City of Las Vegas

Agenda Item No.: 56

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

WAIVER RELATED TO 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).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions – Motion carried with McSWAIN abstaining as her firm does work for the applicant, Richmond American Homes and TRUESDELL and EVANS excused

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

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 56– WVR-4774

MINUTES – Continued:

NOTE: See Item 55 [ZON-4755] for all related discussion on Item 55 [ZON-4755], Item 56 [WVR-4774] and Item 57 [SDR-4756].

(9:42 – 9:49)

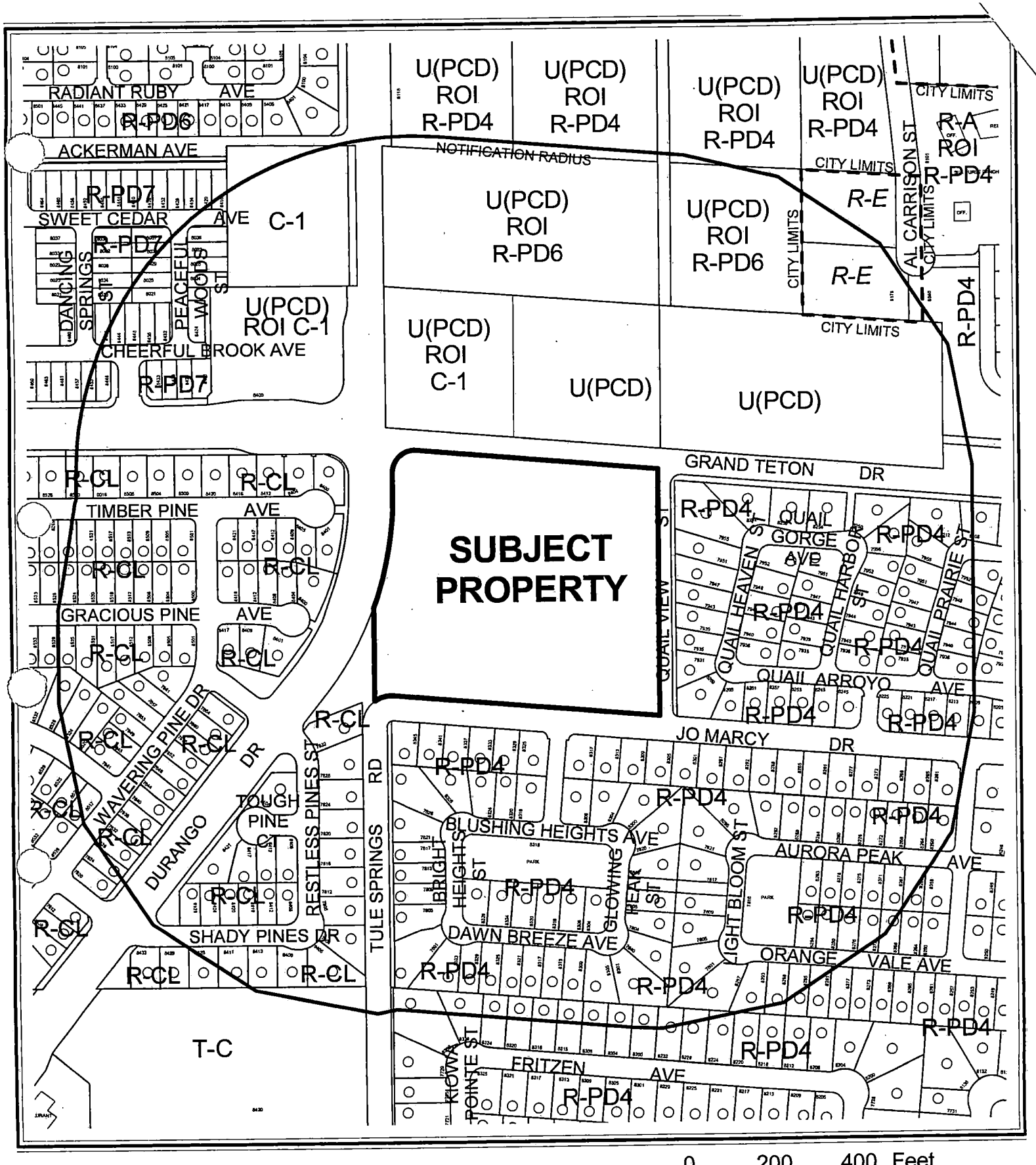
3-847

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4755) and Site Development Plan Review (SDR-4756).

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



0 200 400 Feet

CASE: **WVR-4774**

RADIUS: 750 FT

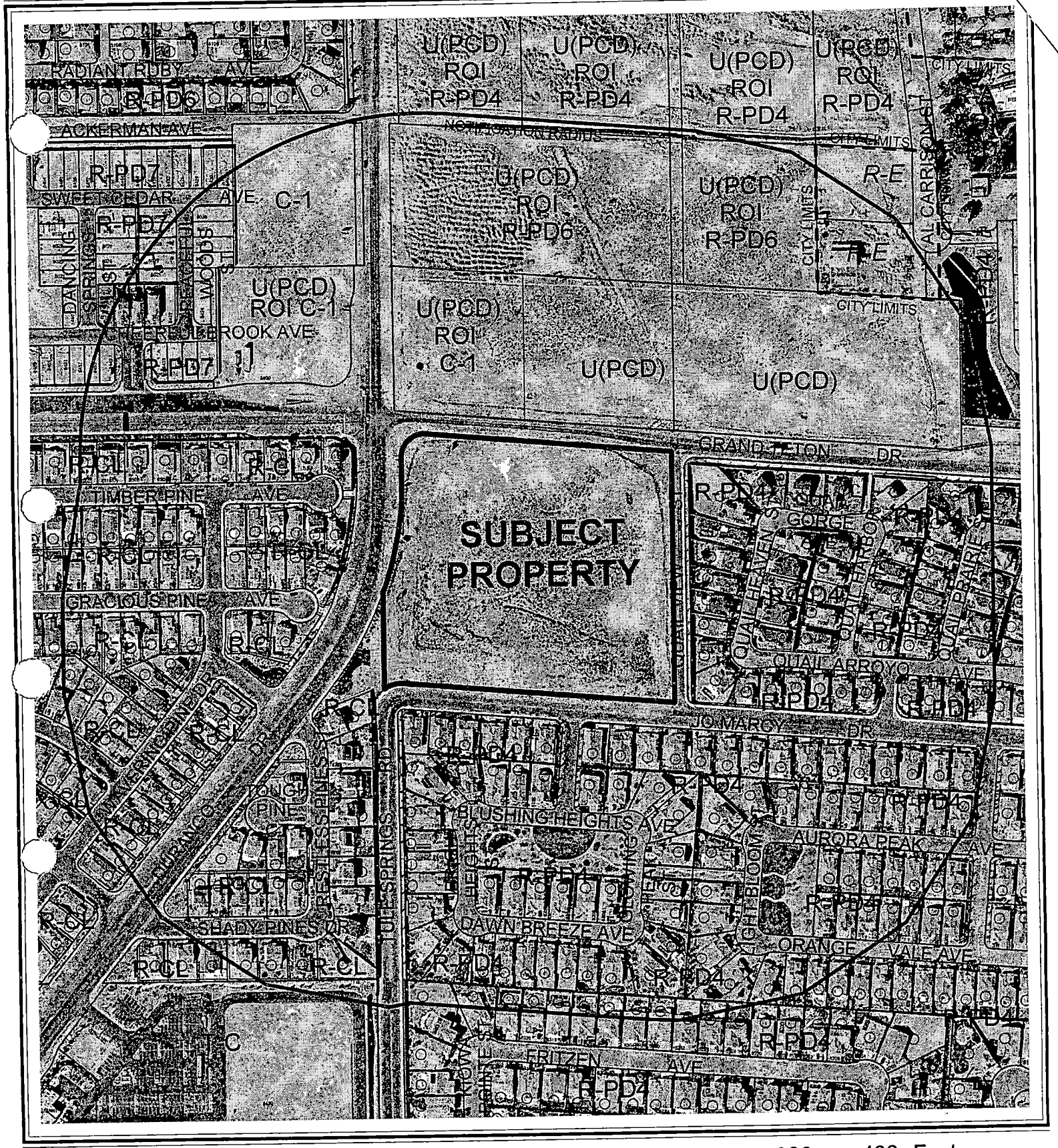
ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N



CASE: **WVR-4774**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: 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

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4755) and Site Development Plan Review (SDR-4756).

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

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow a 204-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 streets on a site located on the southeast corner of Grand Teton Drive and Durango Drive.

B) Applicant's Justification

The applicant has justified this request by stating that the requested Title 18 Waiver will facilitate the companion requests for Rezoning and Site Plan Review.

BACKGROUND INFORMATION

A) Previous Actions

11/16/94 The City Council approved a request to Annex (A-0020-94) the subject site. Staff supported the request. The Planning Commission recommended approval on 09/08/94. The effective date was 11/25/94.

05/13/04 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Rezoning (ZON-3794) from U (Undeveloped) to R-PD7 (Residential Planned Development - 7 Units per Acre) on the subject site. The Planning Commission also accepted the applicant's request to Withdraw Without Prejudice a Site Development Plan Review (SDR-3796) for a proposed 64-lot single-family development on the same site. Staff had supported these requests.

08/12/04 The Planning Commission will consider companion items for a Rezoning (ZON-4755) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to R-PD7 (Residential Planned Development - 7 Units per Acre) and a Site Development Plan Review (SDR-4756) for a proposed 74-lot single-family residential development on the subject site.

GL

B) Pre-Application Meeting

06/18/04 The applicant was advised that the 66-lot site plan as presented at that meeting would require an open space Variance, as well as a host of Public Works requirements. The needs to illustrate perimeter landscaping and to show Grand Teton Drive at the correct width were also noted.

C) Neighborhood Meetings

Neighborhood meetings are not required for Title 18 Waiver applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.57

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped (approved for a Tavern and single-family development)
South:	Single-family dwellings
East:	Single-family dwellings
West:	Single-family dwellings

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	SC (Service Commercial) and PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	U (Undeveloped)
North:	U (Undeveloped) under Resolutions of Intent to C-1 (Limited Commercial) and to R-PD7 (Residential Planned Development - 7 Units per Acre)
South:	R-PD4 (Residential Planned Development - 4 Units per Acre)
East:	R-PD4 (Residential Planned Development - 4 Units per Acre)
West:	R-CL (Residential - Compact Lot)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan and has a PCD (Planned Community Development) land use designation, which allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per acre. The proposed R-PD7 (Residential Planned Development - 7 Units per Acre) zoning district is in compliance with the General Plan.

GL

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

There are no special area plans, overlays or study areas that affect the subject site. The required Multi-use Transportation Trails along the west and north property lines, along the east side of Durango Drive and along the south side of Grand Teton Drive, are depicted on the proposed site plan.

ANALYSIS

A) Zoning Code Compliance

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

Specifically, Title 18.12.160 states:

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

The design as proposed will still allow adequate stacking and turning movements between the proposed local street entrance/Quail View Street intersection and the Quail View Street/Jo Marcy Drive intersection. The applicant also indicates that reconfiguration of this access point is not possible without substantially compromising the concept and design of the project. The requested reduction represents a 7% reduction in the minimum standard, and is a relatively minor reduction from the minimum standard.

FINDINGS

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

NOTICES MAILED 261 – Mailed with ZON-4755 and SDR-4756

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-4774 APN: 125-16-101-001

Name of Property Owner: Ron & Carolyn Mich'l Etal

Name of Applicant: Richmond American Homes of NV, Inc.

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

_____ Yes ✔ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: CAROLYN MICH'L

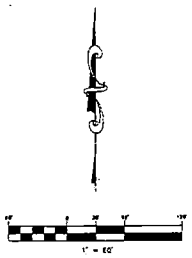
Subscribed and sworn before me

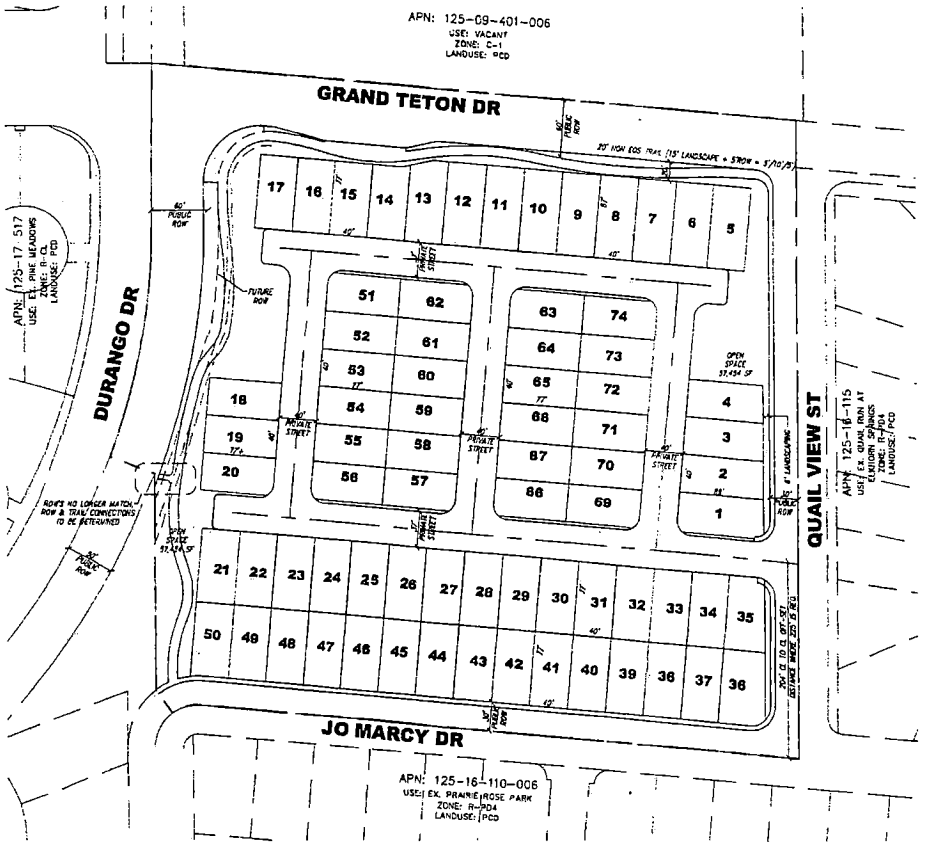
This 25 day of June, 2004

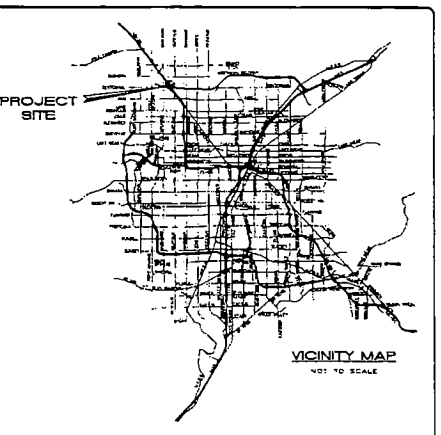
Notary Public in and for said County and State

KAMI LEIGH BENNETT
Notary Public State of Nevada
No. 04-86414-1
My appt. exp. Dec. 31, 2007

GRAND TETON - DURANGO







DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PLAZA DRIVE, STE. 210
SUITE 210
LAS VEGAS NEVADA 89128

OWNERS

CAN CAN II TARGETS LP 67.868
RONALD & CAROLYN WICHT 32.13
2977 PARADISE RD. #3402
LAS VEGAS NEVADA 89109

ASSESSORS PARCEL NUMBER:

125-16-110-006

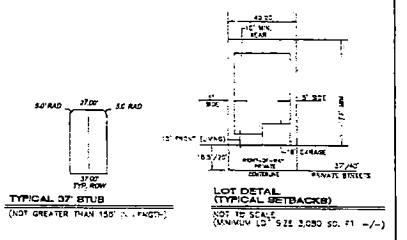
OVERALL TABULATIONS

EXISTING ZONING — UNDEVELOPED
PROPOSED ZONING — PCD (7.9 DUA)

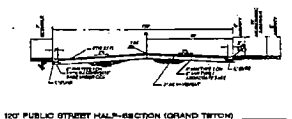
EXISTING LAND USE — PLANNED COMMUNITY DEVELOPMENT

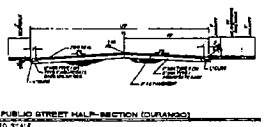
OF UNITS — 74
GROSS ACREAGE — 10.51 ACRES +/-
DENSITY — 7.0

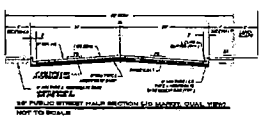
OPEN SPACE REQUIRED — 32,143 S.F.
OPEN SPACE PROVIDED — 55,390 S.F.

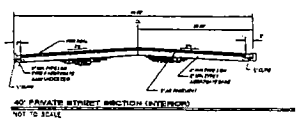


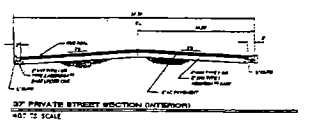
ZON-4755
WVR-4774
SDR-4756
08-12-04 PC


120' PUBLIC STREET HALF-SECTION (GRAND TETON)
NOT TO SCALE


120' PUBLIC STREET HALF-SECTION (DURANGO)
NOT TO SCALE


56' PUBLIC STREET HALF-SECTION (TO MARCY, QUAIL VIEW)
NOT TO SCALE


40' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE


37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

REVISED 07.21.04

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

PROJECT OWNER:
RICHMOND AMERICAN HOMES
7250 WEST PLAZA DRIVE, STE. 210
LAS VEGAS, NEVADA
(702) 240-8400

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7535 Hickam Avenue Las Vegas, NV 89129 Office: 702.384.7700 Fax: 702.384.7702

SHEET: SITE PLAN TO ACCOMPANY SDR + ZC + TITLE 18 WAIVER

TITLE: GRAND TETON - DURANGO
CITY OF LAS VEGAS, NEVADA

DATE: 5/18/2004
DRAWN BY: E. SANCHEZ
DESIGNED BY: E. SANCHEZ
CHECKED BY: R. SHEAR
SCALE: 1" = 60'
PROJECT NO. RA-0052
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1



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
SOUTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 57

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-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).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions – Motion carried with McSWAIN abstaining as her firm does work for the applicant, Richmond American Homes and TRUESDELL and EVANS excused

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

MINUTES:
NOTE: See Item 55 [ZON-4755] for all related discussion on Item 55 [ZON-4755], Item 56 [WVR-4774] and Item 57 [SDR-4756].

(9:42 – 9:49)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 57– SDR-4756

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-4755) to an R-PD7 (Residential Planned Development - 7 Units per Acre) Zoning District and a Title 18 Waiver (WVR-4774) to allow a substandard intersection offset, approved by the City Council.

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

3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 07/21/04, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum distance between buildings of ten feet, and building height shall not exceed two stories or 26 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 15 feet in the rear.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Durango Drive and Grand Teton Drive.

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

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

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

10. Any property line wall shall 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.

CONDITIONS – Continued:

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

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

Public Works

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

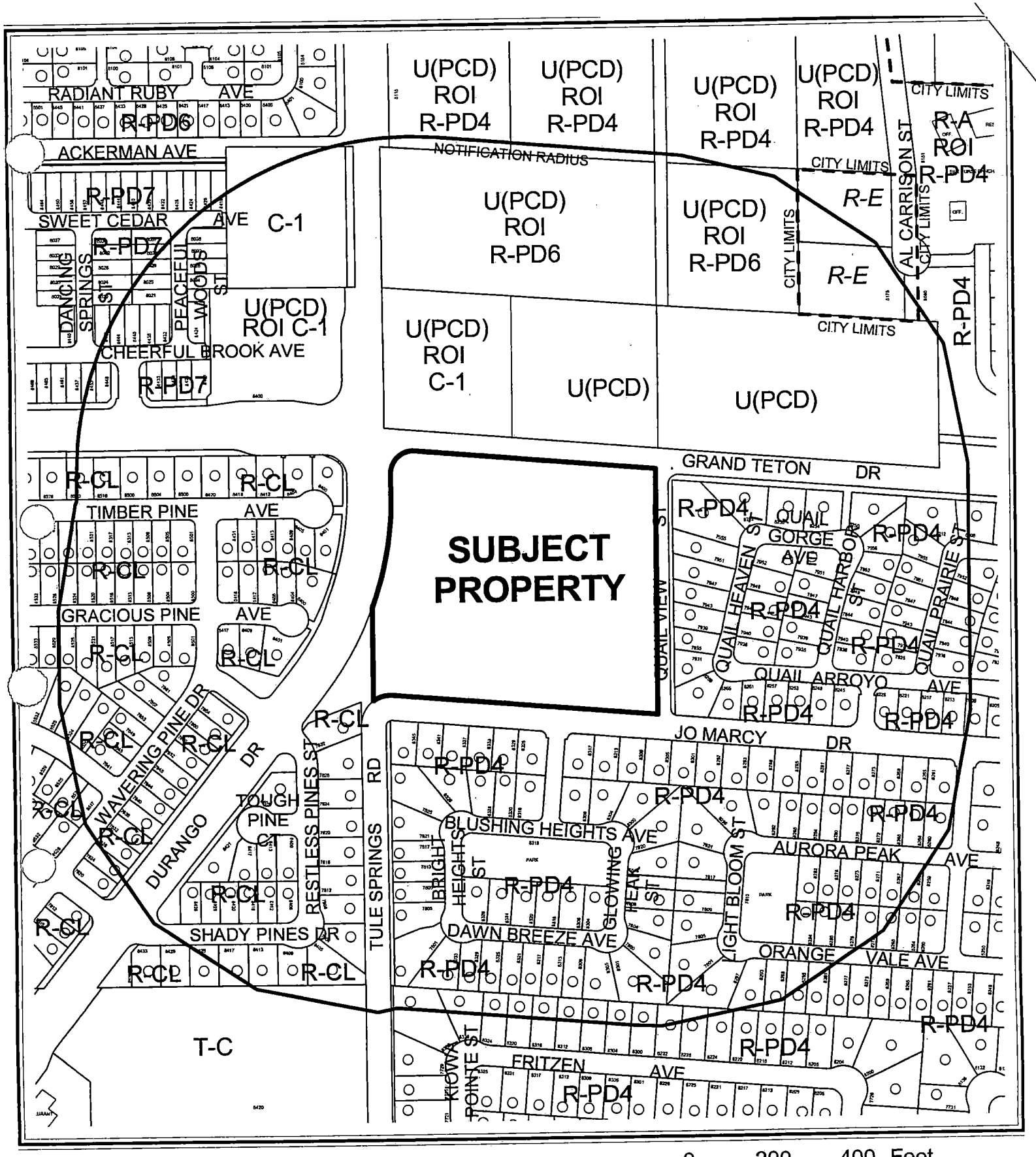
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

16. Landscape and maintain all unimproved right-of-way on Durango Drive and Grand Teton Drive adjacent to this site concurrent with development of this site.

17. Submit an Encroachment Agreement for all landscaping and private improvements in the Durango Drive and Grand Teton Drive public rights-of-way adjacent to this site.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4755 and all other subsequent site-related actions.

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



0 200 400 Feet

CASE: **SDR-4756**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: 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

** CONDITIONS **

STAFF RECOMMENDATION:

APPROVAL, Subject to:

Planning and Development

1. A Rezoning (ZON-4755) to an R-PD7 (Residential Planned Development - 7 Units per Acre) Zoning District and a Title 18 Waiver (WVR-4774) to allow a substandard intersection offset, approved by the City Council.

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

3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 07/21/04, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum distance between buildings of ten feet, and building height shall not exceed two stories or 26 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 15 feet in the rear.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Durango Drive and Grand Teton Drive.

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

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

SS

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

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

Public Works

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

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

16. Landscape and maintain all unimproved right-of-way on Durango Drive and Grand Teton Drive adjacent to this site concurrent with development of this site.

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SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and a Waiver of 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.

B) Applicant's Justification

The applicant justifies this request by stating that the proposed residential product will provide a good transition buffer from existing adjacent residential properties to proposed commercial development planned in the area. Quality open space will be provided, as well as the required links to the City's trail system.

BACKGROUND INFORMATION

A) Previous Actions

11/16/94 The City Council approved a request to Annex (A-0020-94) the subject site. Staff supported the request. The Planning Commission recommended approval on 09/08/94. The effective date was 11/25/94.

05/13/04 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Rezoning (ZON-3794) from U (Undeveloped) to R-PD7 (Residential Planned Development - 7 Units per Acre) on the subject site. The Planning Commission also accepted the applicant's request to Withdraw Without Prejudice a Site Development Plan Review (SDR-3796) for a proposed 64-lot single-family development on the same site. Staff had supported these requests.

08/12/04 The Planning Commission will consider companion items for a Rezoning (ZON-4755) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-PD7 (Residential Planned Development - 7 Units per Acre) and a Waiver of Title 18 standards (WVR-4774) on the subject site.

B) Pre-Application Meeting

06/18/04 The applicant was advised that the 66-lot site plan as presented at that meeting would require an open space Variance, as well as a host of Public Works requirements. The needs to illustrate perimeter landscaping and to show Grand Teton Drive at the correct width were also noted.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.57
Net Acres:	8.43

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped (approved for a Tavern and single-family development)
South:	Single-family dwellings
East:	Single-family dwellings
West:	Single-family dwellings

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	SC (Service Commercial) and PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	U (Undeveloped)
North:	U (Undeveloped) under Resolutions of Intent to C-1 (Limited Commercial) and to R-PD7 (Residential Planned Development - 7 Units per Acre)
South:	R-PD4 (Residential Planned Development - 4 Units per Acre)
East:	R-PD4 (Residential Planned Development - 4 Units per Acre)
West:	R-CL (Single-Family Compact-Lot)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan and has a PCD (Planned Community Development) land use designation, which allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per acre. The proposed R-PD7 (Residential Planned Development - 7 Units per Acre) zoning district is in compliance with the General Plan.

PROJECT DESCRIPTION

The current revised site plan dated July 21, 2004 depicts 74 single-family residential lots on 10.57 gross acres, resulting in a density of 7.0 dwelling units per acre. Access to these lots will be provided from a network of private streets ranging in width from 37 to 40 feet and from Jo Marcy Drive, a 60-foot public street. The private streets connect to the public street network at a single point at Quail View Street in the southeast portion of the development. Lots average approximately 3,080 square feet in size throughout most of the development, with slightly larger lots along Grand Teton Drive and Quail View Street. Setbacks proposed for this development are 10 feet in the front yard, 18 feet to the garage door, 15 feet in the rear, five feet for side yards and five feet for corner side yards, which contain common landscaped areas.

Two open space areas are proposed, one on the west side and the other on the northeast corner of the site. They are connected by the required 20-foot Multi-Use Non-Equestrian trail that runs northward along the east side of Durango Drive and eastward along the south side of Grand Teton Drive. Together, these areas exceed the amount of required open space for the development. Open space along Durango is connected to an existing park offsite. In addition to the landscaping provided for the trail, on-site landscaping also includes a six-foot wide landscape buffer along Quail View Street on the outside of the perimeter wall. Lots 36 through 50 have direct access to Jo Marcy Drive and therefore do not have a landscape buffer. A Waiver of Title 19 Perimeter Landscape Standards is requested for these lots.

The elevations show three building types for two-story residential products, with a maximum building height of 25.5 feet. Floor plans range from 1,703 square feet to 1,981 square feet in living area. Each dwelling will feature a two-car garage. Materials include stucco exteriors, wooden shutters, and pitched concrete tile roofs.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed
Min. Lot Size	3,080 SF
Min. Lot Width	40 Feet
Min. Setbacks • Front (to dwelling) • Front (to garage) • Side • Corner • Rear	 10 Feet 18 Feet 5 Feet 5 Feet 15 Feet
Max. Building Height	2 Stories / 25.5 Feet

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

A2) Residential Adjacency Standards

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

A3) Parking and Traffic Standards

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

Uses	Units	Required Parking Ratio	Required Parking Regular	Required Parking Handicap	Provided Parking Regular	Provided Parking Handicap
Single Family, Detached	74	2 spaces/unit	148	none	148	none

The proposed development meets the parking requirements of Title 19.

The Department of Public Works notes that a bus turnout will be required along the south side of Grand Teton Drive adjacent to this site.

SS

A Waiver of Title 18.12.160 is required for intersections separated by less than 220 feet (from centerline to centerline). Such a waiver has been requested, as the entry street into the development from Quail View Street is located 204 feet from the centerline of Jo Marcy Drive.

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Buffer: • Min. Trees	1 Tree/30 Linear Feet + 1 Tree	52 Trees (1,540 Feet)	44 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		Not indicated

The proposed development is deficient with regard to the number of trees and spacing along public rights-of-way. Trees are proposed to be spaced about 35 feet apart. A condition of approval will require compliance with Title 19 and Landscape, Wall and Buffer Standards. A Waiver of the required six-foot landscape buffer along Jo Marcy Drive has been requested in order to allow direct access to lots fronting on that street.

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
10.57 acres	7.0 du/ac	1.65	11.55 %	53,180 SF 1.22 acres	12.48 %	57,454 SF 1.32 acres

The site plan exceeds the open space requirements of the Code.

B) General Analysis and Discussion

- Zoning

The site is currently zoned U (Undeveloped) with an accompanying General Plan designation of PCD (Planned Community Development). A companion Rezoning request (ZON-4755) would, if approved, rezone the subject property to R-PD7 (Residential Planned Development - 7 Units

per Acre) in order to allow the project as proposed to be developed. At a proposed density of seven dwelling units per gross acre, this zoning district is compatible with the existing PCD (Planned Community Development) General Plan land use category, which allows densities up to eight dwelling units per gross acre.

- Site Plan

The site plan meets standards with respect to density if the companion Rezoning application is approved. The density of this development is slightly higher than developments to the south and east; however, it provides open space in excess of Title 19 requirements, connected across the site by a Multi-Use Non-Equestrian Trail. The open space also connects (without barriers) to the park to the southwest of the development.

- Waivers

A Waiver of Title 19.12.030.H, which references the Landscape, Wall and Buffer Standards document, is requested so that lots 36 through 50 may have direct access to Jo Marcy Drive. The standards require a minimum six-foot landscape buffer along all primary or secondary thoroughfares (minimum 80-foot rights-of-way). Since Jo Marcy Drive is a 60-foot right-of-way and is classified as a collector street, the Waiver is not needed.

- Landscape Plan

More trees than shown on the conceptual landscape plan should be added to comply with landscape buffer requirements. Specifically, the trees should be spaced a maximum of 30 feet apart and consist of at least 24-inch box trees. The proposed Chitalpa and Mexican Fan Palms are acceptable plant choices; however, the 15-inch box Thornless Texas Honey Mesquite and Heritage Live Oak trees are not. Turf will not be permitted in the interior amenity zones of this development.

- Elevation

The proposed two-story models are compatible with other homes in the area. Stucco colors are generally light with dark trim. No stone veneer or other variation in materials is proposed; however, each model employs a different design which is well-articulated.

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;"**

A plan for similar type and density of housing was recently approved by City Council on the site across Grand Teton Drive to the north. Like that development, the proposed single-family detached site will serve as a buffer between less dense residential developments and a proposed commercial development on the northeast corner of Durango Drive and Grand Teton Drive. The density of the subject development is slightly higher than developments to the south and east; however, it provides open space in excess of Title 19 requirements, connected across the site by a Multi-Use Non-Equestrian Trail. The open space also connects (without barriers) to the park to the southwest of the development.

