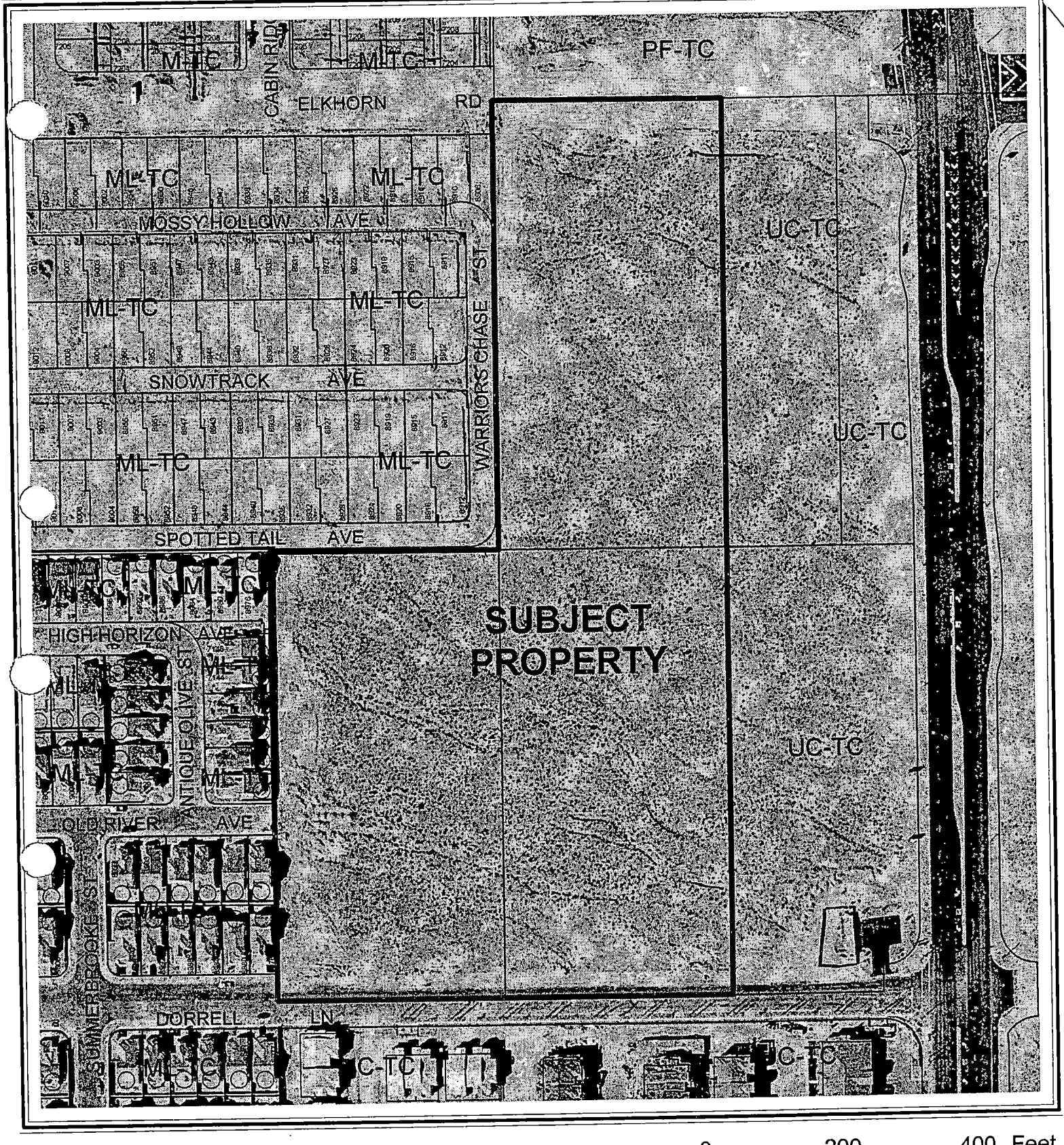


CASE: TMP-4757

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL) TOWN CENTER LAND USE DESIGNATION]

N



CASE: TMP-4757

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL) TOWN CENTER LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4757 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MICHAEL AND MICHELLE VARNEY, ET AL AND KHUSROW ROOHANI TRUST

** CONDITIONS **

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

Planning and Development

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DDS

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DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map (TMP-4757) for a 205-lot single-family residential subdivision on 15.19 acres north of Dorrell Lane, approximately 300 feet west of Durango Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

11/20/02 The City Council approved a General Plan Amendment (GPA-0038-02) to designate portions of the subject site GC-TC (General Commercial – Town Center) and UC-TC (Urban Center Mixed-Use) and bring these portions into the Town Center Master Plan area. The Planning Commission recommended approval of the request on 10/24/02 and the staff recommended denial on the same date.

11/20/02 The City Council approved Rezoning requests (Z-0084-02) and Z-0085-02 to rezone the subject tract to T-C (Town Center). The Planning Commission and staff recommended approval on 10/24/02.

06/16/04 The City Council approved a General Plan Amendment (GPA-4079) to establish a M-TC (Medium Density Residential – Town Center) land use designation on the subject property. The Planning Commission recommended approval on 05/13/04 and the staff recommended denial on the same date.

06/16/04 The City Council approved a request for Rezoning (ZON-4084) the subject tract to the T-C (Town Center) zoning district. The Planning Commission and staff recommended approval on 05/13/04.

06/16/04 The City Council approved a Site Development Plan Review (SDR-4088) for a 209 lot single-family residential development. The Planning Commission recommended approval on 05/13/04 and the staff recommended denial on the same date.

B) Pre-Application Meeting

04/15/04 Details of the Tentative Map that were discussed with the applicant included the following:

- Exterior dimensions shown.
- Street names shown and an indication whether the streets are public or private.
- Street and sanitary sewer system grades should be indicated.
- A note should be added to indicate that no public reservations or dedications are being made.
- Tentative Map must be stamped and signed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acreage 15.19 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped and single-family residential

C) Planned Land Use

Subject Property:	M-TC (Medium Density Residential - Town Center)
North:	PF-TC (Public Facilities – Town Center) and ML-TC (Medium-Low Density Residential – Town Center)
South:	UC-TC (Urban Center Mixed Use – Town Center)
East:	UC-TC (Urban Center Mixed Use – Town Center)
West:	ML-TC (Medium-Low Density Residential – Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	U (Undeveloped) under a resolution of intent to T-C (Town Center)
East:	T-C (Town Center)
West:	T-C (Town Center)

DDS

E) General Plan Compliance

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

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	**X**	
Town Center	**X**	
Special Overlay District		**X**
Trails		**X**
Study Area		**X**
Rural Preservation Neighborhood		**X**
Inter-local Agreement Joint Land Use Planning Area	**X**	
Development Impact Notification Assessment		**X**
Project of Regional Significance		**X**

The subject property is located within the Town Center area and will be subject to the standards and restrictions of the Town Center Development Standards. These standards will be implemented with the conditions imposed on this Tentative Map.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The development is required to meet the development standards approved for the Site Development Plan Review (SDR-4088) and the Rezoning (ZON-4084). These standards are:

Standards	**Required**	**Provided**	**Compliance**
Min. Lot Size	H/A	1,554	N/A
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks			
• Front	5 feet	5 feet	Y
• Garage to street	5 feet or 18 feet	5 feet	Y
• Side	5 feet	5 feet	Y
• Corner	5 feet	5 feet	Y
• Rear	5 feet	5 feet	Y
Max. Lot Coverage	N/A	N/A	N/A

DDS

Max. Building Height	35 feet	Not indicated	Unknown
Number of Units	209 (SDR-4088)	205	Y
Max. Density	25 du/ac	13.49 du/ac	Y
Private/Public Street	Public	Public	Y
Min. Street Width	37 Feet	37 feet	Y
Min. Private Drive	24 feet	20 feet	N

The private drives are illustrated to be 20 feet wide instead of the required 24 feet. In discussions with the applicant's representative, it was indicated that the drives would be 24 feet wide; the drives were mistakenly labeled to be 20 feet. The Tentative Map, as conditioned, must be revised to show the correct drive width.

A2) Landscape and Open Space Standards

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

Total Acreage	**Density**	**Required**		**Provided**	
		Percent	Area	Percent	Area
15.9 acres	13.75	12 %	1.82 acres	13.5%	2.13 acres

The proposal meets the requirement for open space.

B) General Analysis Discussion

- General information

This is a request for approval of a Tentative Map for a 205-lot single-family residential subdivision. Access to the site is to be provided by 37-foot wide streets that intersect with Elkhorn Road and Dorrell Lane. Private drives provide access to up to six lots. The private drives are to be 24 feet wide.

- Cross Section

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

- Special Conditions of Approval (from ZON-4084 and SDR-4088)

1. The applicant will amend the site plan to add a gate to fence surrounding the proposed cul-de-sac at the west edge of the site.

2. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road and 40 feet for Dorrell Lane prior to the issuance of any permits.

3. Construct half-street improvements including appropriate overpaving, if legally able, on Elkhorn Road and Dorrell Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

These, and other standard conditions will be enforced through recommended conditions of this Tentative Map.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4757 APN: 125-20-101-015 & 016

Name of Property Owner: KHUSROW ROOHANI TRUST, KHUSROW ROOHANI TRS

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: K. T. Roohani

Print Name: Khusrow Roohani, Trustee

Subscribed and sworn before me

This 19th day of February, 2004

Notary Public in and for said County and State

Notary Public State of Nevada
County of Clark
DOROTHY GRACE SHOEN
My Appointment Expires
April 4, 2005

GPA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4757 APN: 125-20-101-007

Name of Property Owner: MICHAEL & MICHELLE BARNEY ETAL ETAL

Name of Applicant: RICHMOND AMERICAN HOMES

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

____ Yes X No

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

City Official: ____

Partner(s): ____

APN: ____

Signature of Property Owner/Authorized Agent: Michelle Barney

Print Name: MICHAEL BARNEY MICHELLE BARNEY

Subscribed and sworn before me

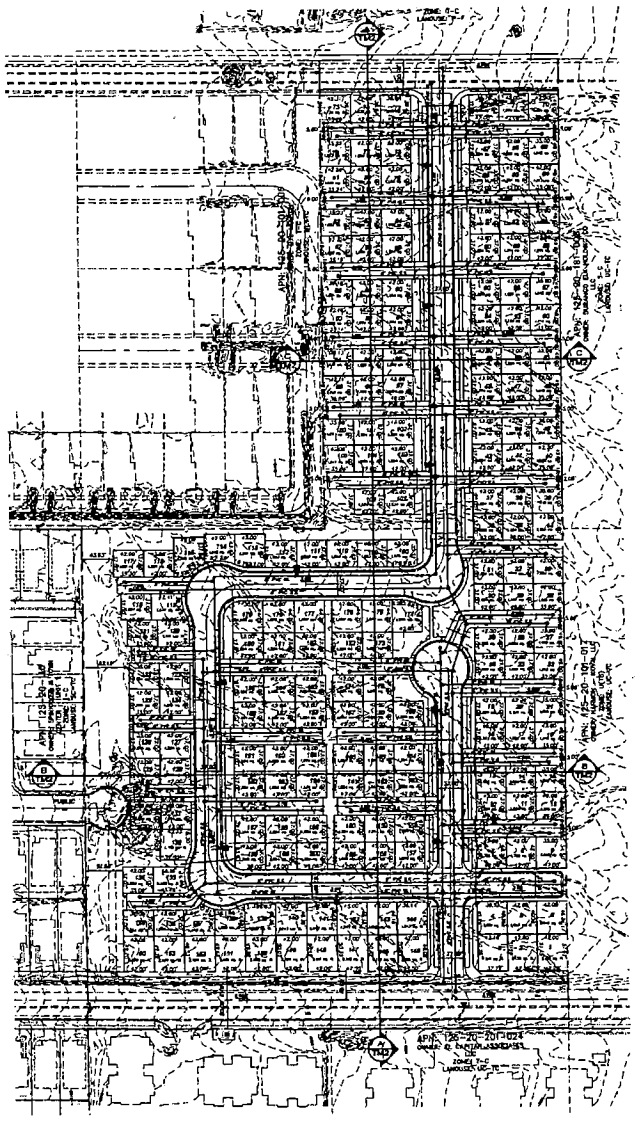
This 19 day of Feb., 2004

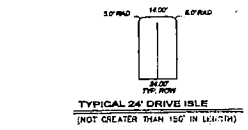
Dawn Giordano

Notary Public in and for said County and State

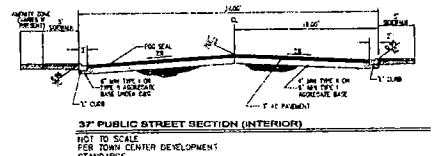
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DAWN GIORDANO
Appt. No. 00-66244-1
My Appt. Expires Dec 1, 2004

WHITNEY HEIGHTS

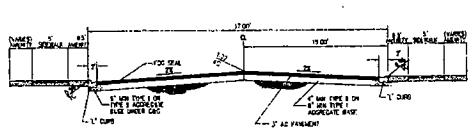




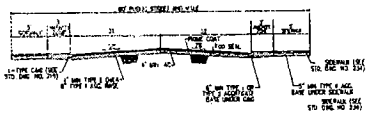
TYPICAL 24' DRIVE ISLE
(NOT GREATER THAN 150' IN LENGTH)



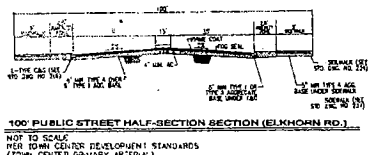
37' PUBLIC STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS



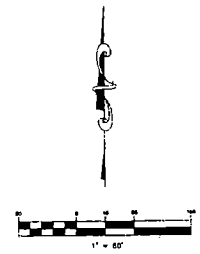
37' PUBLIC STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS



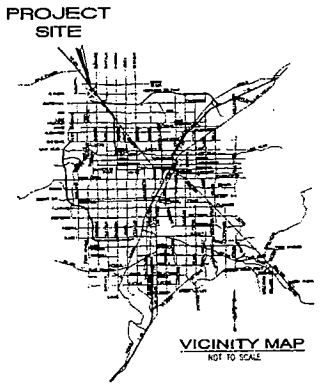
80' PUBLIC STREET HALF-SECTION (DORRELL LN.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER ARTERIAL)



100' PUBLIC STREET HALF-SECTION (ELKHORN RD.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER PRIMARY ARTERIAL)



LOT DETAIL (TYPICAL)
NOT TO SCALE
(MINIMUM LOT SIZE 2,405 SQ. FT. +/-)



VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
STE 212
LAS VEGAS, NEVADA 89128

OWNERS
125-20-101-007
MICHAEL & CAROL BUBONOVICH
WAYNE & JOANNE SCHUKENY
DURANGO ELKHORN LLC
SPARTAN PROPERTIES
C/O COELTA REALTY
6787 W. TROPICANA #234
LAS VEGAS, NV 89103

125-20-101-016 & 125-20-101-015
WILLISPOW ROSKAM FAMILY TRUST
3305 SPRING MOUNTAIN RD #51
LAS VEGAS, NV 89102

ASSESSORS PARCEL NUMBER:
125-20-101-022 & 125-20-101-016

LEGAL DESCRIPTION
NORTH 01°10'01" WEST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 61 EAST

OVERALL TABULATIONS

EXISTING ZONING	TOWN CENTER & UNDEVELOPED TOWN CENTER
EXISTING LAND USE	URBAN CENTER MIXED-USE
PROPOSED LAND USE	MEDIUM RESIDENTIAL
GROSS ACREAGE	15.19 ACRES +/-
LOT COUNT	205
DENSITY	13.49 DU/A +/-
OPEN SPACE REQUIRED	1.82 ACRES (79,279 SF)
OPEN SPACE PROVIDED	2.13 ACRES +/- (92841.81 SF)

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:

WATER	LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
SEWER	CITY OF LAS VEGAS SOLID WASTE
DISPOSAL	SILVER STATE DISPOSAL SERVICE
TELEPHONE	SPRINT CENTRAL - NEVADA

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. ESTIMATED SEWER CONTRIBUTION (0.0004 MGD x 206 LOTS) = 0.08 MGD.
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
9. ALL STREETS ARE 37' PRIVATE STREETS & 24' PRIVATE DRIVE AISLES.
10. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
11. AT THIS TIME C.C.&R'S ARE PLANNED FOR THIS DEVELOPMENT

CLIENT:
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5600

CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
2385 HICKEY AVENUE - LAS VEGAS, NEVADA

SHEET: SITE PLAN TO ACCOMPANY ZONE CHANGE

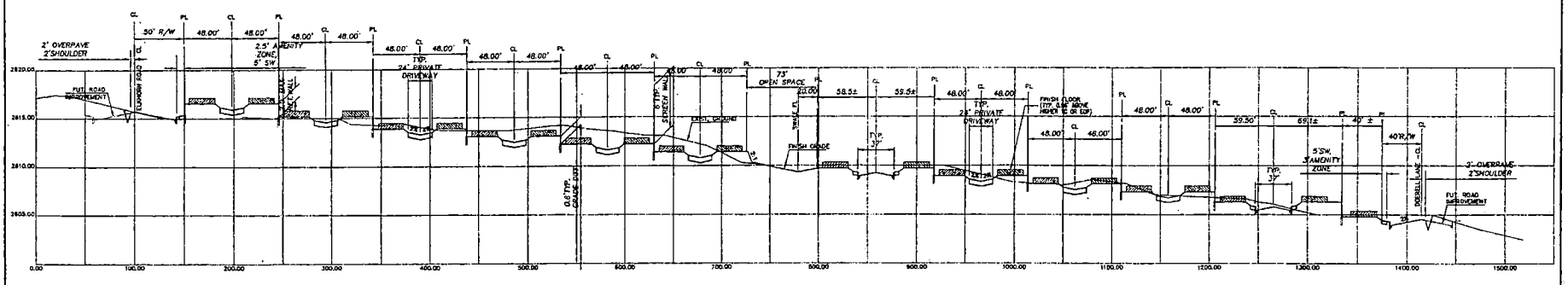
TITLE: WHITNEY HEIGHTS
CITY OF LAS VEGAS, NEVADA

DATE: JUNE 23, 2004
DRAWN BY: B SAYLOR
DESIGNED BY: B SAYLOR
CHECKED BY: K WUSE
SCALE: 1" = 80'
PROJECT NO.: RA-0037
ENGINEERING SEAL: JOSHUA H. OWEN, 12/1/05, CIVIL, 1/20/05

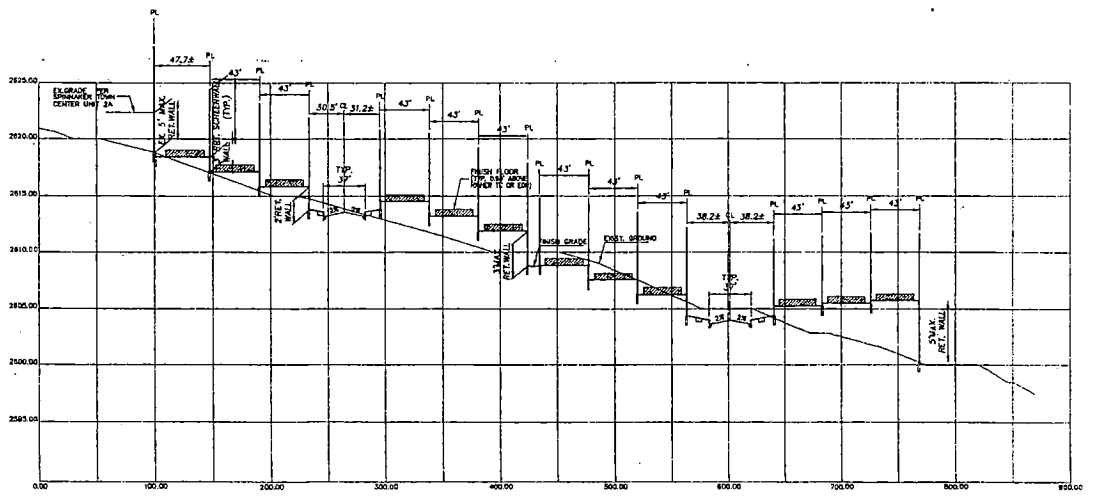
SHEET 1 OF 2
DRAWING NO

TMP-4757
08-12-04 PC

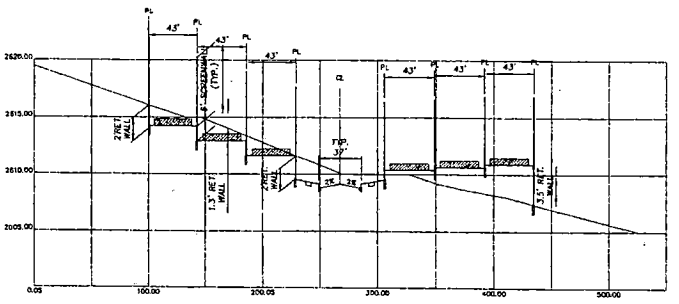
REVISED
07-21-04



A TM2 SECTION
SCALE H 1"=50', V 1"=5'



B TM2 SECTION
SCALE H 1"=50', V 1"=5'



C TM2 SECTION
SCALE H 1"=50', V 1"=5'

TMP-4757
08-12-04 PC

REVISED
12-21-04

CLIENT:
RICHMOND AMERICAN HOMES
2250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5300

CONSULTING INC.
STRATEGIC PLANNING SOLUTIONS
1215 HILGARD AVENUE - LAS VEGAS, NEVADA

SHEET: SITE PLAN TO ACCOMPANY ZONE CHANGE

TITLE: WHITNEY HEIGHTS
CITY OF LAS VEGAS, NEVADA

DATE: JUNE 24, 2004
DRAWN BY: D. SAYLOR
DESIGNED BY: R. SAYLOR
CHECKED BY: P. SOUSE
SCALE: AS NOTED
PROJECT NO. RA-0037
ENGINEERING SEAL

SHEET 2 OF 2
DRAWING NO. 1

City of Las Vegas

Agenda Item No.: 6

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 - PUBLIC HEARING - SUP-4688 - APPLICANT: SHIPPY, LIMITED LIABILITY COMPANY - OWNER: MEYER & SYLVIA GOLD TRUST - Request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL adjacent to the south side of Charleston Boulevard, approximately 80 feet east of Wilshire Street (APN 163-01-502-002 and 003), C-1 (Limited Commercial) Zone, 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 Item 6 [SUP-4688], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745] subject to conditions, and subject to conditions and adding the following condition on Item 7 [SDR-4687]:

- **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.**

– UNANIMOUS with TRUESDELL and EVANS excused

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

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

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 6 – SUP-4688

MNUTES – Continued:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 9 [SUP-4690], Item 17 [SDR-4749] and Item 18 [VAC-4700] be removed from One Motion One Vote. Staff received a protest letter for Item 9 and Item 17. Item 18 needed to be heard with Item 53 [ZON-4699].

COMMISSIONER McSWAIN requested Item 10 [SUP-4693] be removed from One Motion One Vote. She also stated that she would be abstaining on Item 22 [VAC-4722].

COMMISSIONER STEINMAN requested Item 25 [VAC-4747] be removed from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that Public Works would be adding a condition on Item 7 [SDR-4687]. GINA VENGLASS, Public Works, read into record the added condition and stated that she believed the applicant was aware of the added condition.

BARRY GREEN, 3531 E. Russell Road, requested Item 15 [SDR-4731] be removed from One Motion One Vote so a discussion could take place. VICE CHAIRMAN NIGRO concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

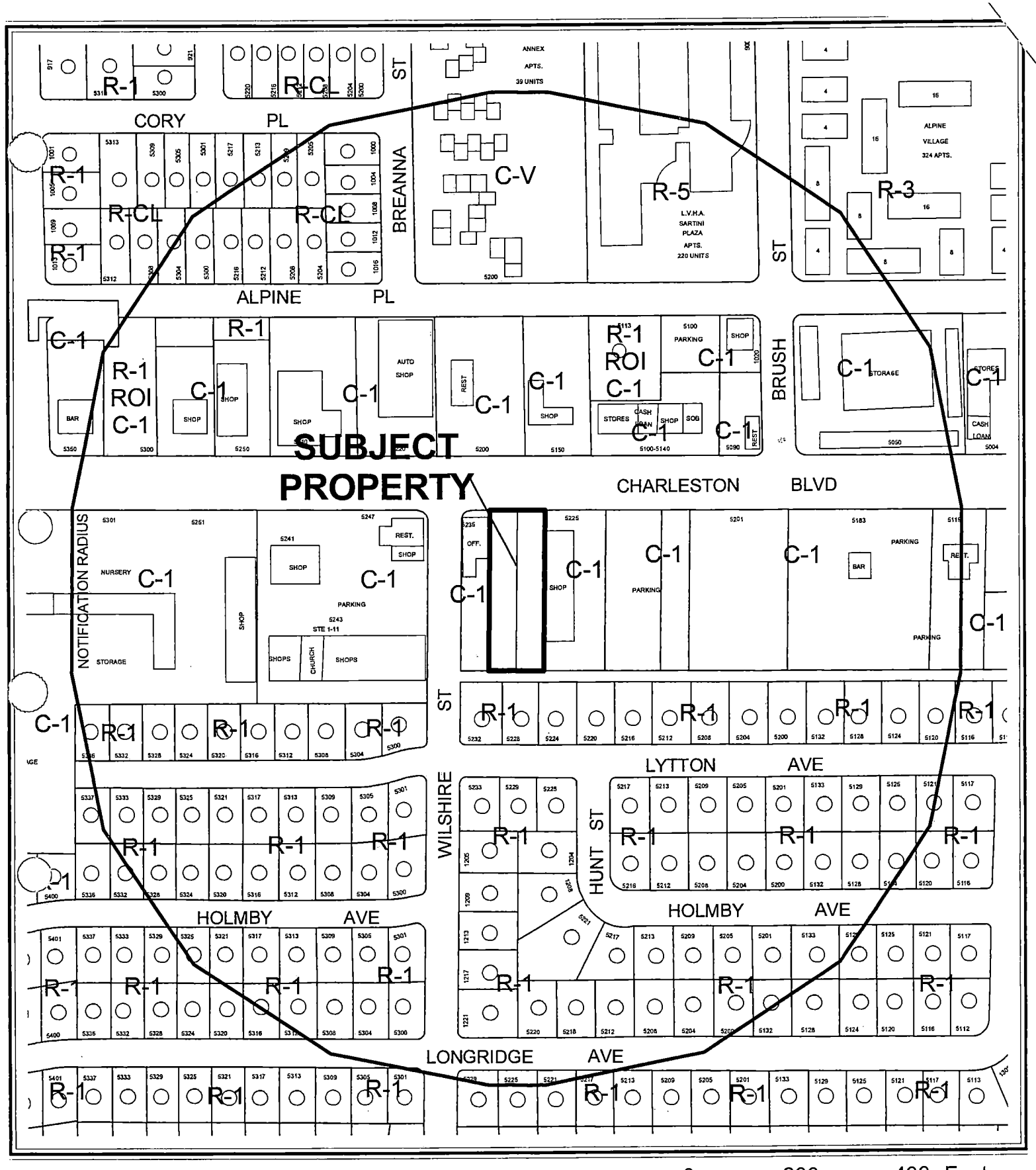
(7:01 – 7:08)
1-2005

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for an Animal Hospital.

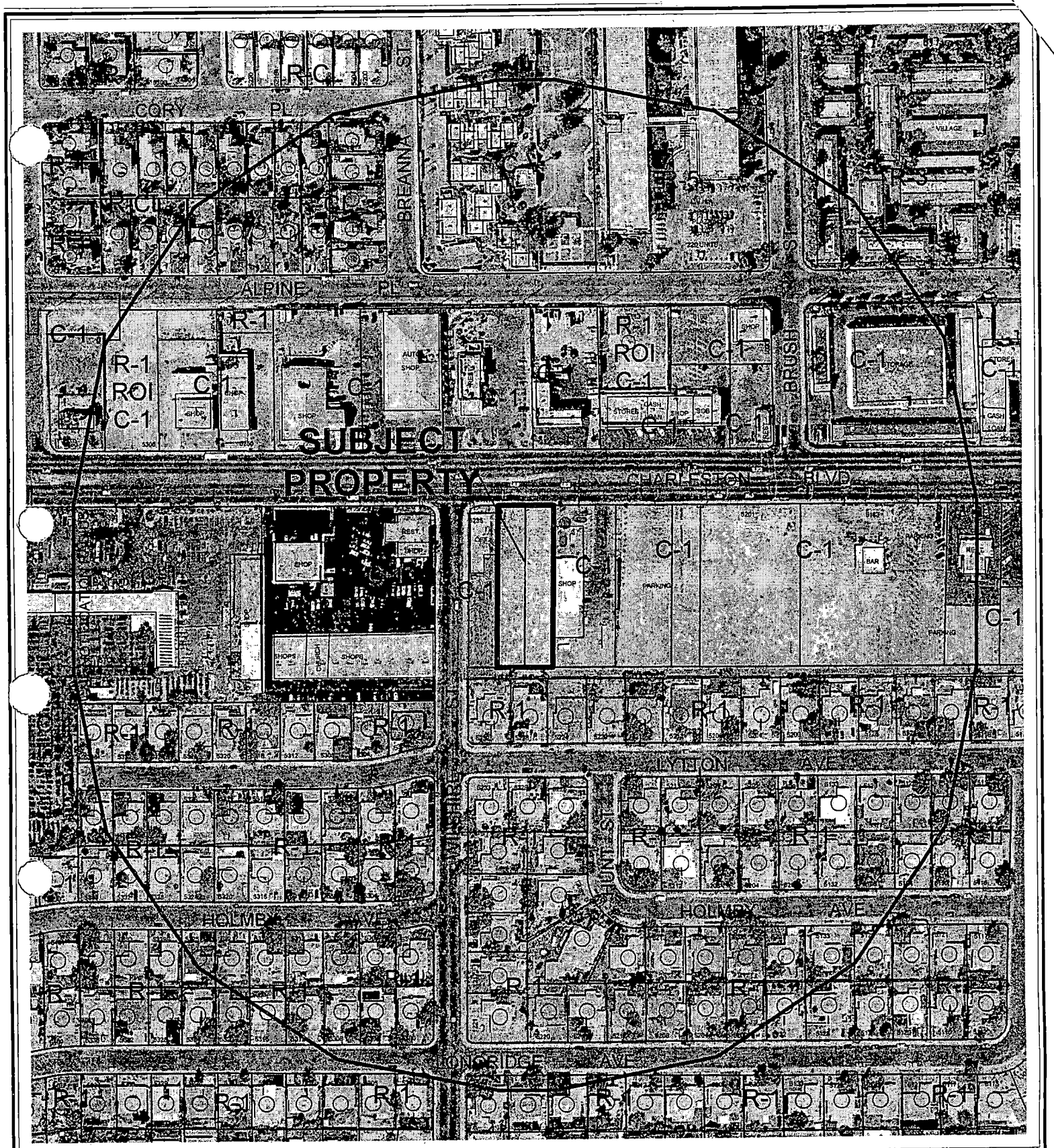
2. Approval of and conformance to the Conditions of Approval for an accompanying Site Development Plan Review (SDR-4687).



CASE: **SUP-4688**

ADIUS: 750 FT

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



0 200 400 Feet

CASE: **SUP-4688**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4688 - APPLICANT: SHIPPY, LIMITED LIABILITY COMPANY - OWNER: MEYER & SYLVIA GOLD TRUST

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for an Animal Hospital.

2. Approval of and conformance to the Conditions of Approval for an accompanying Site Development Plan Review (SDR-4687).

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.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for an Animal Hospital to be located adjacent to the south side of Charleston Boulevard approximately 80 feet east of Wilshire Street. A request for a waiver in the building's placement has also been submitted.

B) Applicant's Justification

In a letter attached to the application, the applicant states that the Animal Hospital is to be a state of the art veterinarian hospital that will be occupied by six veterinarians who have joined in a partnership to develop and share this animal surgery center.

BACKGROUND INFORMATION

A) Actions

08/12/04 The Planning Commission will hear the related application for Site Development Plan Review (SDR-4687) for the subject proposal. The staff recommends approval of that application.

B) Pre-Application Meeting

07/07/04 Details of the prospective use were discussed, including the following:

- A reversionary map may be needed to accommodate the proposed building.
- An entrance gate off the alley should swing to the interior.
- An NDOT encroachment permit on Charleston Boulevard is needed.
- Since space on the property is restricted, a waiver should be submitted to permit access to an alley at the rear for employee parking in lieu of from the front.
- The location and type of signage should be shown.

These details are addressed in a report for an accompanying Site Development Plan Review (SDR-4687).

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 0.66

B) Existing Land Use

Subject Property:	Undeveloped
North:	Service Commercial
South:	Single-family residential
East:	Service commercial
West:	Office establishment

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	L (Low Density Residential)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-1 (Single-Family Residential)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is designated SC (Service Commercial) on the Southwest Sector map of the General Plan. The property is zoned C-1 (Limited Commercial), which is a zoning district permitted in this land use classification. An Animal Hospital is a use permitted in the C-1 zoning district subject to the approval of a Special Use Permit.

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

DDS

No special districts, zones, or studies are related to the subject property.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA Sq. ft.	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Animal Hospital	5,020	1/employee + 1/doctor + 1/examining room	5	1	5	1
Retail/office space	1,980	1/175 sq. ft.	12	1	12	2

The proposed development will have 20 parking spaces, five for the Animal Hospital and 12 for unidentified general retail space.

B) General Analysis and Discussion

- Zoning

The Animal Hospital use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.04.050 establishes the criteria for the approval of an Animal Hospital. The primary concern with such a facility is the noise caused by the sounds from dogs and other animals. For this reason, the code requires that sound attenuation measures be used. In particular, animals are to be completely enclosed; the building is to be designed to provide complete sound barriers; and rooms that contain animals are not permitted to have windows, doors or other openings in exterior walls that face adjacent residences. Provided the use complies with these requirements, there should be no adverse impact on the single-family residences to the south.

- Conditions

Applicable conditions of Title 19.04.050 require the following:

1. The use shall have access to a collector street or larger.
2. Animals shall be confined within an enclosed building at all times.
3. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.
4. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.
5. Noise levels must comply with the applicable provisions of LVCM Title 7.
6. No more than 25% of the floor area may be used for the boarding of animals.

The application, as proposed, meets these conditions.

FINDINGS

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 Animal Hospital is located adjacent to commercial uses to the east and west and across the street to the north. Existing single-family residences are located to the south. There should be no compatibility issues with these residences, provided the use meets the minimum requirements for sound attenuation.

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

   Design standards of Title 19 require that the building be placed at the front of the lot with parking located behind the building. A request for a waiver in this standard has been submitted, because the width of the lot and configuration of the building as proposed, would not permit vehicular access from the front of the building to the rear. Redesigning the building to complement the property does not provide the exposure desired at the front of the building. Consequently, the applicant is proposing to locate the client parking in front of the building with employee parking to the rear. The client parking would be accessed from Charleston Boulevard and the employee parking from an alley to the rear. This parking arrangement would be suitable and a waiver in the building placement standard is recommended.

DDS

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

   Access to 18 employee parking spaces is proposed from an alley abutting the property on the south. Access to 15 client parking spaces is proposed from Charleston Boulevard. According to the Master Plan of Streets and Highways, Charleston Boulevard is identified as a Primary Arterial street with a 100-foot wide right-of-way. Adequate access would be provided.

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

   The proposed Animal Hospital will be subject to periodic inspection and would, therefore, not compromise the public health, safety and welfare.

NOTICES MAILED 148 – Mailed with SDR-4687

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDP-4688 APN:

Name of Property Owner: Meyer & Sylvia Gold Trust Et Al

Name of Applicant: SHIPPY 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: Sylvia Gold David Lifson

Print Name: SYLVIA GOLD David LIFSON

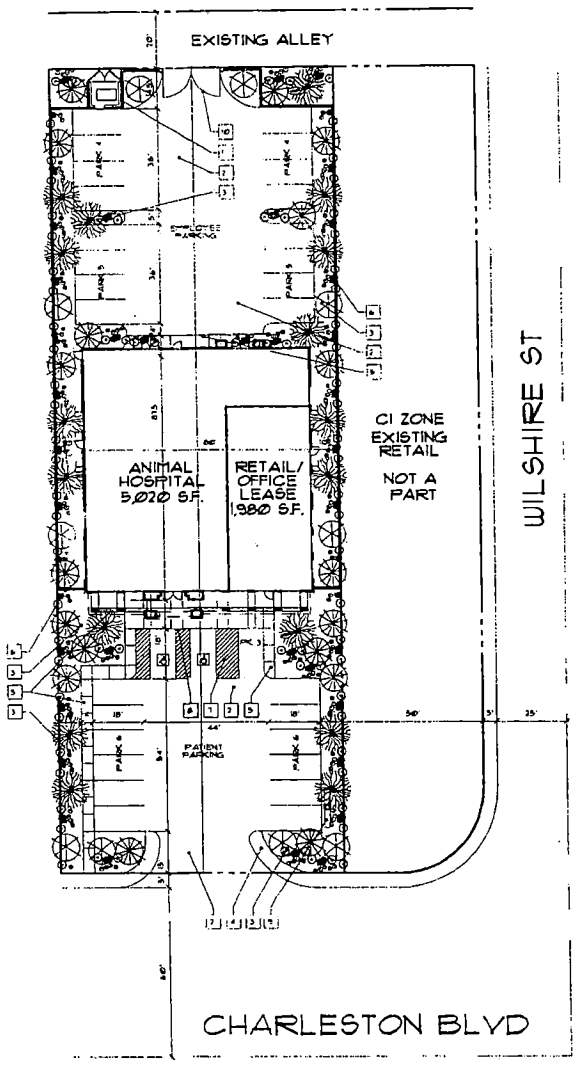
Subscribed and sworn before me

This 24 day of May, 2004

Notary Public in and for said County and State

1-31-05

MICHAEL J. SCHNEIDER
Notary Public
Minnesota
My Commission Expires Jan. 31, 2005



1 SITE PLAN
SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

SYMBOL	LARGE TREES	TYPE	SIZE	QTY	SYMBOL	SHRUBS and GROUND COVER	SIZE
	MEXICAN PALO VERDE Parkinsonia	MEDIUM EVERGREEN	24" BOX	18		TEXAS RANGER Leucophyllum Frutescens	5 GAL
	SHOESTRING ACACIA Acacia stenophylla	MEDIUM EVERGREEN	24" BOX	16		FEATHERY CASSIAS Cassia artemisioides	5 GAL
	CALIFORNIA PEPPER TREE Schinus Molle	MEDIUM EVERGREEN	24" BOX	11		HYBRID GAZANIA Gazania hybridus	1 GAL
						EVERGREEN EUONYTHOUS Euonymous Japonica	5 GAL
						COMMON WINTER CREEPER Euonymous fortunei	5 GAL

1. ALL INORGANIC LANDSCAPE GROUND COVER TO BE 3/4" INDIAN RED WASHED GRAVEL
2. ALL PLANTS ON SITE MUST CONFORM WITH TITLE 9 REG
3. 24" BOX TREES A MAXIMUM OF 20'-0" O.C. @ EAST AND WEST PROPERTY LINES
4. PROVIDE (4) FIVE GALLON SHRUBS MIN. FOR EACH TREE
5. EXISTING LANDSCAPE TO BE PRESERVED WHERE POSSIBLE

KEYNOTES

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF WROUGHT IRON GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
2	2" AC PAVING
3	LANDSCAPED AREA - BY OTHERS
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	4" CONCRETE SIDEWALK W/ROCK SALT FINISH
6	6'-0" HIGH CONCRETE BLOCK WALL
7	HANDICAP ACCESS AISLE
8	FLUSH CUT SIDEWALK W/ ACCESS AISLE (NO RAMP REQ'D.)
9	PYLON SIGN
10	PAIR 2'-6" X 6'-0" DECO STEEL TUBE GATES (MANUAL OPERATION- GATES TO REMAIN OPEN DURING BUSINESS HOURS)

PROJECT DATA

REQUIRED ZONING	C1
EXISTING ZONING:	C1
EXISTING USE:	PARKING LOT
PROPOSED USE	ANIMAL HOSPITAL
BUILDING AREA	7,000 SF

PARKING ANALYSIS (ANIMAL HOSPITAL)

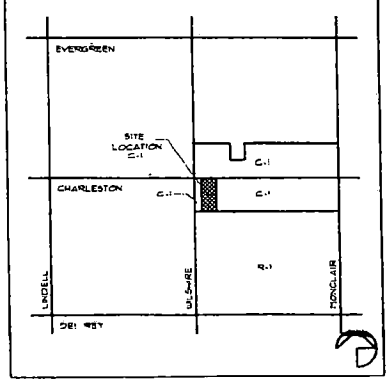
(4) X 1 PARKING SPACE/2 EMPLOYEES ON DUTY	=2 SPACES
(1) X 1 PARKING SPACE/DOCTOR	=1 SPACE
(5) X 1 PARKING SPACE/EXAM ROOM	=5 SPACES

PARKING ANALYSIS (RETAIL/OFFICE LEASE)

(1,980 S.F.) X 1 PARKING SPACE/175 S.F.	=12 SPACES
TOTAL PARKING REQUIRED:	20 SPACES
PARKING PROVIDED	31 SPACES
TOTAL SITE AREA:	28,800 S.F.
FLOOR AREA RATIO:	24.3%

APN#: 163-01-507-007,003

LOCATION



SUP-4688
SDR-4687
08-12-04 PC

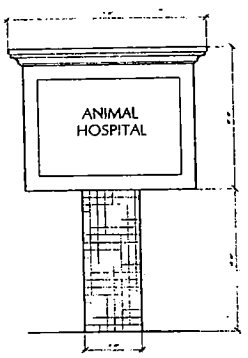
revisions

john david burke, architect
3471 W. OQUENDO ROAD, #81 LAS VEGAS, NV 89118 (702) 876-4863

ANIMAL HOSPITAL
for: SHIPPY, LLC
City of Las Vegas Nevada

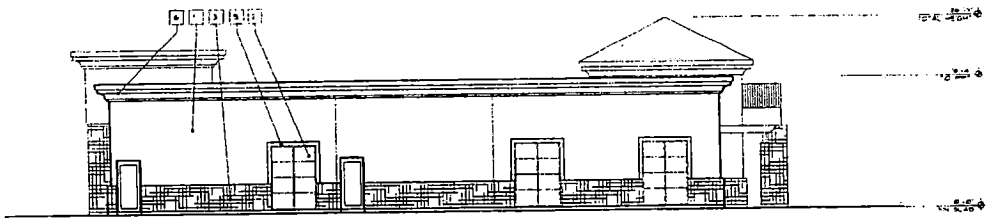
date	
proj. no.	
drwn. by	
chkd. by	

sheet no. A1



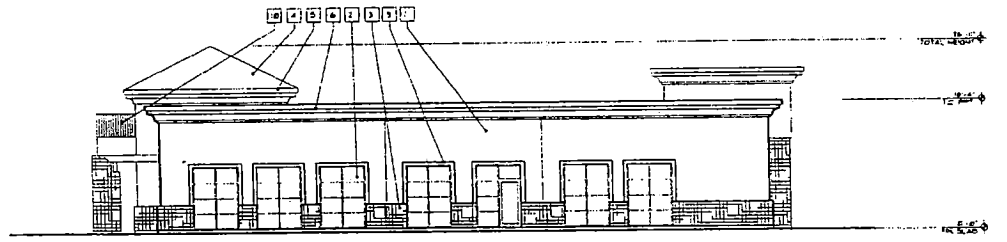
5 BUILDING SINAGE

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



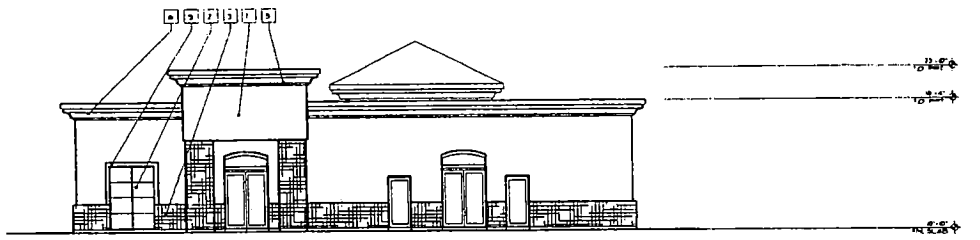
4 EAST ELEVATION

SCALE: 1/8" = 1'-0"



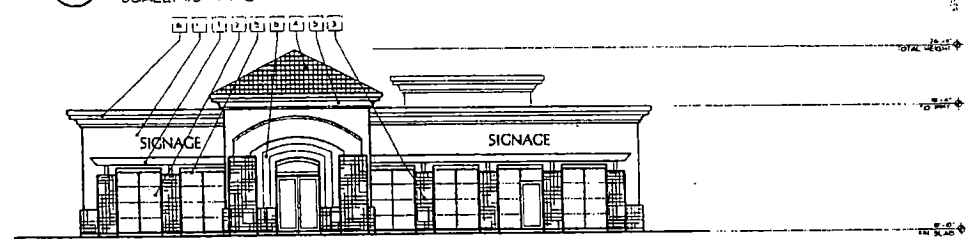
3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTES

*	description
1	⅞" STUCCO O/ R.B.H. (SAND FINISH)
2	ALUMINUM STOREFRONT
3	CERAMIC TILE VENEER
4	CONCRETE ROOF TILE O/ 30# FELT
5	STUCCO FASCIA
6	STUCCO CORNICE
7	DECO STEEL TUBE TRELLIS
8	RECESSED STUCCO ARCH ENTRYWAY
9	STUCCO PLANTER
10	STANDING SEAM METAL ROOF

SUP-4688
SDR-4687
08-12-04 PC

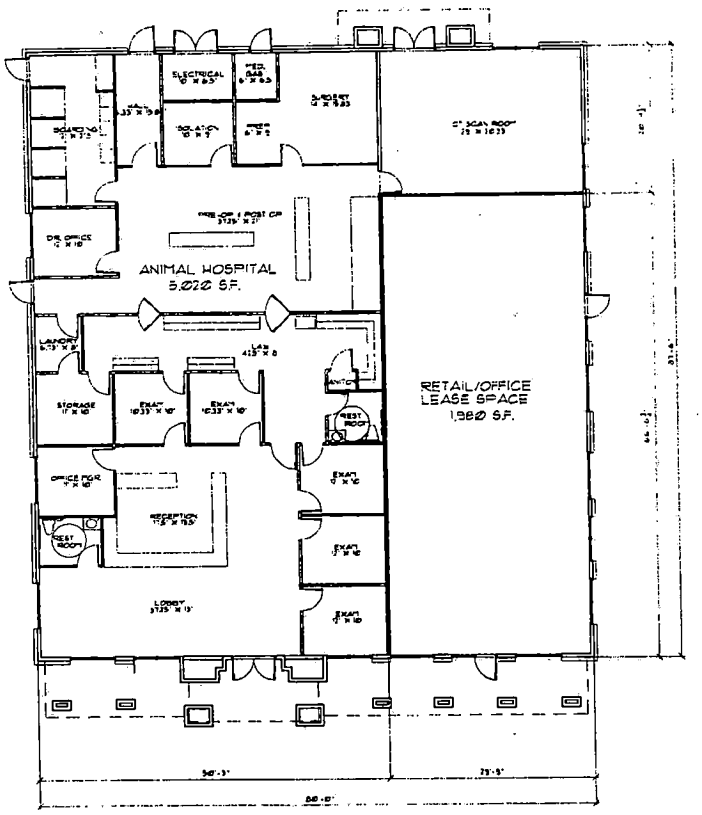
revisions

john david burke, architect
3411 W. OQUENDO ROAD #301 LAS VEGAS, NV #9118 (702)876-4883

ANIMAL HOSPITAL
for: SHIPPY, LLC
City of Las Vegas Nevada

date
proj. no.
drwn. by
chkd. by

sheet no. A2



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

SUP-4688
SDR-4687
08-12-04 PC

KEYNOTES

#	description
1	keynotes

revisions

John Paul Burke, architect
3411 W. OQUENDO ROAD • LAS VEGAS, NV. 89118 • (702)876-4963

ANIMAL HOSPITAL
for: SHIPPY, LLC
City of Las Vegas Nevada

date	
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chkd. by	

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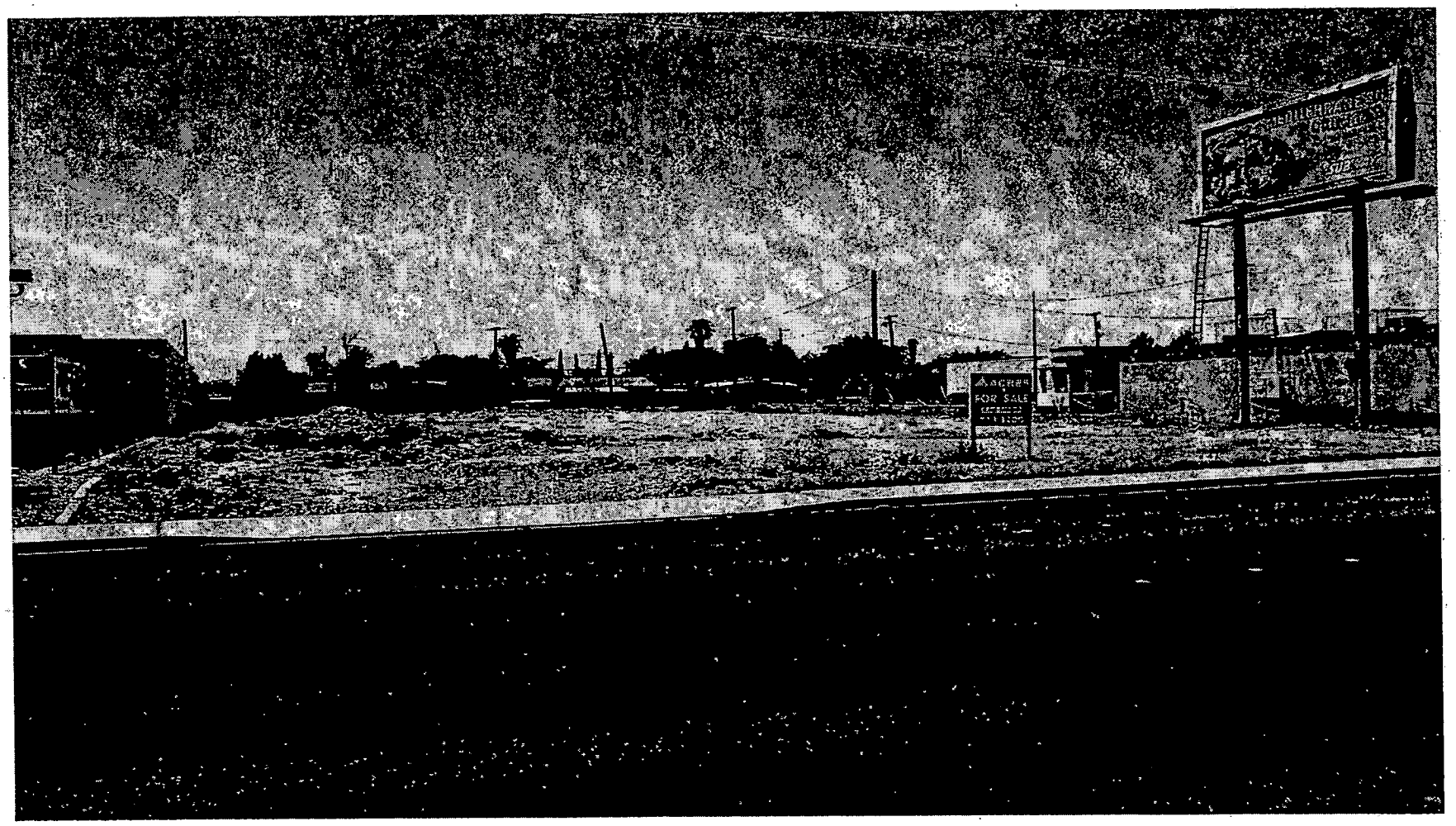


SUP-4688 - APPLICANT: SHIPPY, LIMITED LIABILITY COMPANY - OWNER: MEYER & SYLVIA GOLD TRUST
SOUTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 80 FEET EAST OF WILSHIRE STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 7

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 SUP-4688 - PUBLIC HEARING - SDR-4687 - APPLICANT: SHIPPY, LIMITED LIABILITY COMPANY - OWNER: MEYER & SYLVIA GOLD TRUST - Request for a Site Development Plan Review and a Waiver of building placement standards FOR A PROPOSED SINGLE-STORY 7,000 SQUARE-FOOT COMMERCIAL BUILDING on 0.66 acres adjacent to the south side of Charleston Boulevard approximately 80 feet east of Wilshire Street (APN 163-01-502-002 and 003), C-1 (Limited Commercial) Zone, 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 Item 6 [SUP-4688], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745] subject to conditions, and subject to conditions and adding the following condition on Item 7 [SDR-4687]:

- **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.**

– 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 7 – SDR-4687

MINUTES:

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

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 9 [SUP-4690], Item 17 [SDR-4749] and Item 18 [VAC-4700] be removed from One Motion One Vote. Staff received a protest letter for Item 9 and Item 17. Item 18 needed to be heard with Item 53 [ZON-4699].

COMMISSIONER McSWAIN requested Item 10 [SUP-4693] be removed from One Motion One Vote. She also stated that she would be abstaining on Item 22 [VAC-4722].

COMMISSIONER STEINMAN requested Item 25 [VAC-4747] be removed from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that Public Works would be adding a condition on Item 7 [SDR-4687]. GINA VENGLASS, Public Works, read into record the added condition and stated that she believed the applicant was aware of the added condition.

BARRY GREEN, 3531 E. Russell Road, requested Item 15 [SDR-4731] be removed from One Motion One Vote so a discussion could take place. VICE CHAIRMAN NIGRO concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

(7:01 – 7:08)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 7 – SDR-4687

CONDITIONS:

Planning and Development

1. Approval of a Special Use Permit (SUP-4688) for an Animal Hospital 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 dated 06/11/04, except as amended by conditions herein.

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

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

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The trash area shall be enclosed with a roof.

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack 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.

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

9. Details of the perimeter wall shall be submitted and approved by the Planning and Development Department staff prior to the issuance of a building permit. The 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. The entrance gate off the alley shall swing to the interior.

14. A Nevada Department of Transportation encroachment permit on Charleston Boulevard shall be secured.

15. 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.

Public Works

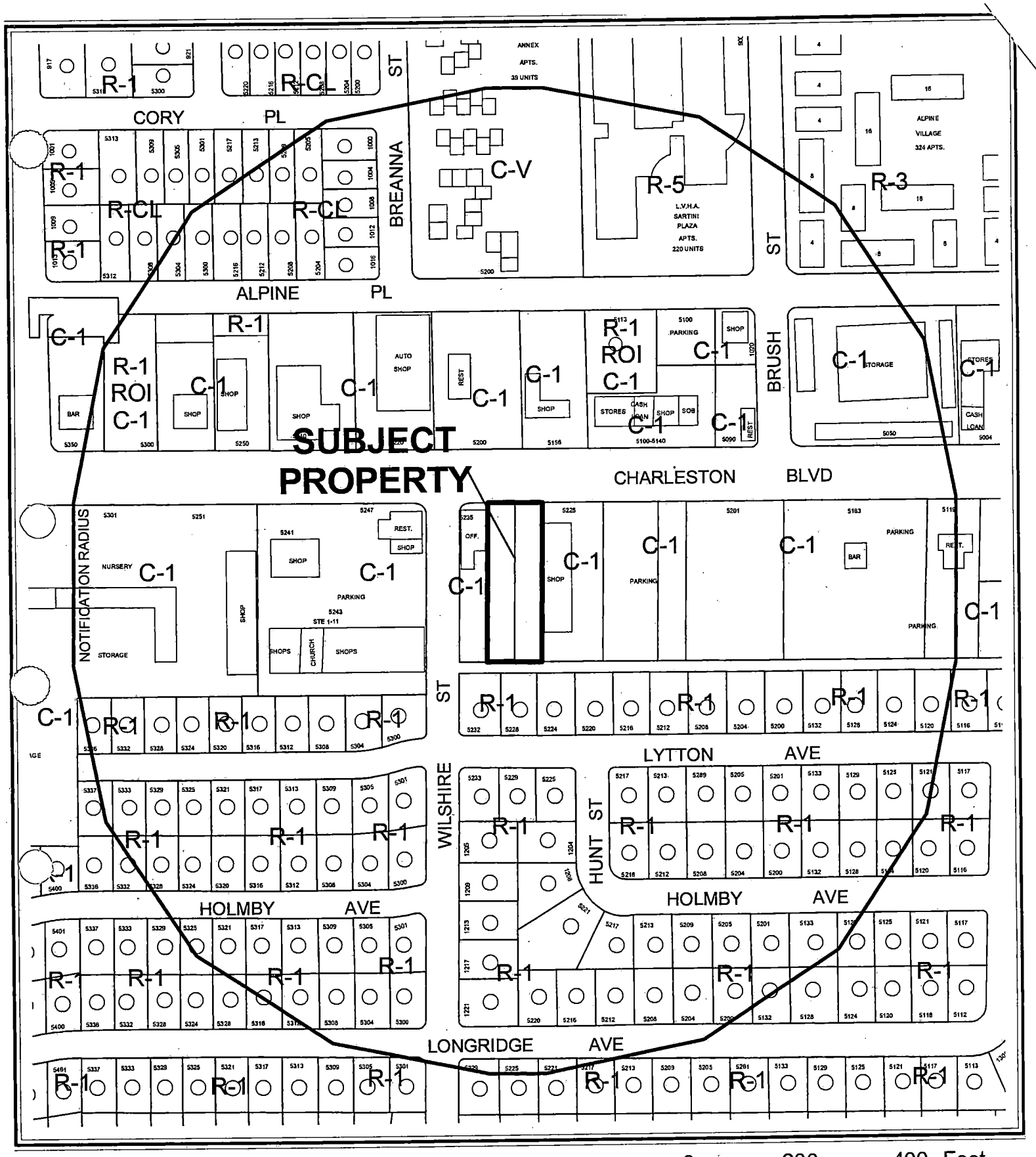
16. Coordinate with the City Surveyor to determine whether an Administrative Joining or Mapping is required to eliminate the underlying lot line bisecting this site; if such is required it should record prior to the issuance of any building permits for this site.

17. 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.

18. Landscape and maintain all unimproved right-of-way on Charleston Boulevard adjacent to this site.

19. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

20. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.



CASE: **SDR-4687**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4687 - APPLICANT: SHIPPY, LIMITED LIABILITY COMPANY - OWNER: MEYER & SYLVIA GOLD TRUST

** CONDITIONS **

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

Planning and Development

1. Approval of a Special Use Permit (SUP-4688) for an Animal Hospital 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 dated 06/11/04, except as amended by conditions herein.

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

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

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The trash area shall be enclosed with a roof.

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack 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.

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

DDS

9. Details of the perimeter wall shall be submitted and approved by the Planning and Development Department staff prior to the issuance of a building permit. The 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. The entrance gate off the alley shall swing to the interior.

14. A Nevada Department of Transportation encroachment permit on Charleston Boulevard shall be secured.

Public Works

15. Coordinate with the City Surveyor to determine whether an Administrative Joining or Mapping is required to eliminate the underlying lot line bisecting this site; if such is required it should record prior to the issuance of any building permits for this site.

16. 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.

17. Landscape and maintain all unimproved right-of-way on Charleston Boulevard adjacent to this site.

18. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

DDS

STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for an Animal Hospital on 0.66 acres located adjacent to the south side of Charleston Boulevard approximately 80 feet east of Wilshire Street. An application for a Special Use Permit (SUP-4688) for an Animal Hospital has been submitted in conjunction with this application.

B) Applicant's Justification

In a letter attached to the application, the applicant states that the Animal Hospital is to be a state of the art veterinarian hospital that will be occupied by six veterinarians who have joined in a partnership to develop and share this animal surgery center.

BACKGROUND INFORMATION

A) Actions

08/12/04 The Planning Commission is scheduled to review an accompanying application for a Special Use Permit (SUP-4688) for the subject proposal. The staff recommends approval of that application.

B) Pre-Application Meeting

07/07/04 Details of the prospective use were discussed, including the following:

- A reversionary map may be needed to accommodate the proposed building.
- An entrance gate off the alley should swing to the interior.
- A Nevada Department of Transportation encroachment permit on Charleston Boulevard is needed.
- Since space on the property is restricted, a waiver should be submitted to permit access to an alley at the rear for employee parking in lieu of from the front.
- The location and type of signage should be shown.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review and one was not held.

DDS

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 0.66

B) Existing Land Use

Subject Property:	Undeveloped
North:	Service Commercial
South:	Single-family residential
East:	Service commercial
West:	Office establishment

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	L (Low Density Residential)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-1 (Single-Family Residential)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is designated SC (Service Commercial) on the Southwest Sector map of the General Plan. The property is zoned C-1 (Limited Commercial), which is a zoning district permitted in this land use classification. An Animal Hospital is a use permitted in the C-1 zoning district subject to the approval of a Special Use Permit.

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

No special districts, zones, or studies are related to the subject property.

DDS

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for an Animal Hospital on 0.66 acres located adjacent to the south side of Charleston Boulevard, approximately 80 feet east of Wilshire Street. The Animal Hospital is proposed to be a state of the art veterinarian hospital that will be occupied by six veterinarians who have joined in a partnership to develop and share the facility.

The proposed 7,000 square-foot building is to contain 1,980 square feet of space for unidentified retail/office space. Parking for the facility would be provided in two parking lots, one for client parking with access to Charleston Boulevard and one for employee parking with access to an alley to the rear of the 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	Provided	Compliance
Min. Lot Width	100 feet	100 feet	Y
Min. Setbacks			
• Front	20 feet	100 feet	Y
• Side	10 feet	10 feet	Y
• Corner	15 feet	NA	Y
• Rear	20 feet	110 feet	Y
Max. Lot Coverage	50 %	24.3 %	Y

Other applicable development standards include the following:

- **Refuse collection areas.** Dumpsters are required to be screened from view of adjoining properties by an enclosure and be placed no closer than 50 feet to a residential property line. Dumpsters are also required to have a roof. Although the proposed development is provided with a dumpster that is screened from view, it is placed less than 50 feet from residential property lines and is not covered with a roof. These discrepancies are noted as conditions of approval for this application.

- **Perimeter wall.** Walls are required to be composed of acceptable decorative wall materials such as stone, decorative block, slump stone, and wrought iron and are to have a minimum of 20 percent contrasting material. Also, all walls are to include detail variations such as pilasters, decorative caps, decorative iron cutouts or fluted blocks. The proposed development is provided with a six-foot high concrete block wall. However, no details are provided to indicate whether the wall would be compliant with these standards. A condition of approval is added for this information to be provided.

A2) Residential Adjacency Standards

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

- **Proximity slope.** Where adjacent to residential property, nonresidential buildings shall be provided with a setback of three times the height of the building from the residential property. The height of the proposed building at the highest point is 26.9 feet. With a three to one slope, the setback from the residential property to the south of the subject lot is required to be 80.7 feet. The building is setback 110 feet from the south property line and is, therefore, in compliance with this requirement.

- **Building setback.** No building setback from residential property shall be less than the required building setback for the protected property. The residential property to the south is zoned R-1 (Single-Family Residential) which has a 15-foot rear yard requirement. The setback for the proposed building far exceeds this requirement.

A3) Parking and Traffic Standards

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

Uses	GFA Sq. ft.	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Animal Hospital	5,020	1/employee + 1/doctor + 1/examining room	5	1	5	1
Retail/office space	1,980	1/175 sq. ft.	12	1	12	2

The proposed development would be provided with 20 parking spaces, five for the Animal Hospital and 12 for unidentified general retail space.

DDS

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	10 trees/20 spaces	10 trees	10
Buffer:	1 trees/20 linear feet	33 Trees	35

The development is provided with the required number of trees and complies with other landscape standards.

B) General Analysis and Discussion

The Development Standards for the development are acceptable, except for the placement of the dumpster and its enclosure with a roof. Details of the perimeter wall need to be provided to ascertain its compliance with the design standards. The proposed building has sufficient setback to comply with all residential adjacency standards.

Design standards require that the building be placed at the front of the property with parking placed at the rear. Because the narrowness of the lot preempts access to the rear from Charleston Boulevard, client parking is proposed in front of the building and employee parking to the rear. The client parking area would be accessed from Charleston Boulevard and the employee parking area from an alley to the rear. A request for a Waiver in the placement of the building was submitted. With the parking arrangement proposed, approval of the Waiver is recommended.

The landscaping plan that was submitted illustrates compliance with the required number of trees for the parking area and lot perimeter. Plant varieties and their placement appear to be well conceived.

FINDINGS

To approve a Site Development Review 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 Animal Hospital is located adjacent to commercial uses to the east and west and across the street to the north. Existing single-family residences are located to the south. There should be no compatibility issues with these residences, provided the use meets the minimum requirements for sound attenuation.

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 all City codes, plan, policies and standards with the exception of the placement of the building and the trash collection location and enclosure. As mentioned above, design standards require that the building be placed at the front of the property with parking placed at the rear. Because the narrowness of the lot preempts access to the rear from Charleston Boulevard, client parking is proposed in front of the building and employee parking to the rear. The client parking area would be accessed from Charleston Boulevard and the employee parking area from an alley to the rear. A request for a Waiver in the placement of the building was submitted. With the parking arrangement proposed, approval of the Waiver is recommended. The trash collection location and enclosure are addressed as conditions of approval for this application.

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

   As discussed above, access is proposed to 15 client parking spaces from Charleston Boulevard. According to the Master Plan of Streets and Highways, Charleston Boulevard is identified as a Primary Arterial street with a 100-foot wide right-of-way and would provide adequate access. Access is also proposed to 18 employee parking spaces from an alley abutting the property on the south. This alley is also used by residences to the south of the alley. The employee parking lot is gated and would be used only by those persons employed on the property. Therefore, the number of vehicle trips in the alley should be limited to early morning and evening hours. Consequently, access and circulation should have little impact on adjacent roadways or neighborhood traffic.

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

   A landscape plan portrays a landscaping scheme with plant varieties that are appropriate for the area.

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

   The design of the proposed building has a modern appearance and consists of a stucco exterior, an aluminum storefront, ceramic tile veneer, a roof with concrete tile and standing seam metal roofing, a stucco fascia, stucco cornice, deco steel tube trellis, and a recessed stucco arch entryway. Overall, the building has an aesthetic appearance that will be harmonious and compatible with other buildings in the area.

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

   Because the site will be subject to ongoing inspection, the public health, safety, and welfare will not be compromised.

NOTICES MAILED 148 – Mailed with SUP-4688

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4887 APN: 163-01-502-002 & 003

Name of Property Owner: Meyer & Sylvia Gold Trust et al

Name of Applicant: SHIPPY, 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: Sylvia Gold

Print Name: SYLVIA GOLD

Subscribed and sworn before me

This 26th day of MAY, 2004

David Lifson

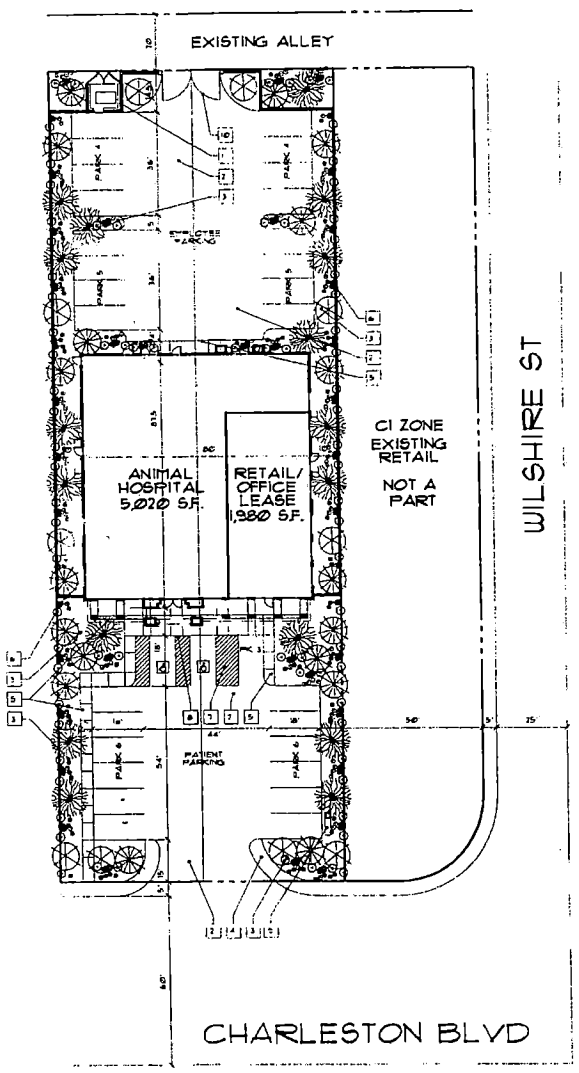
Notary Public in and for said County and State

1-31-05

Revised 2/12/0

MICHAEL J. SCHNEIDER
Notary Public
Minnesota
My Commission Expires Jan. 31, 2005

D:\dgn\Application Packet\Statement of Financial Interest.doc



1 SITE PLAN
SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

SYMBOL	LARGE TREES	TYPE	SIZE	QTY
	MEXICAN PALO VERDE Parkinsonia 'x'	MEDIUM EVERGREEN	24" BOX	18
	SHOESTRING ACACIA Acacia stenophylla	MEDIUM EVERGREEN	24" BOX	16
	CALIFORNIA PEPPER TREE Schinus Molle	MEDIUM EVERGREEN	24" BOX	17

SYMBOL	SHRUBS and GROUND COVER	SIZE
	TEXAS RANGER Leucophyllum Sulfurosa	5 GAL
	FEATHERY CASSIAS Cassia artemisioides	5 GAL
	HYBRID GAZANIA Gazania hybridus	1 GAL
	EVERGREEN EUONYMOUS Euonymous Japonica	5 GAL
	COMMON WINTER CREEPER Euonymous fortunei	5 GAL

1. ALL INORGANIC LANDSCAPE GROUND COVER TO BE 3/4" INDIAN RED WASHED GRAVEL.
2. ALL PLANTS ON SITE MUST CONFORM WITH TITLE 9 REG.
3. 24" BOX TREES A MAXIMUM OF 20'-0" O.C. @ EAST AND WEST PROPERTY LINES
4. PROVIDE (4) FIVE GALLON SHRUBS MIN FOR EACH TREE
5. EXISTING LANDSCAPE TO BE PRESERVED WHERE POSSIBLE

KEYNOTES

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF WROUGHT IRON GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCKLATCH
2	2" AC PAVING
3	LANDSCAPED AREA - BY OTHERS
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	4" CONCRETE SIDEWALK W/ROCK SALT FINISH
6	6'-0" HIGH CONCRETE BLOCK WALL
7	HANDICAP ACCESS AISLE
8	FLUSH CUT SIDEWALK W/ ACCESS AISLE (NO RAMP REQ'D.)
9	PYLON SIGN
10	PAIR 12'-0" X 6'-0" DECO STEEL TUBE GATES (MANUAL OPERATION- GATES TO REMAIN OPEN DURING BUSINESS HOURS)

PROJECT DATA

REQUIRED ZONING	C1
EXISTING ZONING.	C1
EXISTING USE:	PARKING LOT
PROPOSED USE	ANIMAL HOSPITAL
BUILDING AREA	7,000 S.F.

PARKING ANALYSIS (ANIMAL HOSPITAL)

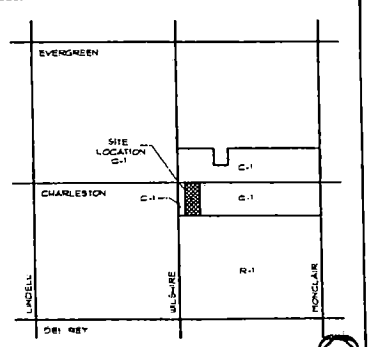
(4) X 1 PARKING SPACE/2 EMPLOYEES ON DUTY	=2 SPACES
(1) X 1 PARKING SPACE/DOCTOR	=1 SPACE
(5) X 1 PARKING SPACE/EXAM ROOM	=5 SPACES

PARKING ANALYSIS (RETAIL/OFFICE LEASE)

(1,980 S.F.) X 1 PARKING SPACE/175 S.F.	=12 SPACES
TOTAL PARKING REQUIRED:	20 SPACES
PARKING PROVIDED	31 SPACES
TOTAL SITE AREA:	28,800 S.F.
FLOOR AREA RATIO:	24.3%

APN#: 163-01-502-002,003

LOCATION



SUP-4688
SDR-4687
08-12-04 PC

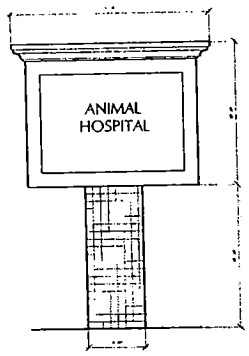
john david burke, architect
3411 W. OQUENDO ROAD, #301, LAS VEGAS, NV. 89118 (702) 876-4663

revisions

ANIMAL HOSPITAL
for: SHIPPY, LLC
City of Las Vegas Nevada

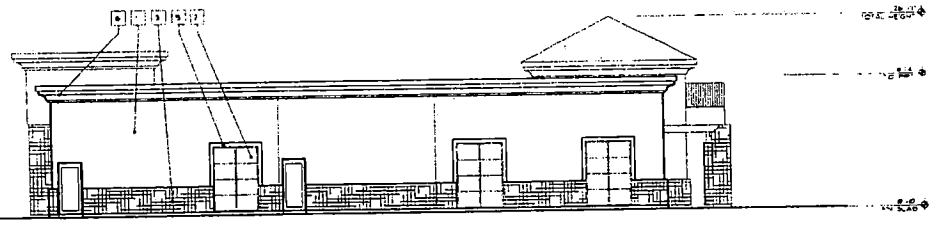
date	
proj. no.	
drwn. by	
chkd. by	

sheet no. A1



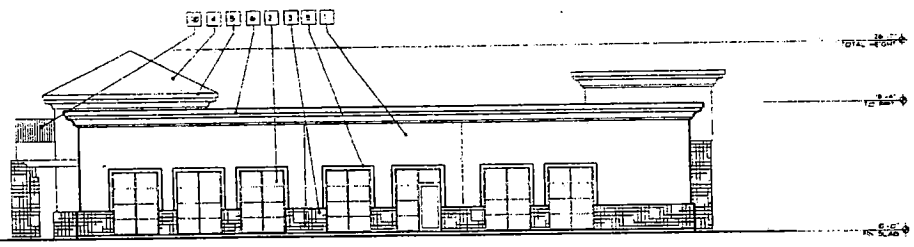
5 BUILDING SINAGE

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



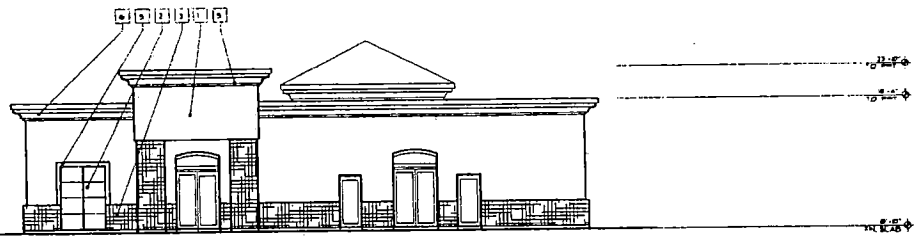
4 EAST ELEVATION

SCALE: 1/8" = 1'-0"



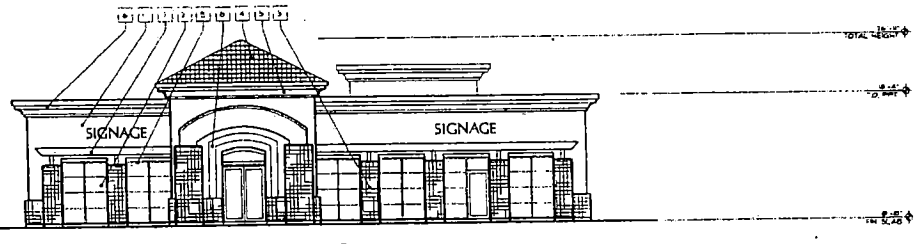
3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION

SCALE 1/8" = 1'-0"

KEYNOTES

	description
1	7/8" STUCCO O/ P.B.W. (SAND FINISH)
2	ALUMINUM STOREFRONT
3	CERAMIC TILE VENEER
4	CONCRETE ROOF TILE O/ 30# FELT
5	STUCCO FASCIA
6	STUCCO CORNICE
7	DECO STEEL TUBE TRELLIS
8	RECESSED STUCCO ARCH ENTRYWAY
9	STUCCO PLANTER
10	STANDING SEAM METAL ROOF

SUP-4688
SDR-4687
08-12-04 PC

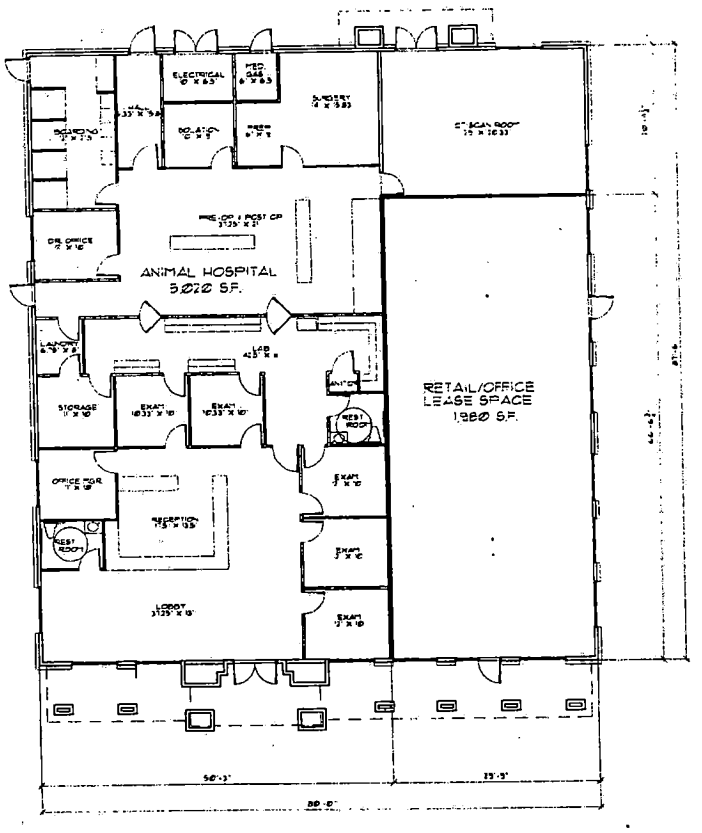
revisions

john david burke, architect
3411 w. OQUENDO ROAD #201 LAS VEGAS, NV 89118 (702)876-4863

ANIMAL HOSPITAL
for: SHIPPY, LLC
City of Las Vegas Nevada

date
proj. no.
drwn. by
chkd. by

sheet no. A2



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

SUP-4688
SDR-4687
08-12-04 PC

KEYNOTES

	description
	keynotes

revisions

john
david
burke, architect
3471 w. OQUENDO ROAD 1301 LAS VEGAS, NV. 89118 (702)876-4863

ANIMAL HOSPITAL
for: SHIPPY, LLC
City of Las Vegas Nevada

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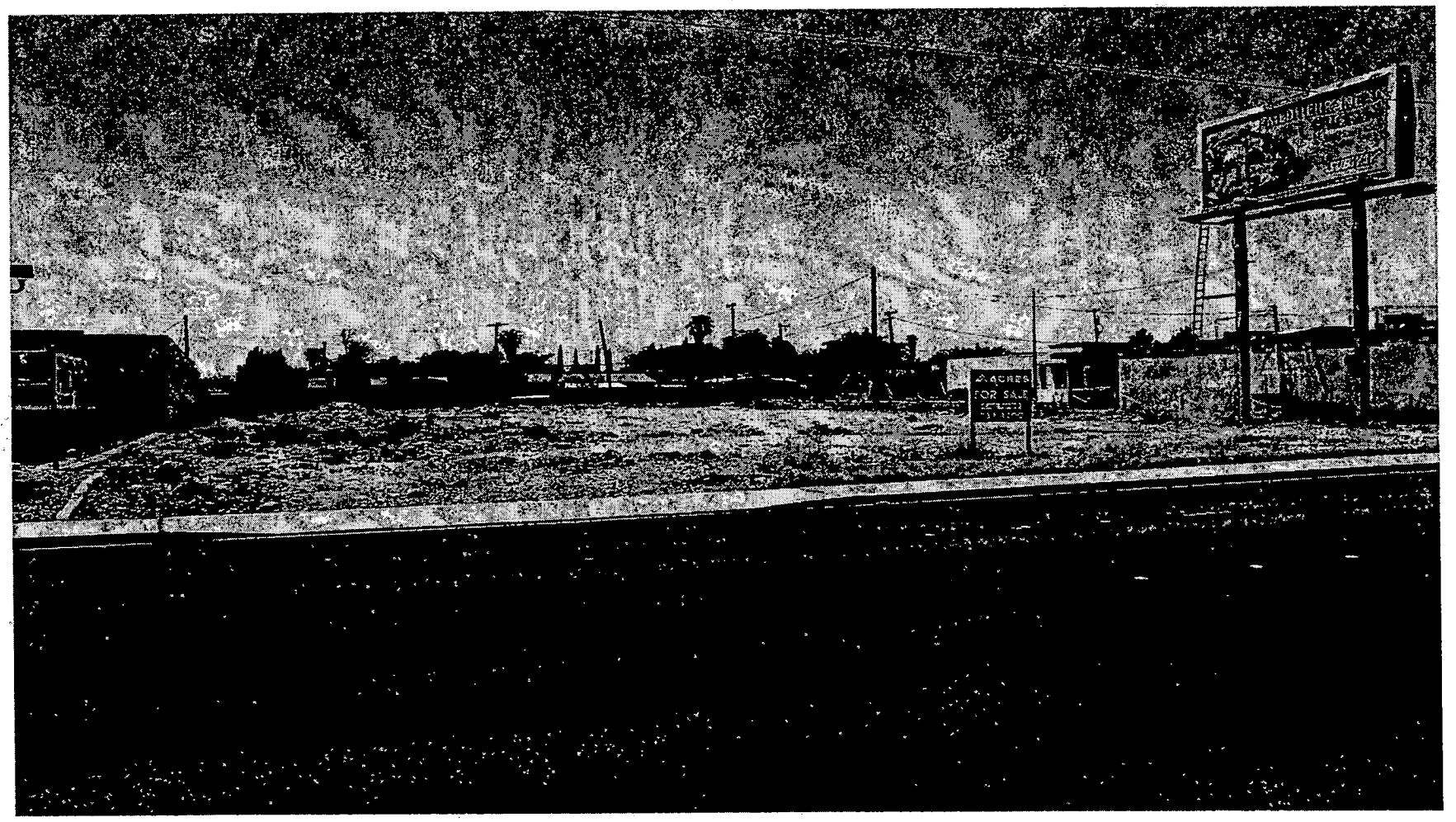


SDR-4687 - APPLICANT: SHIPPY, LIMITED LIABILITY COMPANY - OWNER: MEYER & SYLVIA GOLD TRUST
SOUTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 80 FEET EAST OF WILSHIRE STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 8

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 - PUBLIC HEARING - SUP-4541 - APPLICANT/OWNER: CAMINAR - LAS VEGAS - Request for a Special Use Permit FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME at 2140 Vegas Drive (APN 139-20-802-007), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

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 Item 6 [SUP-4688], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745] subject to conditions, and subject to conditions and adding the following condition on Item 7 [SDR-4687]:

- **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.**

– UNANIMOUS with TRUESDELL and EVANS excused

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

MINUTES:

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

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 8 – SUP-4541

MINUTES – Continued:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 9 [SUP-4690], Item 17 [SDR-4749] and Item 18 [VAC-4700] be removed from One Motion One Vote. Staff received a protest letter for Item 9 and Item 17. Item 18 needed to be heard with Item 53 [ZON-4699].

COMMISSIONER McSWAIN requested Item 10 [SUP-4693] be removed from One Motion One Vote. She also stated that she would be abstaining on Item 22 [VAC-4722].

COMMISSIONER STEINMAN requested Item 25 [VAC-4747] be removed from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that Public Works would be adding a condition on Item 7 [SDR-4687]. GINA VENGLASS, Public Works, read into record the added condition and stated that she believed the applicant was aware of the added condition.

BARRY GREEN, 3531 E. Russell Road, requested Item 15 [SDR-4731] be removed from One Motion One Vote so a discussion could take place. VICE CHAIRMAN NIGRO concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

(7:01 – 7:08)

1-2005

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Convalescent Care Facility/Nursing Home use.

2. Conformance to the Conditions of Approval for Site Development Plan Review (SD-0033-02).

CONDITIONS – Continued:

3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

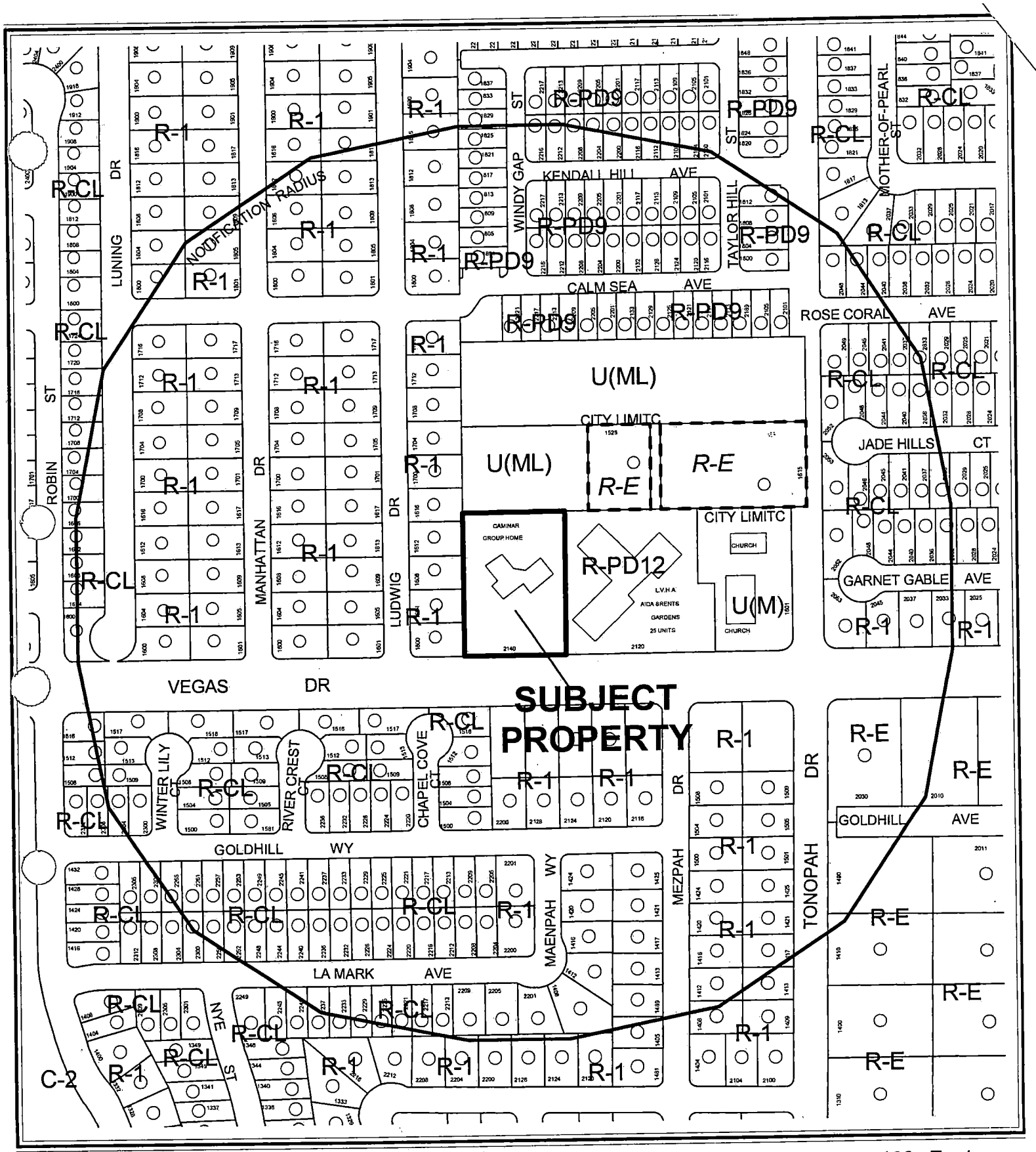
4. This use shall not include any of the uses allowed under "Transitional Living Group Home" or "Special Care Facility."

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

Public Works

6. 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.

7. Site development to comply with all applicable conditions of approval for Z-0066-02, SD-0033-02 and all other subsequent site-related actions.



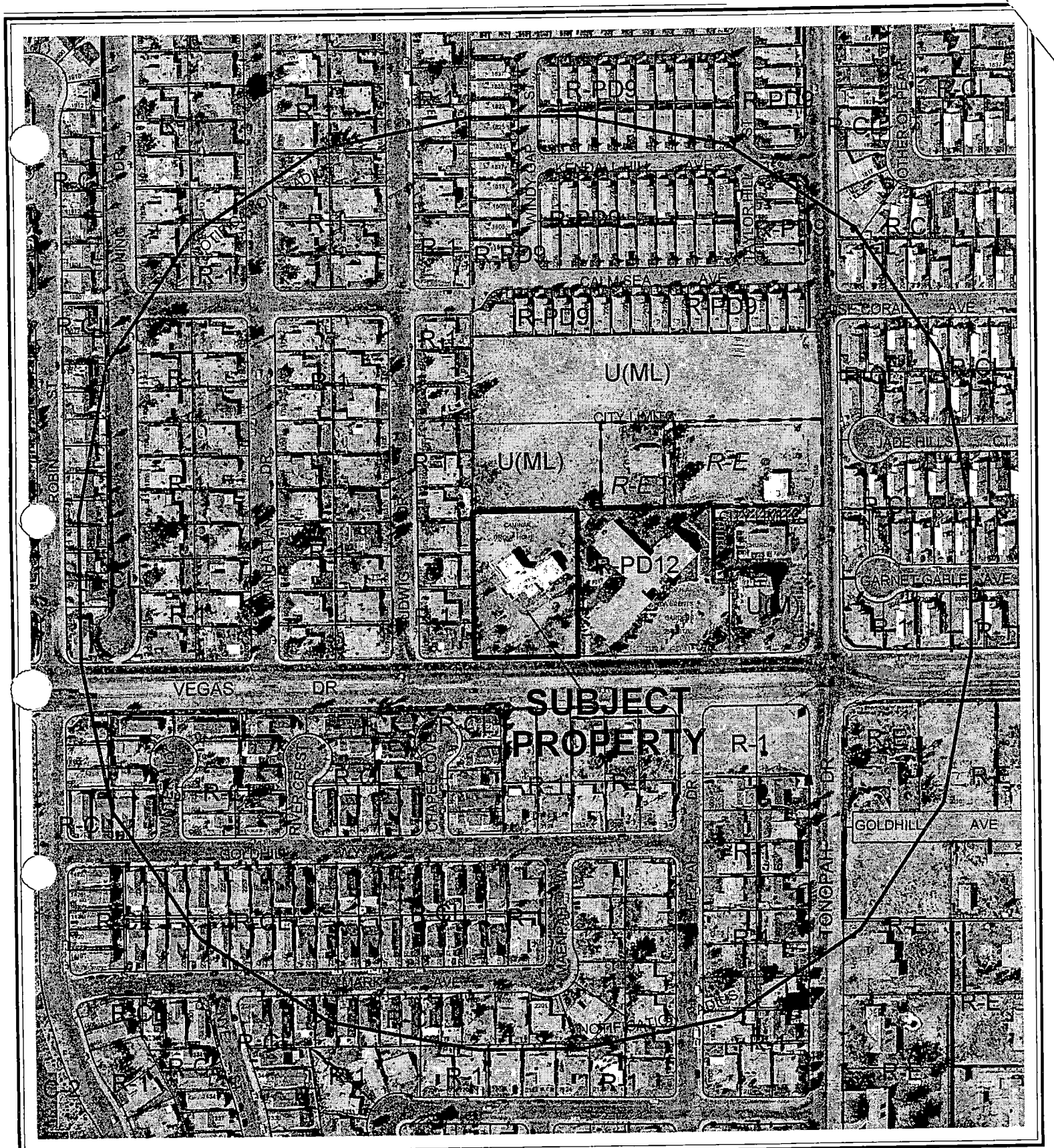
CASE: **SUP-4541**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

N



CASE: **SUP-4541**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4541 - APPLICANT/OWNER: CAMINAR - LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Convalescent Care Facility/Nursing Home use.

2. Conformance to the Conditions of Approval for Site Development Plan Review (SD-0033-02).

3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

4. This use shall not include any of the uses allowed under "Transitional Living Group Home" or "Special Care Facility."

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

Public Works

6. 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.

7. Site development to comply with all applicable conditions of approval for Z-0066-02, SD-0033-02 and all other subsequent site-related actions.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed Convalescent Care Facility/Nursing Home at 2140 Vegas Drive. A previous approval for the same use on this property expired on October 2, 2003.

B) Applicant's Justification

The applicant justifies this request by stating that the Convalescent Care Facility/Nursing Home use had been previously approved for the site, but had been allowed to expire. This is the same request as the original Convalescent Care Facility (U-0088-02).

BACKGROUND INFORMATION

A) Previous Actions

11/04/81 The subject property was Annexed into the City of Las Vegas as part of a larger request (A-0010-81).

10/02/02 The City Council approved a Rezoning (Z-0066-02) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-2 (Medium-Low Density Residential); a Special Use Permit (U-0088-02) for a Convalescent Care Facility/Nursing Home; and a Site Development Plan Review (SD-0033-02) for eight residential care units on this site. The original rezoning request was to R-3 (Medium Density Residential), but the Planning Commission and staff recommended approval on the condition that the request be amended to R-2.

10/02/03 The approval for the Special Use Permit (U-0088-02) for a Convalescent Care Facility/Nursing Home expired.

B) Pre-Application Meeting

05/07/04 The applicant explained that the previously approved Special Use Permit for the Acacia Gardens Convalescent Center had expired and this application would be for the same proposal. This is a Project of Regional significance, as there are parcels within Clark County jurisdiction less than 100 feet from the subject property. A questionnaire and 10 additional site plans must be included with the application submittal.

SS

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	1.49
Net Acres:	1.26

B) Existing Land Use

Subject Property:	Group Residential Care Facility
North:	Undeveloped
South:	Undeveloped
East:	Multi-Family Residential (LVHA Apartments)
West:	Single-Family Residential Dwellings

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	ML (Medium-Low Density Residential)
South:	L (Low Density Residential)
East:	M (Medium Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to R-2 (Medium-Low Density Residential)
North:	U (Undeveloped)
South:	R-1 (Single-Family Residential)
East:	R-PD12 (Residential Planned Development – 12 Units per Acre)
West:	R-1 (Single-Family Residential)

E) General Plan Compliance

The subject site is designated M (Medium Density Residential) on the Southeast Sector Map of the General Plan. This category allows multi-family dwellings up to 25 units per acre. The existing R-2 (Medium-Low Density Residential) zoning district allows a maximum of 12 units per acre, but is compatible with surrounding development in the area and conforms to the General Plan.

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

SS

The subject property is located within the West Las Vegas Plan area and has a future land use designation of M (Medium Density Residential). The area of the plan north of Vegas Drive and Tonopah Drive west to Rancho Drive is primarily residential in character but does contain several churches and commercial properties. Several of the vacant areas in this district have filled in with residential development since the West Las Vegas Plan was adopted in 1994.

This area is also part of the Neighborhood Revitalization Area, identified by the Las Vegas Master Plan 2020 as neighborhoods where existing residential uses should be protected and proposed commercial development should be designed within the context of a pedestrian-friendly environment.

The proposed Convalescent Care Facility qualifies as a "Project of Regional Significance," triggered by the request for a Special Use Permit in an area close to parcels located within unincorporated Clark County. Clark County government was notified of the project. Information concerning possible impacts to public services are detailed below.

INTERAGENCY ISSUES

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

- Any Special Use Permit within 500 feet of unincorporated Clark County

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

1) The Las Vegas Metropolitan Police Department found no significant law enforcement issues that might be raised should this request be approved.

2) The Sanitary Sewer Planning Section of the City of Las Vegas Department of Public Works found that the proposed facility would have minimal impacts to the wastewater collection system.

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Convalescent Care Facility/Nursing Home	11,449 SF	1 space per 6 beds + 1 space per employee on the largest shift + 3 spaces for doctors	10	1	15	2

The site exceeds the number of parking spaces required by Title 19. Handicapped parking spaces are provided in accordance to the code.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Convalescent Care Facility/Nursing Home use and no similar approved uses within the 750-foot notification distance.

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Use	Code Requirement	Provided
Convalescent Care Facility/Nursing Home	Min. parcel size of 25,000 SF	55,013 SF
	Max. 25 beds per acre	13.4 beds/acre
	Buildings should comply with R-2 setbacks (20 feet in front, 20 feet in rear, 5 feet on side, and 10 feet between buildings)	93-foot front setback, 20-foot rear setback, 10-foot side setbacks
	Max. two-story height	Single-story units
	Shall be located on a collector street or larger	Vegas Drive is an 80-foot wide Secondary Collector

SS

The proposed Convalescent Care Facility meets the minimum standards for this use in an R-2 (Medium-Low Density) zoning district.

B) General Analysis and Discussion

- Zoning

The subject site is zoned U (Undeveloped) [M (Medium Density Residential) General Plan Designation] and is under a Resolution of Intent to R-2 (Medium-Low Density Residential). A Convalescent Care Facility/Nursing Home is a permitted use in the R-2 (Medium-Low Density) zoning classification with the approval of a Special use Permit.

- Use

The use will be located in both an existing structure (Pedregal House) and in a new building consisting of eight units on a 55,013 square-foot lot. There are currently 12 beds in the existing Group Residential Care Facility on this site, and the applicant is proposing eight more beds for a total of 20 beds. Each 500 square-foot unit will contain a living room, bathroom, bedroom, and kitchen. The new structure will also contain a centrally located community space, including a recreation room, laundry facilities, kitchen, and two offices for support services.

- Conditions

Title 19.04.050 lists the following conditions that must be met prior to approval of a Special Use Permit for a Convalescent Care Facility/Nursing Home. Additional conditions may also be required during the public hearing process to ensure compatibility of the use with surrounding uses and the pattern of development. The applicant has not requested any waivers to these conditions.

1. The minimum parcel size required shall be twenty thousand square feet.
2. The maximum number of beds per acre of land shall be twenty five.
3. Setbacks for buildings shall be the same as required for a single-family dwelling in the zoning district where located.
4. The maximum building height of a convalescent care facility shall be two stories.
5. Care facilities shall be located on a collector street or larger.

The proposed Convalescent Care Center meets all of the minimum requirements for approval of a Special Use Permit as listed in Title 19.04.050. An additional condition of approval clarifies the uses that are permitted under the "Convalescent Care Facility/Nursing Home" category.

SS

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 Convalescent Care Facility/Nursing Home use is compatible with surrounding land uses. It is noted that here is a public apartment complex to the east of this site and single- family residential dwellings to the west and south of this site.

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

   The site is physically suitable for the intensity of land use. Sufficient parking is provided to accommodate staff and patrons of the facility.

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 street facilities providing access to the property are adequate in size to meet the requirements of the proposed Convalescent Care Facility/Nursing Home use.

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

   The proposed use will not compromise the public health, safety, and welfare, as it will be subject to regular City inspections for licensing.

NOTICES MAILED 305

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4541 APN: 139-20-802-007

Name of Property Owner: Caminar

Name of Applicant: Caminar

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: James Stamper Executive Director Caminar

Print Name: James Stamper

Subscribed and sworn before me

This 3rd day of May, 2004

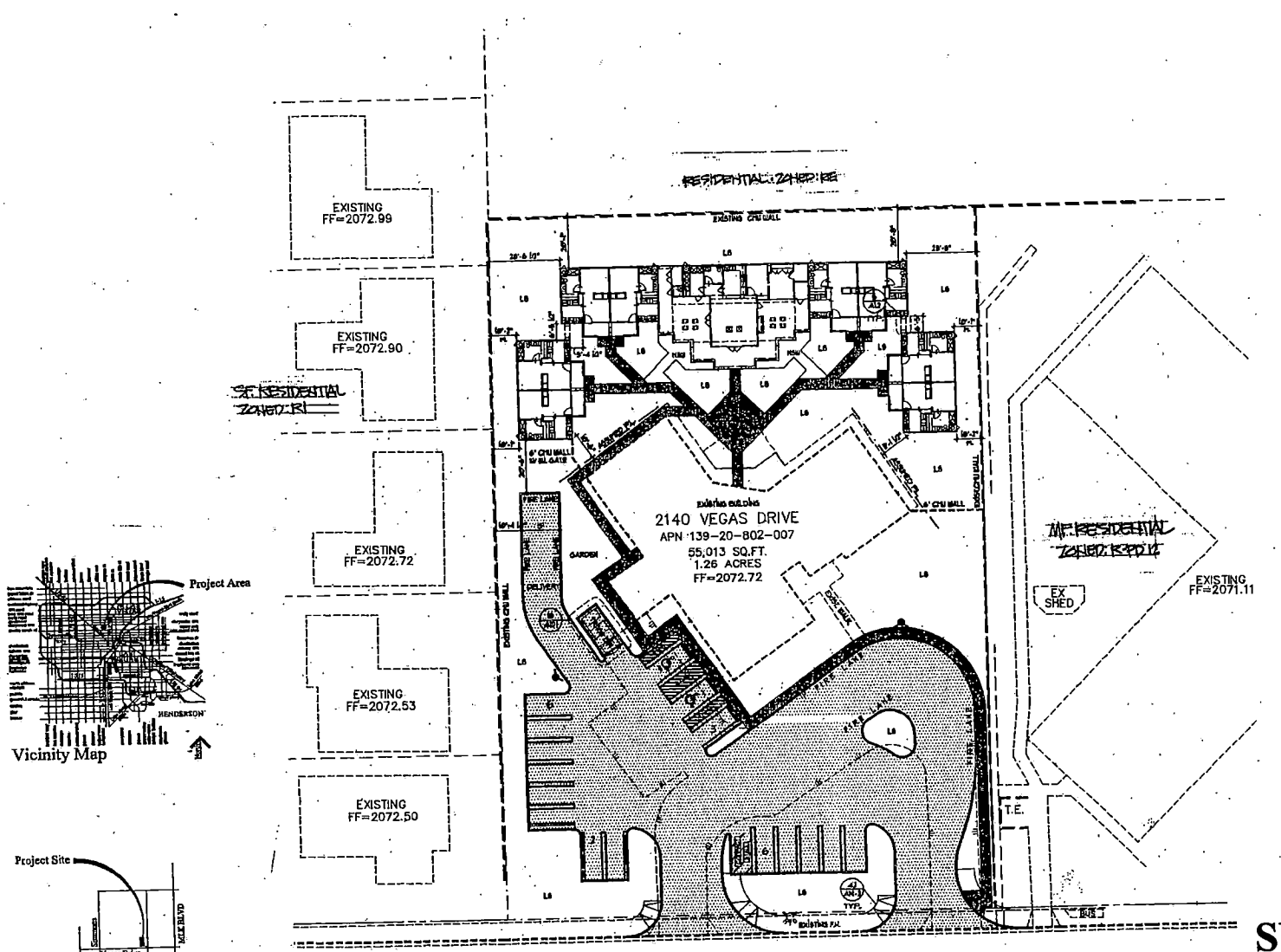
Jan Michels

Notary Public in and for said County and State

JAN MICHELS
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 01-70385-1 - Expires September 10, 2005

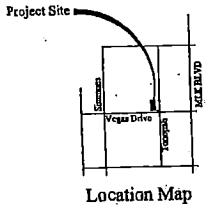
Revised 2/12/02

f:\depot\Application Packet\Statement of Financial Interest.doc



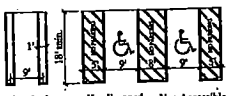
ARCHITECTURAL SITE PLAN

Vicinity Map



Location Map

TYP. PARKING STALL
4" Painted Stripe Typ.



Standard Handicapped Van Accessible

SITE DATA

APN:	139-20-802-007
SITE AREA:	1.26 AC. (55,013 SQ.FT.)
BUILDING AREA: (FOOTPRINT)	
EXIST. BLDG.	6,135 SQ.FT.
NEW BLDG.	4,734 SQ.FT.
NEW PAVEMENT	16,501 SQ.FT.
OPEN SPACE	27,651 SQ.FT.
LOT COVERAGE:	21%
PARKING REQ'D:	11 SPACES
PARKING PROV'D:	11 SPACES (2 H.C.)

LEGEND

- ASSUMED PROPERTY LINE
- ACCESSIBLE ROUTE
- NEW PAVEMENT
- EXIST. SIDEWALK
- NSW NEW SIDEWALK
- LS LANDSCAPE
- EXIST. CURB AND GUTTER
- EXIST. CMU WALL
- NEW CMU WALL
- EXISTING EDGE OF PAVEMENT
- EXIST. CENTERLINE OF ROAD
- EXIST. RIGHT-OF-WAY LINE (ROW)

NOTE:
PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE PARKING SPACES PER IBC 6EC. 11D

SEE SHT. L1 FOR LANDSCAPE AREAS/INFO.

SUP-4541
08-12-04 PC

RECEIVED
MAY 19 2004
CITY OF LAS VEGAS
BUILDING DEPT.

ACACIA GARDENS

PERLMAN ARCHITECTS
CALIFORNIA, INC.
20101 S.W. Birch St.
SUITE 140
NEWPORT BEACH, CA 92
949.851.0200 949.851.43

Seal

DONALD L. DELAY
REGISTERED
No. 15515
ARCHITECT
STATE OF NEVADA
MAY

These drawings are instruments of service and are the property of Perlman Architects of California, Inc. and shall not be used in whole or in part for any other project without the written permission of Perlman Architects of California, Inc. and shall be returned upon request. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.
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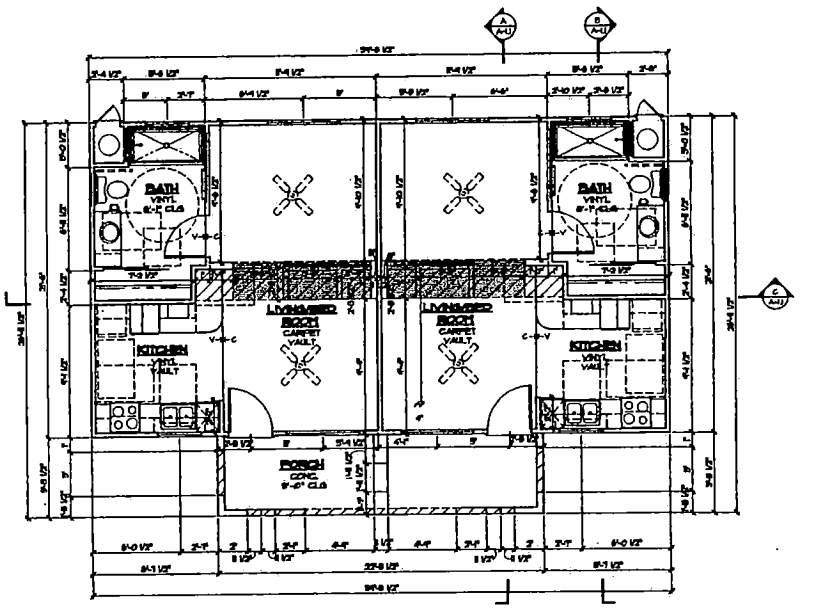
No.	Description	Date	By
1			

ACACIA GARDENS
2140 Vegas Drive
Las Vegas, Nevada 89102

Drawn/Checked By: CM / DB
Date: May 12, 20
Project Number: 20301
Sheet Number: AS



PLAN 1 TYP. UNIT FLOOR PLAN

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

Perlman
PERLMAN ARCHITECTS OF CALIFORNIA, INC.
20101 S.W. Birch St.
SUITE 140
NEWPORT BEACH, CA 9266
949.851.8200 949.851.4383 f

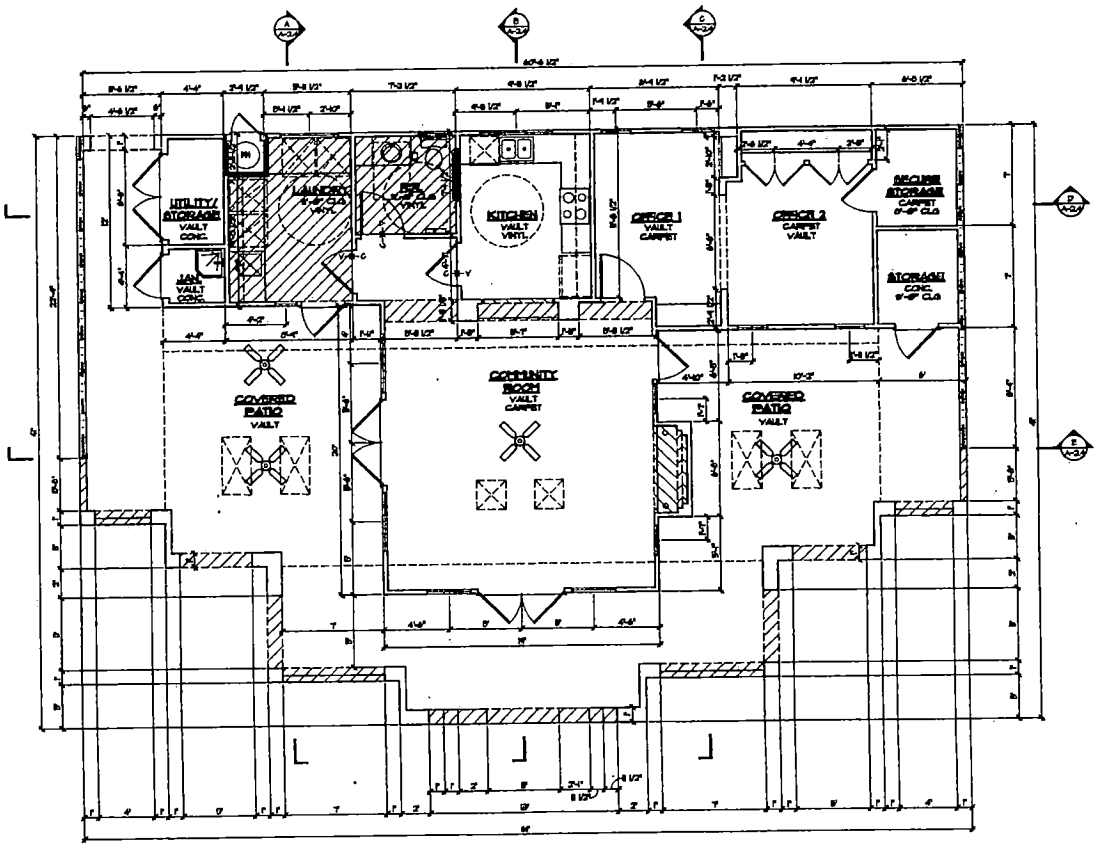
Seal

Rev | Date | By | Description

ACACIA GARDENS
2140 Vegas Drive
Las Vegas, Nevada 89102

Drawn/Checked By: CM / MB
Date: March 25, 2004
Project Number: 203016
Sheet Number: **A-1.1**
Unit Floor Plan

SUP-4541
08-12-04 PC



SUP-4541
08-12-04 PC

Perlman ARCHITECTS
PERLMAN ARCHITECTS OF CALIFORNIA, INC.
20101 S.W. Birch St.
SUITE 140
NEWPORT BEACH, CA 92660
949.851.8200 949.851.4353 fax

Seal

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Rev	Date	By	Description
1			

ACACIA GARDENS
2140 Vegas Drive
Las Vegas, Nevada 89102

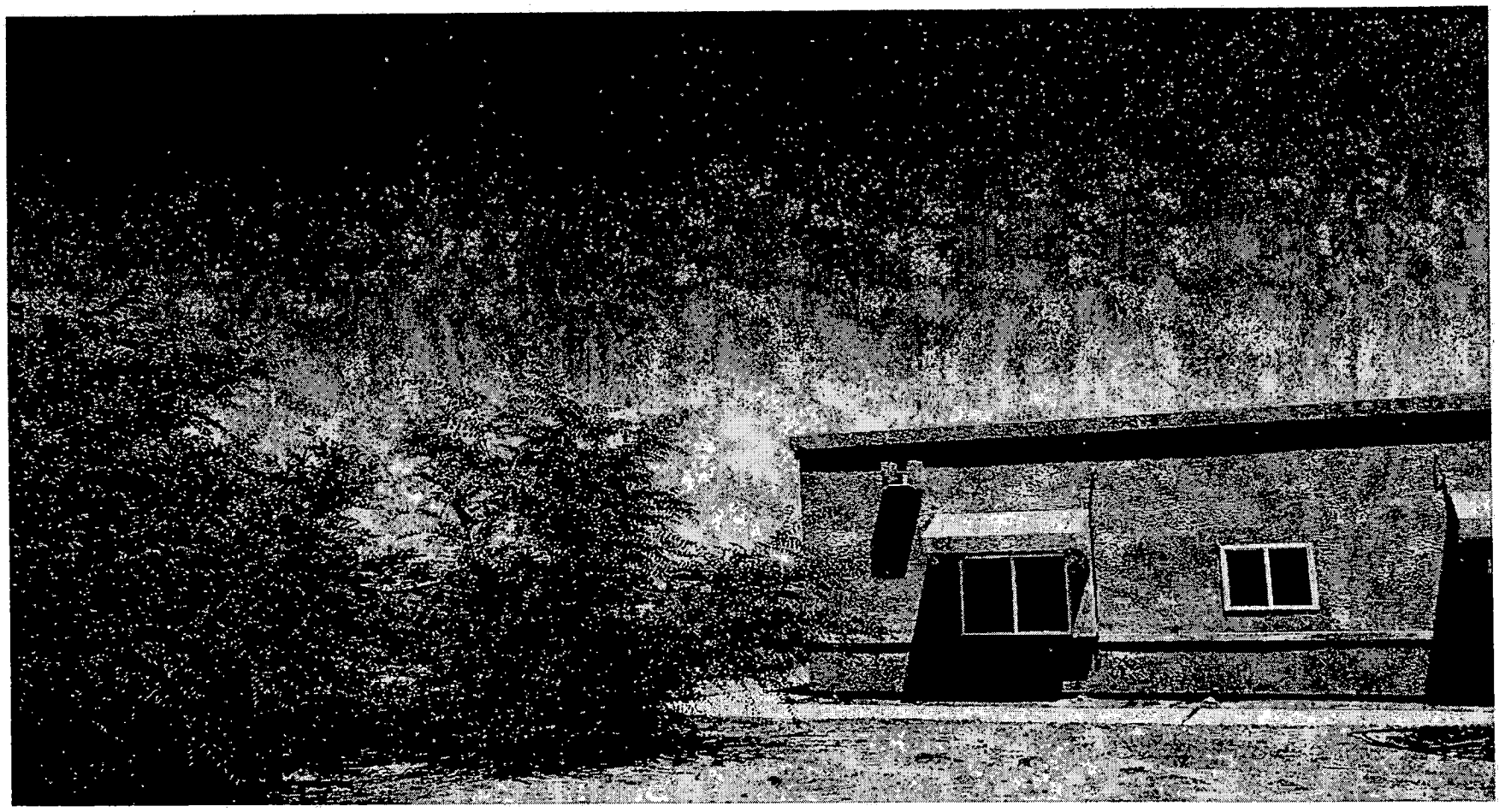
Drawn/Checked By
CM / MB

Date
March 25, 2004

Project Number
203016

Sheet Number
A-2.1

Community Center Floor Plan



SUP-4541 - APPLICANT/OWNER: CAMINAR - LAS VEGAS
2140 VEGAS DRIVE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 9

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 - PUBLIC HEARING - SUP-4690 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: RICHARD E WILKIE REVOCABLE TRUST - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2001 Western Avenue (APN 162-04-703-010), M (Industrial) Zone, 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 – 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 Department, stated that staff received one protest via telephone call from the property owner to the east of the proposed site. He added that this site is within an industrial area of the City and meets the standards of the Code.

KAREN RICHARDSON appeared on behalf of LUCY STEWART, who had prior travel arrangements. MS. RICHARDSON requested approval of the application based on staff's conditions.

MINUTES – Continued:
COMMISSIONER GOYNES commented that the request was appropriate because it is in an industrial area and would approve of the application.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.
(7:08 – 7:10)
1-2355

CONDITIONS:
Planning and Development

1. 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.

2. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

3. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements. In particular, the sign shall be oriented away from Interstate 15 so it cannot be read from the highway.

4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of trash, weeds and graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

5. The off-premise advertising (billboard) sign support pole shall be designed to include finish materials to complement the existing on-site buildings.

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

7. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

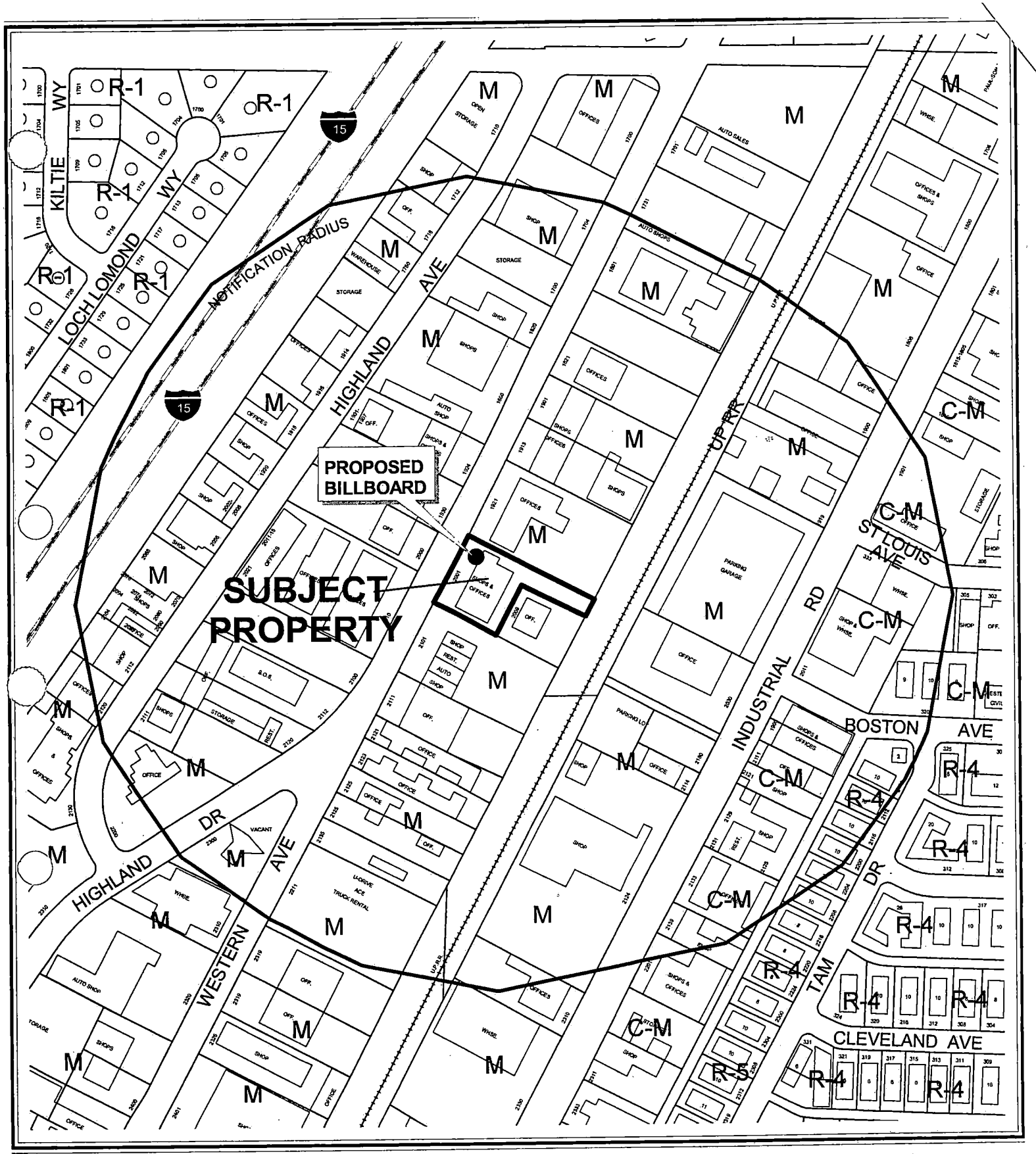
CONDITIONS – Continued:

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

9. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

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



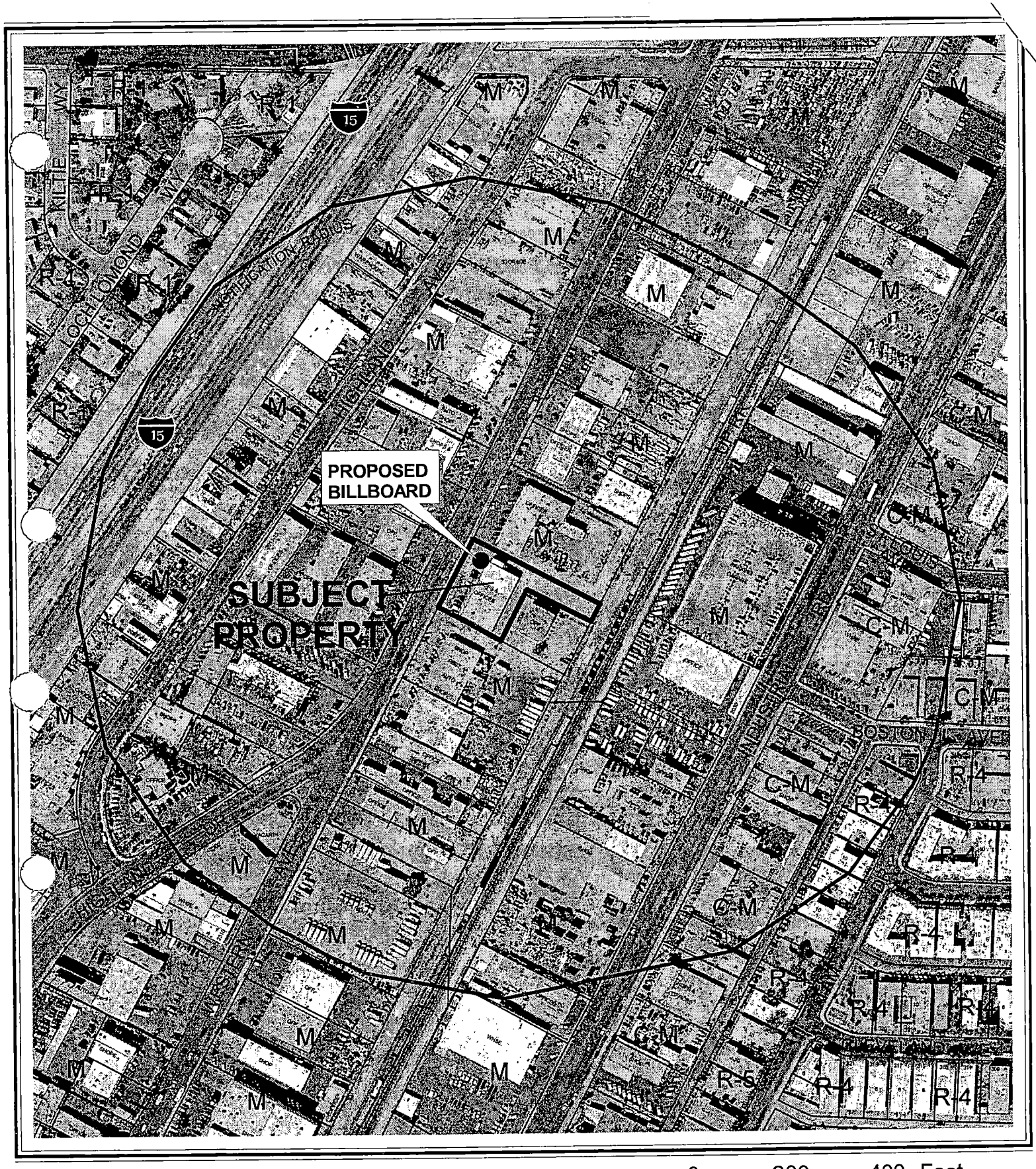
0 200 400 Feet

CASE: **SUP-4690**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



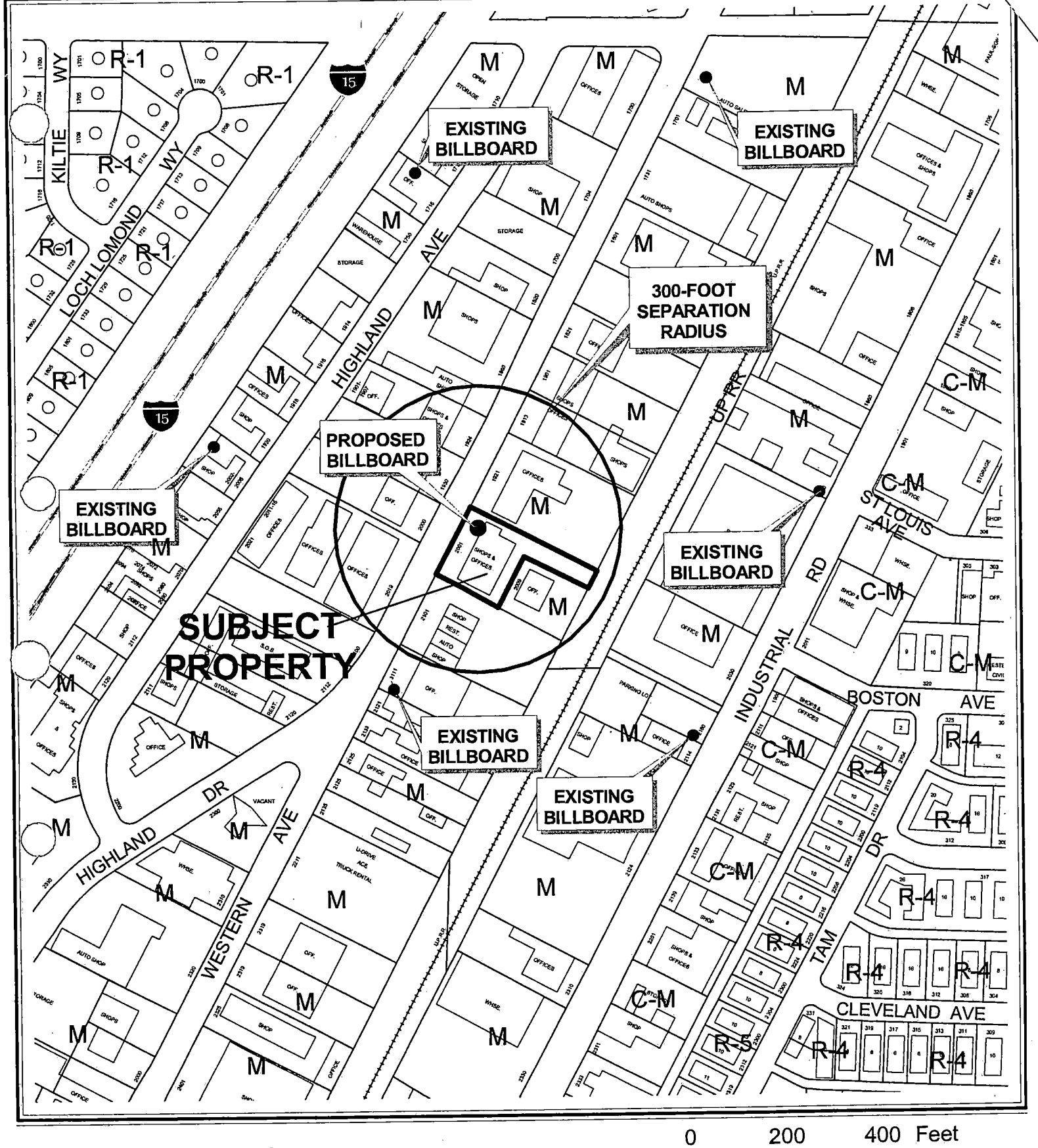
0 200 400 Feet

CASE: **SUP-4690**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

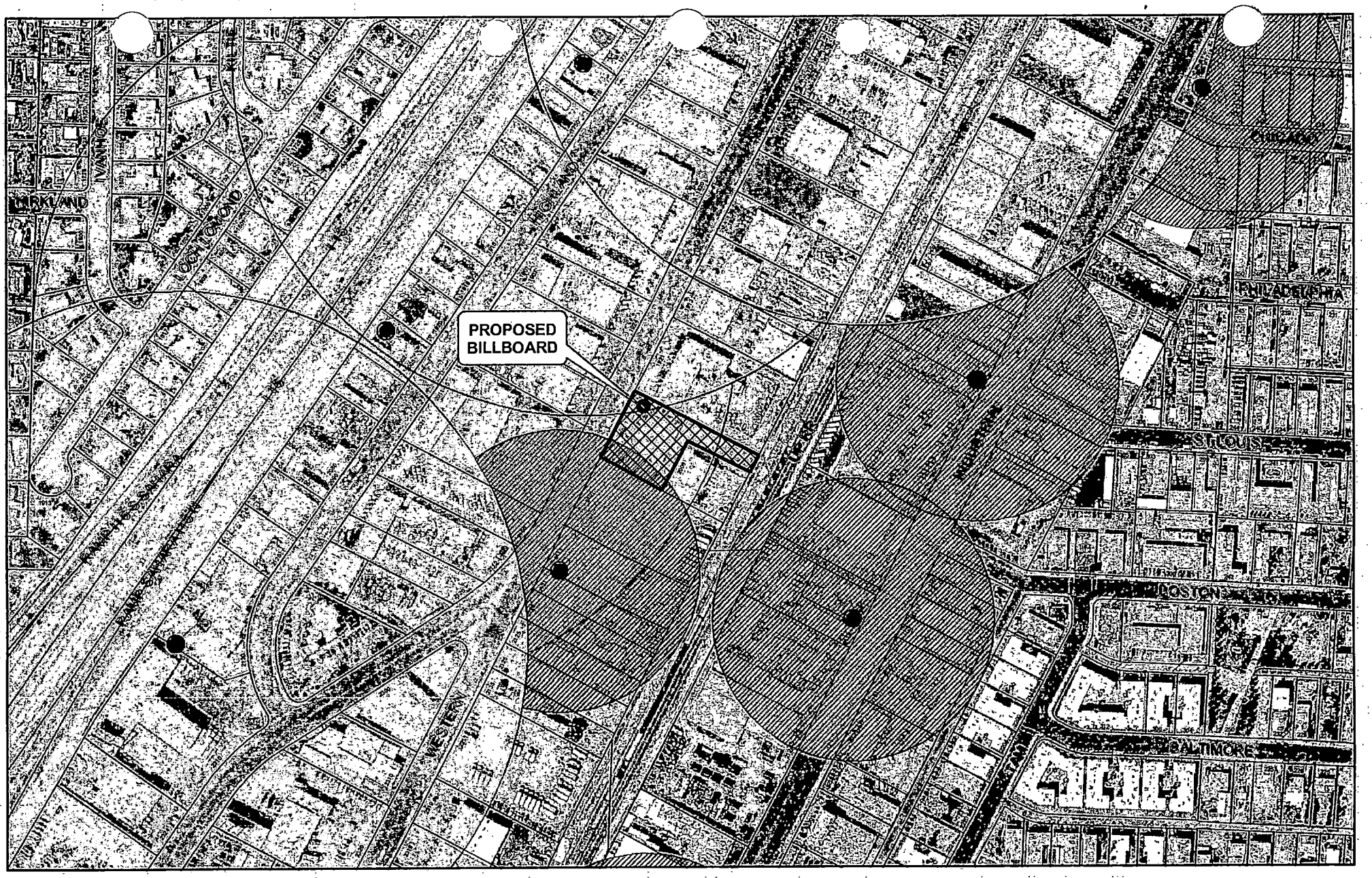


CASE: **SUP-4690**

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-4690

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

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4690 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: RICHARD E WILKIE REVOCABLE TRUST

** CONDITIONS **

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

Planning and Development

1. 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.

2. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

3. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements. In particular, the sign shall be oriented away from Interstate 15 so it cannot be read from the highway.

4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of trash, weeds and graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

5. The off-premise advertising (billboard) sign support pole shall be designed to include finish materials to complement the existing on-site buildings.

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

7. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

DDS

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

9. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit to allow a proposed 40-foot tall, 14-foot by 48-foot Off-Premise (Billboard) Sign at 2001 Western Avenue.

B) Applicant's Justification

The applicant states in a letter attached to the application:

> "It (the sign) is located within an M district and meets all separations from residential. This also meets the requirements from other off-premise advertising signs and adjacent on-premise signs. There are other off-premises signs along Western and conform to their surroundings."

BACKGROUND INFORMATION

A) Previous Actions

None.

B) Pre-Application Meeting

06/16/04 Discussion included the following:

- The proposed billboard is within the 750-foot separation radius of Interstate 15, but the proposed billboard is not to be oriented toward I-15.
- Other aspects of the billboard appear to be code-compliant.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 0.68

DDS

B) Existing Land Use

Subject Property:	Service commercial and offices
North:	Offices
South:	Service commercial
East:	Offices and railroad tracks
West:	Offices

C) Planned Land Use

Subject Property:	LI/R (Light Industrial / Research)
North:	LI/R (Light Industrial / Research)
South:	LI/R (Light Industrial / Research)
East:	LI/R (Light Industrial / Research)
West:	LI/R (Light Industrial / Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial)
West:	M (Industrial)

E) General Plan Compliance

The site is designated LI/R (Light Industrial / Research) on the Southeast Sector Land Use Plan Map of the General Plan. The existing M (Industrial) zoning designation is in conformance with the General Plan. Approval of this off-premise sign is not contrary to the goals of the 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

The area is not located in a special district or zone.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

DDS

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

Standards	Code Requirement	Provided
Minimum distance separation from another Off-Premise Advertisement (Billboard) in any direction.	300 Feet	Yes
Minimum distance separation from "R" zoned property and any other off-premise sign.	300 Feet	Yes

This proposed Off-Premise Advertising (Billboard) Sign is located in excess of 300 feet from any other Off-Premise Advertising (Billboard) Sign or residentially zoned property.

The property is located within 660 feet of Interstate 15. Off-Premise Advertising (Billboard) Signs, which can be read from the highway, may not me located closer than 750 feet apart. In this instance the proposed sign is within 750 feet of another Off-Premise Advertising (Billboard) Sign, but the proposed sign would be oriented such that it could not be read from Interstate 15.

B) General Analysis and Discussion

- Zoning

An Off-Premise Advertising (Billboard) Sign is an allowed use within the M (Industrial) zoning district with the approval of a Special Use Permit.

- Use

Title 19 establishes the criteria for the approval of Off-Premise Advertising (Billboard) Signs within the City. Title 19.14.100 limits the overall height of an Off-Premise Advertising (Billboard) Sign to 40 feet. The Code also requires Off-Premise Advertising (Billboard) Signs to be a minimum of 300 feet from residentially zoned properties and 300 feet from other off-premise signs. The proposed sign meets these code distance separation requirements.

- Condition

Since the proposed sign is within 660 feet of Interstate 15 and closer than 750 feet to another Off-Premise Advertising (Billboard) Sign, the sign may not be oriented such that it can be read from Interstate 15. If this application is approved, a condition of approval has been added with this restriction.

FINDINGS

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

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

   This proposed use would be located in the LI/R (Light Industrial / Research) General Plan designation and in the M (Industrial) zoning district. This area is characteristic of high intensity commercial and industrial developments, which is fairly compatible with this proposed land use.

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

   The subject site is located in a commercial and industrial area, which is one of the prerequisites to establishing its suitability.

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."**

   This use does not generate traffic on the proposed site and would not negatively affect the surrounding roadways.

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

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

NOTICES MAILED 57

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4690 APN: 162-04-703-010

Name of Property Owner: Richard E. Wilkie

Name of Applicant: Las Vegas Billboards

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: Richard E. Wilkie, Trustee
Richard E. Wilkie Revocable Living Trust

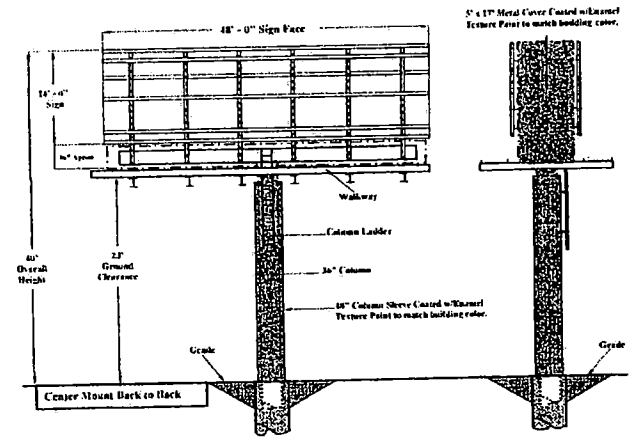
Print Name: Richard E Wilkie

Subscribed and sworn before me

This 3 day of June, 2004

Notary Public in and for said County and State

LINA R. HEISLER
Notary Public State of Nevada
No. 99-56546-1
My appt. exp. Apr. 3, 2007



PROPERTY OWNER:	RICHARD E. WILKIE REV. TRUST 1310 ATHENS POINT AVE. LAS VEGAS, NV 89123-5803
PROPERTY ADDRESS:	2001 WESTERN AVE. LAS VEGAS, NV 89102
CONTACT:	STEVE RANNEY @ LAS VEGAS BILLBOARDS 5665 S. VALLEY VIEW BLVD. LAS VEGAS, NV 89118 837-7822

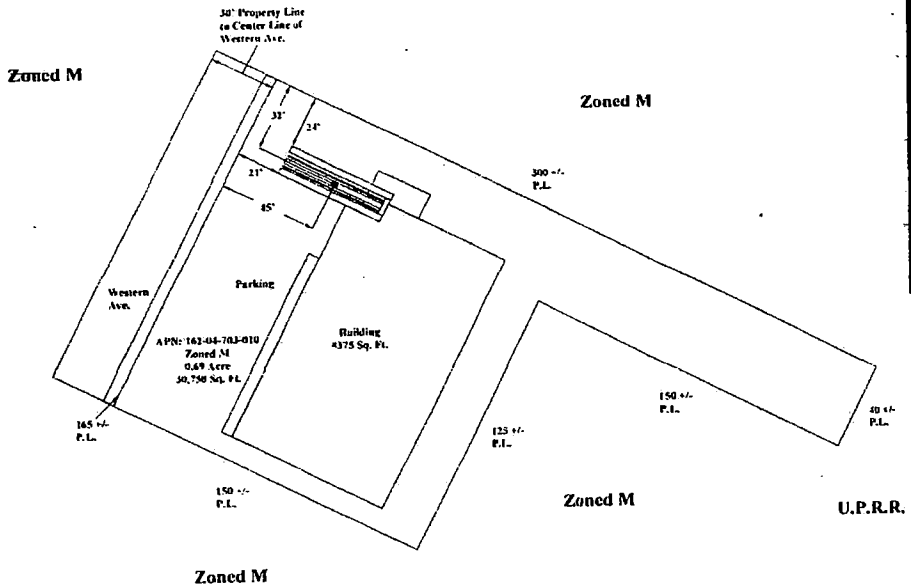
APN: 162-04-703-010
ZONED: M
14' X 48' CENTER MOUNT, BACK TO BACK
40' OVERALL HEIGHT
NO ADJACENT OFF-PREMISE SIGN WITHIN 300' RADIUS
NO R-E ZONE WITHIN 300'
SCALE 1" = 30'

NORTH

SIGN ANALYSIS TABLE

TYPE OF SIGN:	14' X 48' OFF-PREMISE SIGN
SIGN HEIGHT:	40' OVERALL HEIGHT
SIGN WIDTH:	48' OVERALL WIDTH
SIGN AREA:	672' SQUARE FT.
ILLUMINATION TYPE:	HALLOGEN LIGHTING
ANIMATION:	NONE

LOCATION:
21' FRONT SETBACK FROM WESTERN AVE. TO LEADING EDGE OF SIGN.
45' FRONT SETBACK FROM WESTERN AVE. TO CENTER OF COLUMN.
24' SIDE SETBACK FROM NORTH PROPERTY LINE TO LEADING EDGE OF COLUMN.
31' SIDE SETBACK FROM NORTH PROPERTY LINE TO CENTER OF COLUMN.



SUP-4690
08-12-04 PC

SUP-4690 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: RICHARD E WILKIE REVOCABLE TRUST
2001 WESTERN AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 10

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 - PUBLIC HEARING - SUP-4693 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: THOMAS J. OBATA - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone, 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:
McSWAIN – DENIED – UNANIMOUS with TRUESDELL and EVANS excused

This is Final Action unless appealed within 10 days

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the billboard location would be west of the Charleston Boulevard and Torrey Pines intersection.

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of JAY BROWN, who was out of town. MS. RICHARDSON stated that the billboard sign would be appropriate for the area, given that it would be located in an area with high traffic. She requested approval based on staff's conditions.

MINUTES – Continued:

MICHAEL FELDMAN, 6475 W. Charleston Boulevard, stated that this area is a mixed residential and commercial area located west of their property, St. Charleston Apartments, which is a 512-apartment homes community. He spoke on behalf of the Manager of the St. Charleston Apartments, who is in total opposition of this proposed application. The billboard would be in plain view of some of the residents. He used the overhead to point out other large apartment complexes and felt that billboard signs were sufficiently represented in this area. He felt that this area is mature and seeking redevelopment, as the upcoming developments for this area are architecturally and aesthetically pleasing and are not a blight in this area.

JUANITA CLARK, appeared on behalf of Charleston Neighborhood Preservation, and concurred with MR. FELDMAN. She added that the residents would like to see signs, in general, but not billboards. In addition, they preferred to see the billboard signs in an alternate direction on Charleston Boulevard and requested the Commission to not approve the application.

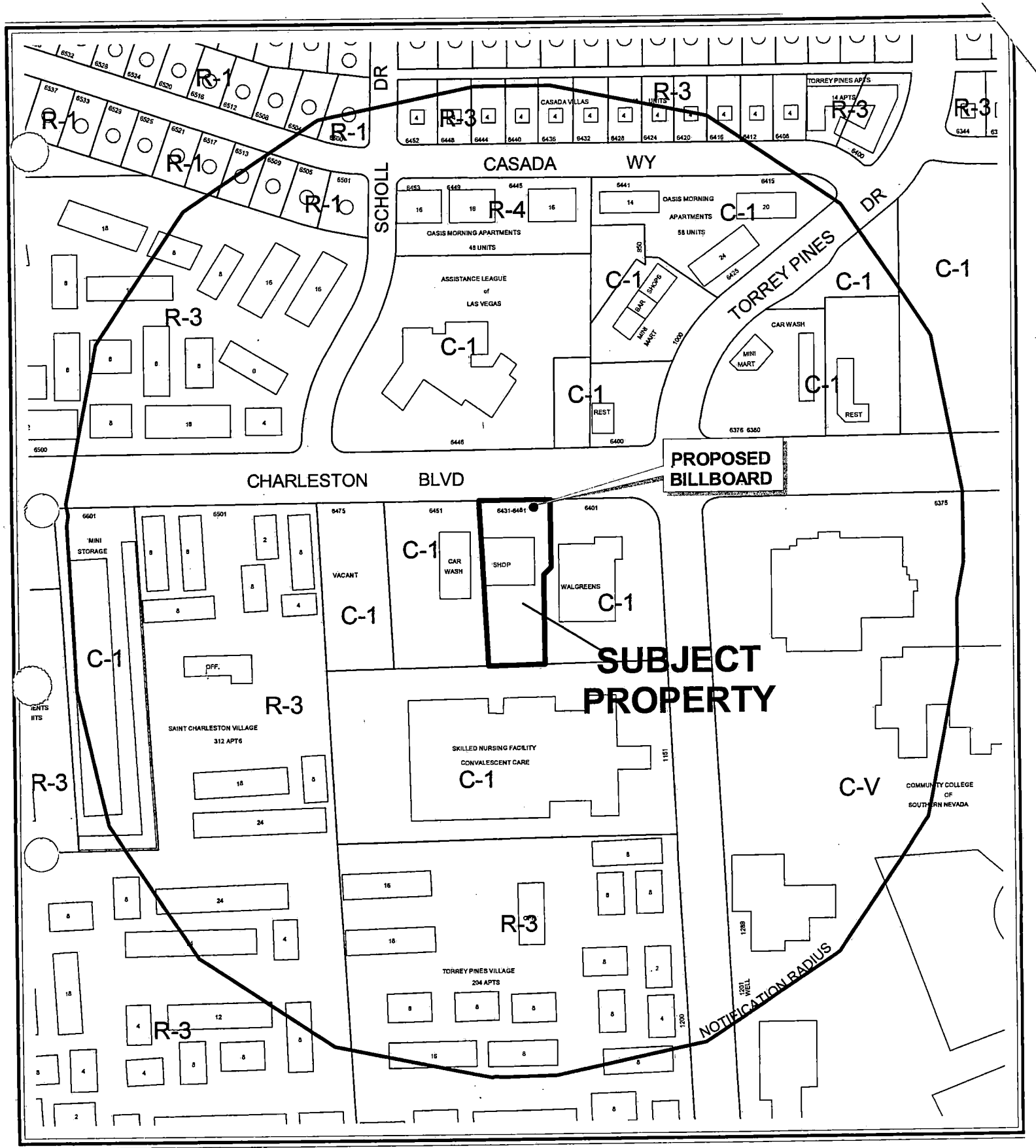
COMMISSION McSWAIN commented that this billboard sign would create visual clutter and is close to residential area. She felt that the proposed sign would be contrary to an area that has had significant improvement. She stated she would not support the application.

COMMISSIONER STEINMAN commented that this location is not the appropriate area for the proposed billboard, and he would not support the application.