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

With the implementation of conditions of approval regarding provision of landscaping, the proposed development will be consistent with Title 19 requirements. The companion Rezoning proposal conforms to the General Plan.

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

Access to the development will be available from Jo Marcy Drive and Quail View Street, both minor collector streets. These streets are adequate to meet the traffic demands of the proposed single-family residential development.

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

Building materials are appropriate for this type of development in this portion of the City. Current codes call for minimum 24-inch box trees to be planted a maximum of 30 feet on center along Grand Teton Drive and Durango Drive. The proposed 15-inch box trees along these streets and the trail are unacceptable.

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

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

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

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

SS

NOTICES MAILED 261 – Mailed with ZON-4577 and WVR-4774

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-47156 APN: 125-16-101-001

Name of Property Owner: Ron & Carolyn Michl Etal

Name of Applicant: Richmond American Homes of NV, Inc.

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

_____ Yes ✔ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Carolyn Michl

Print Name: CAROLYN MICH'L

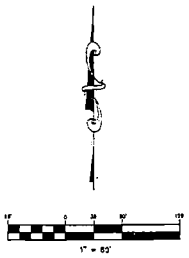
Subscribed and sworn before me

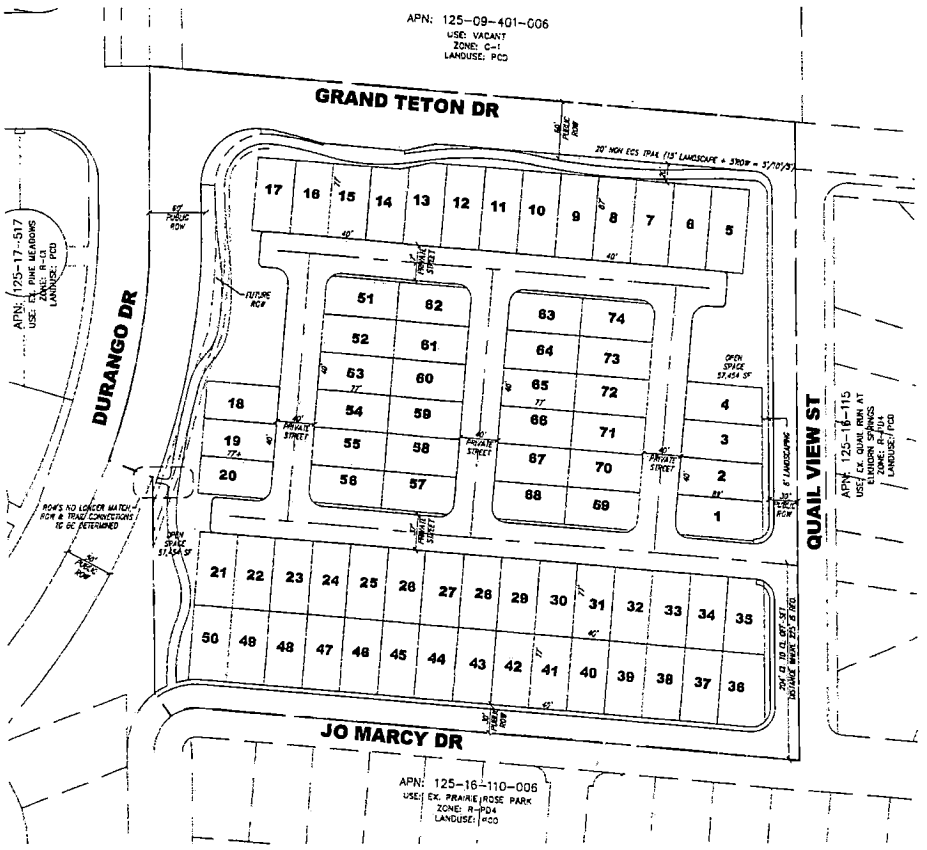
This 25 day of June, 2004

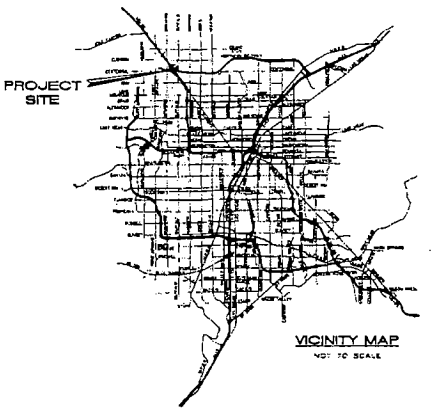
Notary Public in and for said County and State

KAMI LEIGH BENNETT
Notary Public State of Nevada
No. 04-86414-1
My appt. exp. Dec. 31, 2007

GRAND TETON - DURANGO







VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
7250 WEST PALM DRIVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNERS
CAN CAN RANCHETTE LLC ET AL
RONALD & CAROLYN MOHL TR
2877 PARADISE RD. #3402
LAS VEGAS, NEVADA 89109

ASSESSORS PARCEL NUMBER:
"125-16-101-001"

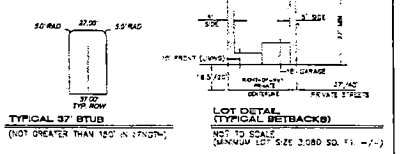
OVERALL TABULATIONS

EXISTING ZONING — UNDEVELOPED
PROPOSED ZONING — PD3 (7.0 DUA)

EXISTING LAND USE — PLANNED COMMUNITY DEVELOPMENT

OF UNITS — 74
GROSS ACREAGE — 10.57 ACRES +/-
DENSITY — 7.0

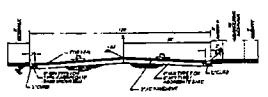
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OPEN SPACE PROVIDED = 33,292 S.F.

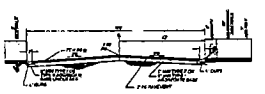


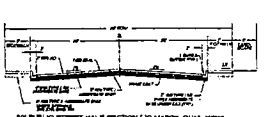
TYPICAL 37' BTUB
(NOT GREATER THAN 150' IN LENGTH)

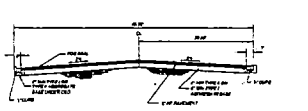
LOT DETAIL (TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE 3,080 SQ. FT. +/-)

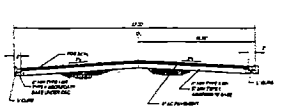
ZON-4755
WVR-4774
SDR-4756
08-12-04 PC


130' PUBLIC STREET HALF-SECTION (GRAND TETON)
NOT TO SCALE


130' PUBLIC STREET HALF-SECTION (DURANGO)
NOT TO SCALE


50' PUBLIC STREET HALF SECTION (JO MARCY, QUAIL VIEW)
NOT TO SCALE


40' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE


37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

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

REVISED
07.21.04

PROJECT OWNER:
RICHMOND AMERICAN HOMES
7250 WEST PALM DRIVE, STE. 212
LAS VEGAS, NEVADA
(702) 242-8100

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Hillcrest Avenue Las Vegas, NV 89128 (Office) 702.384.7701 Fax 702.384.7702

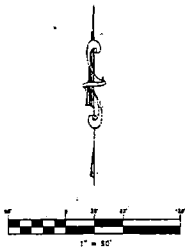
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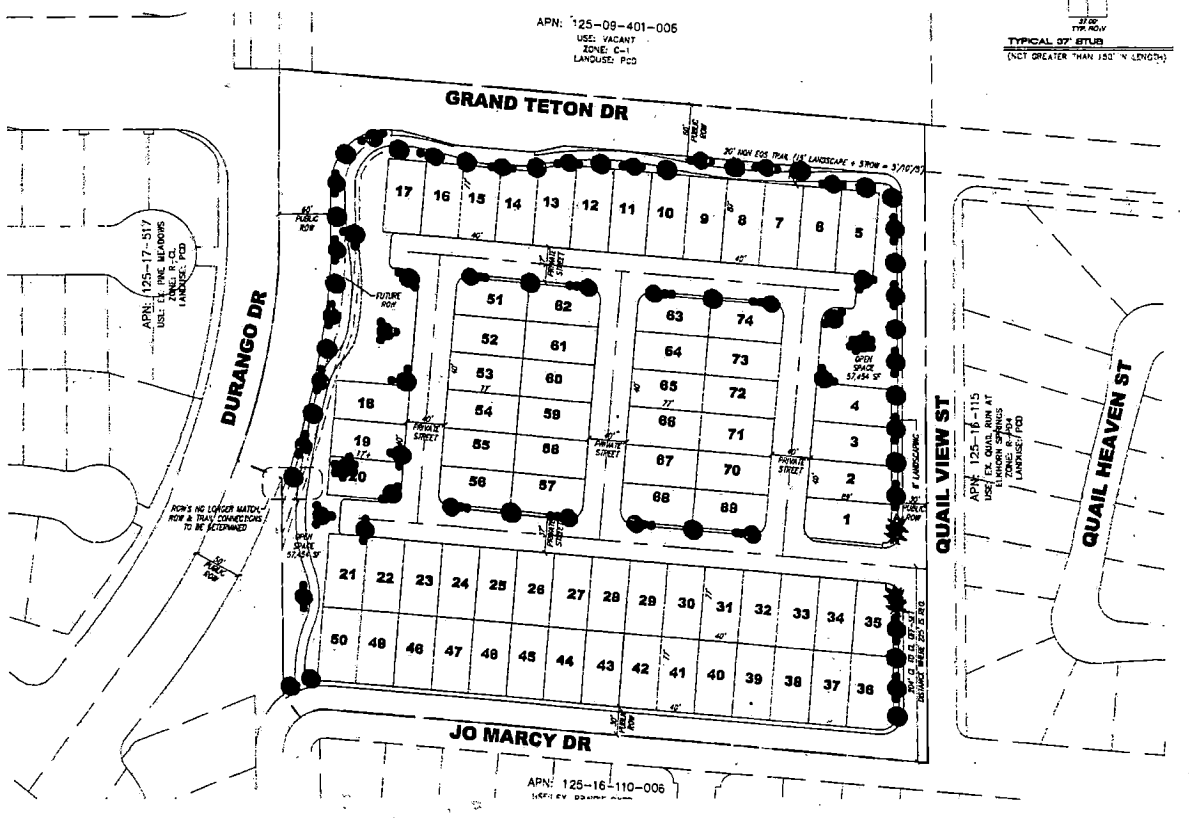
TITLE: GRAND TETON - DURANGO
CITY OF LAS VEGAS, NEVADA

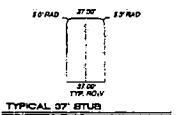
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DRAWN BY: B. BAKER
DESIGNED BY: B. BAKER
CHECKED BY: R. DIESE
SCALE: 1" = 60'
PROJECT NO. RA-0052
ENGINEERING SEAL

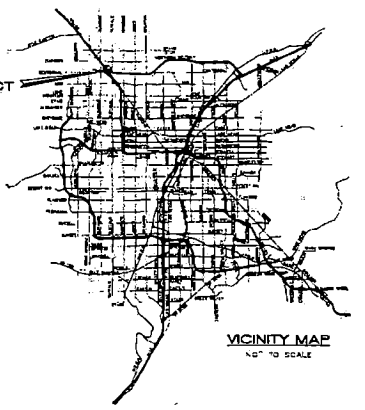
SHEET 1 OF 1
DRAWING NO. 1

GRAND TETON - DURANGO









DEVELOPER
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
SUITE 212
LAS VEGAS, NEVADA 89129

OWNERS
SAN DAN II TRUSTEE LP 67.669
RONALD & CAROLYN WOLF, 32.13
2877 PARADISE RD. #3402
LAS VEGAS, NEVADA 89109

ASSESSORS PARCEL NUMBER:
125-16-101-001

OVERALL TABULATIONS

EXISTING ZONING ——— UNDEVELOPED
PROPOSED ZONING ——— R-D (7.0 DUA)
EXISTING LAND USE ——— PLANNED COMMUNITY DEVELOPMENT

OF UNITS ——— 74
GROSS ACREAGE ——— 10.57 ACRES +/-
DENSITY ——— 7.0

OPEN SPACE REQUIRED — 53,143 S.F.
OPEN SPACE PROVIDED — 53,390 S.F.

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	??
	PROSOPIS GLANDULOSA 'MAYERICK' THORNLESS TEXAS HONEY MESQUITE	15" BOX	??
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	15" BOX	??
	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	25' HIGH	??

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIODES - FEATHERY CASSIA	5 GALLON
CALLIANDRA ERIOPHYLLA - FAIRY DUSTER	5 GALLON
CONVOLVULUS CNEORUM - BUSH MORNING GLORY	5 GALLON
DALEA GREGGII - PROSO BUSH	5 GALLON
ENCELIA FARINOSA - BRITTLEBUSH	5 GALLON
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LAEVIGATUM 'CHIHUAHUAN SAGE'	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
SALVIA CLEVELANDII - CHAMAPRAL SAGE	5 GALLON
SALVIA GREGGII - AUTUMN SAGE	5 GALLON
TECOMA CHAMAEDRYS	5 GALLON
VERBENA RIGIDA - RIGID VERBENA	1 GALLON

BOTANICAL/COMMON NAME

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

REVISED
7.21.04

ZON-4755
WVR-4774
SDR-4756
08-12-04 PC

PROJECT OWNER
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, STE. 212
LAS VEGAS, NEVADA
(702) 240-8400

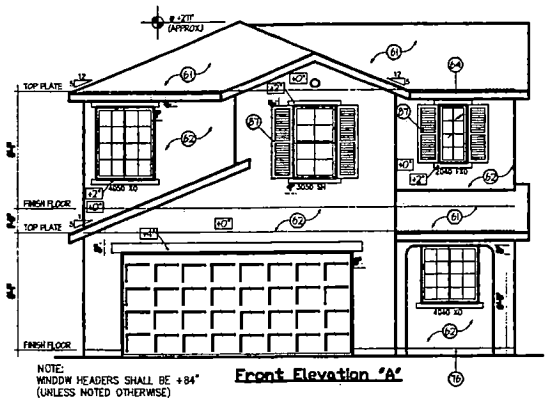
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7925 Hidden Avenue Las Vegas, NV 89139 Office: 702.384.7701 Fax: 702.384.7703

SHEET: SITE PLAN TO ACCOMPANY SDR + ZC + TITLE 18 WAIVER

TITLE: GRAND TETON - DURANGO
CITY OF LAS VEGAS, NEVADA

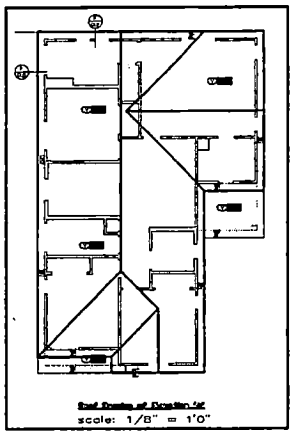
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DESIGNED BY: B. SAYLOR
CHECKED BY: T. SAUSE
SCALE: 1" = 60'
PROJECT NO: RA-0052
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO 1

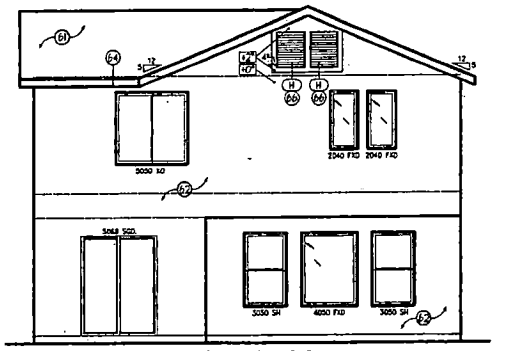


NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

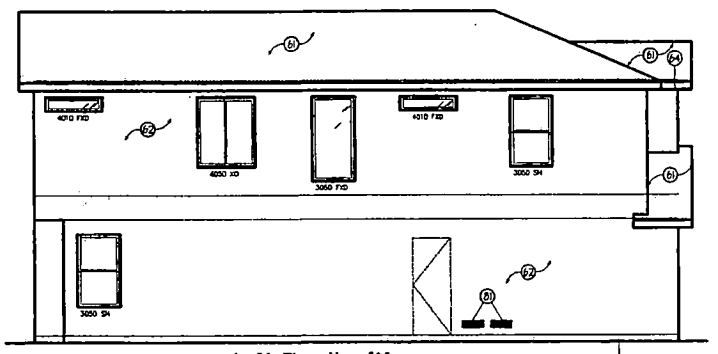
Front Elevation 'A'



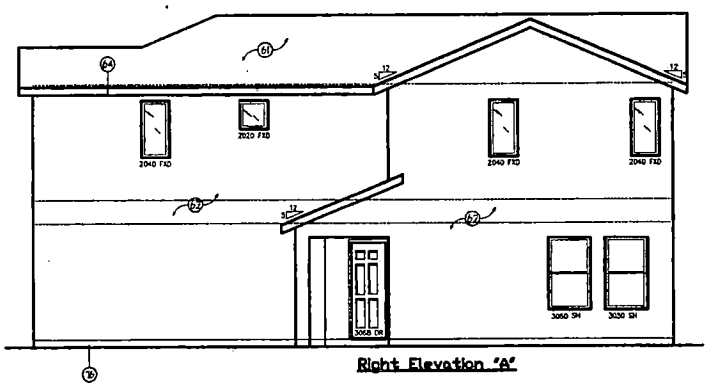
Roof Drawing of Elevation 'A'
scale: 1/8" = 1'0"



Rear Elevation 'A'



Left Elevation 'A'



Right Elevation 'A'

ZON-4755
VAR-4773
WVR-4774
SDR-4756
08-12-04 PC

scale: 1/4" = 1'0"

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER IRC
2. WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT = 8'1"(1st flr) / 8'1"(2nd flr)

61	FLAT CONCRETE TILE o/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) o/1/2" THK. OSB (TYP)
62	STUCCO o/FOAM BOARD ICBO E. #4604 o/THERMAL BARRIER - PER IRC
63	STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (ICBO# ER3560)
64	2x6 ROUGH SAWN FASCIA SEE EAVE DETAIL F/D1
65	-
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION.
67	-
68	FIREBLOCKING @ +96" - TYPICAL
69	-
70	DECORATIVE CROSS WROUGHT IRON BARS / WROUGHT IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GAURDRAILING. (SEE DETAIL E/D1 & M/D1 FOR DECK RAILING SUPPORT)
71	-
72	-
73	-
74	-
75	-
76	PROVIDE No. 26 GALVANIZED SHEET CAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
77	R-30 INSULATION (SEE DETAIL F/D1 FOR INSULATION BAFFLE @ EAVE)
78	2x4'S @ 16" O.C. - FIP. @ EXTERIOR WHERE WALL = 6-1/2" BATT w/s FACING - PROVIDE FIRE BLOCKING WHERE REQUIRED
79	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCRETE INFORMATION
80	1/2" GYPSUM BOARD
81	2-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82	-
83	-
84	-
85	-
86	-
87	SHUTTERS (MDX w WOOD) - SEE SPECIFICATIONS &/or METAL OR WOOD AWNING - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
89	-
40	-
41	-
42	-
43	-
44	-
45	-
46	-
47	-
48	-
49	-
50	-

VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER IRC
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	-	B	-	C	-	D	-
E	-	F	-	G	-	H	-
I	-	J	-	K	-	L	-
M	-	N	-	O	-	P	-
Q	-	R	-	S	-	T	-
U	-	V	CLOSED TILE	M	-	X	-
Y	-	Z	3"x22" SCREEN				

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LAS VEGAS, NV. 89128 (702) 240-5500

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TITLE:
PARTIAL FLOOR PLAN, ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION 'A'

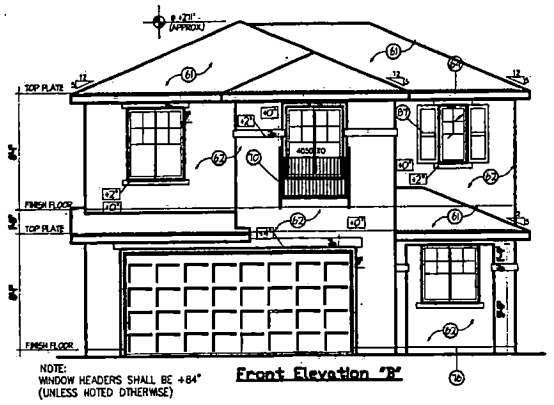
DRAWN BY: E.D.H.
DATE: 05/03/04

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PLAN #
1703

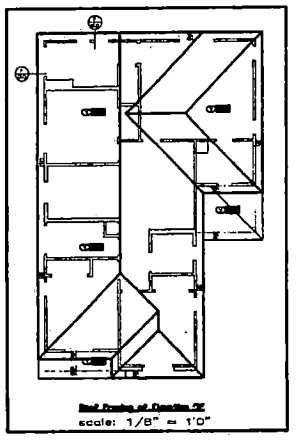
SUBDIVISION
HAMPTON PARK
3516A2A

SHEET No.:
A2

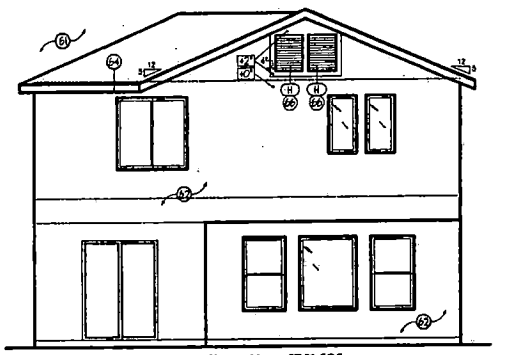


NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

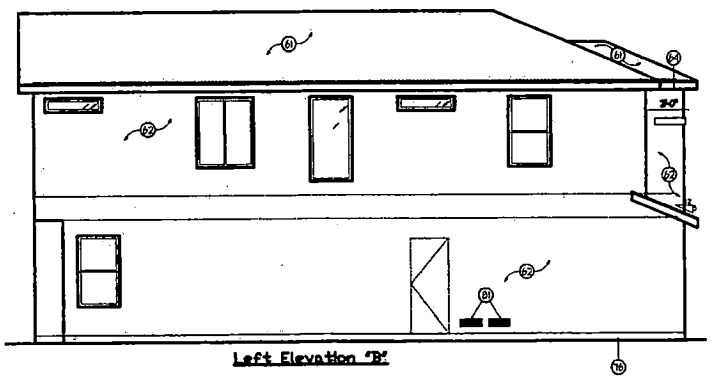
Front Elevation "B"



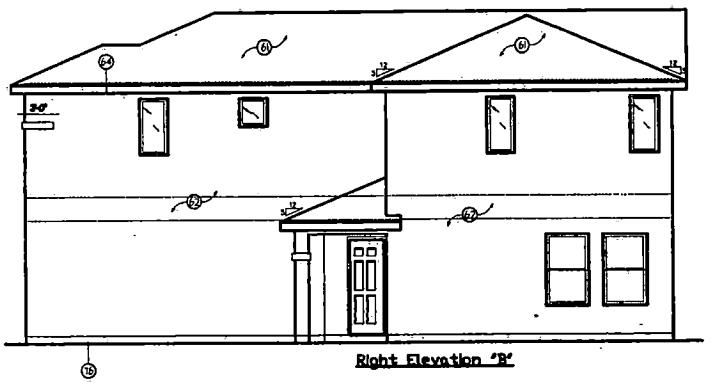
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scale: 1/8" = 1'0"



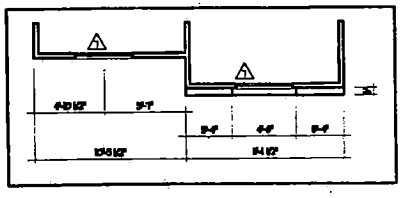
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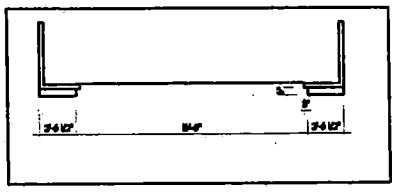
Left Elevation "B"



Right Elevation "B"

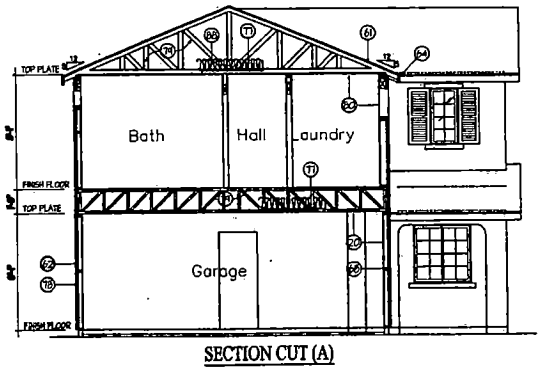


2ND FLOOR PLAN OF "B" ELEV.



1ST FLOOR PLAN OF "B" ELEV.

ZON-4755
VAR-4773
WVR-4774
SDR-4756
08-12-04 PC



SECTION CUT (A)

scale: 1/4" = 1'0"

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PARTICIAL FLOOR PLAN, ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "B" /SECTION CUT

DRAWN BY: E.D.H.
DATE: 05/03/04

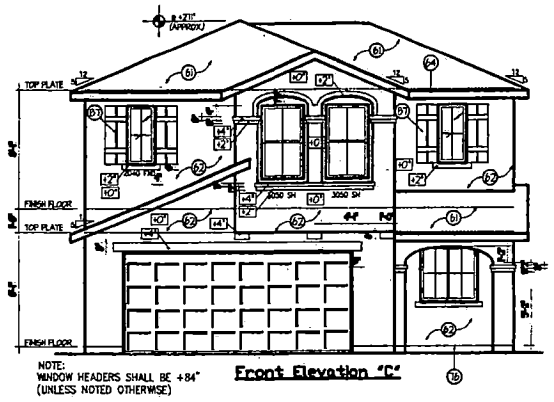
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PLAN #: 1703

SUBDIVISION: HAMPTON PARK
3316A2B

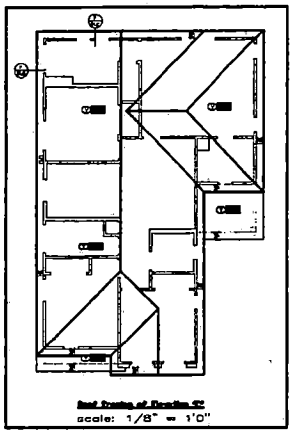
SHEET No.: A2.1

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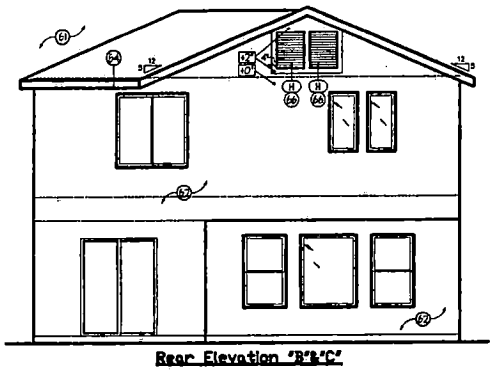


NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

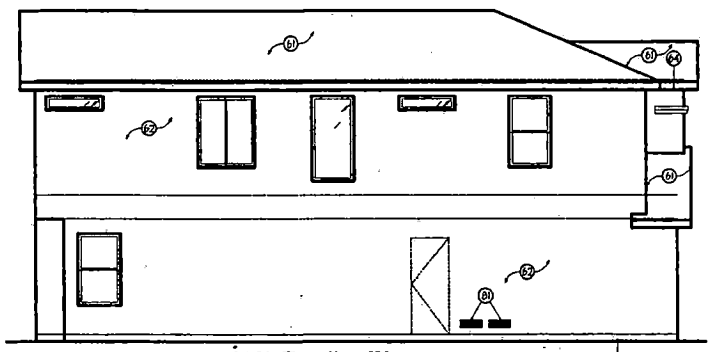
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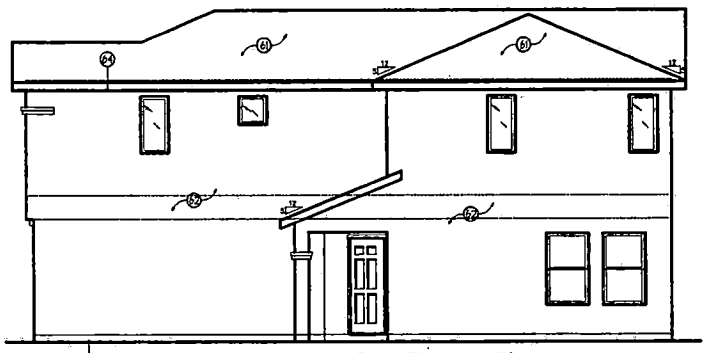
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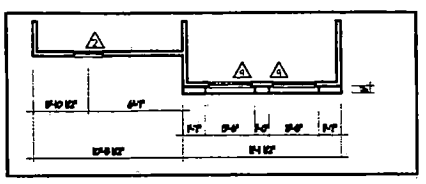
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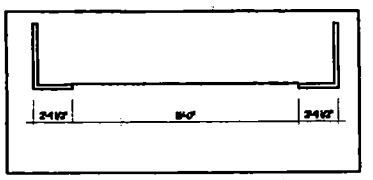
Left Elevation "C"



Right Elevation "C"



2ND FLOOR PLAN OF "C" ELEV.



1ST FLOOR PLAN OF "C" ELEV.

ZON-4755
VAR-4773
WVR-4774
SDR-4756
08-12-04 PC

scale: 1/4" = 1'0"

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LAS VEGAS, NV. 89128 (702) 240-5600

TITLE
PARTICIAL FLOOR PLAN, ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "C"

DRAWN BY: E.D.H.
DATE: 05/03/04

REV No.	DATE
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PLAN #
1703

SUBDIVISION
HAMPTON PARK
3516A2C

SHEET No.:
A2

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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
SOUTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 58

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
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).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

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

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

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 58 [VAR-4720], Item 59 [WVR-4744] and Item 60 [SDR-4756].

GARY LEOBOLD, Planning and Development, gave a brief overview of the proposed application as indicated in staff's report. He pointed out that a hardship did not exist to warrant the Variance for the amount of required parking spaces. In addition, due to the reduction in the amount of parking spaces, staff felt that this could exacerbate by the use of the gaming machines. Lastly, the site is overbuilt, which caused the reduction in site amenities that would assist in beautifying the site.

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 58 – VAR-4720

MINUTES – Continued:

KEVIN NOVACK, Laurel Ridge Properties, appeared on behalf of the owner with MIKE LESCANO, Albertson's, and JOHN LEE, CLT Architects. MR. NOVACK apologized to staff and the Commission for not including in their justification letter the parking and landscaping reductions. He stated that agreeing to dedicate a right turn lane and a bus turnout caused a reduction of approximately 5,000 square feet. He added that they concurred with staff's conditions.

COMMISSIONER McSWAIN stated she viewed the site, and although she appreciated the applicant's efforts on working with this site, she was not comfortable with the gaming component in this neighborhood, as it is going through a revitalization process. In response to COMMISSIONER McSWAIN, MR. NOVACK informed her that the car wash located next to this proposed project has gaming inside of the facility. He used the overhead to show COMMISSIONER McSWAIN the landscaping plan. MR. NOVACK added that the site would strictly be a Sav-On drugstore. MR. LEOBOLD stated that the applicant is providing 70-80% of the landscaping requirement, as the most notable deficiency is in the parking area, as the applicant would not want to lose additional parking spaces to landscaping. MR. LEE stated that the size of the area for gaming would be 14 x 60 feet, approximately 13 machines.