In response to COMMISSIONER GOYNES' question regarding staff's reason for recommending approval of this application, MR. CLAPSADDLE replied that the application meets the standards of the Code. He added that the other billboard to the west and the south side of Charleston Boulevard is closer to the apartment complex than the proposed billboard.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

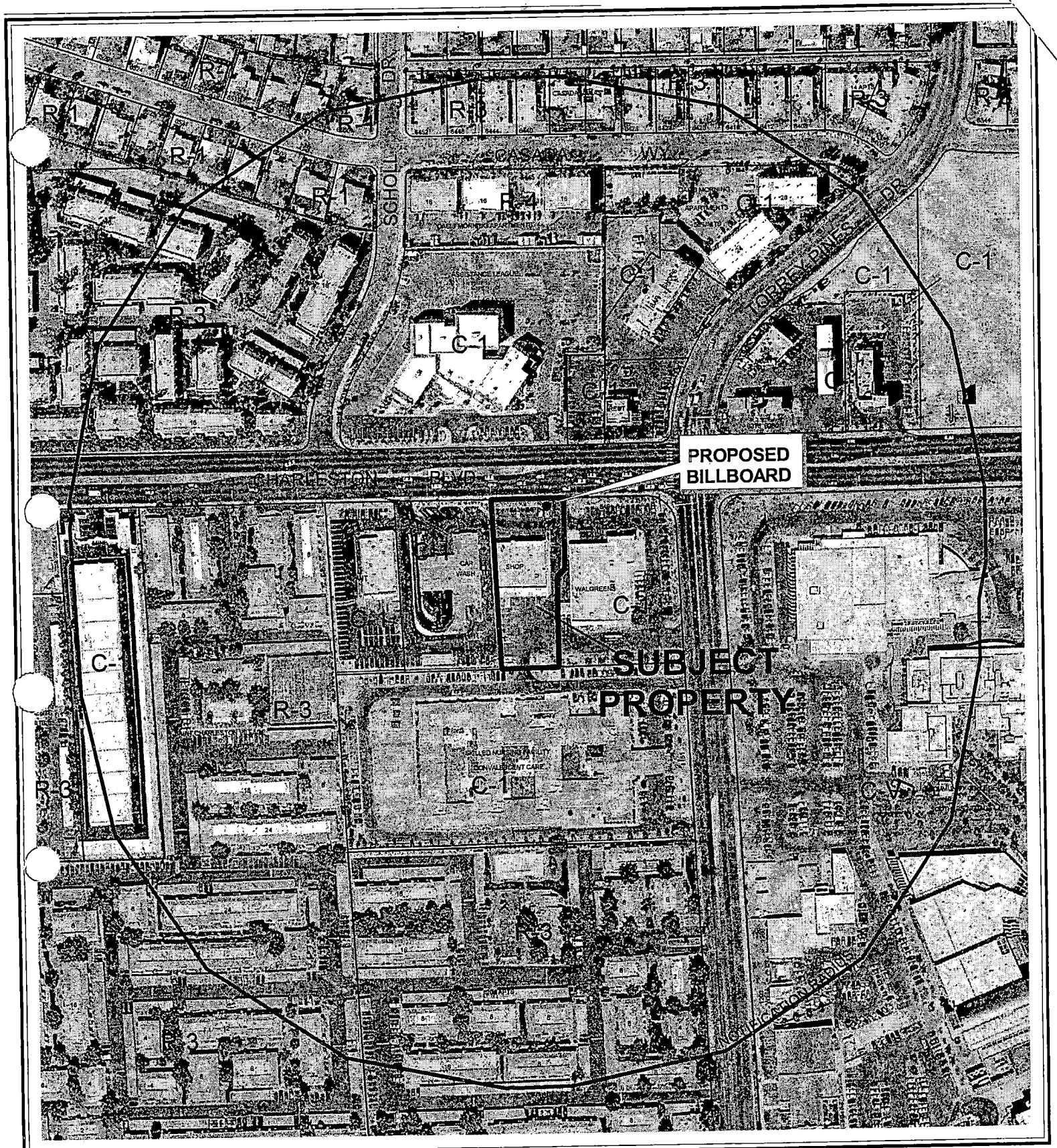
(7:10 – 7:17)



CASE: SUP-4693

RADIUS: 750 FT

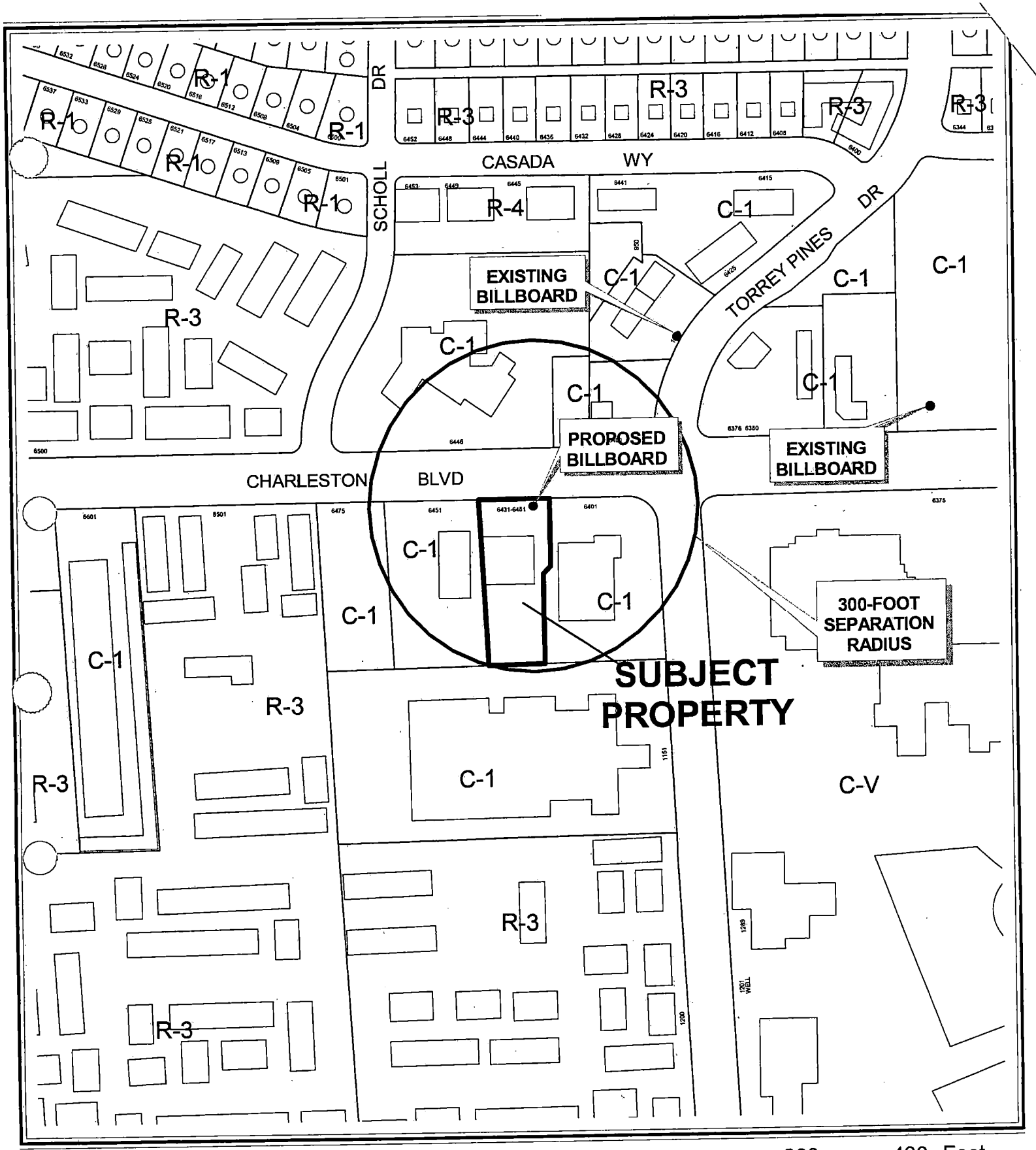
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: SUP-4693

RADIUS: 750 FT

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

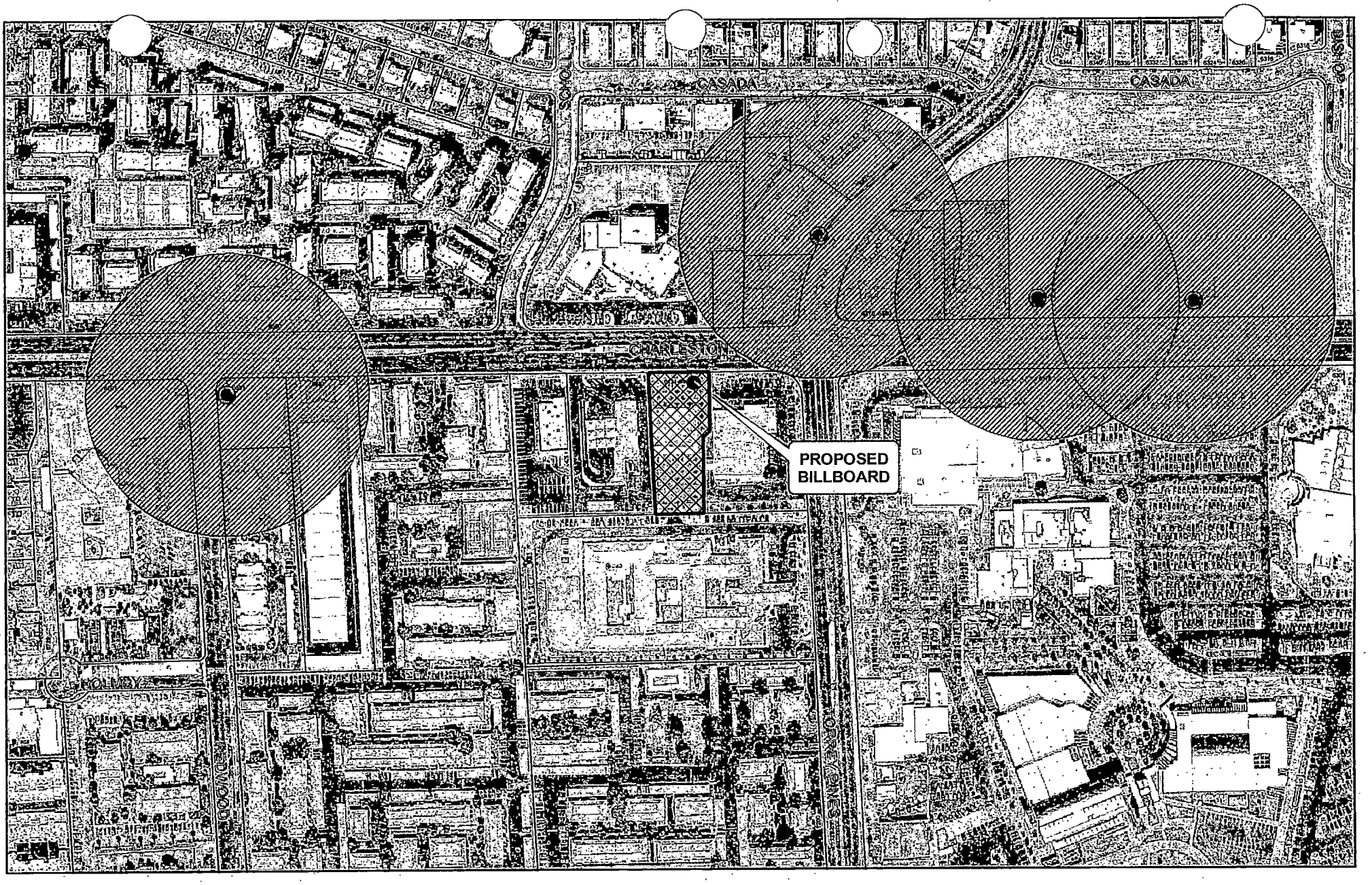


CASE: **SUP-4693**

SEPARATION RADIUS: 300 FT

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

N



SUP-4693

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

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4693 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: THOMAS J. OBATA

** CONDITIONS **

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

Planning and Development

1. 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.

2 The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premises sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premises advertising (billboard) sign be removed.

3. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premises Sign use and other applicable sign requirements.

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

5. The off-premises advertising (billboard) sign support pole shall be designed to include finish materials to complement the existing on-site buildings.

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

7. The entire face-area of both sides of the off-premises advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

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

DDS

9. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit to allow a proposed 40-foot tall, 14-foot by 48-foot Off-Premise (Billboard) Sign at 6431 West Charleston Boulevard.

B) Applicant's Justification

The applicant's justification for the subject Off-Premise (Billboard) Sign, as stated in a letter attached to the application, is because it is within the "Off-Premises Advertising Overlay district." The letter continues, stating, "There are no other existing billboards or residential uses within 300 feet of the proposed sign."

BACKGROUND INFORMATION

A) Previous Actions

11/01/95 The City Council approved an application for Rezoning (Z-0068-95) the site to C-1 (Limited Commercial). The Planning Commission and staff recommended approval of the application on 10/12/95.

B) Pre-Application Meeting

06/09/04 Discussion included a review of the criteria necessary for a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 0.79

B) Existing Land Use

Subject Property:	Service commercial
North:	Non-profit organization (Assistance League of Las Vegas)
South:	Group quarters (nursing home)
East:	Retail (Walgreen's drug store)
West:	Service commercial (carwash)

DDS

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The existing C-1 (Limited Commercial) zoning designation is in conformance with the General Plan. Approval of this off-premise sign is not contrary to the goals of the 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

The area is not located in a special district or zone.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Minimum distance separation from another Off-Premise Advertisement (Billboard) in any direction.	300 Feet	Yes
Minimum distance separation from "R" zoned property and any other off-premise sign.	300 Feet	Yes

This proposed Off-Premise Advertising (Billboard) Sign is located in excess of 300 feet from any other Off-Premise Advertising (Billboard) Sign or residentially zoned property. Therefore, it is in compliance with the Zoning Code standards.

B) General Analysis and Discussion

- Zoning

An Off-Premise Advertising (Billboard) Sign is an allowed use within the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. As mentioned in the applicant's letter, the proposed sign is located outside of the Off-Premises Sign Exclusionary Zone. This Zone, within which no Off-Premise Advertising (Billboard) Sign is permitted, includes all of the Centennial Hills Sector and most of the Southwest Sector, except a 660-foot corridor along U.S. Highway 95. The subject site is located outside of this Zone.

- Use

Title 19 establishes the criteria for the approval of Off-Premise Advertising (Billboard) Signs within the City. Title 19.14.100 limits the overall height of an Off-Premise Advertising (Billboard) Sign to 40 feet. The Code also requires Off-Premise Advertising (Billboard) Signs to be a minimum of 300 feet from residentially zoned properties and 300 feet from other off-premise signs. The proposed sign meets these code distance separation requirements.

- Condition

If this application is approved, a condition has been added requiring the use be reviewed by the City Council in two years.

FINDINGS

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

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

   This proposed use would be located in the SC (Service Commercial) General Plan designation and in the C-1 (Limited Commercial) zoning district. This area is characteristic of commercial development, which would be compatible with this proposed land use, provided the sign is designed to include finish materials to complement the existing on-site buildings. If the application is approved, a condition of approval is included to address the design.

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

   The subject site is located in a commercial area, which is one of the prerequisites to establishing its suitability.

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."**

   This use does not generate traffic on the proposed site and would not negatively affect the surrounding roadways.

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

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

NOTICES MAILED 36

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4693 APN: 163-02-114-003

Name of Property Owner: Tom Obata

Name of Applicant: Onan Outdoor media (Glenda Lippman)

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: Tom Obata

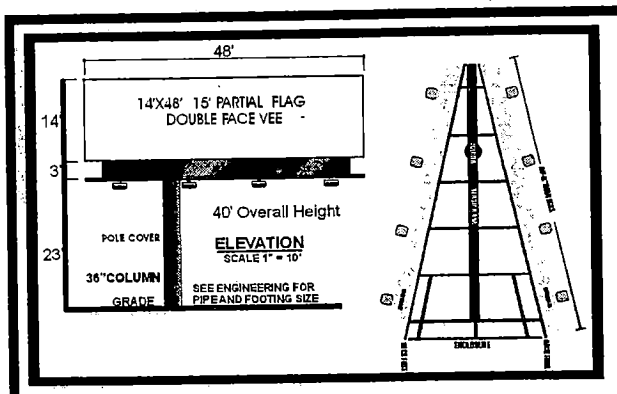
Print Name: Tom obata

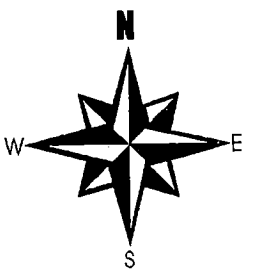
Subscribed and sworn before me

This 19TH day of May, 2004

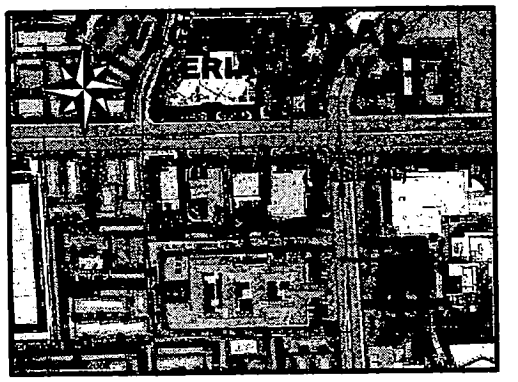
Notary Public in and for said County and State

LUCINDA REINECCIUS
COMM. # 1359728
NOTARY PUBLIC-CALIFORNIA
SANTA CLARA COUNTY
COMM. EXP. JULY 2, 2006

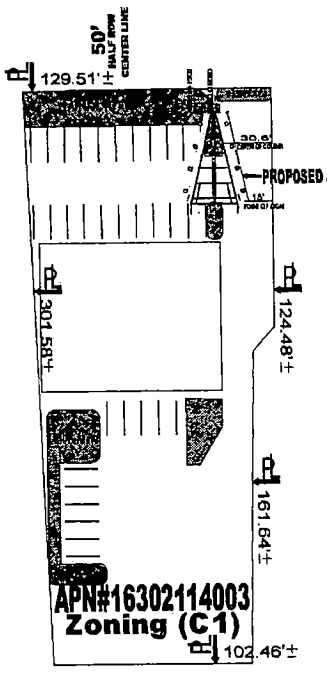




TOP VIEW
SCALE 1" = 30'
DETAIL



CHARLESTON



GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3 No parking spaces will be taken for this location.

ORION
OUTDOOR MEDIA
GLENDA LIPPMAN
595-4896

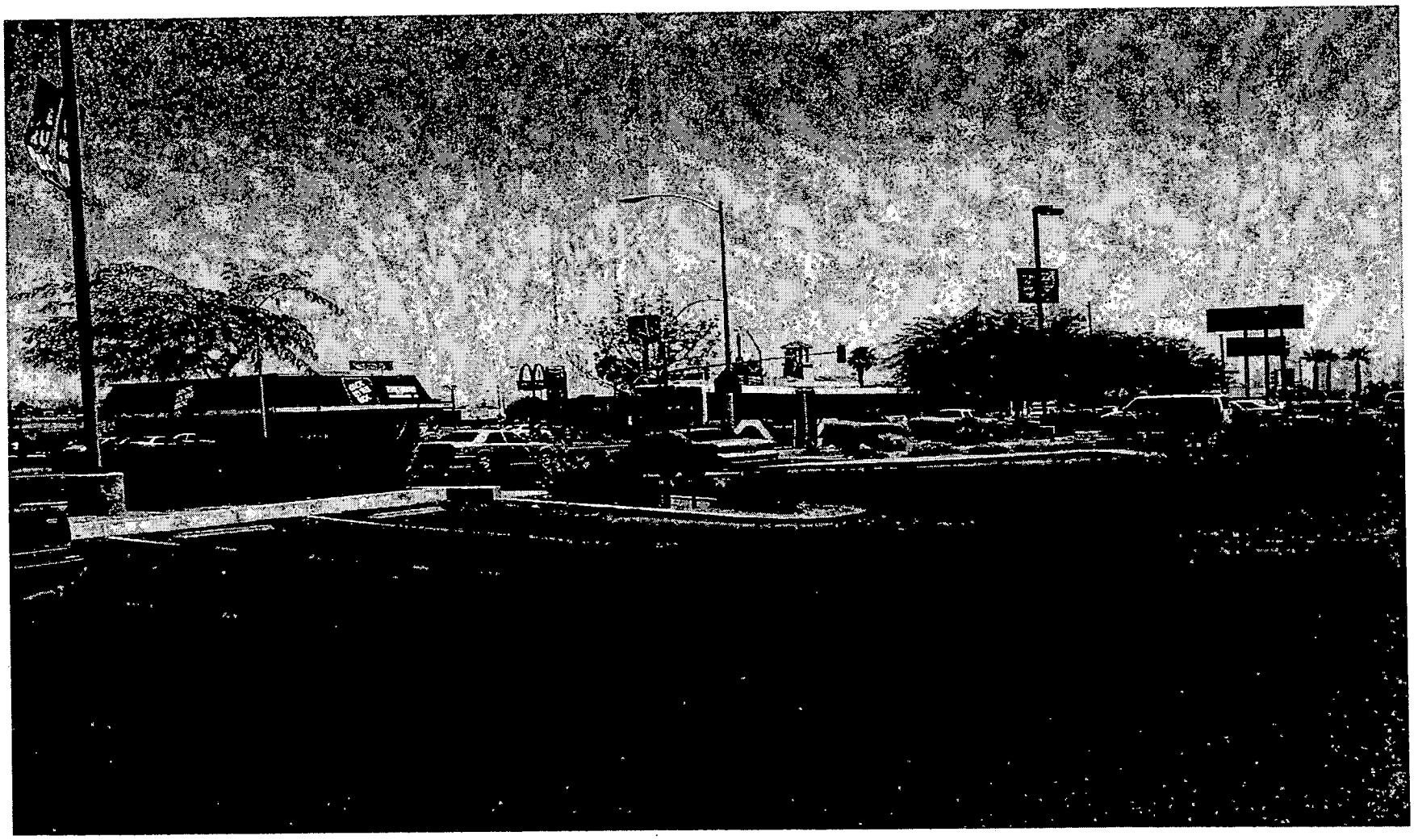
JONES
4145 W. TECO AVE / LAS VEGAS, NV 89118 / 702-645-0092

OWNER: OBATA THOMAS J	
SCALE: NOTED	APPROVED BY:
DATE: 4-23-04	DRAWN BY: TOM JONES
	REVISED:
LOCATION: 6431 W CHARLESTON BLVD	
APN#16302114003	DRAWING NUMBER: 305

SUP-4693
08-12-04 PC

SUP-4693 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: THOMAS J. OBATA
6431 WEST CHARLESTON BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



SUP-4693 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: THOMAS J. OBATA
6431 WEST CHARLESTON BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 11

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 - PUBLIC HEARING - SUP-4694 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: RICHARD AND BARBARA STIMAC AND KAY RODRIGUEZ - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 7075 West Craig Road (APN 138-03-701-003), C-1 (Limited Commercial) Zone Ward 6 (Mack).

ABEYANCE TO 9/23/04 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 9/23/04 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)

LAW OFFICES
Singer & Brown
A NEVADA LLC

MICHAEL H. SINGER
JAY H. BROWN

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6593

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
Brownltd@earthlink.net

August 9, 2004

VIA FACSIMILE to 385-7268

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101
Attn: Kyle Walton
Senior Planner

Re: SUP-4694 – SPECIAL USE PERMIT
Orion Outdoor Media on behalf of Richard and Barbara Stimac

Dear Mr. Walton:

Please be advised that I represent the applicant on the above referenced application.

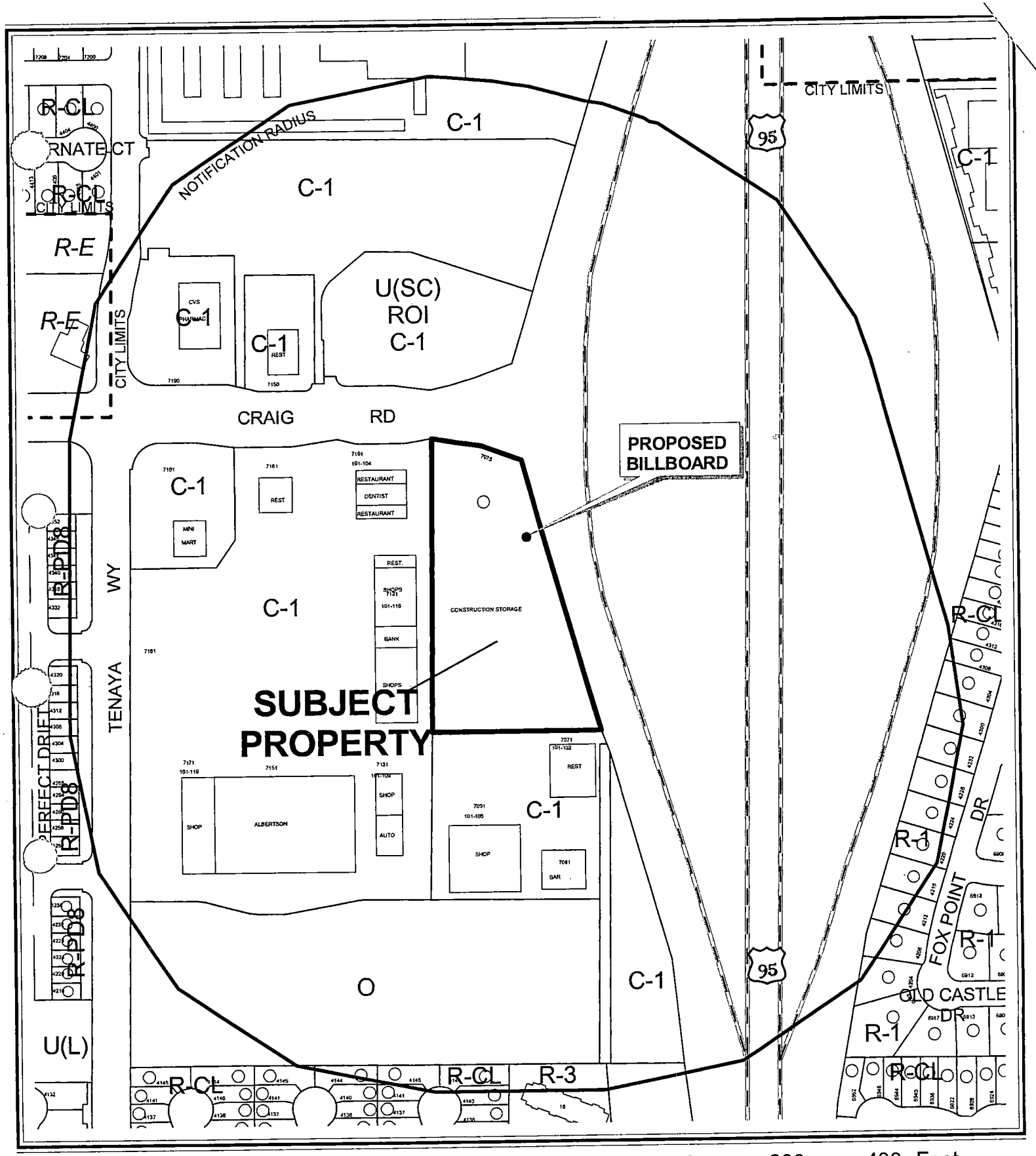
My client is requesting that the hearing on this application be continued from the August 12, 2004 City of Las Vegas Planning Commission meeting and rescheduled to the September 23, 2004 meeting.

Very truly yours,

Jay H. Brown

JHB:cc

Sent By: Jay H. Brown LTD; 702-385-1023; 9-Aug-04 1:53PM; Page 1/1



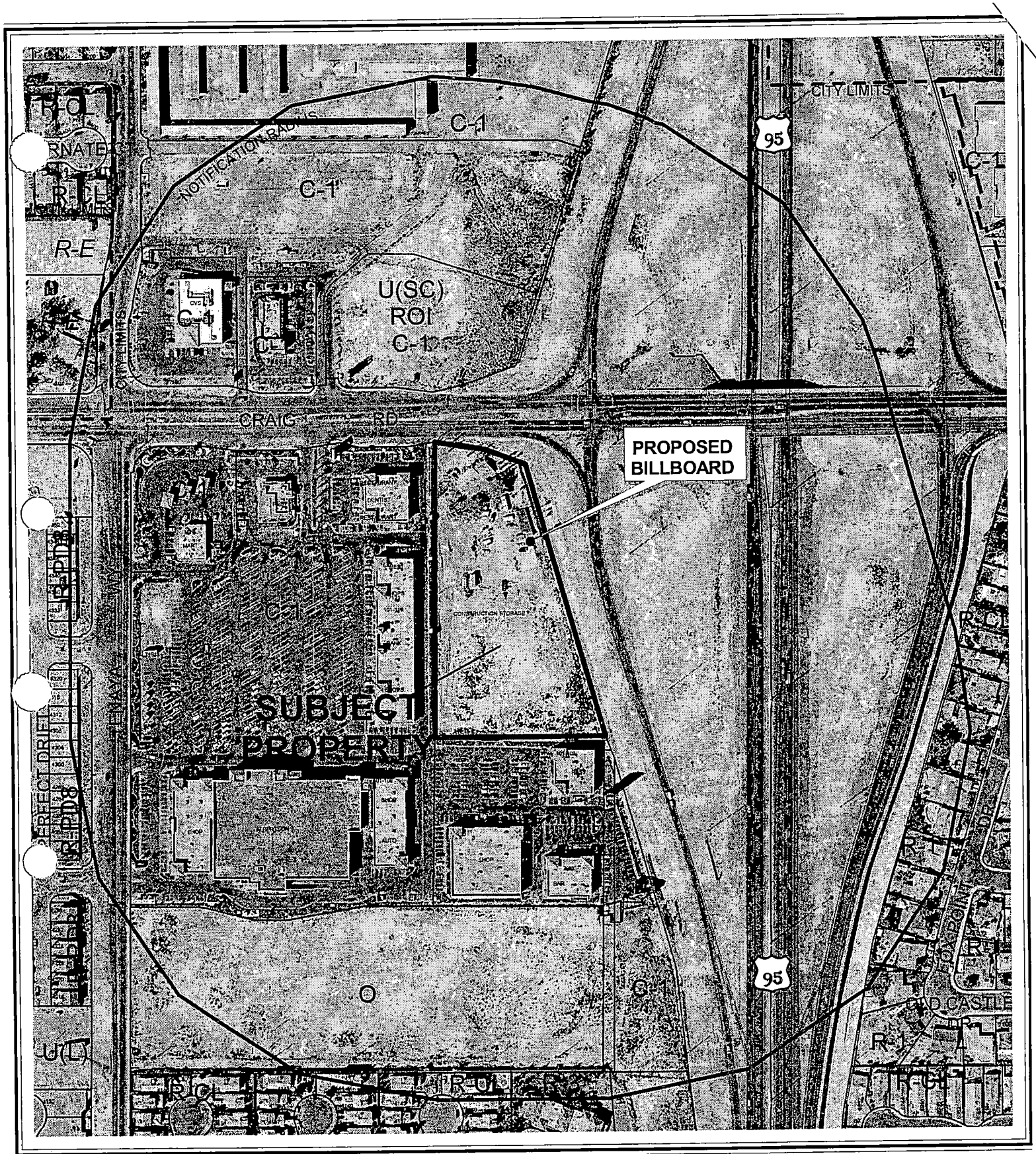
0 200 400 Feet

CASE: **SUP-4694**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N



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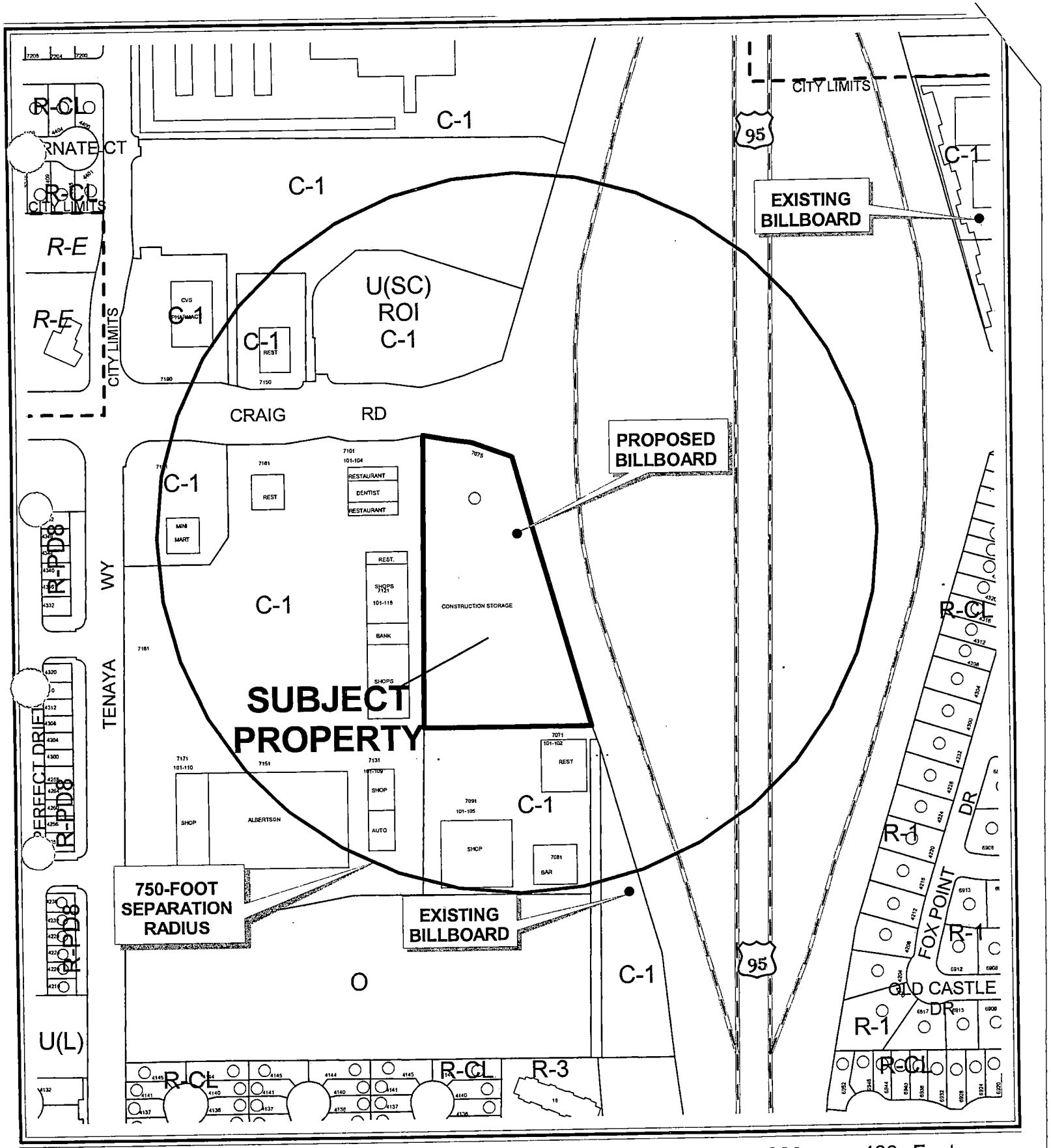
CASE: **SUP-4694**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

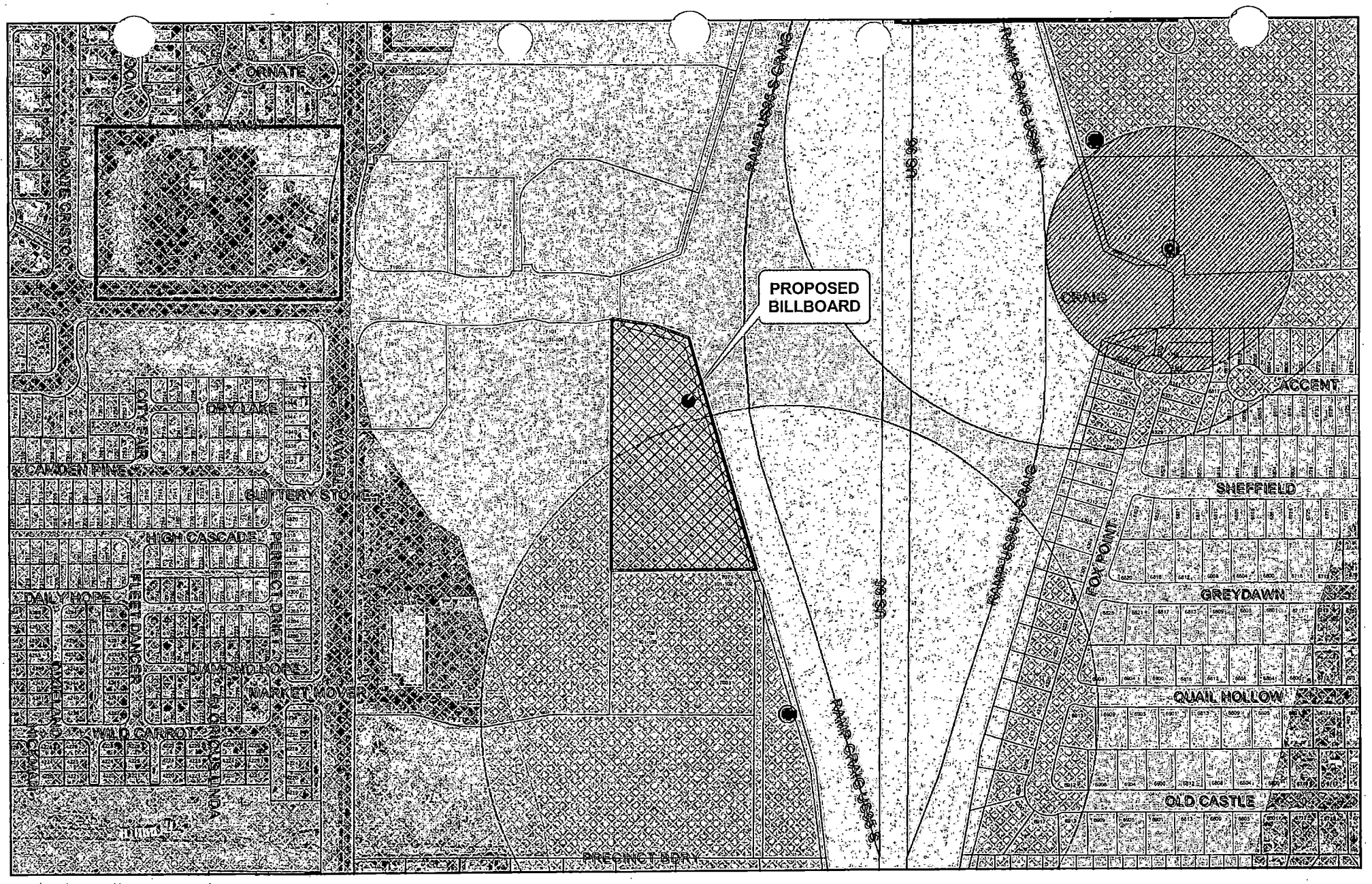
N



CASE: **SUP-4694**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



SUP-4694

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

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4694 - APPLICANT: ORION OUTDOOR MEDIA - OWNER:RICHARD & BARBARA STIMAC AND KAY RODRIGUEZ

ON AUGUST 9, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD TO THE SEPTEMBER 23, 2004 PLANNING COMMISSION MEETING.

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4694 APN: 138-08-701-003

Name of Property Owner: Richard & Barbra Stimac & Kay Rodriguez

Name of Applicant: _____

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Kay A Rodriguez Barbara L Stimac

Signature of Property Owner/Authorized Agent: Richard A Stimac

RAY A. RODRIGUEZ Barbara L. Stimac

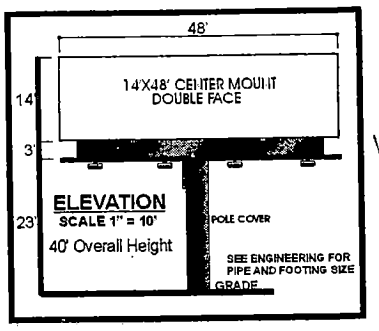
Print Name: Richard A. STIMAC

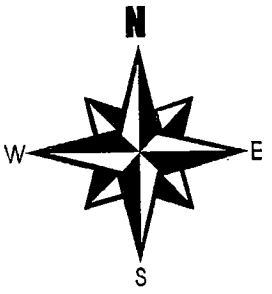
Subscribed and sworn before me

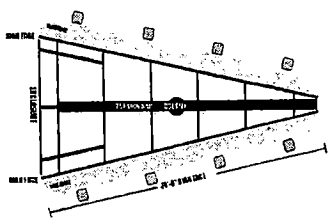
This 29 day of May, 2004

Notary Public in and for said County and State

PETER APOSACAS
Notary Public - Nevada
No. 00-64989-1
My appt. exp. July 25, 2004

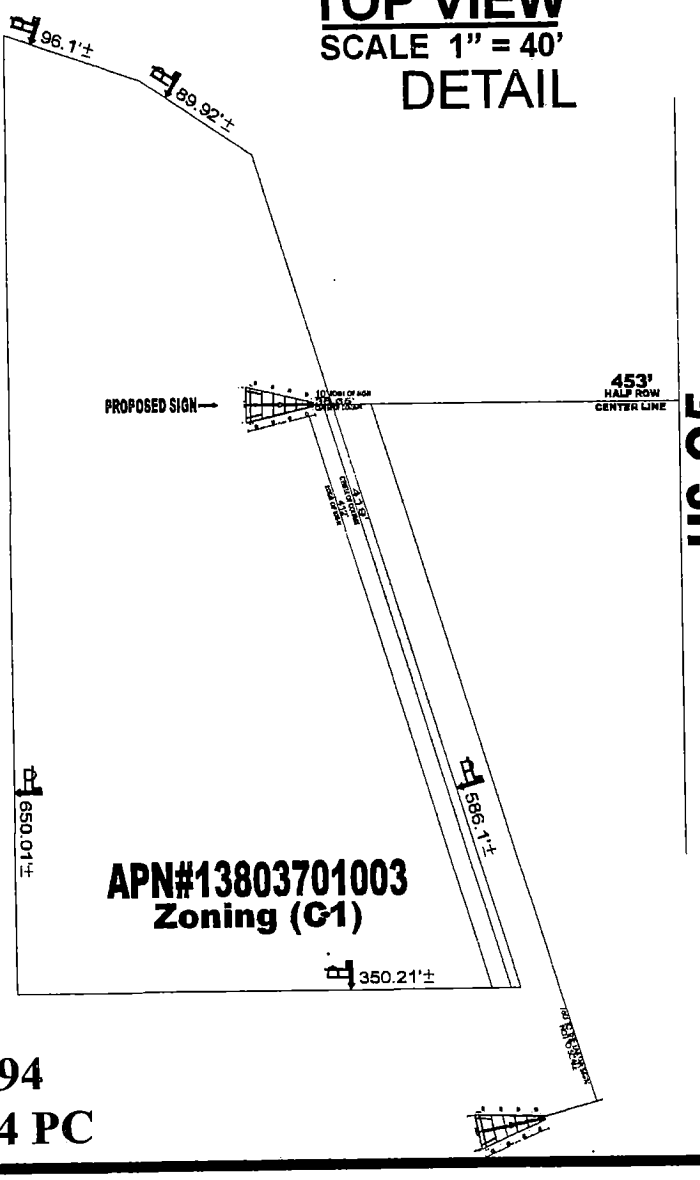


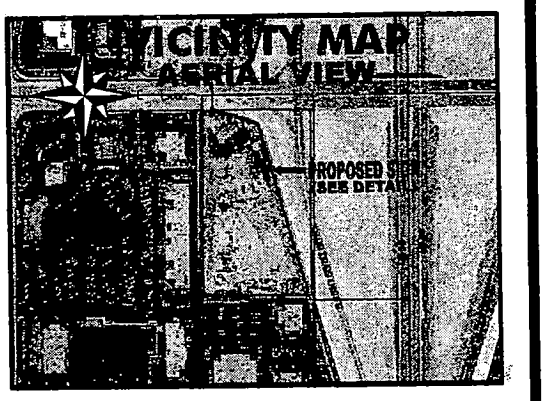




CRAIG ROAD

TOP VIEW
SCALE 1" = 40'
DETAIL





GENERAL NOTES
1. Not within 750 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3 No parking spaces will be taken for this location.

SUP-4694
08-12-04 PC

ORION
OUTDOOR MEDIA
GLENDA LIPPMAN
595-4896

JONES
4145 W. TECO AVE / LAS VEGAS, NV 89118 / 702-645-0022

OWNER: STIMAC RICHARD A	
SCALE: NOTED	APPROVED BY:
DRAWN BY: TOM JONES	
DATE: 5-25-04	REVISED:
LOCATION: 7075 W CRAIG RD	
APN#13803701003	DRAWING NUMBER: 355

SUP-4694 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: RICHARD AND BARBARA STIMAC AND KAY RODRIGUEZ
7075 WEST CRAIG ROAD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 12

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 - PUBLIC HEARING - SUP-4732 - APPLICANT: LAMAR ADVERTISING COMPANY - OWNER: FASSIO FAMILY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1040 South Rainbow Boulevard (APN 138-34-820-008), C-1 (Limited Commercial) Zone, 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:

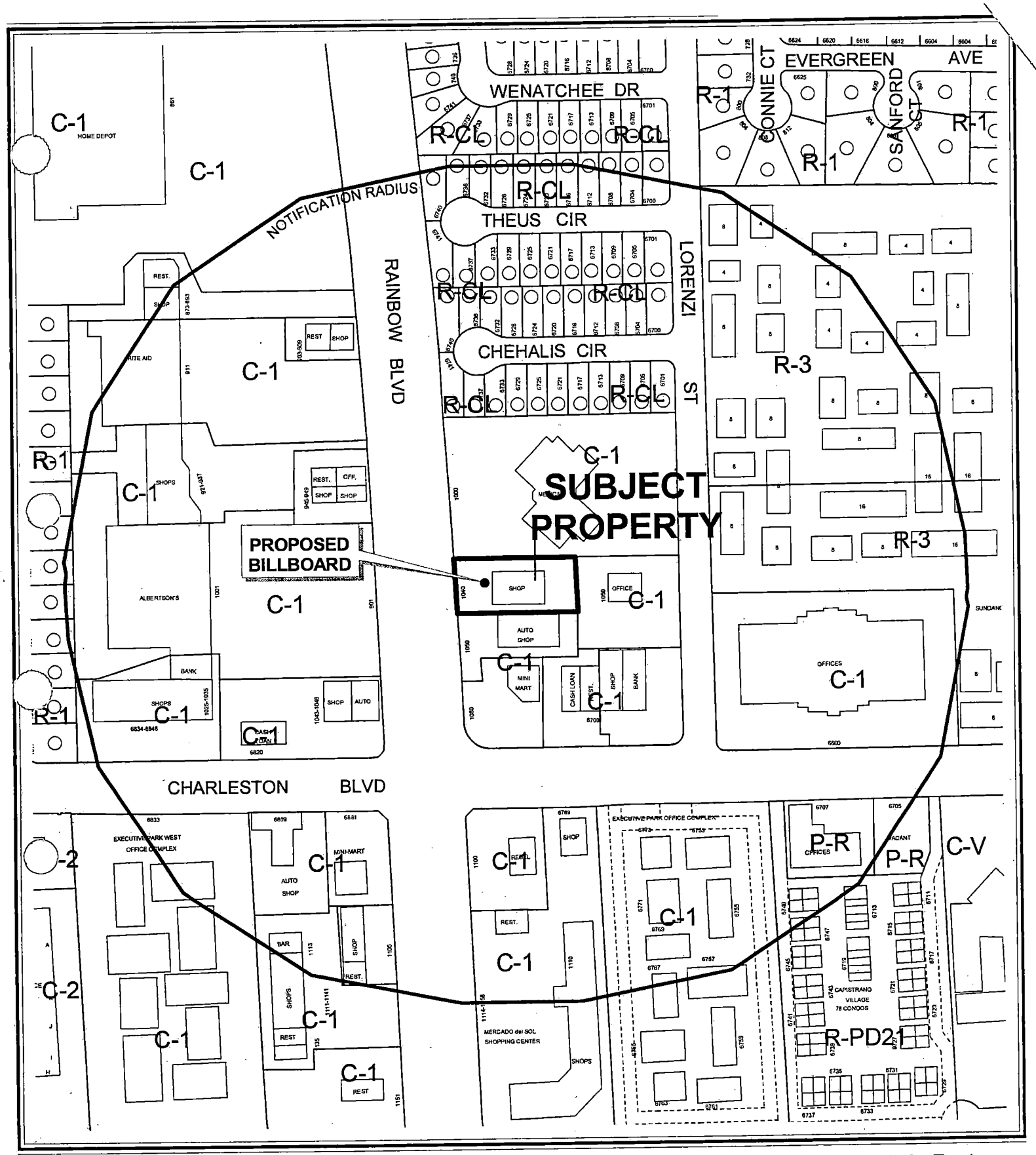
GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 16 [SDR-4740], Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] to 8/26/2004 Planning Commission meeting; Item 35 [GPA-4548], Item 36 [ZON-4554], Item 37 [VAR-4677], Item 38 [SDR-4555], Item 49 [MSP-4622], Item 65 [SUP-4728] and 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.

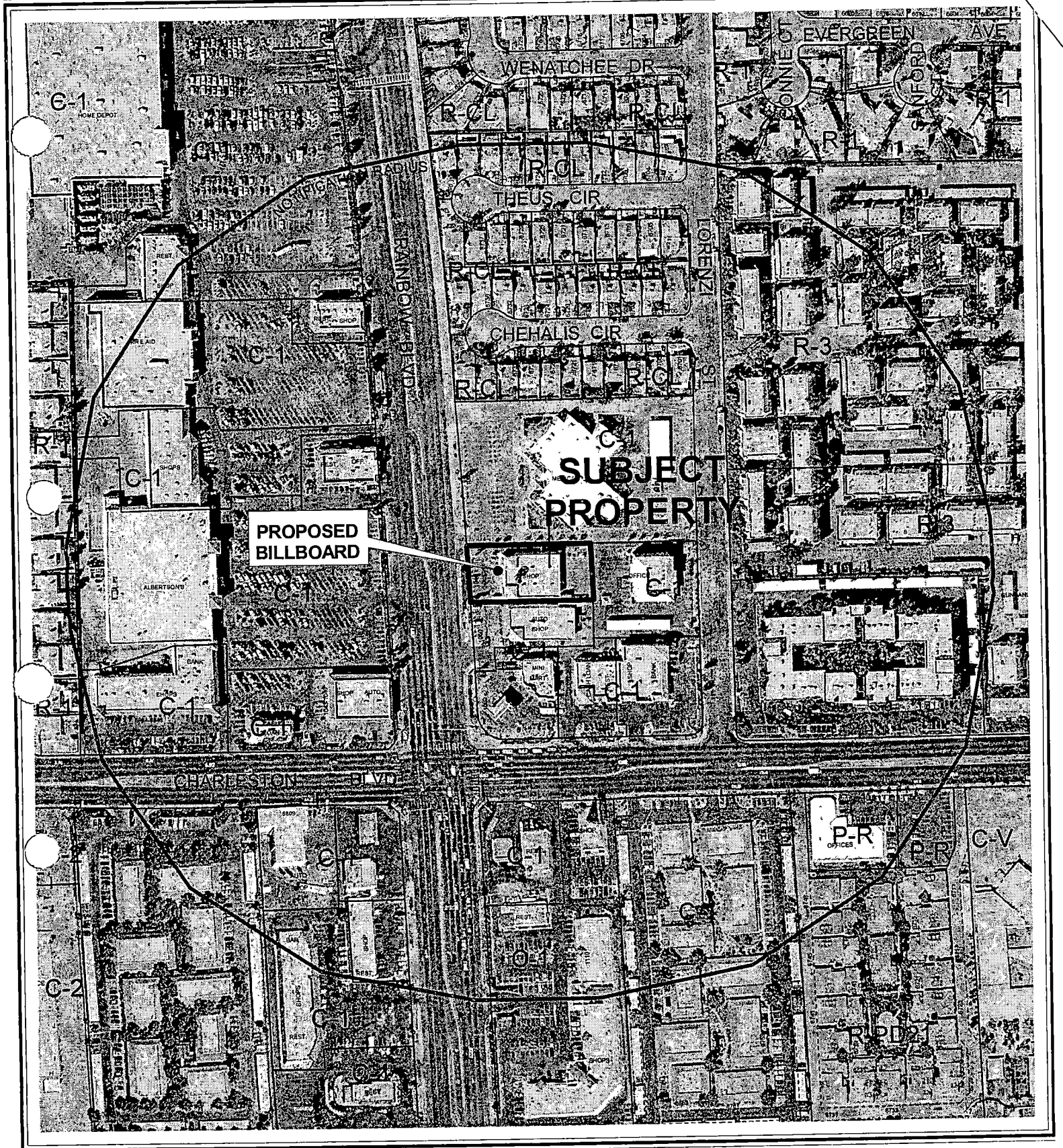
(6:06 – 6:10)



CASE: **SUP-4732**

RADIUS: 750 FT

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

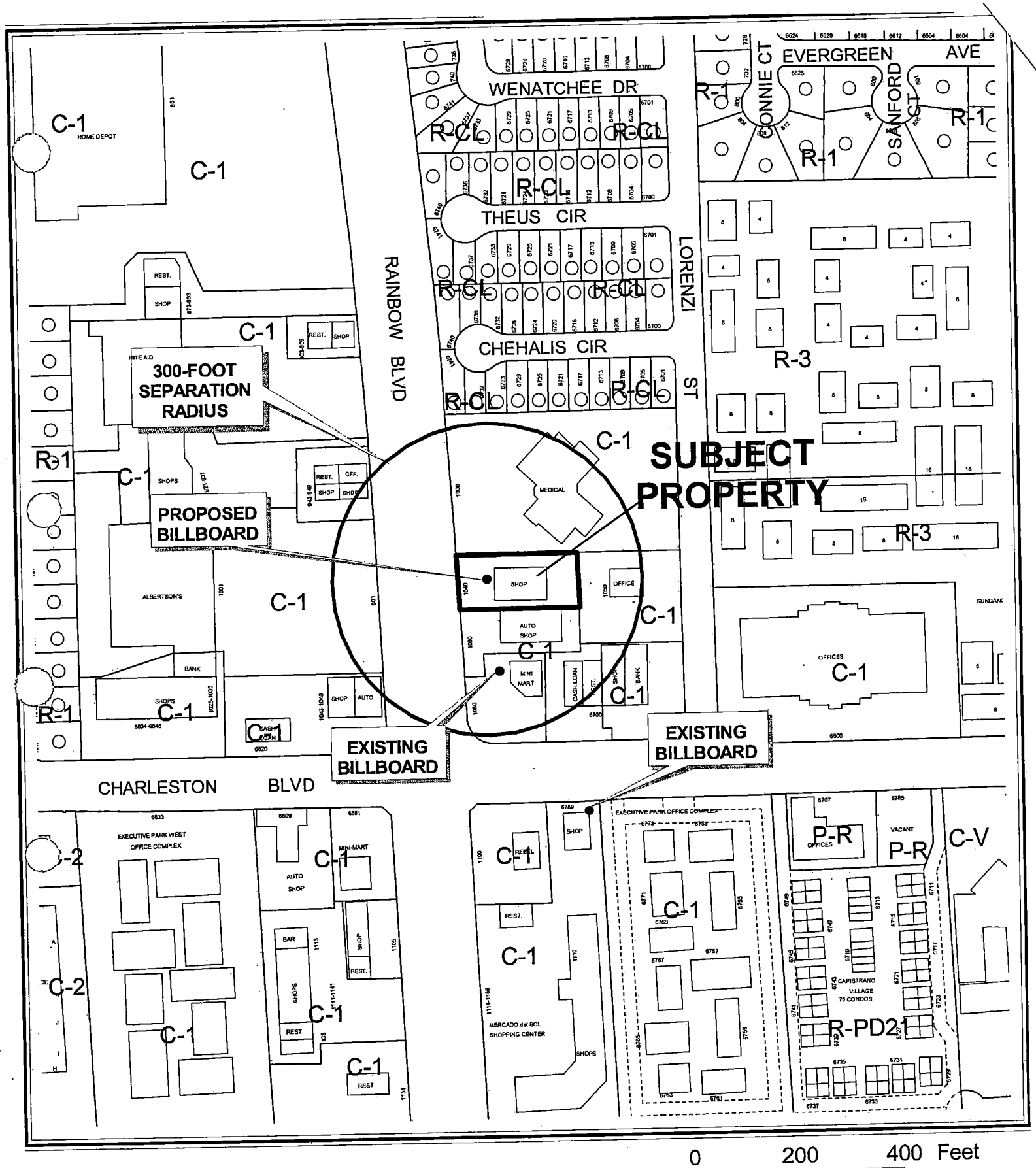


CASE: **SUP-4732**

RADIUS: 750 FT

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

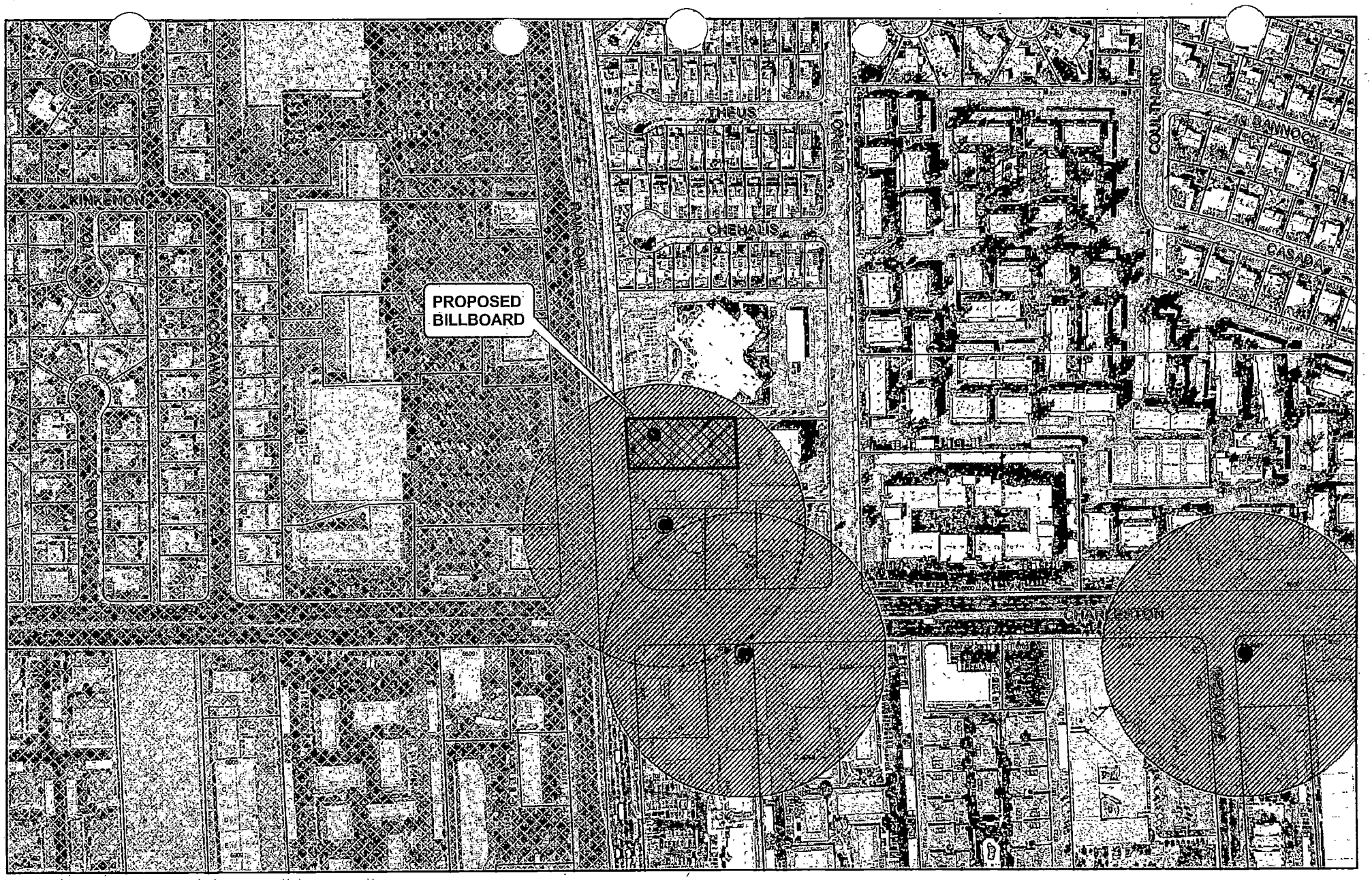
N



CASE: **SUP-4732**

SEPARATION RADIUS: 300 FT

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



SUP-4732

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

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4732 - APPLICANT: LAMAR ADVERTISING COMPANY - OWNER: FASSIO FAMILY, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. An existing Off-Premise Advertising (Billboard) Sign, located south and within 300 feet of the location of a proposed sign, shall be removed prior to placement of the proposed sign.

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

3. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premises sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premises advertising (billboard) sign be removed.

4. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premises Sign use and other applicable sign requirements.

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

6. The off-premises advertising (billboard) sign support pole shall be designed to include finish materials to complement the existing on-site buildings.

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

8. The entire face-area of both sides of the off-premises advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

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

DDS

10. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit to allow a proposed 40-foot tall, 14-foot by 48-foot Off-Premise (Billboard) Sign at 1040 South Rainbow Boulevard.

B) Applicant's Justification

The applicant's states in a letter attached to the application that the proposed sign is to replace an existing sign that is located 150 feet to the south of the site. The applicant has provided assurance that the sign may be removed at the applicant's discretion.

BACKGROUND INFORMATION

A) Previous Actions

08/19/92 The City Council approved an application for a Special Use Permit (U-0166-92) to allow the sale of beer and wine in conjunction with a convenience store and to allow the sale of gasoline. The Board of Zoning Adjustment and staff recommended approval on 07/28/92.

B) Pre-Application Meeting

06/10/04 Discussion included the following:

- The removal of an Off-Premise Advertising (Billboard) Sign located within 150 feet of the placement of the proposed sign and the assurance that the applicant has the right to remove it.
- The existence of residential development within 305 feet of the location for the proposed sign.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 0.56

DDS

B) Existing Land Use

Subject Property:	Service commercial
North:	Offices
South:	General Commercial
East:	Offices
West:	Service commercial

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The existing C-1 (Limited Commercial) zoning designation is in conformance with the General Plan. Approval of this off-premise sign is not contrary to the goals of the 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**

The area is not located in a special district or zone.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

DDS

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

Standards	Code Requirement	Provided
Minimum distance separation from another Off-Premise Advertisement (Billboard) in any direction.	300 Feet	No
Minimum distance separation from "R" zoned property and any other off-premise sign.	300 Feet	Yes

This proposed Off-Premise Advertising (Billboard) Sign is located 150 feet from another existing Off-Premise Advertising (Billboard) Sign. The applicant owns the existing sign, and the applicant has indicated the sign will be removed prior to the proposed sign's placement. If this sign is approved, a condition of approval has been added for the sign's removal. The subject sign must also be located more than 300 feet from a residential zone. In its proposed location, the sign would 305 feet from residential lots zoned R-CL (Single-Family Compact-Lot) to the north, which barely meets the minimum separation requirement.

B) General Analysis and Discussion

- Zoning

An Off-Premise Advertising (Billboard) Sign is an allowed use within the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19 establishes the criteria for the approval of Off-Premise Advertising (Billboard) Signs within the City. Title 19.14.100 limits the overall height of such a sign to 40 feet. The Code also requires Off-Premise Advertising (Billboard) Signs to be a minimum of 300 feet from residentially zoned properties and 300 feet from other off-premise signs. The proposed sign is located within 150 feet of an existing Off-Premise Advertising (Billboard) Sign that is owned by the applicant. The applicant will be required to remove this sign prior to the placement of a new sign on the subject property.

- Condition

If this application is approved, a condition of approval is added to require the removal of the existing Off-Premise Advertising (Billboard) Sign prior to placement of a new sign on the subject property.

FINDINGS

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

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

   This proposed use would be located in the SC (Service Commercial) General Plan designation and in the C-1 (Limited Commercial) zoning district. This area is characteristic of commercial development, which would be fairly compatible with this proposed land use, provided the sign is designed to include finish materials to complement the existing on-site building. If the application is approved, a condition of approval is included to address the design.

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

   The subject site is located in a commercial area, which is one of the prerequisites to establishing its suitability.

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."**

   This use does not generate traffic on the proposed site and would not negatively affect the surrounding roadways.

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

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

NOTICES MAILED 140

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4732 APN: 138-34-820-008

Name of Property Owner: Fassio Family LLC

Name of Applicant: Lamar Advertising

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: Scott Naftzger on behalf of owner

Subscribed and sworn before me

This 10 day of June, 2004

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

LYNDA S. MILES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-85289-1
My Appt. Expires Sept. 25, 2007

Revised 2/12/02

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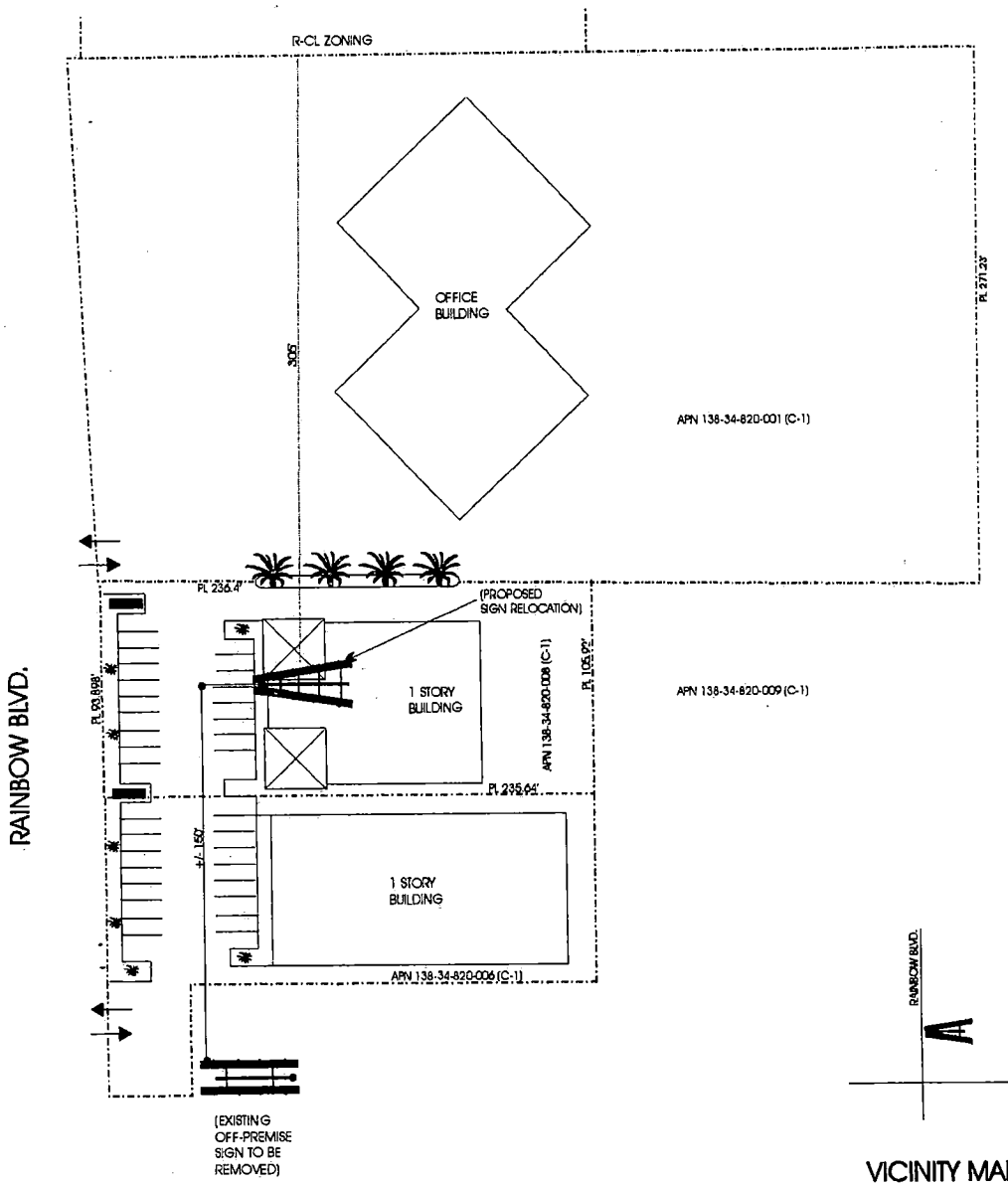
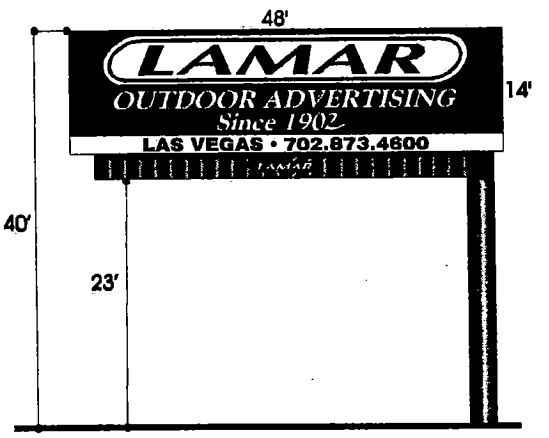
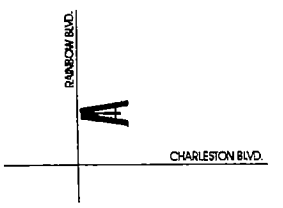




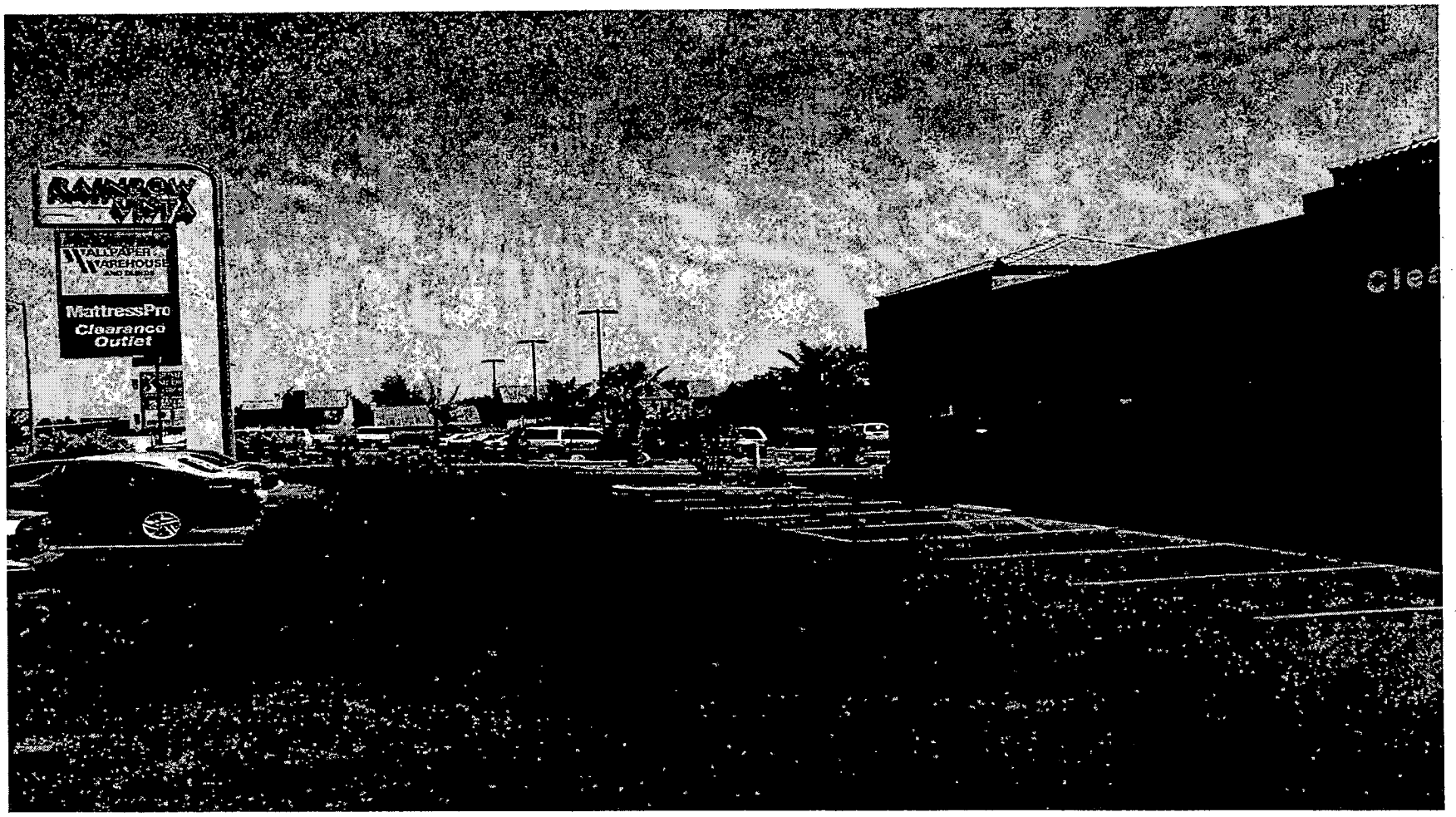
ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

SUP-4732
08-12-04 PC

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 40'	DATE: 6/02/04	DRAWN BY: S.NAFTZGER
RAINBOW CHARLESTON RELOCATION		
APN 138-34-820-008		DRAWING NUMBER:



SUP-4732 - APPLICANT: LAMAR ADVERTISING COMPANY - OWNER: FASSIO FAMILY, LIMITED LIABILITY COMPANY
1040 SOUTH RAINBOW BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 13

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 - PUBLIC HEARING - SDR-4657 - APPLICANT: INDIGO ARCHITECTURE, INC. - OWNER: ISHIMARU, LIMITED LIABILITY COMPANY AND DESERT MOUNTAIN ENTERPRISES, INC. - Request for a Site Development Plan Review and a Waiver from foundation landscaping requirements FOR A PROPOSED 8,400 SQUARE-FOOT OFFICE/RETAIL BUILDING on 0.93 acres adjacent to the north side of Lake Mead Boulevard, approximately 230 feet west of Harbor Island Drive (APN 138-20-611-006), C-1 (Limited Commercial) 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 APPROVAL

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

MOTION:

GOYNES – APPROVED Item 6 [SUP-4688], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745] subject to conditions, and subject to conditions and adding the following condition on Item 7 [SDR-4687]:

- **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.**

– 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 13 – SDR-4657

MINUTES:

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

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 9 [SUP-4690], Item 17 [SDR-4749] and Item 18 [VAC-4700] be removed from One Motion One Vote. Staff received a protest letter for Item 9 and Item 17. Item 18 needed to be heard with Item 53 [ZON-4699].