COMMISSIONER STEINMAN stated that the proposed project has an overabundance of square footage for this site. He suggested that if the drive-through section and the gaming would be eliminated, then there would be at least 10-12 additional parking spaces. He understands that gaming is a part of Las Vegas, but the site is restricted and parking is needed. MR. NOVACK stated that Sav-On is not seeking a liquor license because there is a church within the restricted boundaries, but the drive-through would assist in the flow of traffic in the parking area. There is a similar development on Tonopah and Charleston Boulevard that they worked on that included gaming. The site has a drive-through with less parking. He felt that the project was successful and is not aware of any complaints regarding lack of parking. COMMISSIONER STEINMAN questioned how the applicant could have gaming but not liquor due to the location of the church. DEPUTY CITY ATTORNEY BRYAN SCOTT replied that there is no distance separation between gaming and the projected uses. MR. LESCANO stated that the need for the drive through is to accommodate customers, such as mothers with sick children. He added that they felt they have worked with staff in addressing all of the concerns. They would like to be good neighbors and continue to do business within the community.

COMMISSIONER McSWAIN stated that because there is gaming next to this proposed project, she could support this project with gaming. In addition, she has not seen many vehicles in a drug store parking lot at any given time. In response to COMMISSIONER STEINMAN'S concern with stacking, MR. NOVACK stated that staff previously requested on the original site plan photos depicting approximately seven vehicles waiting in the drive through. However, a traffic

MINUTES – Continued:

study was done in two areas that indicated there was an average of 1.78 vehicles per hour waiting in the drive through, but during peak hours, there was an average of three vehicles per hour. The proposed project would have one lane for drive-through and the other for pick-ups. He also pointed out for COMMISSIONER DAVENPORT that another one of his Sav-On stores, like the proposed project, is located on Tonopah and Charleston Boulevard that has fewer parking spaces and less square footage. COMMISSIONER DAVENPORT, along with VICE CHAIRMAN NIGRO, agreed with COMMISSIONER McSWAIN'S previous comment regarding few vehicles in a drug store parking lot at any given time. VICE CHAIRMAN NIGRO then stated that there has to be a Code that is workable yet makes exceptions in certain cases. This site has been vacant for five years and felt that this is a redevelopment project, and he would support the project.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 58 [VAR-4720], Item 59 [WVR-4744] and Item 60 [SDR-4756].

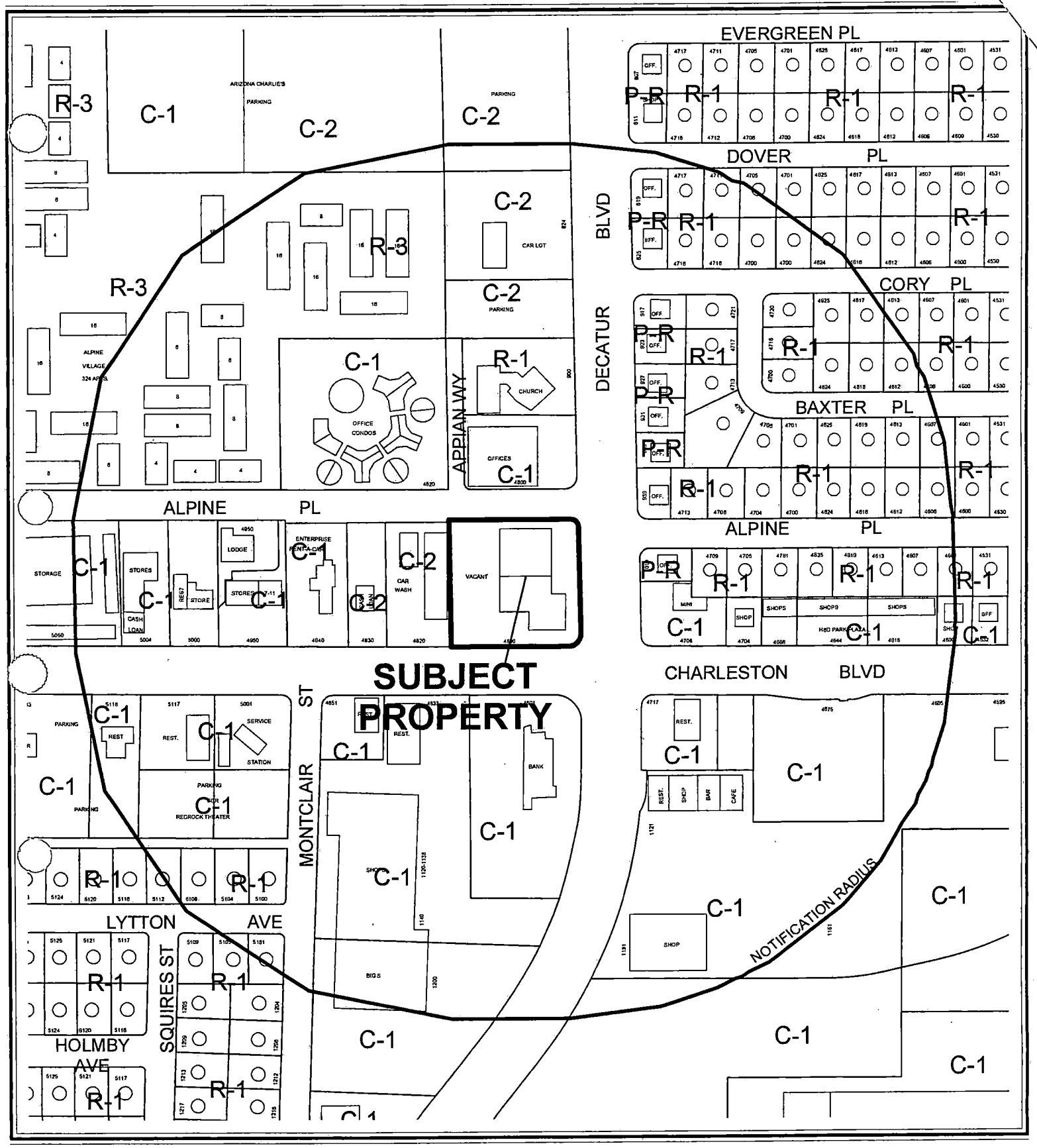
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CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-4719) and a Site Development Plan Review (SDR-4718) by the City Council.

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

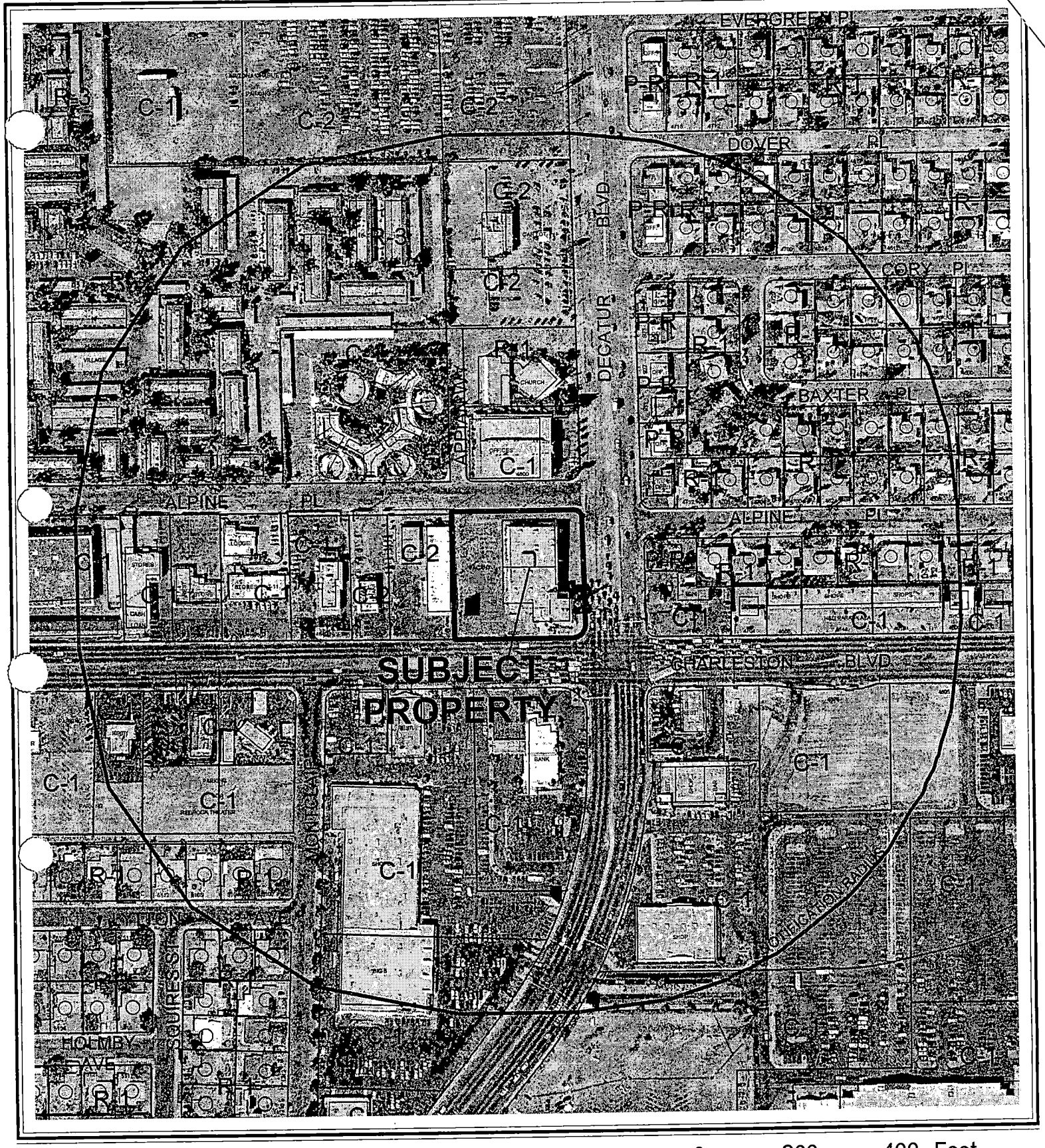


CASE: **VAR-4720**

RADIUS: 750 FT

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

N



CASE: **VAR-4720**

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: VAR-4720 - APPLICANT: ALBERTSONS INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL. If APPROVED,** Subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-4719) and a Site Development Plan Review (SDR-4718) by the City Council.

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 60 parking spaces, where 79 spaces are the minimum required, for a proposed retail building on 1.43 acres at 4800 West Charleston Boulevard (northwest corner of Charleston Boulevard and Decatur Boulevard).

B) Applicant's Justification

In a letter submitted with the application, the applicant states:

> "Due to the physical constraints of this particular site being surrounded by existing streets on three (3) sides and an operating business on the adjacent property, the site area is very limited. The size of the Sav-on building itself is within the minimum requirements for store sales to be able to meet the financial projections established by Albertson, Inc. The proposed store area is already a 3,000 square foot reduction of Sav-on's current criteria store of 16, 800 square foot."

BACKGROUND INFORMATION

A) Actions

02/27/63	The Board of Commissioners approved a Rezoning (Z-0017-63) to rezone the subject site to a C-1 (Limited Commercial) zone. The Planning Commission and staff recommended approval.
04/24/03	The Planning Commission accepted the applicant's request to withdraw without prejudice an application for a Petition of Vacation to vacate a Government Patent Reservation. The staff recommended approval on 04/24/03.
04/24/03	The Planning Commission accepted the applicant's request to withdraw without prejudice an application for a Site Development Plan Review (SDR-1966) for a commercial center consisting of retail and restaurant uses. The staff recommended approval on 04/24/03.
08/12/04	The Planning Commission is scheduled to consider companion items including a Special Use Permit (SUP-4719) and a Site Development Plan Review (SDR-4718) at the same meeting.

DDS

B) Pre-Application Meeting

06/16/04 Staff discussed various elements of the prospective development, including the following:

- Existing bank building to be removed and replaced with a Sav-on Drug store.
- Concerns with curb and street improvements
- Turn lane and bus turnout lane to be dedicated. (Staff will determine whether these improvements are to be improved with this development.)
- Design issues:
  - Handicap parking space design is inadequate.
  - Insufficient queuing for drive-up window.
  - Deficiency in landscape buffering and building landscaping.
  - Location of the building away from the street corner.
- A proposed request for packaged liquor sales will be dropped due to the proximity of an existing church.
- Traffic signal impact fee.
- Traffic study.
- Possible flood study.
- Replacement of substandard off sites.
- Show proposed signage and locations.
- Patent easements on the west side of the property may need to be vacated.

C) Neighborhood Meetings

A neighborhood meeting is not required nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.43

B) Existing Land Use

Subject Property:	Commercial building (vacant)
North:	Commercial building
South:	Commercial building
East:	Commercial building
West:	Commercial building

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	GC (General Commercial)

DDS

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial) and PR (Professional Office and Parking)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is the SC (Service Commercial) category that allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. The requested Variance is not related to any specific General Plan policies.

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Total building square footage	Required		Provided	
	Regular	Handicap	Regular	Handicap
	One space per 175 square feet	4 per 76 to 100 standard spaces	One space per 243 square feet	
13,848	80 spaces	4 spaces	60 spaces	3 spaces

The proposed development does not meet the parking space requirements, as there is a 25 percent reduction in the number of spaces. The purpose of the subject request for a Variance is to reduce the required number of parking spaces to 60.

B) General Analysis and Discussion

This request is for a variance to reduce the required number of parking spaces for a proposed new 13,848 square-foot Sav-on drug store. A vacant building presently occupies the property, and the applicant intends to raze the building and redevelop the site for the new store. Consequently, in conjunction with the subject application, requests for a Site Development Plan Review (SDR-4718) and a Special Use Permit (SUP-4719) for gaming operations within the store have been submitted.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses; and
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

According to state enabling legislation and the Zoning Code, the requisite criteria for granting a variance, is whether this particular property cannot be used for "any permitted use" within the zoning restrictions of the Zoning Code. There is no evidence presented by the applicant or otherwise that suggests that the property cannot be used for some other C-1 Limited Commercial Use.

Decatur Boulevard and Charleston Boulevard are two major arterial streets that carry large volumes of traffic. For this reason alone, it is difficult to imagine that the property could not be used for any permitted use of lesser size that could comply with the provisions of the Zoning Code.

This recommendation of denial is based on the following findings:

- **No evidence is provided that a hardship exists to warrant a variance in the required number of parking spaces.** The onus for presenting such evidence is placed on the applicant, the person allegedly aggrieved by the requirement. No such evidence has been presented that indicates that the property could not be used for any use under the provisions of the Zoning Code.
- **The hardship is self-imposed.** The hardship is of the applicant's own making, as the applicant knew or should have known prior to an interest in the property that it could not accommodate the proposed use with a full complement of parking spaces.
- **Use of the property is not denied.** The property has no exceptional narrowness, shallowness, shape, exceptional topographic conditions or other extraordinary and exceptional situation or conditions attributed to the property. What the property does have is access to two major arterial streets that would accommodate a commercial use of lesser size that meets the requirements of the Zoning Code.

NOTICES MAILED 89 – Mailed with SUP-4719 and SDR-4718

APPROVALS 0

PROTESTS 0

DDS

RECEIVED
JUN 2 3 2004

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4720 APN: 138-36-804-009

Name of Property Owner: Flamingo SEC Partners, LLC

Name of Applicant: ALBERTSONS 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: Flamingo SEC Partners, LLC

Print Name: Richard Gordon

Subscribed and sworn before me

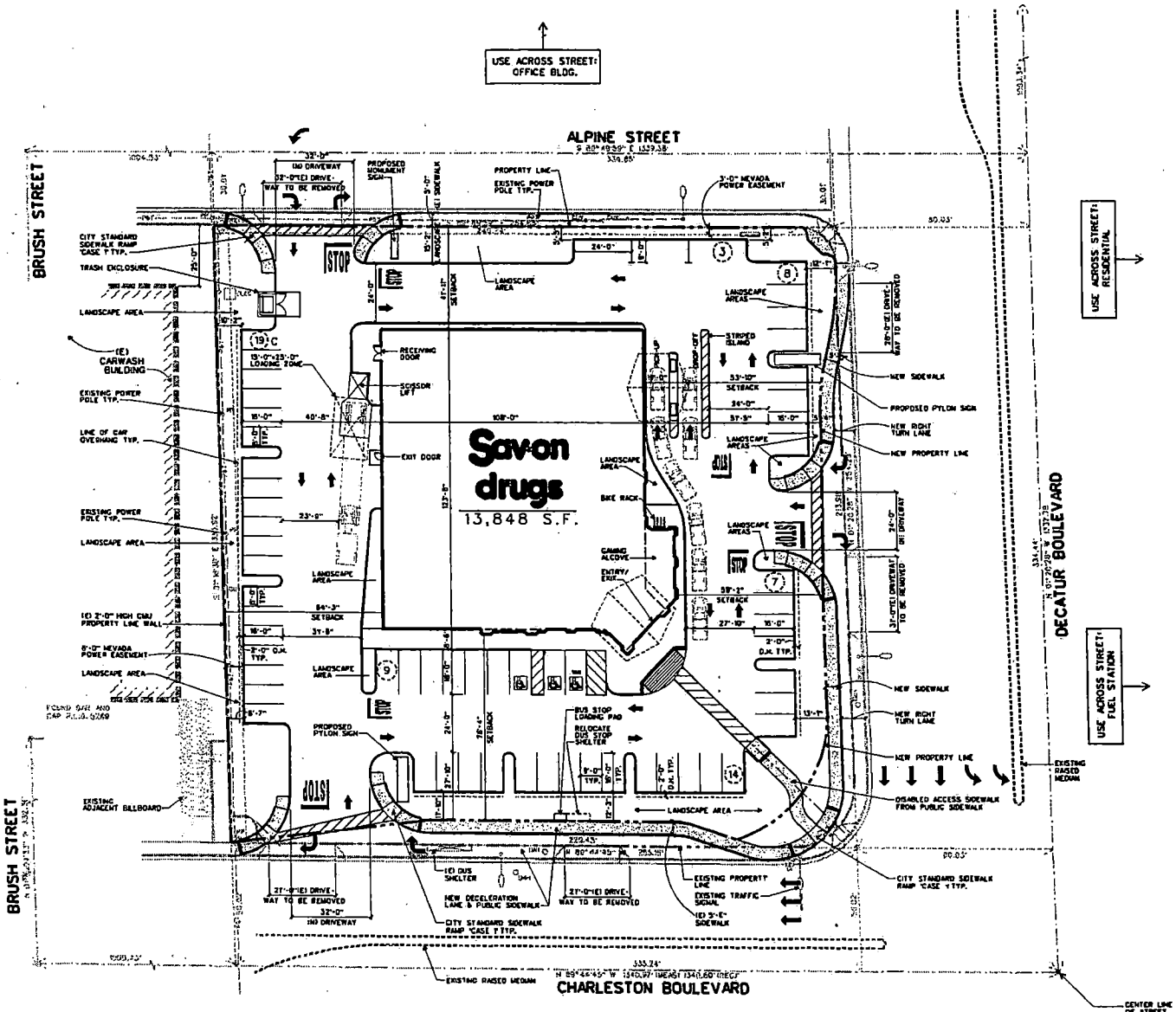
This 21 day of June, 2004

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DENISE MEEKER
My Appointment Expires
December 12, 2005
No: 97-4839-1

Revised 2/12/02

f:\depot\A... Statement of Financial Interest.doc



site plan

SCALE: 1"=20'-0"

VAR-4720
SUP-4719
SDR-4718
08-12-04 PC

REVISED 7-12-04

PROJECT DATA:

GOVERNING AGENCY:	CITY OF LAS VEGAS
ZONING:	
PRESENT:	C-1 (LIMITED COMMERCIAL)
PROPOSED:	C-1 (LIMITED COMMERCIAL)
ADJOINING:	ALONG WEST PROPERTY LINE - CAR WASH TO NORTH - OFFICE BUILDING TO SOUTH - COMMERCIAL/RETAIL TO EAST - FUEL STATION
ASSESSOR PARCEL NO:	PARCEL 138-30-504-009
STREET ADDRESS:	N.W.C CHARLESTON & DECATUR LAS VEGAS, NEVADA
SITE AREA:	84,993 S.F.
BUILDING AREA:	
SAV-ON DRUG (FULLY SPRINKLERED)	13,848 S.F.
TOTAL BUILDING AREA:	13,848 S.F.
BUILDING TO LOT RATIO:	21.44%
BUILDING SETBACKS:	15 FT
FRONT: (CHARLESTON)	20 FT
SIDE: (DECATUR)	15 FT
REAR: (ALPINE)	30 FT
BUILDING HEIGHT:	NO HEIGHT RESTRICTIONS
PARKING:	
RETAIL @ 1/178 S.F.	78 STALLS
TOTAL PARKING REQUIRED:	78 STALLS
TOTAL PARKING PROVIDED:	80 STALLS
LAS VEGAS DESIGN STANDARDS:	8'X 18' - 41 STALLS
COMPACT PARKING STALLS:	8'X 18' - 19 STALLS (50% ALLOWED)
ACCESSIBLE PARKING:	3 SPACES (1 - VAN SPACE)
DRIVE WIDTH:	24' MIN FOR 2-WAY (CITY)
OVERHANG AT PARKING:	1 FT @ PLANTER

LEGEND:

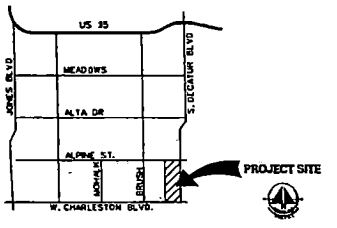
- TRASH ENCLOSURE (WITH SOLID GATES)
- BICYCLE RACK
- STANDARD SITE LIGHT
- T TRANSFORMER
- DISABLED ACCESS SIGN
- FIRE HYDRANT
- PROPOSED BUILDING ENVELOPE
- PROPERTY LINE - CURRENT
- PROPERTY LINE - EXISTING
- EXISTING
- REMOVED
- NEW
- NEW SIDEWALK

SCHEDULE OF DRAWINGS:

1. CONCEPTUAL DEVELOPMENT SITE PLAN
2. PRELIMINARY FLOOR PLAN - SAVON 09071
3. CONCEPTUAL SITE MONUMENT & PYLON SIGNAGE PLAN - SAVON 09071
4. CONCEPTUAL ELEVATIONS - SAVON 09071
5. CONCEPTUAL LANDSCAPE PLAN
6. A.L.T.A. LAND TITLE SURVEY

VICINITY MAP:

N.T.S.



REVISIONS
DATE 7-08-04 BY GR
DATE BY
DATE BY
DATE BY
DATE BY

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Sav-on drugs

SAV-ON #9071

LOCATION
N.W.C. OF CHARLESTON AND DECATUR BOULEVARD
LAS VEGAS, NV

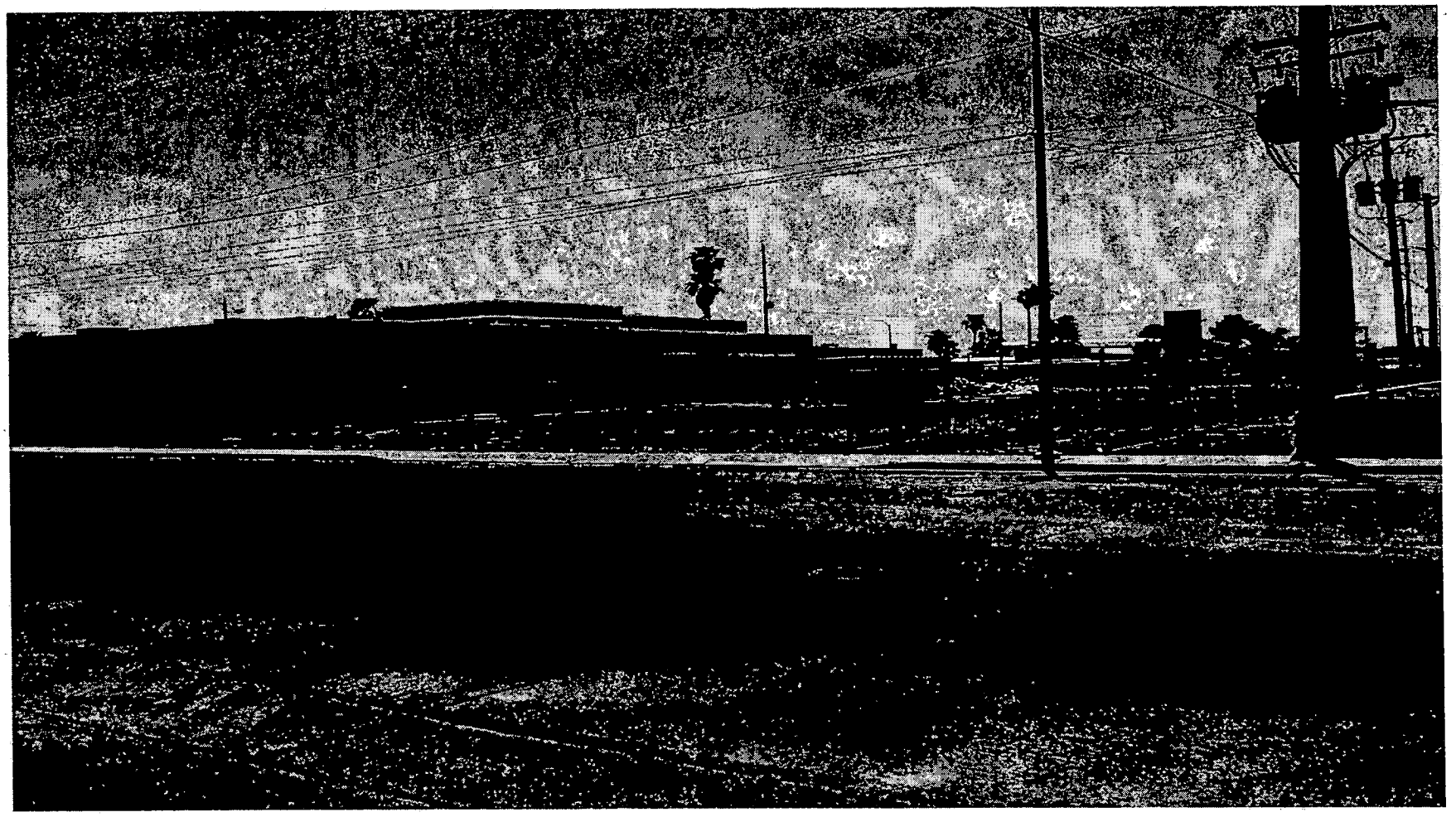
SHEET TITLE
CONCEPTUAL DEVELOPMENT SITE PLAN

PROJECT MANAGER: GR
DRAWN BY: DM/TC/JR/CB
CHECKED BY: GR

CLT ARCHITECT
788 Colorado Boulevard
Los Angeles, California 90041
(323) 254-5338 (323) 344-5999 FAX

PROJECT NO. 0308.042
OWNER SUBMITTAL 6-25-04
AGENCY SUBMITTAL 6-25-04

1



VAR-4720 - APPLICANT: ALBERTSONS, INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY
4800 WEST CHARLESTON BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 59

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
SPECIAL USE PERMIT RELATED TO 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).

C.C.: 09/15/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

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

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

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

MINUTES:
NOTE: See Item 58 [VAR-4720] for all related discussion on Item 58 [VAR-4720], Item 59 [SUP-4719] and Item 60 [SDR-4718].

(9:49 – 10:04)
3-1066

City of Las Vegas

Agenda Item No.: 59

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 59 – SUP-4719

CONDITIONS:

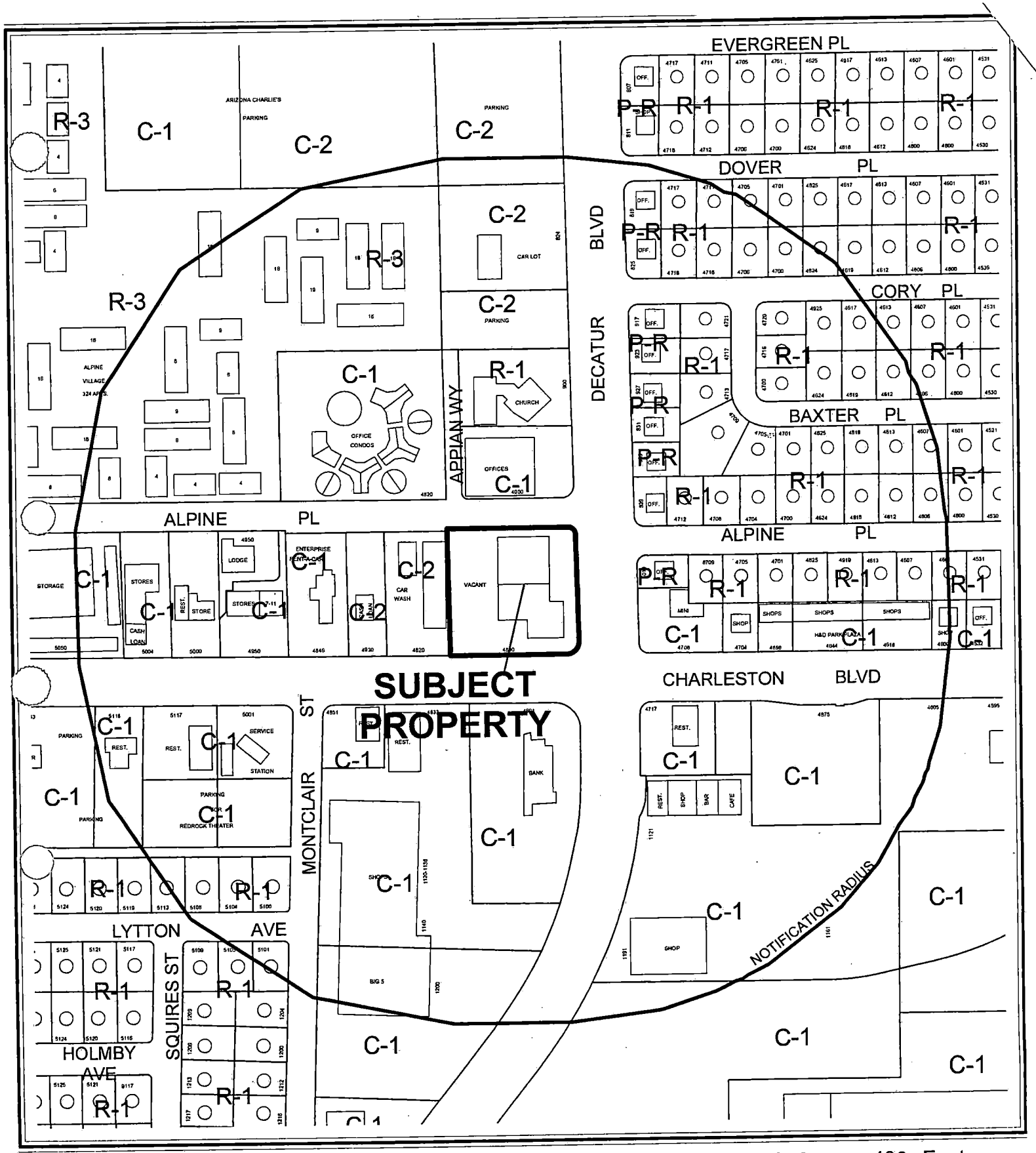
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Special Use Permit.

2. Approval of and conformance to the Conditions of Approval for an accompanying Site Development Plan Review (SDR-4718).

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.



CASE: SUP-4719

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-4719 - APPLICANT: ALBERTSON'S INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Special Use Permit.

2. Approval of and conformance to the Conditions of Approval for an accompanying Site Development Plan Review (SDR-4718).

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 a Gaming Establishment, General Business Related use on 1.43 acres at 4800 West Charleston Boulevard.

B) Applicant's Justification

The applicant indicates that Albertson, Inc. has been providing gaming rooms in their markets and drug stores throughout the area to provide convenience for their customers.

BACKGROUND INFORMATION

A) Actions

02/27/63	The Board of Commissioners approved a Rezoning (Z-0017-63) to rezone the subject site to a C-1 (Limited Commercial) zone. The Planning Commission and staff recommended approval.
04/24/03	The Planning Commission accepted the applicant's request to withdraw without prejudice an application for a Petition of Vacation to vacate a Government Patent Reservation. The staff recommended approval on 04/24/03.
04/24/03	The Planning Commission accepted the applicant's request to withdraw without prejudice an application for a Site Development Plan Review (SDR-1966) for a commercial center consisting of retail and restaurant uses. The staff recommended approval on 04/24/03.
08/12/04	The Planning Commission will hear companion items including a Variance (VAR-4720) and a Site Development Plan Review (SDR-4718) at the same meeting.

B) Pre-Application Meeting

06/16/04 The staff discussed various elements of the prospective development, including the following:

- Existing bank building to be removed and replaced with a Sav-on drug store.
- Concerns with curb and street improvements

DDS

- Turn lane and bus turnout lane to be dedicated. (Staff will determine whether these improvements are to be improved with this development.)
- Design issues:
    - Handicap parking space design is inadequate.
    - Insufficient queuing for drive-up window.
    - Deficiency in landscape buffering and building landscaping.
    - Location of the building away from the street corner.
        - A proposed request for packaged liquor sales will be dropped due to the proximity of an existing church.
        - Traffic signal impact fee.
        - Traffic study.
        - Possible flood study.
        - Replacement of substandard off sites.
        - Show proposed signage and locations.
        - Patent easements on the west side of the property may need to be vacated.

These details have been addressed with the staff report for the accompanying Site Development Plan Review (SDR-4718).

C) Neighborhood Meetings

A neighborhood meeting is not required nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.43

B) Existing Land Use

Subject Property:	Commercial building (vacant)
North:	Commercial building
South:	Commercial building
East:	Commercial building
West:	Commercial building

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	GC (General 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) and PR (Professional Office and Parking)
West: C-2 (General Commercial)

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property SC (Service Commercial), which allows low to medium intensity retail, office or other commercial uses that primarily serve local area patrons. The current zoning of the property is C-1 (Limited Commercial), which is permitted within the SC category. The requested Gaming Establishment, General Business Related use is permitted within the C-1 (Limited Commercial) zone with 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
Development Impact Notification Assessment		X
Project of Regional Significance		X

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the a proposed Sav-on drug store within which the subject Gaming Establishment, General Business Related use would be contained:

Total building square footage	Required		Provided	
	Regular	Handicap	Regular	Handicap
	One space per 175 square feet	4 per 76 to 100 standard spaces	One space per 243 square feet	
13,848	80 spaces	4 spaces	60 spaces	3 spaces

DDS

The proposed development does not meet the parking space requirements, as there is a 25 percent reduction in the number of spaces. The applicant has submitted a request for a Variance (VAR-4720) to reduce the required number of parking spaces to 60.

B) General Analysis and Discussion

- Zoning

The Gaming Establishment, General Business Related use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

A Gaming Establishment, General Business Related use is a building or structure, which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Chapter 6 of the Las Vegas Municipal Code. The Sav-on drug store is the primary use and the gaming operation is permitted in association with the drug store subject only to the approval of a Special Use Permit.

- Conditions

There are no special conditions of Title 19.04.050 that are applicable to a Gaming Establishment, General Business Related use.

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 Gaming Establishment, General Business Related use is proposed to be located within a Sav-on drug store. Such gaming operations contained within a drug store are customary to not only drug stores but to numerous other types of businesses as well. By reason of its containment within the store, the use is harmonious and compatible to uses surrounding the store.

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

Applications for a Variance (VAR-4720) and Site Development Plan Review (SDR-4718) were submitted in conjunction with this application. It is recommended that those two applications be denied because the Variance is to reduce the required number of parking spaces for the proposed Sav-on drug store. For such a high intensity use, the full complement of required parking spaces should be provided. Any additional uses that exacerbate the situation should be prohibited. For this reason it is recommended that this application be denied.

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 subject property has access to streets that abut the property on three sides. According to the Master Plan of Streets and Highways, Charleston Boulevard and Decatur Boulevard are primary arterial streets with a right-of-way widths of 100 feet. Consequently, access is adequate to meet the requirements of the proposed use.

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

The proposed Gaming Establishment, General Business Related use will be subject to periodic inspection and would, therefore, not compromise the public health, safety and welfare.

NOTICES MAILED 89 – Mailed with VAR-4720 and SDR-4718

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4719 APN: 138-36-804-009

Name of Property Owner: Flamingo SEC Partners, LLC

Name of Applicant: ALBERTSONS 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: _____

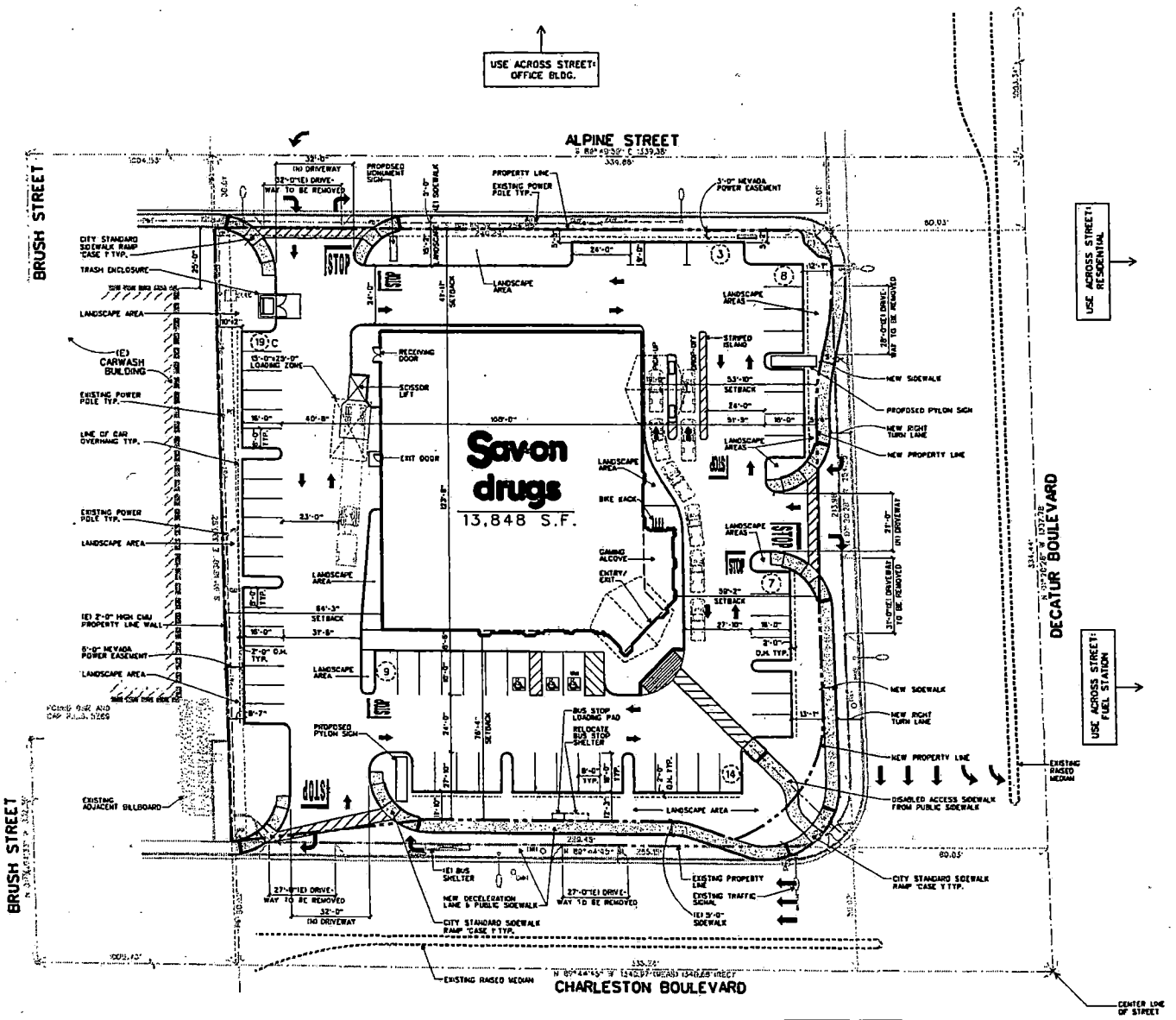
Print Name: Richard Gordon

Subscribed and sworn before me

This 8 day of June, 2004

_____
Notary Public in and for said County and State

LAURA GROSETH
Notary Public State of Nevada
No. 98-3646-1
My appt. exp. July 1, 2006



site plan

SCALE: 1"=20'-0"

VAR-4720
SUP-4719
SDR-4718
08-12-04 PC

REVISED 7-12-04

PROJECT DATA:

GOVERNING AGENCY:	CITY OF LAS VEGAS
ZONING:	
PRESENT:	C-1 (LIMITED COMMERCIAL)
PROPOSED:	C-1 (LIMITED COMMERCIAL)
ADJOINING:	ALONG WEST PROPERTY LINE - CAR WASH TO NORTH - OFFICE BUILDING TO SOUTH - COMMERCIAL/RETAIL TO EAST - FUEL STATION
ASSESSOR PARCEL NO:	PARCEL 138-36-804-009
STREET ADDRESS:	N.W.C. CHARLESTON & DECATUR LAS VEGAS, NEVADA
SITE AREA:	84,563 S.F.
BUILDING AREA:	
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TOTAL BUILDING AREA:	13,848 S.F.
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TOTAL PARKING REQUIRED:	79 STALLS
TOTAL PARKING PROVIDED:	80 STALLS
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OVERHANG AT PARKING:	2 FT @ PLANTER

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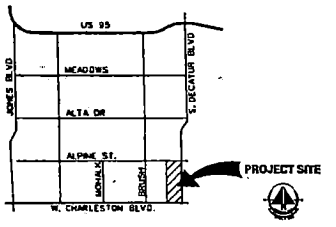
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- PROPERTY LINE - CURRENT
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- REMOVED
- NEW
- NEW SIDEWALK

SCHEDULE OF DRAWINGS:

1 CONCEPTUAL DEVELOPMENT SITE PLAN
2 PRELIMINARY FLOOR PLAN - SAVON #9071
3 CONCEPTUAL SITE MONUMENT & PYLON SIGNAGE PLAN - SAVON #9071
4 CONCEPTUAL ELEVATIONS - SAVON #9071
5 CONCEPTUAL LANDSCAPE PLAN
6 A.L.T.A. LAND TITLE SURVEY

VICINITY MAP:

N.T.S.



REVISIONS
DATE 7-09-04 BY CR
DATE BY
DATE BY
DATE BY
DATE BY

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DEVELOPER

Sav-on drugs

PROJECT

SAV-ON #9071

LOCATION

N.W.C. OF CHARLESTON AND DECATUR BOULEVARD
LAS VEGAS, NV

SHEET TITLE

CONCEPTUAL DEVELOPMENT SITE PLAN

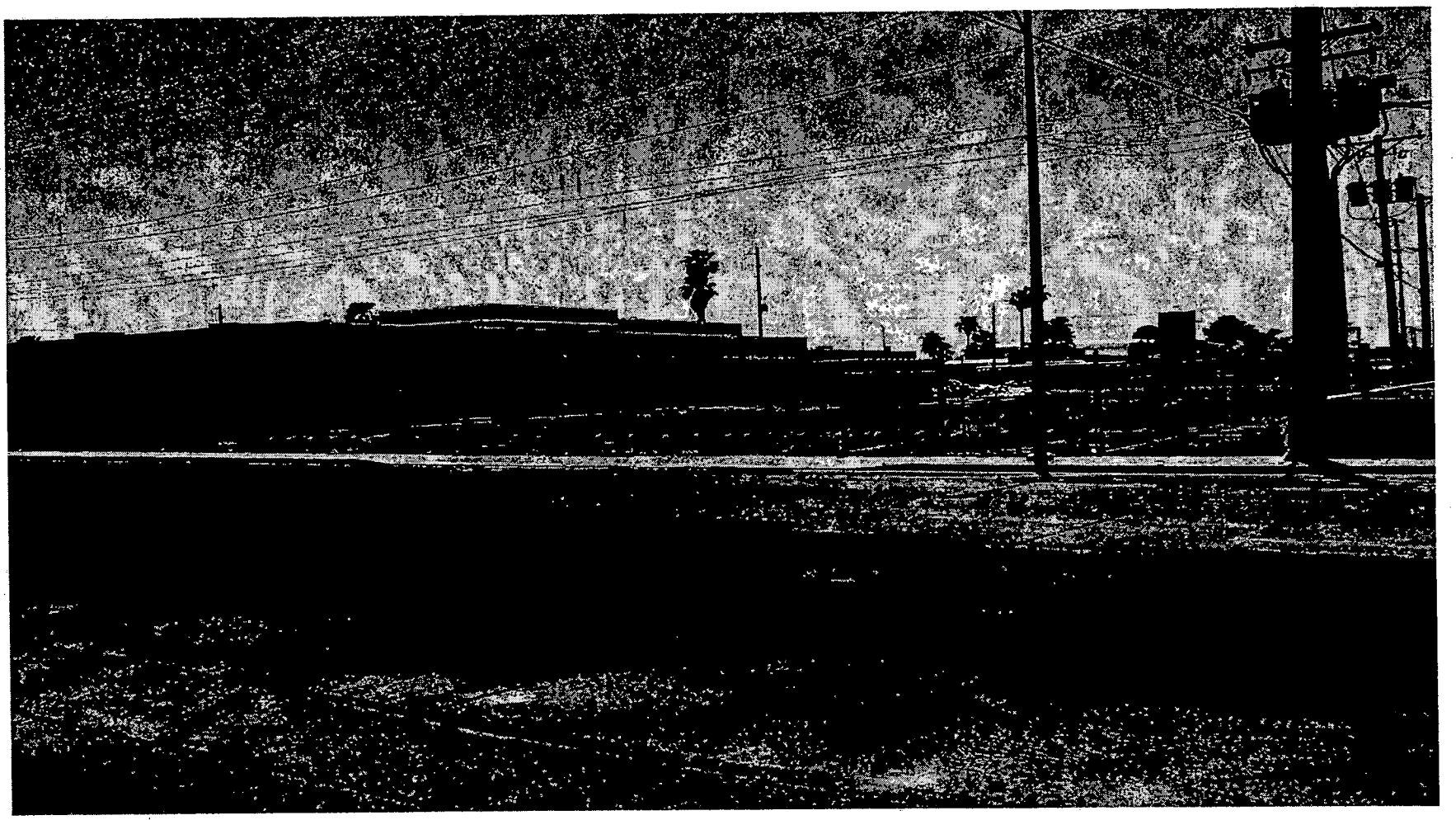
PROJECT MANAGER: MR
DRAWN BY: DM/ED/JM/TD
CHECKED BY: MR

CLT ARCHITECT

700 Colorado Boulevard
Los Angeles, California 90041
(323) 344-5353 (323) 344-5356 Fax

PROJECT NO. 0308.002
OWNER SUBMITTAL: 8-23-04
AGENCY SUBMITTAL: 8-23-04

1



SUP-4719 - APPLICANT: ALBERTSONS, INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY
4800 WEST CHARLESTON BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 60

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 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).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
McSWAIN – 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 58 [VAR-4720] for all related discussion on Item 58 [VAR-4720], Item 59 [SUP-4719] and Item 60 [SDR-4718].

(9:49 – 10:04)
3-1066

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 60 – SDR-4718

CONDITIONS:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 07/12/04, except as amended by conditions herein.

2. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a greater number of trees and shrubs that more closely meets compliance with the landscaping standards.

3. A Variance (VAR-4720) to reduce the required number of parking spaces approved by the City Council.

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

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect the conditions of approval for this application.

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

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

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and otherwise meet all requirements and standards of the City. The trash enclosure shall be provided with a roof.

9. 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.

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

CONDITIONS – Continued:

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

12. 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.

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

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

Public Works

15. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Charleston Boulevard and Decatur Boulevard and an additional 10 feet of right-of-way for a total radius of 25 feet on the southwest corner of Decatur Boulevard and Alpine Street prior to the issuance of any permits. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for turning lanes and #234.1 or #234.3 for bus turnouts prior to the issuance of any permits.

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the proposed driveway accessing Decatur Boulevard, on site circulation including drive thru facility, and parking lot layout to an acceptable configuration prior to the submittal of any construction plans.

17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and the proposed driveway accessing Charleston Boulevard shall receive approval from the Nevada Department of Transportation.

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Construct all improvements necessary for the required bus turnout and turning lanes concurrent with development of this site.

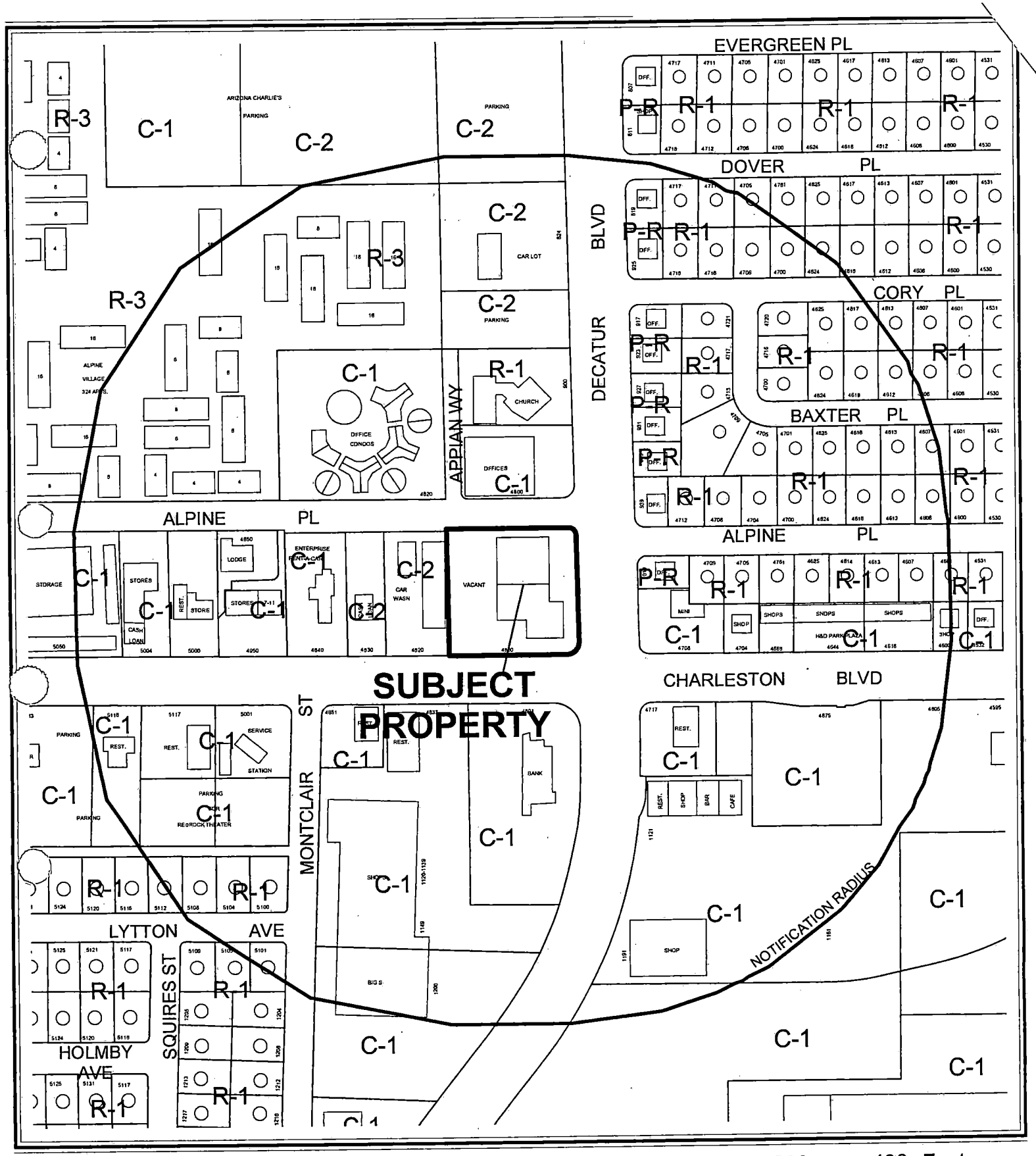
CONDITIONS – Continued:

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a 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.

20. Landscape and maintain all unimproved right-of-way on Charleston Boulevard, Decatur Boulevard and Alpine Street adjacent to this site.

21. 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.

22. Submit an Encroachment Agreement for all landscaping and private improvements located in the Decatur Boulevard and Alpine Street public right-of-way adjacent to this site prior to occupancy of this site.



0 200 400 Feet

CASE: **SDR-4718**

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-4718 - APPLICANT: ALBERTSONS INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL. If APPROVED,** Subject to:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 07/12/04, except as amended by conditions herein.

2. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a greater number of trees and shrubs that more closely meets compliance with the landscaping standards.

3. A Variance (VAR-4720) to reduce the required number of parking spaces approved by the City Council.

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

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect the conditions of approval for this application.

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

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

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and otherwise meet all requirements and standards of the City. The trash enclosure shall be provided with a roof.

DDS

9. 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.

DDS

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

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

12. 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.

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

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

Public Works

15. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Charleston Boulevard and Decatur Boulevard and an additional 10 feet of right-of-way for a total radius of 25 feet on the southwest corner of Decatur Boulevard and Alpine Street prior to the issuance of any permits. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for turning lanes and #234.1 or #234.3 for bus turnouts prior to the issuance of any permits.

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the proposed driveway accessing Decatur Boulevard, on site circulation including drive thru facility, and parking lot layout to an acceptable configuration prior to the submittal of any construction plans.

18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and the proposed driveway accessing Charleston Boulevard shall receive approval from the Nevada Department of Transportation.

19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Construct all improvements necessary for the required bus turnout and turning lanes concurrent with development of this site.

20. 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.

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DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a development on 1.43 acres at 4800 West Charleston Boulevard.

B) Applicant's Justification

The applicant indicates that the Sav-on drug store will be a viable retail use for this highly visible corner property. The applicant goes on to state in a letter attached to the application the following:

> "The current owner of the property, Flamingo SEC Partners, LLC, intends to redevelop the major intersection corner by demolishing the existing building which has stood vacant on the site for many years."

BACKGROUND INFORMATION

A) Actions

02/27/63	The Board of Commissioners approved a Rezoning (Z-0017-63) to rezone the subject site to a C-1 (Limited Commercial) zone. The Planning Commission and staff recommended approval.
04/24/03	The Planning Commission accepted the applicant's request to withdraw without prejudice an application for a Petition of Vacation to vacate a Government Patent Reservation. The staff recommended approval on 04/24/03.
04/24/03	The Planning Commission accepted the applicant's request to withdraw without prejudice an application for a Site Development Plan Review (SDR-1966) for a commercial center consisting of retail and restaurant uses. The staff recommended approval on 04/24/03.
08/12/04	The Planning Commission is scheduled to consider companion items including a Variance (VAR-4720) and a Special Use Permit (SUP-4719) at the same meeting.

B) Pre-Application Meeting

06/16/04 Staff discussed various elements of the prospective development, including the following:

- Existing bank building to be removed and replaced with a Sav-on Drug store.

- Concerns with curb and street improvements
- Turn lane and bus turnout lane to be dedicated. (Staff will determine whether these improvements are to be improved with this development.)
- Design issues:
  - Handicap parking space design is inadequate.
  - Insufficient queuing for drive-up window.
  - Deficiency in landscape buffering and building landscaping.
  - Location of the building away from the street corner.
    - A proposed request for packaged liquor sales will be dropped due to the proximity of an existing church.
    - Traffic signal impact fee.
    - Traffic study.
    - Possible flood study.
    - Replacement of substandard off sites.
    - Show proposed signage and locations.
    - Patent easements on the west side of the property may need to be vacated.

C) Neighborhood Meetings

A neighborhood meeting is not required nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.43

B) Existing Land Use

Subject Property:	Commercial building (vacant)
North:	Commercial building
South:	Commercial building
East:	Commercial building
West:	Commercial building

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	GC (General 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) and PR (Professional Office and Parking)
West: C-2 (General Commercial)

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is the SC (Service Commercial) category that allows low to medium intensity retail, office or other commercial uses that primarily serve local area patrons. The current zoning of the property is C-1 (Limited Commercial), which is permitted within the SC 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

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

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed 13,848 square-foot Sav-on drug store at 4800 West Charleston Boulevard. A vacant building presently occupies the property, and the applicant intends to raze the building and redevelop the site for the new store. In conjunction with the subject application, a request for a Special Use Permit (SUP-4719) for gaming operations within the store has been submitted.

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	NA	0.66 acres	NA
Min. Lot Width	100 feet	229.45 feet	Y
Min. Setbacks			
• Front	20 feet	76.33 feet	Y
• Side	10 feet	64.25 feet	Y
• Corner	15 feet	53.83	Y
• Rear	20 feet	41.92 feet	Y
Max. Lot Coverage	50 %	21.44 %	Y
Max. Building Height	NA	35 feet	NA

The project meets the criteria of the Code. More detail will be needed on the trash enclosure.

A3) Parking and Traffic Standards

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

Total building square footage	Required		Provided	
	Regular	Handicap	Regular	Handicap
	One space per 175 square feet	4 per 76 to 100 standard spaces	One space per 243 square feet	
13,848	80 spaces	4 spaces	60 spaces	3 spaces

The proposed development does not meet the parking space requirements, as there is a 25 percent reduction in the number of spaces. The purpose of the subject request for a Variance is to reduce the required number of parking spaces to 60. It is recommended that that application be denied.

A4) Landscape and Open Space Standards

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

Tree Standards	Required		Provided
	Ratio	Trees	
Parking Area:	6 spaces / 1 tree + 2 islands / 1 tree	19 trees	14 trees
Buffer:	1 tree / 20 ft. perimeter	55 trees	37 trees
Total:		74 trees	51 trees

Shrubs are also required at the ratio of one shrub for each four trees. For 74 required trees, 296 shrubs are required, but only 111 shrubs are provided. A 15-foot wide landscape buffer is required along the property lines for the required trees and shrubbery. In some places the width of the island is as narrow as five feet.

B) General Analysis and Discussion

The proposed development has severe limitations in meeting the Design Standards Manual and the Landscape, Wall and Buffer Standards. The required 15-foot wide landscape islands are not being provided; 37 perimeter trees are proposed instead of the required 55 trees; 14 parking area trees are proposed instead of the required 19 trees, and 111 shrubs are being provided in lieu of the required 296.

The proposed development also does not comply with the parking space requirements. A request for A Variance (VAR-4720) has been submitted in conjunction with this application to reduce the required number of parking spaces from 79 to 60. It is recommended that that application be denied.

To approve a Site Development Plan, the Planning Commission and City Council must affirm that the proposed development would comply with the City's standards and requirements. Numerous variances and waivers would have to be granted for the property to be developed in the manner proposed. Clearly, the property is too small for the intensity of development proposed for this site. For this reason, it is recommended that this application and all other accompanying applications be denied.

FINDINGS

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 subject property is located adjacent to commercial development on four sides. There should be no compatibility issues with this development.

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

The proposed development has severe limitations in meeting the Design Standards Manual and the Landscape, Wall and Buffer Standards. The required 15-foot wide landscape islands are not being provided; 37 perimeter trees are proposed instead of the required 55 trees; 14 parking area trees are proposed instead of the required 19 trees, and 111 shrubs are being provided in lieu of the required 296.

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

The subject property has access to streets that abut the property on three sides. According to the Master Plan of Streets and Highways, Charleston Boulevard and Decatur Boulevard are primary arterial streets with right-of-way widths of 100 feet. Consequently, access is adequate to meet the requirements of the proposed use.

The applicant has requested a Variance (VAR-7420) to reduce the required number of parking spaces. If sufficient parking spaces are not available to patrons of the store, rows of cars with drivers looking for spaces may be held up at the entrances, restricting traffic flow in the streets. For this reason, it is recommended that the request for a Variance and this application be denied.

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

The building and landscape materials are appropriate; however, as indicated above, the quantity of landscaping is severely deficient.

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 consists of a stucco exterior, with columns of split-face block at the lower portions, concrete moldings at edges, E.I.F.S. cornice at the roofline, and a roof with clay tile. Variations in rooflines, window treatment, arches, columns, and colors present an attractive front facade. However, the north elevation, which faces Alpine Street, has a monolithic appearance, and it should be redesigned with variations of jogs, offsets or other architectural features to reduce the visual length of the wall. A condition of approval is added to address this matter.