COMMISSIONER McSWAIN requested Item 10 [SUP-4693] be removed from One Motion One Vote. She also stated that she would be abstaining on Item 22 [VAC-4722].

COMMISSIONER STEINMAN requested Item 25 [VAC-4747] be removed from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that Public Works would be adding a condition on Item 7 [SDR-4687]. GINA VENGLASS, Public Works, read into record the added condition and stated that she believed the applicant was aware of the added condition.

BARRY GREEN, 3531 E. Russell Road, requested Item 15 [SDR-4731] be removed from One Motion One Vote so a discussion could take place. VICE CHAIRMAN NIGRO concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

(7:01 – 7:08)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 13 – SDR-4657

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 06/09/04, except as amended by conditions herein.

3. A Waiver of foundation landscaping requirements is hereby approved.

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

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

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

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

Public Works

8. Construct sidewalk along the private drive on the west side of this site concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on Lake Mead Boulevard to the first intersection of the on-site roadway network or an alternately acceptable access route; the connecting sidewalk shall be terminated on-site with a handicap ramp.

9. 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.

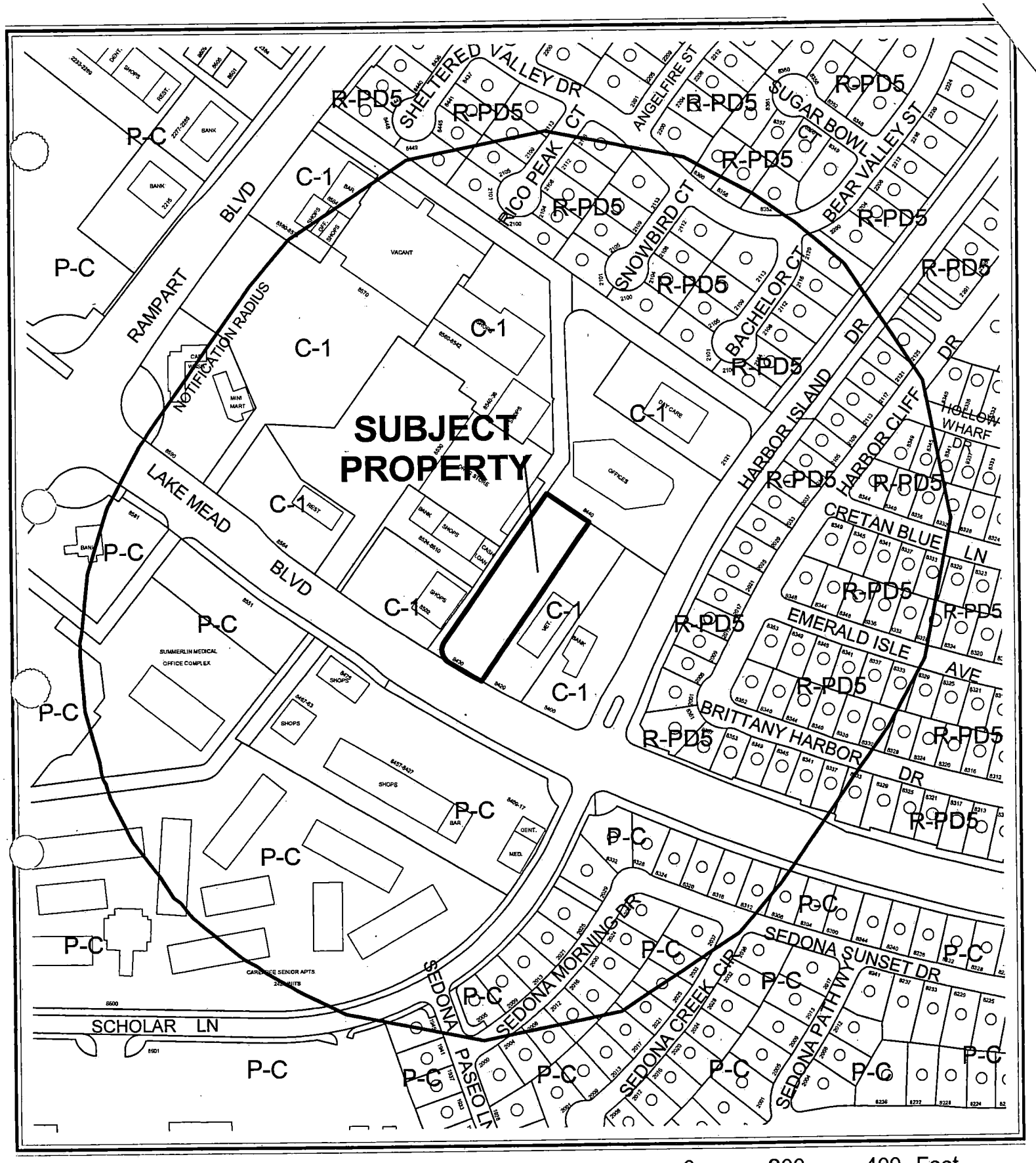
10. In accordance with the intent of a commercial subdivision, this pad site shall allow for the perpetual common access between the various parcels/owners within the South Shores Center Commercial Subdivision.

CONDITIONS – Continued:

11. Per the previously approved Traffic Impact Analysis, contribute $4,225.00 prior to the issuance of any building or off-site permits. The City reserves the right to utilize the contributed traffic monies for the installation or improvement of traffic signals at any intersection within this general vicinity, which is impacted by this development.

12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

13. Site development to comply with all applicable conditions of approval for Z-0003-89 and all other subsequent site-related actions.

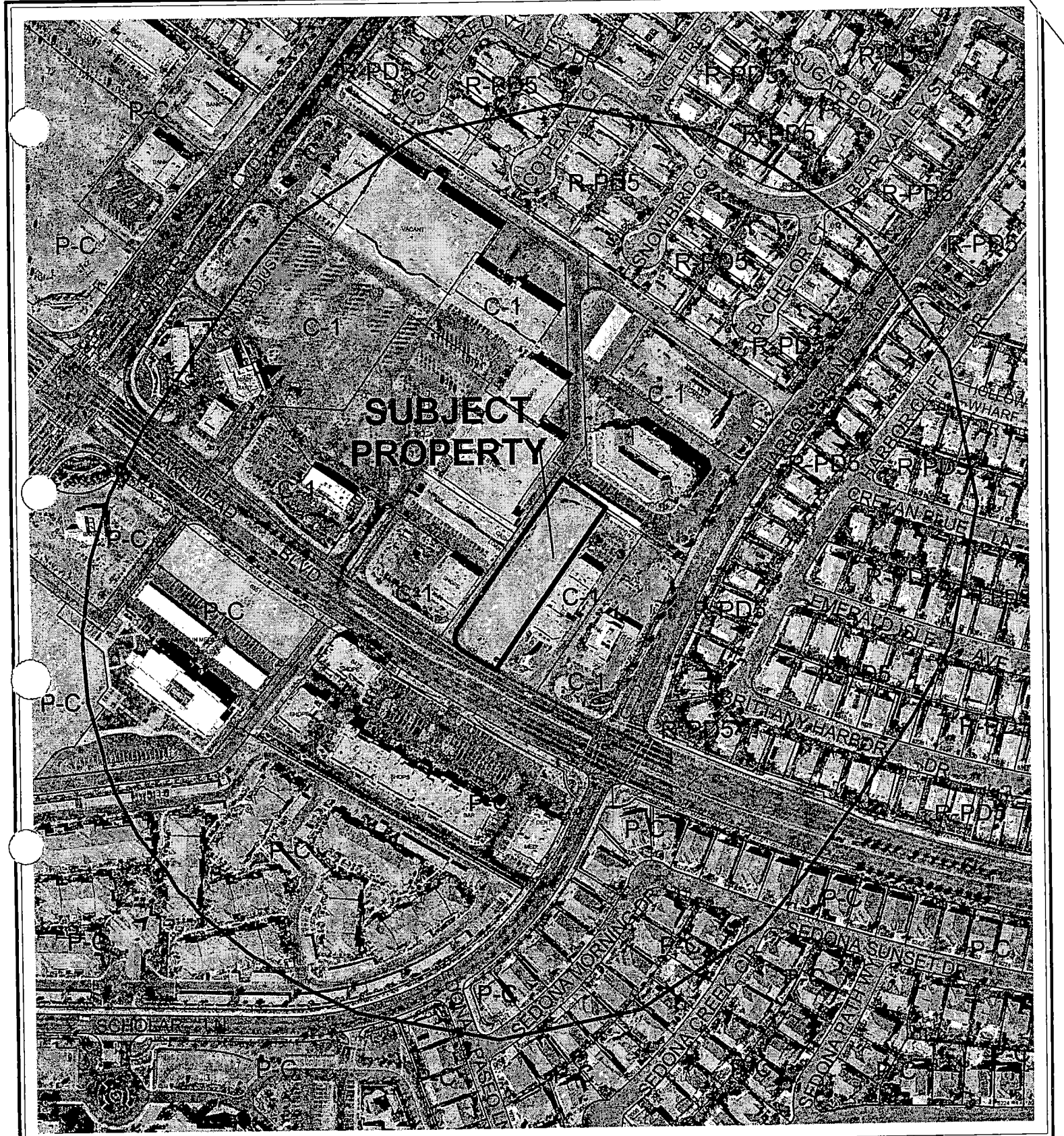


CASE: **SDR-4657**

RADIUS: 750 FT

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

N



CASE: **SDR-4657**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4657 - APPLICANT: INDIGO ARCHITECTURE, INC. - OWNER: ISHIMARU LIMITED LIABILITY COMPANY AND DESERT MOUNTAIN ENTERPRISES, INC.

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 06/09/04, except as amended by conditions herein.

3. A Waiver of foundation landscaping requirements is hereby approved.

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

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

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

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

Public Works

8. Construct sidewalk along the private drive on the west side of this site concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on Lake Mead Boulevard to the first intersection of the on-site roadway network or an alternately acceptable access route; the connecting sidewalk shall be terminated on-site with a handicap ramp.

SS

9. 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.

10. In accordance with the intent of a commercial subdivision, this pad site shall allow for the perpetual common access between the various parcels/owners within the South Shores Center Commercial Subdivision.

11. Per the previously approved Traffic Impact Analysis, contribute $4,225.00 prior to the issuance of any building or off-site permits. The City reserves the right to utilize the contributed traffic monies for the installation or improvement of traffic signals at any intersection within this general vicinity, which is impacted by this development.

12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

13. Site development to comply with all applicable conditions of approval for Z-0003-89 and all other subsequent site-related actions.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and a Waiver of foundation landscape standards for a proposed 8,400 square-foot retail and office development on 0.93 acres adjacent to the north side of Lake Mead Boulevard, approximately 270 feet west of Harbor Island Drive.

B) Applicant's Justification

The applicant justifies this request by stating that the owner has had requests to construct retail and office space on this site. The foundation landscape waiver is needed because not enough space is available between the proposed building and the sidewalk to allow shrubs to grow to full maturity. The public would be better served by enlarging the sidewalk adjacent to the building.

BACKGROUND INFORMATION

A) Previous Actions

03/01/89 The City Council approved C-1 (Limited Commercial) zoning for the property as part of a larger request (Z-0003-89). The Planning Commission and staff recommended approval.

01/12/98 The City Council tabled a request for a Special Use Permit (U-0119-97) for a proposed Liquor Establishment (Off-Premise Consumption) on the subject property. The Planning Commission and staff had recommended approval.

B) Pre-Application Meeting

04/07/04 The parking requirements were discussed. The original plan did not incorporate the one parking space per 175 square feet of retail space ratio required by the code, nor was adequate parking lot landscaping provided. In a follow-up meeting held on June 9, 2004, the applicant presented a revised site plan that met the parking requirements and parking lot landscaping. However, a waiver would be required for foundation landscaping along the front and sides of the building. Perimeter landscaping would need to be provided to code standards at the rear of the property.

SS

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.93

B) Existing Land Use

Subject Property:	Undeveloped
North:	Offices
South:	Retail Commercial
East:	Medical Offices, Animal Hospital
West:	Retail Commercial

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	P-C (Planned Community)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. This category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and which do not include more intense general commercial characteristics. The proposed retail center conforms to the SC (Service Commercial) category.

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

No special districts, zones, or studies are related to the subject site.

PROJECT DESCRIPTION

The subject proposal consists of an 8,400 square-foot multi-tenant retail and office building to be located on a 0.93-acre site within the existing South Shores Center Commercial Subdivision. Access to the site is from two private drives within the subdivision, both with eventual access to Lake Mead Boulevard. A third driveway is proposed near the rear of the property and would connect the subject property to the existing adjacent commercial property to the south. The proposed one-story retail/office building is oriented toward the southwest corner of the site with the parking lot area located to the east and north of the building. One loading zone is provided between the building and the rear of the property. A trash enclosure is provided in the northeast corner of the site, partially screened by landscaping. Monument signage is located in front of the building along Lake Mead Boulevard.

Landscaping includes an 18-foot planter for the width of the property along Lake Mead Boulevard, a three-foot planter along the east lot line, and an eight-foot planter along the north lot line. The north and south planters accommodate a combination of 24-inch box Modesto Ash and African Sumac, along with numerous clusters of one- to five-gallon shrubs including Desert Carpet Acacia, Silver Cassia, Red Yucca, and Blue Rain Sage. Internal landscaping is used as screening for the loading zone and for mechanical equipment.

Elevations indicate a single-story structure with a flat roof and parapet screening element. The maximum height is 22.5 feet. Facades are articulated and consist of stucco employing a brown and tan color scheme contrasted by a stone veneer base. Glazing is provided primarily on the east, north and south elevations. Seven tenant spaces are proposed, each containing approximately 1,200 square feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	40,605 SF	N/A
Min. Lot Width	100 Feet	105 Feet	Y
Min. Setbacks			
• Front	20 Feet	25 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	20 Feet	128 Feet	Y
Max. Lot Coverage	50 %	21 %	Y
			SS

Max. Building Height	None	1 Story/22.5 Feet	N/A
Trash Enclosure	Walled, roofed, screened, min. 50 feet from residential	Walled, roofed, screened, adj. to commercial	Y
Loading Zone	1 Space	1 Space	Y
Mech. Equipment	Screened	Screened by parapet	Y

The proposed site plan indicates that the project either meets or exceeds the applicable Development Standards found in Title 19 for C-1 (Limited Commercial) zoning districts.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, Residential Adjacency Standards are not applicable to the proposed commercial center, as the development is not adjacent to any protected properties.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
General Retail, Less than 25,000 SF	8,400 SF	1/175 SF GFA	46	2	46	2

The 48 spaces provided meet the Title 19 requirements for General Retail uses with less than 25,000 square feet. Any office uses within the building could be accommodated by the amount of parking provided.

The Department of Public Works notes that this pad site must provide for the perpetual common access between the various parcels/owners within the South Shores Center Commercial Subdivision.

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 Trees/6 Spaces	8 Trees	10 Trees
Buffer: • Min. Trees (Lake Mead Blvd.)	1 Tree/20 Linear Feet + 1 Tree	4 Trees	5 Trees
• Min. Trees (north property line)	1 Tree/30 Linear Feet + 1 Tree	4 Trees	5 Trees
• Min. Zone Width (Lake Mead Blvd.)	15 Feet		18 Feet
• Min. Zone Width (north property line)	8 Feet		8 Feet
• Min. Zone Width (sides)	0 Feet		3 Feet south side; 0 feet north side
• Wall height	Max. 6 feet if used		not shown

The proposed landscape plan meets the minimum requirements listed and/or referenced by Title 19. Existing and proposed walls on the perimeter of the site are not indicated on the site plan. If walls are proposed, they should be designed and constructed in conformance to the Commercial Development Standards.

A5) Sign Standards

Monument Signs: [North landscape planter]

Standards	Allowed	Provided
Maximum Number	1 / 200 Feet Street frontage 1 total	1 total
Maximum Area	75 SF /sign	Not indicated
Maximum Height	10 Feet	Not indicated
Minimum Setback	5 Feet	5 Feet
Illumination	External/Internal/Animated/Electronic Message Unit	Not indicated

Wall Signs: [on multi-tenant building]

Standards	Allowed	Provided
Maximum Number	Up to 20 % of each building elevation	16 total
Maximum Area	20 % of each tenant's elevation	Not indicated
Maximum Projection	4 Feet	Not indicated
Illumination	External/Internal/Animated/Electronic Message Unit	Not indicated

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The submitted plans indicate that one monument sign will be placed in the front setback area on the north side of the property. In addition, wall signage will be placed on all four elevations of the multi-tenant building. All proposed signage will be subject to the requirements of Title 19.14.060 for signs in the C-1 (Limited Commercial) zoning district.

B) General Analysis and Discussion

- Zoning

The proposed 8,400 square-foot retail/office building use is allowed in the C-1 (Limited Commercial) zoning district subject to conformance with applicable requirements of Title 19.

- Site Plan

The proposed site plan makes efficient use of a small lot. While there is no direct access from Lake Mead Boulevard, the proposed development fits into the overall commercial subdivision and has three driveways. There is no indication as to how much building area will be used for office; however, the general retail parking ratio is more restrictive than for office uses, so the development should be able to handle any quantity of office uses. More intense uses such as restaurants and hair salons may not be approved in the future, given the tight parking situation. The provided loading zone should be closer to the building; however, it is adequately screened by landscaping and serves as a buffer between mechanical equipment and paved areas.

- Waivers

A Waiver of the Commercial Development Standards (Title 19.08.045) for a six-foot landscape buffer between the building and parking area has been requested. The waiver is recommended for the following reasons:

1. If the foundation landscape planter is provided, there is not enough room to also provide a four to six foot wide sidewalk.

2. It will also allow for the provision of a required drive aisle along the east side of the building for access to the rear of the building.

- Landscape Plan

The amount of landscaping provided is adequate. Trees should not be spaced more than 20 feet on center along the Lake Mead Boulevard frontage. All other aspects of the landscape plan comply with the Zoning Code.

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- Elevation

The submitted elevations are well-articulated and provide adequate variation in color and materials. A minimum of 60 percent glazing has been applied to the south elevation per the Commercial Development Standards. There are no residential adjacency issues.

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 retail building will be a new structure on the subject site. The proximity of this proposed use to other commercial uses along this portion of Lake Mead Boulevard makes it compatible with development in the area, subject to compliance with Title 19 requirements.

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 use is consistent with the General Plan and the land use provisions of Title 19. A Waiver of the Commercial Development Standards for foundation landscaping is minor and does not detract from the quality of the project.

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

   Access to the site is via driveways from private drives with access to Lake Mead Boulevard and Harbor Island Drive (through the adjacent property). The access and roadways are adequate in size to meet the needs of the proposed development.

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

   The building materials as proposed are appropriate for this type of commercial use in this area. The amount of parking lot and perimeter landscaping meets the minimum requirements of the Zoning Code. A Waiver of the foundation landscaping requirement is appropriate for this site.

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

   The design, architecture and aesthetic features of the proposed development are satisfactory and will not have a negative impact on this site or on surrounding areas.

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

   The proposed retail and office building will be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 133

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4657 APN: 138-20-611-006

Name of Property Owner: Vern Yamanaka

Name of Applicant: _____

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Steve O Mo

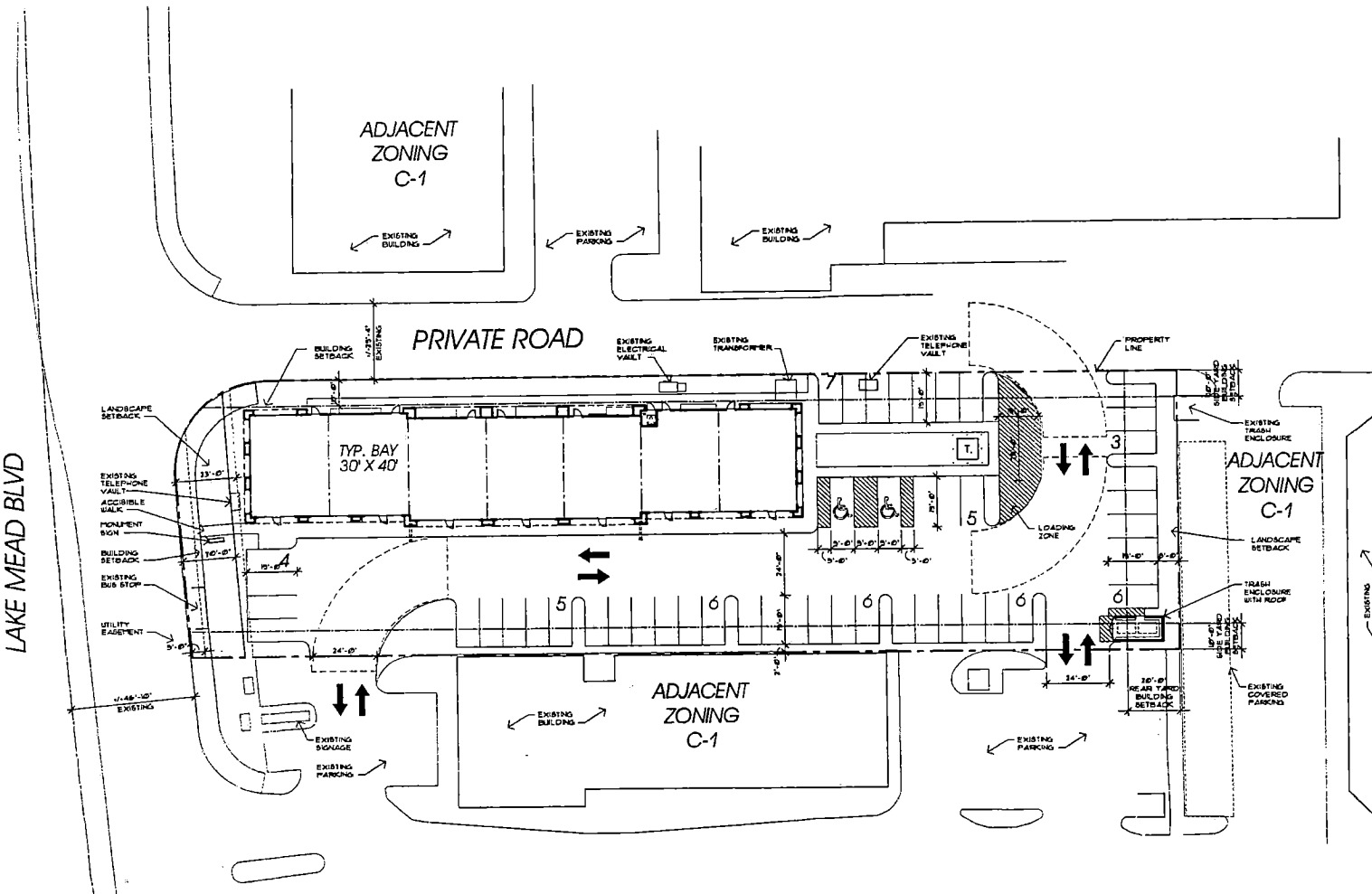
Print Name: Steve O. Moahs

Subscribed and sworn before me

This 10TH day of JUNE, 2004

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

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



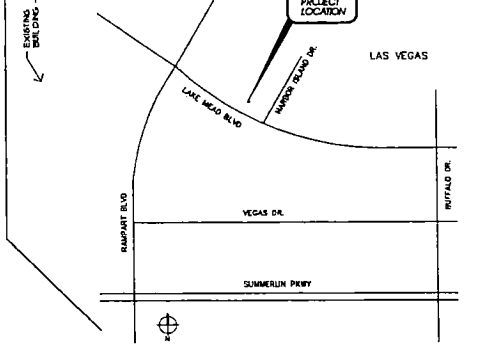
Site Data

ASSESSORS PARCEL NUMBER (APN)	138-20-611-006
CURRENT ZONING	C-1
PROPOSED ZONING	C-1
PARCEL AREA	
SITE GROSS	+/- .93 ACRES GROSS 40,605 S.F.
BUILDING AREA GROSS	+/- 8,400 S.F.
BUILDING SITE COVERAGE	20 PERCENT
PARKING REQUIRED	
RETAIL	1/175 S.F. 48 SPACES
TOTAL PARKING REQUIRED	48 SPACES
PROVIDED	5.7/1000 S.F. 48 SPACES

Owner / Developer

THE HILO IRON WORKS BUILDING
1266 KAMEHAMEHA AVENUE
HILO, HAWAII 96720
VERN YAMANAKA (808) 935-9766

Vicinity Map



North

Site Plan

Scale: 1" = 20'-0"

SDR-4657
08-12-04 PC

8430 Retail Center @ Lake Mead

08159

Las Vegas, Nevada

June 9, 2004

Schematic Design

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

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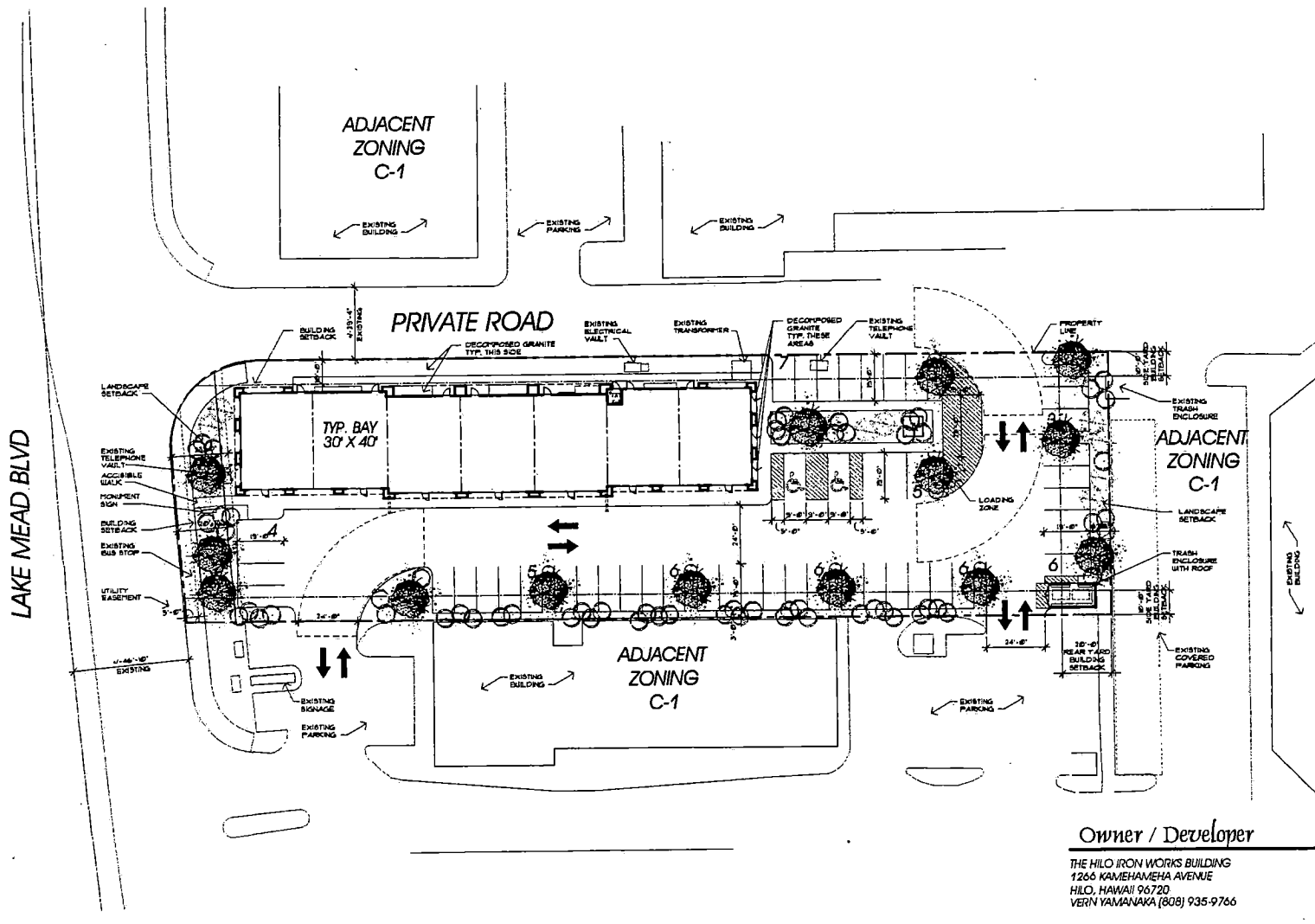
Las Vegas, Nevada 89123
(702) 456-2772



Site Data

ASSESSORS PARCEL NUMBER (APN)	138-20-611-006
CURRENT ZONING	C-1
PROPOSED ZONING	C-1
PARCEL AREA	
SITE GROSS	+/- .93 ACRES GROSS 40,605 S.F.
TOTAL SITE OPEN SPACE	+/- .74 ACRES
SITE LANDSCAPED	17%
TOTAL LANDSCAPE AREA	+/-7,060 S.F.

Landscape will meet title 19A requirements.

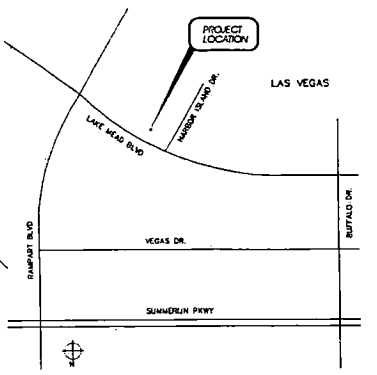
Tree Legend

Suggested Shrub List

Ground Cover

Landscape Area

Vicinity Map



Owner / Developer

THE HILO IRON WORKS BUILDING
1266 KAMEHAMEHA AVENUE
HILO, HAWAII 96720
VERN YAMANAKA (808) 935-9766

Landscape Plan

Scale: 1" = 20'-0"

8430 Retail Center @ Lake Mead

0159

Las Vegas, Nevada

SDR-4657
08-12-04 PC

June 9, 2004

Schematic Design

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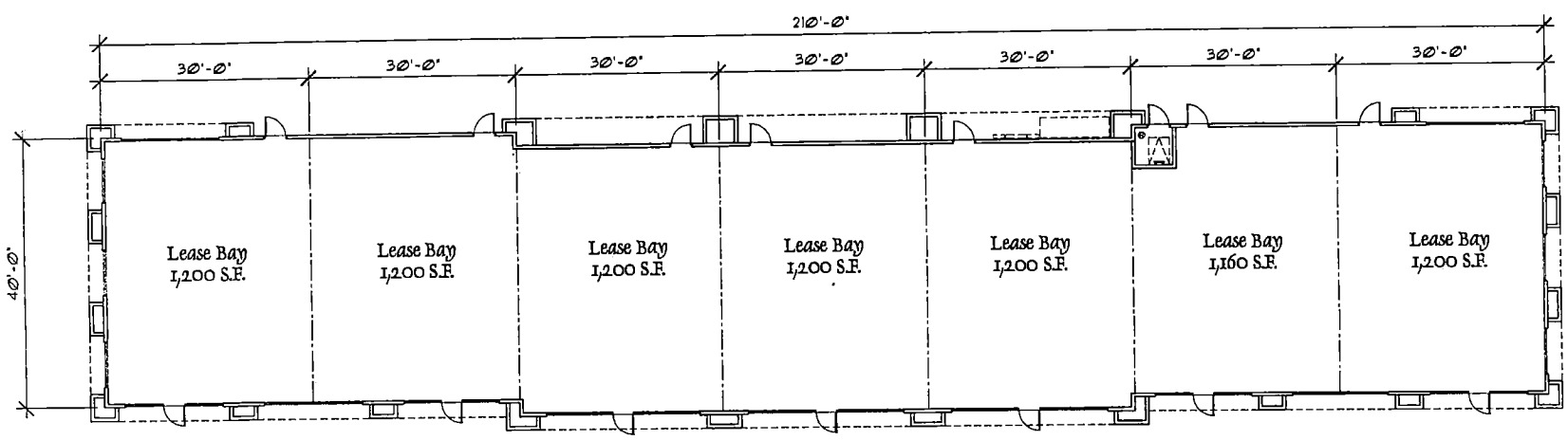

North

Floor Plan 8,400 S.F.

Scale: 1/8" = 1'-0"

8430 Retail Center @ Lake Mead

05159

Las Vegas, Nevada

June 9, 2004

Schematic Design

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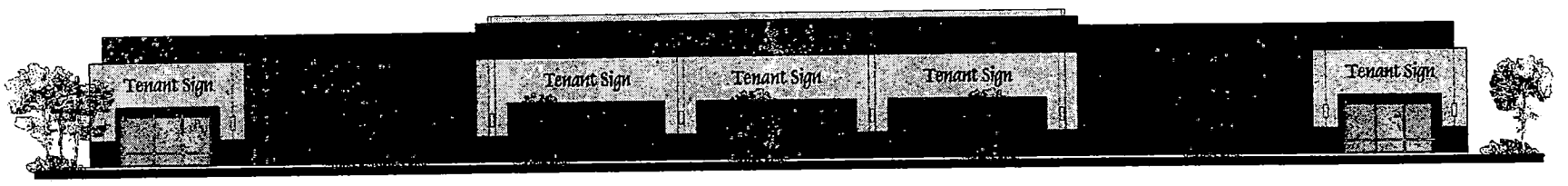
08-12-04 PC

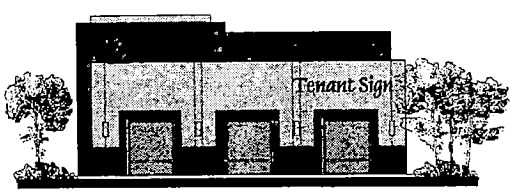


West Elevation

Scale: 1/8" = 1'-0"

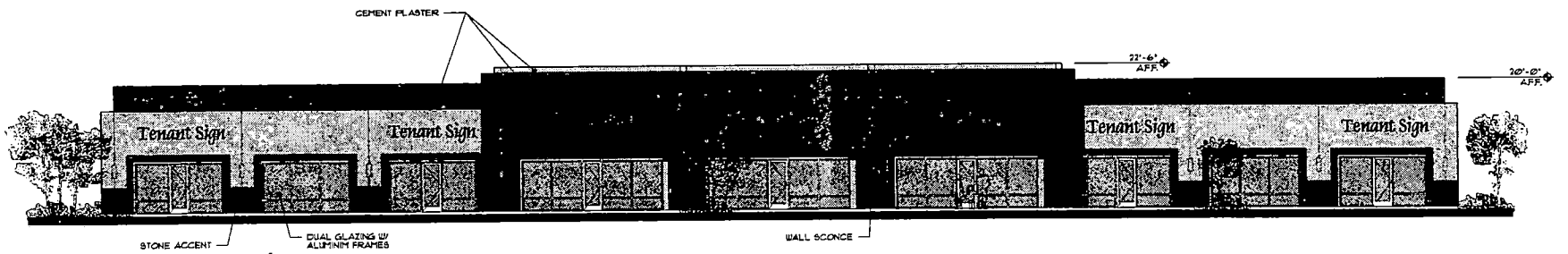
South Elevation (Lake Mead Blvd.)

Scale: 1/8" = 1'-0"



North Elevation

Scale: 1/8" = 1'-0"



East Elevation

Scale: 1/8" = 1'-0"

8430 Retail Center @ Lake Mead

0319

June 9, 2004

Las Vegas, Nevada

Schematic Design

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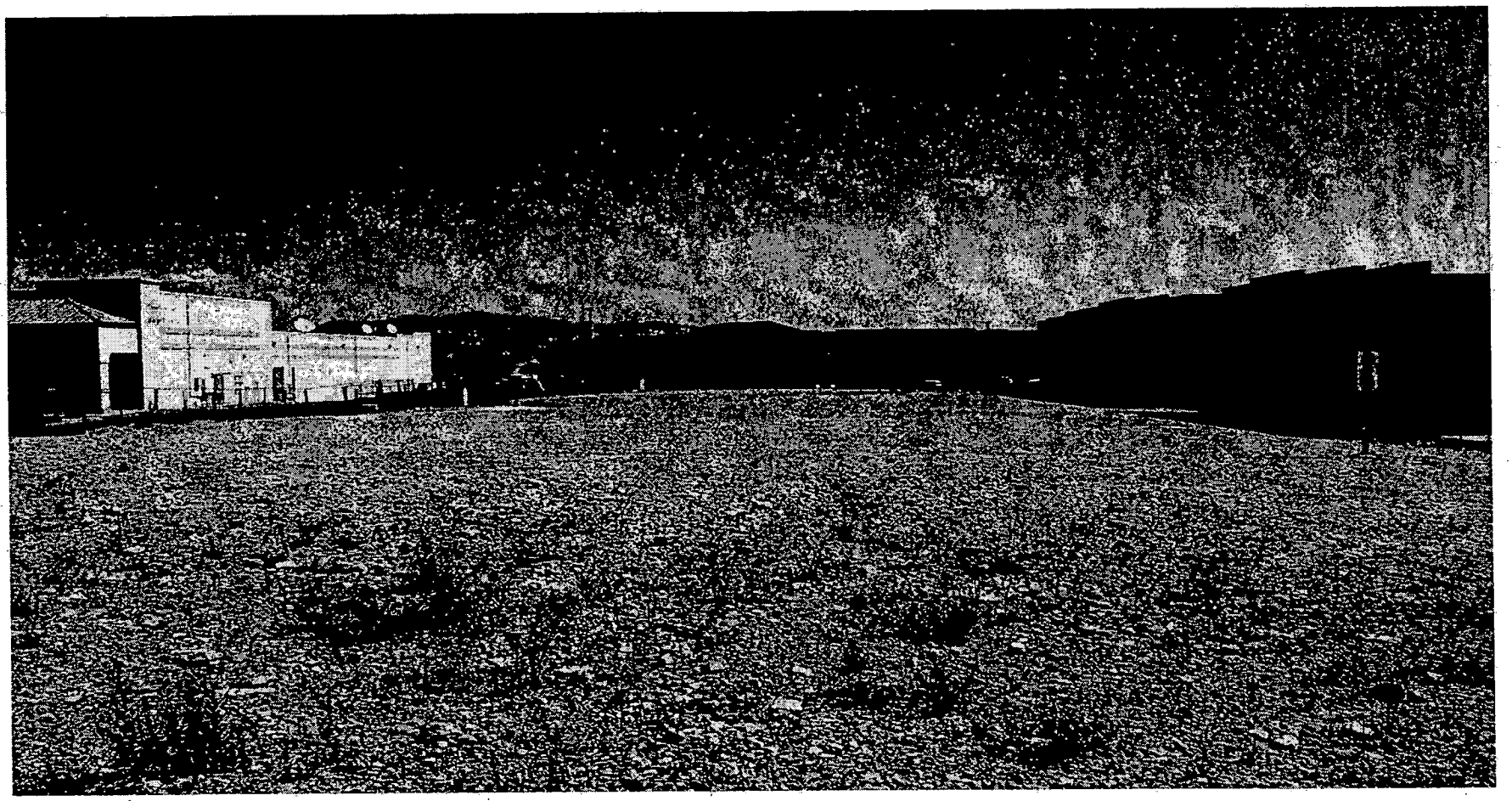
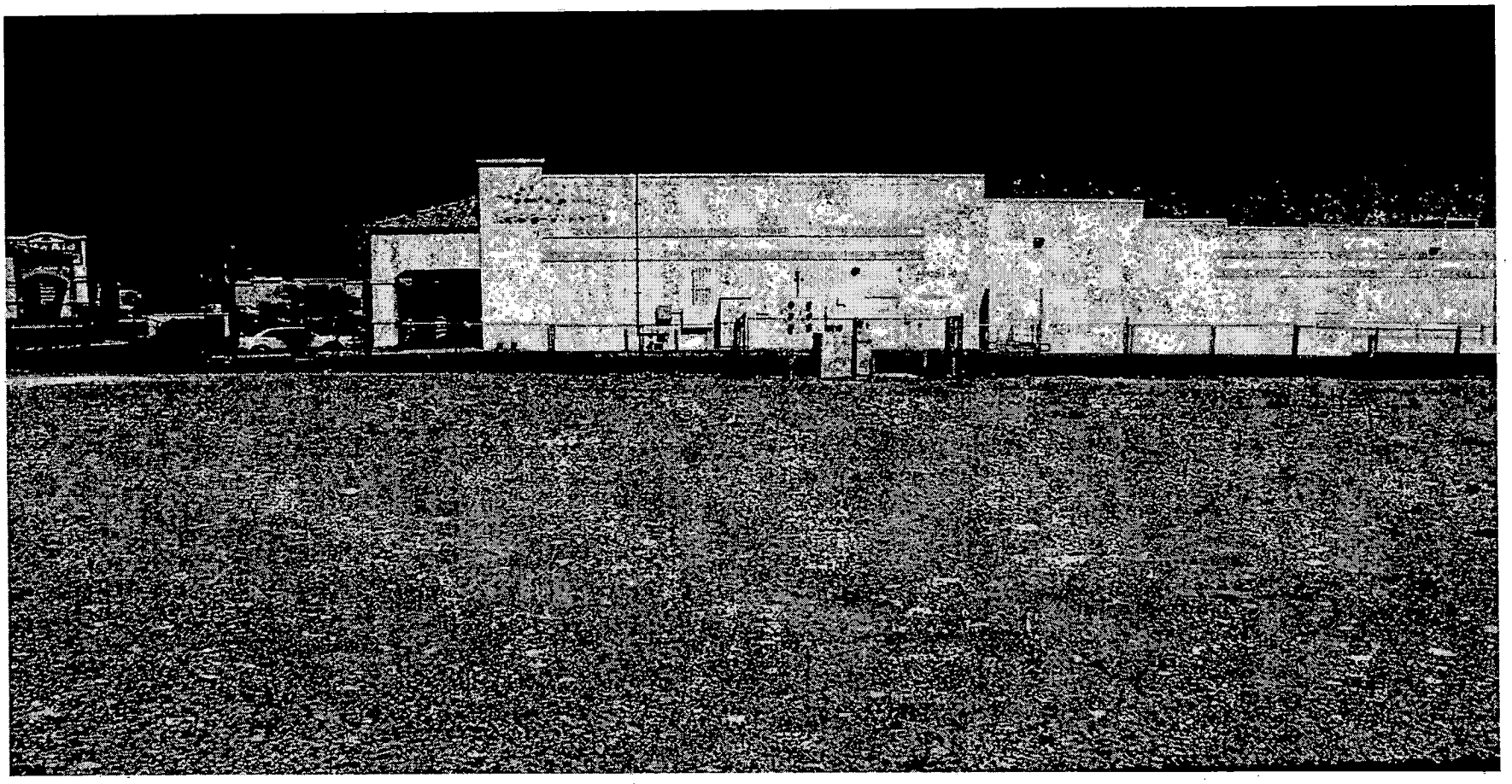
SDR-4657
08-12-04 PC



SDR-4657 - APPLICANT: INDIGO ARCHITECTURE, INC. - OWNER: ISHIMARU, LIMITED LIABILITY COMPANY AND DESERT MOUNTAIN ENTERPRISES, INC.
NORTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 230 FEET WEST OF HARBOR ISLAND DRIVE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



SDR-4657 - APPLICANT: INDIGO ARCHITECTURE, INC. - OWNER: ISHIMARU, LIMITED LIABILITY COMPANY AND DESERT MOUNTAIN ENTERPRISES, INC.
NORTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 230 FEET WEST OF HARBOR ISLAND DRIVE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 14

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 - PUBLIC HEARING - SDR-4726 - APPLICANT: PHD PROPERTIES, INC. - OWNER: CENTENNIAL COURT, LIMITED LIABILITY COMPANY - Request for a Major Amendment to an approved Site Development Plan Review [Z-0074-99(1)] FOR TWO PROPOSED PAD SITES TOTALLING 16,000 SQUARE FEET, WHERE THREE PAD SITES TOTALLING 10,754 SQUARE FEET HAD BEEN APPROVED on 3.56 acres adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive (APN 125-21-711-004 and 005), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center) and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to 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:

GOYNES – APPROVED Item 6 [SUP-4688], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745] subject to conditions, and subject to conditions and adding the following condition on Item 7 [SDR-4687]:

- **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.**

– 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 14 – SDR-4726

MINUTES:

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

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 9 [SUP-4690], Item 17 [SDR-4749] and Item 18 [VAC-4700] be removed from One Motion One Vote. Staff received a protest letter for Item 9 and Item 17. Item 18 needed to be heard with Item 53 [ZON-4699].

COMMISSIONER McSWAIN requested Item 10 [SUP-4693] be removed from One Motion One Vote. She also stated that she would be abstaining on Item 22 [VAC-4722].

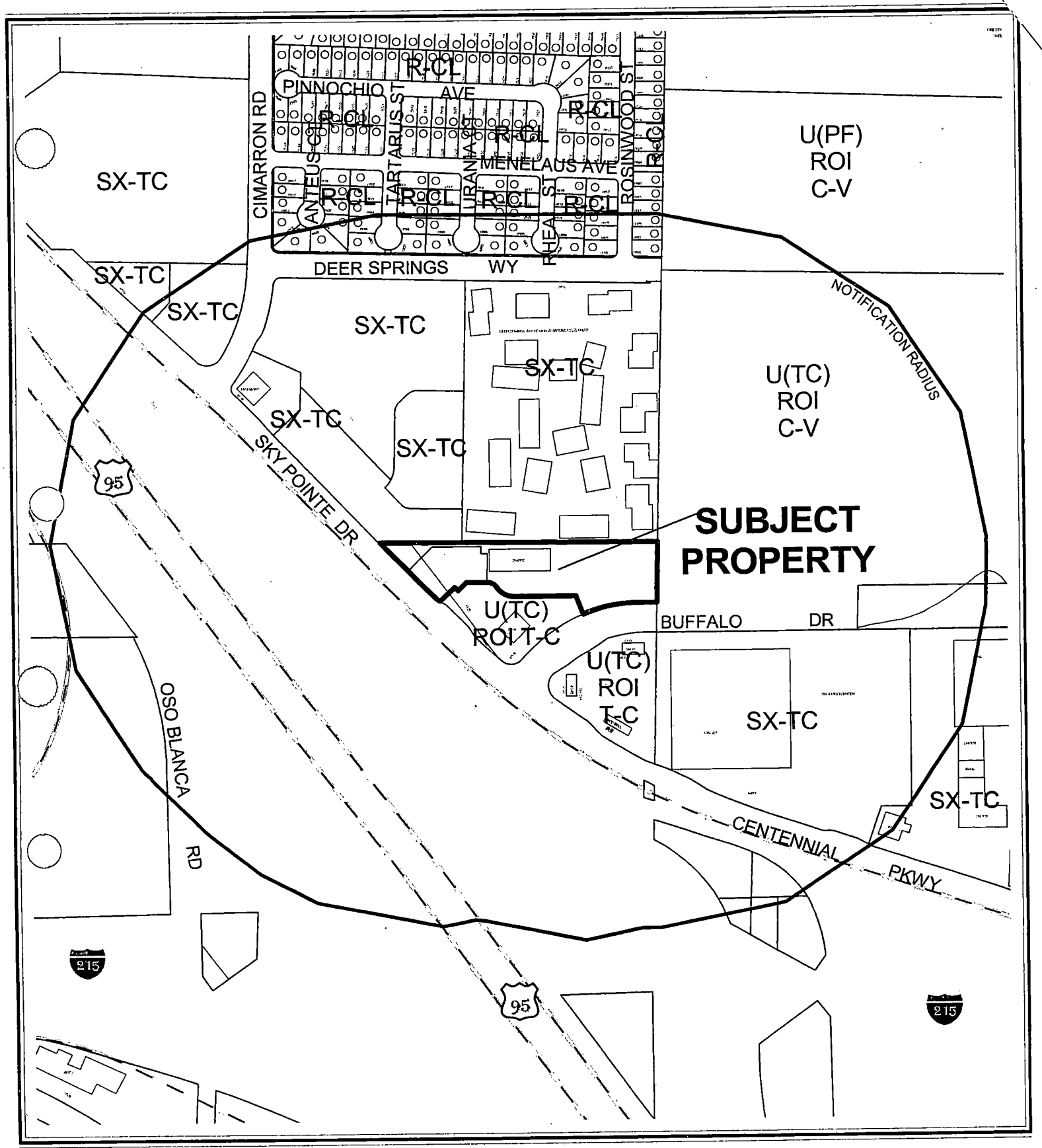
COMMISSIONER STEINMAN requested Item 25 [VAC-4747] be removed from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that Public Works would be adding a condition on Item 7 [SDR-4687]. GINA VENGLASS, Public Works, read into record the added condition and stated that she believed the applicant was aware of the added condition.

BARRY GREEN, 3531 E. Russell Road, requested Item 15 [SDR-4731] be removed from One Motion One Vote so a discussion could take place. VICE CHAIRMAN NIGRO concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

(7:01 – 7:08)

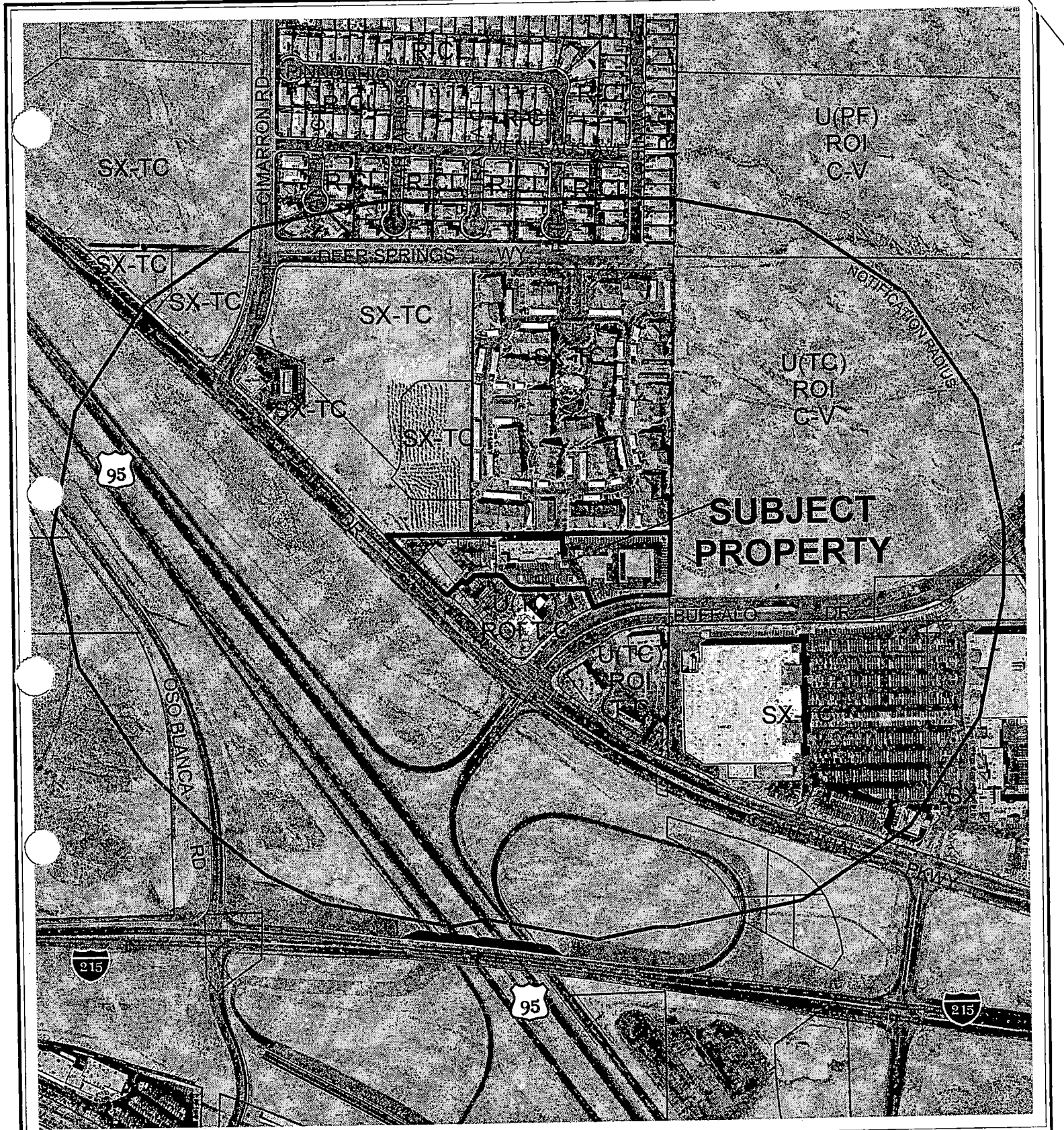


CASE: **SDR-4726**

RADIUS: 1100 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER REOLUTION OF INTENT TO TC (TOWN CENTER) AND C-2 (GENERAL COMMERCIAL) UNDER REOLUTION OF INTENT TO TC (TOWN CENTER)



0 300 600 Feet

CASE: **SDR-4726**

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N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4726 - APPLICANT: PHD PROPERTIES, INC. - OWNER: CENTENNIAL COURT, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped June 27, 2004, except as amended by conditions herein.

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

4. The applicant shall meet with Planning and Development staff to develop an addressing plan prior to issue of building permits.

Public Works

5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

6. In accordance with the intent of a commercial subdivision, this pad site shall allow for the perpetual common access between the various parcels/owners within the Buffalo/95 (Davis) (A Commercial Subdivision) area.

7. Site development to comply with all applicable conditions of approval for Z-74-99, Site Development Plan Review SDR-3441, the Buffalo/95 (Davis) (A Commercial Subdivision) and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Major Amendment to an approved Site Development Plan Review [Z-74-99 (1)], for two pad sites totaling 16,000 square feet, where three pad sites totaling 10,754 square feet had been approved on 3.56 acres adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive

B) Applicant's Justification

Competition from Centennial Center, just across Highway 95, has motivated the applicant to offer more retail space.

BACKGROUND INFORMATION

A) Previous Actions

05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. The area where this proposed plan amendment is located is shown as TC (Town Center) land use. The Planning Commission and staff recommended approval.
12/01/99	The City Council approves an Annexation [A-0037-99(A)] of the 16.63 acres comprising the subject site. Planning Commission and staff recommended approval. Effective date: 12/15/99.
04/05/00	The City Council approves a Site Development Plan Review [Z-74-99 (1)] for three pad sites totaling 10,754 square feet on 3.56 acres adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive. Planning Commission and Staff had recommended approval on 12/16/99.
02/19/03	The City Council approved an update of the Town Center Land Use Plan of the Centennial Hills Sector Plan (GPA-1417) of the city of Las Vegas General Plan. On this map, the subject properties were designated for SX-TC (Suburban Mixed Use - Town Center) land use. The Planning Commission and Staff recommended approval.

03/05/03 The City Council adopted the last update of the Town Center Land Use Plan of the Centennial Hills Sector Plan (GPA-0039-02). At the time of that update the area of this proposed amendment was shown to have the SX-TC (Suburban Mixed Use - Town Center) land use. The Planning Commission recommended approval and Staff recommended denial.

02/18/04 The City Council accepted a Withdrawal without Prejudice of applicant's request to amend (GPA-3439) Map 4 of the Centennial Hills Sector Plan from SX-TC (Suburban Mixed-Use-Town Center) to SC-TC (Service Commercial-Town Center). Planning Commission and staff recommended denial on 01/22/04.

02/18/04 The City Council accepted a Withdrawal without Prejudice of companion applications to the above General Plan Amendment. Automotive Repair, Minor (SUP-3440 and SUP-3540) were deemed inappropriate to the surrounding residential communities. The Site Development Plan Review (SDR-3441) was felt to not conform to Town Center Development Standards. Planning Commission and staff recommended denial on 01/22/04.

B) Pre-Application Meeting

06/15/04 At this meeting, the applicant was advised to submit a new parking analysis for the overall site, to include the site on the south side of Buffalo Drive. This analysis was submitted. The applicant was advised to identify any significant changes to signage that may be required as part of the resubmission. There were no changes to the signage. Waivers of commercial setbacks and building landscaping were discussed. The applicant requested no Waivers. Traffic Engineering required applicant to update the original traffic study. Public Works required applicant to update the flood study.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.56

B) Existing Land Use

Subject Property:	retail shops and services
North:	undeveloped, apartments
South:	bank, fast-food, shops, intersection of U.S. 95 Freeway and 215 Beltway.
East:	undeveloped
West:	intersection of U.S. 95 Freeway and 215 Beltway.

C) Planned Land Use

Subject Property:	TC (Town Center)
North:	TC (Town Center)
South:	TC (Town Center), ROW (Right-of-Way)
East:	TC (Town Center)
West:	TC (Town Center), ROW (Right-of-Way)

D) Existing Zoning

Subject Property:	C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center) and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center) and Right-of-Way
East:	U (Undeveloped) TC (Town Center) General Plan Designation]
West:	Right-of-Way and C-1 (General Commercial)

E) General Plan Compliance

This application lies within the Town Center Land Use area of the Centennial Hills General Plan. This part of Town Center is designated SX-TC (Suburban Mixed-Use Town Center), equivalent to a Service Commercial zoning district with the addition of medium density residential, requiring height and use transitions at the edges of the district.

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

This project lies within the Town Center district, and uses Town Center Development Standards. The Town Center district was established to permit and encourage the development of a mixed-use employment center that will provide economic stability and diversification for the City of Las Vegas. The primary objective of the Town Center district concept is to provide employment in excess of 100,000 individuals while, at the same time, creating a unique blending of human habitation and economic activity. The area around the site was planned with an emphasis a live/work environment.

PROJECT DESCRIPTION

This application for a Major Amendment to Z-74-99 (1) reduces the number of pads from three to two, and increases overall square footage to 16,000 square feet (an addition of 5,246 square feet). The pads, originally planned for minor automotive repair, a tavern, and fast food, will now support only retail establishments. Access will be a driveway from Buffalo Drive and a driveway from Sky Point Drive.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	3.56 acres	Y
Min. Lot Width	100 Feet	203 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	15 Feet	N
Max. Lot Coverage	50 %	17%	Y
Max. Building Height	2 Stories	1 story	Y
Trash Enclosure	Yes	Yes	Y
Loading Zone	Yes	No	N
Mech. Equipment	Screened	Screened	Screened

Except for a reduction of five feet in the rear setback, the proposal meets the requirements for setback, lot coverage, enclosures and screening and height. Loading zones are not provided; the uses in this center are mainly services and light retail.

A2) Residential Adjacency Standards

The proposal meets the requirements for proximity slope and building setback.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
General Retail Store >20,000 SF	38,339 SF.	1 space / 250 GFA	174	6	255	10

This parking analysis includes all three pads of Block #1 of this shopping center: Pad #3 and #5 (this site plan), and the existing Pad #4. The proposal exceeds the parking requirements of Title 19.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Trees/ 6 Spaces	7 Trees	7
Buffer: • Min. Trees	1 Trees/20 Linear Feet 1 Trees/ 30 Linear Feet	32 Trees	36 existing
• Min. Zone Width	8 Feet Rear and Side		8
• Wall height	8 Feet		8

This proposal meets the landscaping requirements of Title 19.

A5) Sign Standards

A master sign plan (CHR-0006-02), is on file for this location. The sign plan conforms to Town Center sign plan standards.

B) General Analysis and Discussion

- Zoning

Retail uses as proposed in this amended site plan, are allowed in a T-C (Town Center) designated area.

- Site Plan

The change from more intensive service uses (previous site plan) to lighter retail uses (this site plan), brings this shopping center into the realm of Town Center development standards, and will enhance residents' experience of this unique part of the City.

- Waivers

Applicant has not requested any waivers, but do need a waiver of the building locations and foundation landscaping approved in the previous site plan, which predated the current standards.

- Landscape Plan

Landscaping was identified in the original site plan review, carry over to this amended site plan. The elements of the proposed landscaping plan conform to the standards of Title 19.

- Elevation

The elevations are consistent with the current development in the immediate area.

FINDINGS

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

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

   With the buildings separated from the street by a driveway the proposed development is inconsistent with the Town Center Development Standards. The standards would have had the buildings with the same orientation but moved up to the landscaped buffer along the street. The same uses have been located in this manner in other locations, such as across the street. This would lessen the impact of the uses on the residential development to the north, as the uses would be further apart. A waiver of the building locations approved in the previous site plan would be needed, these locations predated the current standards.

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. The site plan conforms to the setback, wall and landscaping requirements of Title 19.

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

   Access to the pad sites are via Sky Pointe Drive, a 90-foot Town Center Loop Road and Buffalo Drive, a 100-foot wide Primary Arterial roadway as described in the Town Center Development Standards.

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

   The proposed project will incorporate appropriate building and landscape materials for the Town Center area.

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

   The proposed development is visually interesting and consistent with development in the area.

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

   The proposed development will be subject to regular inspections for licensing, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 43

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4726 APN: 125-21-711-004 125-21-711-005

Name of Property Owner: Centennial Court LLC

Name of Applicant: PHD 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: _____ MANAGER

Print Name: Philip Davis

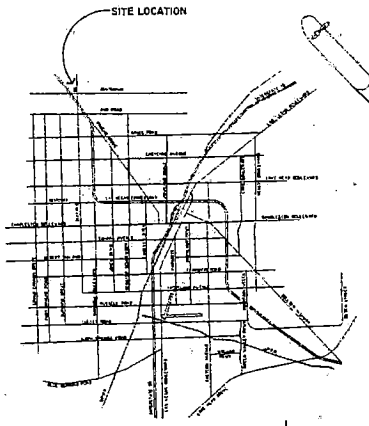
Subscribed and sworn before me

This 28th day of June, 2004

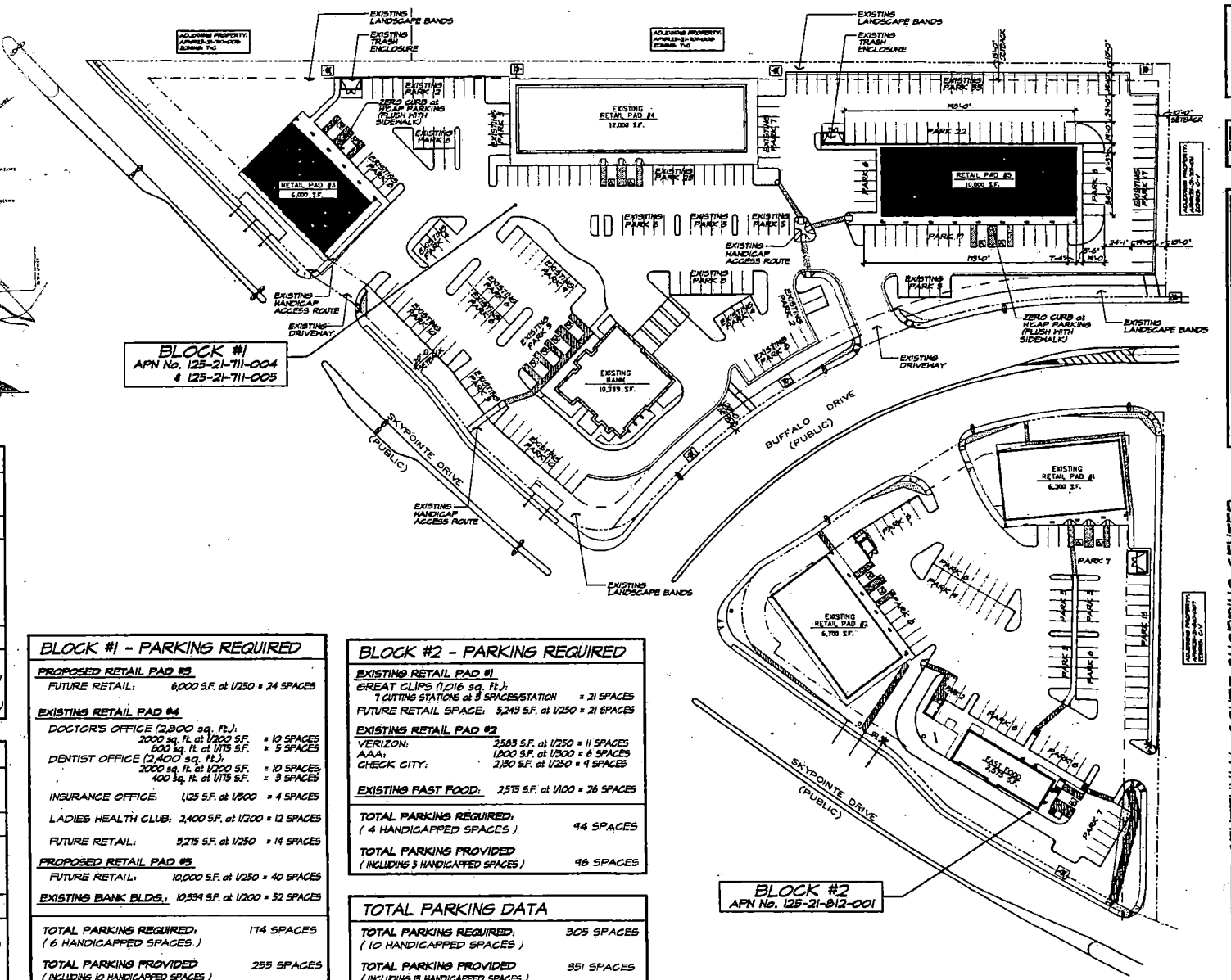
_____

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



② LOCATION MAP
NOT TO SCALE



BLOCK #1 - SITE DATA

LOT AREA GROSS TOTAL:	225,641 S.F. (5.18 ACRES)
EXISTING ZONING:	C-2
APN :	125-21-711-001

DESCRIPTION	AREA
PROPOSED RETAIL PAD #3 BLDG:	6,000 S.F. TOTAL
EXISTING RETAIL PAD #4 BLDG:	12,000 S.F. TOTAL
PROPOSED RETAIL PAD #5 BLDG:	10,000 S.F. TOTAL
EXISTING BANK:	10,339 S.F. TOTAL
GRAND TOTAL:	38,339 S.F. TOTAL
ALLOWABLE LOT COVERAGE: 60% x 225,641 S.F. =	135,385 S.F. (3.11 ACRES)
PROPOSED: LOT COVERAGE (17%) :	38,339 S.F. (.88 ACRES)

BLOCK #2 - SITE DATA

LOT AREA GROSS TOTAL:	103,256 S.F. (2.37 ACRES)
EXISTING ZONING:	C-2
APN :	125-21-812-001

DESCRIPTION	AREA
EXISTING PAD #1 BLDG:	6,300 S.F. TOTAL
EXISTING PAD #2 BLDG:	6,700 S.F. TOTAL
EXISTING FAST FOOD:	2,575 S.F. TOTAL
GRAND TOTAL:	15,575 S.F. TOTAL
ALLOWABLE LOT COVERAGE: 60% x 103,256 S.F. =	61,954 S.F. (1.42 ACRES)
PROPOSED: LOT COVERAGE (15%) :	15,575 S.F. (.36 ACRES)

BLOCK #1 - PARKING REQUIRED

PROPOSED RETAIL PAD #3
FUTURE RETAIL: 6,000 S.F. at 1/250 = 24 SPACES

EXISTING RETAIL PAD #4
DOCTOR'S OFFICE (2,800 sq. ft.):
2000 sq. ft. at 1/200 S.F. = 10 SPACES
800 sq. ft. at 1/175 S.F. = 5 SPACES
DENTIST OFFICE (2,400 sq. ft.):
2000 sq. ft. at 1/200 S.F. = 10 SPACES
400 sq. ft. at 1/175 S.F. = 3 SPACES
INSURANCE OFFICE: 1,125 S.F. at 1/300 = 4 SPACES
LADIES HEALTH CLUB: 2,400 S.F. at 1/200 = 12 SPACES
FUTURE RETAIL: 5,275 S.F. at 1/250 = 14 SPACES

PROPOSED RETAIL PAD #5
FUTURE RETAIL: 10,000 S.F. at 1/250 = 40 SPACES

EXISTING BANK BLDG.: 10,339 S.F. at 1/200 = 52 SPACES

TOTAL PARKING REQUIRED: 174 SPACES
(6 HANDICAPPED SPACES)
TOTAL PARKING PROVIDED 255 SPACES
(INCLUDING 10 HANDICAPPED SPACES)

BLOCK #2 - PARKING REQUIRED

EXISTING RETAIL PAD #1
GREAT CLIPS (1,016 sq. ft.):
7 CUTTING STATIONS at 3 SPACES/STATION = 21 SPACES
FUTURE RETAIL SPACE: 5,243 S.F. at 1/250 = 21 SPACES

EXISTING RETAIL PAD #2
VERIZON: 2,583 S.F. at 1/250 = 11 SPACES
AAA: 1,800 S.F. at 1/300 = 6 SPACES
CHECK CITY: 2,130 S.F. at 1/250 = 9 SPACES

EXISTING FAST FOOD: 2,575 S.F. at 1/100 = 26 SPACES

TOTAL PARKING REQUIRED: 94 SPACES
(4 HANDICAPPED SPACES)
TOTAL PARKING PROVIDED 96 SPACES
(INCLUDING 3 HANDICAPPED SPACES)

TOTAL PARKING DATA

TOTAL PARKING REQUIRED: 305 SPACES
(10 HANDICAPPED SPACES)
TOTAL PARKING PROVIDED 351 SPACES
(INCLUDING 13 HANDICAPPED SPACES)

① PARKING EXHIBIT and SITE DATA
SCALE: 1" = 40'-0"

SDR-4726
08-12-04 PC

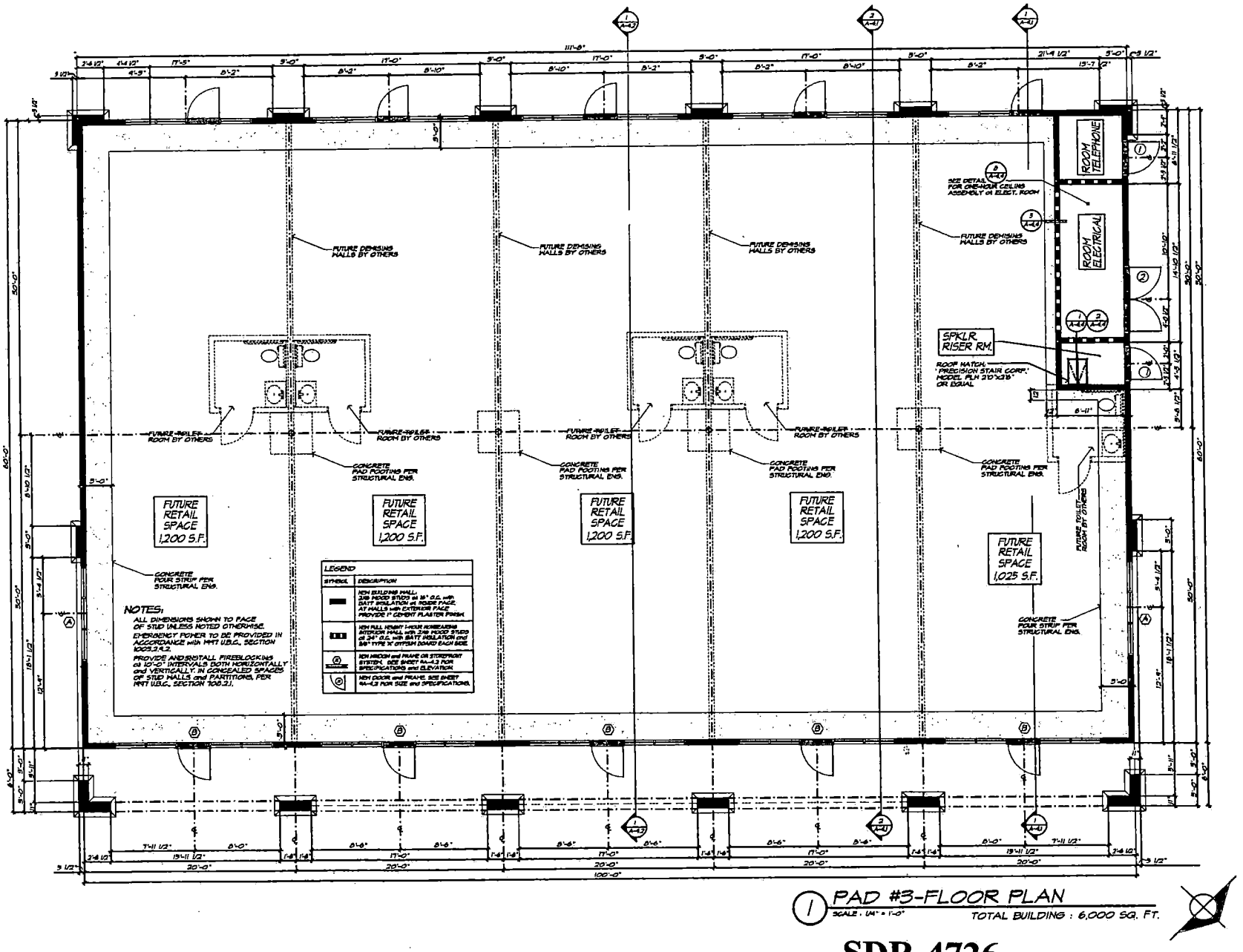
MARK ROSS JOHNSON ARCHITECT
4760 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89103
TEL: (702) 869-3868 FAX: (702) 869-3813

CENTENNIAL COURT SHOPPING CENTER
PAD BUILDING #3 & 5, BLOCK #1
APN#125-21-711-004 & 125-21-711-005
BUFFALO DRIVE and SKYPOINT DRIVE
FOR: PAD PROPERTIES, INC.
LAS VEGAS, NEVADA

Date: 08-27-04

PROJECT NUMBER 200451

A-1.1



1 PAD #3-FLOOR PLAN
SCALE : 1/4" = 1'-0"

TOTAL BUILDING : 6,000 SQ. FT.

SDR-4726
08-12-04 PC

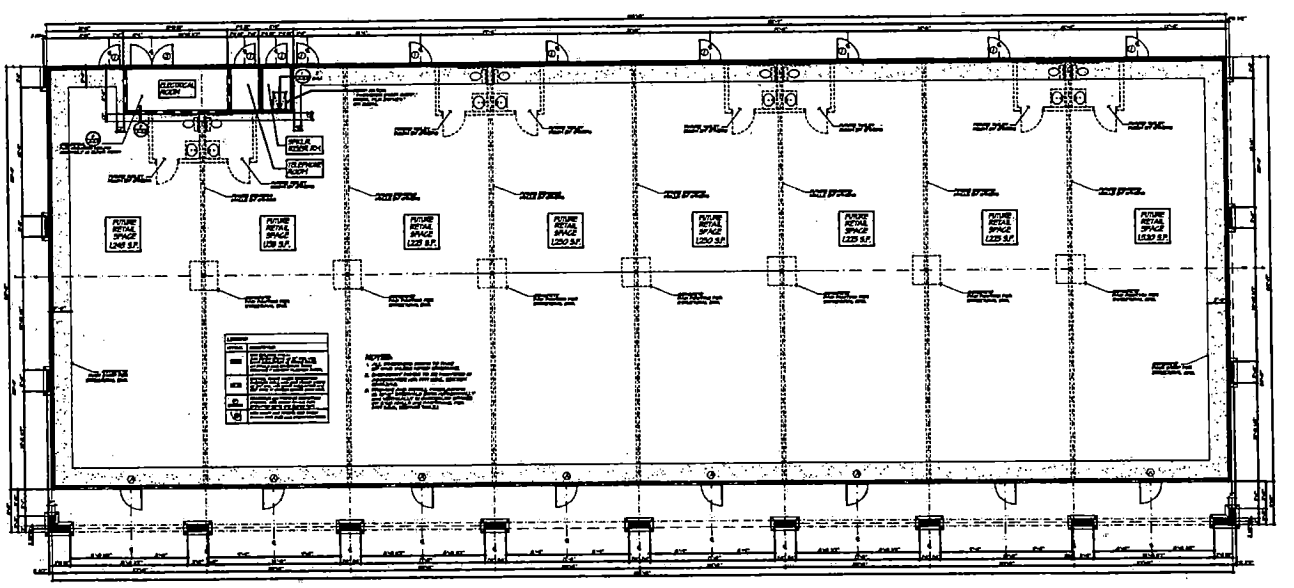
MARK ROSS JOHNSON
ARCHITECT
4760 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89103
TEL: (702) 869-3805 FAX: (702) 869-3813

CENTENNIAL COURT SHOPPING CENTER
PAD BUILDING #3 & 5, BLOCK #1
APN#125-21-111-004 & 125-21-111-005
BUFFALO DRIVE and SKYPOINT DRIVE
FOR: PND PROPERTIES, INC.
LAS VEGAS, NEVADA

Date: 06-21-04

PROJECT NUMBER 200451

A-3.1



1 PAD #5-FLOOR PLAN
SCALE : 1/8" = 1'-0"

TOTAL BUILDING : 10,000 SQ. FT.

MARK ROSS JOHNSON
ARCHITECT
3900 WEST UNIVERSITY AVENUE ● LAS VEGAS, NEVADA 89103
TEL: (702) 895-3883 FAX: (702) 895-3815

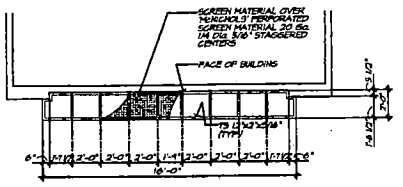
CENTENNIAL COURT SHOPPING CENTER
PAD BUILDING #3 & 5, BLOCK #1
APN#125-21-711-004 & 125-21-711-005
BUFFALO DRIVE and SKYPOINT DRIVE
FOR: PAD PROPERTIES, INC.
LAS VEGAS, NEVADA

Date: 06-27-04

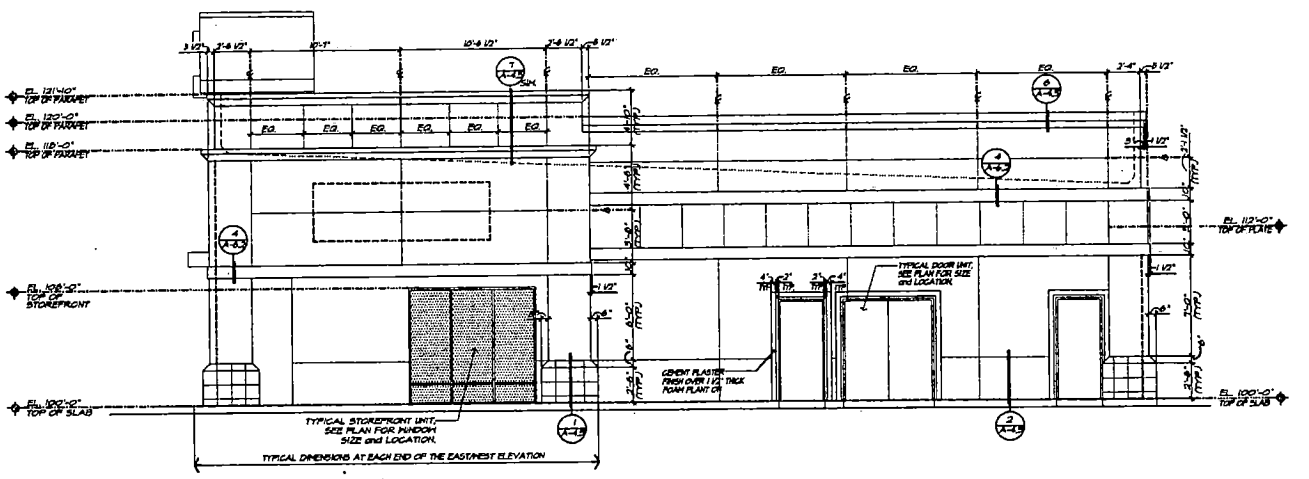
PROJECT NUMBER
200431

A-3.2

SDR-4726
08-12-04 PC

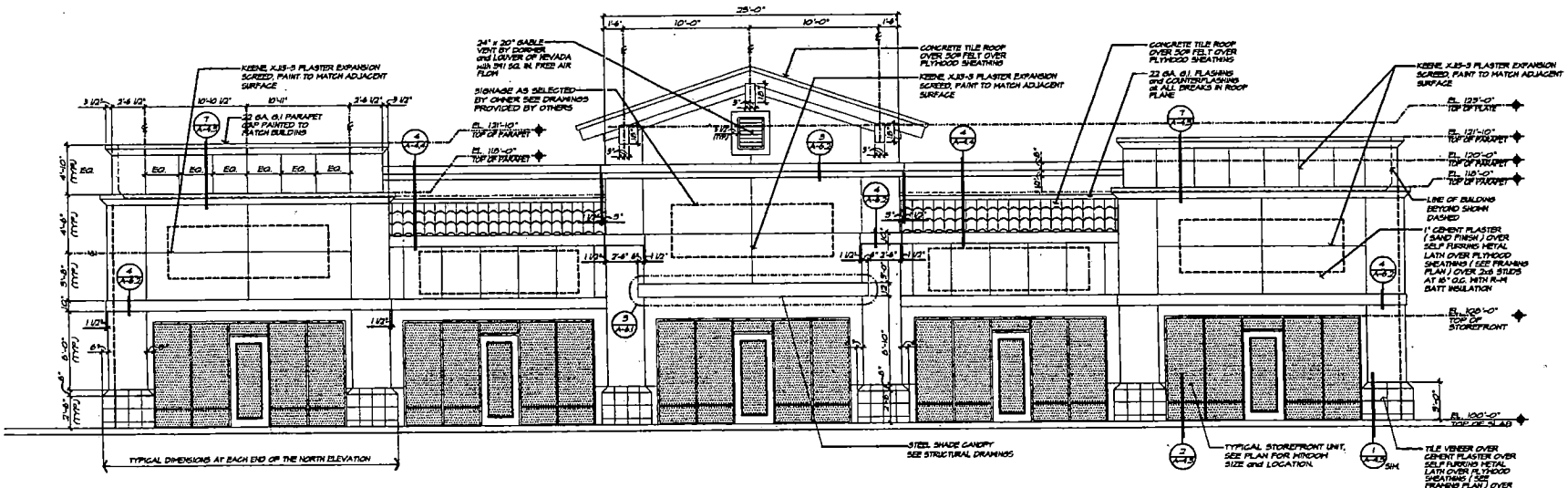


3 STEEL SHADE CANOPY
SCALE: 1/4" = 1'-0"



2 PAD #3-WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: SEE NORTH ELEVATION FOR EXTERIOR TYPICAL FINISH NOTES.



1 PAD #3-NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: EXTERIOR FINISHES and NOTES SHOWN SHOWN TYPICAL FOR ALL ELEVATIONS.

MARK ROSS JOHNSON
ARCHITECT
5790 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89103
TEL. (702) 367-3103 FAX (702) 367-3813

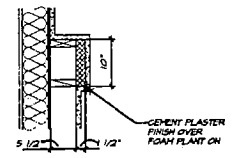
CENTENNIAL COURT SHOPPING CENTER
PAD BUILDING #3 & 5, BLOCK #1
APN#125-21-711-004 & 125-21-711-005
BUFFALO DRIVE and SKYPOINT DRIVE
FOR: PHD PROPERTIES, INC.
LAS VEGAS, NEVADA

Date: 06-27-04

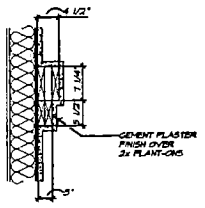
PROJECT NUMBER 200451

A-6.1

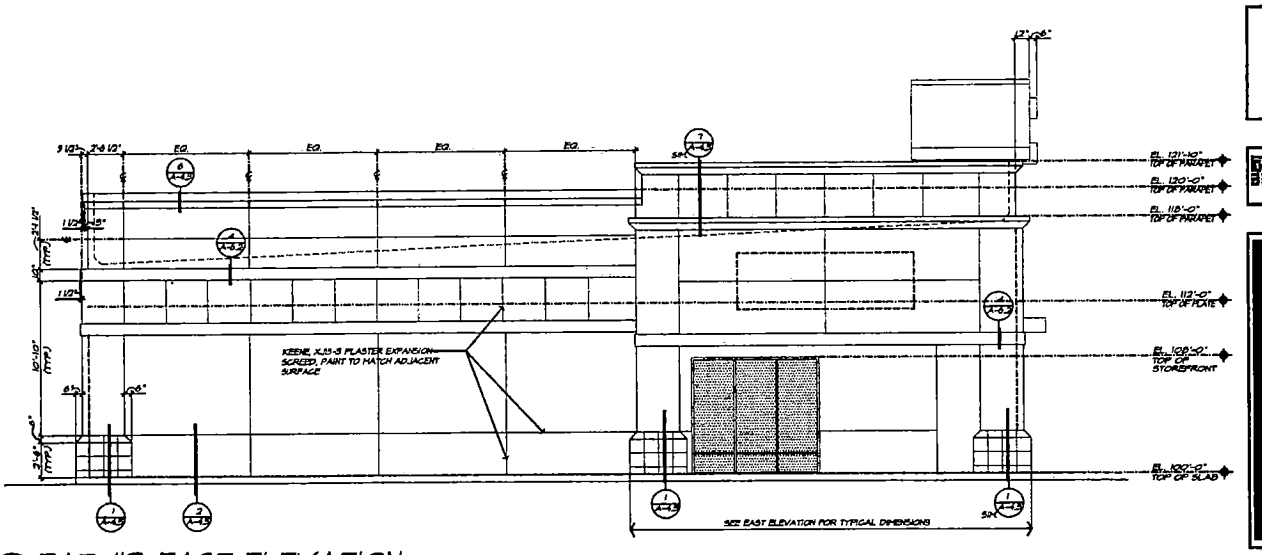
SDR-4726
08-12-04 PC



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

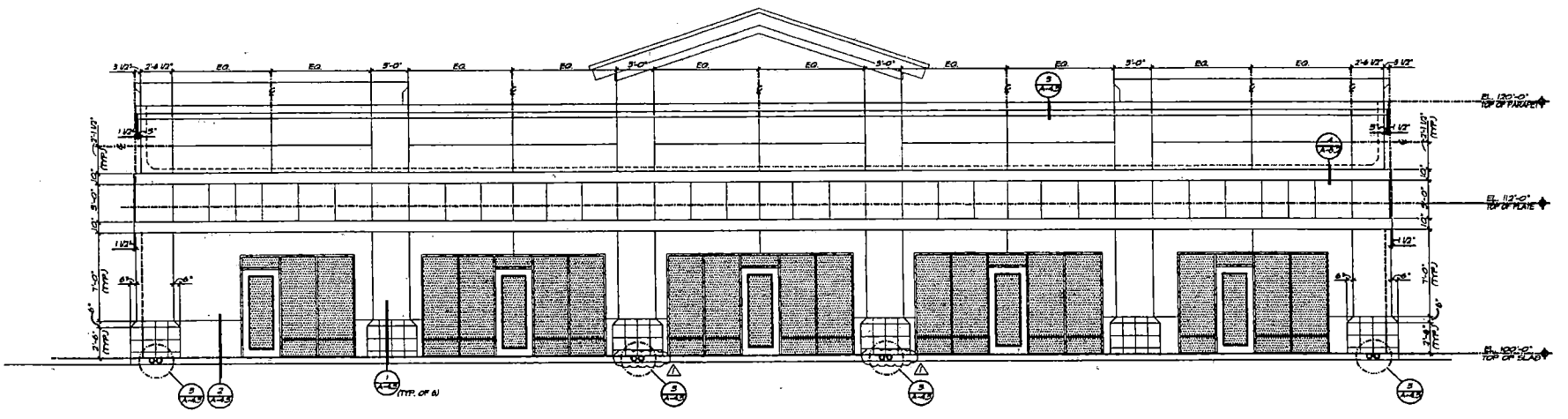


3 DETAIL
SCALE: 1" = 1'-0"



2 PAD #3-EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: SEE NORTH ELEVATION FOR EXTERIOR TYPICAL FINISH NOTES.
SEE WEST ELEVATION FOR TYPICAL EXTERIOR DIMENSIONS.



1 PAD #3-SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: SEE NORTH ELEVATION FOR EXTERIOR TYPICAL FINISH NOTES.

SDR-4726
08-12-04 PC

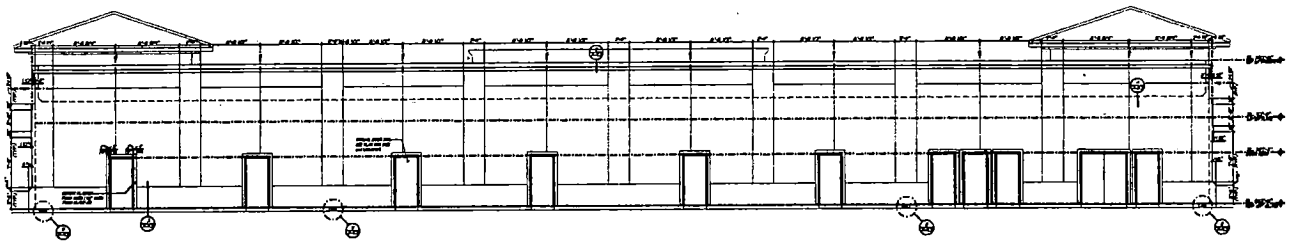
MARK ROSS JOHNSON
ARCHITECT
6760 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89103
TEL: (702) 645-3848 FAX: (702) 645-3813

CENTENNIAL COURT SHOPPING CENTER
PAD BUILDING #3 & 5, BLOCK #1
APN#125-21-711-004 & 125-21-711-005
BUFFALO DRIVE and SKYPOINT DRIVE
FOR: PHD PROPERTIES, INC.
LAS VEGAS, NEVADA

Date: 06-21-04

PROJECT NUMBER 200431

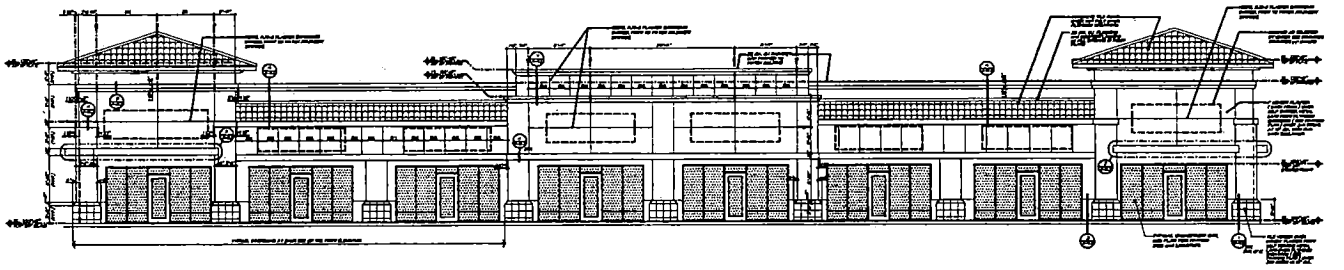
A-6.2



1 NORTH ELEVATION-RETAIL PAD BLDG.#5

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

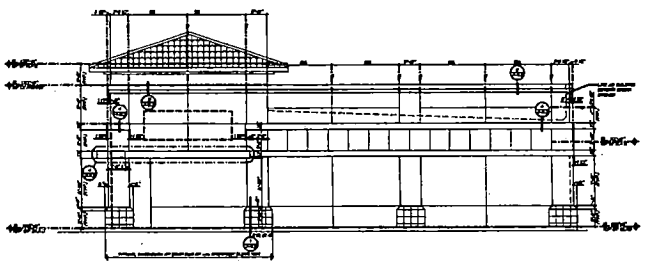
NOTE: SEE SOUTH ELEVATION FOR EXTERIOR TYPICAL FINISH NOTES.



2 SOUTH ELEVATION-RETAIL PAD BLDG.#5

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

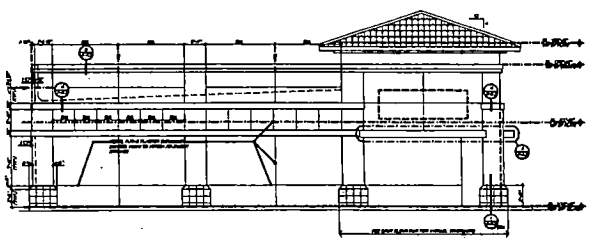
NOTE: EXTERIOR FINISHES and NOTES SHOWN SHOWN TYPICAL FOR ALL ELEVATIONS.



3 EAST ELEVATION-RETAIL PAD BLDG.#5

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

NOTE: SEE SOUTH ELEVATION FOR EXTERIOR TYPICAL FINISH NOTES.



4 WEST ELEVATION-RETAIL PAD BLDG.#5

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

NOTE: SEE SOUTH ELEVATION FOR EXTERIOR TYPICAL FINISH NOTES.
SEE EAST ELEVATION FOR TYPICAL EXTERIOR DIMENSIONS.

SDR-4726
08-12-04 PC

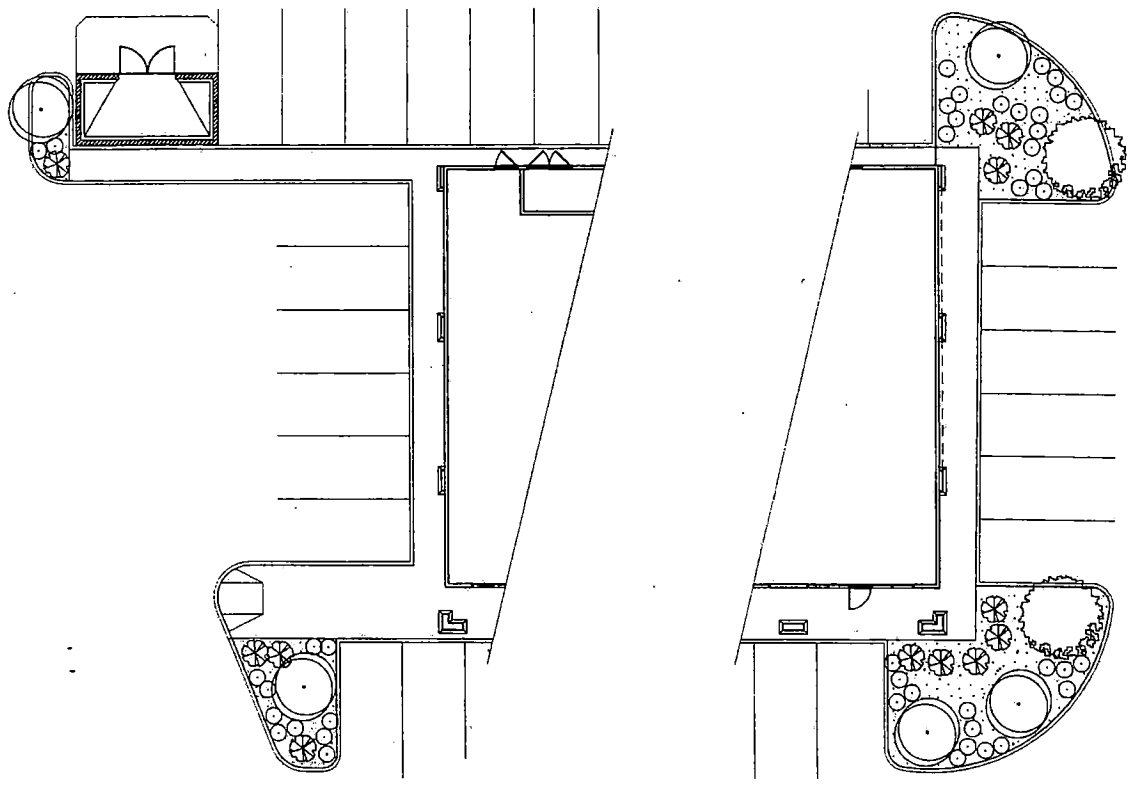
MARK ROSS JOHNSON
ARCHITECT
4790 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89103
TEL: (702) 869-3868 FAX: (702) 869-3813

CENTENNIAL COURT SHOPPING CENTER
PAD BUILDING #3 & 5, BLOCK #1
APN#125-21-711-004 & 125-21-711-005
BUFFALO DRIVE and SKYPOINT DRIVE
FOR: PND PROPERTIES, INC.
LAS VEGAS, NEVADA

Date: 06-21-04

PROJECT NUMBER
200451

A-6.3



LANDSCAPE LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH	24" BOX MIN.
	PROSOPIS CHILENSIS	THORNLESS CHILEAN MESQUITE	24" BOX MIN.
	PINUS ELDARICA	MONDEL PINE	24" BOX MIN.
		ANNUALS	FLATS
	RHAPIOLEPIS INDICA	INDIAN HAWTHORNE	5 GAL
	PHOTINIA FRASERI	REDTIP PHOTINIA	5 GAL
	LAGERSTROEMIA INDICA	CRAPE MYRTLE MIXED COLORS	10 GAL
		CRUSHED GRANITE MULCH 24" MIN. WIDTH, 2" MIN. DEPTH	
		TURF	SOD

NOTES:
1. PROVIDE AUTOMATIC DRIP TYPE IRRIGATION TO EACH PLANT.

1 PAD #5-LANDSCAPE PLANTERS at PARKING AREA
SCALE: 1/8" = 1'-0"

SDR-4726
08-12-04 PC

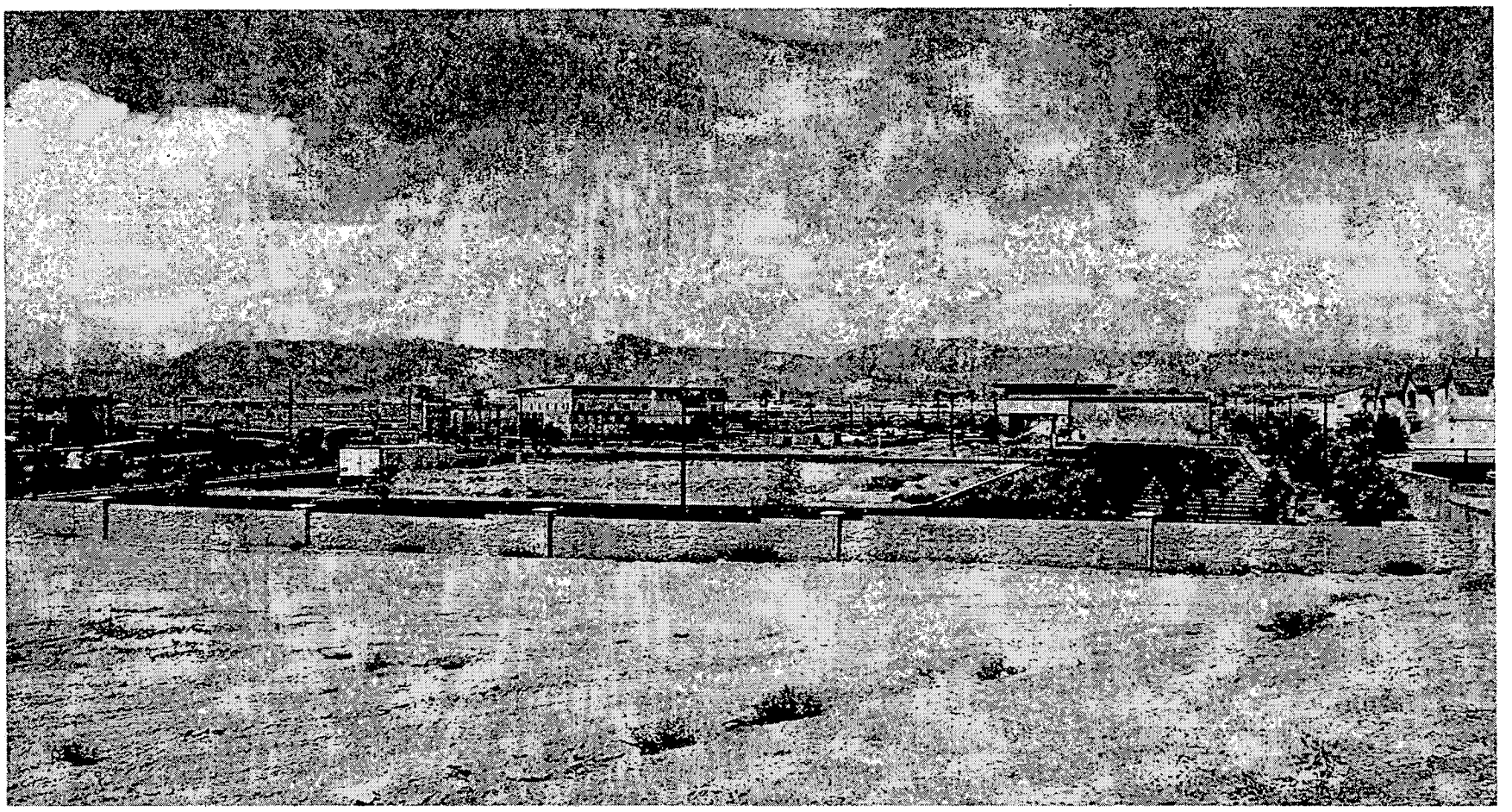
MARK ROSS JOHNSON
ARCHITECT
4760 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89103
TEL: (702) 869-3888 FAX: (702) 869-3815

CENTENNIAL COURT SHOPPING CENTER
PAD BUILDING #3 & 5, BLOCK #1
APN#125-21-711-004 & 125-21-711-005
BUFFALO DRIVE and SKYPOINT DRIVE
FOR: PAD PROPERTIES, INC.
LAS VEGAS, NEVADA

Date: 08-27-04

PROJECT NUMBER
200451

L-1



SDR-4726 - APPLICANT: PHD PROPERTIES, INC. - OWNER: CENTENNIAL COURT, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SKY POINTE DRIVE AND BUFFALO DRIVE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

SDR-4726 - APPLICANT: PHD PROPERTIES, INC. - OWNER: CENTENNIAL COURT, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SKY POINTE DRIVE AND BUFFALO DRIVE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 15

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 - PUBLIC HEARING - SDR-4731 - APPLICANT/OWNER: NEVADA LAW FOUNDATION - Request for a Site Development Plan Review and Waivers to allow a trash enclosure to be 10 feet from a residential property line where 50 feet is the minimum required, and of the Perimeter Landscaping Standards FOR A PROPOSED 1,388 SQUARE-FOOT PROFESSIONAL OFFICE on 0.16 acres at 500 South 7th Street (APN 139-34-710-027), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends 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

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this application would convert an existing 1,388 square-foot residence into an office, with six parking spaces located behind the building. There would not be any significant changes to the building itself; however, there would be new ramps installed to meet the handicap access standards, and the existing landscaping would be preserved.

MINUTES – Continued:
Due to the size and configuration of the lot, there are waivers for the trash enclosure to be 10 feet where 50 feet is required and for the perimeter landscaping.

BARRY GREEN, 3531 E. Russell Road, Suite I, appeared on behalf of the owner. He stated that two ramps would be installed. One would be coming in from the parking lot and staff recommended another ramp coming in off of 7th Street. The applicant requested moving back the walkway off of 7th Street and allow it to attach to the sidewalk, so that there would only be one ramp going up to the building. MR. CLAPSADDLE clarified with MR. GREEN that the applicant's request is the ramp from 7th Street through the front of the building would not exist, and the walkway off of 7th Street would be extended to the south of the building. This way, the walkway would tie in to the ramp that would be coming in from the parking lot. MARGO WHEELER, Planning and Development, stated the question would be if the Uniform Building Code required the extra handicap access from the public right-of-way. If not, then staff would not object to this request. MR. CLAPSADDLE added that it is standard that the applicant is sent to the Building Department, and if the handicap access standards are met, then the applicant is allowed to proceed.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing open.

(7:17 – 7:23)

1-1266

CONDITIONS:
Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 08/12/04, except as amended by conditions herein.

3. A Waiver to the perimeter landscape buffer requirements is approved. Landscape buffers, additional landscape materials, and the perimeter fence shall be provided in accordance with the approved plan. The landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

4. No additional turf shall be permitted in the landscape buffer areas or amenity zones.

CONDITIONS – Continued:

5. The Waiver of the distance separation requirement for the trash enclosure is approved. The enclosure shall be built in the location and to the specifications indicated on the approved site plan.

6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets and adjacent properties in accordance with the requirements of Title 19.08.045.

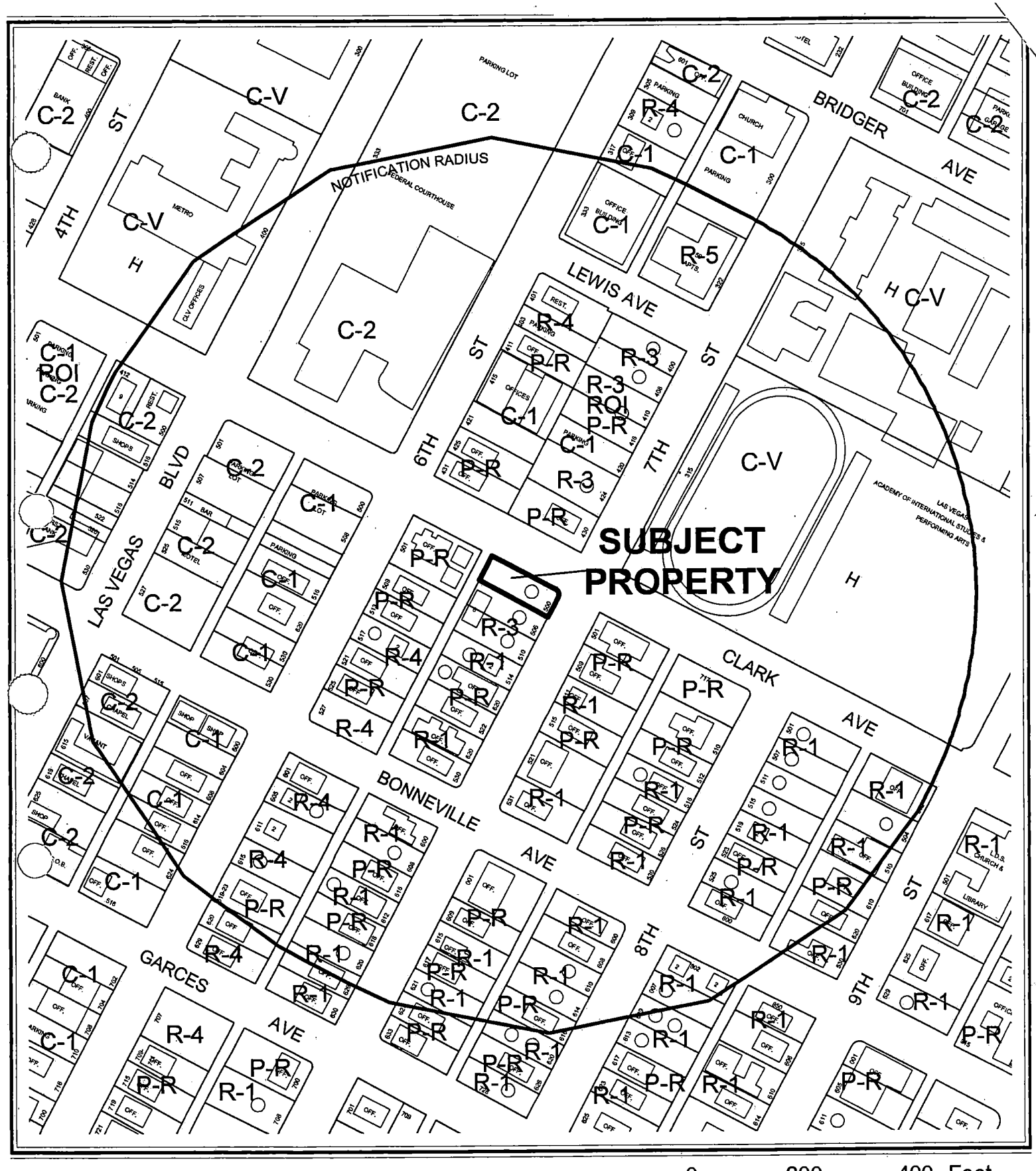
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Coordinate with the City of Las Vegas Engineering Design Section of the Department of Public Works to determine any impacts to this site from the Bonneville/Clark Couplet project, if any, prior to the submittal of any construction drawings for this site.

9. 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.

10. Site development to comply with all applicable conditions of approval for Z-45-01 and all other applicable site-related actions.



0 200 400 Feet

CASE: **SDR-4731**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE-FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

N

CASE: **SDR-4731**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE-FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4731 - APPLICANT/OWNER: NEVADA LAW FOUNDATION

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 08/12/04, except as amended by conditions herein.

3. A Waiver to the perimeter landscape buffer requirements is approved. Landscape buffers, additional landscape materials, and the perimeter fence shall be provided in accordance with the approved plan. The landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

4. No additional turf shall be permitted in the landscape buffer areas or amenity zones.

5. The Waiver of the distance separation requirement for the trash enclosure is approved. The enclosure shall be built in the location and to the specifications indicated on the approved site plan.

6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets and adjacent properties in accordance with the requirements of Title 19.08.045.

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

Public Works

8. Coordinate with the City of Las Vegas Engineering Design Section of the Department of Public Works to determine any impacts to this site from the Bonneville/Clark Couplet project, if any, prior to the submittal of any construction drawings for this site.

FF

9. 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.

10. Site development to comply with all applicable conditions of approval for Z-45-01 and all other applicable site-related actions.

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review approval and a request for a Waiver to allow a trash enclosure to be 10 feet from a residential property line where 50 feet is required, and a request for a Waiver from perimeter buffer and landscaping requirements, for a proposed 1,388 square foot professional office on .16 acres at 500 S. 7th Street.

B) Applicant's Justification

The applicant states that the modifications to the property will respect the historic nature of the existing structure and will providing adequate on-site parking for the office use. The waiver for the trash enclosure is necessary as it will be incorporated as part of an existing structure and will be less obtrusive than a freestanding enclosure, and the waiver from perimeter buffer requirements is requested due to the limited dimensions of the site.

BACKGROUND INFORMATION

A) Previous Actions

09/05/01 The City Council approved a Rezone (Z-0045-01) application in order to change the zoning on the subject property from R-1 (Single Family Residential) to P-R (Professional Office and Parking). The Planning Commission recommended approval of the request on 07/26/01. An accompanying Variance (V-0056-01) application was also approved in order to allow a 50-foot wide lot where a 60-foot lot is required; the Planning Commission recommended approval of the Variance request on 08/09/01.

03/17/04 The City Council approved a Reinstatement and Extension of Time (EOT-3842) for the approved rezoning.

B) Pre-Application Meeting

06/11/04 Issues discussed included the minimum requirements for the parking area, the landscaping requirements for perimeter buffers, the encroachment of the existing structure into the corner side yard setback, and the distance separation requirement for the trash enclosure.

FF

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: .16

B) Existing Land Use

Subject Property:	Single-Family Residential Use
North:	Office Use
South:	Multifamily Residential Use
East:	Office Use
West:	Office Use

C) Planned Land Use

Subject Property:	MXU (Mixed-Use)
North:	C (Commercial)
South:	MXU (Mixed-Use)
East:	MXU (Mixed-Use)
West:	MXU (Mixed-Use)

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)
North:	P-R (Professional Office and Parking)
South:	
East:	P-R (Professional Office and Parking)
West:	P-R (Professional Office and Parking)

E) General Plan Compliance

The parcel is located within the boundaries of the Downtown Las Vegas Redevelopment Area, and is designated MXU (Mixed-Use). The MXU (Mixed-Use) designation allows a variety of single- and multifamily land uses, as well as office, service commercial general commercial, and public facilities uses. The proposed office use is consistent with the land use designation.

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

Redevelopment Plan Area

As previously discussed, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a MXU (Mixed-Use) land use designation. The proposed use is in conformance with the Redevelopment Plan.

The site is also located within the boundaries of the Las Vegas High School National Register Historic District. This designation does not restrict the project from going forward as proposed; if the project were receiving Federal funds, the development plan would be subject to additional review.

Trails

Map #2 of the Transportation Trails Element of the General Plan identifies Seventh Street as the route for a Multi-Use Transportation Trail, but does not identify which side of the street is to be used as the trail route.

PROJECT DESCRIPTION

The project entails the conversion of an existing 1,388 square-foot residence for a professional office. No significant changes are proposed to the existing structure; new ramps will be constructed at the front and rear of the building in order to provide an accessible route to the building. A parking lot with six spaces will be developed behind the existing structure, and will have access from Clark Avenue. Due to the narrow width of the property, no landscape buffers will be provided between the new parking area and side property line; a minimal buffer area will be provided between the parking lot and the public sidewalk on Clark Avenue.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	7,522 SF	N/A
Min. Lot Width	60 Feet	52'-5"	N[1]
Min. Setbacks			
• Front	20 Feet	27'-9"	Y
• Side	5 Feet	8'-11"	Y
• Corner	15 Feet	9'-4"	N[2]
• Rear	15 Feet	83'-9"	Y

FF

Max. Lot Coverage	50 %	22%	Y
Max. Building Height	2 Stories/35 Feet	2 Stories/27'	Y
Trash Enclosure	Walled/roofed	Walled/roofed	Y
Mech. Equipment	Screened	Not indicated	N/A

[1]A Variance (V-0056-01) application was approved for the property in order to allow the Rezoning of the property despite the inadequate lot width.
[2]The existing structure does not meet the corner side yard setback requirement; no changes are proposed that will increase the nonconforming aspect of the structure.

As noted, the existing structure encroaches into the corner side yard setback, but no further encroachment is proposed. No information has been provided relative to the screening of mechanical equipment; screening will be required in accordance with the requirements of Title 19.08.045. The project will comply with all other development standards.

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060, properties within the boundaries of the Las Vegas Redevelopment Area are not subject to Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office	1,388 SF	1/300 GFA	5	1	6	1

The site plan indicates that the required number of parking spaces will be provided on site.

The Department of Public Works has noted that the new driveway location will need to be coordinated with the Bonneville/Clark Couplet project, which is scheduled for implementation in 2005.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Tree/6 Spaces	1 Tree	2 Trees
Buffer: • Min. Trees – South property line	1 Tree/20 Linear Feet	8 Trees	3 Trees
• Min. Trees – all other buffers	1 Tree/30 Linear Feet	9 Trees	2 Trees
• Min. Zone Width – Front	15 Feet		2 – 15 Feet
• Min. Zone Width – Side	8 Feet		0 – 8 Feet
• Min. Zone Width - Rear	8 Feet		0 – 5 Feet
• Wall height	8 Feet		6 Feet

The project does not comply with the amount of landscaping required in the parking and buffer areas, nor is it in complete compliance with the dimensional requirements for perimeter buffer areas. The applicant has requested Waivers from these requirements; a discussion of the merits of the request follows.

A5) Sign Standards

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

Monument Signs: Standards	Allowed	Provided
Maximum Number	1/Street frontage 2 total	1 total
Maximum Area	75 SF/sign	Approx. 24 SF
Maximum Height	8 Feet	4 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	Direct/Internal	Direct

A monument sign will be constructed at the northeast corner of the site; the proposed sign conforms to the requirements of Title 19.14.

B) General Analysis and Discussion

- Zoning

A Rezoning (Z-0045-01) application has been approved by City Council in order to change the zoning on the subject property from R-1 (Single Family Residential) to P-R (Professional Office and Parking). The proposed office use is consistent with the uses allowed under the P-R (Professional Office and Parking) zoning. With the exception of the trash enclosure, no new structures will be constructed on the property. The development complies with parking and lot coverage requirements. The existing structure conforms to front; side and rear yard setbacks, but encroaches into the corner side yard setback along Clark Avenue. Approval of the Site Development Plan Review will not increase the nonconforming aspect of the structure.

- Site Plan

A parking lot will be added behind the existing structure, and will have a single driveway to Clark Avenue. A roofed trash enclosure will be provided at the southwest corner of the site adjacent to the existing garage structure, and will be accessed from the parking lot area. Handicap ramps will be constructed at the front and rear of the existing structure in order to provide accessibility.

- Waivers

Waivers have been requested for the location of the trash enclosure and the configuration of the perimeter buffers. Title 19.08 requires that trash enclosures be located 50 feet from the nearest residential property line; the proposed trash enclosure will constructed adjacent to the existing garage structure and will be 9'-6" from the nearest residential property line to the south. The limited dimensions of the site and location of existing structures does not allow many options for the location of the trash enclosure; the structure will be fully enclosed, and should pose little impact to the adjacent multifamily property. It should be noted that the enclosure will be fully screened from the adjacent right-of-way.

The proposed landscape buffers at the perimeter of the parking lot will not meet minimum depth requirements; this is also a result of the dimensions of the property and location of existing structures. The portion of the parking lot adjacent to Clark Avenue will be screened by a four-foot high picket fence, which will assist in screening the parking area. A six-foot high picket fence will be constructed along the side and rear property lines, and will assist in screening the lot from adjacent properties. While picket-style fences are not generally acceptable for buffering purposes, its use is appropriate to this neighborhood and the residential character that has been maintained. Most of the existing landscaping will be preserved; additional trees will be added along the south property line and adjacent to the parking area in order to meet the intent of the Code.

- Landscape Plan

As previously noted, the proposed buffers do not meet the requirements stipulated in Title 19.12; Waivers have been requested by the applicant. A significant portion of the turf area in the rear yard will be removed to accommodate the new parking lot; no new turf area should be permitted in accordance with current drought measures. New landscaping will be added to the site wherever possible in order to address buffering requirements.

- Elevation

No changes are proposed to the exterior of the existing structure.

- Floor Plan

No significant changes are proposed to the layout of the existing structure.

FF

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 conversion of the existing residence is consistent with adjacent development and development in the area.

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

   The proposed development is consistent with the General Plan and most elements of Title 19. Waivers have been requested for the location of the trash enclosure and the configuration of the perimeter buffers and landscaping.

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

   The parking lot is designed with sufficient area for on-site maneuvering, and the location of the driveway will not significantly impact the flow of traffic on Clark Avenue.

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

   The proposed building and landscape materials are appropriate for the neighborhood and for 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 residential character of the existing structure will be preserved, and is compatible with development in the area.

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

   The new development will be subject to inspections in order to protect the public health, safety and general welfare.

NOTICES MAILED 101

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4731 APN: 139-34-710-027

Name of Property Owner: NEVADA LAW FOUNDATION / SUZAN BAUCUM

Name of Applicant: SUZAN BAUCUM

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X Suzan Baucum

Print Name: SUZAN BAUCUM

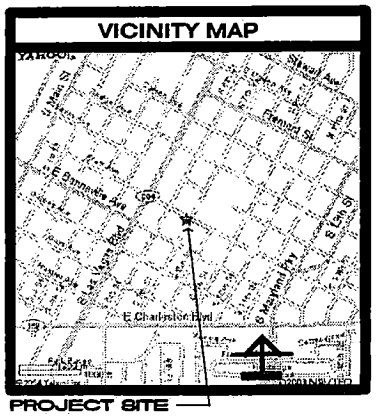
Subscribed and sworn before me

This 17TH day of JUNE, 2004

JERALD T. GREGG
Commission # 1471806
Notary Public - California
San Diego County
My Comm. Expires Feb 23, 2006

Notary Public in and for said County and State SAN DIEGO, CALIF.

VICINITY MAP

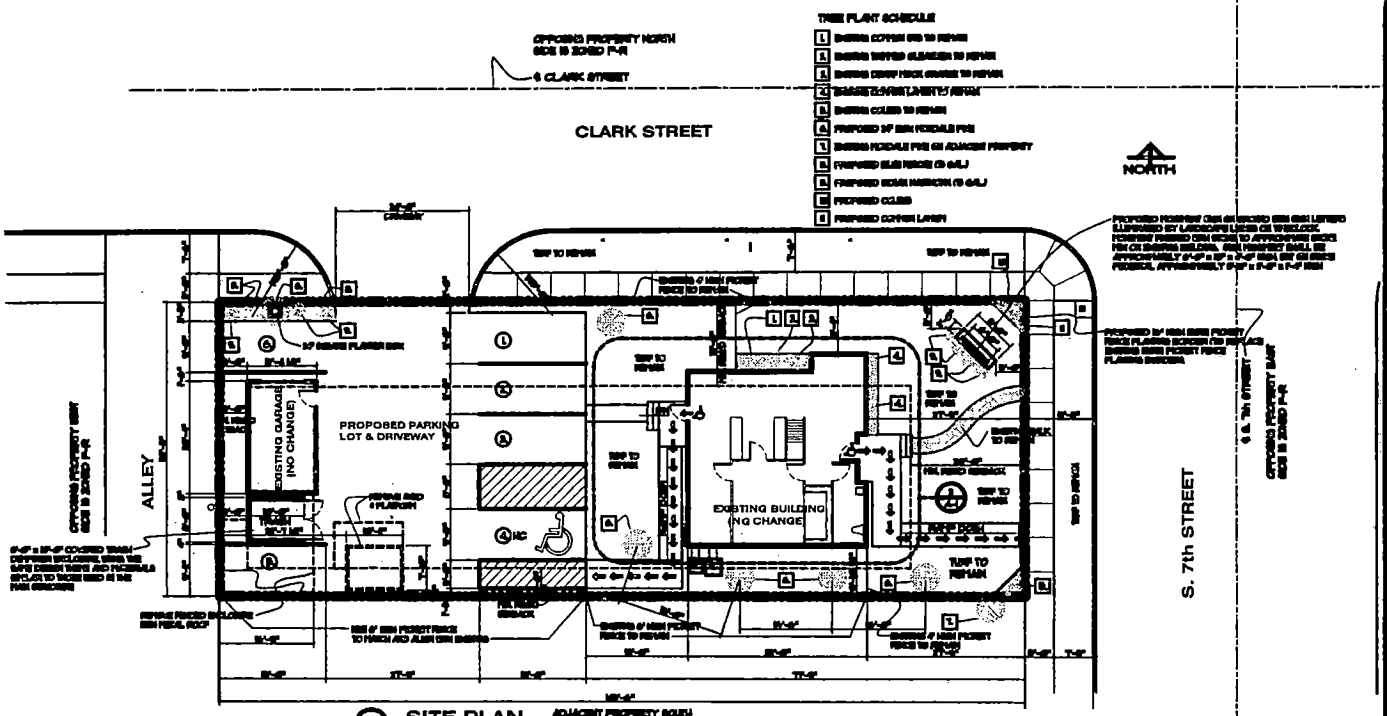


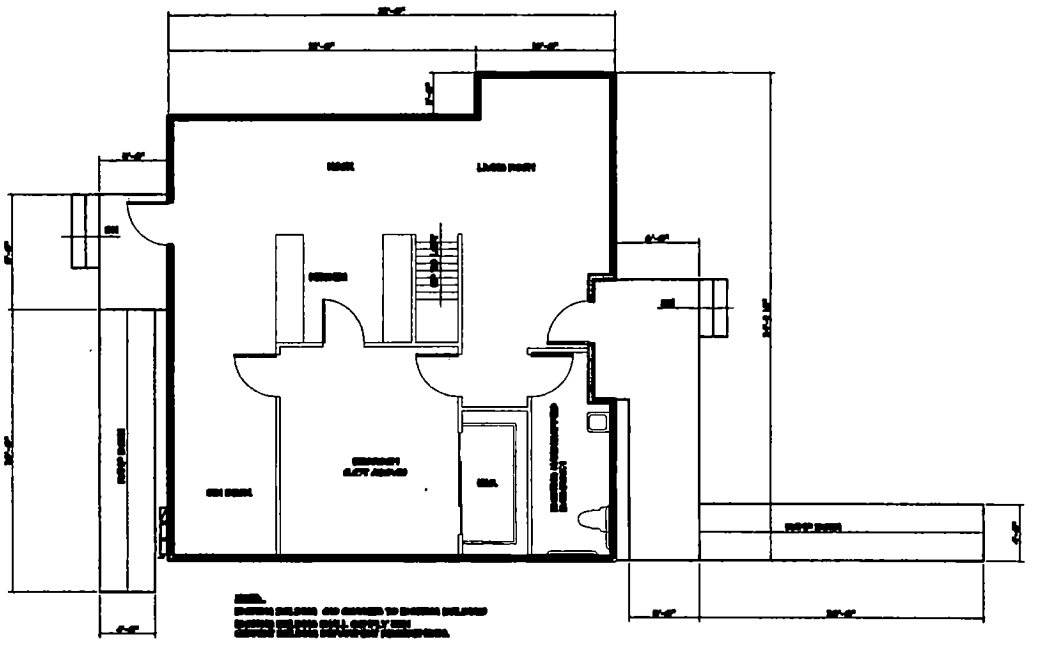
PROJECT SITE

NOTES:

BUILDING AREA:
MAIN FLOOR: 1866 S.F.
LOFT: 340 S.F.
TOTAL BUILDING AREA: 1366 S.F.

PARKING REQUIRED (1 PER 300 S.F.) = (5) SPACES REQUIRED
PARKING PROVIDED: (6) SPACES
CURRENT ZONING: P-R (PROFESSIONAL OFFICE & PARKING)
LOT AREA: 7303 S.F.
BUILDING HEIGHT: 21'-0"±


OPPOSING PROPERTY NORTH
6 CLARK STREET
CLARK STREET
NORTH
TREE PLANT SCHEDULE
PROPOSED 24" BOX HORSEHEAD PINE
PROPOSED SLUG FENCE (6'-0" H.)
PROPOSED SCRUB HARMON (6'-0" H.)
PROPOSED CURBS
PROPOSED CONCRETE LAWN
PROPOSED PLANTER BOX
PROPOSED 24" BOX HORSEHEAD PINE
PROPOSED 24" BOX HORSEHEAD PINE ON ADJACENT PROPERTY
PROPOSED 6'-0" HIGH WOOD PICKET FENCE TO MATCH AND ALIGN WITH EXISTING
PROPOSED 6'-0" HIGH WOOD PICKET FENCE TO REMAIN



1 EXISTING FLOOR PLAN

NORTH

SDR-4731
08-12-04 PC

GREENE TINDALL

stamp

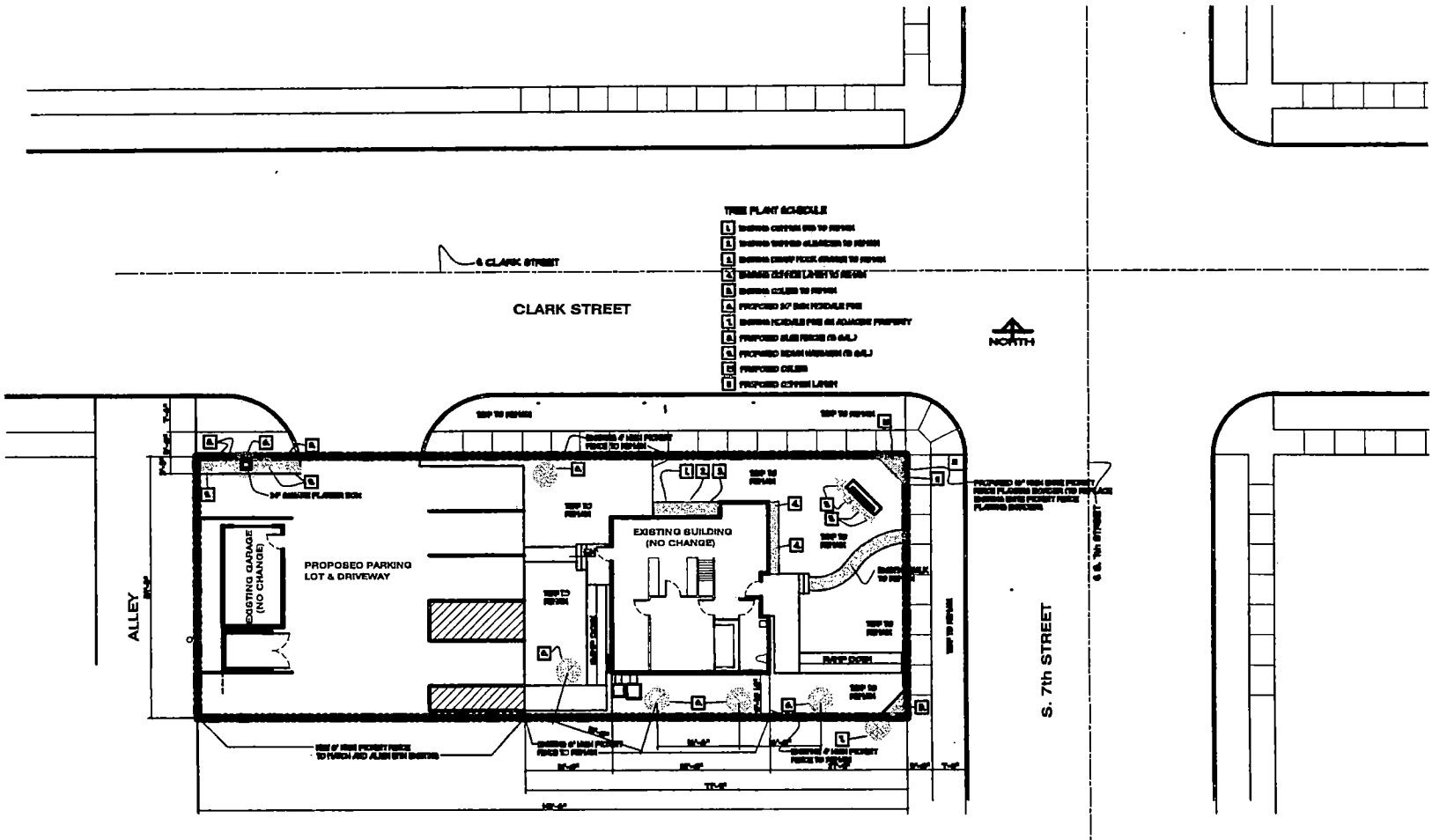
FLOOR PLAN
EXISTING BUILDING

NEVADA LAW FOUNDATION
800 SOUTH 7th STREET
LAS VEGAS, NV 89101

0420

6/28/04

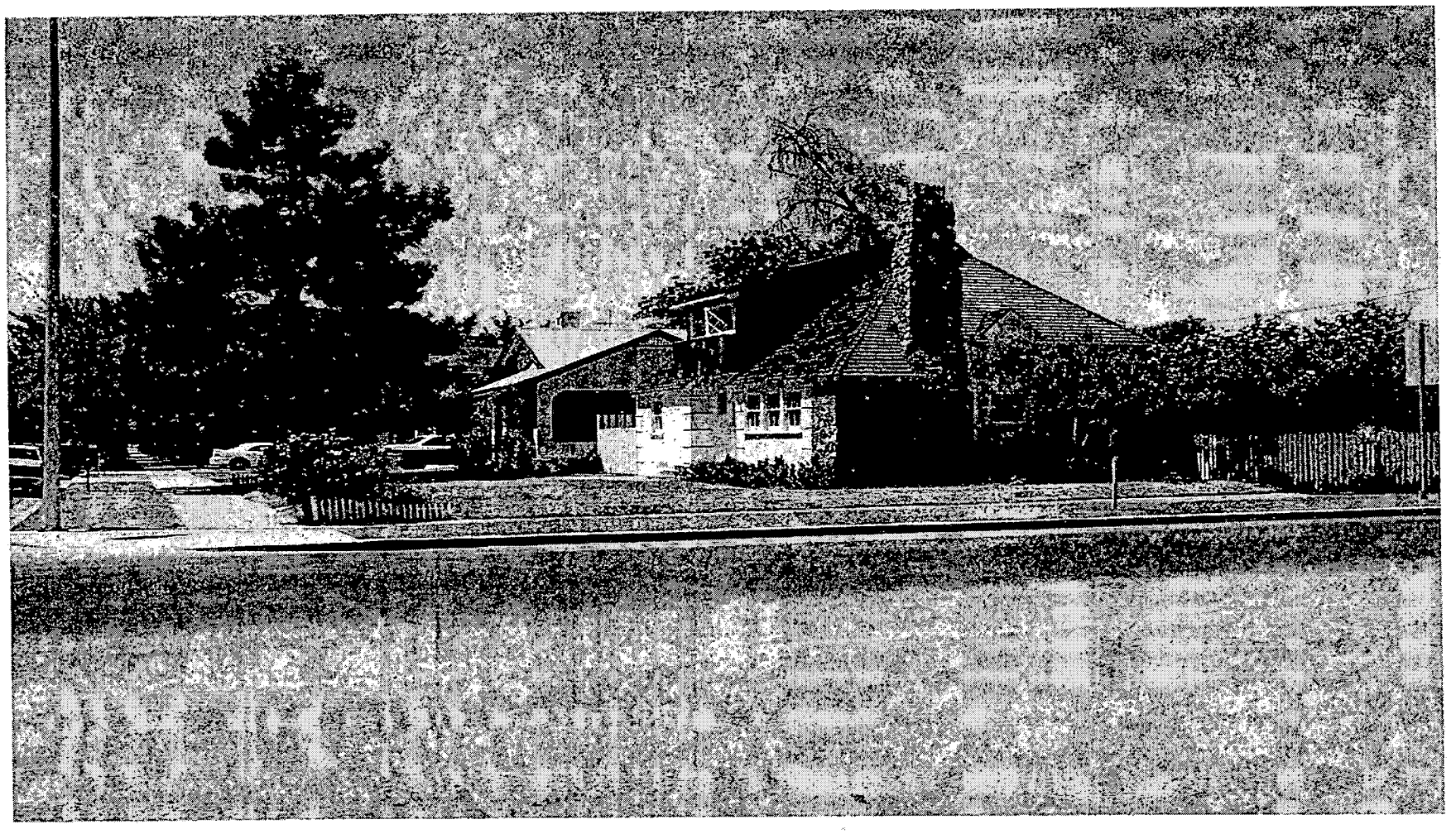
A-2



1 LANDSCAPING PLAN
SCALE: 1" = 10'-0"

SDR-4731
08-12-04 PC

GREENE TINDALL
stamp
LANDSCAPING PLAN
NEVADA LAW FOUNDATION
500 SOUTH 7th STREET
LAS VEGAS, NV 89101
0420
6/25/04
L-1



SDR-4731 - APPLICANT/OWNER: NEVADA LAW FOUNDATION
500 SOUTH 7TH STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 16

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 - PUBLIC HEARING - SDR-4740 - APPLICANT/OWNER: M A R, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of Downtown Centennial Plan Parking Lot Landscaping Standards FOR A PROPOSED PARKING LOT on 0.26 acres at 829 South Sixth Street (APN 139-34-410-204), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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)

WELLES·PUGSLEY
DAVID G. PUGSLEY, A.I.A.
WADE J. SIMPSON, A.I.A.
DAVID F. WELLES, A.I.A. (Retired)
ARCHITECTS, LLP

August 6, 2004

RE: Parking Lot for Callister & Reynolds Law Office Building

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Dear Sir or Madam:

Subject: Abeyance Request Letter (SDR-4740)

I am writing on behalf of my clients who submitted an application for a Site Development Plan Review and are scheduled to present it to the Planning Commission on August 12, 2004. They wish to make the following changes to their application:

1. add a parking lot shade structure to shade 12 parking spaces
2. decrease the depth of the landscape buffer along Hoover Street to use the existing curb cut
3. locate the required screening fence along their property line

Per Flinn Fagg's request, we are submitting 5 sets of full size plans, one reduced plan, a revised justification letter, and this Abeyance Request Letter.

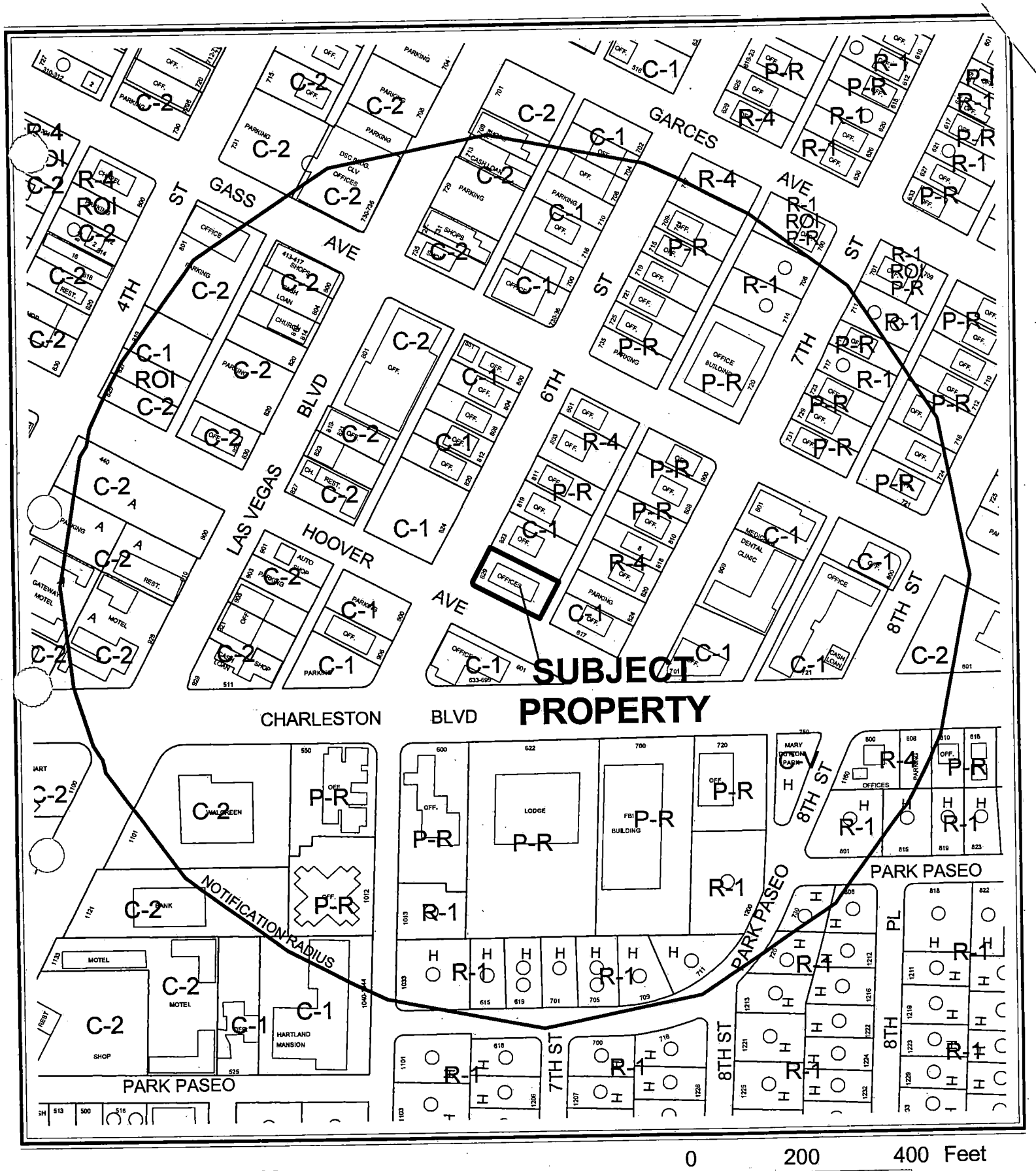
We request an abeyance for two weeks to allow the City Staff enough time to review the revised drawings.

Please call if you have any questions.

Respectfully yours,

Sean Coulter, A.I.A.
Director of Design

2480 E. TOMPKINS AVE, SUITE 222, LAS VEGAS, NV 89121 ph: 702.435.1150 fax: 702.435.7699

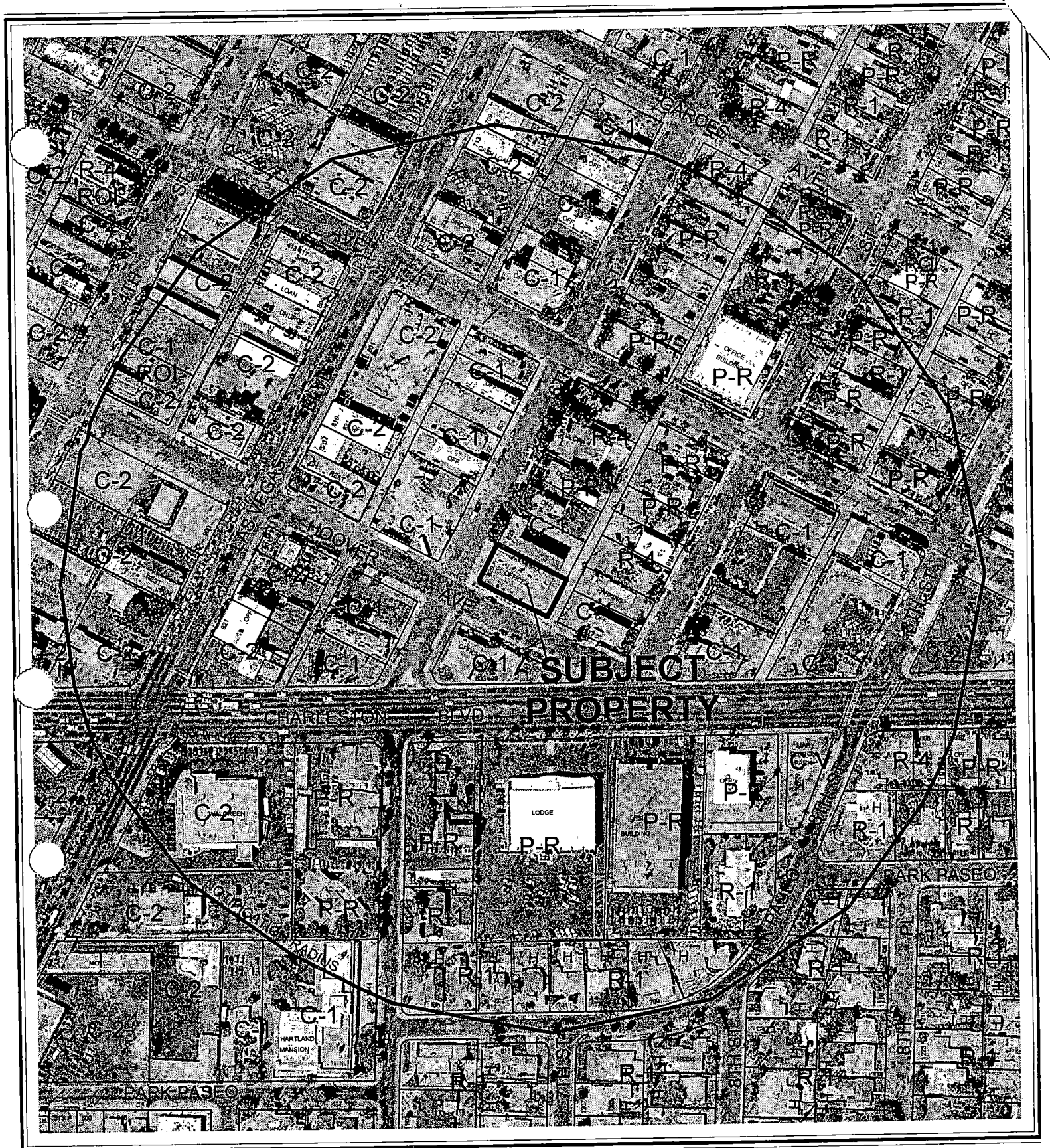


CASE: **SDR-4740**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SDR-4740**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4740 - APPLICANT/OWNER: M A R, LIMITED LIABILITY COMPANY

ON AUGUST 6, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 26, 2004 PLANNING COMMISSION MEETING.