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 89 – Mailed with VAR-4720 and SUP-4719

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4718 APN: 138-36-804-009

Name of Property Owner: Flamingo SEC Partners, LLC

Name of Applicant: ALBERTSONS 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: Flamingo SEC Partners, LLC

Print Name: Richard Gordon

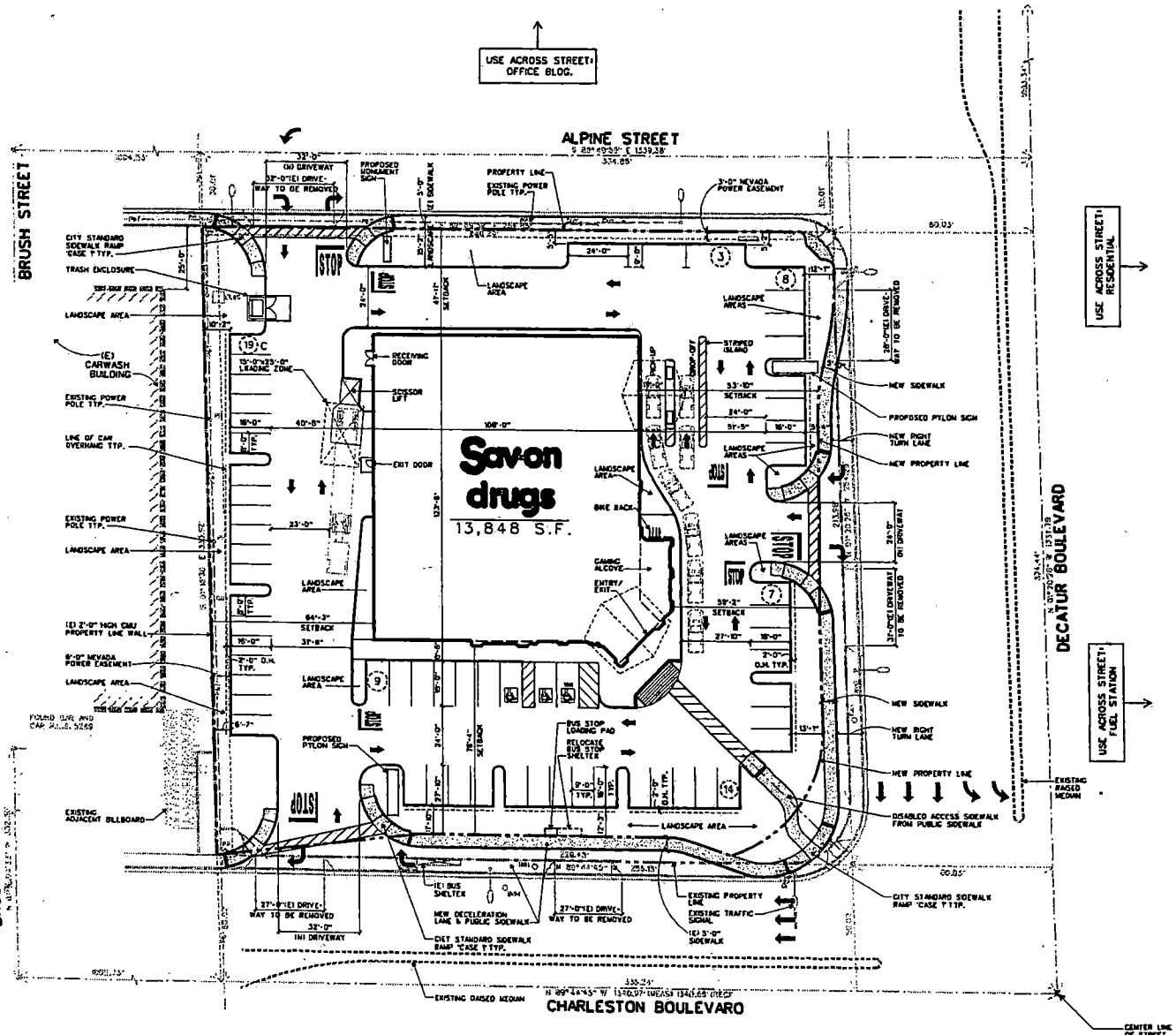
Subscribed and sworn before me

This 21 day of June, 2004

Notary Public in and for said County and State

DENISE MEEKER
My Appointment Expires
December 12, 2006
No: 97-4839-1

DENISE MEEKER
My Appointment Expires
December 12, 2006
No: 97-4839-1



site plan

SCALE: 1"=20'-0"

VAR-4720
SUP-4719
SDR-4718
08-12-04 PC

REVISED 7-12-04

PROJECT DATA:

GOVERNING AGENCY:	CITY OF LAS VEGAS
ZONING:	
PRESENT:	C-1 (LIMITED COMMERCIAL)
PROPOSED:	C-1 (LIMITED COMMERCIAL)
ADJOINING:	ALONG WEST PROPERTY LINE - CAR WASH TO NORTH - OFFICE BUILDING TO SOUTH - COMMERCIAL/RETAIL TO EAST - FUEL STATION
ASSESSOR PARCEL NO:	PARCEL 139-36-404-009
STREET ADDRESS:	N.W.C. CHARLESTON & DECATUR LAS VEGAS, NEVADA
SITE AREA:	84,963 S.F.
BUILDING AREA:	
SAV-ON DRUG (FULLY SPRINKLERED)	13,848 S.F.
TOTAL BUILDING AREA:	13,848 S.F.
BUILDING TO LOT RATIO:	21.44%
BUILDING SETBACKS:	15 FT
FRONT: (CHARLESTON)	20 FT
SIDE: (DECATUR)	15 FT
REAR: (ALPINE)	20 FT
BUILDING HEIGHT:	NO HEIGHT RESTRICTIONS
PARKING:	
RETAIL @ 1/175 G.F.	79 STALLS
TOTAL PARKING REQUIRED:	79 STALLS
TOTAL PARKING PROVIDED:	80 STALLS
LAS VEGAS DESIGN STANDARDS:	9' X 18' - 41 STALLS
COMPACT PARKING STALLS:	8' X 18' - 14 STALLS (30% ALLOWED)
ACCESSIBLE PARKING:	3 SPACES (1 - VAN SPACE)
DRIVE WIDTH:	24' MIN FOR 2-WAY (CITY)
OVERHANG AT PARKING:	2 FT @ PLANTER

LEGEND:

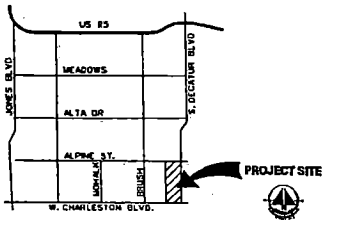
- TRASH ENCLOSURE (WITH SOLID GATES)
- BICYCLE RACK
- STANDARD SITE LIGHT
- T TRANSFORMER
- DISABLED ACCESS SIGN
- FIRE HYDRANT
- PROPOSED BUILDING ENVELOPE
- PROPERTY LINE - CURRENT
- PROPERTY LINE - EXISTING
- EXISTING
- REMOVED
- NEW
- NEW SIDEWALK

SCHEDULE OF DRAWINGS:

1. CONCEPTUAL DEVELOPMENT SITE PLAN
2. PRELIMINARY FLOOR PLAN - SAVON #9071
3. CONCEPTUAL SITE MONUMENT & PYLON SIGNAGE PLAN - SAVON #9071
4. CONCEPTUAL ELEVATIONS - SAVON #9071
5. CONCEPTUAL LANDSCAPE PLAN
6. A.L.T.A. LAND TITLE SURVEY

VICINITY MAP:

N.T.S.



Sav-on drugs

SAV-ON #9071

N.W.C. OF CHARLESTON AND DECATUR BOULEVARD LAS VEGAS, NV

CONCEPTUAL DEVELOPMENT SITE PLAN

CLT ARCHITECT

766 Colorado Boulevard
Los Angeles, California 90041

1

PLANT LEGEND

TREES

Symbol	Scientific Name	Common Name	Code Name	Planting Size
	Cercidium 'Hybrid' AZT	AZT Hybrid Palo Verde	CerAZT	24"-Box, 2" min. cal.
	Prosopis 'Hybrid' AZT	AZT Thornless Mesquite	ProAZT	24"-Box, 2" min. cal.

SHRUBS

	Cassia nemophila	Bushy Senna	CasNem	5-Gal
	Dasylirion wheeleri	Desert spoon	Dawh	5-Gal
	Lantana montevidensis	Trailing lantana	Lamo	5-Gal
	Dalea greggii	Trailing Indigo	DalGr	5-Gal

GROUND COVER

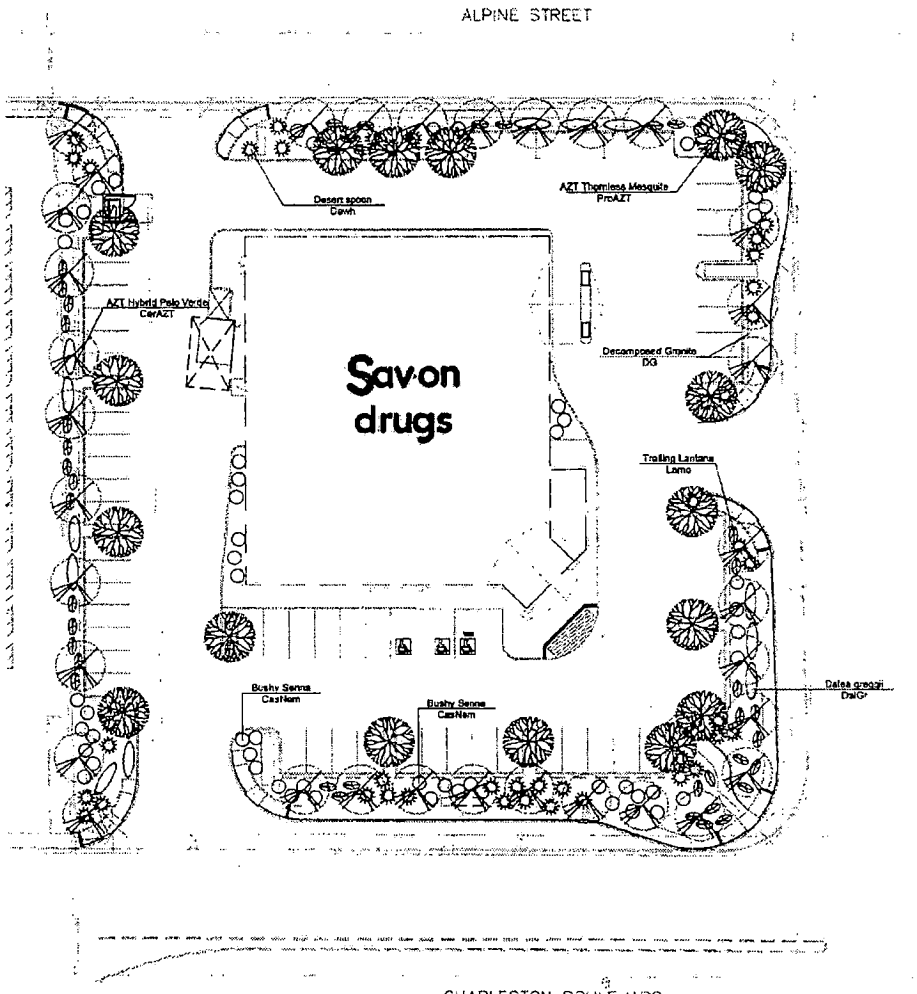
Decomposed Granite	Adobe Sunset Color	DG	2" Layed 3/8 minus fines

REQUIRED TREE CALCULATION:

60 Parking Spaces
17 End Islands
(60/6) + (17/2) = 19 twenty-four inch box trees required
17 trees specified

REQUIRED SHRUBS CALCULATION:

19 Trees required
19 x 4 = 76 five gallon shrubs required
111 shrubs specified



ALL DRAWINGS AND INFORMATION CONTAINED HEREIN IS CONCEPTUAL ONLY AND IS PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. ALL DRAWINGS AND INFORMATIONS ARE SUBJECT TO GOVERNMENTAL AGENCY REVIEW AND APPROVAL, AND THEREFORE MUST NOT BE CONSTRUED IN ANY MANNER AS A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF INFORMATION HEREIN OR OF BUILDABILITY AS REPRESENTED HEREON. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: THE TYPE, SIZE, HEIGHT, LOCATION, DESIGN (PLAN AND ELEVATION WHICH ARE ARTISTIC REPRESENTATIONS) OF EACH BUILDING, AND ANY ASSOCIATED PARKING OR LOADING SPACE.
INFORMATIONS REGARDING UTILITIES, EASEMENTS, PROPERTY AND PARCEL DATA, INGRESS AND EGRESS, GEOTECHNICAL DATA AND SUB SURFACE INVESTIGATION ECT. ARE NOT AVAILABLE TO US AT THIS TIME. REVISIONS MAY BE REQUIRED WHEN THIS INFORMATION IS AVAILABLE

CUMMINGS CURLEY ASSOCIATES INC
LANDSCAPE ARCHITECTS • LAND PLANNERS
7447 North Frederick Street, Suite 310, Los Angeles, California 90041
TEL 323.344.4240 • Fax 323.344.1250
CA 3383 • AZ 30100 • UT 377204 • NN 312 • NV 376 • CLASS 319

SCALE: 1" = 20'

VAR-4720
SUP-4719
SDR-4718
08-12-04 PC

REVISED 7-12-04

Sav-on drugs

SAV-ON #9071

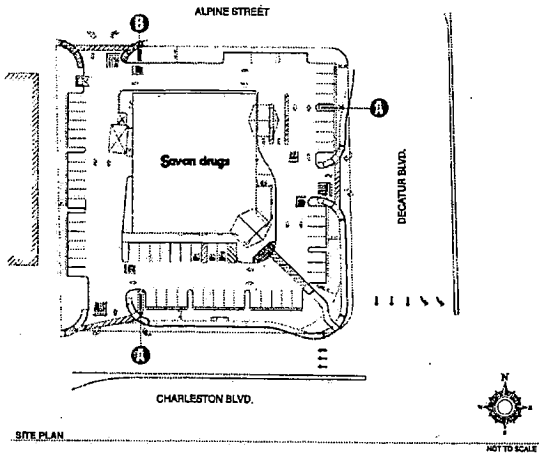
N.W.C. OF CHARLESTON AND DECATUR BOULEVARD
LAS VEGAS, NV

CONCEPTUAL LANDSCAPE PLAN

CLT ARCHITECT

765 Colorado Boulevard
Los Angeles, California 90041
(323) 344-5000 FAX: 344-5004

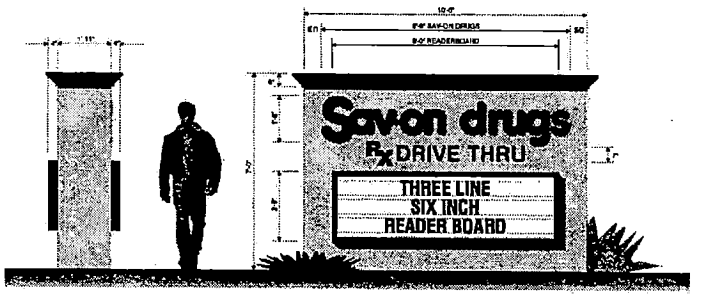
5



SITE PLAN — NOT TO SCALE



A MANUFACTURE & INSTALL 2 D/F INTERNALLY ILLUMINATED PYLON SIGNS — SCALE: 1/2"=1'-0"



B MANUFACTURE & INSTALL 1 D/F INTERNALLY ILLUMINATED MONUMENT SIGN — SCALE: 1/2"=1'-0"

CABINET
TO BE FABRICATED FROM ALUMINUM PAINTED TO MATCH BUILDING COLOR (TEXTURE FINISH / EXCACT COLOR TO BE DETERMINED).
"SAV-ON DRUGS"
TO BE ROUTED OUT & IN-FILLED W/ ¼" CLEAR ACRYLIC W/ 3630-93 CARDINAL RED & TRANSLUCENT WHITE VINYL APPLIED 1ST SURFACE & BACKED UP W/ WHITE ACRYLIC.
"RX DRIVE THRU"
TO BE ROUTED OUT AND BACKED UP W/ 2793 RED FLEX.
READER BOARD
WHITE POLYCARBONATE FACES W/ 3 LINES OF 6" CHANGEABLE COPY
DARK BRONZE MOLDINGS W/ CLEAR LEXAN 8 COVER, HINGED AT TOP
INTERNAL ILLUMINATION
TO BE PROVIDED BY FLUORESCENT LAMPS.

ALL DRAWINGS AND INFORMATION CONTAINED HEREIN IS CONCEPTUAL ONLY AND IS THEREFORE SOLELY FOR INTERPRETIVE PURPOSES. ALL DRAWINGS AND INFORMATION ARE SUBJECT TO ENGINEERING ACCURACY. NEITHER SIGN COMPANY NOR CONTRACTOR MAKE ANY OF WARRANTIES OF ANY KIND(S) AS TO ACCURACY OF DIMENSIONS OF INFORMATION SHOWN OR OF SUITABILITY OF INFORMATION FOR ORDERING. THE RECIPIENT MAY BE SOLELY LIABLE TO THE FOLLOWING: THE TYPE, SIZE, QUANTITY, LOCATION, ELECTRICAL REQUIREMENTS, AND OTHER SPECIFICATIONS OF EACH INDIVIDUAL SIGN DESCRIBED HEREIN. THE RECIPIENT MUST ALSO BE SOLELY RESPONSIBLE FOR DETERMINING APPLICABLE STATUTES, ORDINANCES, PROPERTY, AND PERMIT, TAXES, ZONING AND SCHEDULE COMPLIANCE. SIGN AND SIGN ERECTION CONTRACTORS CLT, INC. ANY AVAILABLE TO YOU AT THIS TIME, REVISIONS MAY BE REQUIRED WHEN THIS INFORMATION IS AVAILABLE

FILE: J:\Art\Sheets\LV\9071\9071_Logo
PLOTTED BY: Brian Wood
PLOT DATE: 22 JUN 2004
PLOT TIME: 10:25:56

FEDERAL HEATH SIGN COMPANY

Boyd Colt
Doug Cross
Brian Wood

Savon drugs
Northwest Corner
Charleston Blvd. &
Decatur Blvd.
Las Vegas, NV

May 14, 2004
Sheet Number 1 of 3
Design Number 9071

FEDERAL HEATH SIGN COMPANY

Boyd Colt
Doug Cross
Brian Wood

Savon drugs
Northwest Corner
Charleston Blvd. &
Decatur Blvd.
Las Vegas, NV

May 14, 2004
Sheet Number 3 of 3
Design Number 9071

△ DATE	07-12-04	BY JR
△ DATE		BY
△ DATE		BY
△ DATE		BY
△ DATE		BY

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DRAWING DEVELOPED BY

Savon drugs

PROJECT:

SAV-ON #9071

LOCATION:
N.W.C. OF CHARLESTON AND DECATUR BOULEVARD LAS VEGAS, NV

SHEET TITLE:

CONCEPTUAL MONUMENT & PYLON SIGNS

PROJECT MANAGER:
DRAWN BY: DW/DV/JR/CB
CHECKED BY:

CLT ARCHITECT

788 Colorado Boulevard
Los Angeles, California 90041
(323) 344-0880 (323) 344-0886 Fax

PROJECT NO. 04041JR
OWNER SUBMITTAL: 5-20-04
PERMIT SUBMITTAL: 6-22-04

VAR-4720
SUP-4719
SDR-4718
08-12-04 PC

3

REVISED
7-12-04



SDR-4718 - APPLICANT: ALBERTSONS, INC. - OWNER: FLAMINGO SEC PARTNERS, LIMITED LIABILITY COMPANY
4800 WEST CHARLESTON BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 61

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
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).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
GOYNES – Initial motion for DENIAL was rescinded – Subsequent motion by GOYNES to HOLD IN ABEYANCE – APPROVED – UNANIMOUS with TRUESDELL and EVANS excused

To be held in abeyance until 9/09/2004 PC Meeting

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 61 [VAR-4725] and Item 62 [SDR-4724].

DAVID CLAPSADDLE, Planning and Development, stated that the main concern was that the site would be overbuilt and out of character for the neighborhood. The applicant proposed to add 4,320 square feet of floor area to an existing professional office of 2,103 square feet. Only one additional space is proposed after the applicant has added more than double the existing floor area.

MINUTES – Continued:

BRADLEY KENNEY, Attorney, 723 S. 7th Street, appeared on behalf of the applicant, and requested approval of the application based on staff's recommendations. He added that they own the building at 723 S. 7th Street, which is behind the proposed site. He stated that the staff would not increase; they would be building additional space for the current staff's files. They would like to add a conference room on the first floor to accommodate their clientele. ATTORNEY KENNEY felt that this proposed site would blend in well with the structures built recently, as he referenced Don Campbell's building on 7th Street and Councilman Steve Wolfson's building on 8th and Bonneville. Seventh, Eighth and Ninth Streets have become predominantly "law office row".

In response to COMMISSIONER DAVENPORT'S question regarding the 7th Street office building, ATTORNEY KENNEY responded that there are 12 parking spaces with approximately 4,000 square feet. He added that the building consists of primarily professional law offices and a few accounting offices. He pointed out during the street paving, 7th and 8th Street were blocked off but did not create any additional hardship with parking.

COMMISSIONER McSWAIN stated that concessions are made for reasons such as maintaining the character of the area. Although the photos depicted the front area of the site residential in character, the rear appeared as a big box and did not enhance the area. She disliked the site plan.

ATTORNEY KENNEY stated that he and his brother are committed to staying in the downtown area and try to give back to the community as well. He referenced a structure for sale on 4th Street and Gass that is a larger site but is in character with the neighborhood. COMMISSIONER McSWAIN felt that better efforts could have been made to add something to this property so that it would be more aesthetically pleasing.

COMMISSIONER STEINMAN confirmed with ATTORNEY KENNEY that his practice is primarily personal injury and workman's compensation, so there is a high traffic of customers on 7th Street. There are four attorneys on 8th Street who primarily meet with their clients outside of their offices. COMMISSIONER STEINMAN pointed out on the Site Plan that the file storage space is greater than the proposed office, as he felt that the storage area would become offices and create additional traffic. He felt that the applicant is doing a disservice to their clientele, as parking in this area is difficult. ATTORNEY KENNEY reiterated that their goal is to alleviate some of the space on 7th Street and create additional offices on 8th Street.

VICE CHAIRMAN NIGRO stated he would not support the application more so because the proposed project is not aesthetically pleasing.

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 61– VAR-4725

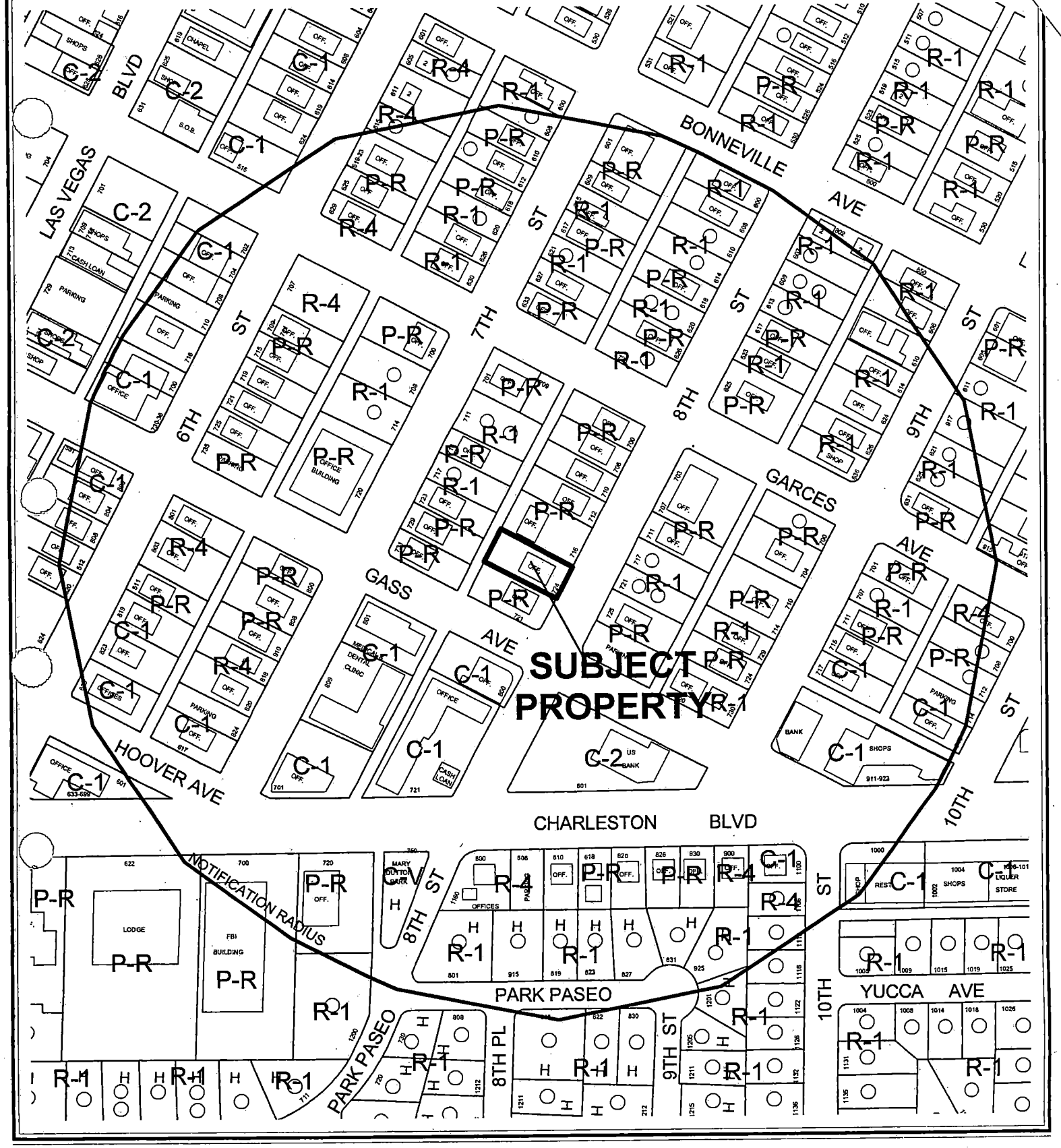
MINUTES – Continued:

ATTORNEY KENNEY confirmed with COMMISSIONER McSWAIN that if the item was held in abeyance, he would have the opportunity to work on the site plan with the architect and staff. MR. CLAPSADDLE concurred.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed Item 61 [VAR-4725] and Item 62 [SDR-4724].

(10:04 – 10:19)

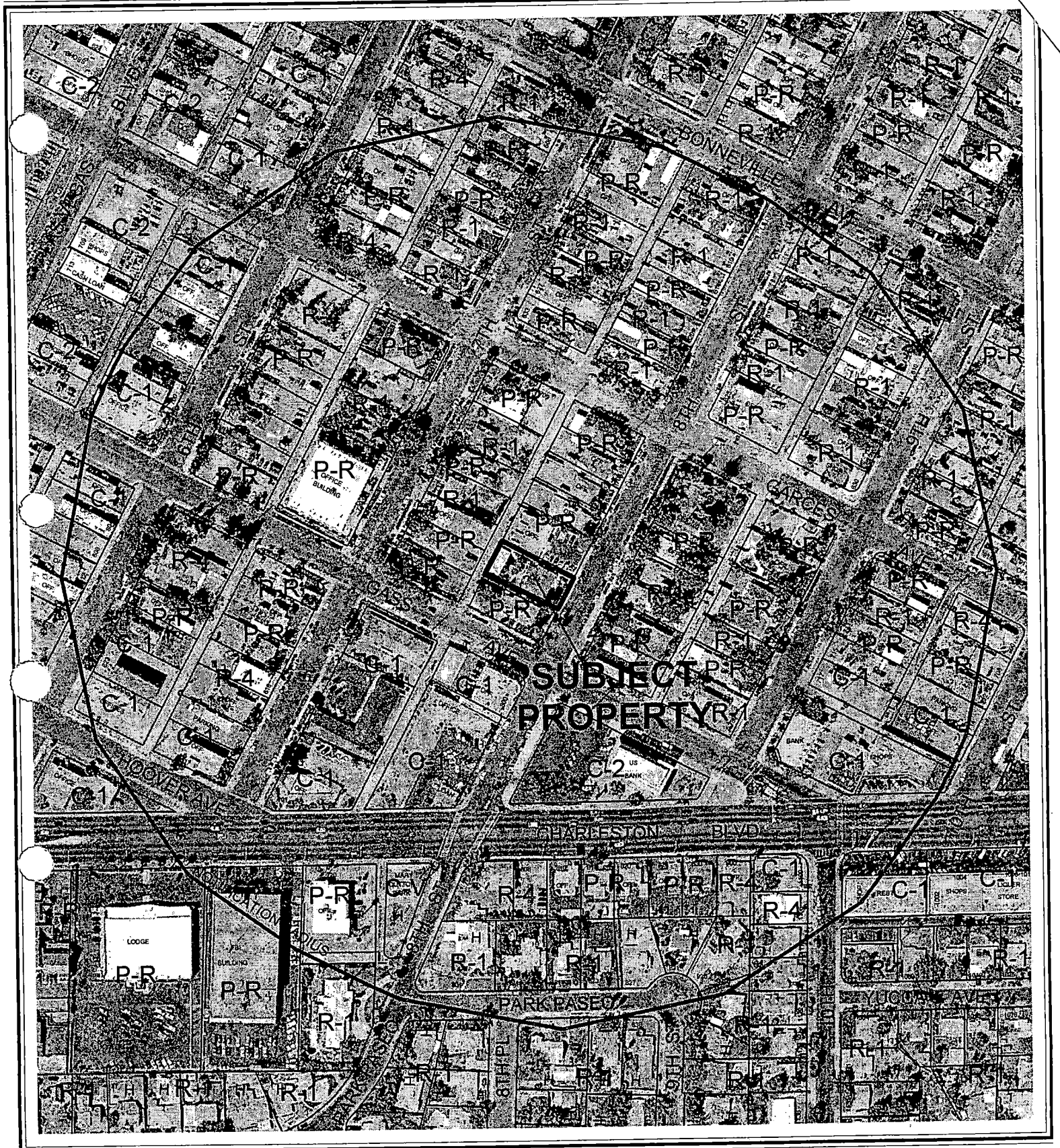


CASE: **VAR-4725**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

N



0 200 400 Feet

CASE: VAR-4725

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: 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: VAR-4725 - APPLICANT/OWNER: CRAIG P. KENNY

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-4724) by the City Council.

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

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow nine parking spaces where 22 is the minimum required in conjunction with a proposed addition to a professional office building on 0.21 acres at 724 South Eighth Street.

B) Applicant's Justification

According to the applicant's justification letter, the applicant needs additional office space to accommodate his firm's employees, archival records and storage items. No justification was offered specifically for reducing the parking requirement.

BACKGROUND INFORMATION

A) Previous Actions

07/17/91 The City Council approved a request for a Rezoning (Z-0055-91) from R-1 (Single-Family Residential) to P-R (Professional Office and Parking) on the subject site. The Planning Commission and staff recommended approval.

08/12/04 The Planning Commission will consider a request for a Site Development Plan Review (SDR-4724) for a proposed two-story, 4,320 square-foot addition to an existing professional office on the subject site.

B) Pre-Application Meeting

06/15/04 It was stressed that the building addition could not exceed the required setbacks because the existing building is already nonconforming with respect to the side yard setbacks. Loading and refuse removal for the site must be illustrated and/or described in the submittal. The existing sign will need to be relocated to permit driveway improvements. Various Public Works concerns regarding traffic and right-of-way issues were addressed. A parking variance would need to be submitted, since the site could not accommodate the required amount of parking.

SS

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.21

B) Existing Land Use

Subject Property:	Professional Office
North:	Professional Office
South:	Professional Office
East:	Professional Office
West:	Professional Office

C) Planned Land Use

Subject Property:	MXU (Mixed Use)
North:	MXU (Mixed Use)
South:	MXU (Mixed Use)
East:	MXU (Mixed Use)
West:	MXU (Mixed Use)

D) Existing Zoning

Subject Property:	P-R (Professional Office and Parking)
North:	P-R (Professional Office and Parking)
South:	P-R (Professional Office and Parking)
East:	P-R (Professional Office and Parking)
West:	P-R (Professional Office and Parking)

E) General Plan Compliance

The subject site is designated MXU (Mixed Use) on the Downtown Redevelopment Area map in the Southeast Sector of the General Plan. A range of residential as well as commercial and public uses is permitted within this category. The office uses existing on the subject property conform to this designation.

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

SS

The subject site is included within the original Las Vegas Redevelopment Plan Area. Although a range of uses and mixed-use developments are allowed in this area, the subject site is limited to light commercial and public uses by its P-R (Professional Office and Parking) zoning classification.

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.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office, other	6,423 SF	1/300 SF GFA	21	1	8	1

When the office addition proposed for this site is considered, the overall development is under parked by 13 spaces. This is a 59% deviation from the minimum standard. This request seeks relief from the 22-space minimum requirement.

The Department of Public Works requires that driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.

B) General Analysis and Discussion

The required parking ratio for office uses in the city of Las Vegas is based on gross floor area of buildings on a given site. By the current standards, eight spaces are required for the existing office alone. In this case, the applicant proposes to add 4,320 square feet of floor area to an existing professional office of 2,103 square feet. Only one additional space is proposed after the applicant has added more than double the existing floor area. The balance of building area to parking has clearly not been considered. Space is limited on the site because the site has been overbuilt. Additionally, the applicant has failed to justify this Variance request, show a hardship related to the physical characteristics of the site or allow for additional nearby parking off-site. Denial of this Variance request is therefore recommended.

SS

FINDINGS

In accordance with the provisions of Title 19.18.070(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by overbuilding the site with a proposed office addition that is more than double the size of the existing office. A smaller addition and arrangement for off-site parking would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 143 – Mailed with SDR-4724

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4725 APN: 139-34-810-035

Name of Property Owner: Craig P. Kenny

Name of Applicant: Craig P. Kenny

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: Craig P. Kenny

Subscribed and sworn before me

This 20th day of June, 2024

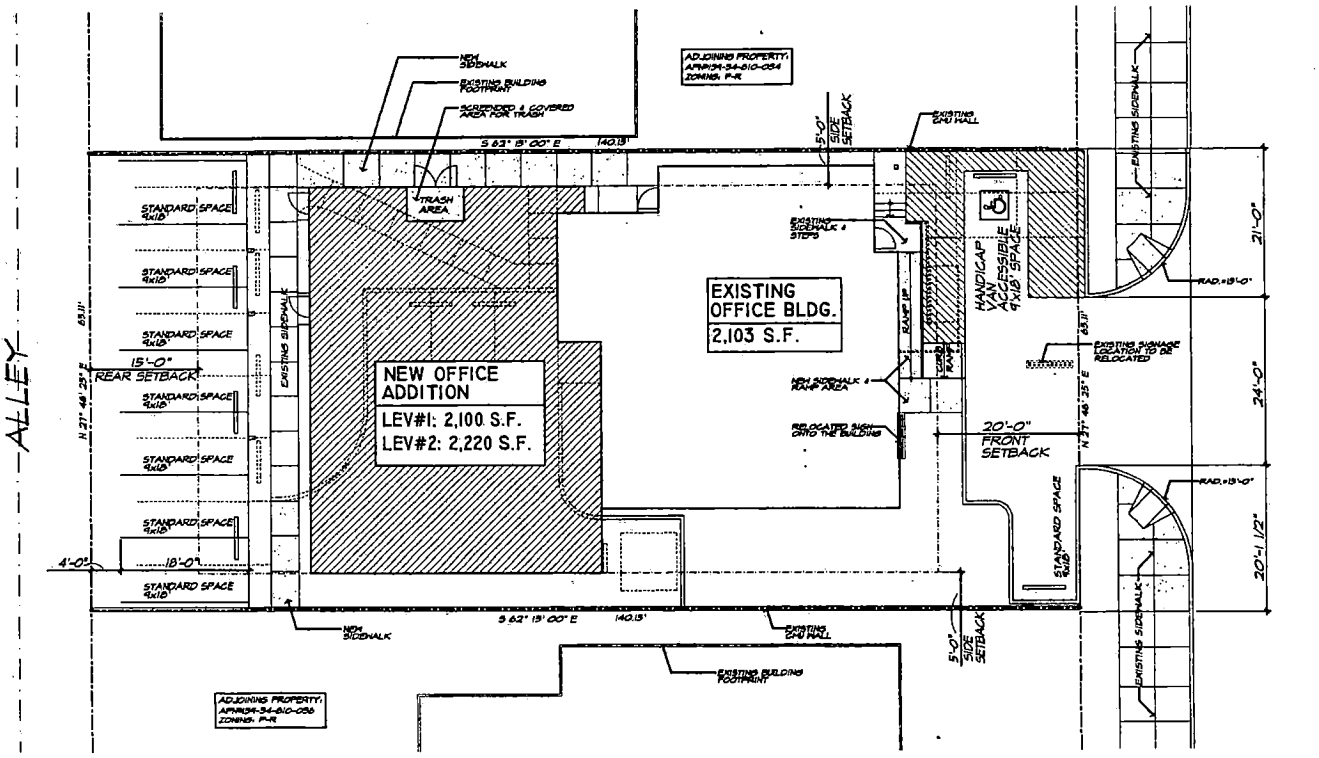
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Notary Public in and for said County and State

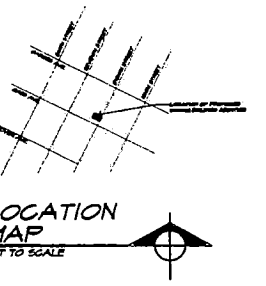
STATE OF NEVADA
STEPHANIE HASTO

SITE DATA:		
ZONING: EXISTING ZONING:		P-R
GROSS LOT AREA: APN 139-34-810-035:		4,123 S.F.
GROSS OFFICE AREA: LEVEL ONE:		4,203 S.F.
LOT COVERAGE: 4,203 S.F. / 9,123 S.F.:		46%

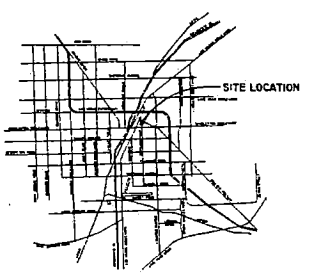
PARKING REQUIRED:	
OFFICE BUILDING:	
EXISTING AREA:	2,103 S.F.
NEW LEVEL ONE AREA:	2,100 S.F.
NEW LEVEL TWO AREA:	2,220 S.F.
TOTAL AREA:	6,423 S.F. @ 1 SP./300 S.F. = 22 SPACES
TOTAL PARKING REQUIRED: (1 HANDICAPPED SPACES)	22 SPACES
TOTAL PARKING PROVIDED (INCLUDING 1 HANDICAPPED SPACES)	9 SPACES



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



3 LOCATION MAP
NOT TO SCALE



2 VICINITY MAP
NOT TO SCALE

VAR-4725
SDR-4724
08-12-04 PC

MARK ROSS JOHNSON
ARCHITECT
4795 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89103
TEL: (702) 869-3688 FAX: (702) 869-4813

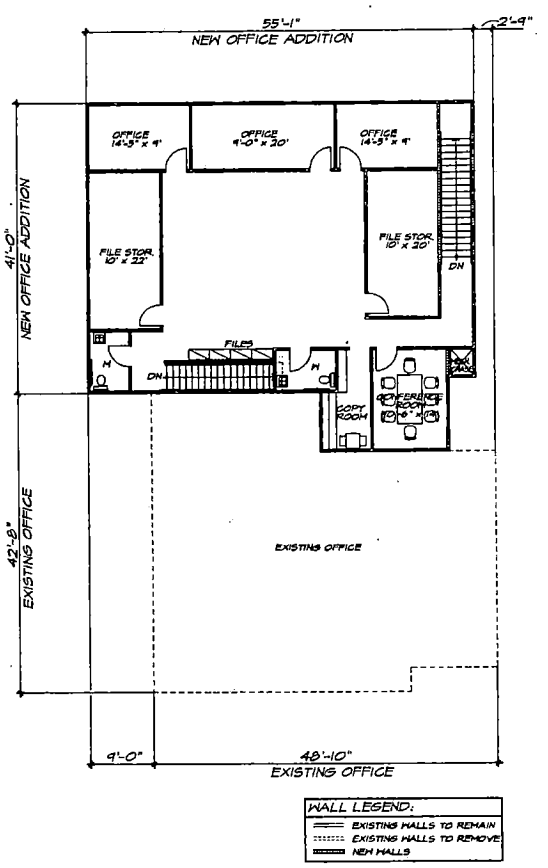
LAW OFFICE ADDITION
724 S. EIGHTH ST.
A.P.N. 139-34-810-035

LAS VEGAS, NEVADA
FOR: CRAIG KENNY

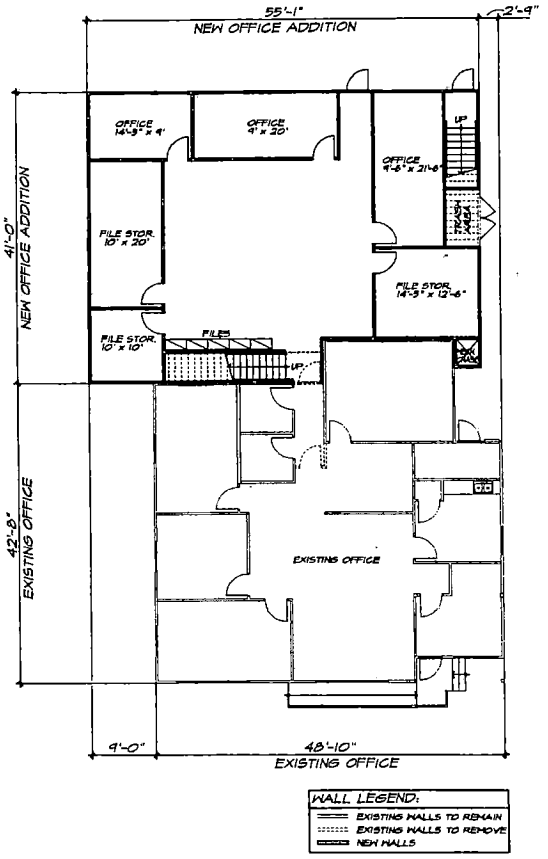
Date: 6/25/04

PROJECT NUMBER
200425

A-1.1



2 LEVEL TWO
SCALE : 1/8" = 1'-0"
LEVEL TWO OFFICE ADDITION AREA: 2,220 S.F.



1 LEVEL ONE
SCALE : 1/8" = 1'-0"
LEVEL ONE OFFICE ADDITION AREA: 2,100 S.F.
TOTAL OFFICE ADDITION AREA: 4,205 S.F.

VAR-4725
SDR-4724
08-12-04 PC

MARK ROSS JOHNSON
ARCHITECT
4790 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89103
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LAW OFFICE ADDITION
724 S. EIGHTH ST.
A.P.N. 139-34-810-035
LAS VEGAS, NEVADA
FOR: CRAIG KENNY

Date: 6/26/04

PROJECT NUMBER
200425

A-3.1

MARK ROSS JOHNSON
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4760 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89103
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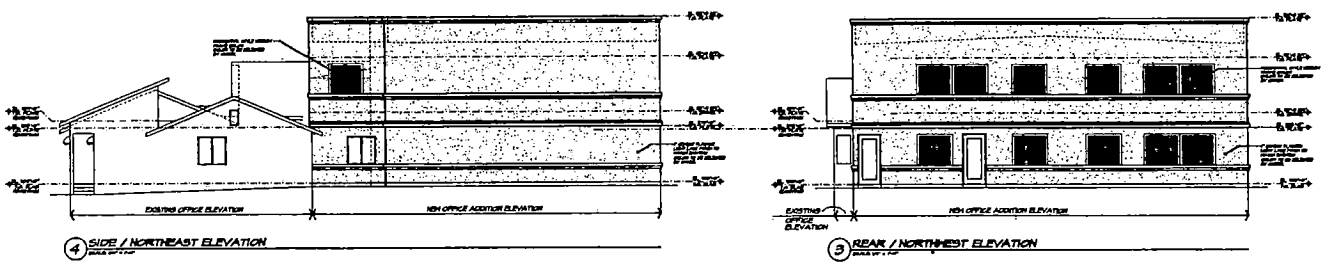
LAW OFFICE ADDITION
724 S. EIGHTH ST.
A.P.N. 139-34-810-035

LAS VEGAS, NEVADA
FOR: CRAIG KENNY

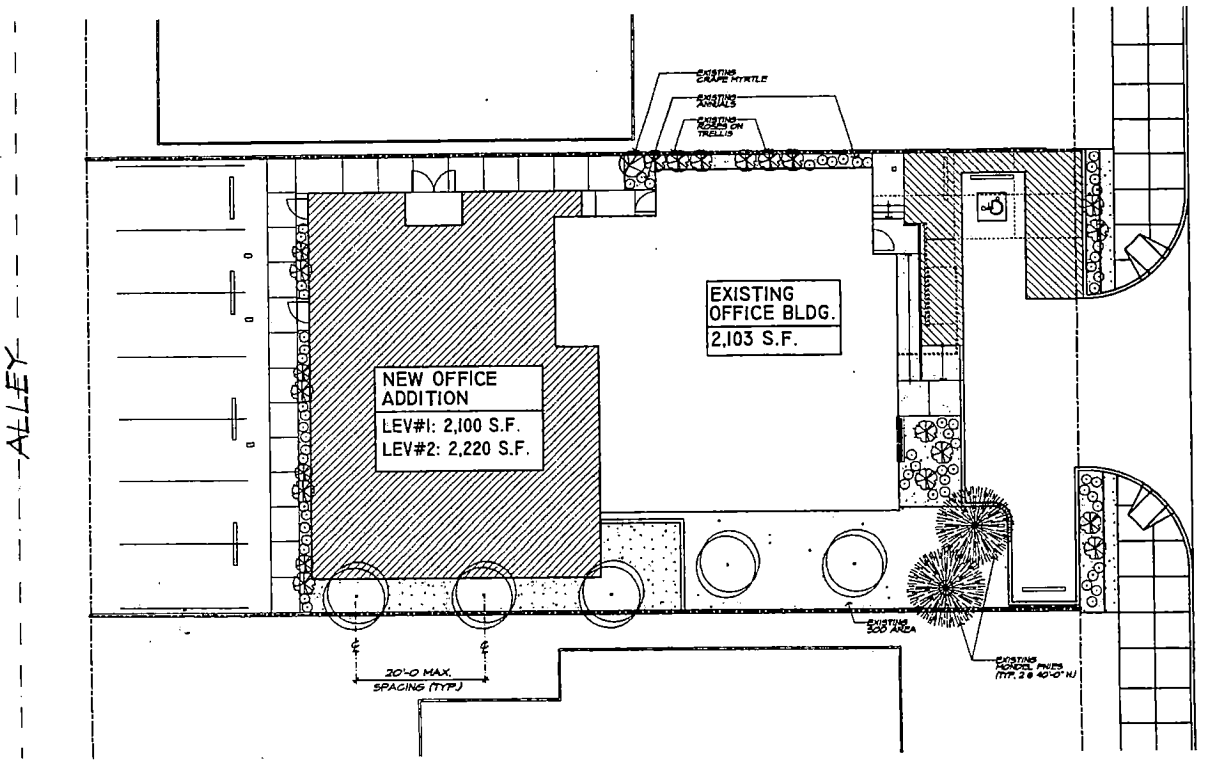
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PROJECT NUMBER
200425

A-6.1



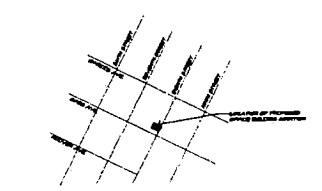
VAR-4725
SDR-4724
08-12-04 PC



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

LANDSCAPE LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH 30'-0" MAX. SPACING	24" BOX MIN.
	PRUNUS CERASIFERA	PURPLE LEAF PLUM 30'-0" MAX. SPACING	24" BOX MIN.
	PINUS ELDARICA	MONDEL PINE 30'-0" MAX. SPACING	24" BOX MIN.
		ANNUALS	FLATS
	RHAPIOLEPIS INDICA	INDIAN HAWTHORNE	5 GAL
	PHOTINIA FRASERI	RED TIP PHOTINIA	5 GAL
	LAGERSTROEMIA INDICA	CRAPE MYRTLE MIXED COLORS	10 GAL
		CRUSHED GRANITE MULCH 24" MIN. MEDIA, 2" MIN. DEPTH	
		TURF	SOD

NOTES:
1. PROVIDE AUTOMATIC DRIP TYPE IRRIGATION TO EACH PLANT.



3 LOCATION MAP
NOT TO SCALE



2 VICINITY MAP
NOT TO SCALE

MARK ROSS JOHNSON
ARCHITECT
2700 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89103
TEL: (702) 869-3008 FAX: (702) 869-3813

LAW OFFICE ADDITION
724 S. EIGHTH ST.
A.P.N. 139-34-810-035
LAS VEGAS, NEVADA
FOR: CRAIG KENNY

Date: 6/28/04

PROJECT NUMBER
200425

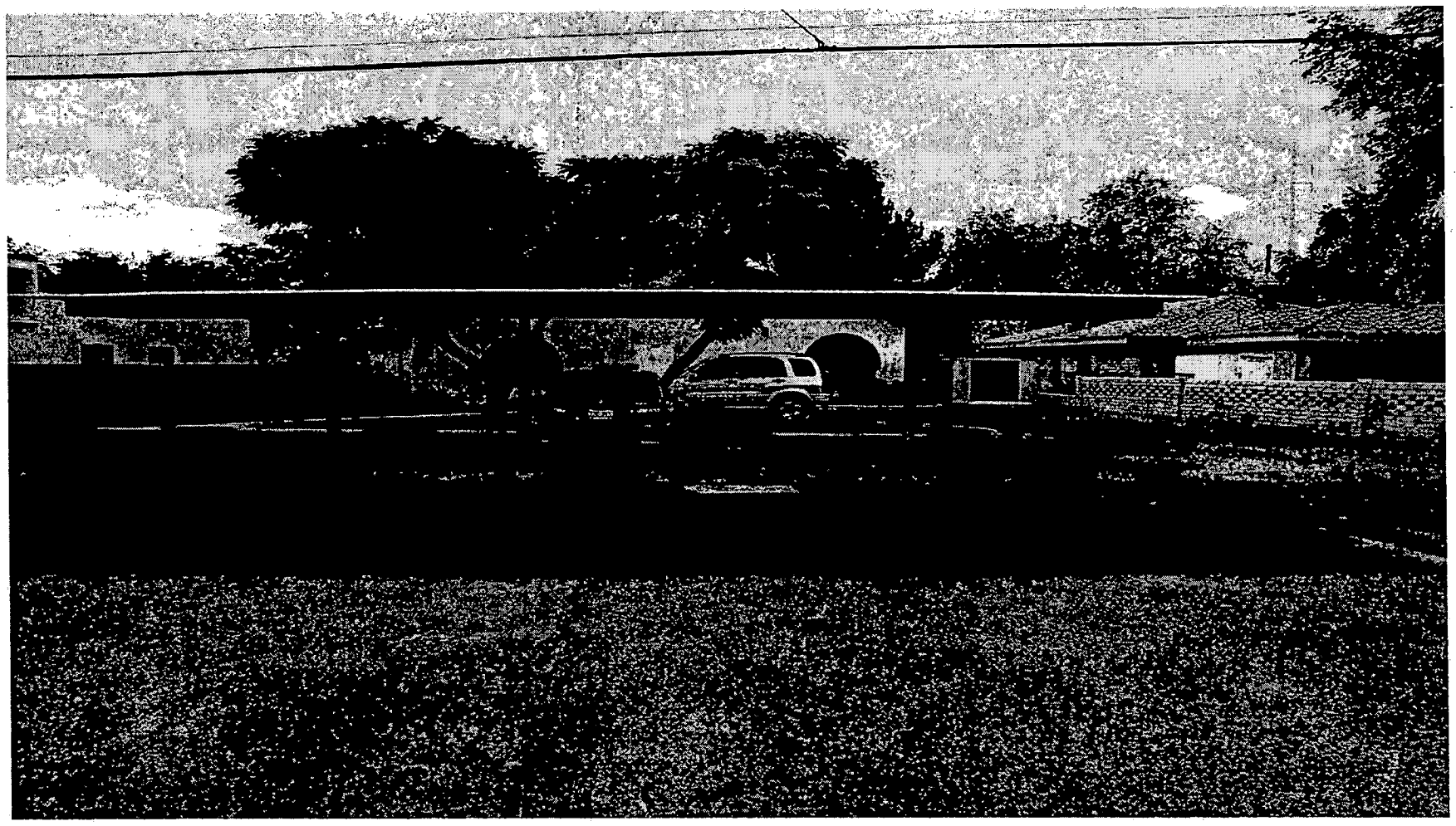
L-1

VAR-4725
SDR-4724
08-12-04 PC



VAR-4725 - APPLICANT/OWNER: CRAIG P. KENNY
724 SOUTH EIGHTH STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



VAR-4725 - APPLICANT/OWNER: CRAIG P. KENNY
724 SOUTH EIGHTH STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 62

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 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).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends DENIAL

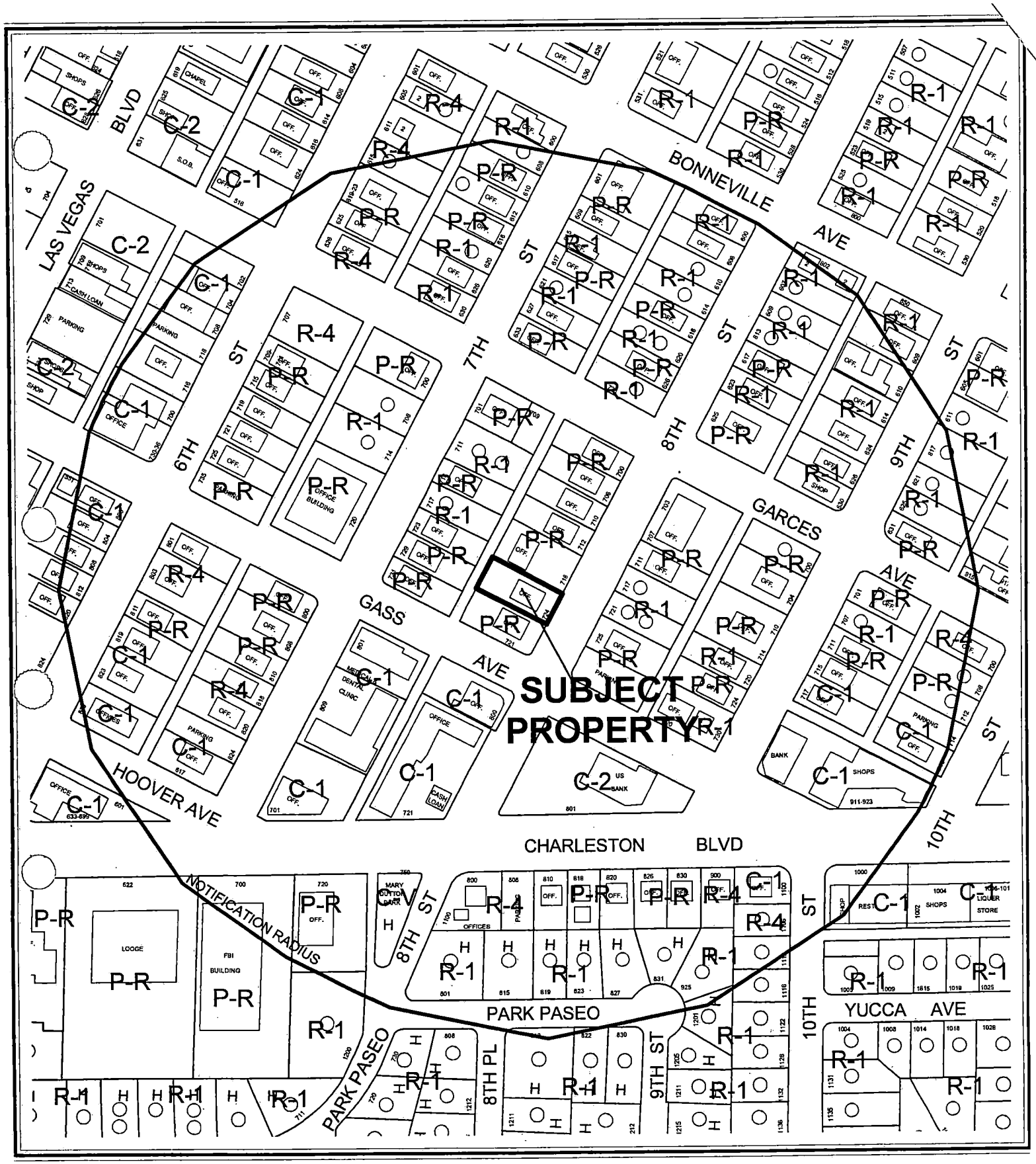
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
GOYNES – Initial motion for DENIAL failed – Subsequent motion to HOLD IN ABEYANCE – APPROVED – UNANIMOUS with TRUESDELL and EVANS excused

To be held in abeyance until 9/09/2004 PC Meeting

MINUTES:
NOTE: See Item 61 [VAR-4725] for all related discussion on Item 61 [VAR-4725] and Item 62 [SDR-4724].

(10:04 – 10:19)
3-1682



CASE: **SDR-4724**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4724 - APPLICANT/OWNER: CRAIG P. KENNY

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

1. A Variance (VAR-4725) to allow nine parking spaces where 22 is the minimum required approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped 06/26/04, except as amended by conditions herein.

4. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.

5. Utilities and power service lines in alleys shall be located underground in accordance with Subsections DS2.1.f of the Downtown Centennial Plan. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as described in Subsection DS2.1.g and as depicted in Graphic 4 of the Downtown Centennial Plan.

6. Any parking lot facing a public street shall incorporate an eight-foot wide landscape buffer and 42" parking lot screen fence in accordance with Subsection DS3.1.g of the Downtown Centennial Plan. The screen fence shall conform with the design shown in Graphic 5 of the Downtown Centennial Plan; exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.

7. Surface parking lots shall have a minimum of one shade tree for every six parking spaces. A minimum of ten square feet of landscaped surface area shall be provided for each parking space, incorporated into landscape islands or a required perimeter landscape treatment (Subsection DS3.1.h.).

8. All new developments shall provide and install standard Fourth Street style fixtures in place of existing fixtures. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272 (Subsection DS3.1.k.).

SS

9. The following streetscape treatments are required:

   1. Sidewalk and Amenity Zone. A public sidewalk with a minimum width of 11 feet and a five-foot deep amenity zone directly adjacent to the curb is required along all street frontages in accordance with Graphic 7 and Graphic 8 of the Downtown Centennial Plan. The sidewalk shall include a decorative paving treatment at the intersections. All streetscape treatments shall conform to match the Fourth Street improvements installed by the City of Las Vegas (Subsection DS4.2.).

   2. Street Trees—North-South Streets. Palm trees shall be installed in the public right-of-way at a maximum spacing of 35 feet on center (30 feet on center preferred). The palm trees shall have a minimum height of 25 feet upon installation. Shade trees, in single or double rows, may be provided alternately between the required palm trees (Subsection DS4.2.).

   3. Street Trees—East-West Streets. Shade trees shall be installed at a maximum spacing of 30 feet on center (15-20 feet on center preferred). Minimum tree size shall be a 24-inch box; a 36-inch box size is preferred (Subsection DS4.2.).

10. Seventy percent (70%) of the building streetwall shall align along the edge of the sidewalk in accordance with Subsection DS5.1.a. of the Downtown Centennial Plan. The 70% frontage requirement may be waived by City Council with clear and compelling evidence that the building enhances the pedestrian environment through the provision of other pedestrian or civic amenities such as plazas, courtyards, landscape features, public entries, shade devices, cafes, etc.

11. An articulated roofline or cornice shall be provided at or near the top of all streetwalls visible from any right-of-way (Subsection DS5.1.c.).

12. Extended, blank, expressionless walls at the street level are prohibited. The use of expression lines or zones (such as changes in material, color, or plane of the façade) shall be required to create visually interesting facades (Subsection DS5.1.d.).

13. The principal entry of the building shall open onto the public sidewalk, and shall be articulated through material, color, detailing, shade structure, or change in the plane of the façade (Subsection DS5.1.g.).

14. Setbacks on streetwalls facing public streets shall be provided at the 4^{th}, 11^{th}, and 18^{th} story of all buildings. The setback shall have a minimum depth of five feet, but shall not be greater than 16 feet (Subsection DS5.1.i.).

15. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building (Subsection DS5.1.j.).

SS

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

17. 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.]

18. 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.

19. 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.

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

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

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

23. 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.

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

Public Works

25. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary; if such mapping is required, it should record prior to the issuance of any building permits for this site.

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

SS

26. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.

27. 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.

28. Landscape and maintain all unimproved right-of-way on Eighth Street adjacent to this site.

29. Submit an Encroachment Agreement for all private improvements located in the Eighth Street public right-of-way adjacent to this site prior to occupancy of this site.

30. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-55-91 and all other applicable site-related actions.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Site Development Plan Review for a proposed two-story, 4,320 square-foot addition to an existing professional office on 0.21 acres at 724 South Eighth Street.

B) Applicant's Justification

According to the applicant's justification letter, the applicant needs additional office space to accommodate his firm's employees, archival records and storage items.

BACKGROUND INFORMATION

A) Previous Actions

07/17/91 The City Council approved a request for a Rezoning (Z-0055-91) from R-1 (Single-Family Residential) to P-R (Professional Office and Parking) on the subject site. The Planning Commission and staff recommended approval.

08/12/04 The Planning Commission will consider a request for a Variance (VAR-4725) to allow nine parking spaces on the subject site where 22 spaces is the minimum required.

B) Pre-Application Meeting

06/15/04 It was stressed that the building addition could not exceed the required setbacks because the existing building is already nonconforming with respect to the side yard setbacks. Loading and refuse removal for the site must be illustrated and/or described in the submittal. The existing sign will need to be relocated to permit driveway improvements. Various Public Works concerns regarding traffic and right-of-way issues were addressed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.21

SS

B) Existing Land Use

Subject Property:	Professional Office
North:	Professional Office
South:	Professional Office
East:	Professional Office
West:	Professional Office

C) Planned Land Use

Subject Property:	MXU (Mixed Use)
North:	MXU (Mixed Use)
South:	MXU (Mixed Use)
East:	MXU (Mixed Use)
West:	MXU (Mixed Use)

D) Existing Zoning

Subject Property:	P-R (Professional Office and Parking)
North:	P-R (Professional Office and Parking)
South:	P-R (Professional Office and Parking)
East:	P-R (Professional Office and Parking)
West:	P-R (Professional Office and Parking)

E) General Plan Compliance

The subject site is designated MXU (Mixed Use) on the Downtown Redevelopment Area map in the Southeast Sector of the General Plan. A range of residential as well as commercial and public uses are permitted within this category. The office uses existing on the subject property conform to this designation.

PROJECT DESCRIPTION

This is the second addition to what was originally a single-family residence. The two-story, 4,320 square-foot addition will bring the total floor area to 6,423 square feet, more than triple the existing floor space. Access to the property is from the 20-foot rear alley and a 24-foot driveway from Eighth Street. Nine parking spaces are provided, with seven of these accessible from the alley and covered by an existing canopy. The existing building is nonconforming with respect to the north side yard setback, which is less than three feet. Both existing and proposed landscaping is provided within the Eighth Street right-of-way and along the sides and rear of the building. This includes a turf area on the south side of the building.

The proposed addition is two stories and 25 feet tall and consists of a cement plaster exterior painted to match the color of the existing office. The structure has a flat roof and contains residential-style windows on two sides.