FF

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4740 APN: 139-34-410-204

Name of Property Owner: M A R L C C

Name of Applicant: RON & CHRISTINE REYNOLDS AND MATHEW CALLISTER

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: MAR LLC by [signature] ITS MANAGER

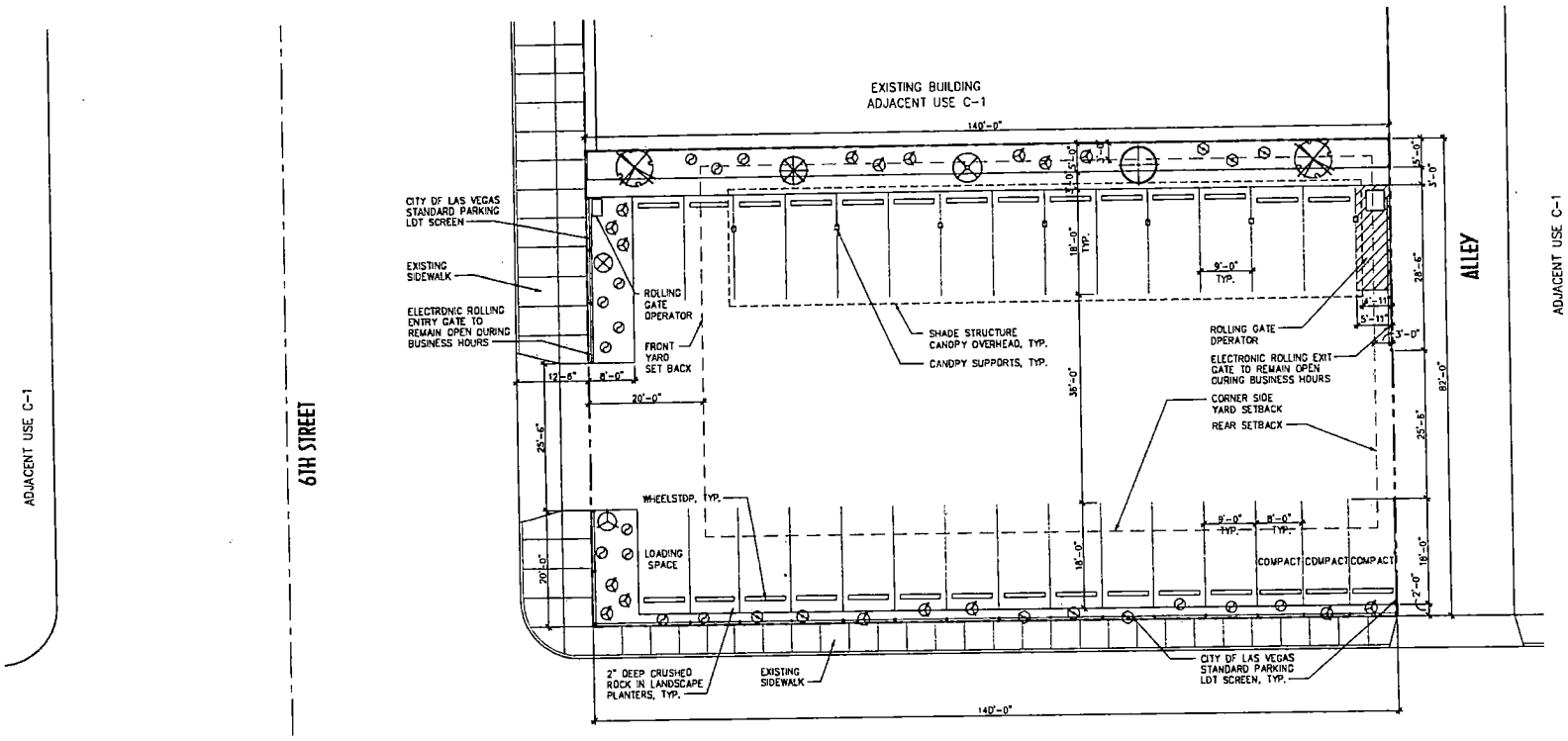
Print Name: Ronald H. Reynolds

Subscribed and sworn before me

This 28th day of June, 2004

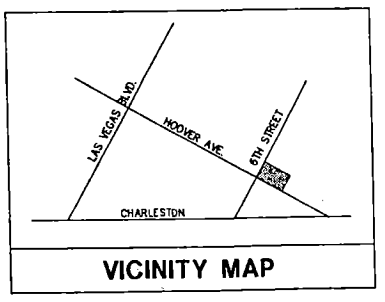
[signature]
Notary Public in and for said County and State

GAYLYNN WEST
NOTARY PUBLIC
STATE OF NEVADA
DATE APPOINTMENT EXP: 06-19-2006
CERTIFICATE NO:02-76169-1



SITE PLAN

SCALE: 1" = 10'



VICINITY MAP

PARCEL INFORMATION
APN: 139344102D4
ZONED: C-1: LIMITED COMMERCIAL
LOCATED IN THE DOWNTOWN
OVERLAY DISTRICT
GENERAL PLAN: C

PROPOSED USE
PARKING LOT FOR ADJACENT
9600 S.F. BUILDING.
PROFESSIONAL OFFICE PARKING REQ:
1 PARKING SPACE PER 300 S.F.
OFFICE AREA
9600 ÷ 300 = 32 PARKING SPACES REQUIRED

PARKING ANALYSIS

1 LOADING SPACES
25 STANDARD SPACES
3 COMPACT SPACES
29 TOTAL SPACES
(BUILDINGS SERVED BY THIS OFF-SITE PARKING LOT ALSO HAVE THEIR OWN ON-SITE PARKING SPACES)

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	1	24" BOX	
	LINEARIS CHILOPSIS	DESERT WILLOW	2	24" BOX	
	CHITALPA BIGNONIACEAE	CHILTALPA	2	24" BOX	
	GLEDITSIA FABACEAE	MORAINE HONEY LOCUST	1	24" BOX	
	SHRUBS				
	CASSIA FABACEAE	DESERT CASSIA	4	5 GAL	
	FALLUGIA ROSACEAE	APACHE PLUME	2	5 GAL	
	LEUCOPHYLLUM SCROPHULARIACEAE	CHIHUAHUAN SAGE	6	1 GAL	
	LANTANA VERBENACEAE	BUSH LANTANA	15	1 GAL	
	NESPERALOE AGAVACEAE	RED YUCCA	12	1 GAL	

REVISED
8-06-04

SDR-4740
08-12-04 PC

WELLET PUGSLEY ARCHITECTS, LLP
2480 e. tropicana avenue, suite 222, las vegas, nevada 89121
ph. 702.451.7250 fax. 702.435.7619 e-mail. wpa@wellpugsleyarchitects.com

STAMP:

REVISIONS:

PROJECT NAME:
SURFACE PARKING LOT
FOR LAW OFFICE AT
824 S. 6TH STREET
LAS VEGAS, NEVADA

PROJECT NUMBER:
WP-0405 - 103

SHEET TITLE:
SITE PLAN

DRAWN BY:
ND

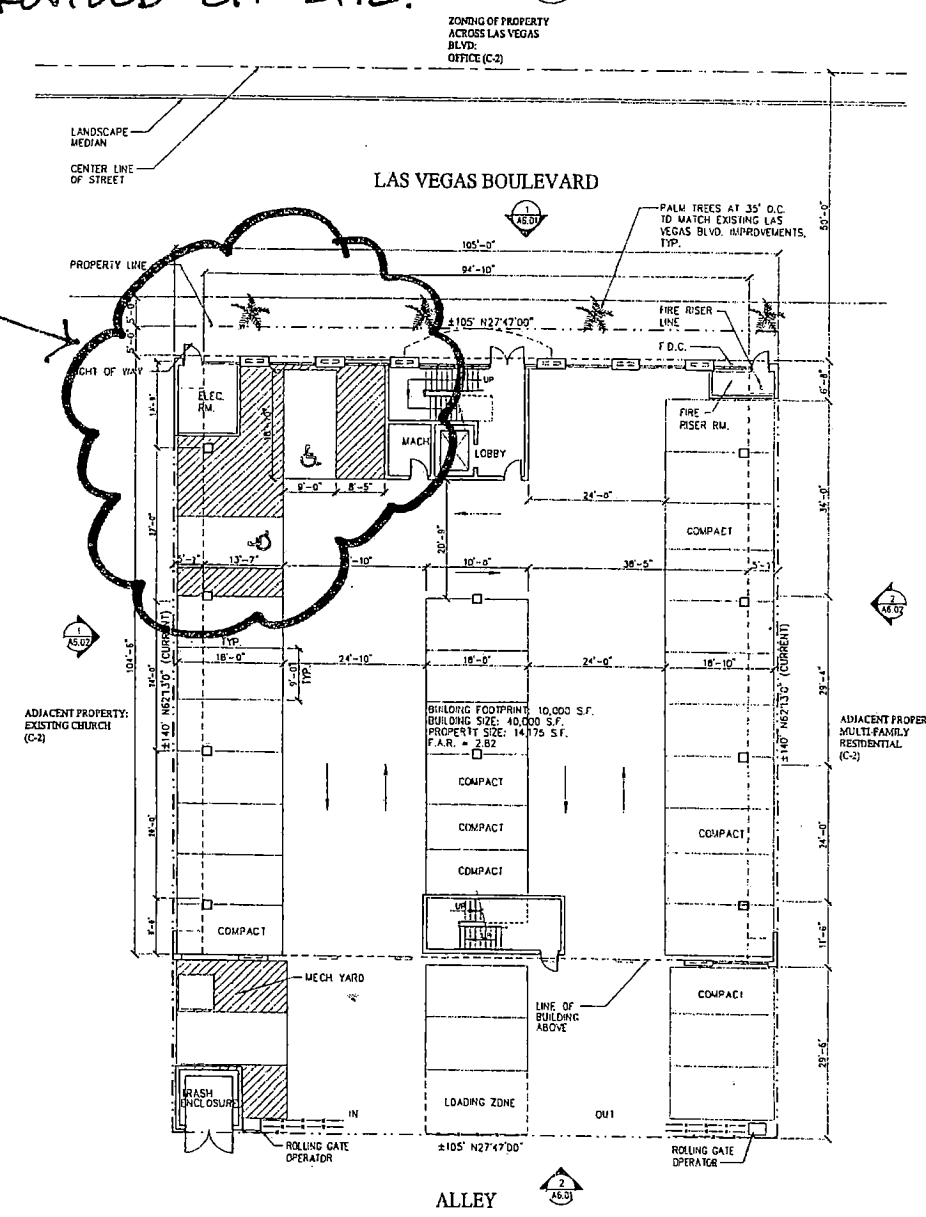
CHECKED BY:
dp

DATE:
JUNE 24, 2004

SUBMITTAL:
DESIGN REVIEW

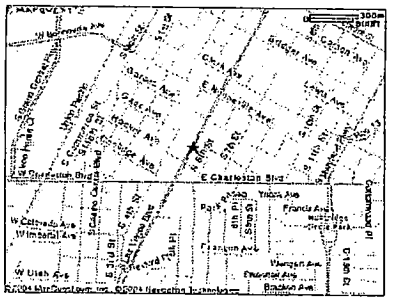
SHEET NUMBER:
AS1.01

ACCESSIBLE PARKING WILL BE PROVIDED ON-SITE.



SITE PLAN
SCALE: 1" = 10'

VICINITY MAP



VICINITY MAP
NO SCALE
NORTH

LANDSCAPE LEGEND

SYMBOL	PALM TREES	PLANT MATERIAL SIZE
	PHOENIX DACTYLIFERA (DATE PALM) WASHINGTONIA FILIFERA (CALIFORNIA FAN PALM) WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	25' HIGH MIN. 25' HIGH MIN. 25' HIGH MIN.

PARKING ANALYSIS

NO PARKING REQUIRED PER DOWNTOWN OVERLAY DISTRICT STANDARDS

PARKING STANDARD USED: DOWNTOWN CENTENNIAL PLAN

23 Standard Parking Spaces
6 Compact Parking Spaces
2 H/C PARKING SPACE
1 LOADING ZONE SPACE

32 Parking spaces total

PARCEL INFORMATION

Assessor's Parcel Numbers:
139-34-410-172 & 139-34-410-249

Zoning Classification:
C-2 (General Commercial District)

REVISED 8-06-04

SDR-4740
08-12-04 PC

WELLES PUGSLEY ARCHITECTS, LLP
2488 e. hacienda avenue, suite 222, las vegas, nevada 89119
ph 702.435.5520 fax 702.435.7749 email wpa@wpapublications

STAMP:

REVISIONS:

PROJECT NAME:
CALLISTER AND REYNOLDS
LAW OFFICE
823 SOUTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA

PROJECT NUMBER:
WP-0405

SHEET TITLE:
SITE PLAN

DRAWN BY:
AT

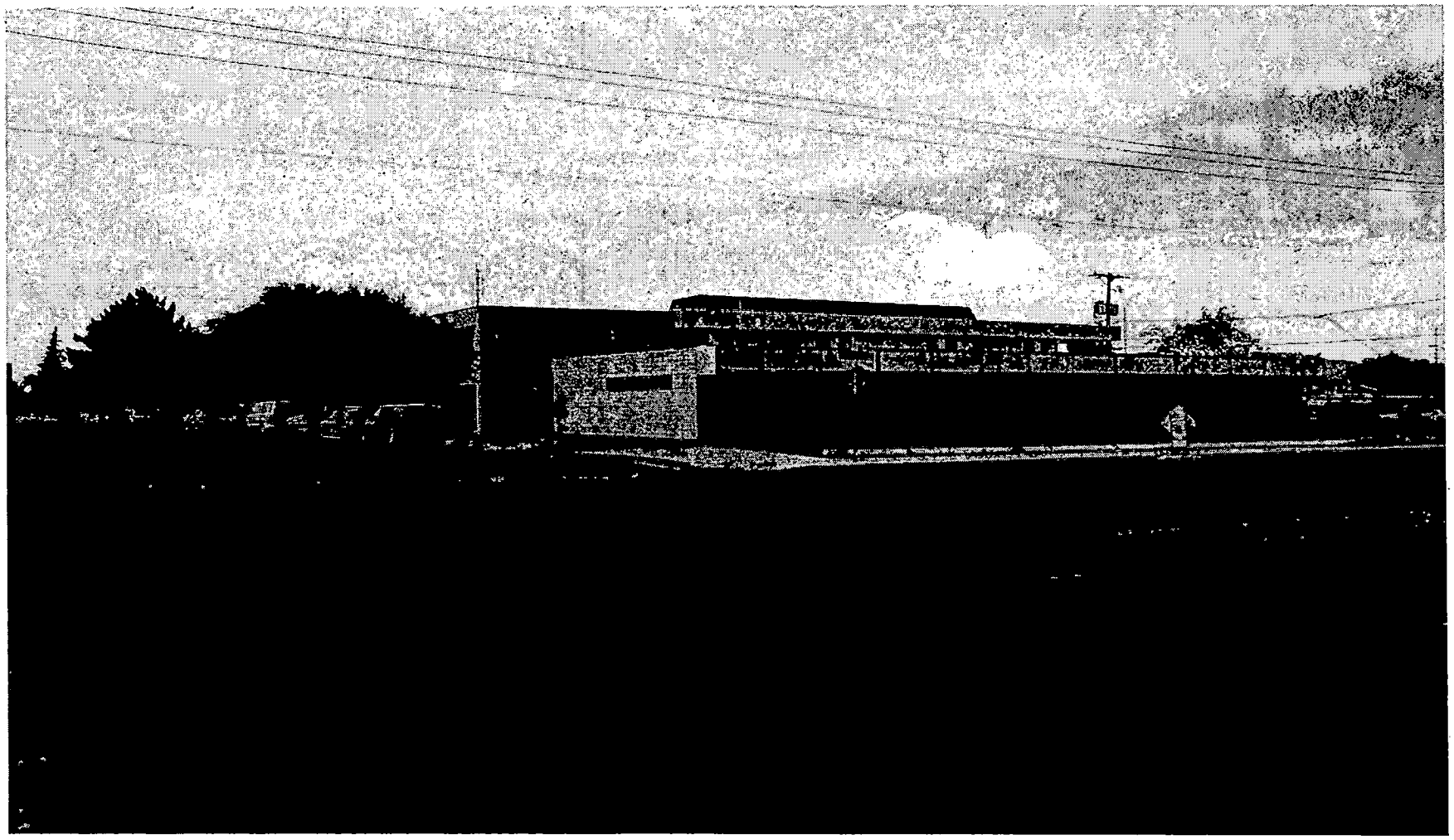
CHECKED BY:
dp

DATE:
JUNE 23, 2004

SUBMITTAL:
DESIGN DEVELOPMENT

SHEET NUMBER:
AS1.01

H:\Law Office\AS1.01.dwg, 6/28/2004 3:11:36 PM, 1:3.3255



SDR-4740 - APPLICANT/OWNER: M A R, LIMITED LIABILITY COMPANY
829 SOUTH SIXTH STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 17

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 - PUBLIC HEARING - SDR-4749 - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 98,000 SQUARE-FOOT LEISURE CENTER on 16.80 acres adjacent to the northwest corner of Buffalo Drive and John Herbert Boulevard (APN a portion of 125-21-701-011, and a portion of 125-21-701-012), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to C-V (Civic) 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 – 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 item was pulled from One Motion One Vote due to staff receiving a protest via a telephone call.

MICHAEL VLAOVICH, Public Works Department, stated that the application is in conformance with the Code and agreed to staff's conditions.

MINUTES – Continued:
COMMISSIONER McSWAIN stated this project was very nice and approved of the application.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing open.

(7:23 – 7:24)

1-3029

CONDITIONS:
Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped June 29, 2004, except as amended by conditions herein.

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

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

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

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

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

CONDITIONS – Continued:

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

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

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

11. 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. 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.

Public Works

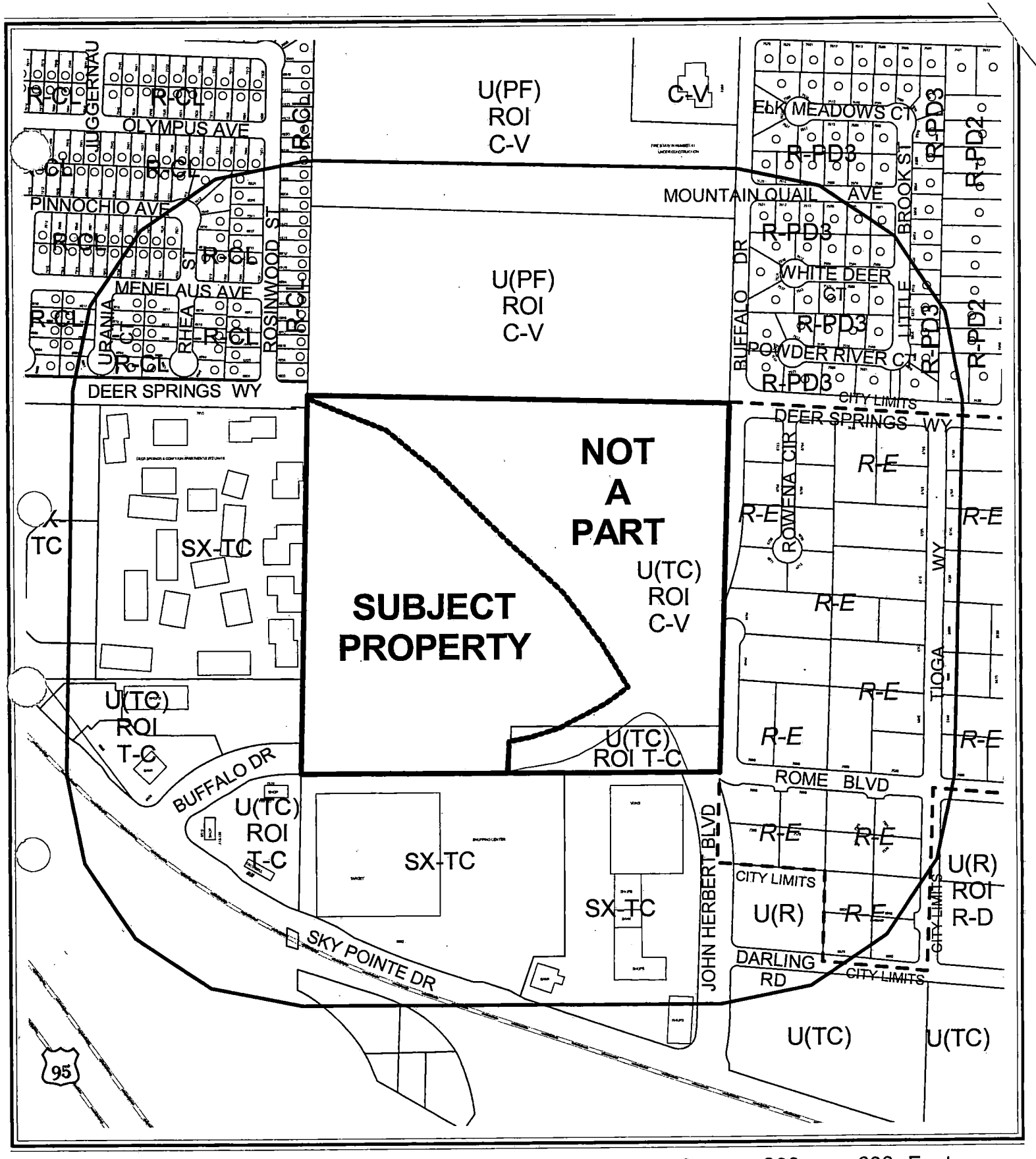
15. Construct street improvements for Deer Springs Way adjacent to this site concurrent with development of this site. Construct incomplete half-street improvements on Buffalo Drive, including median improvements to channel and control turning movements as required by the City Traffic Engineer, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. Provide a sanitary sewer plan showing how the existing sanitary sewer main in the old Deer Springs Way alignment will be maintained and/or how alternative sanitary sewer infrastructure will be provided to assist or replace current facilities. The plan must maintain sewer service to upstream users. All sewer mains transferring off-site effluent flows must

CONDITIONS – Continued:

be located within dedicated rights of way or appropriate easements must be provided and maintained.

17. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.



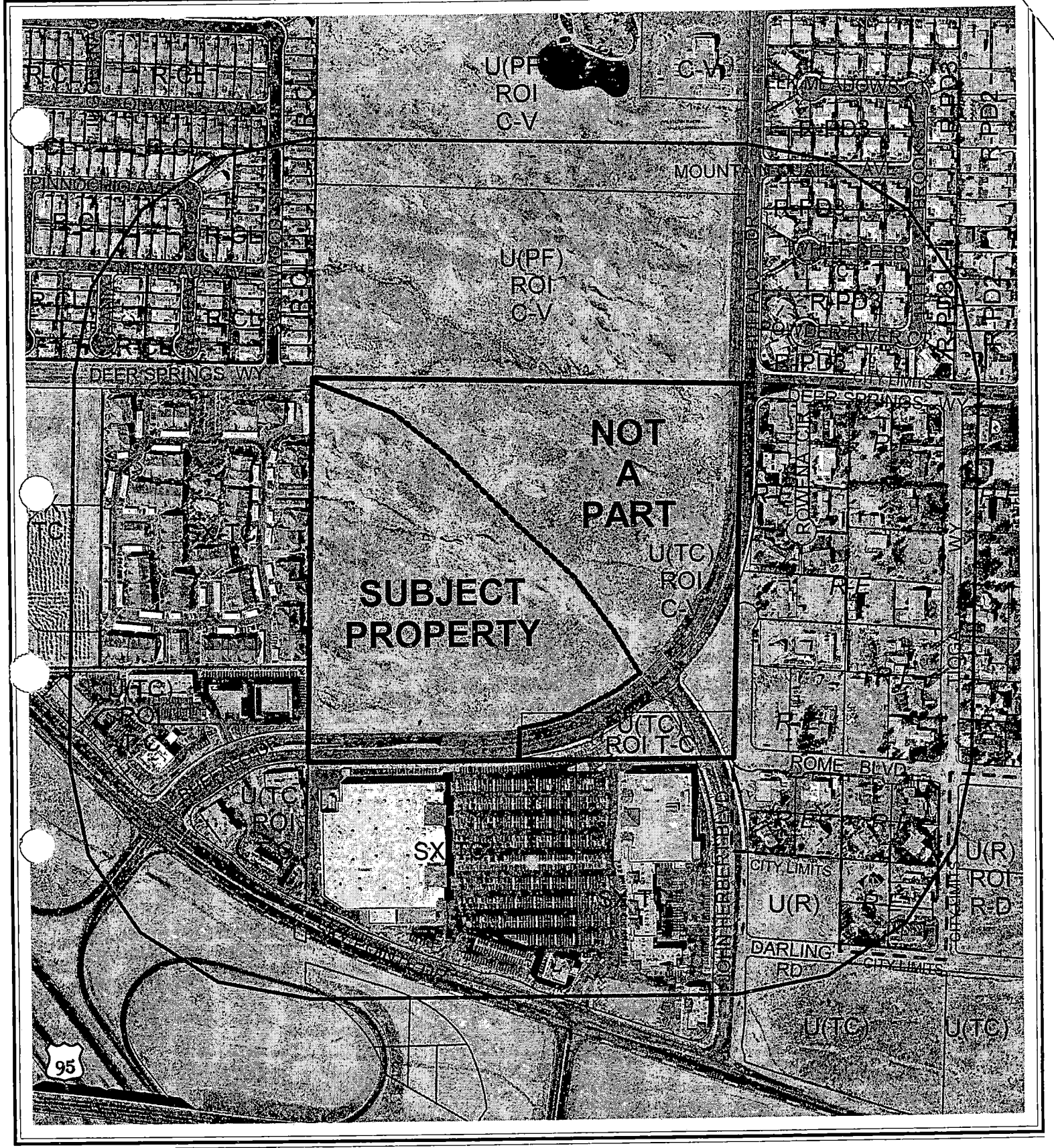
0 300 600 Feet

CASE: **SDR-4749**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-V (CIVIC)

N



0 300 600 Feet

CASE: **SDR-4749**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4749 - APPLICANT: CITY OF LAS VEGAS OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped June 29, 2004, except as amended by conditions herein.

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

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

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

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

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

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack 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.

SRS

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

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

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

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

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

14. 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.

Public Works

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17. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 98,000 square foot leisure center (City of Las Vegas Centennial Hills Leisure Center) on 16.80 acres adjacent to the northwest corner of Buffalo Drive and John Herbert Boulevard.

B) Applicant's Justification

The recreational needs of the quickly growing northwest area of the City have prompted the need for a new Leisure Center. This project will create an aesthetically pleasing facility with a scale and design characteristics appropriate for the land use and respectful of the geology and ecology of the area.

BACKGROUND INFORMATION

A) Actions

03/09/99	The City Council approved an Annexation [A-0026-98 (A)] of 111.56 acres located on the west side of Buffalo Drive between Elkhorn Road and Rome Boulevard. This parcel is the southern third of the annexation. The Planning Commission and staff recommended approval. Effective date is March 19,1999.
09/19/01	The City Council approved a request for a rezoning (Z-0054-01) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation], under Resolution of Intent to C-V (Civic), to C-V (Civic) on the northwest intersection of Buffalo Drive and Rome Boulevard. The Planning Commission and staff recommended approval.
08/18/04	The City Council will hear the request to amend the Master Plan Transportation Trails Element of the General Plan (GPA-3933) to revise trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." This action may have an impact on the alignment of the Multi-Use Transportation Trail proposed to run alongside the eastern boundary of this project.

B) Pre-Application Meeting

06/15/04 The applicant was informed by planning staff of the possible requirement of landscape encroachment agreements, and that residential adjacency standards may apply if adjacent development to the west is condominiums. The adjacent property is multi-family residential.

It was determined that parking requirements will consist of one space per 200 SF four loading spaces, and one tree per six parking spaces. Fifteen-foot wide landscape buffers will be required at streets. These requirements were all met on the site plan.

Traffic issues discussed at this meeting included driveway alignments, the left turn pocket in the median on Buffalo Drive, and traffic signal impact fees. Public Works issues included the dedication of Right-of-Way for the future Deer Springs Way, the need for a drainage study, dedication of an easement for a bus turnout, and the completion of offsite improvements.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 16.8

B) Existing Land Use

Subject Property:	undeveloped
North:	undeveloped, and public park
South:	shopping center
East:	residences
West:	apartments

C) Planned Land Use

Subject Property:	TC (Town Center)
North:	PR-OS (Parks, Recreation, Open Space)
South:	TC (Town Center)
East:	RNP (Rural Neighborhood Preservation)
West:	TC (Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to C-V (Civic)
North:	U (Undeveloped) Zone [PR-OS (Parks, Recreation, Open Space) General Plan Designation] under Resolution of Intent to C-V (Civic)
South:	T-C (Town Center)
East:	R-E [(Rural Estates) Clark County]
West:	T-C (Town Center) and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center)

E) General Plan Compliance

This site is located in the Centennial Hills Sector Plan. The PF-TC designation allows public facilities such as proposed in this application; as a result, this project conforms to the provisions of the Centennial Hills Sector Plan.

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

The project is a part of the Town Center Master Plan, the Deer Springs Park (Centennial Hills Park) Master Plan and will follow the Town Center Development Standards Manual design guidelines. Recreation Centers (Public) and Swimming Pools (Public) are a permitted use in the Town Center Zone.

A proposed Multi-Use Transportation Trail runs along the eastern perimeter of the project site. The Transportation Trails Element of the Master Plan (Map number 6) identifies this trail as an eight-foot wide Town Center Arterial Trail.

PROJECT DESCRIPTION

The proposed Centennial Hills Leisure Center will be located at the south end of City owned property, where the north end has recently been developed as Deer Springs Park. The leisure center will include indoor and outdoor pools, a bathhouse, a large water slide, two gymnasiums and fitness rooms, a senior center, classrooms, pre-school, teen center, and offices.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The C-V (Civic) zoning establishes, setbacks, height, and lot coverage at the time of site plan approval

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to this site plan, as there is no single-family residential adjacent to the leisure center. A multifamily complex has been developed adjacent to this proposal (to the east), with no application on record to convert to condominiums.

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
Community Recreational Facility	98,000 SF.	1/200 GFA	630	13	631	30

This proposal meets regular parking requirements and provides four on-site loading spaces have been provided.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Tree / 6 Spaces	105 Trees	127
Buffer: • Min. Trees	1 Tree / 30 Linear Feet	116 Trees	129

The proposal exceeds the landscaping requirements.

A5) Sign Standards

Monument signs to be located at the three entrances, at the bus turnout, and at the corner of Buffalo Drive and the future Deer Springs Way will be the typical Parks Department monument sign found at parks throughout the City. These signs will be subject to Title 19.14.060(C) 4 and 5 (Permitted Signs in the C-V (Civic) Zoning Districts).

B) General Analysis and Discussion

- Zoning

The proposed project is consistent with the C-V (Civic) zoning district and the TC (Town Center) General Plan land use designation.

- Site Plan

As this parcel is designated C-V (Civic) in the General Plan, setbacks, height, and lot coverage are established upon approval of the site plan. This project's features do match up to the standards of a well-planned commercial project. A new bus turnout will be conveniently located near the entrance to the facility. A proposed Multi-Use Transportation Trail will benefit from the new landscaping on the east side of the project.

A particularly innovative feature of this site plan is called out as a "Geological Site Feature." These are gently sloping landscape-retaining walls at the center's northeast and south entrances and consist of poured concrete embedded with subtle layers that simulate geological strata.

- Waivers

Waivers have not been requested for this application, nor are any required.

- Landscape Plan

As this parcel is designated as a C-V (Civic) zone, landscaping is established upon approval of the site plan. Recommended conditions require conformance to the site development and landscaping plan.

- Elevation

The proposed leisure center structure includes several architectural features that enhance the façade articulation. Exterior walls up to the 10-foot level are red granite-colored glazed concrete masonry units (CMUs). From the 10-foot to 35-foot level, exterior walls are lighter colored CMUs. This split-face technique reduces the building's visual bulk. Select portions of the exterior walls are coated in earth-tone colors (cream, moss greens, mustard, brick red) to accent visual appeal, and to match the colors of facilities at Deer Springs Park, to the north. Green clerestory windows, weathering steel trellises and weathering steel entrance canopies further distinguish this structure as a significant and attractive public facility.

Canopy shade structures at the outdoor pool will consists of bright primary colors. This is the only design element that do not match well with this otherwise attractive structure, but the canopies may have "kid appeal," important to that demographic of pool users. Roofing will be standing seam metal, earth tone colored to match the entire structure.

- Floor Plan

The floor plans for the senior center, teen center, gymnasiums, fitness rooms, classrooms, bathhouse, and offices are all appropriate for their use.

FINDINGS

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

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

   The areas to the north are C-V (Civic) zoned and is the site of an existing outdoor park and will contain future public facilities. To the west and east are multi-family and single-family residential, with Town Center commercial areas south of Buffalo Drive. The design and function of the proposed development makes for a seamless fit with these areas.

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;"**

   As this parcel is designated C-V (Civic) in the General Plan, design standards, landscape, and other standards are established upon approval of the site plan. This development is consistent with the design standards required of comparable facilities in public facility zoned areas. Landscape buffering between the site and streets match those of the surrounding area.

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

   Deer Springs Park is a neighborhood and community park, serving residents within a 3 mile radius. The proposed center will be served mainly by Buffalo Drive (a 100-foot Primary Arterial) and the future Deer Springs Way (an 80-foot Secondary Collector), as designated in the Master Plan of Streets and Highways. Site access will be via two main entrances, one from Buffalo Drive and the other from Deer Springs Way. Both entrances have internal drop-off circles, to prevent congestion along the streets. A bus turnout at Deer Springs Way allows transit customers to enter the center directly at the main entrance to the northeast. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   High-end concrete masonry units, weathering steel, and exterior glazing meet Town Center development standards, and compares well to the aesthetic design established at Deer Springs Park to the north. Landscaping conforms to low-water-usage standards; plants and groundcover match those of newer nearby developments. No turf will be used.

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;"**

   This new leisure center has been designed to be a pleasant, visually pleasing public space. Mechanical functions (heaters storage, chemicals) will be housed in a separate building which matches the main structure. The main building has an articulated design with several architectural elements that eliminate visual monotony. The shaded pool deck and concession areas use umbrellas and other shading materials comparable to pool areas of hotels. This project will be harmonious and compatible with surrounding residential, commercial and civic properties.

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

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

NOTICES MAILED 160

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4749 APN: 125-21-701-011

Name of Property Owner: USA (BLM LEASE TO CITY OF LAS VEGAS)

Name of Applicant: CITY OF LAS VEGAS

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

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: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: MICHAEL J. VLAOVICH

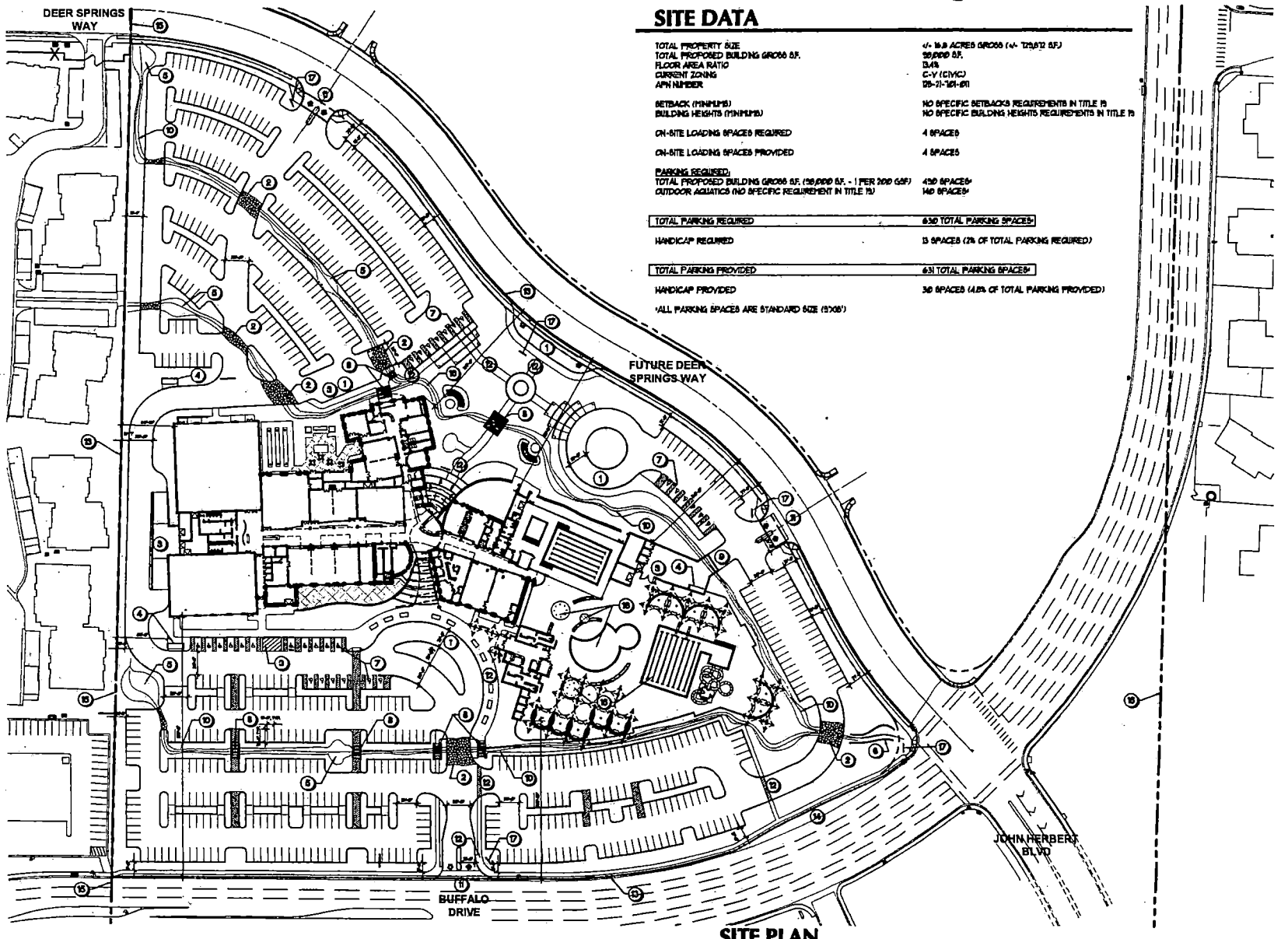
Subscribed and sworn before me

This 25th 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, 2008

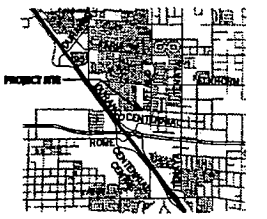


SITE DATA

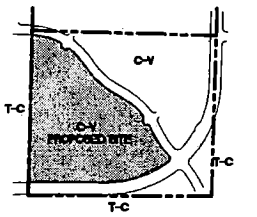
TOTAL PROPERTY SIZE	+/- 16.8 ACRES GROSS (+/- 731,812 S.F.)
TOTAL PROPOSED BUILDING GROSS S.F.	98,000 S.F.
FLOOR AREA RATIO	13.4%
CURRENT ZONING	C-V (CIVIC)
APN NUMBER	125-21-101-011
SETBACK (MINIMUMS)	NO SPECIFIC SETBACKS REQUIREMENTS IN TITLE 19
BUILDING HEIGHTS (MINIMUMS)	NO SPECIFIC BUILDING HEIGHTS REQUIREMENTS IN TITLE 19
ON-SITE LOADING SPACES REQUIRED	4 SPACES
ON-SITE LOADING SPACES PROVIDED	4 SPACES
PARKING REQUIRED:	
TOTAL PROPOSED BUILDING GROSS S.F. (98,000 S.F. - 1 PER 200 GSF)	490 SPACES*
OUTDOOR AQUATICS (NO SPECIFIC REQUIREMENT IN TITLE 19)	140 SPACES*
TOTAL PARKING REQUIRED	630 TOTAL PARKING SPACES*
HANDICAP REQUIRED	13 SPACES (2% OF TOTAL PARKING REQUIRED)
TOTAL PARKING PROVIDED	631 TOTAL PARKING SPACES*
HANDICAP PROVIDED	36 SPACES (4.8% OF TOTAL PARKING PROVIDED)

*ALL PARKING SPACES ARE STANDARD SIZE (9'X18')

VICINITY MAP



ADJACENT LAND USES



KEYNOTES

1. DROP-OFF
2. TEXTURED ROAD AT DRY WASH
3. LOADING AREA
4. TRASH ENCLOSURE
5. DRAINAGE DETENTION AREA
6. BIO-FILTER
7. HANDICAPPED PARKING
8. PEDESTRIAN BRIDGE
9. ACCESS GATE
10. DRY WASH (STORMWATER DRAINAGE)
11. SITE INGRESS/EGRESS
12. ACCESSIBLE PATH
13. PROJECT SITE BOUNDARY
14. EXISTING BUS STOP
15. EXISTING PROPERTY LINE
16. OUTDOOR POOL AREA
17. POSSIBLE FREE STANDING SIGN LOCATION

SITE PLAN

N

CENTENNIAL HILLS LEISURE CENTER

8077-63-001

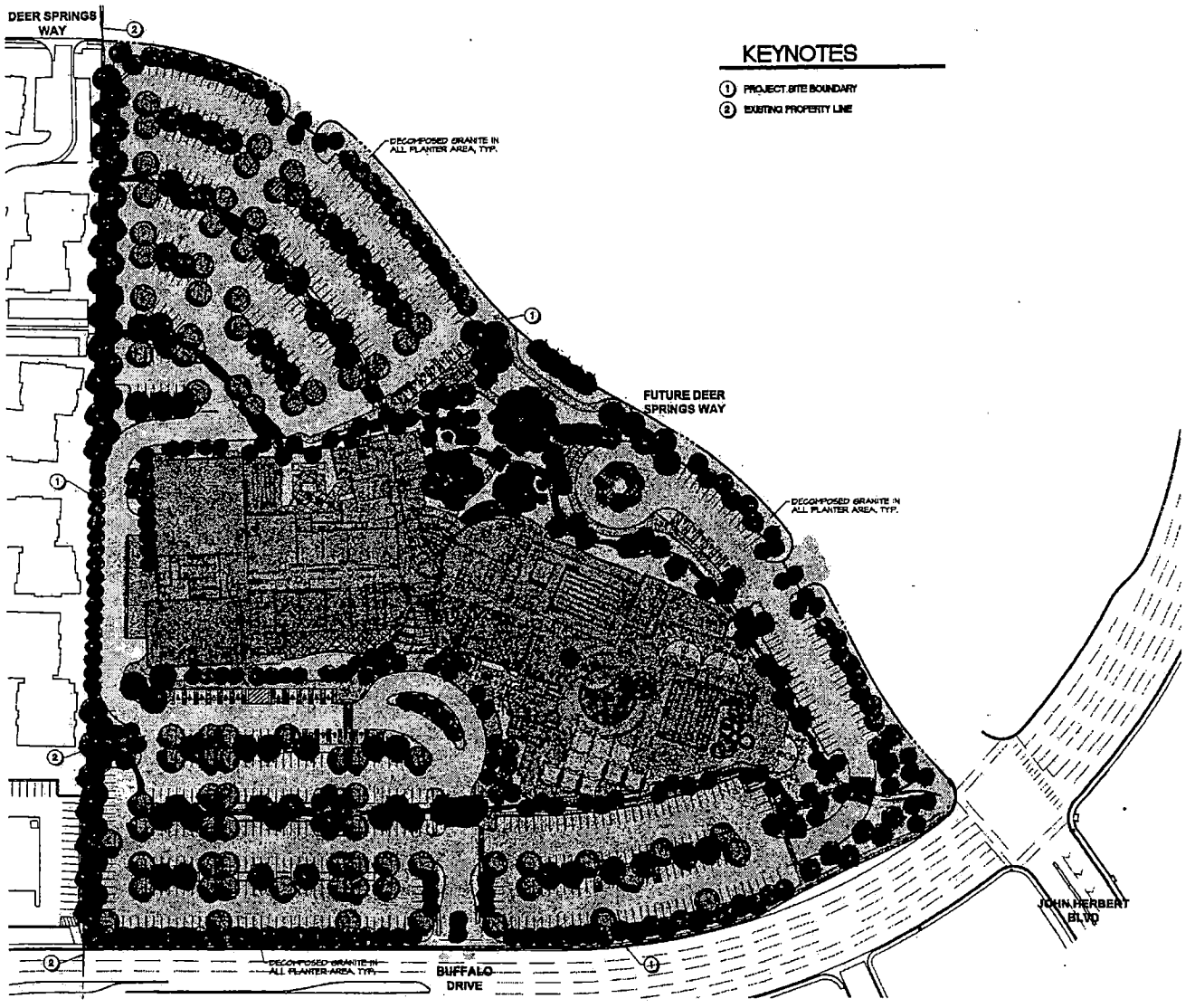
A1.01

LUCCHESI · GALATI

SCALE: 1" = 60'-0"

SITE DEVELOPMENT PLAN REVIEW SUBMITTAL
JUNE 29, 2004

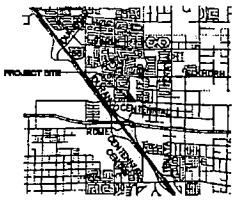
SDR-4749
08-12-04 PC



KEYNOTES

1. PROJECT SITE BOUNDARY
2. EXISTING PROPERTY LINE

VICINITY MAP



PLANT SCHEDULE

SYMBOL	ABBREVIATION	BOTANICAL/COMMON NAME	QTY.	SIZE	REMARKS
		TREES			
		ACACIA SENEGALENSIS / KHAYA SENEGALENSIS	49	24" BOX	
		CERCIDIUM X 'DESERT MUSEUM' / PARKINSONIA X 'DESERT MUSEUM'	5	24" BOX	
		CHILOPSIS LINEARIS / DESERT WILLOW	16	24" BOX	
		VITEX AGNUS-CASTUS / CHASTE TREE	35	24" BOX	
		WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	8	30' B.T.	
		PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	16	24" BOX	
		PYRUS KAWAKAMII / EVERGREEN PEAR	35	24" BOX	
		ULMUS PARVIFOLIA 'SEMPERVIRENS' / CHINESE EVERGREEN ELM	35	24" BOX	
		ACACIA STENOPHYLLA / SHOESTRING ACACIA	69	24" BOX	
		CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	21	24" BOX	
		SHRUBS			
		ARBUTUS 'MARINA' / STRAWBERRY TREE	-	5 GAL.	
		BAUHINIA X BLAKEANA / HONG KONG ORCHID TREE	-	5 GAL.	
		CALLISTEMON X 'REEVES PINK' / BOTTLE BRUSH	-	5 GAL.	
		CAMELLIA SPECIES / CAMELLIA	-	5 GAL.	
		CARISSA MACROCARPA / NATAL PLUM	-	5 GAL.	
		LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' / LYNN'S LEGACY SAGE	-	5 GAL.	
		MYRSINE AFRICANA / AFRICAN BOXWOOD	-	5 GAL.	
		NERIUM OLEANDER 'CHERRY DARROW' / CHERRY DARROW OLEANDER	-	5 GAL.	
		PITTOSPORUM TOBIRA 'WHEELERS DWARF' / DWARF TOBIRA	-	5 GAL.	
		RAPHIOLEPIS INDICA 'SPRINGTIME' / SPRINGTIME INDIAN HAWTHORN	-	5 GAL.	
		RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN	-	5 GAL.	
		ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	-	5 GAL.	
		TECOMA STANS / YELLOW BELLS	-	5 GAL.	
		TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	-	1 GAL.	
		GROUNDCOVERS			
		ACACIA REDOLENS 'DWARF CASKET' / DWARF CASKET ACACIA	-	1 GAL.	
		BACCHARIS PILULARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH	-	1 GAL.	
		CISTUS SPECIES / ROCK ROSE	-	1 GAL.	
		LANTANA SPECIES 'NEW GOLD' / NEW GOLD LANTANA	-	1 GAL.	
		LIRIOPE SPICATA / LILY TURF	-	1 GAL.	
		ROSMARINUS PROSTRATUS / PROSTRATE ROSEMARY	-	1 GAL.	
		SENECIO CINERARIA 'SILVER DUST' / SILVER DUST DUSTY MILLER	-	1 GAL.	
		TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	-	1 GAL.	
		VINCA MINOR / DWARF PERIWINKLE	-	1 GAL.	
		ACCENTS			
		AGAVE PARRYI / PARRY'S AGAVE	-	5 GAL.	
		AGAVE VILMORINIANA / OCTOPUS AGAVE	-	5 GAL.	
		ALOE BARBADENSIS / MEDICINAL ALOE	-	5 GAL.	
		ALOE X 'BLUE ELF' / BLUE ELF ALOE	-	5 GAL.	
		ALOE X 'HYBRIDA' / HYBRID

KEYNOTES

1. SHADE CANOPY ABOVE
2. OPERABLE PARTITIONS (ACOUSTICAL)

FLOOR PLAN

CENTENNIAL HILLS LEISURE CENTER

A2.01

8577-63-001

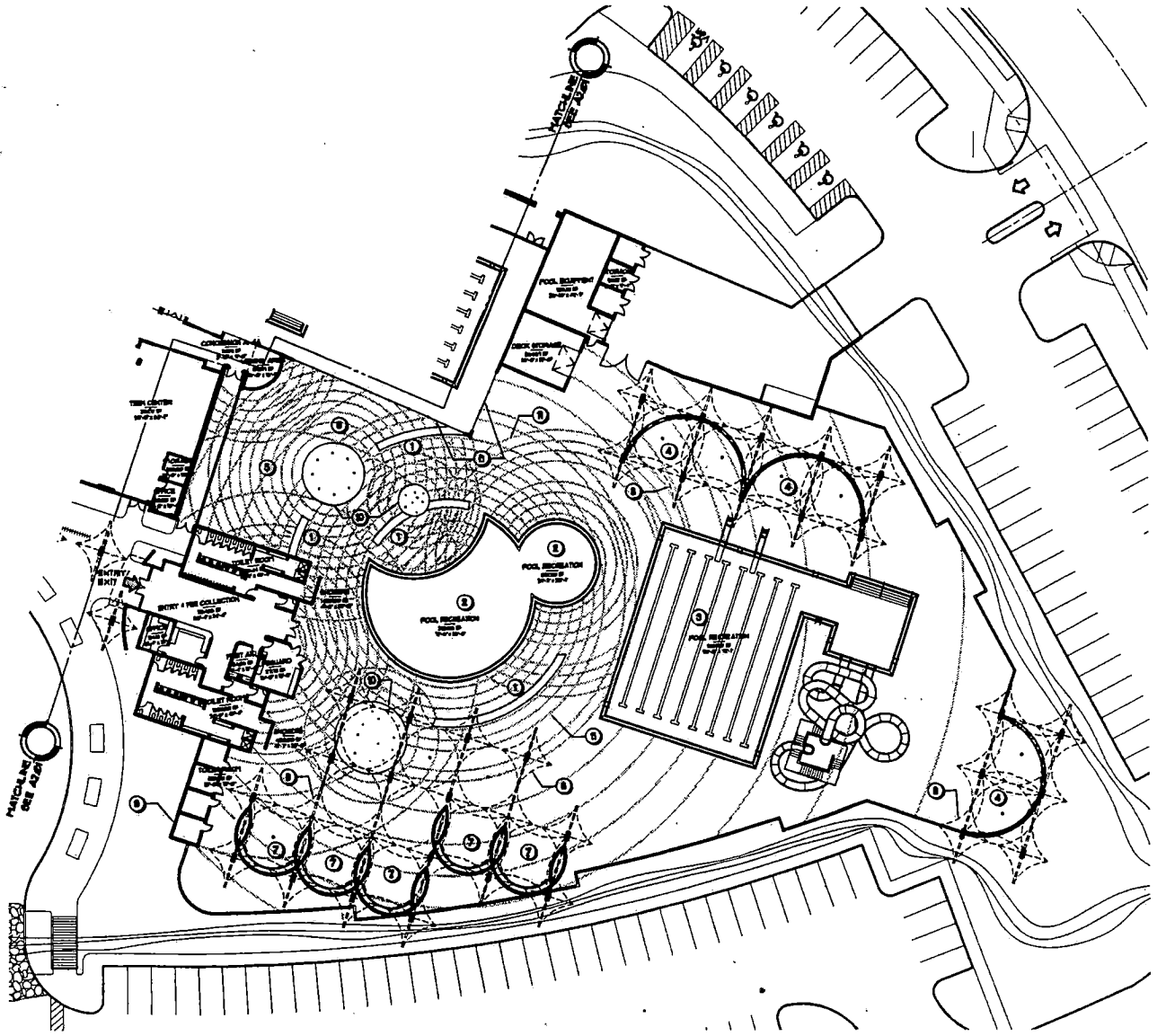
SITE DEVELOPMENT PLAN REVIEW SUBMITTAL

JUNE 29, 2004

LUCCHESI · GALATI ·

SCALE 1" = 30'-0"

SDR-4749
08-12-04 PC



KEYNOTES

1. LOW BEAT WALL
2. CHILDREN'S POOL W/ TEACHING AREA
3. RECREATION POOL
4. SHADED PARTY RENTAL AREA (50 PERSON)
5. CONCESSION AREA W/ SHADE STRUCTURE ABOVE
6. CURTAIN WINDOW WALL
7. SHADE CABANAS (30 PERSON)
8. SHADE STRUCTURE ABOVE
9. FAMILY RESTROOM/CHANGING AREA (4 TOTAL)
10. WATER FEATURE/PLAY TOY
11. STAMPED CONCRETE PATTERN - TYPICAL

OUTDOOR POOL PLAN

N

CENTENNIAL HILLS LEISURE CENTER

A2.02

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SCALE: 1" = 20'-0"

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JUNE 29, 2004

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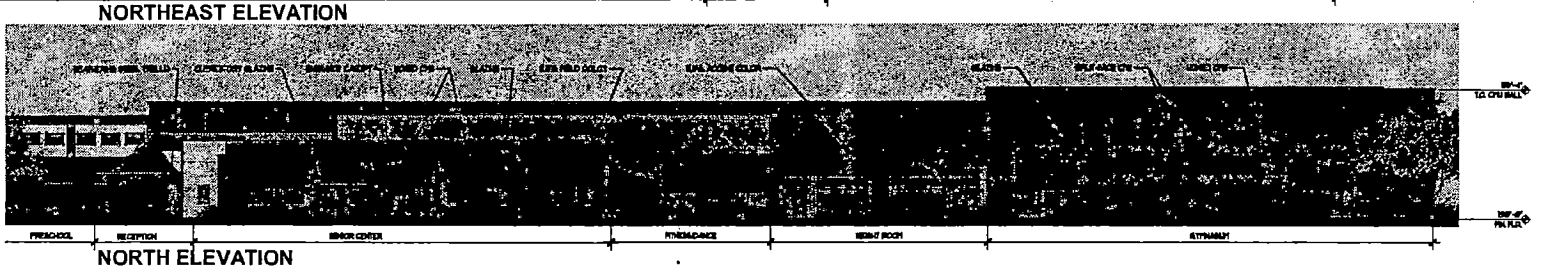
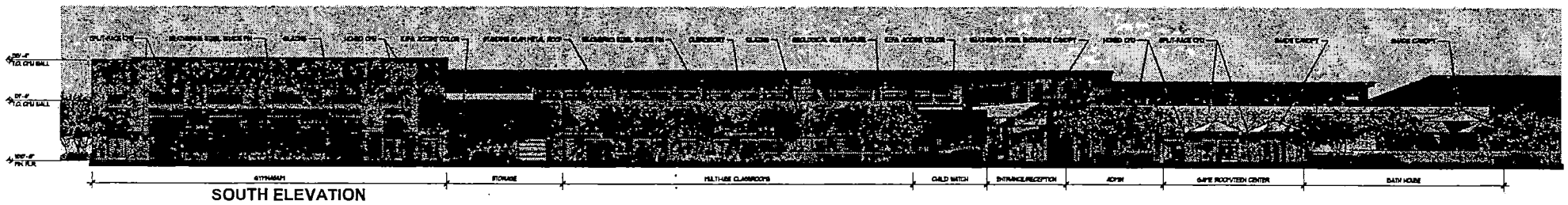
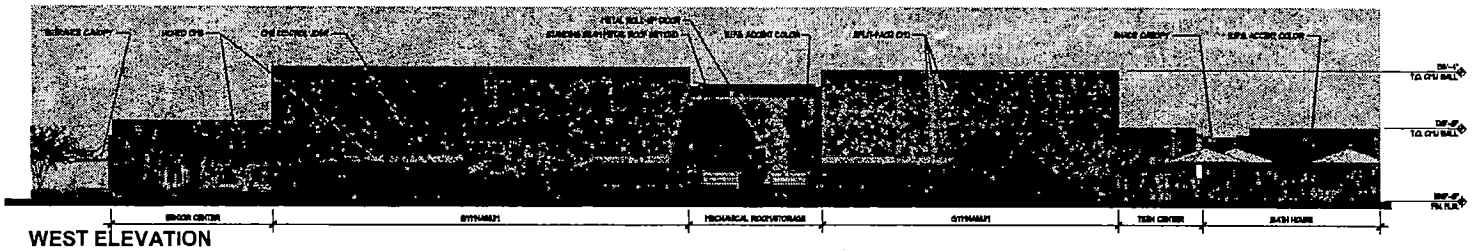
NORTHEAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR BUILDING ELEVATIONS

CENTENNIAL HILLS LEISURE CENTER

9877-03-001

A5.01

LUCCHESI GALATI ARCHITECTURE

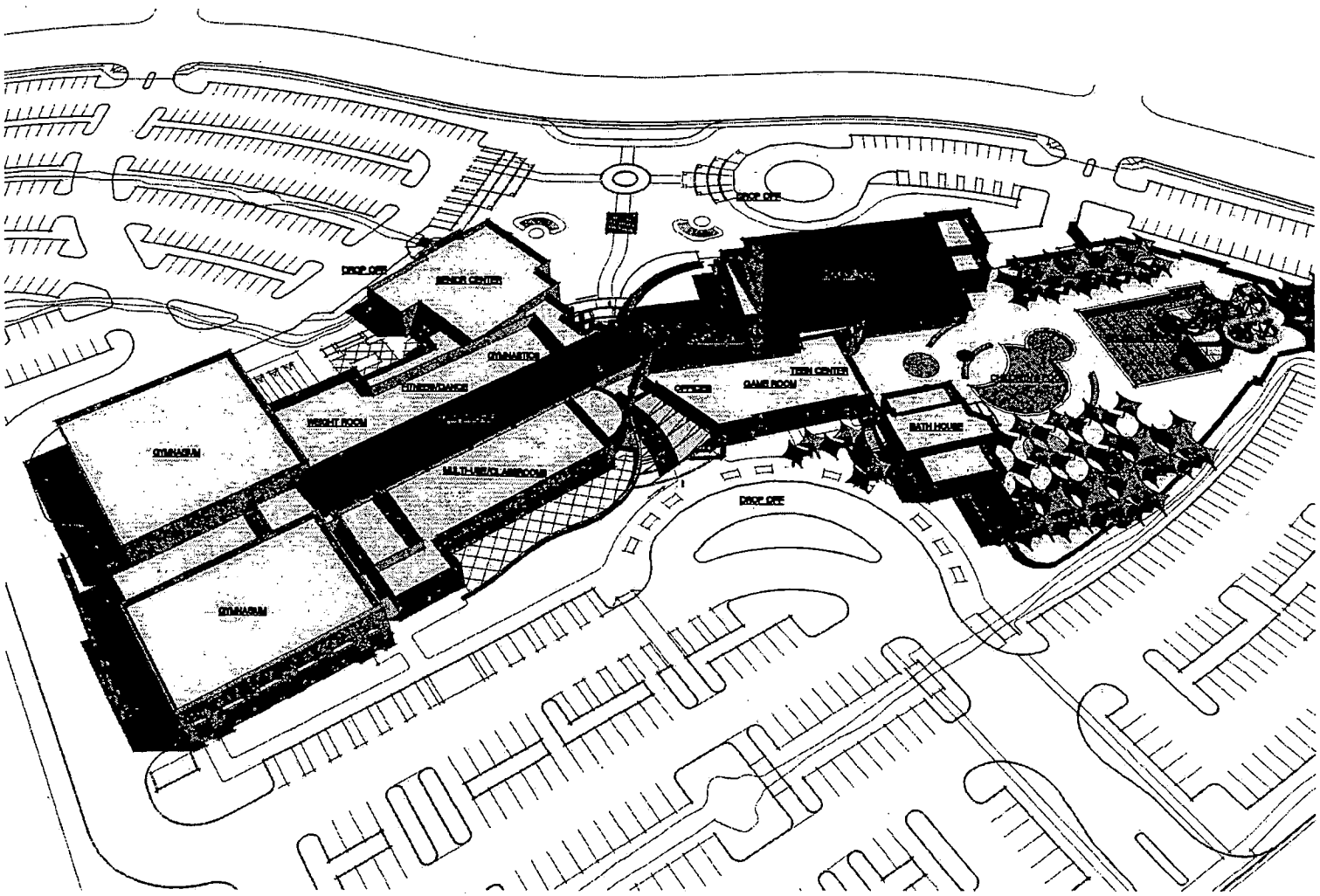
SCALE: 1/16" = 1'-0"

SITE DEVELOPMENT PLAN REVIEW SUBMITTAL

JUNE 29, 2004

SDR-4749

08-12-04 PC



BIRDEYE VIEW FROM SOUTHWEST

CENTENNIAL HILLS LEISURE CENTER

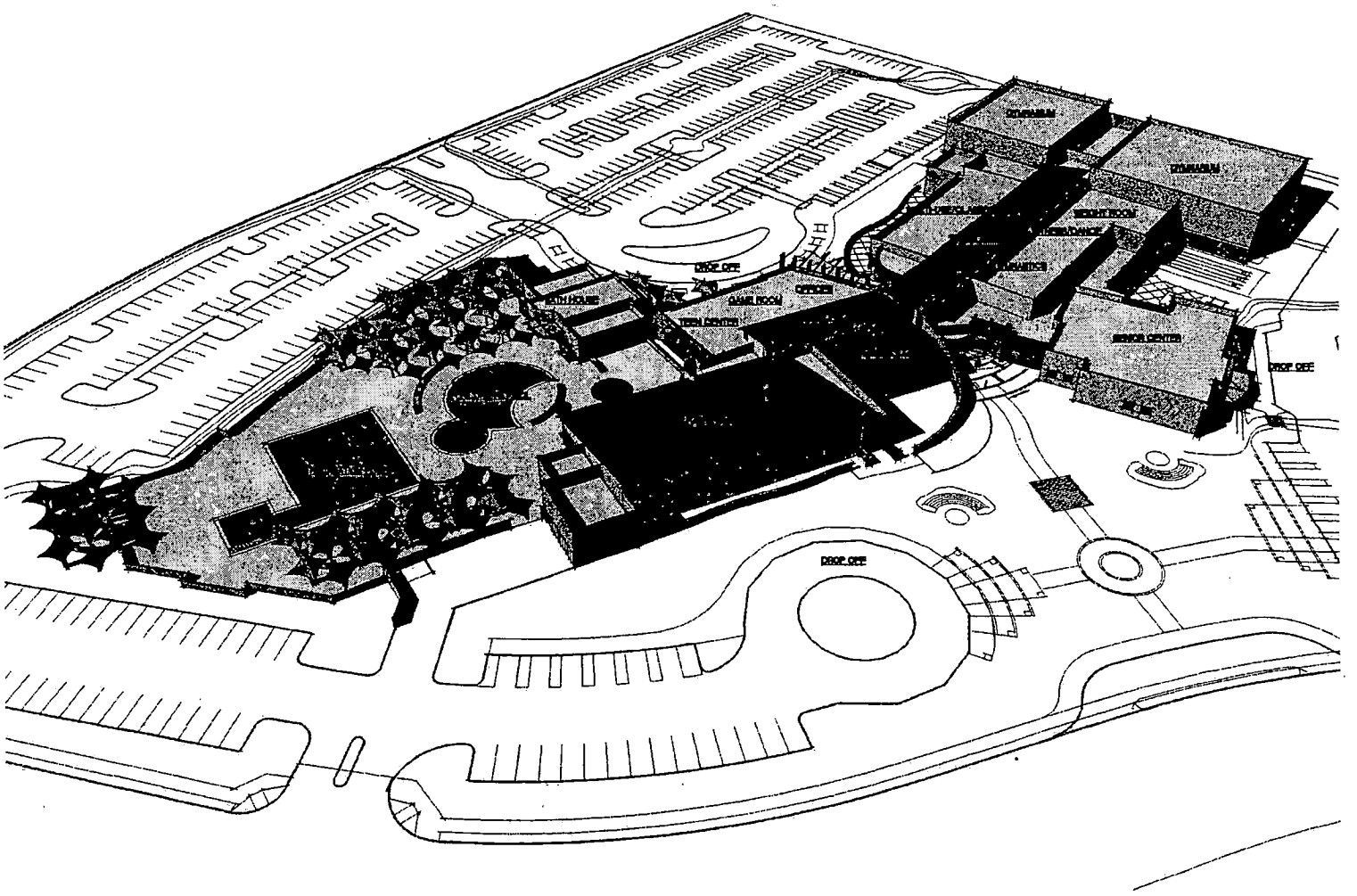
LUCCHESI GALATI

SITE DEVELOPMENT PLAN REVIEW SUBMITTAL

JUNE 29, 2004

SDR-4749

08-12-04 PC



BIRDEYE VIEW FROM NORTHEAST

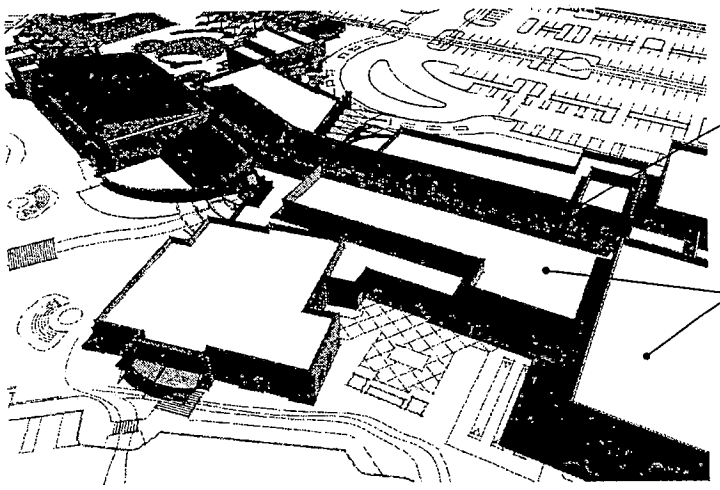
CENTENNIAL HILLS LEISURE CENTER

SITE DEVELOPMENT PLAN REVIEW SUBMITTAL

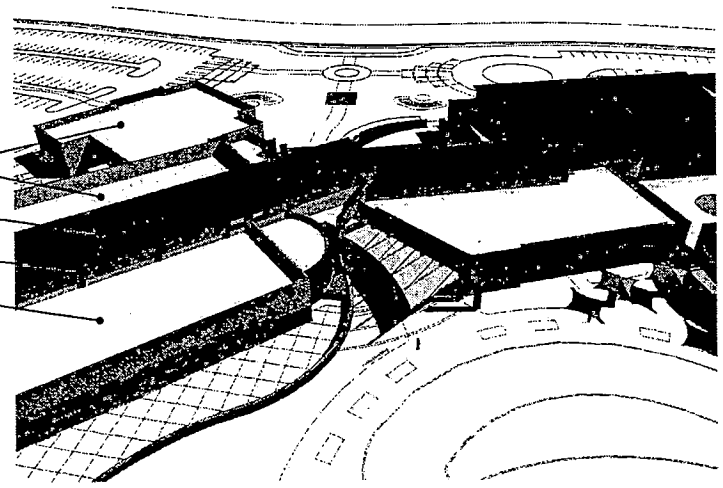
JUNE 29, 2004

LUCCHESI GALATI

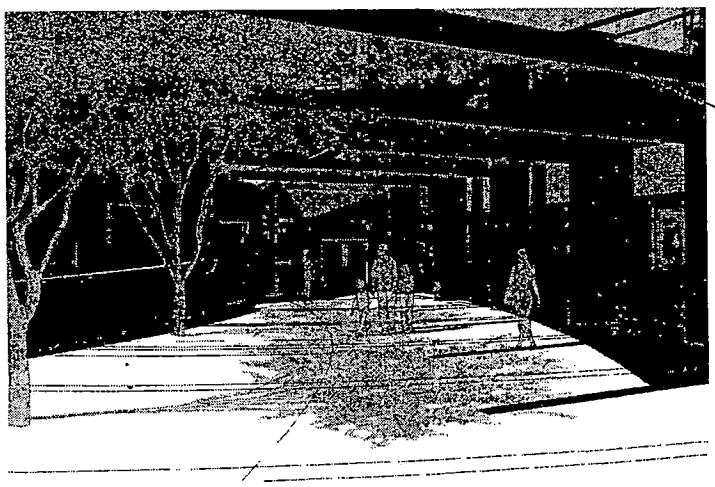
SDR-4749
08-12-04 PC



BIRDEYE VIEW AT NORTHWEST



BIRDEYE VIEW AT NORTH



SOUTH ENTRY

NORTH ENTRY

IMAGES

CENTENNIAL HILLS LEISURE CENTER

6077-63-601

SITE DEVELOPMENT PLAN REVIEW SUBMITTAL

JUNE 29, 2004

LUCCHESI GALATI

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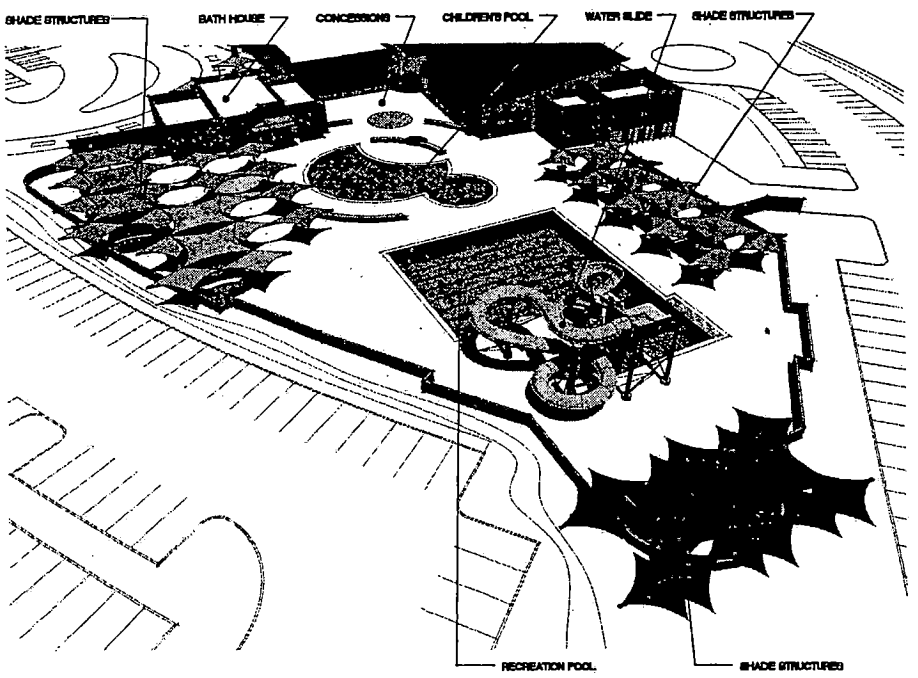
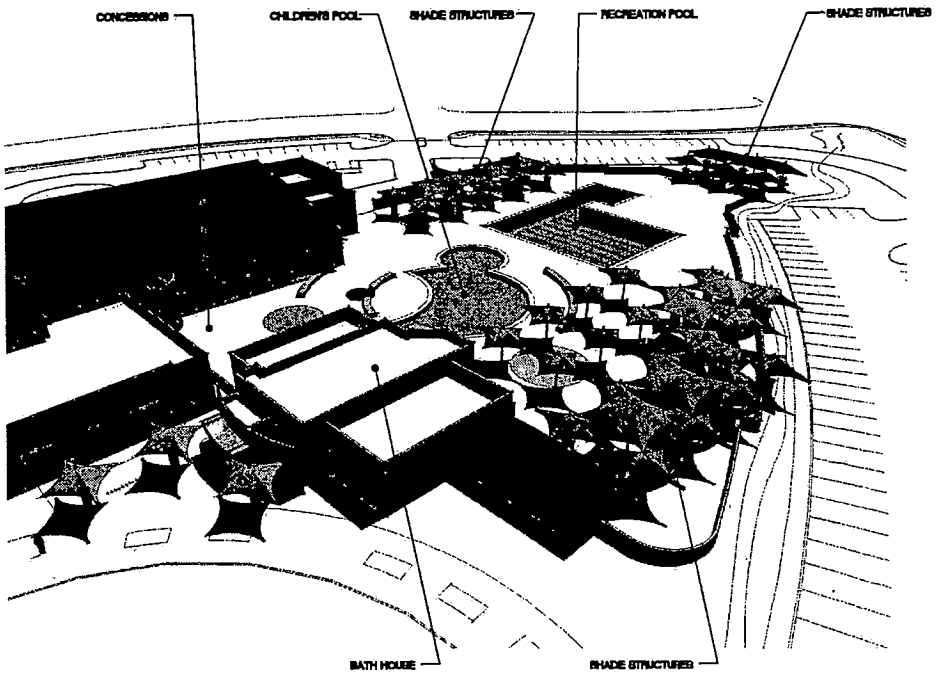
SDR-4749
08-12-04 PC





BIRDEYE VIEWS at POOL AREA

CENTENNIAL HILLS LEISURE CENTER

6877-03-001

SITE DEVELOPMENT PLAN REVIEW SUBMITTAL

JUNE 29, 2004

LUCCHESI ·GALATI·

A7.04

SDR-4749
08-12-04 PC

SDR-4749 - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS
NORTHWEST CORNER OF BUFFALO DRIVE AND JOHN HERBERT BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

SDR-4749 - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS
NORTHWEST CORNER OF BUFFALO DRIVE AND JOHN HERBERT BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4700 - APPLICANT: INVESTORS REALTY GROUP - OWNER: CAMPBELL 2.5, LIMITED LIABILITY COMPANY AND CARL UNGER, ET AL - Petition to Vacate U.S. Government Patent Easements generally located west of Campbell Road, north of Cheyenne Avenue, Ward 4 (Brown).

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:
GOYNES – 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 53 [ZON-4699] for all related discussion on Item 18 [VAC-4700] and Item 53 [ZON-4699].

(7:24 – 7:29)
1-3111

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 18 – VAC-4700

CONDITIONS:

Planning and Development

1. This Petition of Vacation shall be modified to retain a 20-foot wide City of Las Vegas sewer easement connecting the northwest corner of Assessor's Parcel Number 138-08-401-008 to the nearest public street, in an alignment and to a location acceptable to the City Engineer prior to recordation of the Order of Relinquishment of Interest.