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 Feet	9,125 SF	N/A
Min. Lot Width	60 Feet	65 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet N/A 15 Feet	 25.5 Feet 3 Feet N/A 31 Feet	 Y N N/A Y
Max. Lot Coverage	50 %	46 %	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories/25 Feet	Y
Trash Enclosure	Screened, walled, roofed	Screened, walled, roofed	Y
Loading Zone	No deliveries	None	N/A
Mech. Equipment	Screened	Not shown	Cannot determine

The existing and proposed office meets the required P-R (Professional Office and Parking) development standards, with the exception of the minimum side yard setback. Records show that the original residence had a three-foot setback on the north side yard and a 14-foot setback on the south side yard. The addition itself is conforming to P-R standards. Mechanical equipment must be screened in accordance with the Conditions of Approval for the Rezoning of the property (Z-0055-91) and the Commercial Development Standards found in Title 19.08.045.

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060, the subject site is not subject to Residential Adjacency Standards, as it is located within the boundaries of the Las Vegas Redevelopment Area, as described by ordinance.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office, other	6,423 SF	1/300 SF GFA	21	1	8	1

When the proposed office addition is considered, the overall development is underparked by 13 spaces. This is a 59% deviation from the minimum standard. A Variance to allow the proposed nine spaces has been filed and will be heard concurrently.

The Department of Public Works requires that driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Trees/ 6 Spaces	2 Trees	None
Buffer:			
• Min. Trees (8th Street)	1 Tree/20 Linear Feet	2 Trees	2 Trees
• Min. Trees (sides)	1 Tree/20 Linear Feet	10 Trees	5 Trees
• Min. Zone Width (8th Street)	3 Feet		14 Feet
• Wall height	Max. 6 Feet if used		Not indicated

The development as a whole is deficient two trees in the parking lot and five trees in the rear; however, Z-0055-91 only required one 24-inch box evergreen tree with shrubs and groundcover in a landscape planter along Eighth Street, and a minimum three-foot wide planter in front of the building, with no requirements along the sides of the building. There are three new trees proposed to the south side of the addition. A five-foot sidewalk adjoins the building on the north side of the proposed addition.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Wall Signs: [Front elevation]

Standards	Allowed	Provided
Maximum Number	One sign per elevation	1 total
Maximum Area	10 % of elevation	Not indicated
Maximum Projection	2 Feet	Not indicated
Illumination	Internal only	Not indicated

One wall sign is shown on the elevation facing Eighth Street. Direct external illumination of the sign is prohibited, as there are single-family residential uses located within 200 feet of the front elevation. Signage shall meet the minimum standards contained in Title 19.14 for the P-R (Professional Office and Parking) zoning district.

B) General Analysis and Discussion

- Zoning

The subject site is zoned P-R (Professional Office and Parking). Professional offices, such as the one existing on this site, are permitted uses in this zoning district.

- Site Plan

The existing building is nonconforming with respect to the north side yard setback, which is three feet. According to Title 19.16.030.C, additions to nonconforming buildings may be approved if it is the result of inadequate setbacks and provided that the addition conforms to all other provisions of the Zoning Code. The addition may only be located in the rear or side yard, must not encroach more than 50 percent into the rear or side yard, and cannot exceed more than 50 percent of the size of the original footprint of the structure. The proposed addition, considering just the footprint, adds over 100 percent of the original footprint area. A Variance should be approved for the size of the proposed addition prior to the approval of the addition itself. A Variance is already requested to allow nine parking spaces where 22 spaces are now required.

- Waivers

No waivers were requested as part of this Site Development Plan Review.

- Landscape Plan

The landscape plan complies with the Conditions of Approval of Rezoning (Z-0051-91), which allowed for the conversion of a single-family residence into a professional office. It is noted that, by Title 19 standards, the development is deficient with regard to the number of trees within the parking lot and the number of trees within perimeter landscape buffers. Turf is limited to a maximum of 12.5 percent of the total landscapable area. Trees include 24-inch box Fan-Tex Ash, Purple Leaf Plum, and existing Mondel Pine. The narrow north side planter features a trellis on the building with existing rose bushes, as well as existing Crape Myrtle and other flowers.

- Elevation

The proposed office addition elevations are out of character with the neighborhood. Most professional offices in the area are single-story with sloped roofs, including the original structure to which the proposed two-story addition would be attached. Commercial Development Standards discourage long, plain, non-articulated facades such as the ones presented here. The proposed addition is setback from the street and does step back from the existing office building, but this does not reduce its perceived height and bulk.

- Floor Plan

The proposed addition will contain six new offices, five file storage rooms, copy room, a conference room and restrooms. One exit is provided in the rear for each level.

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 two-story office addition is incompatible with adjacent single-story professional offices in the area. Its design is modern and flat in an area of traditional-style houses.

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 requires a Variance to Title 19 parking standards to allow nine spaces where a minimum of 22 spaces is required. The proposed addition itself more than doubles the original footprint, requiring an additional variance. Other aspects of the development meet the minimum requirements for developments in the P-R (Professional Office and Parking) zoning district.

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

   Access to the overall development is provided by a 20-foot paved rear alley and a 24-foot driveway from Eighth Street, an 80-foot right-of-way. Only 48 of this 80 feet, however, is paved. These roads should be sufficient to serve the needs of the development.

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

   Textured plaster, the primary material used on the exterior of the addition, is out of character for this area of the city, which perpetuates the style of the single-family residences for which these structures were previously used. Landscaping materials are appropriate and meet the conditions of approval for the rezoning of this property.

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 office addition elevations are out of character with the neighborhood. Most professional offices in the area are single-story with sloped roofs, including the original structure to which the proposed two-story addition would be attached. Commercial Development Standards discourage long, plain, non-articulated facades such as the ones presented here. The proposed addition is setback from the street and does step back from the existing office building, but this does not reduce its perceived height and bulk.

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

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

NOTICES MAILED 143 – Mailed with VAR-4725

APPROVALS 0

PROTESTS 0

SS

The Law Offices of
Craig P. Kenny & Associates
A Law Firm Committed to the Client

Work Accidents, Car Accidents, Medical Negligence, Criminal Defense,
Bankruptcy, Family Law, Social Security Disability Law

Craig P. Kenny
John L. Duffy
Lawrence E. Mittin
Bradley L. Kenny

Kathryn N. Potvin
Sean M. Hoeffgen
Leon R. Symanski
Lucien A. Cravens, Jr

June 25, 2004

City of Las Vegas
Planning & Development Department

RE: Statement of financial interest/724 S. Eighth Street

To whom it may concern:

I am the sole owner of the building at 724 S. Eighth Street. Robert Kelley, Esq. currently holds a deed of trust on such property. Other then that, no one else has any financial interest in said property.

Please feel free to contact me at your convenience if you have any questions.

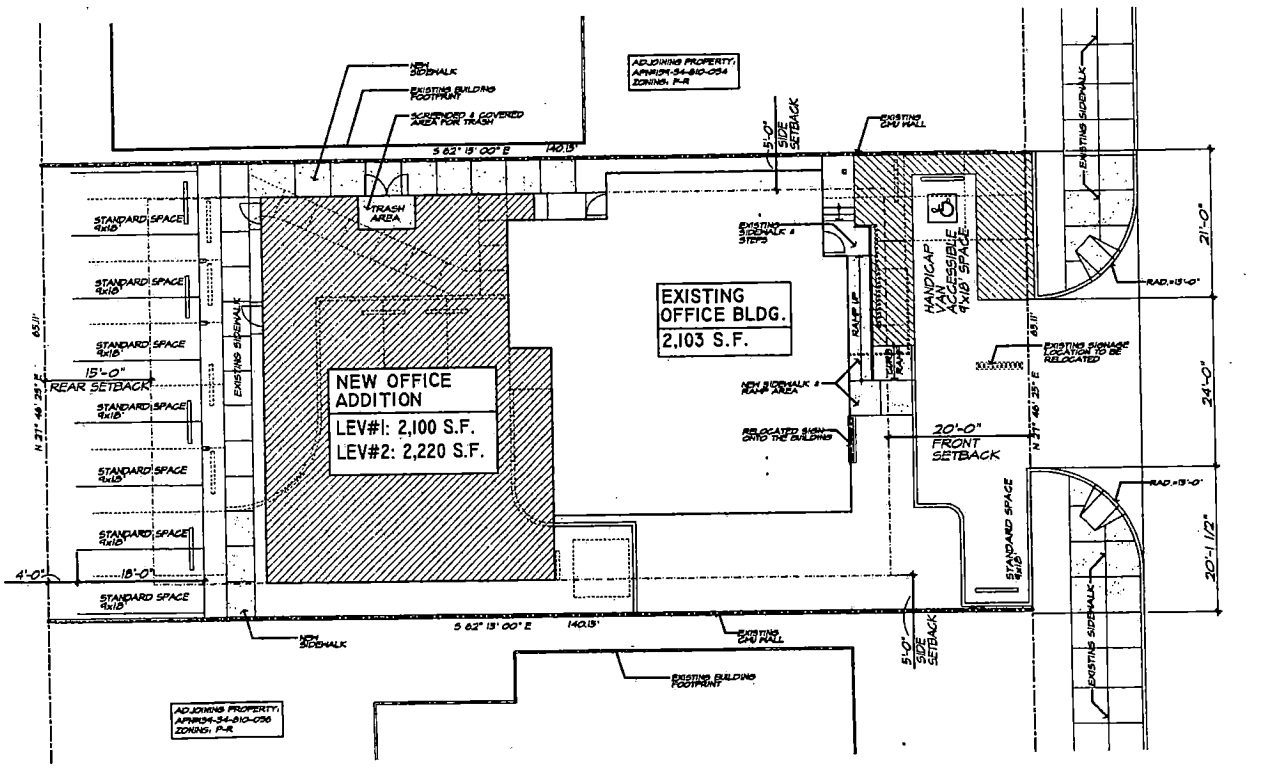
Yours truly,

Craig P. Kenny, Esq.

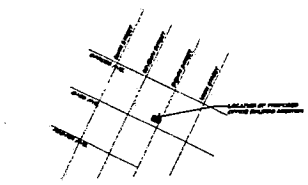
723 S. Seventh Street • Las Vegas, NV 89101
(702) 380-2800 • Website: CPKLAW.com • Fax: 380-2833

SITE DATA:	
ZONING:	
EXISTING ZONING:	P-R
GROSS LOT AREA:	
APN 139-34-810-033:	9,125 S.F.
GROSS OFFICE AREA:	
LEVEL ONE:	4,203 S.F.
LOT COVERAGE:	
4,203 S.F. / 9,125 S.F.:	46%

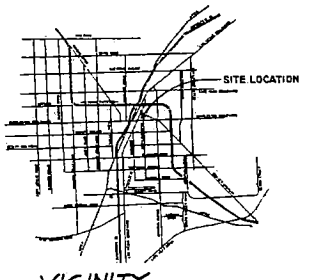
PARKING REQUIRED:		
OFFICE BUILDING:		
EXISTING AREA:	2,103 S.F.	
NEW LEVEL ONE AREA:	2,100 S.F.	
NEW LEVEL TWO AREA:	2,220 S.F.	
TOTAL AREA:	6,423 S.F. at 1 SP/300 S.F. = 22 SPACES	
TOTAL PARKING REQUIRED: (1 HANDICAPPED SPACES)		22 SPACES
TOTAL PARKING PROVIDED (INCLUDING 1 HANDICAPPED SPACES)		9 SPACES



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



3 LOCATION MAP
NOT TO SCALE



2 VICINITY MAP
NOT TO SCALE

MARK ROSS JOHNSON
ARCHITECT
4700 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89102
TEL: (702) 650-3818 FAX: (702) 650-3833

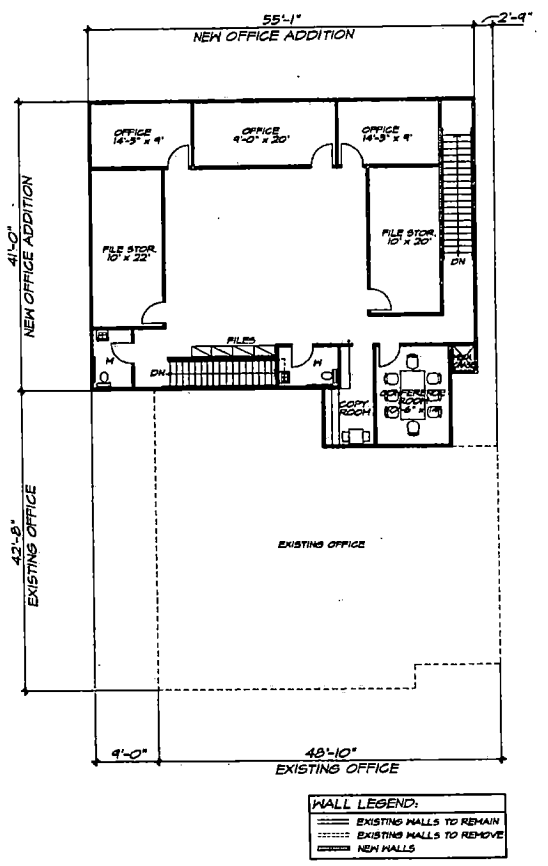
LAW OFFICE ADDITION
724 S. EIGHTH ST.
A.P.N. 139-34-810-035
LAS VEGAS, NEVADA
FOR: CRAIG KENNY

Date: 6/26/04

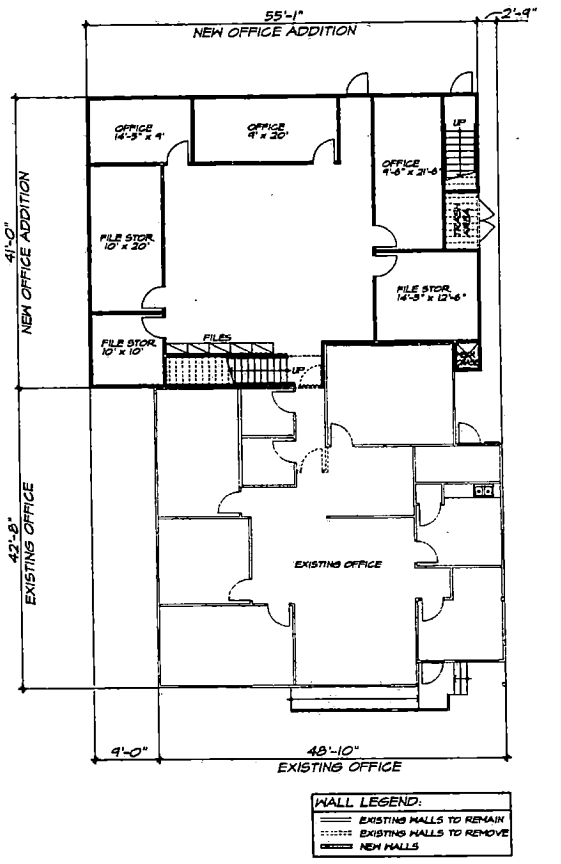
PROJECT NUMBER 200425

A-1.1

VAR-4725
SDR-4724
08-12-04 PC



2 LEVEL TWO
SCALE : 1/8" = 1'-0"
LEVEL TWO OFFICE ADDITION AREA: 2,220 S.F.



1 LEVEL ONE
SCALE : 1/8" = 1'-0"
LEVEL ONE OFFICE ADDITION AREA: 2,100 S.F.
TOTAL OFFICE ADDITION AREA: 4,320 S.F.

VAR-4725
SDR-4724
08-12-04 PC

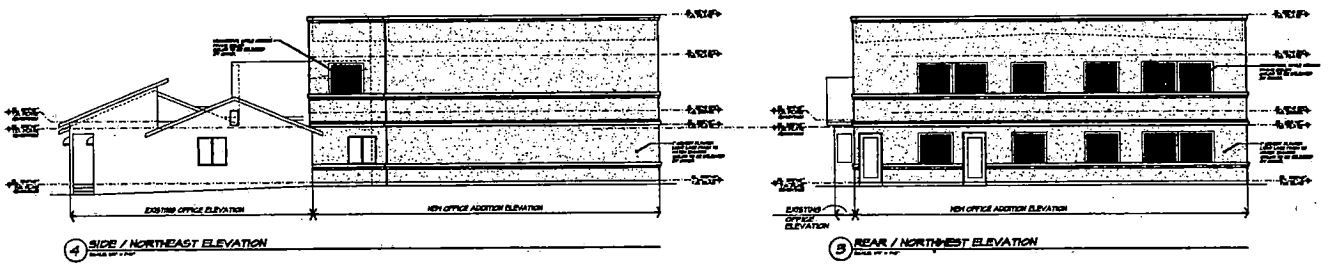
MARK ROSS JOHNSON
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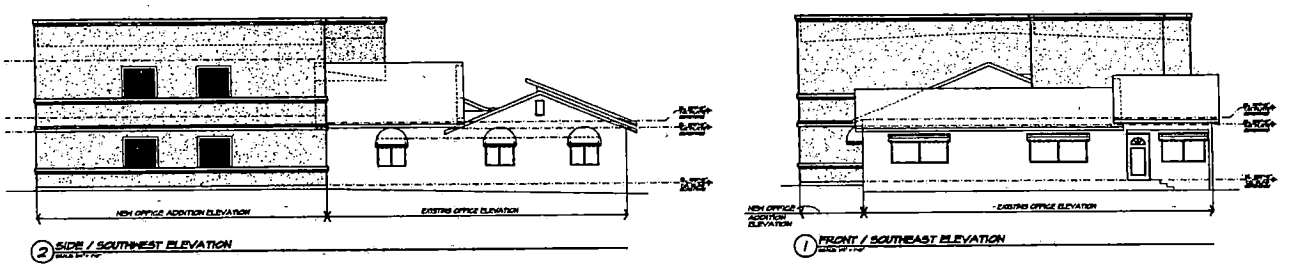
LAW OFFICE ADDITION
724 S. EIGHTH ST.
A.P.N. 139-34-810-035
LAS VEGAS, NEVADA
FOR: CRAIG KENNY

Date: 6/28/04

PROJECT NUMBER
200425

A-3.1





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LAW OFFICE ADDITION
724 S. EIGHTH ST.
A.P.N. 139-34-810-035

LAS VEGAS, NEVADA
FOR: CRAIG KENNY

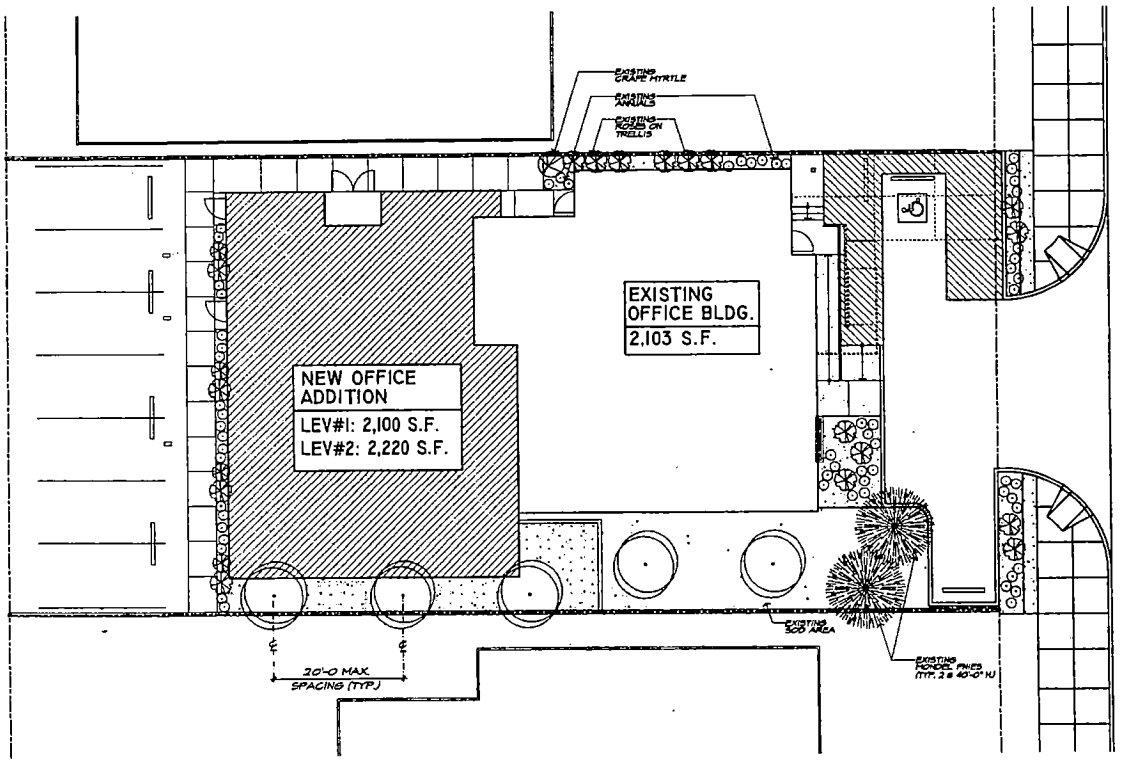
Date: 8/26/04

PROJECT NUMBER
200425

A-6.1

VAR-4725
SDR-4724
08-12-04 PC

ALLEY



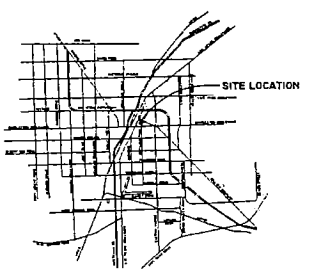
1 SITE PLAN
SCALE: 1/8" = 1'-0"

EIGHTH STREET

LANDSCAPE LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH 20'-0" MAX. SPACING	24" BOX MIN
	PRUNUS CERASIFERA	PURPLE LEAF PLUM 20'-0" MAX. SPACING	24" BOX MIN
	PINUS ELDARICA	MONDEL PINE 20'-0" MAX. SPACING	24" BOX MIN
		ANNUALS	FLATS
	RHAPHIOLEPIS 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, 3" MIN. DEPTH	
		TURF	SOD

NOTES:
1. PROVIDE AUTOMATIC DRIP TYPE IRRIGATION TO EACH PLANT.

3 LOCATION MAP
NOT TO SCALE



2 VICINITY MAP
NOT TO SCALE

MARK ROSS JOHNSON
ARCHITECT
4790 WEST UNIVERSITY AVENUE ■ LAS VEGAS, NEVADA 89103
TEL: (702) 895-3808 FAX: (702) 895-3813

LAW OFFICE ADDITION
724 S. EIGHTH ST.
A.P.N. 139-34-810-035
LAS VEGAS, NEVADA
FOR: CRAIG KENNY

Date: 6/26/04

PROJECT NUMBER
200425

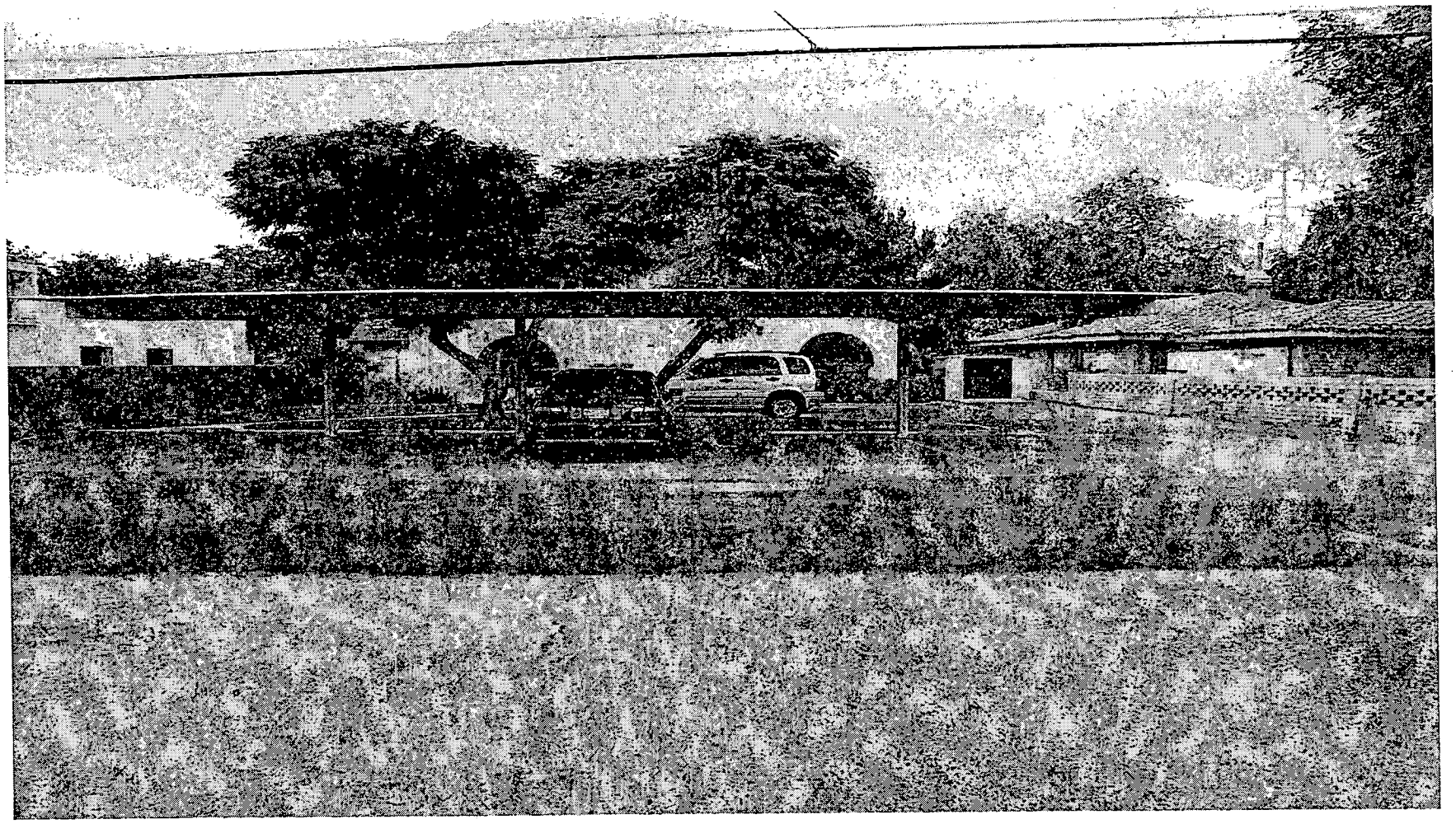
L-1

VAR-4725
SDR-4724
08-12-04 PC



SDR-4724 - APPLICANT/OWNER: CRAIG P. KENNY
724 SOUTH EIGHTH STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



SDR-4724 - APPLICANT/OWNER: CRAIG P. KENNY
724 SOUTH EIGHTH STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 63

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
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).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
GOYNES – APPROVED subject to conditions – Motion carried with DAVENPORT abstaining as he owns property within the Notification area and McSWAIN voting No 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.

GARY LEOBOLD, Planning and Development, stated that the proposed flagpole would be located within an approved Terrible Herbst convenience store development, which includes gasoline sales and an automatic car wash. The site plan indicated that the pole would be centrally positioned on the site near the convenience store. The accompanying flag size would be 20 feet wide by 30 feet in length.

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 63 – VAR-4701

MINUTES – Continued:

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a flag pole that is two and a half times than the Code permits when it otherwise could have easily constructed it to Code standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

TRINA JARCO, 3625 S. Polaris Avenue, appeared on behalf of the applicant and stated that the flag size and height is a basic standard for Terrible Herbst gas stations. With regards to Condition 2, she stated that the owner is currently working with Sprint on housing the antennas inside the freeway sign located near the site and not inside the flagpole. She confirmed for ROBERT GENZER, Planning and Development, that the existing pole with the antenna that was part of a previous sign would be eliminated, so staff could agree with the proposed location for the new antennas.

COMMISSIONER McSWAIN stated she has not approved 100-foot flagpoles in the past. There is already a huge advertising sign on this site, and she felt that the flagpole would obstruct the existing sign.