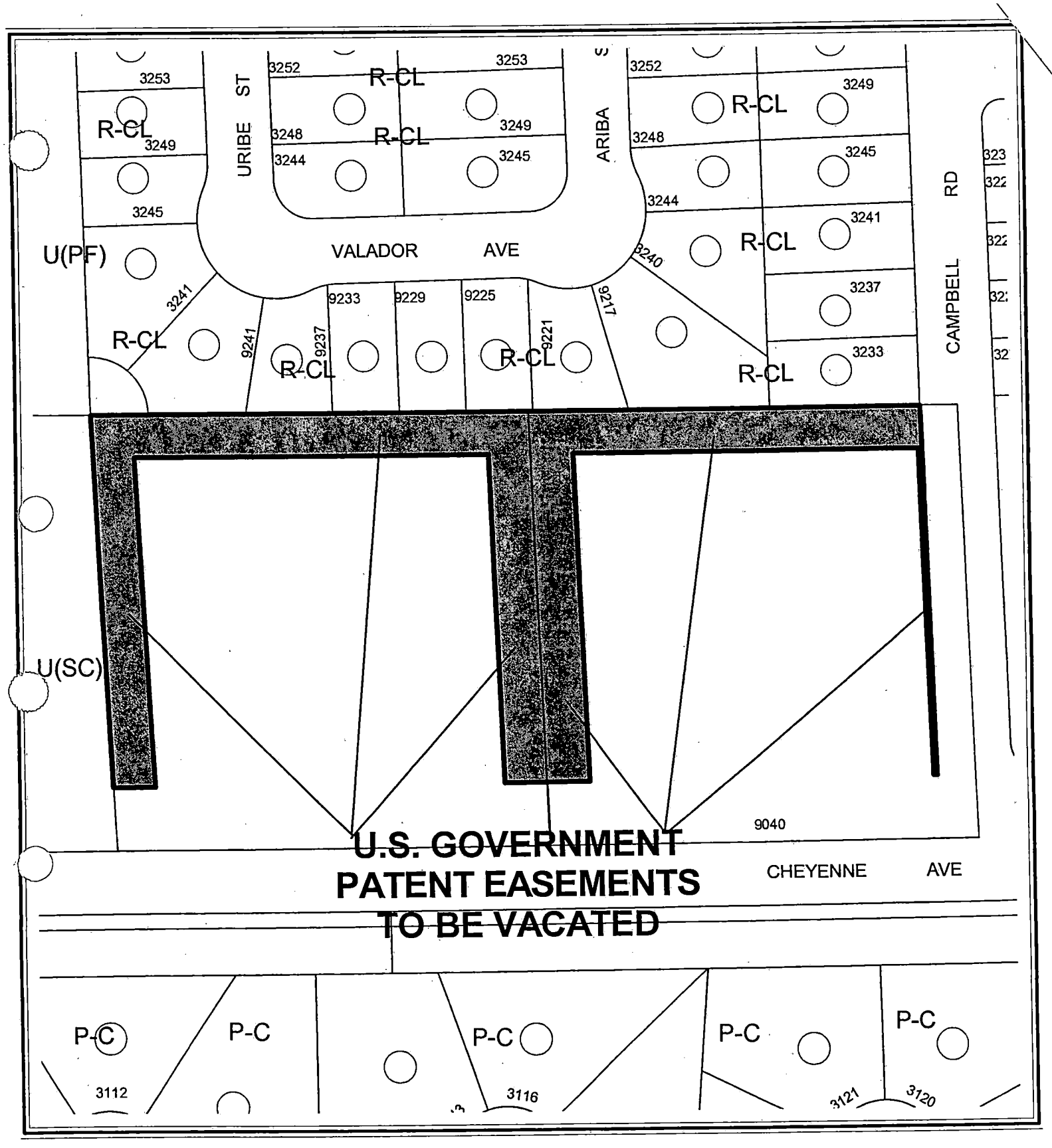
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-4699 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

3. 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.

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.



CASE: **VAC-4700**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4700 - APPLICANT: INVESTORS REALTY GROUP - OWNER: CAMPBELL 2.5, LIMITED LIABILITY COMPANY AND CARL UNGER, ET AL

** CONDITIONS **

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

1. This Petition of Vacation shall be modified to retain a 20-foot wide City of Las Vegas sewer easement connecting the northwest corner of Assessor's Parcel Number 138-08-401-008 to the nearest public street, in an alignment and to a location acceptable to the City Engineer prior to recordation of the Order of Relinquishment of Interest.

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 for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-4699 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

3. 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.

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.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate U. S. Government Patent Easements generally located west of Campbell Road, north of Cheyenne Avenue.

B) Applicant's Justification

The applicant justifies this request by stating that the subject vacation of patent reservations is needed to develop a one-lot, five-acre commercial subdivision on the adjacent parcels.

BACKGROUND INFORMATION

A) Actions

04/25/02 The Planning Commission tabled requests to amend a portion of the Centennial Hills Sector Plan (GPA-0008-02) from ML (Medium-Low Density Residential) to O (Office) and to Rezone (Z-0022-02) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 600 feet east of Fort Apache Road. Staff recommended denial of both requests.

08/21/02 The City Council approved a request to amend a portion of the Centennial Hills Sector Plan (GPA-0011-02) from ML (Medium-Low Density Residential) to O (Office) on 10.00 acres adjacent to the northwest and northeast corner of Campbell Road and Cheyenne Avenue. The City Council also approved a Rezoning (Z-0063-02) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road. The previous actions on the site (GPA-0008-02 and Z-0022-02) were expunged. Planning Commission and staff recommended approval.

05/21/03 The City Council approved a Rezoning (ZON-1017) from U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to O (Office) to C-1 (Limited Commercial) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road. The approval was amended to N-S (Neighborhood Service) by the City Council. The Planning Commission and staff recommended approval of the N-S proposal.

SS

11/05/03 The City Council approved a Site Development Plan Review (SDR-2871) and Waivers to side and rear setback requirements, and perimeter and parking lot landscaping requirements for a proposed mini-warehouse development with recreational vehicle and boat storage on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road. The Planning Commission and staff recommended approval.

08/04/04 The City Council approved the request for an Extension of Time (EOT-4691) on an approved Rezoning (Z-0063-02) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office) on 2.68 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet west of Campbell Road.

08/12/04 The Planning Commission will consider a request for a Rezoning (ZON-4699) 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.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 8, Township 20 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 a one-lot commercial subdivision on adjacent parcels. This request is appropriate, as the subject easements are not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

Public Works has no objection to the Vacation application request for U.S. Government Patent Reservations generally located on the north side of Cheyenne Avenue, west of Campbell Road.

SS

NOTICES MAILED 11

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4700 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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4700 APN: 138-08-401-008

Name of Property Owner: Campbell 2.5 LLC

Name of Applicant: Investors Realy 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 SCHNIPPER

Subscribed and sworn before me

This _____day of _____, 20_04

_____

Notary Public in and for said County and State

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4707 - APPLICANT/OWNER: L M CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Easements generally located east of Puli Drive between Grand Teton Drive and Farm Road, 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:
GOYNES – APPROVED Item 6 [SUP-4688], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745] subject to conditions, and subject to conditions and adding the following condition on Item 7 [SDR-4687]:

- **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.**

– UNANIMOUS with TRUESDELL and EVANS excused

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

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

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 19 – VAC-4707

MINUTES – Continued:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 9 [SUP-4690], Item 17 [SDR-4749] and Item 18 [VAC-4700] be removed from One Motion One Vote. Staff received a protest letter for Item 9 and Item 17. Item 18 needed to be heard with Item 53 [ZON-4699].

COMMISSIONER McSWAIN requested Item 10 [SUP-4693] be removed from One Motion One Vote. She also stated that she would be abstaining on Item 22 [VAC-4722].

COMMISSIONER STEINMAN requested Item 25 [VAC-4747] be removed from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that Public Works would be adding a condition on Item 7 [SDR-4687]. GINA VENGLASS, Public Works, read into record the added condition and stated that she believed the applicant was aware of the added condition.

BARRY GREEN, 3531 E. Russell Road, requested Item 15 [SDR-4731] be removed from One Motion One Vote so a discussion could take place. VICE CHAIRMAN NIGRO concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

(7:01 – 7:08)
1-2005

CONDITIONS:

Planning and Development

1. Provide a plan, acceptable to the Development Coordination Section of the Department of Public Works, showing how legal access will be retained or provided to all parcels not under control of this developer prior to recordation of the Order of Relinquishment of Interest. Staff is empowered to modify the exact extents of this Vacation Application to ensure continuity of such legal access.

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 19 – VAC-4707

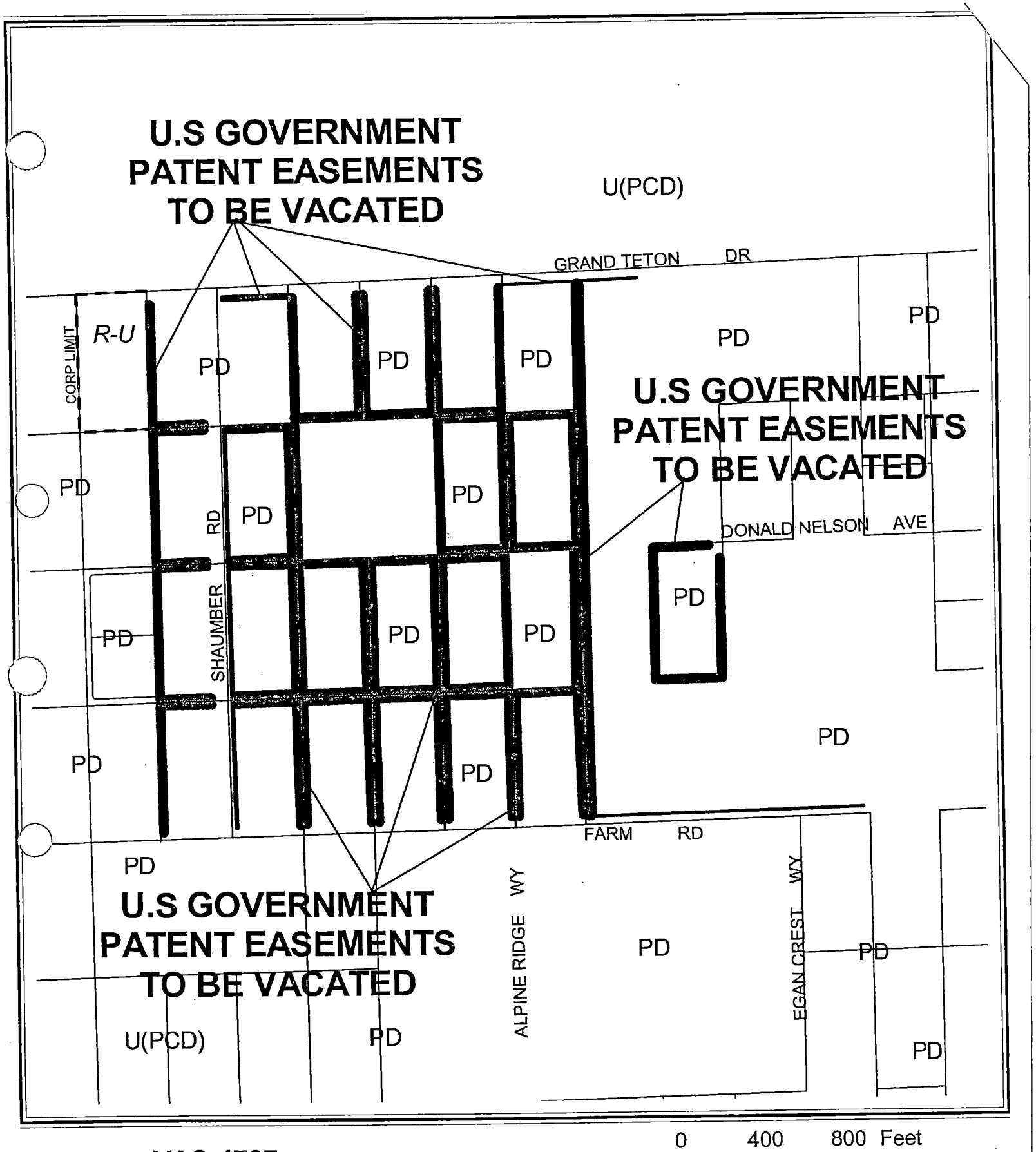
CONDITIONS – Continued:

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

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

5. If the Order of 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.



CASE: **VAC-4707**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4707 - APPLICANT/OWNER: L M CLIFF'S EDGE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

1. Provide a plan, acceptable to the Development Coordination Section of the Department of Public Works, showing how legal access will be retained or provided to all parcels not under control of this developer prior to recordation of the Order of Relinquishment of Interest. Staff is empowered to modify the exact extents of this Vacation Application to ensure continuity of such legal access.

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

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

5. If the Order of 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.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate U. S. Government Patent Easements generally located east of Puli Drive between Grand Teton Drive and Farm Road.

B) Applicant's Justification

The applicant justifies this request by stating that the parcels adjacent to the easements will be developed into a 930-unit single-family residential subdivision on approximately 148 acres, and the vacation is necessary to continue with this development.

BACKGROUND INFORMATION

A) Actions

04/16/03 The City Council approved a rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on 297.50 acres and to establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.

06/12/03 The Planning Commission approved a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres within the Cliff's Edge Master Development Plan Area. The Planning Commission and staff recommended approval.

06/18/03 The City Council approved a Vacation (VAC-2230) application to vacate Government Patent Reservations generally located west of Hualapai Way, between Grand Teton Drive and Deer Springs Way, within the proposed Cliff's Edge Master Development Plan Area. The Planning Commission and staff recommended approval.

02/18/04 The City Council approved a Rezoning (ZON-3241) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 90.0 acres within the Cliff's Edge Master Development Plan Area. The Planning Commission and staff recommended approval.

08/12/04 The Planning Commission will consider a Tentative Map (TMP-4706) for a 930-lot single-family residential subdivision (Northern Terrace at Providence) on 148 acres adjacent to the northeast corner of Shaumber Road and Farm Road.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the North Half (N ½) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S. Government Patent Reservations because they are no longer needed in their current configuration. This will allow the development of a 930-lot single-family subdivision on this site. This request is appropriate, as the subject easements are 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 for U. S. Government Patent Reservations generally located in the general vicinity of the southwest corner of the intersection of Hualapai Way and Grand Teton Drive.

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4707 APN: see attached

Name of Property Owner: LM Cliff's Edge LLC

Name of Applicant: -same-

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

_____ Yes _____ 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: see attached

Signature of Property Owner/Authorized Agent: See attached signature page

Print Name: _____

Subscribed and sworn before me Sara L. Raver, Notary Public

This 14th day of JUNE, 2004

_____
Notary Public in and for said County and State

SARA L. RAVER
Commission # 1451989
Notary Public - California
Orange County
My Comm. Expires Nov 18, 2007

SIGNATURE PAGE FOR STATEMENT OF FINANACIAL INTEREST

LM CLIFF'S EDGE, LLC, a Delaware limited liability company

By: LOWE ENTERPRISES RESIDENTIAL INVESTORS, LLC, a Delaware limited liability company, Its Sole Member

BY: LOWE ENTERPRISES RESIDENTIAL ADVISORS, LLC, a Delaware limited liability company, Its Managing Member

By: Susan D. Vavak

Name: Susan D. Vavak
Title: Vice President

Date: June 11, 2004

POD 102 – ORDER NUMBER 03205094 – 2ND AMENDED
POD 102 – PARCEL 1: APN 126-13-501-003
POD 102 – PARCEL 2: APN 126-13-601-002
POD 107 – ORDER NUMBER 03205100 – 2ND AMENDED
POD 107 – PARCEL 1: APN 126-13-201-008
POD 107 – PARCEL 2: APN 126-13-201-016
POD 107 – PARCEL 3: APN 126-13-601-002
POD 107 – PARCEL 4: APN 126-13-601-007
POD 108 – ORDER NUMBER 03205101 – 2ND AMENDED
POD 108 – PARCEL 1: APN 126-13-601-001
POD 108 – PARCEL 2: APN 126-13-601-002
POD 202 – ORDER NUMBER 03205121 – 2ND AMENDED
POD 202 – PARCEL 1: APN 126-13-101-005
POD 202 – PARCEL 2: APN 126-13-101-006
POD 202 – PARCEL 3: APN 126-13-101-007
POD 202 – PARCEL 4: APN 126-13-101-008
POD 204 – ORDER NUMBER 03205123 – 2ND AMENDED
POD 204 – PARCEL 1: APN 126-13-101-012
POD 204 – PARCEL 2: APN 126-13-101-013
POD 204 – PARCEL 3: APN 126-13-101-014
POD 206 – ORDER NUMBER 03205123 – 2ND AMENDED
POD 206 – PARCEL 1: APN 126-13-201-005
POD 206 – PARCEL 2: APN 126-13-201-006
POD 206 – PARCEL 3: APN 126-13-201-007
POD 206 – PARCEL 4: APN 126-13-201-013
POD 206 – PARCEL 5: APN 126-13-201-014
POD 206 – PARCEL 6: APN 126-13-201-015

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4710 - APPLICANT/OWNER: BACK AAG, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of a twenty-foot (20') wide public sewer easement generally located south of Rancho Drive, east of Decatur Boulevard, Ward 5 (Weekly).

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:
GOYNES – APPROVED Item 6 [SUP-4688], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745] subject to conditions, and subject to conditions and adding the following condition on Item 7 [SDR-4687]:

- **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.**

– UNANIMOUS with TRUESDELL and EVANS excused

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

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

MINUTES – Continued:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 9 [SUP-4690], Item 17 [SDR-4749] and Item 18 [VAC-4700] be removed from One Motion One Vote. Staff received a protest letter for Item 9 and Item 17. Item 18 needed to be heard with Item 53 [ZON-4699].

COMMISSIONER McSWAIN requested Item 10 [SUP-4693] be removed from One Motion One Vote. She also stated that she would be abstaining on Item 22 [VAC-4722].

COMMISSIONER STEINMAN requested Item 25 [VAC-4747] be removed from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that Public Works would be adding a condition on Item 7 [SDR-4687]. GINA VENGLASS, Public Works, read into record the added condition and stated that she believed the applicant was aware of the added condition.

BARRY GREEN, 3531 E. Russell Road, requested Item 15 [SDR-4731] be removed from One Motion One Vote so a discussion could take place. VICE CHAIRMAN NIGRO concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

(7:01 – 7:08)

1-2005

CONDITIONS:

1. The boundaries of this Petition of Vacation shall be limited to a portion of the 20-foot wide public sewer easement per Right of Way Grant for Sewer Purposes, document no. 20030603:00538; all portions of the adjacent drainage easement shall be retained.

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

CONDITIONS – Continued:

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

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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 being vacated must be retained.

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4710 - APPLICANT/OWNER: BACK AAG, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

1. The boundaries of this Petition of Vacation shall be limited to a portion of the 20-foot wide public sewer easement per Right of Way Grant for Sewer Purposes, document no. 20030603:00538; all portions of the adjacent drainage easement shall be retained.

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

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

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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 being vacated must be retained.

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

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate a portion of a 20-foot wide public sewer easement generally located south of Rancho Drive, east of Decatur Boulevard.

B) Applicant's Justification

The applicant justifies this application by stating that the public sewer easement is no longer necessary, as no sewer exists or is proposed for the site.

BACKGROUND INFORMATION

A) Actions

02/19/03	The City Council approved a General Plan Amendment (GPA-1400) from GC (General Commercial) to LI/R (Light Industry/Research); a Rezoning (ZON-1401) from C-2 (General Commercial) to C-M (Commercial/Industrial); and a Site Development Plan Review (SDR-1404) and Modification to the planting scheme along the Rancho Drive frontage for a proposed commercial/industrial development consisting of an 18,500 square foot office building on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of the Decatur Boulevard intersection and a 166,900 square foot commercial/industrial development on 12.6 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission and staff recommended denial of GPA-1400; the Planning Commission recommended approval and staff recommended denial of ZON-1401 and SDR-1404.
06/24/04	The Planning Commission approved a request for a Master Sign Plan (MSP-4388) for the approved commercial/industrial development adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. Staff recommended approval.
08/12/04	The Planning Commission will consider a Petition to Vacate a 20-foot wide temporary construction easement generally located south of Rancho Drive, east of Decatur Boulevard.

SS

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a portion of a public sewer easement, twenty feet (20') wide; said property being a portion of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 18, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to incorporate the public sewer easement into the existing parcel for development. The adjacent public drainage easement will remain. The request for vacation is appropriate, as the public sewer easement is not needed.

B) Public Works discussion

The Department of Public Works notes that this Vacation application proposes to only vacate a City of Las Vegas public sewer easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will not be affected.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4710 APN: 139-18-310-001

Name of Property Owner: Back AAG L.L.C.

Name of Applicant: Andy Gruber

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Subscribed and sworn before me

This 24th day of June, 2004

Marlen Sheppard

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARLEN SHEPPARD
My Appointment Expires
September 10, 2006
No: 94-0105-1

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4711 - APPLICANT/OWNER: BACK AAG, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate a twenty-foot (20') wide construction easement generally located south of Rancho Drive, east of Decatur Boulevard, Ward 5 (Weekly).

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:
GOYNES – APPROVED Item 6 [SUP-4688], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745] subject to conditions, and subject to conditions and adding the following condition on Item 7 [SDR-4687]:

- **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.**

– UNANIMOUS with TRUESDELL and EVANS excused

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

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

MINUTES – Continued:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 9 [SUP-4690], Item 17 [SDR-4749] and Item 18 [VAC-4700] be removed from One Motion One Vote. Staff received a protest letter for Item 9 and Item 17. Item 18 needed to be heard with Item 53 [ZON-4699].

COMMISSIONER McSWAIN requested Item 10 [SUP-4693] be removed from One Motion One Vote. She also stated that she would be abstaining on Item 22 [VAC-4722].

COMMISSIONER STEINMAN requested Item 25 [VAC-4747] be removed from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that Public Works would be adding a condition on Item 7 [SDR-4687]. GINA VENGLASS, Public Works, read into record the added condition and stated that she believed the applicant was aware of the added condition.

BARRY GREEN, 3531 E. Russell Road, requested Item 15 [SDR-4731] be removed from One Motion One Vote so a discussion could take place. VICE CHAIRMAN NIGRO concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

(7:01 – 7:08)

1-2005

CONDITIONS:

Planning and Development

1. The boundaries of this Petition of Vacation shall be limited to the 20-foot wide temporary construction easement as shown on the exhibit of the recorded Right of Way Grant for Drainage Purposes, document no. 20001201.01585; all portions of the adjacent drainage easement shall be retained.

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 21 – VAC-4711

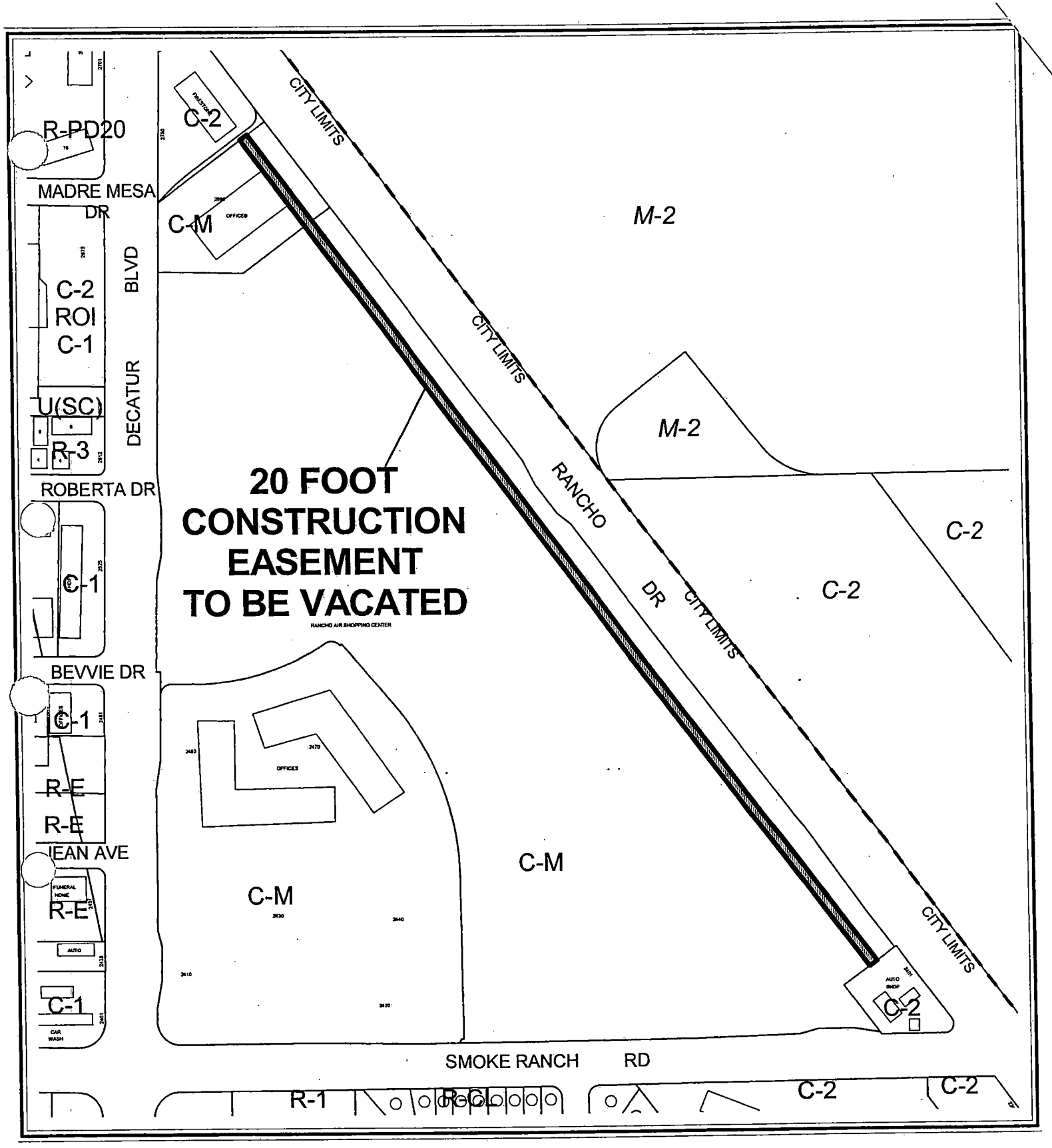
CONDITIONS – Continued:

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

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

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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 being vacated must be retained.

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



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CASE: VAC-4711

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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4711 - APPLICANT/OWNER: BACK AAG, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

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

1. The boundaries of this Petition of Vacation shall be limited to the 20-foot wide temporary construction easement as shown on the exhibit of the recorded Right of Way Grant for Drainage Purposes, document no. 20001201.01585; all portions of the adjacent drainage easement shall be retained.

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

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

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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 being vacated must be retained.

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

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate a 20-foot wide temporary construction easement generally located south of Rancho Drive, east of Decatur Boulevard.

B) Applicant's Justification

The applicant justifies this application by stating that the temporary construction easement is no longer necessary, as the installation of storm sewers on the site has been completed.

BACKGROUND INFORMATION

A) Actions

02/19/03	The City Council approved a General Plan Amendment (GPA-1400) from GC (General Commercial) to LI/R (Light Industry/Research); a Rezoning (ZON-1401) from C-2 (General Commercial) to C-M (Commercial/Industrial); and a Site Development Plan Review (SDR-1404) and Modification to the planting scheme along the Rancho Drive frontage for a proposed commercial/industrial development consisting of an 18,500 square foot office building on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of the Decatur Boulevard intersection and a 166,900 square foot commercial/industrial development on 12.6 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission and staff recommended denial of GPA-1400; the Planning Commission recommended approval and staff recommended denial of ZON-1401 and SDR-1404.
06/24/04	The Planning Commission approved a request for a Master Sign Plan (MSP-4388) for the approved commercial/industrial development adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. Staff recommended approval.
08/12/04	The Planning Commission will consider a Petition to Vacate a portion of a 20-foot wide public sewer easement generally located south of Rancho Drive, east of Decatur Boulevard.

SS

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a temporary construction easement, twenty feet (20') wide; said property being a portion of the Southwest Quarter (SW ¼) of Section 18, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to incorporate the temporary construction easement into the existing parcel for development. The adjacent public drainage easement will remain on the property. The request for vacation is appropriate, as storm drain facilities for the site have been completed and the easement is now no longer necessary. It is noted that the temporary construction easement was recorded on the drainage right-of-way as "exhibit" only. It was not recorded as a separate document with a legal description.

B) Public Works discussion

This Vacation application proposes to only vacate a Temporary Construction Easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will not be affected.

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4711 APN: 139-18-310-001

Name of Property Owner: Back AAG LLC

Name of Applicant: Andy Gruber

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Subscribed and sworn before me

This 24th day of June, 2004

Marlen Sheppard

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARLEN SHEPPARD
My Appointment Expires
September 10, 2006
No: 94-0105-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4711 APN: 139-18-410-004

Name of Property Owner: Rancho Arr Center Inc.

Name of Applicant: Andy Gruber

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Subscribed and sworn before me

This 24th day of June, 2004

Marlen Sheppard
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARLEN SHEPPARD
My Appointment Expires
September 10, 2006
No: 94-0105-1

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4722 - APPLICANT/OWNER: PULTE HOMES - Petition to Vacate public sewer and drainage easements generally located east of Buffalo Drive, south of Iron Mountain Road, 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:
GOYNES – APPROVED Item 6 [SUP-4688], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745] subject to conditions, and subject to conditions and adding the following condition on Item 7 [SDR-4687]:

- **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.**

– UNANIMOUS with TRUESDELL and EVANS excused

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

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

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 22 – VAC-4722

MINUTES – Continued:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 9 [SUP-4690], Item 17 [SDR-4749] and Item 18 [VAC-4700] be removed from One Motion One Vote. Staff received a protest letter for Item 9 and Item 17. Item 18 needed to be heard with Item 53 [ZON-4699].

COMMISSIONER McSWAIN requested Item 10 [SUP-4693] be removed from One Motion One Vote. She also stated that she would be abstaining on Item 22 [VAC-4722].

COMMISSIONER STEINMAN requested Item 25 [VAC-4747] be removed from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that Public Works would be adding a condition on Item 7 [SDR-4687]. GINA VENGLASS, Public Works, read into record the added condition and stated that she believed the applicant was aware of the added condition.

BARRY GREEN, 3531 E. Russell Road, requested Item 15 [SDR-4731] be removed from One Motion One Vote so a discussion could take place. VICE CHAIRMAN NIGRO concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

(7:01 – 7:08)
1-2005

CONDITIONS:

Planning and Development

1. The Order of Vacation shall record concurrently with the Final Map for the Silverstone Ranch Parcel 17 subdivision to provide alternative sewer and drainage easements acceptable to the Department of Public Works.

CONDITIONS – Continued:

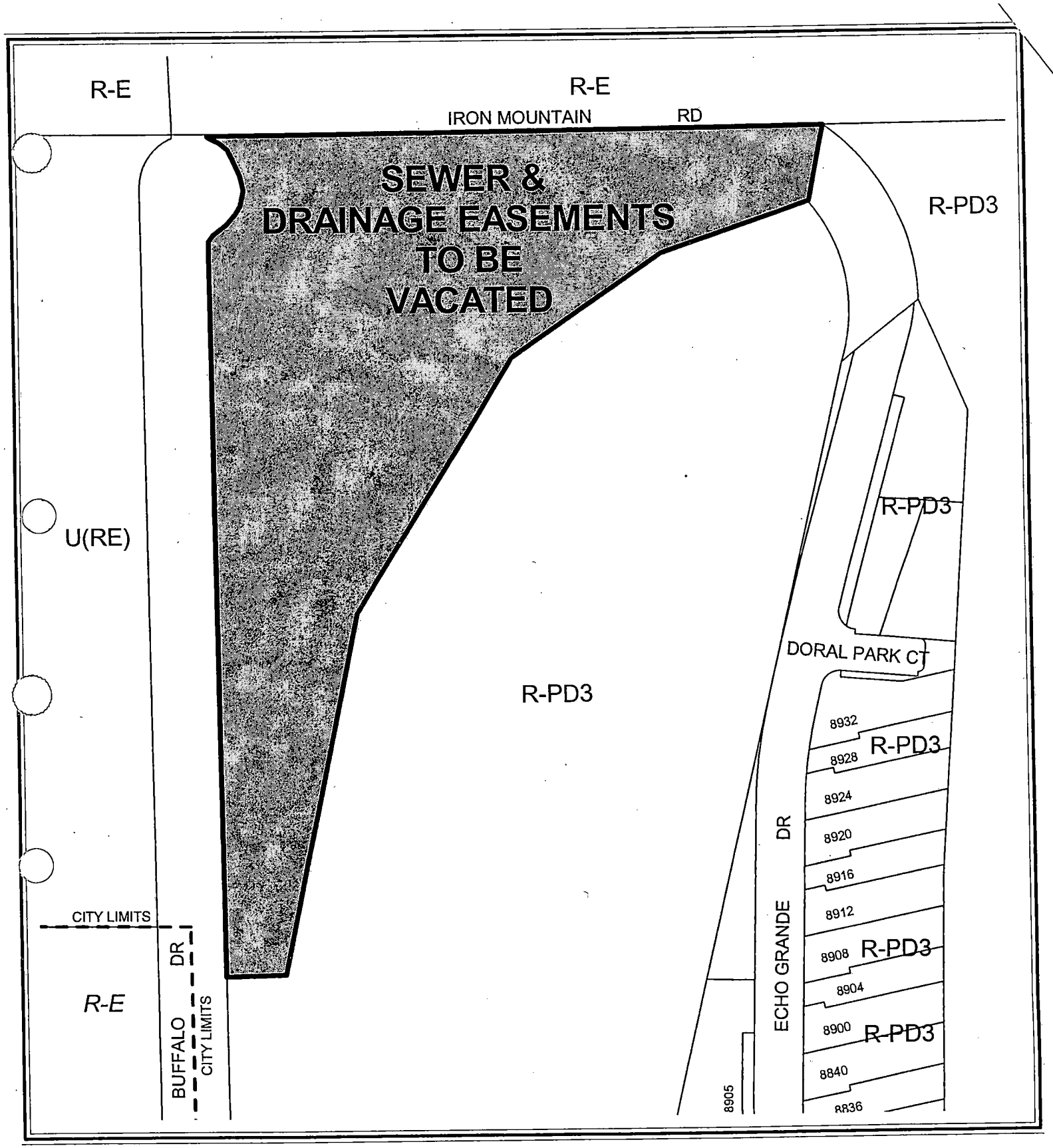
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for TMP-4601 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

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

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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 being vacated must be retained.

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



CASE: VAC-4722

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4722 - APPLICANT/OWNER: PULTE HOMES

** CONDITIONS **

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

1. The Order of Vacation shall record concurrently with the Final Map for the Silverstone Ranch Parcel 17 subdivision to provide alternative sewer and drainage easements acceptable to the Department of Public Works.

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 Vacation. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for TMP-4601 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

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

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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 being vacated must be retained.

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval to Vacate public sewer and drainage easements generally located east of Buffalo Drive and south of Iron Mountain Road.

B) Applicant's Justification

The applicant's justification letter states that a tentative map of the area within which the public sewer and drainage easements are located is due to be heard by the Planning Commission on 07/22/04. An acceptable, alternative drainage plan has been submitted which no longer requires the existing easements.

BACKGROUND INFORMATION

A) Previous Actions

10/02/91 The City Council approved a Rezoning (Z-0075-91) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on a portion of the property east of this request for what was then known as Mountain Spa. The Planning Commission and staff recommended approval on 09/12/91.

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

07/01/92 The City Council approved a Rezoning (Z-0036-92) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on a portion of the property east of this request for what was then known as Mountain Spa. The Planning Commission recommended approval on 06/11/92.

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

DDS

09/04/02	The City Council approved a Site Development Plan Review [Z-0075-01(13)] Review for a revised master development plan containing 1873 lots on 635.80 acres the property east of this request for what is now known as Silverstone Ranch. The Planning Commission and staff recommended approval on 08/08/02.
11/20/02	The City Council approved a Request for a modification to an existing development agreement (DIR-1133) to modify completion dates related to the completion for off-site improvements for Tenaya Way, Rainbow Boulevard and Coke Street.
10/23/03	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Petition to Vacate (VAC-2946) the east half of Buffalo Drive, between Brent Lane and Iron Mountain Road. The staff recommended approval.
01/21/04	The City Council approved a Petition to Vacate (VAC-3307) the east half of Buffalo Drive between Brent Lane and Iron Mountain Road. The Planning Commission and staff recommended approval.
09/12/91	The City Council approved a Rezoning (Z-0075-91) to R-PD3 (Residential Planned Development). The Planning Commission and staff recommended approval on 9/12/91.
07/22/04	The Planning Commission approved a Tentative Map (TMP-4601) for a 23 lot multi-family subdivision.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public sewer and drainage easements located in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 10, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public sewer and drainage easements because they are no longer needed. This will allow the unencumbered development of the site. This request is appropriate, as the subject grant is not needed.

DDS

B) Public Works discussion

This Vacation application proposes to only vacate public sewer and drainage easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will not be affected.

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4722 APN: 125-10-110-015

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

Name of Applicant: Pulte Homes

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Jeremy Fritz

Subscribed and sworn before me

This 21st day of June, 2004

Annette M. Watkins

Notary Public in and for said County and State

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

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4737 - APPLICANT: CITY OF LAS VEGAS - OWNER: GRAND CANYON PARTNERS, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of Tee Pee Lane, located approximately 1,350 feet north of Grand Teton Drive, 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:
GOYNES – APPROVED Item 6 [SUP-4688], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745] subject to conditions, and subject to conditions and adding the following condition on Item 7 [SDR-4687]:

- **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.**

– UNANIMOUS with TRUESDELL and EVANS excused

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

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

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 23 – VAC-4737

MINUTES – Continued:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 9 [SUP-4690], Item 17 [SDR-4749] and Item 18 [VAC-4700] be removed from One Motion One Vote. Staff received a protest letter for Item 9 and Item 17. Item 18 needed to be heard with Item 53 [ZON-4699].

COMMISSIONER McSWAIN requested Item 10 [SUP-4693] be removed from One Motion One Vote. She also stated that she would be abstaining on Item 22 [VAC-4722].

COMMISSIONER STEINMAN requested Item 25 [VAC-4747] be removed from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that Public Works would be adding a condition on Item 7 [SDR-4687]. GINA VENGLASS, Public Works, read into record the added condition and stated that she believed the applicant was aware of the added condition.

BARRY GREEN, 3531 E. Russell Road, requested Item 15 [SDR-4731] be removed from One Motion One Vote so a discussion could take place. VICE CHAIRMAN NIGRO concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

(7:01 – 7:08)
1-2005

CONDITIONS:

Planning and Development

1. This Petition of Vacation shall be modified to retain a 20-foot sewer easement centered over the existing sewer line.

2. Meet with the Flood Control Section of the Department of Public Works to discuss how this vacation will impact area drainage patterns prior to the recordation of an Order of Vacation.

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 23 – VAC-4737

CONDITIONS – Continued:

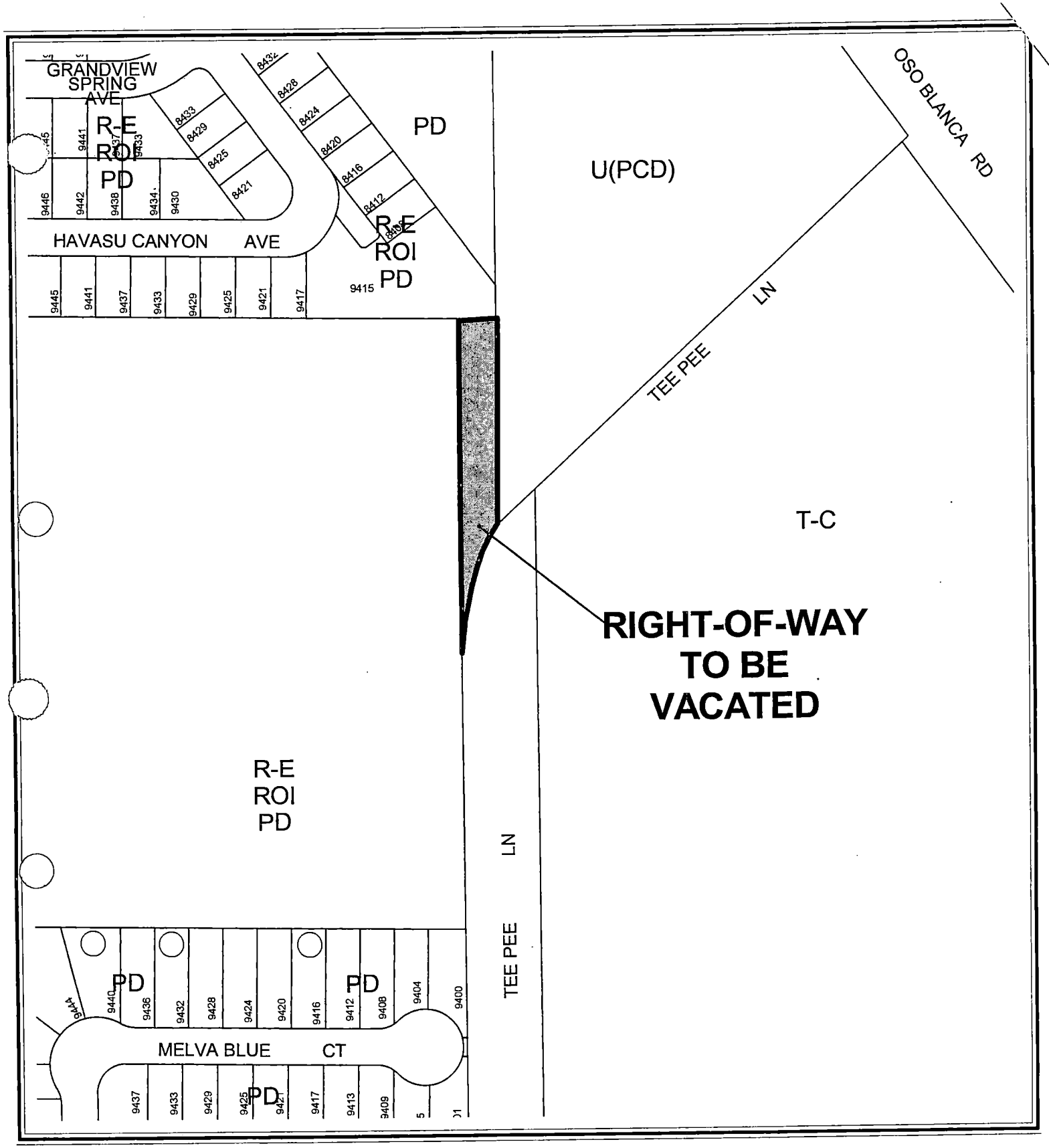
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, prior to the recordation of an Order of Vacation.

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

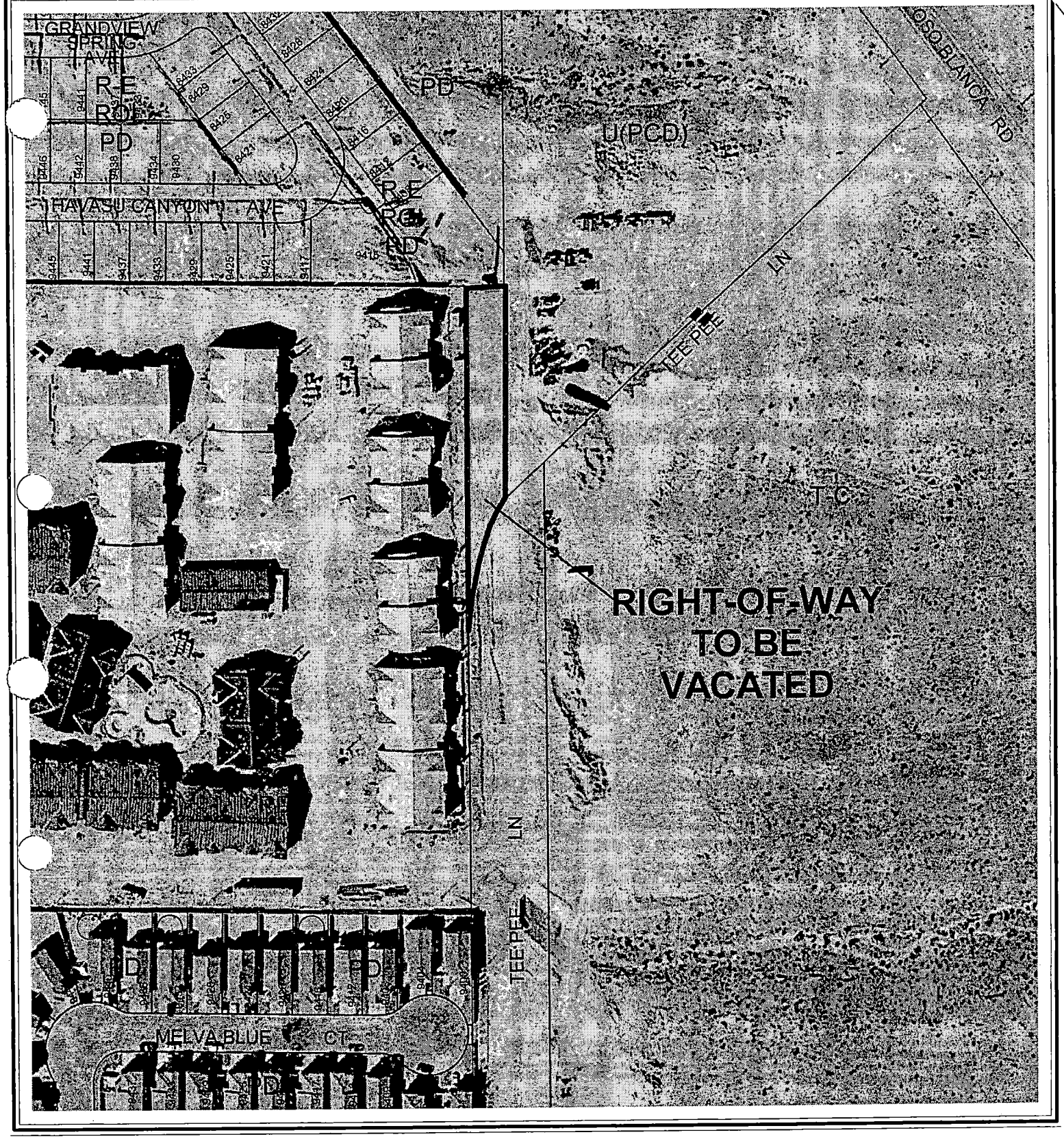
5. All development shall be in conformance with code requirements and design standards of all City departments.

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

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



CASE: **VAC-4737**



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CASE: VAC-4737

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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4737 - APPLICANT: CITY OF LAS VEGAS - OWNER: GRAND CANYON PARTNERS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

1. This Petition of Vacation shall be modified to retain a 20-foot sewer easement centered over the existing sewer line.

2. Meet with the Flood Control Section of the Department of Public Works to discuss how this vacation will impact area drainage patterns prior to the recordation of an Order of Vacation.

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

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

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

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

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is a Petition to Vacate a portion of Tee Pee Lane located approximately 1,350 feet north of Grand Teton Drive.

B) Applicant's Justification

The applicant states that the vacation is necessary to accommodate the curved realignment of Tee Pee Lane. In a memorandum attached to the application, it states:

> "The alignment of Tee Pee Lane was curved into the "Oso Blanca Frontage Road" to accommodate the proposed Horse Interchange at US 95. The vacated area is to be incorporated into the adjacent project.

BACKGROUND INFORMATION

A) Previous Actions

12/20/00 The City Council approved a request for a Rezoning (Z-0093-00) from R-E (Residence Estates) to PD (Planned Development) on 89.3 acres, including the subject site, to accommodate a mixed-use development. The Planning Commission and staff recommended approval on 11/16/00.

02/14/02 The Planning Commission approved a request for a Minor Modification to the Grand Canyon Village Master Development Plan [Z-0093-00(3)] to amend Section 3.3.1(b) regarding street lighting and Section 3.2.1(d) regarding minimum street widths and sidewalk requirements for proposed development on the subject site.

02/14/02 The Planning Commission approved a Site Development Plan Review and a reduction in the amount of required parking lot landscaping (Z-0093-00(4)) for a proposed 376-unit, two-story multi-family residential apartment development on the subject site.

10/16/02 The City Council approved a Variance (V-0058-02) to allow five-foot sidewalks, along the east side of Grand Canyon Drive. The Planning Commission recommended approval on 02/12/02. Staff recommended denial.

01/07/04 The City Council approved an Extension of Time (EOT-3239) on an approved Variance (V-0058-02) to allow five-foot sidewalks along the east side of Grand Canyon Drive. The Planning Commission and staff recommended approval on 12/04/03.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate part of Tee Pee Lane located in a portion of the Southeast Quarter (SE¼) of Section 7, Township 19 South, Range 60 East, M.D.M. The area is more particularly described as the westerly 40 feet of Tee Pee Lane beginning at the north edge of parcel 125-07-701-004 and extending to the south approximately 450 feet, excepting therefrom an arc with an approximate radius of 600 feet beginning at the southwesterly corner of the requested area to be vacated and extending toward the southeasterly corner of the requested area to be vacated.

ANALYSIS

A) Planning discussion

This request is to Vacate a portion of Tee Pee Lane that is no longer needed for street purposes. Tee Pee Lane is being realigned to establish the Oso Blanca Frontage Road that will eventually lead to the proposed Horse Interchange crossing of U.S. Highway 95. The request will not eliminate public street access to any abutting parcels or adversely affect any abutting properties.

B) Public Works discussion

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A, it is to eliminate a portion of right-of-way that will not be used.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the proposed vacation only involves unused right-of-way.*

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 surrounding projects have been coordinating their design with the City of Las Vegas. Tee Pee Lane will be turning east at this location to connect to the frontage road (AKA Oso Blanco Road) thus leaving an unused "leg" of right-of-way.*

DDS

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

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

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

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4737 APN: Right-of-Way along eastern perimeter of parcel 125-07-701-004

Name of Property Owner: City of Las Vegas

Name of Applicant: Bart Anderson

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: Barton T Anderson

Print Name: BARTON T. ANDERSON

Subscribed and sworn before me

This 16 day of June, 2004

Carolyn M. Caviness

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
CAROLYN M. CAVINESS
No. 93-3336-1 My Appointment Expires April 14, 2005

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4745 - APPLICANT/OWNER: WARMINGTON HOMES NEVADA - Petition to Vacate a Bureau of Land Management Right-of-Way Grant Easement generally located west of Hualapai Way, south of Alexander Road, Ward 4 (Brown).

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:
GOYNES – APPROVED Item 6 [SUP-4688], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745] subject to conditions, and subject to conditions and adding the following condition on Item 7 [SDR-4687]:

- **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.**

– UNANIMOUS with TRUESDELL and EVANS excused

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

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

MINUTES – Continued:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 9 [SUP-4690], Item 17 [SDR-4749] and Item 18 [VAC-4700] be removed from One Motion One Vote. Staff received a protest letter for Item 9 and Item 17. Item 18 needed to be heard with Item 53 [ZON-4699].

COMMISSIONER McSWAIN requested Item 10 [SUP-4693] be removed from One Motion One Vote. She also stated that she would be abstaining on Item 22 [VAC-4722].

COMMISSIONER STEINMAN requested Item 25 [VAC-4747] be removed from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that Public Works would be adding a condition on Item 7 [SDR-4687]. GINA VENGLASS, Public Works, read into record the added condition and stated that she believed the applicant was aware of the added condition.

BARRY GREEN, 3531 E. Russell Road, requested Item 15 [SDR-4731] be removed from One Motion One Vote so a discussion could take place. VICE CHAIRMAN NIGRO concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4688], Item 7 [SDR-4687], Item 8 [SUP-4541], Item 13 [SDR-4657], Item 14 [SDR-4726], Item 19 [VAC-4707], Item 20 [VAC-4710], Item 21 [VAC-4711], Item 22 [VAC-4722], Item 23 [VAC-4737] and Item 24 [VAC-4745]

(7:01 – 7:08)
1-2005

CONDITIONS:

1. 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 Vacation.

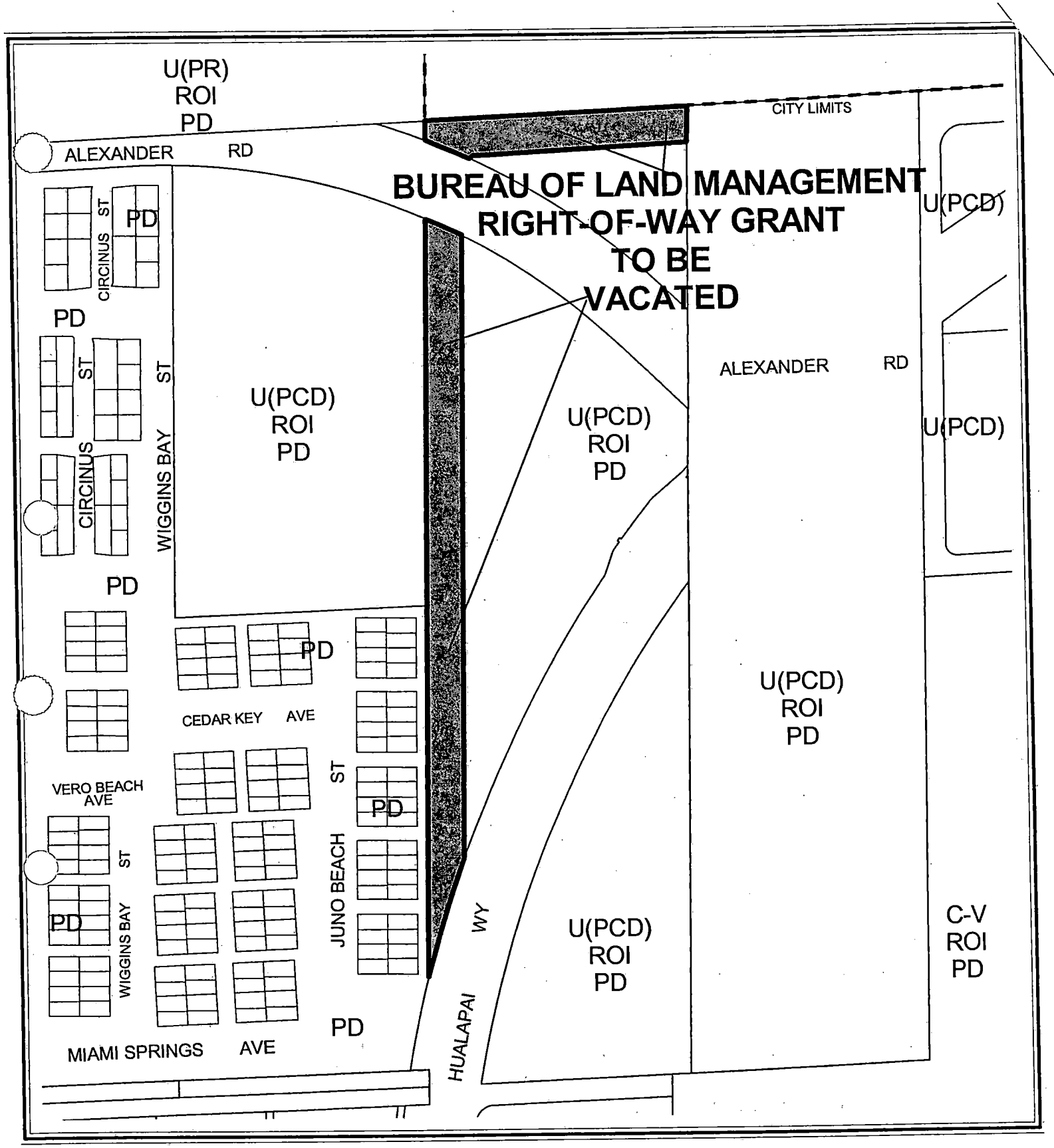
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

CONDITIONS – Continued:

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

4. The Order of Vacation shall not be recorded until all of the 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.

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



CASE: VAC-4745

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4745 - APPLICANT/OWNER: WARMINGTON HOMES NEVADA

** CONDITIONS **

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

1. 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 Vacation.

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

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

4. The Order of Vacation shall not be recorded until all of the 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.

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

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate a Bureau of Land Management Right-of-Way Grant generally located west of Hualapai Way, north and south of Alexander Road.

B) Applicant's Justification

The applicant justifies this application by stating that the portions of the Right-of Way Grant that is the subject of this application are no longer necessary due to the realignment of the Alexander Road/Hualapai Way intersection and the development of the Warmington Homes project on the site.

BACKGROUND INFORMATION

A) Previous Actions

03/06/96	The City Council approved a request to Annex (A-0015-95) approximately 43 acres, including the subject site, north of Gilmore Avenue and west of Kerry Way. Staff supported the request. The Planning Commission recommended approval on 10/26/95. The effective date was 03/15/96.
06/23/97	The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on the subject site as part of a larger request. Staff supported the request. The Planning Commission recommended approval on 06/12/97.
08/20/03	The City Council approved a Major Modification (MOD-2533) to the Lone Mountain Master Development Plan to change the designation of the subject site from PCD (Planned Community Development) to M (Multi-Family Medium Density Residential). Staff supported the request. The Planning Commission recommended approval on 07/24/03.
11/06/03	The Planning Commission struck a request for a Rezoning (ZON-2999) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) Zone.

GL

01/21/04 The City Council approved a request for a Site Development Plan Review (SDR-2534) for a 142-unit condominium development. Staff supported the request. The Planning Commission recommended approval on 07/24/03.

04/08/04 The Planning Commission approved a request for a Tentative Map (TMP-3993) for a 142-unit condominium development on 9.1 acres adjacent to the southwest corner of Alexander Road and Hualapai Road. Staff supported the request.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a Bureau of Land Management Right-of-Way Grant; said property being a portion of the Northwest Quarter (NW ¼) of Section 7, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to incorporate the Right-of-Way Grant area into the existing adjacent parcels for development. The request for Vacation is appropriate, as the right-of-ways for Alexander Road and Hualapai Way have been realigned in the area, and condominium development has been approved on the parcel to the southwest of the new intersection thus created; as a result, the identified portions of the Right-of-Way Grant are no longer necessary.

B) Public Works discussion

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it will only eliminate right-of-way grant easements.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the roadway alignment has been realigned to the east.*

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

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, SDR-2534.*

GL

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 5

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4745 APN: 138-07-103-005

Name of Property Owner: Warmemfam. Homes NV

Name of Applicant: Same

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

_____Yes __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: Greg Oberling Division Pres.

Subscribed and sworn before me

This 28 day of JUNE, 2004

_____

Notary Public in and for said County and State

STEFFANIE F NELSON
Notary Public State of Nevada
No. 01-71113-1
My appt. exp. Sept.14, 2005

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4747 - APPLICANT/OWNER: M T C 118, INC. - Petition to Vacate the stubbed portion of Wittig Avenue east of Durango Drive, 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 – Motion carried with GOYNES 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 that this application is a housekeeping item. Condition 18 of the Site Development Plan Review (SDR-3764) for the Montecito Marketplace commercial development required a submittal for vacation of the stubbed portion of Dorrell Lane (aka Wittig Avenue) prior to the approval of construction drawings, issuance of any permits for this site, or the recordation of a Final Map overlying or abutting the stubbed portion of Dorrell Lane (aka Wittig Avenue) east of Durango Drive, whichever occured first. The request would not eliminate public street access to any abutting parcels or adversely affect any abutting properties.

MINUTES – Continued:

CHRIS KEMPFER, Kummer, Kempfer, Bonner and Renshaw, appeared on behalf of the Montecito Companies. Using the overhead, reiterated MR. CLAPSADDLE'S brief overview of the application. He added these points: The Vacation request would not reduce traffic handling capability; it involves only access right-of-way; the street vacation request does not eliminates public street access to any abutting parcel; the vacation request does not conflict with any existing City requirements; and the Department of Public Works does not object to this Vacation request. He reiterated that this item is a housekeeping item and requested approval from the Commission.

PAUL LARSEN, appeared on behalf of Triple 5 Nevada Development Corporation. MR. LARSEN referenced the Montecito Town Center Development Agreement, the Centennial Hills Town Center and Land Use Guide, and the Centennial Hills Town Center Street Classification to show where Dorrell Lane was being contemplated as an 80-foot right-of-way. He also gave a brief history regarding the site plan for the hospital site, which is located immediately south of the proposed site. He added that southeast of the proposed site is a mall site being developed by Triple 5 Nevada Development Corporation, which would be approximately 1.5 million square feet. If both the hospital and mall sites are combined without Dorrell Lane coming through as an 80-foot right-of-way, it would probably cause Grand Montecito Parkway and Deer Springs Way to become six lanes. In closing, MR. LARSEN stated that maintaining the right-of-way would relieve some of the traffic on Grand Montecito Parkway and Deer Springs Way and complete an 80-foot right-of-way from Durango Drive and Frontage Road. Therefore, he requested that the Commission deny the Vacation request.

MR. BENDER, Engineer, Triple 5 Nevada Development Corporation, 9510 W. Sahara Avenue, stated that past evaluations of the traffic pattern is this area have been done. However the site north of the hospital, and the hospital itself, are both required to provide an updated traffic study for the area. To date, this has not been done. If a traffic study is done, it is MR. BENER'S opinion that they would find that Dorrell Lane is an essential integral part of the traffic circulation. Although this item may be a housekeeping issue, MR. BENDER felt that it would set a pattern to correct something later.

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of JAY BROWN, who represented the residents west of the proposed site. The residents' concern is that if there is no street, they would not have pedestrian access to the park.

MR. KEMPFER responded that a road cannot be created where no right-of-way for the road exists. However, the City could choose to pay millions of dollars to condemn it.

MINUTES – Continued:

VICE CHAIRMAN NIGRO requested to hear comments from staff. GINA VENGLASS, Public Works, confirmed that Dorrell Lane never existed as a right-of-way or in patent easements. She added that when Montecito Town Center mapped an overall commercial subdivision for the site, it was determined that Dorrell Lane would not be a public street. It could be a roadway with joint access between the hospital and the marketplace on the north. The roadway is not labeled Dorrell Lane or a dedicated right-of-way. Public Works does not want the right-of-way on that portion of Dorrell Lane. MR. CLAPSADDLE concurred with MS. VENGLASS.

COMMISSIONER McSWAIN questioned an area on the map that referenced Wittig Avenue, but MR. KEMPFER reiterated that this was an alignment even though the road is not dedicated. In response to COMMISSIONER McSWAIN'S question regarding the development agreement and the issue with the right-of-way, MATT WARNER, Montecito Companies, 6600 W. Charleston Boulevard, stated in the development agreement, there were certain roads that were dedicated as right-of-way. These roads were Elkhorn Road, a specific alignment on Grand Montecito Parkway that is not represented by the protestor's plan, Deer Springs Way, Elkhorn Overpass and Tropical Overpass. MR. KEMPFER added that he was advised that the hospital plan identified the top portion as a drainage easement.

COMMISSIONER McSWAIN expressed her appreciation for the presentation, as she had received numerous calls from individuals who believed an existing road was being eliminated.

COMMISSIONER STEINMAN stated he viewed the site and he, like COMMISSIONER McSWAIN, had concerns with a sign indicating Wittig Avenue but the Vacation is for Dorrell Lane. He also did not understand how the area back by the freeway, totaling approximately 1.6 million square feet, was not planned to become a road during the planning process. He added that if and when the hospital and marketplace are constructed, there would be a problem without having proper access for all the residents to the west of the site. He pointed out that although the application is appropriate, from a Planning standpoint, this is an issue that fell through the cracks.

MR. KEMPFER responded that no mall project totaling 1.6 million square feet has yet been approved by the City. The plans that Triple 5 has are what would like to be done and what was previously approved. COMMISSIONER STEINMAN commented that there is a Master Plan in existence, and reiterated that there is going to be a circulation issue at some point. In all fairness, MR. KEMPFER believed that at that time, staff was reviewing a road that all parties believed would go through the center of the Triple 5 property, as Dorrell Lane was not a required roadway.

MINUTES – Continued:

BART ANDERSON, Public Works, gave a brief overview of the original Town Center Plan for COMMISSIONER STEINMAN. He stressed the point that when the decisions were being made, this area was only identified as main street, mixed use. In addition, the streets were simply a recommendation and not a requirement. So the area was proposed to be pedestrian friendly rather than automotive friendly. Since that time, a new proposal was submitted to create a large mall. However, other proposals have been approved and adopted without the requirement of the street. He felt that there was not an error on staff's part for not foreseeing this type of use being proposed now at this location. Thereafter, a discussion took place between MR. ANDERSON and COMMISSIONER STEINMAN regarding areas of the site plan that had holes in the grid system.

VICE CHAIRMAN NIGRO concurred with COMMISSION STEINMAN regarding a traffic issue would exist if a mall is constructed. He commented that the discussion was being based on speculations because even if the application was denied, it does not mean a road would now be approved.

COMMISSIONER DAVENPORT stated the City would have to pay for demolition to occur, so it would make sense to approve the Vacation request for the small portion now. He then asked if any of the trails would provide access to the hospital and other facilities. VICE CHAIRMAN NIGRO confirmed with MR. KEMPFER that the site plan approved for a Smith's shopping center reflected a point of access. Because of the design of the road, MR. WARNER added that the applicant and the hospital are working together to provide access into their sites that would connect to the median breaks. In response to COMMISSIONER GOYNES question regarding would the applicant be willing to ultimately provide access all the way through to the back of the property, MR. WARNER informed COMMISSIONER GOYNES that portions within the development agreement are not titled, so their discussions could only involve what is approved and is being developed on the site plan.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(7:29 – 8:02)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 25 – VAC-4747

CONDITIONS:

Planning and Development

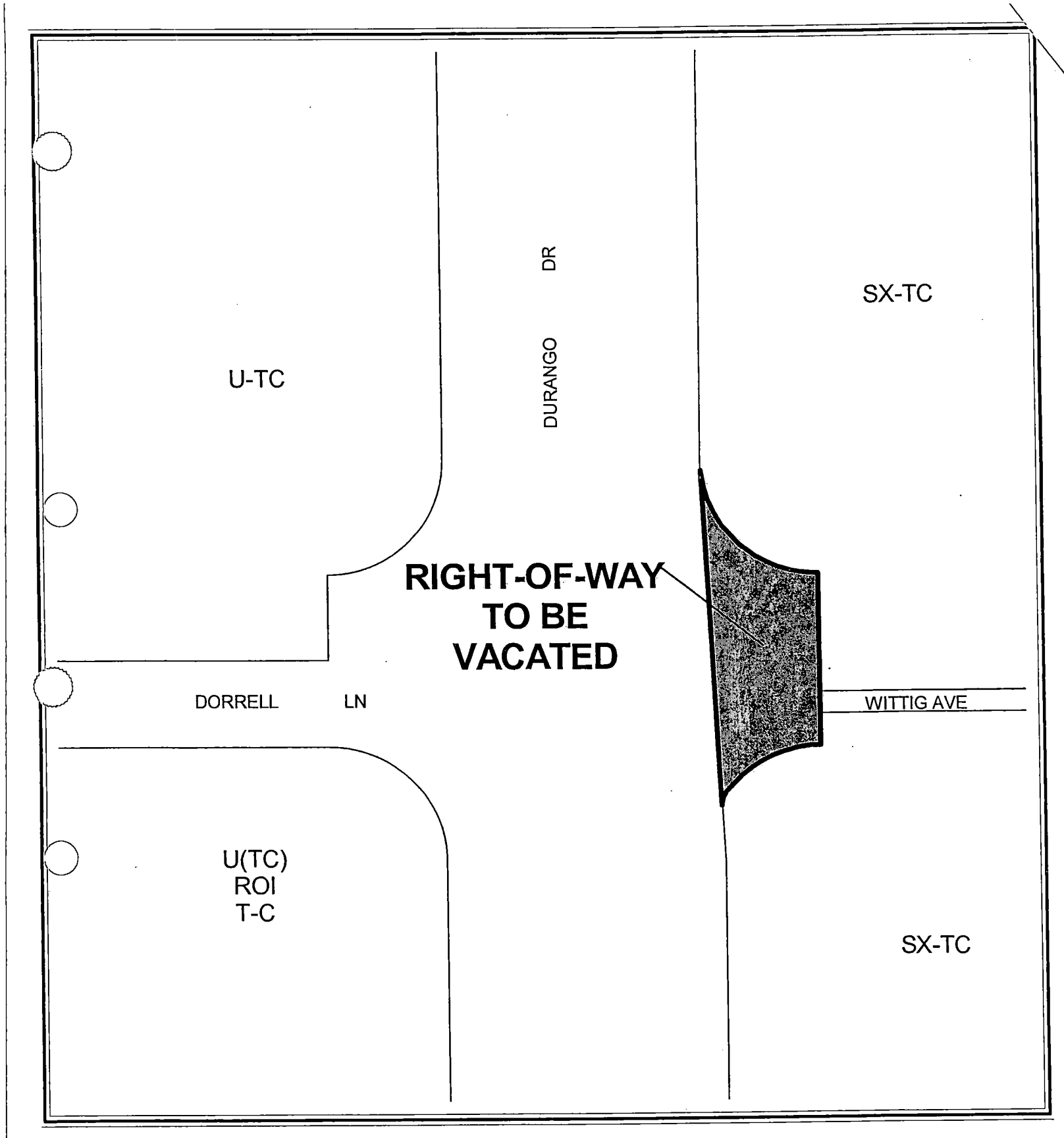
1. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

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

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

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



CASE: VAC-4747

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate the stubbed portion of Wittig Avenue east of Durango Drive.

B) Applicant's Justification

The applicant justifies this request by stating that the subject vacation will satisfy Condition Number 18 of the Site Development Plan Review (SDR-3764) for the Montecito Marketplace commercial development. The right-of-way to be vacated will be incorporated into this development.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning to T-C (Town Center) for this site as part of a larger request (Z-0076-98). The Planning Commission and staff recommended approval.

03/06/02 The City Council approved a request for a Development Agreement (DA-0002-01) to establish a set of development standards for portions of the UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) land use districts within the Town Center Zoning District on 172.46 acres of property generally located north of Centennial Parkway, west of Durango Drive, south of Elkhorn Road, and east of El Capitan Way. The Planning Commission and staff recommended approval.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff recommended approval.

12/04/03 The Planning Commission approved a request for a Site Development Plan Review (SDR-3267) for a proposed hospital on 40 acres adjacent to the northeast corner of Durango Drive and Deer Springs Way. Staff recommended approval.

04/07/04 The City Council approved a Site Development Plan Review (SDR-3764) for a proposed 587,750 square-foot mixed-use commercial development (Montecito Marketplace) on 45.6 acres covering two separate but adjacent sites adjacent to the northeast and northwest corners of Durango Drive and Dorrell Lane. The Planning Commission and staff recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as the North Half and South Half of Wittig Avenue, eighty feet (80') wide, commencing at the east right-of-way line of Durango Drive and extending easterly approximately 54 feet, including the spandrel areas; said property being a portion of the West Half (W ½) of the Northeast Quarter (NE ¼) of Section 20, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

Condition Number 18 of the Site Development Plan Review (SDR-3764) for the Montecito Marketplace commercial development required a submittal for vacation of the stubbed portion of Dorrell Lane (aka Wittig Avenue) prior to the approval of construction drawings, issuance of any permits for this site, or the recordation of a Final Map overlying or abutting the stubbed portion of Dorrell Lane (aka Wittig Avenue) east of Durango Drive, whichever occured first. The proposed vacation of public right-of-way will thus allow for development of a portion of the Montecito Marketplace commercial development. The future Wittig Avenue will not bisect this development. Traffic-handling capability for these streets will not be compromised as a result of the proposed vacation, as this portion of right-of-way never experiences traffic. The request would not eliminate public street access to any abutting parcels or adversely affect any abutting properties.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street rights-of-way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A. It is to eliminate a stub for a future street that the adjacent development will not use.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is not currently used for traffic purposes.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes, a stub for a street that won't be used.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, a commercial site previously reviewed under SDR-3764.*

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 2

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4747 APN: 125-20-101-017

Name of Property Owner: M T C 118 INC.

Name of Applicant: M T C 118 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: _____

Print Name: Frank Nielsen

Subscribed and sworn before me

This 28 day of June, 2004

Marsha Bloss

Notary Public in and for said County and State

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

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

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

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

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

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the Planning Commission held this in abeyance to the 8/12/2004 Planning Commission meeting to allow the applicant time to redesign the Site Plan with a lower retaining wall on the east boundary of the site. The wall height now

MINUTES – Continued:

meets Title 18, and the Waiver is no longer needed. In addition, the open space square footage still meets the standards of the Code, although some of the open space is at a 2:1 slope.

ROBIN HOGAN, Concordia Homes, 980 American Pacific, Suite 100, Henderson, reiterated MR. CLAPSADDLE'S brief overview of the application. She added that at a previous meeting, a resident, MRS. DEBRUYN, expressed concern regarding having a backyard view of an eleven foot retaining wall with an additional six foot screen wall, and the applicant now felt that this concern has been mitigated.

SARAH DEBRUYN, 4441 Rockaway Beach Street, expressed her appreciation for MS. HOGAN and the Commission's diligence in taking her concerns seriously, as she felt the original proposed retaining wall would have given the effect of a jailed environment. Although the proposed plan is not ideal, she was appreciative of the landscaping and the spacing allowed between her backyard property line and the resident across from hers. She is still concerned with the drainage and avoiding trapped water in the open space due to rainfalls/flooding. She would like to see plenty of landscaping, which would enhance the existing landscaping, which has sloping and shrubbery.

GINA VENGLASS, Public Works, stated that the applicant is working on a drainage study on this site and amending it to the applicable changes. She added that Public Works felt that the drainage concerns would be mitigated.

For the record, MR. CLAPSADDLE clarified that the correct map staff and the applicant are in agreement with is in the back up documentation and not what was reflected on the overhead at this meeting.

In response to COMMISSIONER STEINMAN'S question regarding a landscaping plan, MS. HOGAN replied that a landscaped plan has not yet been submitted. One would be prepared in accordance with the City's requirements, which staff would have the opportunity to review and approve prior to construction. COMMISSIONER STEINMAN then emphasized the need for landscaping on the slope, such as trees and plants. MS. HOGAN concurred. COMMISSIONER STEINMAN concurred with COMMISSION STEINMAN'S request.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(8:02 – 8:09)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 26 – TMP-3692

CONTINUED:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning (SDR-1666), Site Development Plan Review (SDR-1667), and the Lone Mountain West Master Plan Development Standards, other than as approved through this application.

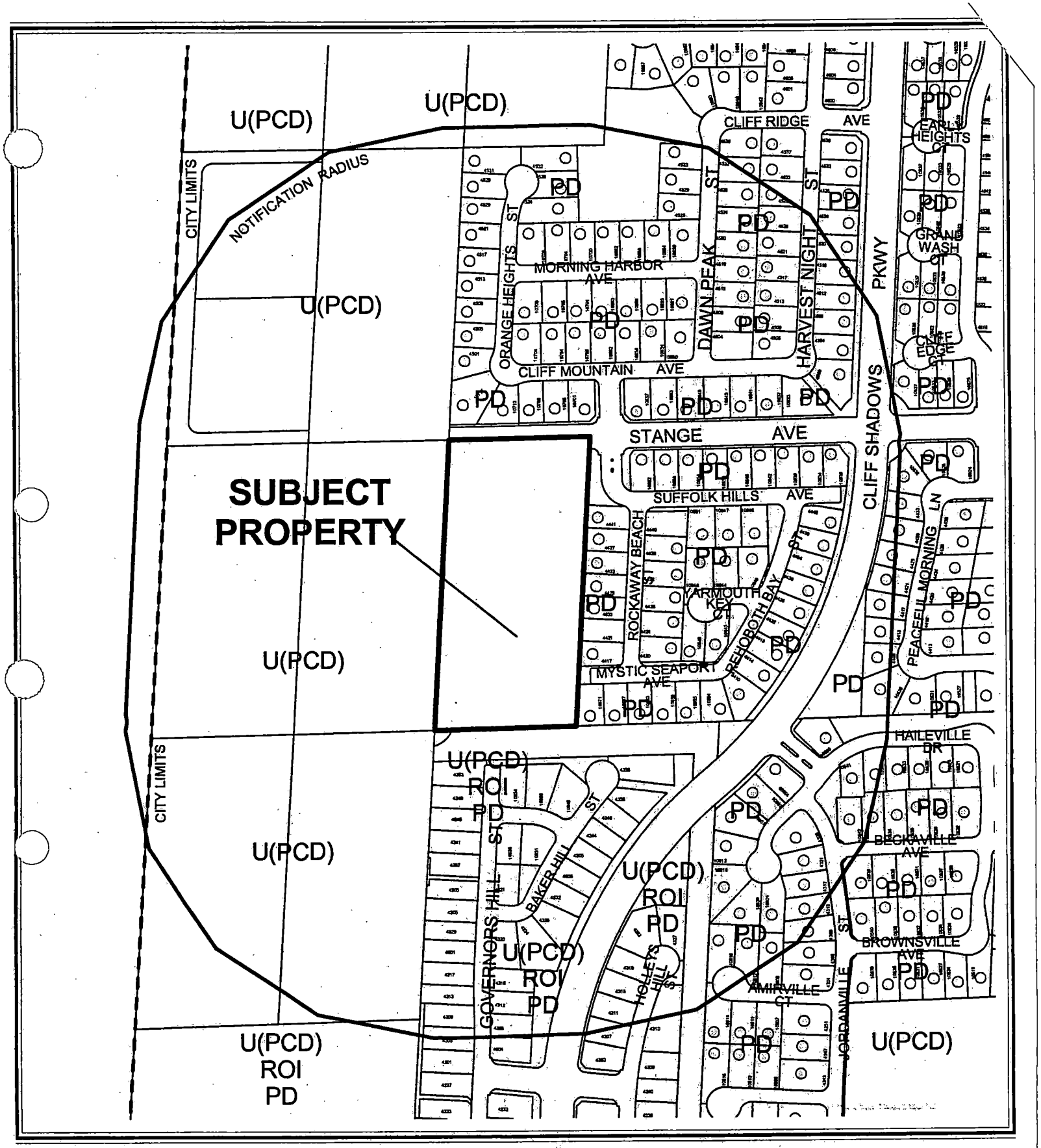
3. Street names must be provided in accord with the City's Street Naming Regulations.

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

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-1666 and all other subsequent site-related actions.

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

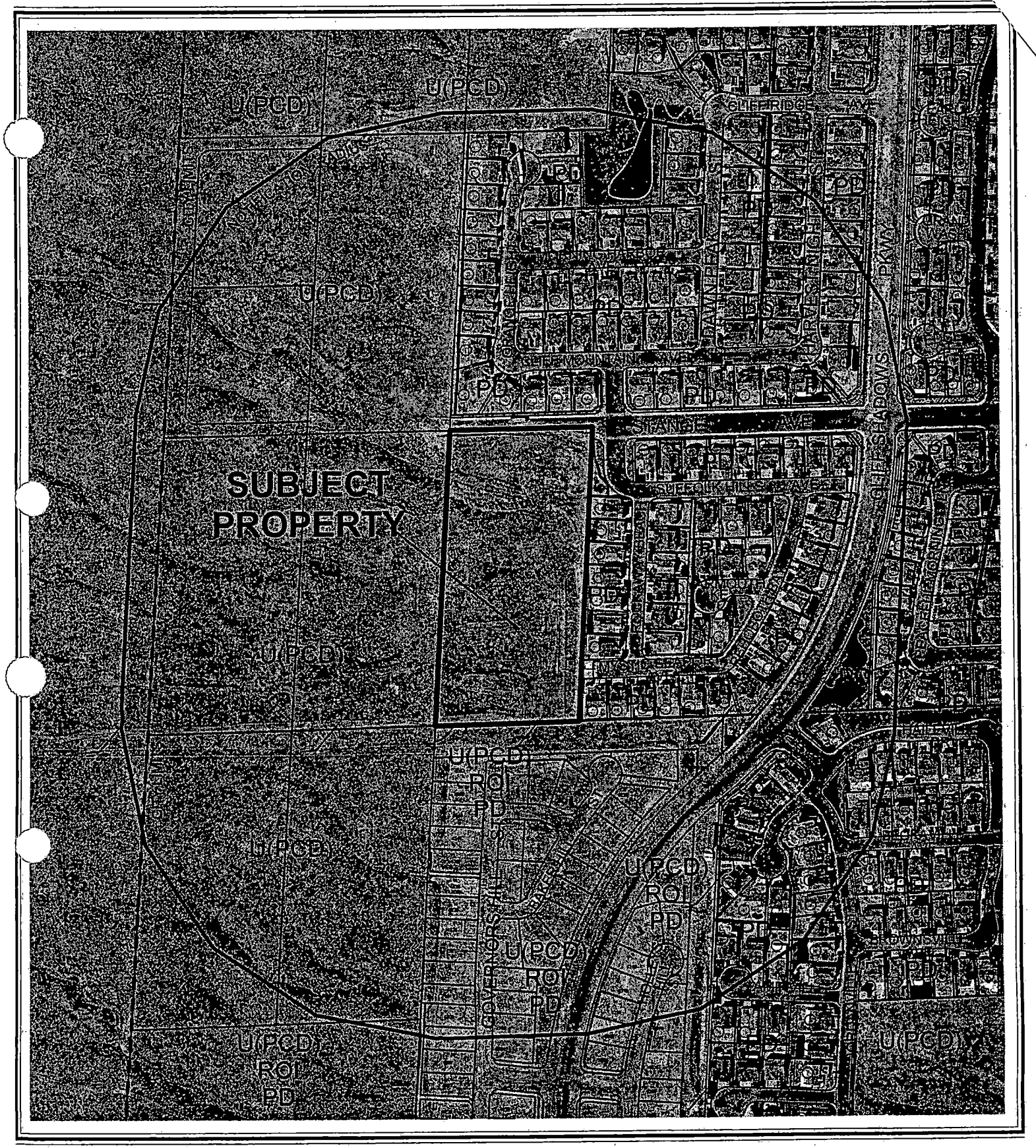


CASE: **TMP-3692**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) [LOW DENSITY RESIDENTIAL LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION]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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP REHEAR - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 – APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.

** CONDITIONS **

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

Planning and Development

1. Approval of the revised Tentative Map dated 07/22/04 shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Rezoning (SDR-1666), Site Development Plan Review (SDR-1667), and the Lone Mountain West Master Plan Development Standards, other than as approved through this application.

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

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

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-1666 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a rehearing of a revised Tentative Map titled Concordia at Lone Mountain West Unit 6, a 23-lot single-family residential subdivision on 5.5 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway.

B) Applicant's Justification

A justification letter is not a required component of the Tentative Map application packet.

BACKGROUND INFORMATION

A) Previous Actions

06/14/99	The City Council approved a rezoning (Z-0024-99) to PD (Planned Development) on adjacent properties as part of a larger request, which formed the Lone Mountain West Master Development Plan Area. The Planning Commission and staff recommended approval.
02/05/03	The City Council approved an annexation (A-0038-02) for property located in various parts of the city under the provisions of NRS 268.597, including the subject site. The Planning Commission recommended approval. The effective date was February 14, 2003.
02/05/03	The Planning and Development Department administratively approved a Minor Modification (MOD-1669) to the Lone Mountain West Master Development Plan to add the subject site into the plan area.
04/02/03	The City Council approved a Rezoning application (ZON-1666) from U (Undeveloped) to PD (Planned Development) on the subject site. The Planning Commission and staff recommended approval.
04/16/03	The City Council approved a Site Development Plan Review application (SDR-1667) for a 24-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended approval.

02/26/04 The Planning Commission approved a Tentative Map (TMP-3692) for a 23-lot single-family residential subdivision (plus common lot for open space element) on 5.5 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway; however, during the subsequent Technical Flood Study review, it was determined that the site was designed with retaining walls that did not conform to the cross-sections submitted with the Tentative Map and which exceeded the perimeter retaining wall heights specified in Title 18.08.110. Such a request must be provided to all property owners within 300 feet of any perimeter section which exceeds the requirements, and must be approved by the Planning Commission at a public hearing.

07/08/04 The Planning Commission approved a request to rescind the approved Tentative Map TMP-3692. If the approved Map is rescinded, then this revised Tentative Map and request for a Waiver from maximum retaining wall heights may be considered by the Planning Commission.

07/08/04 The Planning Commission held in abeyance to the 08/12/04 Planning Commission meeting the request for a revised Tentative Map and a Waiver from maximum retaining wall heights to allow the applicant time to redesign the site plan with a lower retaining wall on the east boundary of the site.

B) Pre-Application Meeting

12/10/03 Discussion occurred regarding the special conditions of the Site Development Plan Review (SDR-1667), specifically the perimeter block walls on the west perimeter of the site.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.5

B) Existing Land Use

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

C) Existing Zoning

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

D) General Plan Compliance

The PCD (Planned Community Development) category of the Centennial Hills General Plan allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses.

The Lone Mountain West Master Plan designates this site as Low Density Residential, which allows up to 6 units per acre.

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

The Lone Mountain West Plan directs the development of land within the plan area by prescribing land uses and establishing minimum standards for development. The result of the Lone Mountain West Plan is that development is able to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Lone Mountain West Master Development Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	NA	4,804 s.f.	NA
Min. Lot Width	NA	46 feet	NA
Number of Lots	1	23	Y
Max. Density	6.49	4.18	Y
Private/Public Street	NA	Private	NA
Min. Street Width	39 feet	39 feet	Y

The submitted Tentative Map meets or exceeds the applicable development standards of the Lone Mountain West Master Plan.

B) General Analysis Discussion

- General information (Residential)

The proposed 23-lot single-family residential subdivision takes access off of Stange Avenue, a 60-foot wide local collector, and provides access to the lots from 39-foot wide private streets. Perimeter landscaping will be provided within 6-foot wide common lots along Stange Avenue and Kersee Street. Access to the open space area has been expanded to 20 feet in width per condition number 4 of the Site Development Plan Review (SDR-1667).

- Cross Section

The submitted cross-sections depict topography of this site such that there are extreme variations in height. The retaining walls depicted on the west perimeter of the site have been terraced in 6-foot sections with four feet of horizontal separation in accordance with Title 18. The conditions of approval for the Site Development Plan Review (SDR-1667) addressed the treatment of the perimeter and interior walls of the site; however, the Tentative Map and cross-sections as originally submitted for the Technical Drainage Study and review exceeded the maximum retaining wall heights of Title 18.08.110.

This would have resulted in a nearly 12-foot retaining wall with a perimeter wall on top of that, directly adjacent to the rear yards of eight existing homes in an earlier phase of Concordia's Lone Mountain project. Private owners in existing homes, some only 20 feet from the rear lot line, would have had a wall potentially nearly 18 feet in height on the rear lot line. The applicant had appeared at the 07/08/04 Planning Commission meeting to have the Tentative Map reconsidered with a request for a waiver from the retaining wall height.

The Commission determined this to be an excessive burden to introduce into an existing development, and requested that the developer formulate a method of innovatively spreading the additional six feet of elevation east-west through the proposed Unit #6. The applicant has subsequently redesigned the site layout, shifting the lots approximately 23 feet to the west. This allowed the placement of a common lot along the east boundary of the site at a 2:1 slope. This slope will terminate at the base of the existing perimeter wall on the east boundary of the site. As a result, no retaining wall will be necessary along the east boundary of the site.

With this redesign, the developer has been forced to reconfigure the open space on the west edge of the site; however, the site as currently designed still meets the minimum open space requirements of the Code. As a result, approval of the revised Tentative Map is recommended.

- Trails

While no trails are required on the subject property, for reference a 50-foot wide multi-use trail is required on the property to the south of this site by Map Number 8 of the Transportation Trails Element of the General Plan and the Lone Mountain West Master Development Plan.

This trail was included as a part of the civil improvement plans for Concordia @ Lone Mountain West Unit 5 and will be bonded and constructed through that project.

- Special Conditions of Approval (from SDPR)

3. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including widening the access path to the open space area from 10 feet to 20 feet.

7. The applicant shall contribute $42,570.00 to partially support the development cost of Park #2 within the Lone Mountain West Master Plan Area unless an alternate development plan for Park #2 has been submitted to and recommended for approval by the Park Development Team. All appropriate written agreements and/or Master Plan amendments must be reviewed by the Planning and Development and Public Works Departments and approved by City Council prior to the revision or elimination of the payment requirement first noted above. If cash payment is made, such shall be collected by the Land Development Section prior to the issuance of any permits or release of a Final Map related to this site whichever may occur first.

   It is acknowledged that a different contribution amount may be decided upon when implementation of the Master Plan is resolved to be mutually acceptable within the terms of the Plan. If a developer-managed park construction effort is allowed by the revised Master Plan, a performance bond must be presented to the City prior to the issuance of any permits or release of a Final Map whichever may occur first.

8. A revised landscape plan shall be submitted for review and approval prior to submittal of any building permits for this site. The revised plan shall demonstrate compliance with the Lone Mountain West Development Plan plant palette and Urban Design Guidelines and Standards.

11. Any property line wall shall comply with section 3.6 of the Lone Mountain West Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. The walls bordering the access path to the open space area shall have at least the upper 50% of the walls built using wrought iron, to give the path an open and secure feeling.

This Tentative Map as revised meets these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3962 APN: 137-01-201-013

Name of Property Owner: Concordia Homes of Nevada, Inc.

Name of Applicant: Concordia Homes of Nevada, Inc.

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Roberta Hogan

Print Name: Roberta Hogan, Secretary

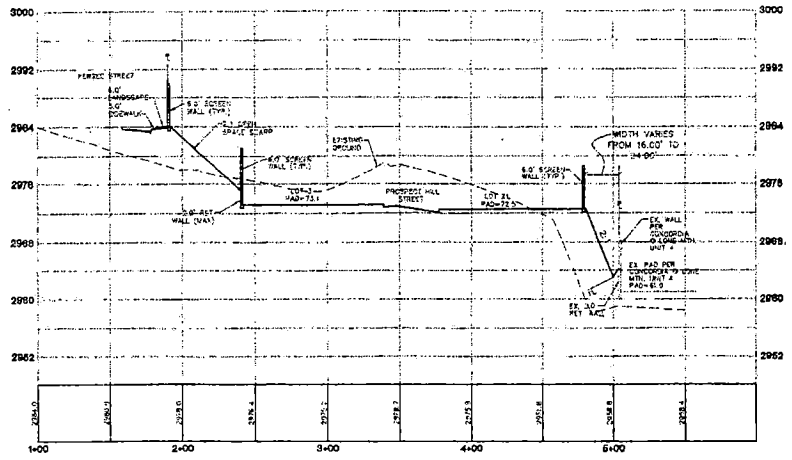
Subscribed and sworn before me

This 17th day of April, 2003

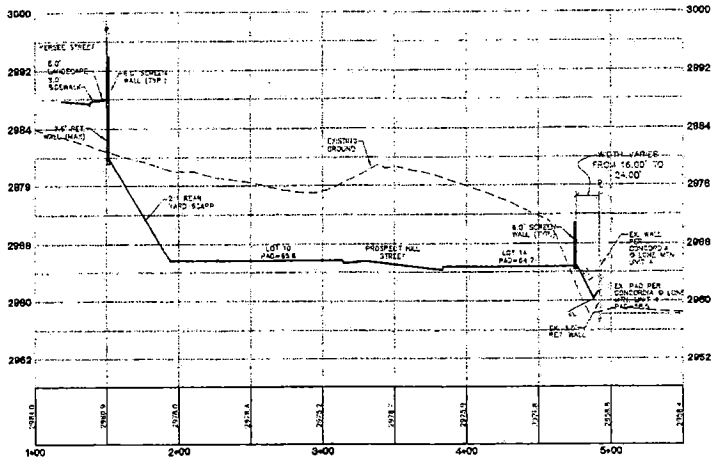
Michelle Valsvik

Notary Public in and for said County and State

MICHELLE VALSVIK
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 12-09-2005
Certificate No: 97-4761-1



WEST / EAST CROSS SECTION 1
HORIZONTAL 1"=40'
VERTICAL 1"=8'



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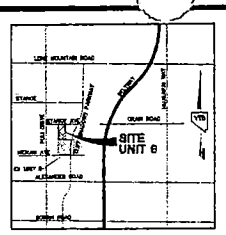
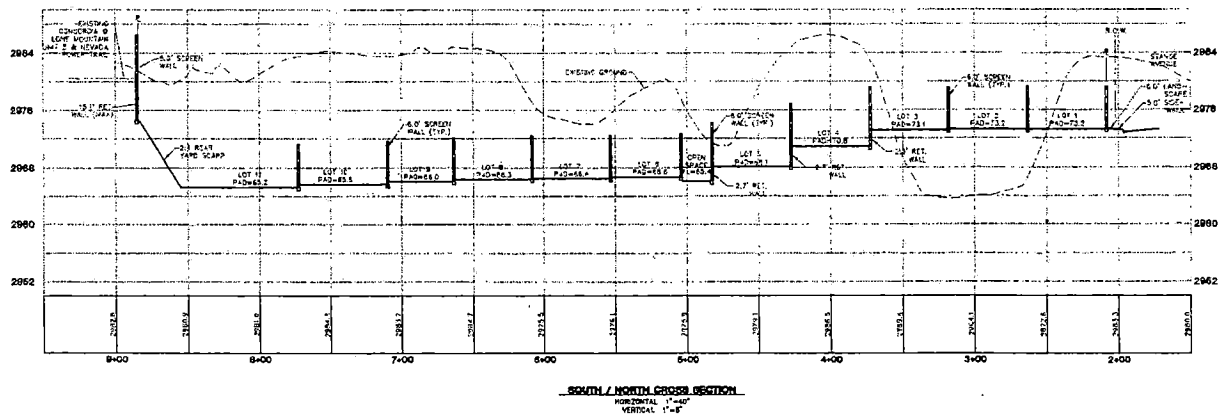




SOUTH / NORTH CROSS SECTION
HORIZONTAL 1"=40'
VERTICAL 1"=8'

Avoid digging underground utility lines. It's easy.
Call before you Dig
1-800-227-2600

Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-593-6111

CONCORDIA HOMES
850 JAMICAN PACIFIC SUITE 100
HENDERSON, NEVADA 89014
(702) 434-3200 CONT: ROBIN HOGAN

CITY OF LAS VEGAS

1727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5116
PH: (702) 873-7591 FX: (702) 367-2301
vtn nevada CIVIL ENGINEERS ● PLANNERS ● LAND SURVEYORS

REV	DATE	BY	REVISION

TENTATIVE MAP CROSS SECTIONS

CONCORDIA @ LONE MOUNTAIN WEST UNIT 6

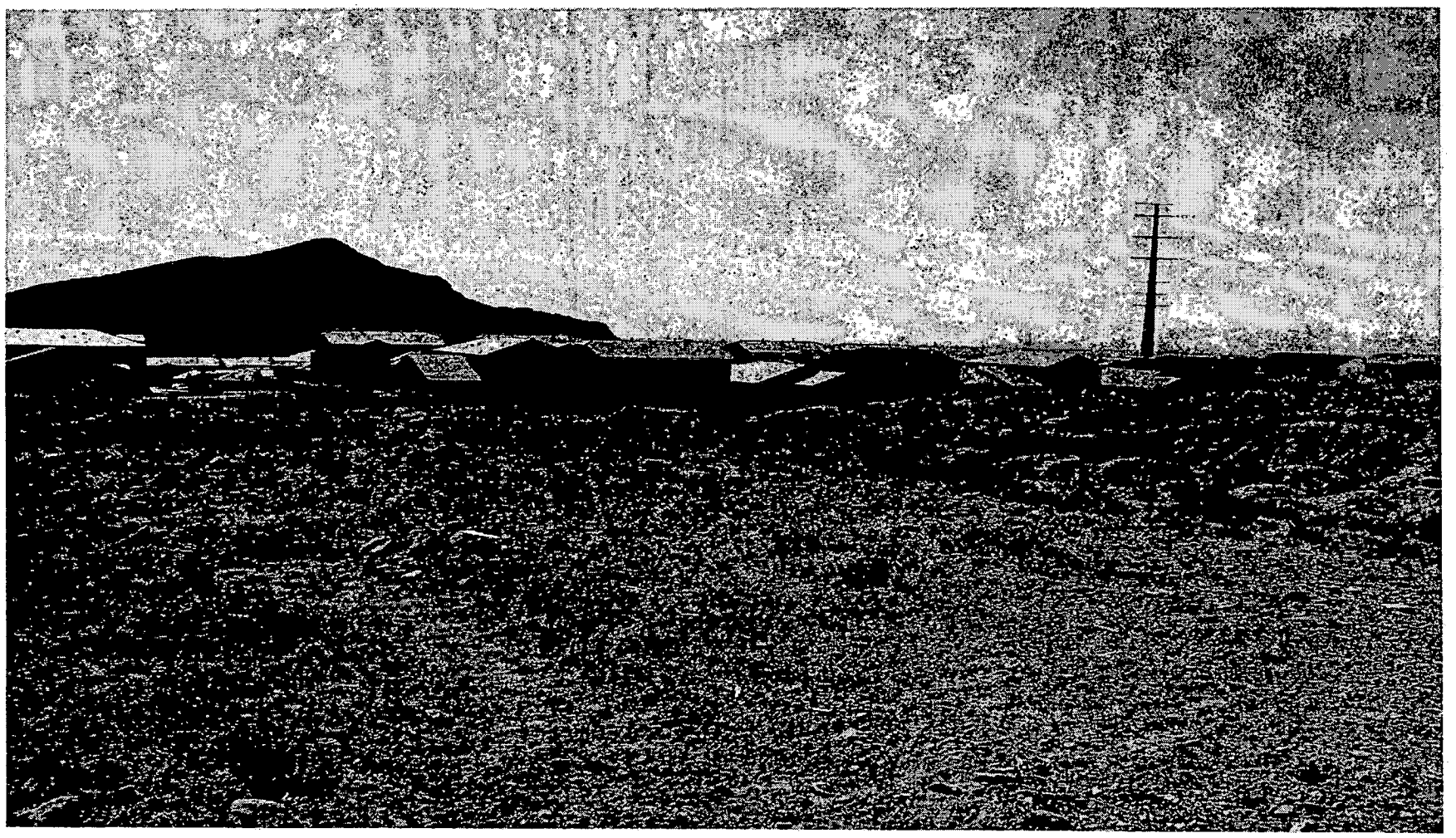
DRAWN BY: SCH — JULY 2004
DESIGNED BY: SCH — JULY 2004
CHECKED BY: AT — JULY 2004
PROJECT NO.: 6347 — SCALE: 1"=40' HORIZ. 1"=8' VERT.

EXPIRES 06-30-06
AARON M. KEARNEY — PROFESSIONAL ENGINEER — STATE OF NEVADA — No. 9353
12/1/04

SHEET TM2
2 OF 2 SHEETS
DRAWING NO.

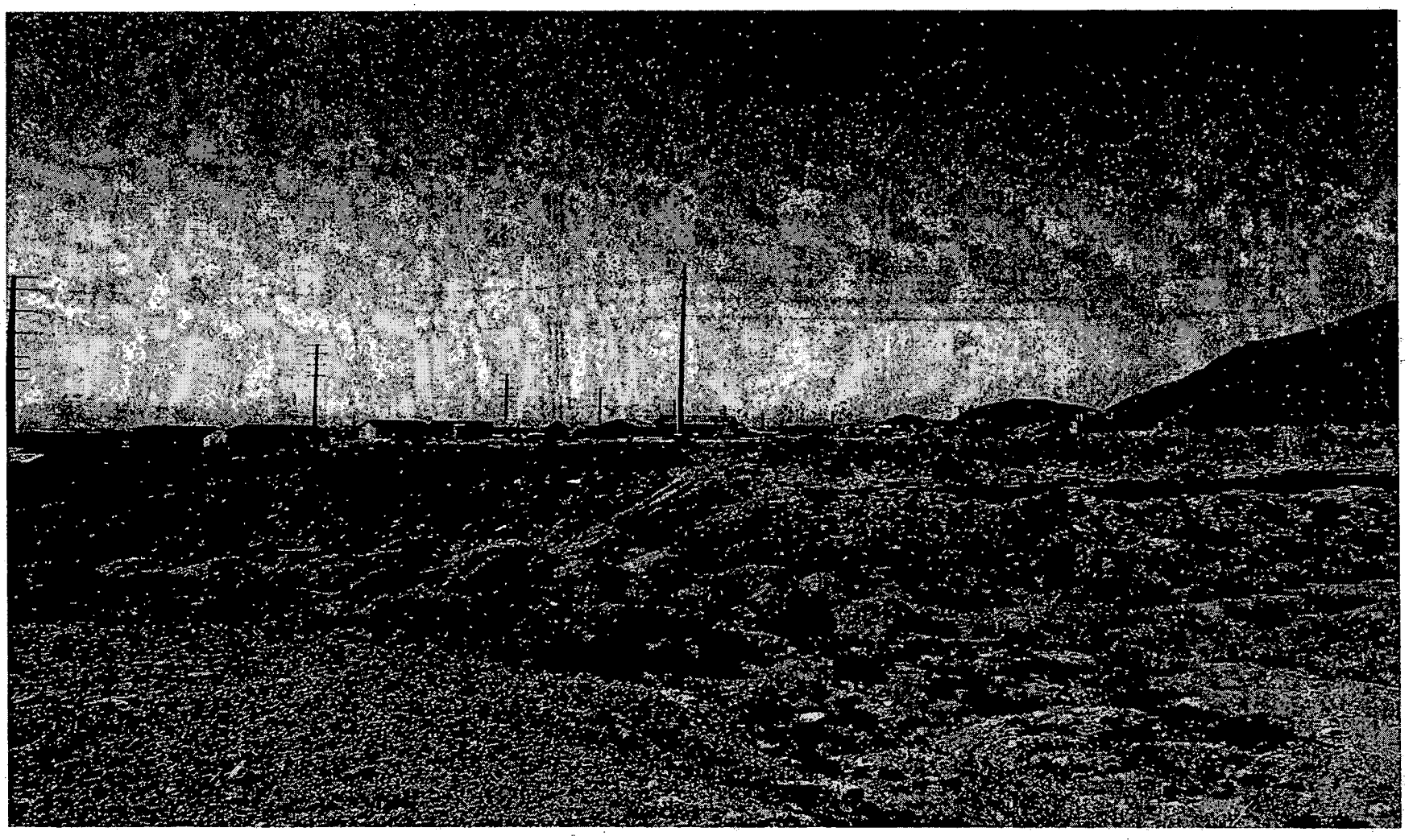
TMP-3692
08-12-04 PC

REVISED
07.29.04



TMP-3692 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.
SOUTH SIDE OF STANGE AVENUE, APPROXIMATELY 660 FEET WEST OF CLIFF SHADOWS PARKWAY
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04



TMP-3692 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.
SOUTH SIDE OF STANGE AVENUE, APPROXIMATELY 660 FEET WEST OF CLIFF SHADOWS PARKWAY
AUGUST 12, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 27

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-4528 - RENOTIFICATION - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: MLA (Medium-Low Attached Density Residential) TO: M (Medium Density Residential) on 10.5 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive (APN 138-28-401-014), 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 – Initial motion for APPROVAL failed due to lack of super majority – Subsequent motion by GOYNES for DENIAL 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:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 27 [GPA-4528], Item 28 [ZON-4529] and Item 29 [SDR-4752].

DAVID CLAPSADDLE, Planning and Development, discussed with DEPUTY CITY ATTORNEY BRYAN SCOTT that despite the lack of a super majority as a result of the abstention, the Commission could discuss the General Plan Amendment along with the other

MINUTES – Continued:

applications to create a record for the future Council hearing. Any motion regarding the General Plan Amendment only will fail due to the lack of a super majority and will constitute a denial.

MR. CLAPSADDLE stated that the General Plan Amendment was held in abeyance to allow the rezoning and the site development plan review applications to be heard with the General Plan Amendment at the same time.

The request to change the General Plan Amendment to M is for the entire 10 acres. The proposed amendment conforms to other applicable adopted plans and policies, which include approved neighborhood plans, and encourages quality infill development. The Rezoning application is for the western five acres of the site. The "Not a Part" portion will be a future phase of the project that will come back at a later date as a rezoning and a site plan review. Although the 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 would be substantially less.

CHRIS KEMPFER appeared on behalf of the applicant. He concurred with MR. CLAPSADDLE'S overview of the applications. He added that although the request to change the General Plan Amendment from Medium Low to Medium, the impacts with these higher density projects, such as traffic, noise and crime, would not be so with assisted care facilities. He added that this was a great project and good for the community. He then expressed his appreciation for staff's hard work on the proposed project.

SHERI OLSEN, 216 Star Cluster Circle, STEVEN YOUNG, 270 Star Cluster Circle, PAM MORETTI, 262 Star Cluster Circle, also spoke on behalf of ENRIQUE ROMAN, 266 Star Cluster Circle and referenced a letter MR. ROMAN had written to SUE PRESCOTT, and J.D. FRANK, 257 Lucky Star Court, all commented that there are 56 units in the Starfire I community and over 75 percent of the community do not oppose an assisted care facility. However, their concern is the change from 90 units to approximately 200 units, which is in excess for the proposed site. There are already a total of 108 units, as the proposed project would add an additional 200 units, so the concern is what impact traffic would have. Silver Sky is the only access out of their properties for both Starfire I and II communities. Further down, there are some other homes, which have only one access out of their properties, which is on Roland Wiley Road. There are children within these communities, and the residents would like to see a traffic signal installed at Roland Wiley Road and Westcliff Drive. In addition, they would like to see additional landscaping, such as pine trees along the adjoining walls, which would create some privacy, as the proposed project would be three stories high. Lastly, the residents would like to know when construction would begin for the "Not a Part" phase of the project.

MINUTES – Continued:

BARBARA BUCKLEY, Assemblywoman, representing Assembly District 8 and Majority Leader at the Nevada State Assembly, 5442 Holbrook Drive, Las Vegas, stated she supported the project and gave a brief history of the birthing of the proposed project. She stressed the fact that assisted living can be costly, and elders on social security, without a savings, only choice is a nursing home paid for by Medicaid. A pilot project was looked into for non-profit affordable housing resources with assisted living resources to see if a solution could be found for those that could not afford state-of-the-art facilities. Individuals would have the ability to age in place with dignity without having to be forced into nursing homes. A committee was formed and commitments have been made with donations from government entities, as well as, private donations, and a non-profit developer has been chosen. She also stated that during the birthing of this project, gaps in the system were found, and it is their goal to pass legislation to correct those issues. She concluded by stating that their intent was to always work with and meet with residents and pleaded that even more needed to be done to create assisted living options for those that do not have massive bank accounts.

JUANITA CLARK, Charleston Neighborhood Preservation, requested information regarding the number and dates of meetings held with the residents, as ASSEMBLYWOMAN BUCKLEY stated had occurred earlier.

MR. KEMPFER responded that neighborhood meetings were held and basically addressed the residents concerns, such as traffic. He then reiterated how this type of project does not have an impact like higher density projects have. He added that only up to 20 percent of the elderly would have automobiles. There would be 90 units in the first phase and then the "Not a Part" portion would be 80 units in the second phase. The traffic study shows, for a ten-acre facility, 263 trips per day at an assisted care facility, which is inclusive of the employees coming and going, deliveries and the visitors.

COMMISSIONER McSWAIN stated that the project looked nice and appreciated ASSEMBLYWOMAN BUCKLEY'S comments. She questioned about the possibility of a bus turnout. MR. KEMPFER responded that discussions are taking place to ensure that public transportation is available, as some of the elderly would use public transportation. COMMISSIONER GOYNES believed that the Regional Transportation Commission would be required to take a City or County street to build a cut in for public transportation to and from this proposed facility. MR. KEMPFER added that his client informed him that one of the services this type of facility provides is transportation buses.

VICE CHAIRMAN NIGRO confirmed with MR. KEMPFER that he understood the application would be denied due to lack of super majority. ROBERT GENZER, Planning and Development, added that the denial would be explained on the City Council agenda as well.

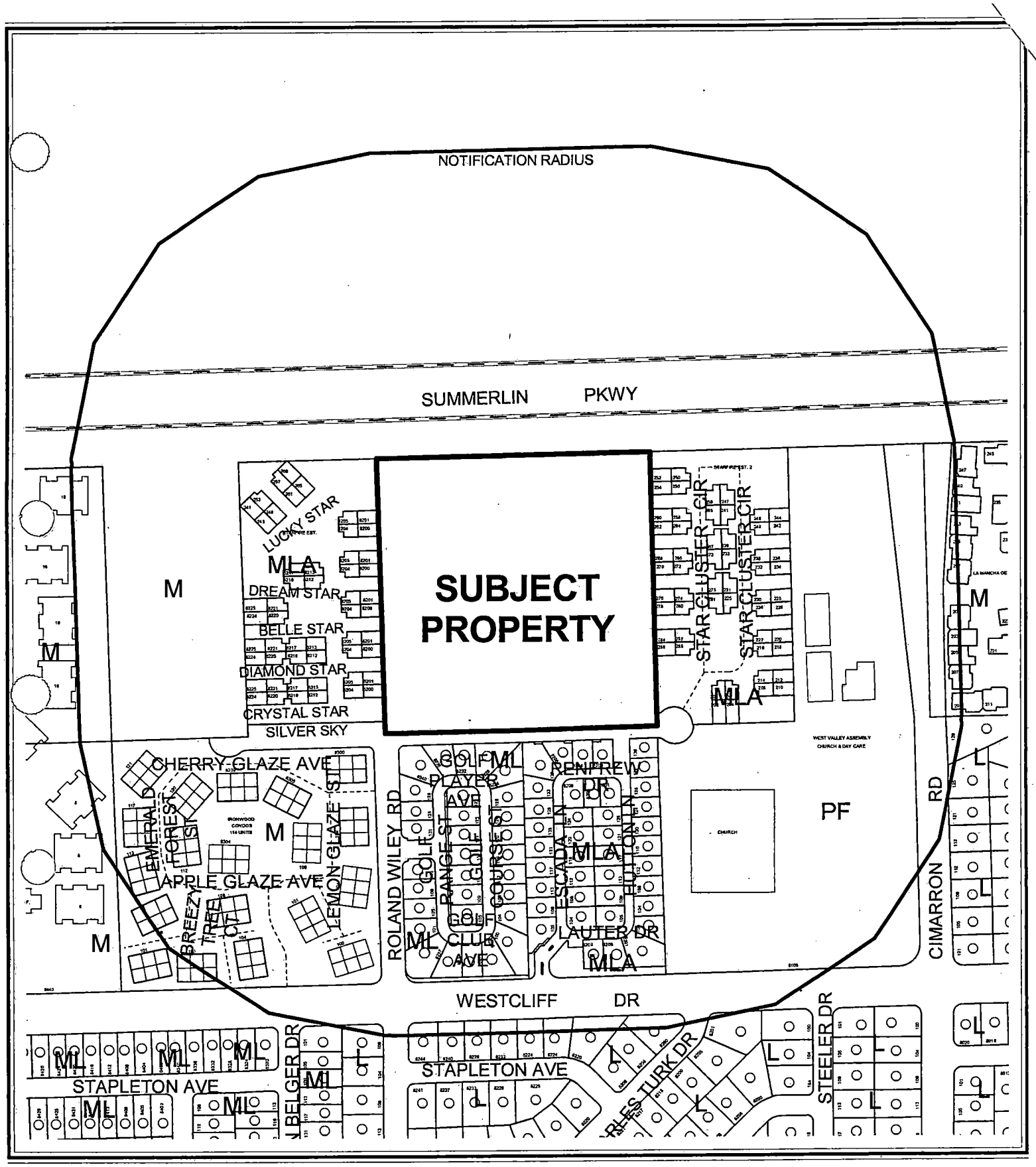
MINUTES – Continued:

MR. CLAPSADDLE responded to COMMISSIONER DAVENPORT by stating staff would provide MS. CLARK the information regarding the number of neighborhood meetings held and what dates these meetings took place.

MR. CLAPSADDLE reiterated to the Commission that the "Not a Part" portion of the project, Phase II, would be a future phase of the project, which would come back at a later date as a rezoning and a site plan review. Since Phase II was not part of the discussion at this meeting, advertising nor a rezoning for this portion of the site was done. He also confirmed for MR. GENZER that approximately five acres consist of the rezoning area, and sufficient acres are currently being rezoned to do an RPD without a Waiver.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 27 [GPA-4528], Item 28 [ZON-4529] and Item 29 [SDR-4752].

(8:09 – 8:39)



0 200 400 Feet

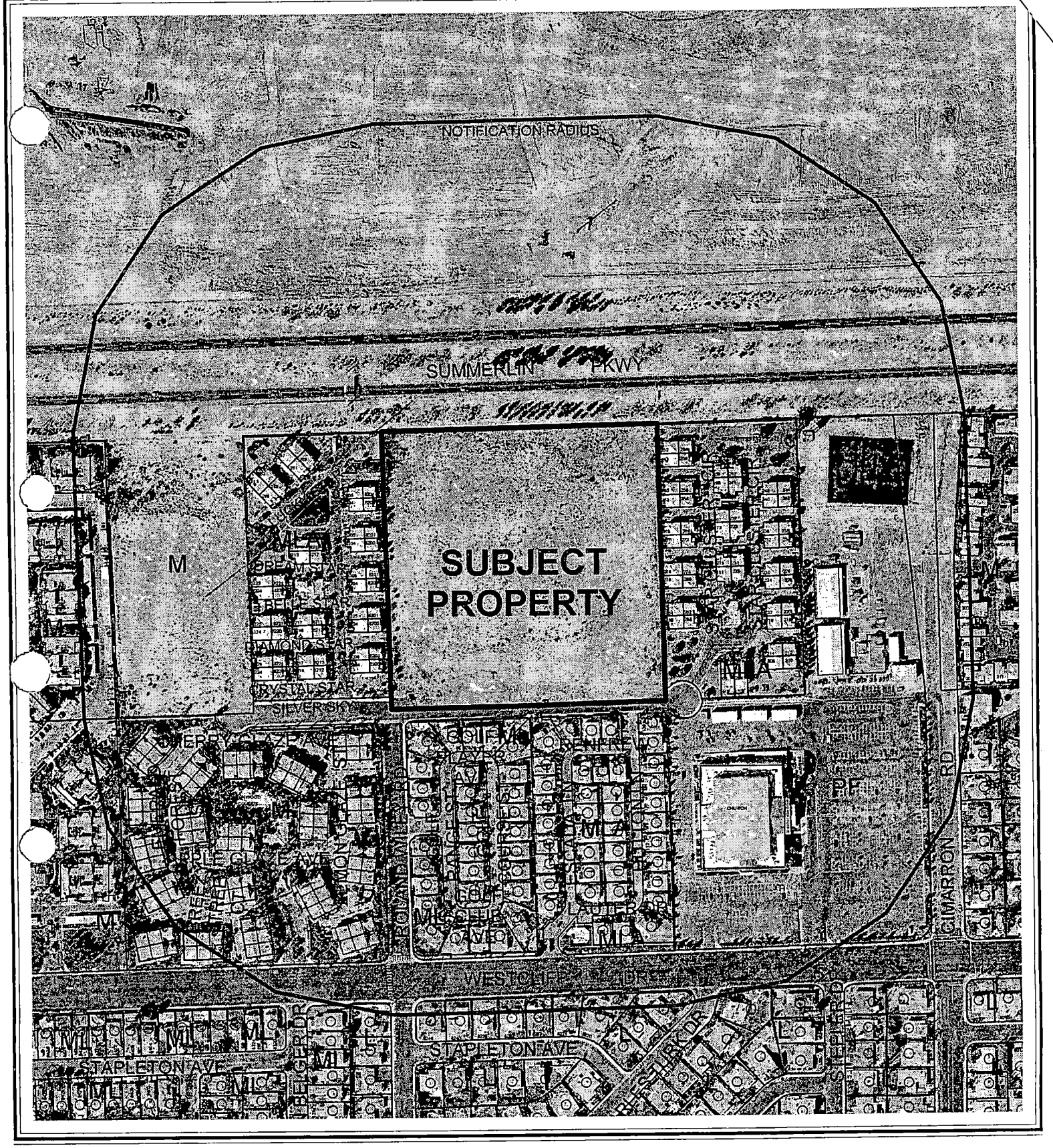
CASE: **GPA-4528**

RADIUS: 750 FT

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

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

N



0 200 400 Feet

CASE: **GPA-4528**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-4528 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive from MLA (Medium-Low Attached Density Residential) to M (Medium Density Residential).

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Medium (12-20 du/ac) and Medium Low (6-12 du/ac) residential land uses.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject property was designated for MLA (Medium Low Attached Density Residential) land uses.
08/18/99	The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
07/08/04	The Planning Commission held this item in abeyance to the 08/12/04 PC Meeting in order to be heard with companion items.
08/12/04	The Planning Commission will consider companion applications for a Rezoning (ZON-4529) 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 and a Site Development Plan Review (SDR-4752) concurrently with this request.

DETAILS OF APPLICATION REQUEST

Site Area:	10.5 Acres
EXISTING LAND USE	
Subject Property	Undeveloped
North	Summerlin Parkway
South	Single Family Development
East	Condominiums

West	Condominiums
PLANNED LAND USE	
Subject Property	MLA (Medium-Low Attached Density Residential)
North	Right-of-Way
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)
EXISTING ZONING	
Subject Property	Undeveloped
North	Right-of-Way
South	R-PD 7 and R-PD8 (Residential Planned Development - 7 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)

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

DEFINITIONS

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

MLA (Medium-Low Attached Density Residential)
(8.1 to 12 dwelling units/gross acre.) The Medium-Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

M (Medium Density Residential)
(12.1 to 25 dwelling units/gross acre.) The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

ROW (Right-of-Way)
A ROW is a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

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

ANALYSIS

The site consists of an undeveloped 10.5-acre tract. The Summerlin Parkway lies to the north, with single-family dwellings to the south and condominiums to the east and west. The redesignation of this site to a Medium Density Residential land use category should not create adverse impacts to the surrounding community. It also advances plan policies that encourage quality infill development on vacant parcels in the City development to be sensitive in use and design to the surrounding development.

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 M (Medium Density Residential) General Plan designation is an appropriate buffer between Summerlin Parkway and the single-family residential properties to the south.

In regard to "2": The densities of residential development which would be permitted under the M (Medium Density Residential) land use designation, with adequate buffering, would be compatible with adjacent single-family homes.

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the uses proposed by the proposed General Plan amendment. Roland Wiley Road would provide adequate access for the residential development.

In regard to "4": Policy 2.1.2 of the Master Plan 2020 states that, "Development on vacant or underutilized lots within exiting residential neighborhoods be sensitive in use an design to surrounding development." Although the subject parcels are not within the "Neighborhood Revitalization Area" to which this policy applies, the context is similar to that area and the policy may be appropriately applied.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

05/26/04 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.

NOTICES MAILED: 310

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4529 APN: 138-28-401-014

Name of Property Owner: City of Las Vegas

Name of Applicant: Silver Sky Asst Living LP

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

_____ Yes ___✓___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: David Roark

Print Name: David Roark

Subscribed and sworn before me

This 24th day of May, 2004

Jill Melone

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51646-1 My Appointment Expires Feb. 16, 2007

N

GRAPHIC SCALE

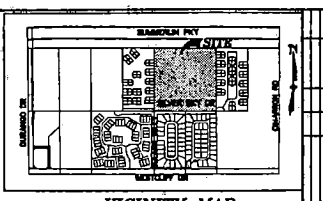
(IN FEET)
1 inch = 100 ft.

SITE DATA

PROPOSED USE :	SENIOR ASSISTED LIVING
AREA :	10 GROSS ACRES
CURRENT GEN. PLAN DESIGNATION:	MEDIUM LOW ATTACHED (5.1-12 UNITS/ACRE)
PROPOSED GEN. PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (12.1-25 UNITS/ACRE)
PROPOSED UNITS:	170
PROPOSED DENSITY:	17.0 UNITS/ACRE

APN NUMBERS

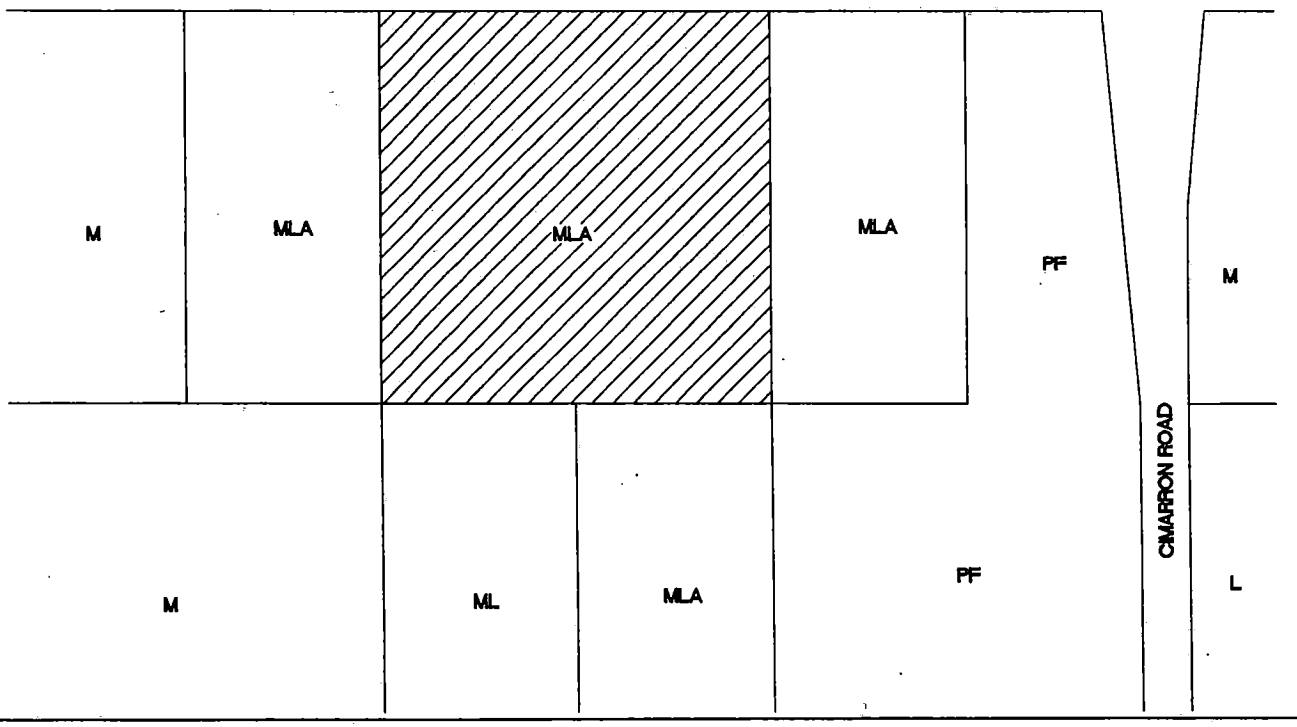
APN: 138-28-401-014



VICINITY MAP
N.T.S.

PR

SUMMERLIN PARKWAY



GPA-4528
07-08-04 PC

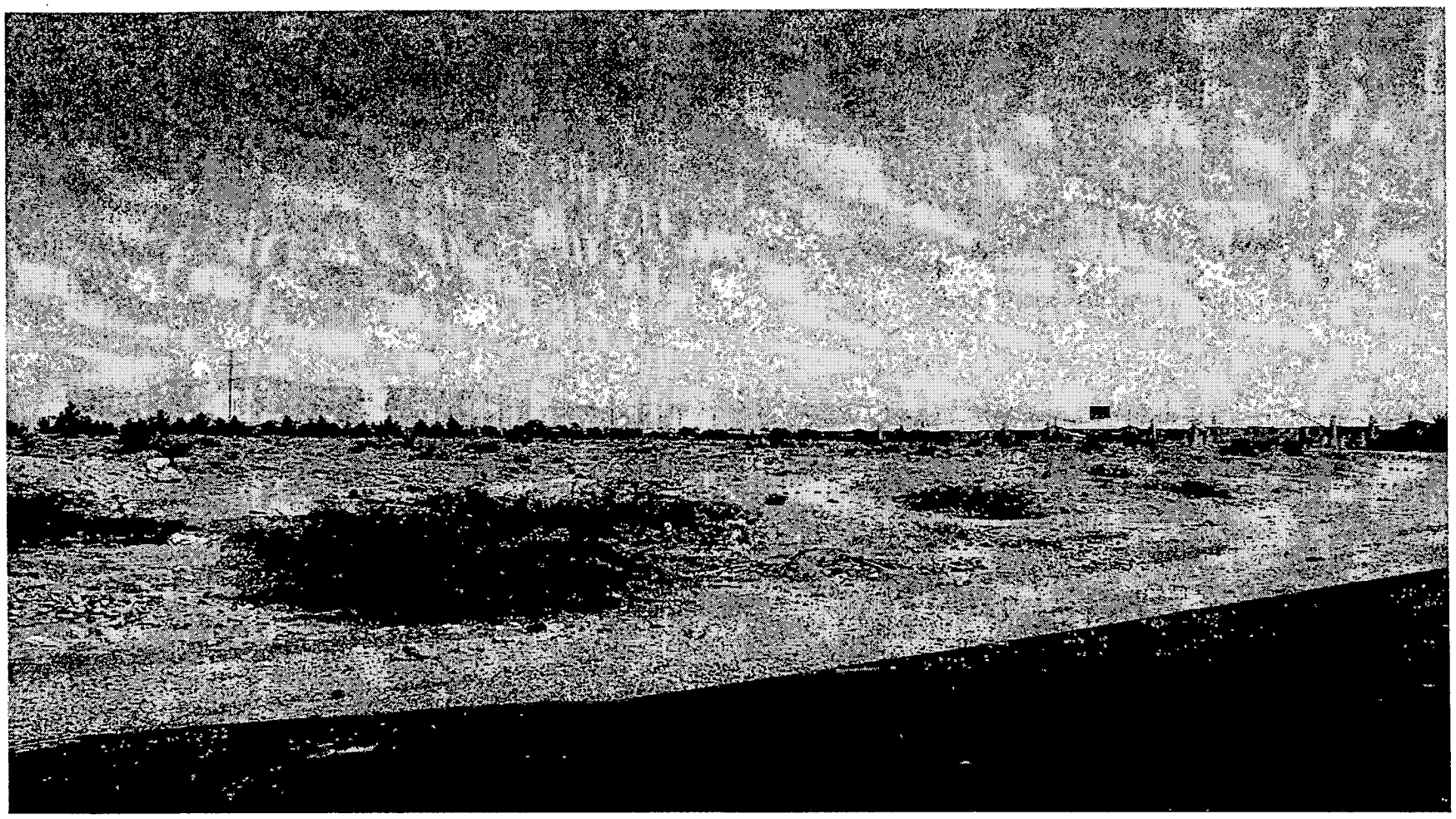
PROJ NO.
DESIGN DRB
DATE 05/17/04
SCALE AS SHOWN
CADFILE GPA-SSLdwg

ORIG DATE
REV. DATE 12/21/04

TRC
Customer-Focused Solutions
BV Engineering Nevada
1000 E. FLAMINGO ROAD
Suite #130
Las Vegas, NV 89119
Tel 702-650-0272
Fax 702-650-0517
Web trcsolutions.com

SILVER SKY ASSISTED LIVING RESIDNECE
SILVER SKY ASSISTED LIVING LP
GENERAL PLAN AMENDMENT SITE PLAN

SHEET
GPA
1 OF 1 SHTS
PROJECT ID
SSAL



GPA-4528 - 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.: 28

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-4528 - PUBLIC HEARING - ZON-4529 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [MLA (Medium-Low Attached Residential) General Plan Designation] TO: R-PD17 (Residential Planned Development - 17 Units Per Acre) on 5.56 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive (APN 138-28-401-014), 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 28 – ZON-4529

CONDITIONS:

Planning and Development

1. General Plan Amendment (GPA-4528) to M (Medium Density Residential) land use designation and Site Development Plan Review (SDR-4752) 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. A Resolution of Intent with a two-year time limit.

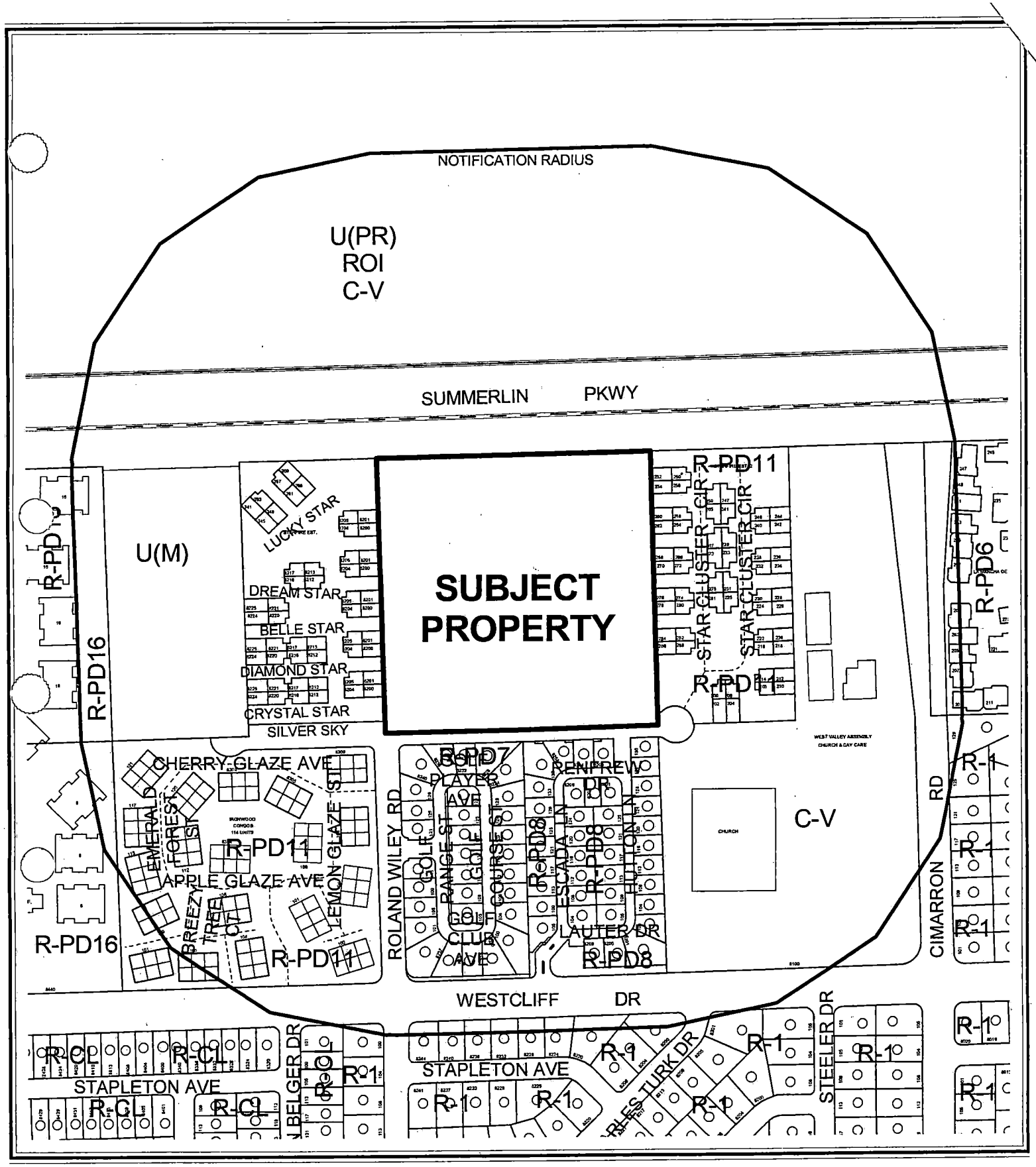
3. This rezoning shall apply to the westerly 5.56 acres of the site.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Silver Sky Drive prior to the issuance of any permits.

5. Construct half-street improvements including appropriate overpaving on Silver Sky Drive 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.

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

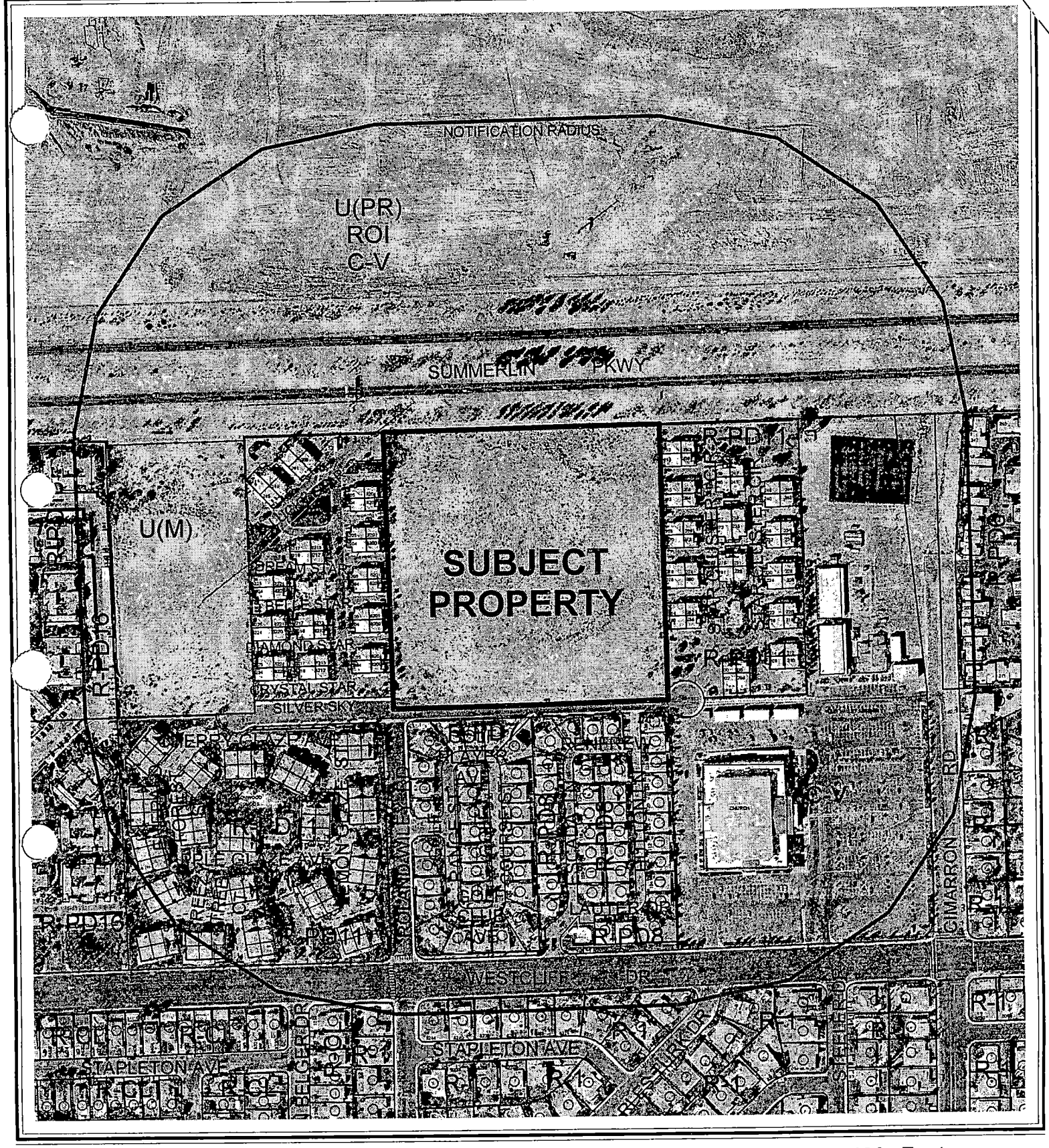
CASE: **ZON-4529**

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)

N



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CASE: **ZON-4529**

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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)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4529 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. General Plan Amendment (GPA-4528) to M (Medium Density Residential) land use designation and Site Development Plan Review (SDR-4752) 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. A Resolution of Intent with a two-year time limit.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Silver Sky Drive prior to the issuance of any permits.

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GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for 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 on 5.56 acres of a 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 Site Development Plan Review for a three-story, 78,649 square-foot Assisted Living Development (SDR-4752) 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 Rezoning, 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 Westcliff 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)

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)

GL

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 zoning district is not consistent with the current General Plan land use designation, but will conform to the proposed General Plan category if approved.

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 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 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 applicant is requesting to amend this land use designation to M (Medium Density Residential), which allows a maximum of 25 dwelling units per gross acre. The proposed rezoning to R-PD17 (Residential Planned Development - 17 Units per Acre) is consistent with the proposed General Plan designation. Staff has recommended approval of the General Plan amendment request.

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

GL

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 would be substantially less.

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

   The subject property is in a location where infill development should be pursued. The growth and development factors in the community indicate a need for the rezoning to R-PD17 (Residential Planned Development - 17 Units per Acre) for a senior apartment complex on this site.

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

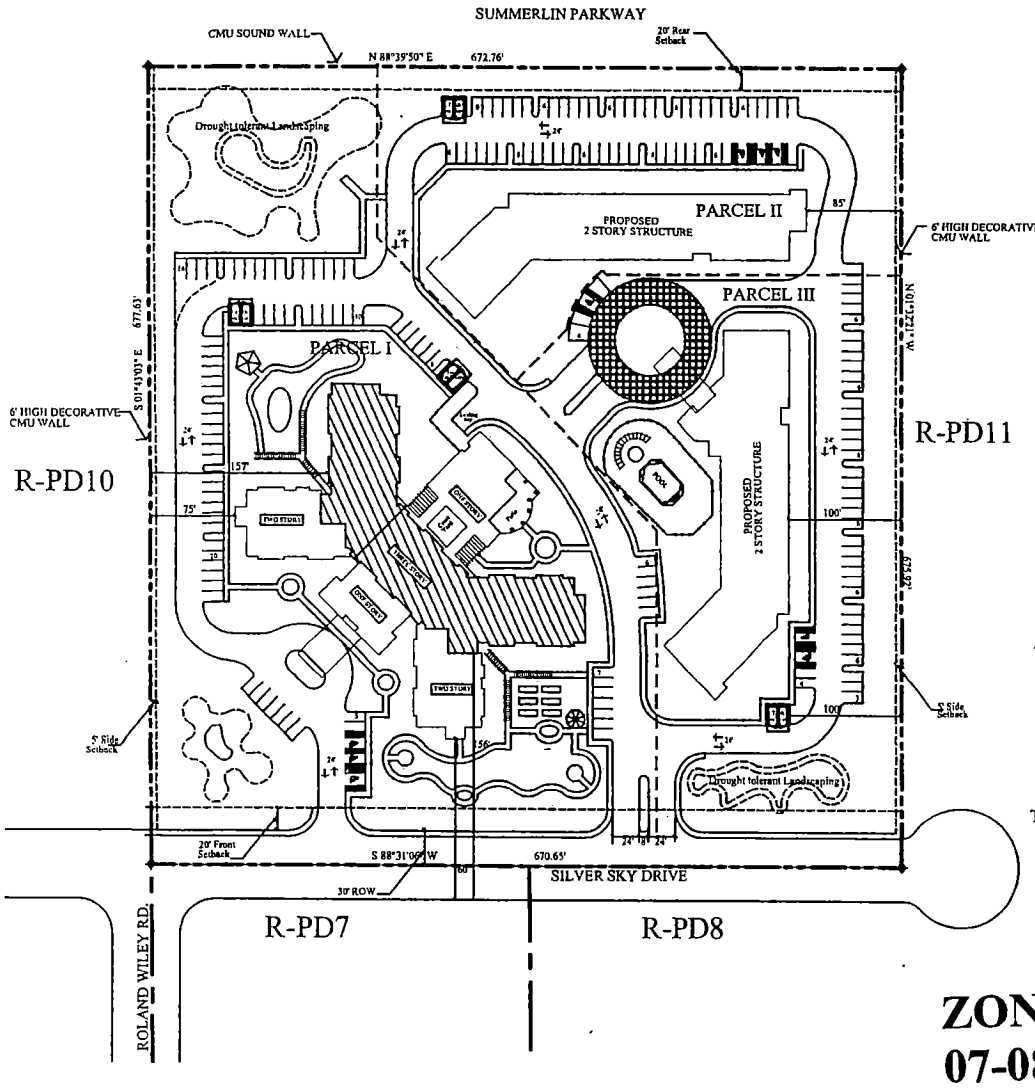
   The access designed for this project will be adequate to meet the requirements of the proposed zoning district.

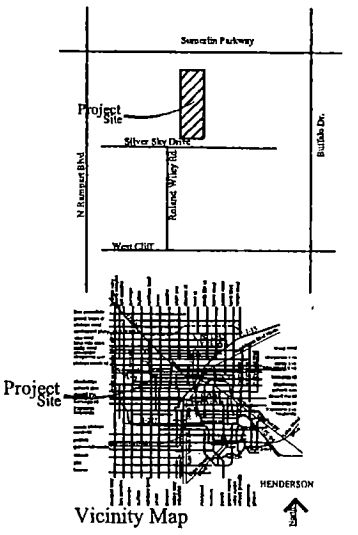
NOTICES MAILED 310 – Mailed with SDR-4752

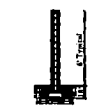
APPROVALS 0

PROTESTS 0

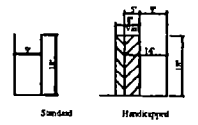
GL







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

Parcel I - Assisted Living Facility
84 1-Bed Units
6 2-Bed Units
90 Units Total

BUILDING AREA:
1st. Floor Approx. 40,148 S.F.
2nd.Floor Approx. 31,836 S.F.
3rd.Floor Approx. 22,548 S.F.
Total Approx. 94,532 S.F.

Parking
Parking Required = 84x1.25 + 6x1.75 = 116
Guest Parking = 90/6 = 15
Total = 131
Parking Prmvided = 68
(65 Standard, 2 HC, 1 HCV)

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 x1 = 40
Guest Parking = 40/5 = 8
Total Parking Required = 48
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 x1 = 40
Guest Parking = 40/5 = 8
Total Parking Required = 48
Parking Provided = 53
(58 Standard, 2 HC, 1 HCV)

SETBACKS	Required	Provided
Front	20 ft	78 ft
Side	5 ft	58 ft
Rear	20 ft	112 ft

HEIGHT
Maximum Allowed: 2 stories / 35 ft
Provided: 3 Stories /32 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.

ZON-4529
07-08-04 PC

Silver Sky Assisted Living Residence

Silver Sky Drive, Las Vegas, Nevada.

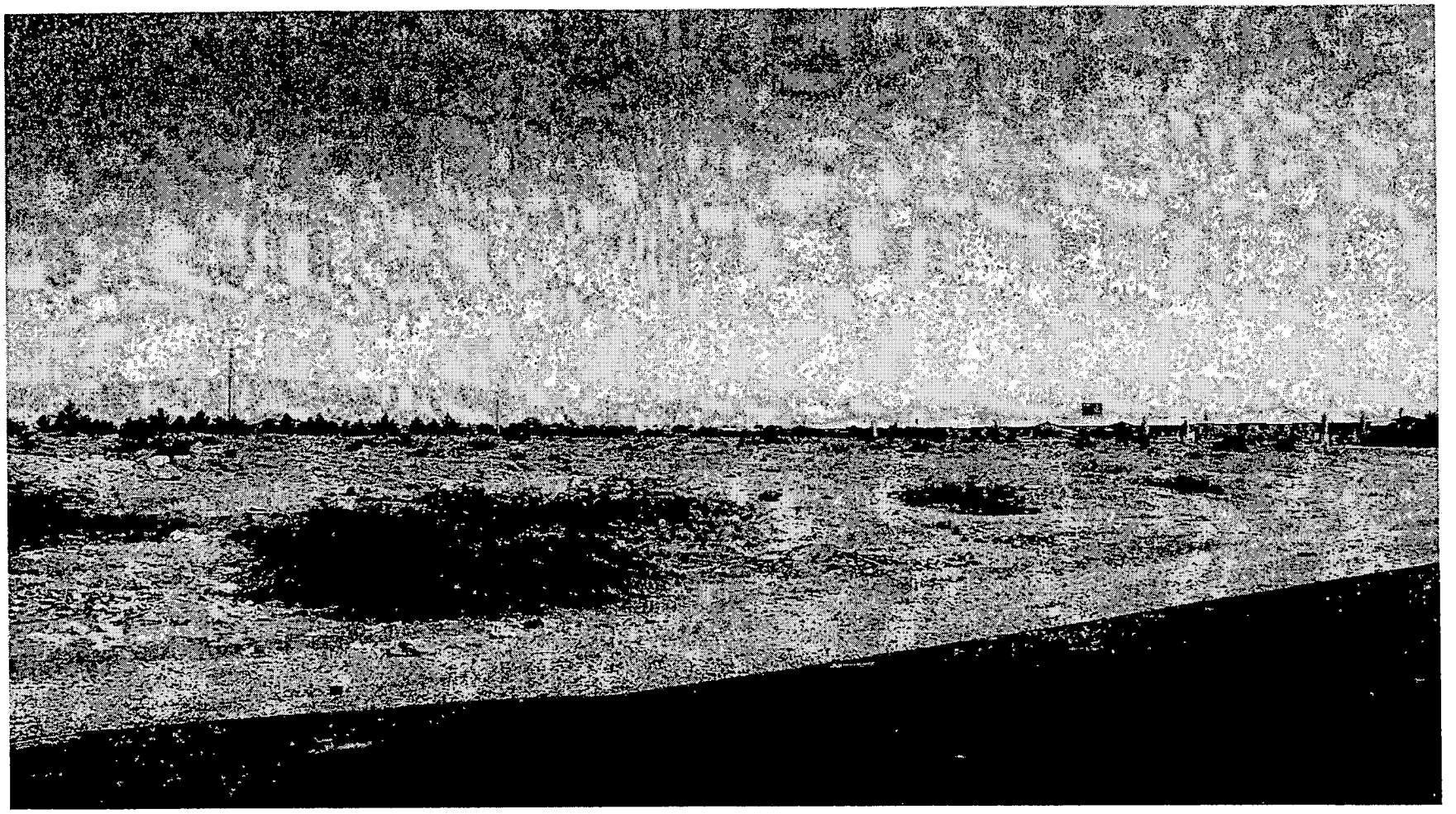
Silver Sky Assisted Living LP.

Conceptual Site Plan

104168 May 25, 2004

North
Scale: 1" =50'
0 50 100

Perlman
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990 9900 702 932.2222 fax



ZON-4529 - 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