In response to DEPUTY CITY ATTORNEY BRYAN SCOTT'S question regarding a condition for the existing pole, MR. GENZER and MS. JARCO confirmed that this was addressed as one of the requirements within the original Master Sign Plan, so the old signage would have to be removed.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

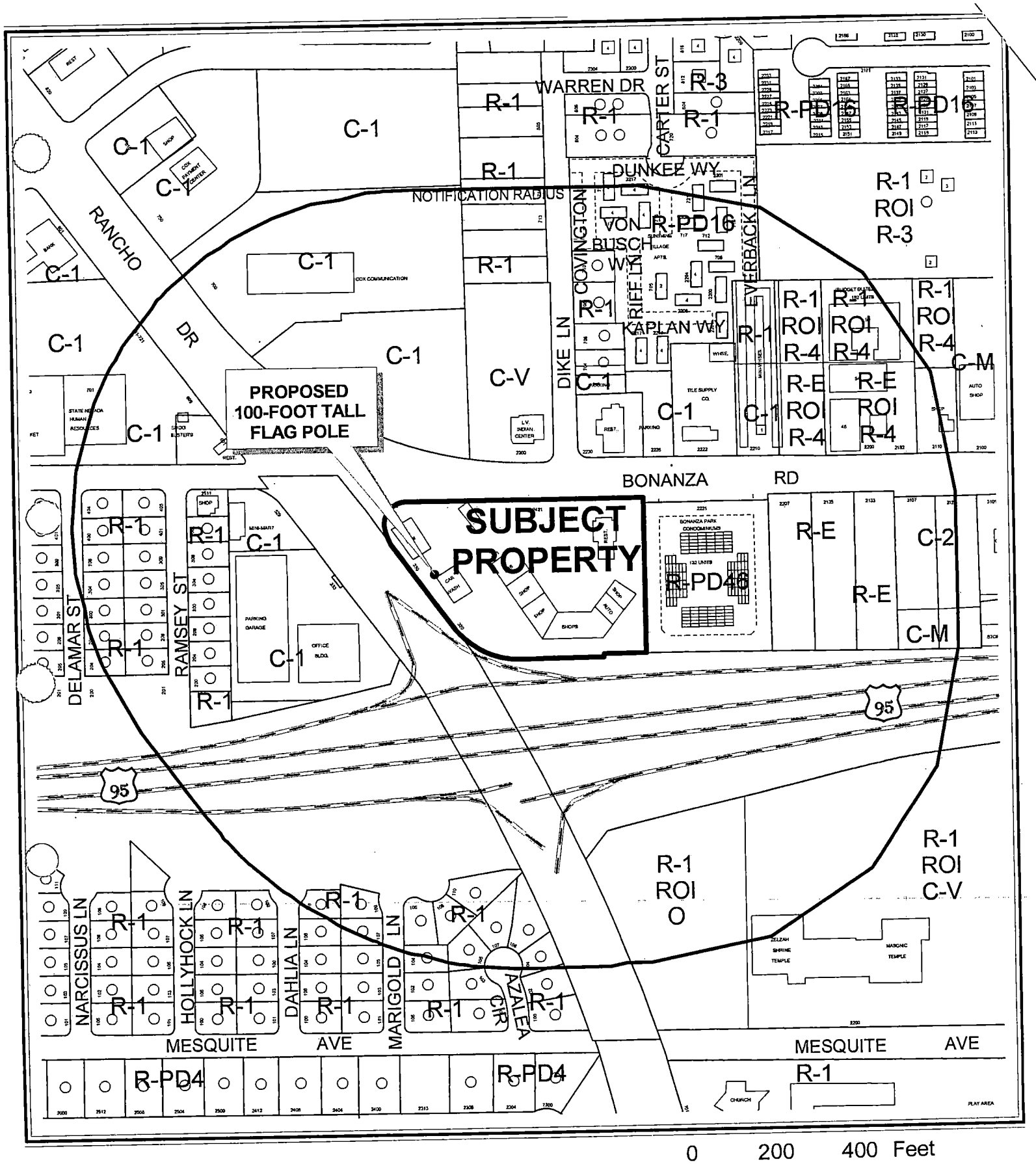
(10:19 – 10:24)
3-2285

CONDITIONS:

Planning and Development

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

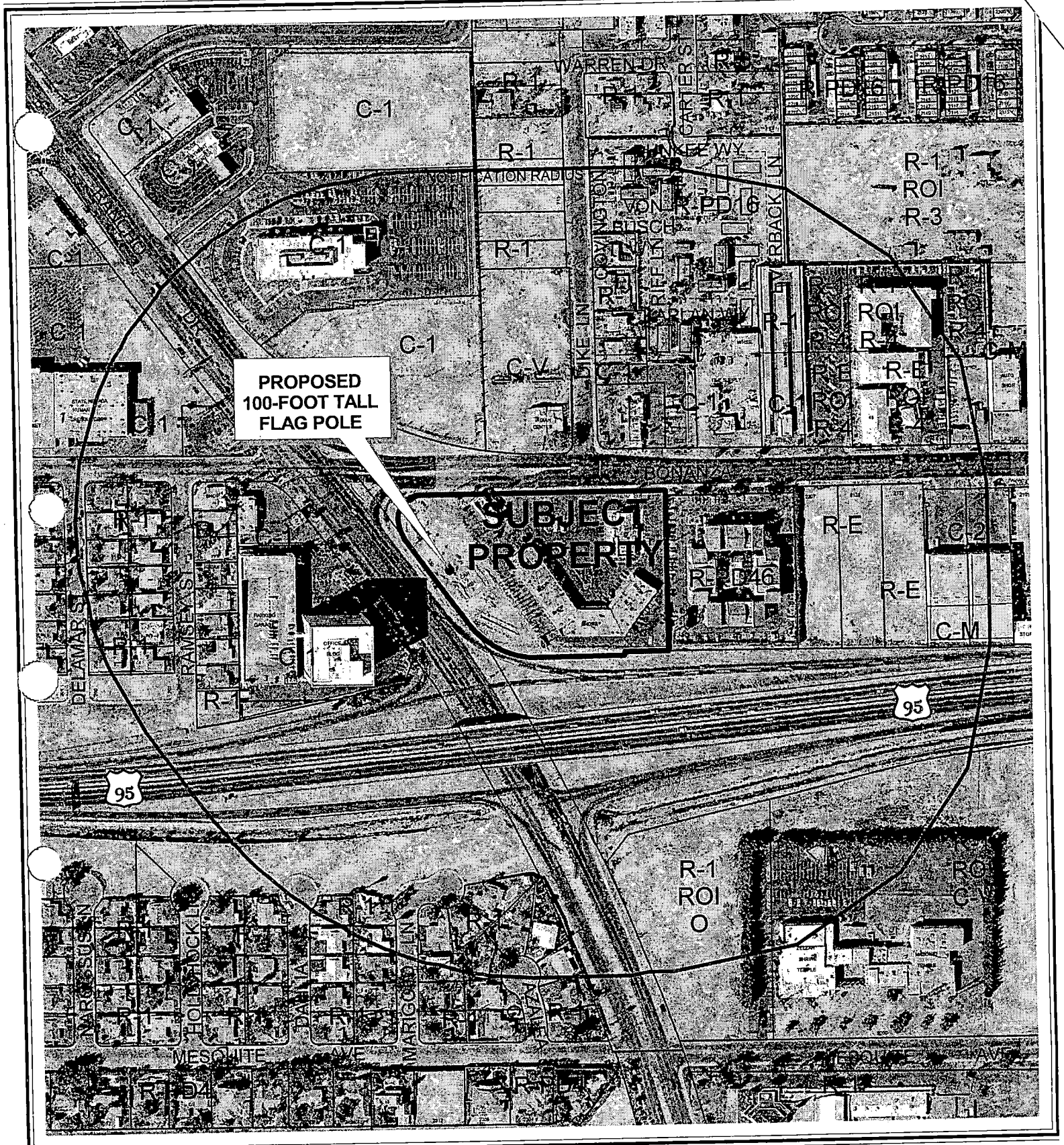
2. The flagpole must be able to co-locate a minimum of two wireless communication antennae.



CASE: **VAR-4701**

RADIUS: 750 FT

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



CASE: **VAR-4701**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4701 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

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

2. The flag pole must be able to co-locate a minimum of two wireless communication antennae.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

According to the applicant, variances have been granted in the past at other Herbst locations for the 100-foot flag poles. Only the American flag would be flown from the poles; no commercial flags or messages would be attached.

BACKGROUND INFORMATION

A) Previous Actions

10/13/66 The City Council approved a Rezoning to C-1 (Limited Commercial) as part of a larger request (Z-0058-66).

08/01/84 The City Council approved a Rezoning (Z-0044-84) from C-1 (Limited Commercial) to C-2 (General Commercial) on the subject site. The Planning Commission and staff recommended approval.

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

12/18/97 Staff administratively approved a Site Development Review [Z-0058-66(2)] for a proposed expansion of a portion of the existing shopping center, consisting of a convenience store, gasoline station, and car wash.

05/02/01 The City Council approved a request for a Site Development Review [Z-0058-66 (3)] and a Waiver of Landscaping Requirements for a proposed 3,200 square foot Convenience Store with a car wash and gas pumps; and a Special Use Permit (U-0032-01) for a proposed Liquor Establishment (Off-Premise Consumption). The Planning Commission and staff recommended approval.

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

03/05/03 The City Council approved a request for a Master Sign Plan (MSP-1194) for an approved convenience store, gas canopy and car wash. The Planning Commission made no recommendation (tie vote); staff recommended approval.

08/18/04 The City Council will consider a request for a Special Use Permit (SUP-4576) for a proposed Liquor Establishment (Off-Premise Consumption) in conjunction with an approved Convenience Store. Planning Commission and staff recommended approval.

Previous Actions For Similar Requests

03/26/96 The Board of Zoning Adjustment approved a Variance (V-0008-96) to allow a proposed 100-foot tall flag pole where 40 feet is the maximum height allowed at 7500 West Cheyenne Avenue (Terrible Herbst). Staff recommended approval.

09/18/96 The City Council approved a Variance (V-0087-96) to allow an existing 100-foot tall flag pole where 40 feet is the maximum height allowed at 11 North Nellis Boulevard (Terrible Herbst). The Board of Zoning Adjustment and staff recommended approval.

11/26/96 The Board of Zoning Adjustment as part of a larger request approved a Variance (V-0140-96) to allow four proposed flag poles over 40 feet tall where one 40 foot flag pole is allowed at 444 South Decatur Boulevard (Fletcher Jones Chevrolet). Staff recommended approval.

06/02/98 The Board of Zoning Adjustment approved a Variance (V-0025-98) to allow a proposed 100-foot tall flag pole where 40 feet is the maximum height allowed at 4401 North Rainbow Boulevard (AM/PM). Staff recommended denial.

01/05/99 The Board of Zoning Adjustment approved a Variance (V-0090-98) to allow a proposed 100-foot tall flag pole where 40 feet is the maximum height allowed at 7301 West Lake Mead Boulevard (Terrible Herbst). Staff recommended denial.

05/04/99 The Board of Zoning Adjustment approved a Variance (V-0027-99) to allow a proposed 70-foot tall flag pole where 40 feet is the maximum height allowed at 1591 North Lamb Boulevard (Arco). Staff recommended denial.

07/06/99 The Board of Zoning Adjustment approved a Variance (V-0049-99) to allow a proposed 100-foot tall flag pole where 40 feet is the maximum height allowed at 7171 West Ann Road (Terrible Herbst). Staff recommended denial.

SS

10/04/00 The City Council approved a Variance (V-0057-00) to allow a proposed 100-foot tall flag pole where 40 feet is the maximum height allowed at 1500 West Bonanza Road (MLK/Bonanza Mini Market). The Planning Commission and staff recommended denial.

07/12/01 The Planning Commission denied a Variance (V-0044-01) to allow a proposed 75-foot tall flag pole where 40 feet is the maximum height allowed at 2320 Fremont Street (AM/PM). Staff recommended denial.

11/07/01 The City Council approved a Variance (V-0065-01) to allow three proposed 50-foot tall flag poles where 40 feet is the maximum height allowed at 2300 Rock Springs Drive (Fountains at Smoke Ranch Apartments). The Planning Commission and staff recommended approval.

03/19/03 The City Council denied a Variance (VAR-1550) to allow a proposed 120-foot tall flag pole where 40 feet is the maximum height allowed at 5501 Drexel Road (Vista Chevrolet). The Planning Commission and staff recommended denial.

04/16/03 The City Council approved a Variance (VAR-1698) to allow a proposed 100-foot tall flag pole where 40 feet is the maximum height allowed at 3650 West Sahara Avenue (Terrible Herbst). The Planning Commission recommended denial and staff recommended approval.

11/05/03 The City Council approved a Variance (VAR-2905) to allow a proposed 100-foot tall flag pole where 40 feet is the maximum height allowed at 8425 Centennial Parkway (Terrible Herbst). The Planning Commission and staff recommended denial.

B) Pre-Application Meeting

06/15/04 Staff and the applicant discussed the justification for the flag pole and the size of the flag to be flown from the pole.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 4.62

B) Existing Land Use

Subject Property:	Retail Commercial Center
North:	Las Vegas Indian Center, Restaurant, Undeveloped
South:	Oran K. Gragson Highway (U.S. 95)
East:	Multi-Family Residential (Apartments)
West:	Offices

SS

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The subject site is designated LI/R (Light Industry/Research) on the Southeast Sector Map of the General Plan. This designation does not directly affect this application.

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

The subject site is included within the Las Vegas Redevelopment Plan Area. It was part of the area added to the plan by ordinance in 1996.

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 walk able environment.

ANALYSIS

A) Zoning Code Compliance

A1) Sign Standards

Pursuant to Title 19.14, the following sign standards apply to the subject proposal:

Standards	Required	Requested	Compliance
Max. Flagpole height	40 Feet	100 Feet	N

Title 19.14.040.C states that flags of the United States, state flags, municipal flags, flags of foreign nations and any other flag representing a government or governmental agency are permitted provided that:

(1) The flag is not flown from a pole the top of which is 40 feet in height;
(2) No more than one flag for any one governmental unit or nation is permitted on each parcel of land; and
(3) No more than four flags are permitted on the same parcel of land.

The applicant requests to fly a flag from a pole that is 100 feet tall. The subject deviation is a 150 percent increase from the Zoning Code standard.

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060, the subject site is not subject to Residential Adjacency Standards, as it is located within the boundaries of the Las Vegas Redevelopment Area, as described by ordinance.

B) General Analysis and Discussion

The proposed flag pole will be located within an approved Terrible Herbst convenience store development, which includes gasoline sales and an automatic car wash. The submitted site plan shows that the pole will be centrally positioned on the site near the convenience store. The accompanying flag size would be 20 feet wide by 30 feet in length.

Title 19.14.040 allows flags of governmental entities to be displayed without permits, provided they are flown from flag poles that do not exceed 40 feet in height, among other restrictions. There is no extraordinary circumstance on the property that would prevent the applicant from constructing the proposed flag pole to the legal maximum 40-foot height in this or any other location on the property. Staff is aware that similar Variances have been granted to allow 100-foot flag poles in the city; however, Title 19.18.070.H states that Variances granted for the same use on other properties is not determinative of approval for a Variance on the subject property. Therefore, denial is recommended.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a flag pole that is two and a half times than the Code permits when it otherwise could have easily constructed it to Code standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 135

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4701 APN: 139-29-801-004

Name of Property Owner: Rancho Circle Shopping Center LLC

Name of Applicant: Terrible Herbst, 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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner/Authorized Agent: MANAGER

Print Name: JOHN D. BAYER

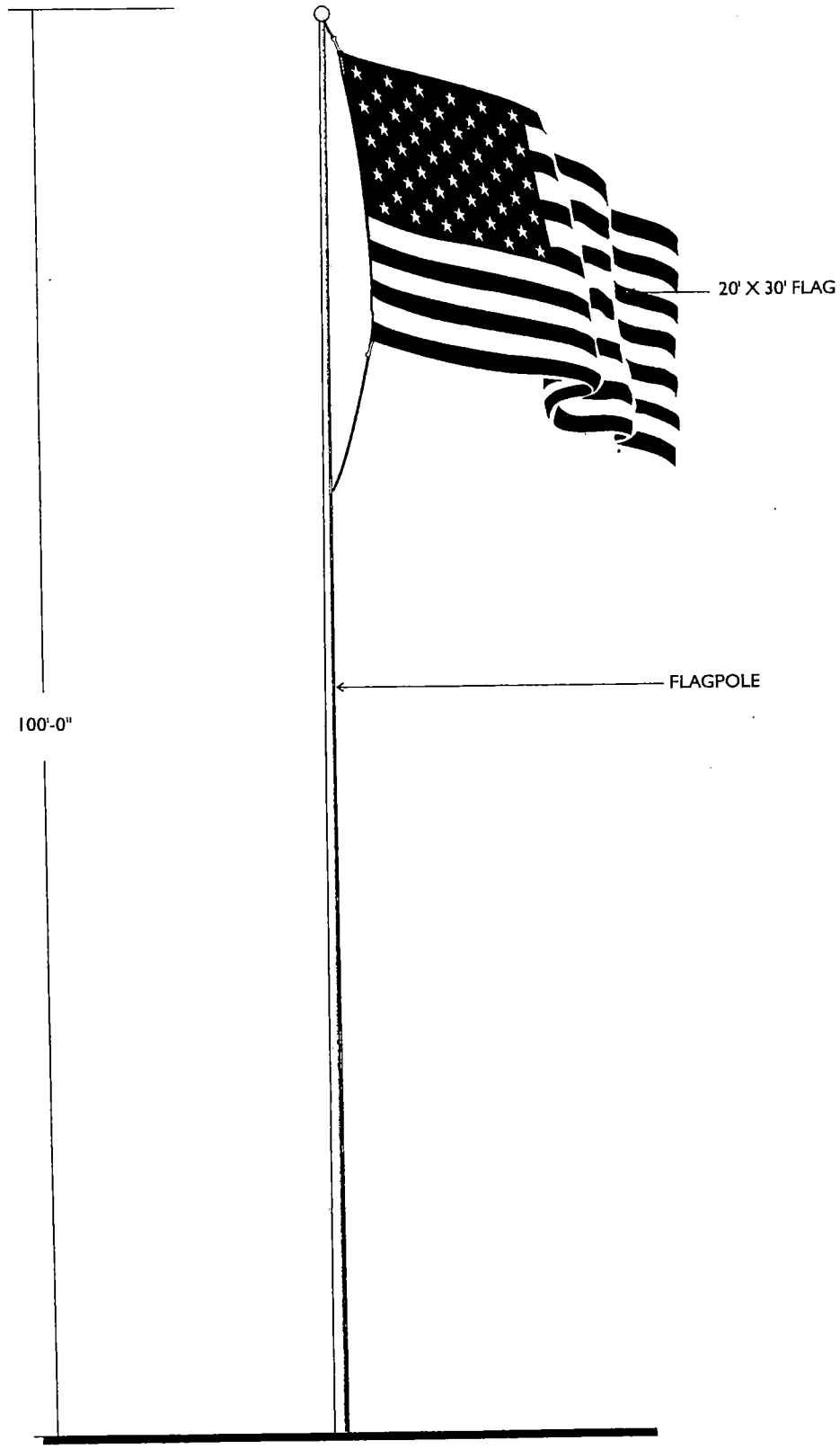
Subscribed and sworn before me

This 27 day of April, 2004

Jenifer E. Cannon

Notary Public in and for said County and State

JENIFER E. CANNON
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 03-80018-1
MY APPT. EXPIRES JAN. 17, 2007



(1) FLAGPOLE 1/8"=1'-0"

VAR-4701
08-12-04 PC

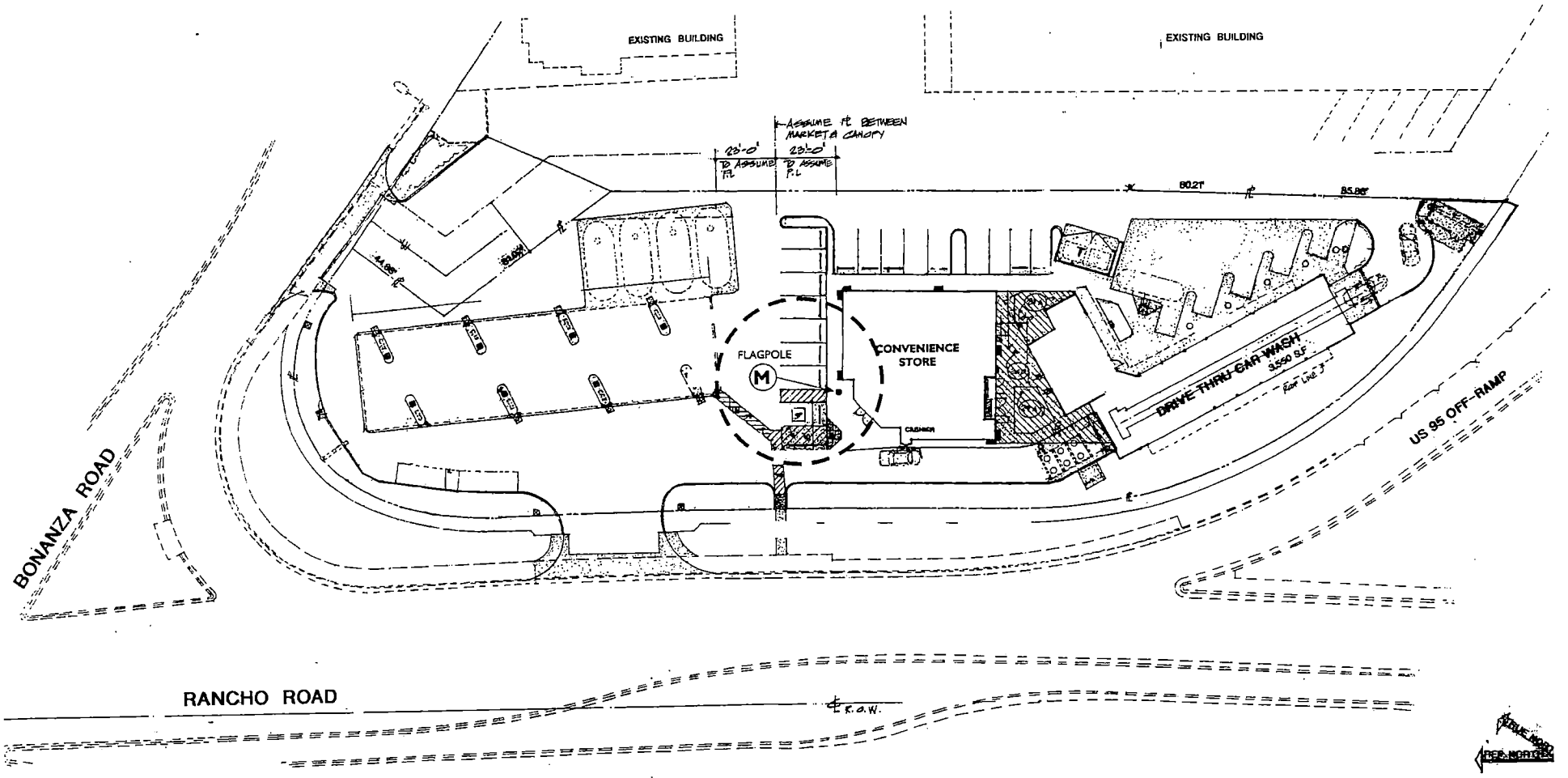
JOB NO	7481
DATE	5.28.03
DRAWN	M METCALF
SALES	TRINA JARCHOW
FILE NAME	TH7481.CDR
SHEET	OF

TERRIBLE'S

VISION SIGN
3635 S. Polaris Ave. Las Vegas, Nevada 89103

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 634.
NV CONTRACTOR LICENSE #42776

REVISION	BY



SITE PLAN 1"=40'-0"

VAR-4701
08-12-04 PC

FLAG POLE SITE PLAN

JOB NO.	4632
DATE	4.5.02
DRAWN	m metcalf
SALES	rich larsen
FILE NAME	th4632.CDR
SHEET	OF

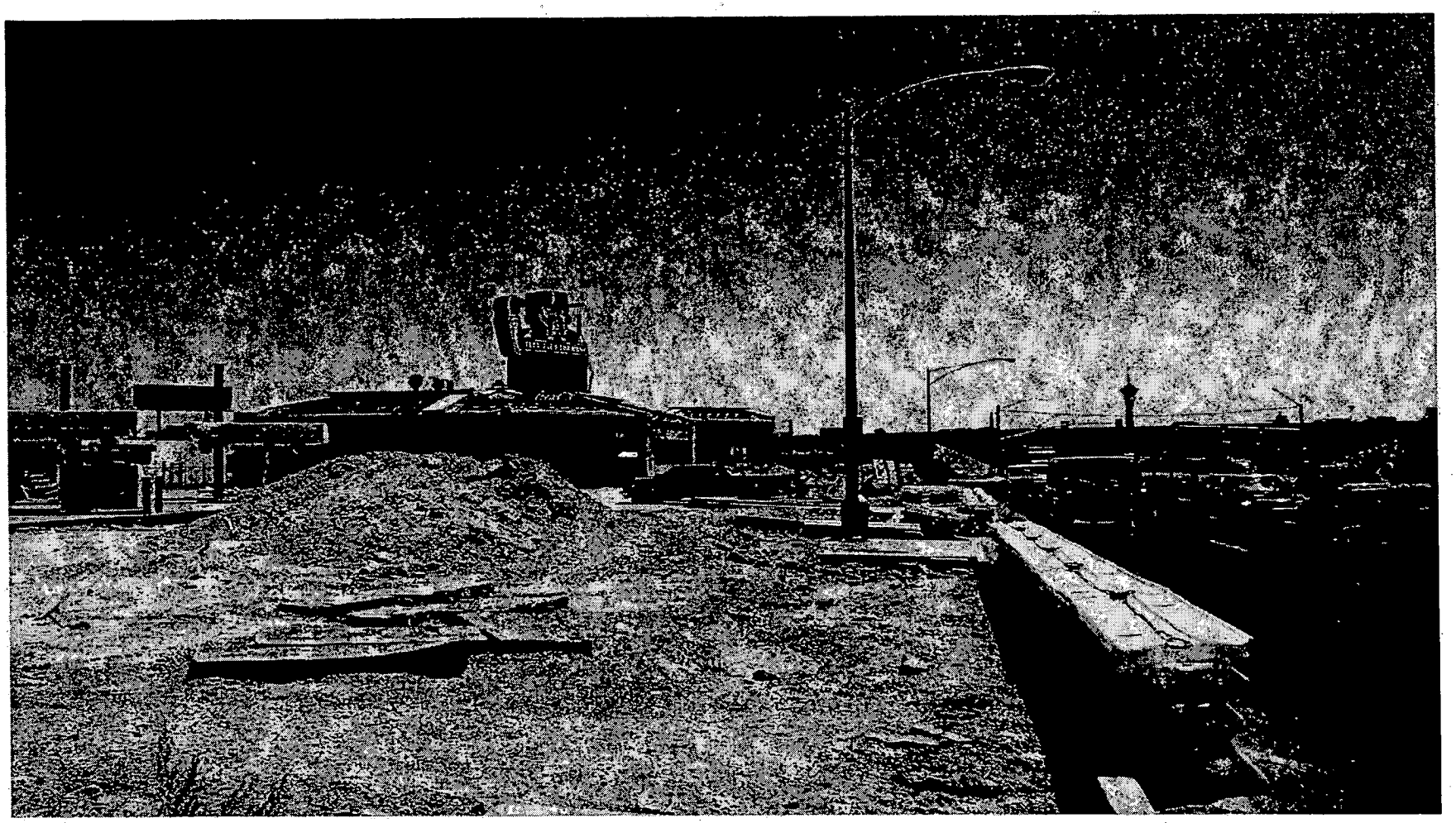
TERRIBLE'S
RANCHO & BONANZA

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89183

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

REVISIONS	BY
3-12-04	DN
3-23-04	DN

THIS ARTWORK WAS DESIGNED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME IN WHOLE OR PART IS PROHIBITED



VAR-4701 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY
2401 WEST BONANZA ROAD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 64

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
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).

C.C. 09/15/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
McSWAIN – DENIED – UNANIMOUS with TRUESDELL and EVANS excused

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

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the existing sign was erected to a height of 34 feet. The Treasure's Adult Cabaret was constructed on the subject property to a height of 45 feet, which obstructed approximately 10-15% of the sign obstructed the southbound traffic. The applicant stated that the advertising value of the sign has declined; consequently, the applicant is requesting a Variance to raise the existing sign to a height of 55 feet. No evidence is provided that a hardship exists to warrant a variance in the required sign height.

MINUTES – Continued:

This Off-Premise Advertising (Billboard) Sign is located within 300 feet of another billboard to the south and within 750 feet of four other billboards on both sides. If the present sign were removed, it could not be reconstructed, as it could not meet the separation standards. Therefore, clearly, the hardship is self-imposed. Although the hardship may not be of the applicant's own making, it also is not of the Zoning Code's making.

SCOTT NAFTZGER, Outdoor Advertising, 1863 Helm Drive, used the overhead to reiterate MR. LEOBOLD'S overview of the proposed project. He added that although the Code allows up to 40 feet, there is a provision that would allow changing the height to 55 feet if warranted. In addition, MR. NAFTZGER felt that increasing the height would not set a precedent because other signs in the area range from 80-105 feet.

In response to COMMISSIONER McSWAIN'S question regarding relocating the sign, MR. NAFTZGER replied that if the sign was relocated, it would be in the state right-of-way. She understood that the applicant did not impose this hardship; however, she felt that the sign stuck out profusely along the freeway and opposed increasing the height to 55 feet. MR. NAFTZGER stated that the property owner retained the rights of this billboard. COMMISSIONER McSWAIN asked if MR. NAFTZGER would be willing to hold the item and make some revisions reflecting a change in the décor and the architecture like that of the Treasure's sign. MR. NAFTZGER replied that the applicant would be willing to make the changes but requested not holding the item and only place it as a condition. COMMISSIONER McSWAIN informed MR. NAFTZGER that she preferred and recommended seeing the revisions prior to any approval.

COMMISSIONER STEINMAN concurred with COMMISSIONER McSWAIN and added that his opinion is that the sign is not obscured at all, as he has driven past the sign. He believed that the applicant simply wanted increased visibility, which he felt, was not a necessity.

VICE CHAIRMAN NIGRO referenced signage examples CHAIRMAN TRUESDELL obtained from signage companies and had presented at a previous Planning Commission workshop and hoped that it would facilitate some modifications to the current Code. He concurred with the Commission's comments. He felt that in areas of Las Vegas, such as inner city areas, structures are being built vertically; however, it is not a means of justification for a sign Variance.

COMMISSIONER McSWAIN asked and then confirmed that MR. NAFTZGER preferred that the Commission deny the application rather than abeying the item, as he would rather have a condition stipulating the requested changes and not have to reappear before the Commission with those changes.

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 64 – VAR-4733

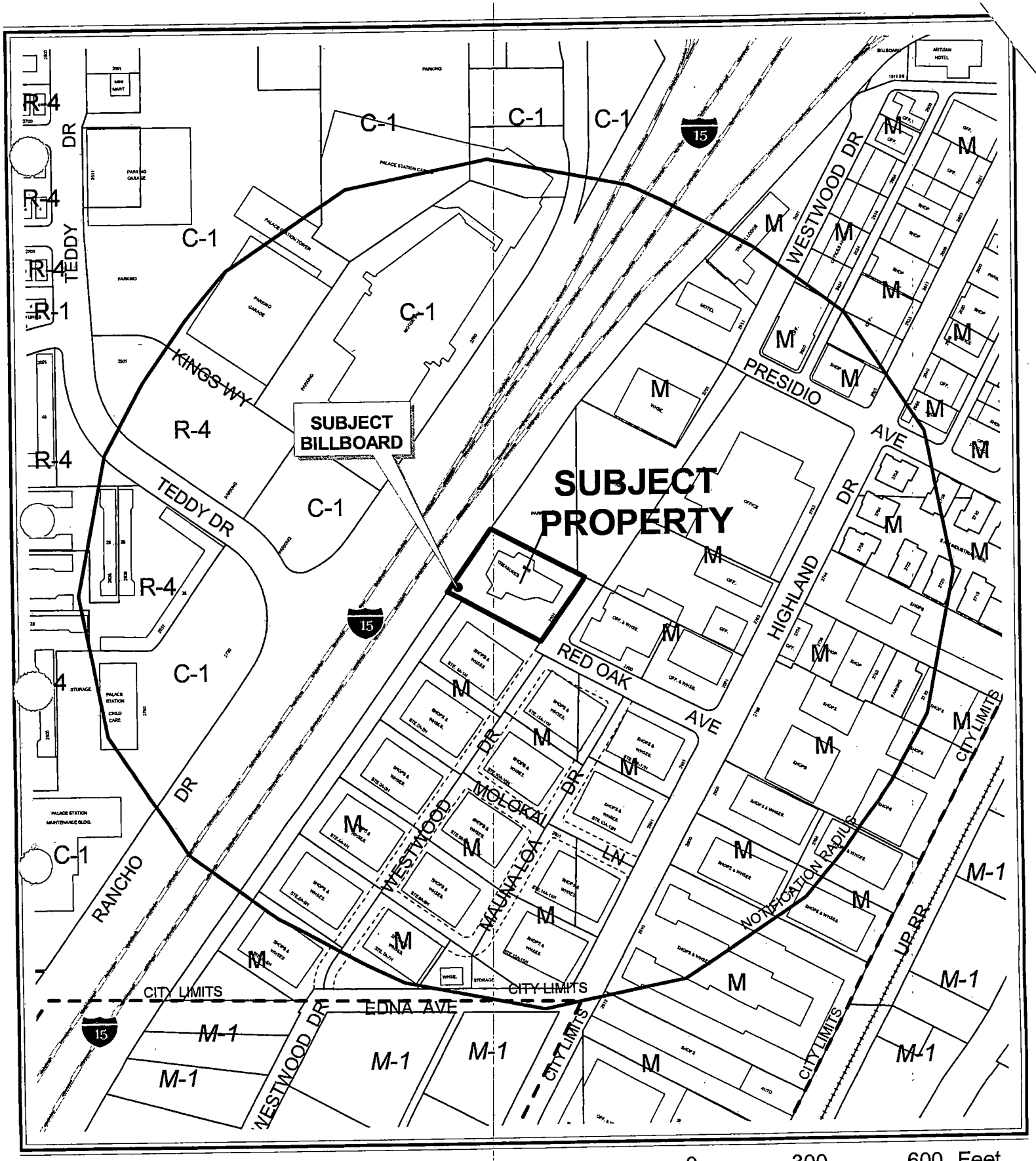
MINUTES – Continued:
No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.
(10:24 – 10:33)
3-2500

CONDITIONS:
Planning and Development

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

2. The applicant shall acquire all necessary permits from the Department of Building and Safety.



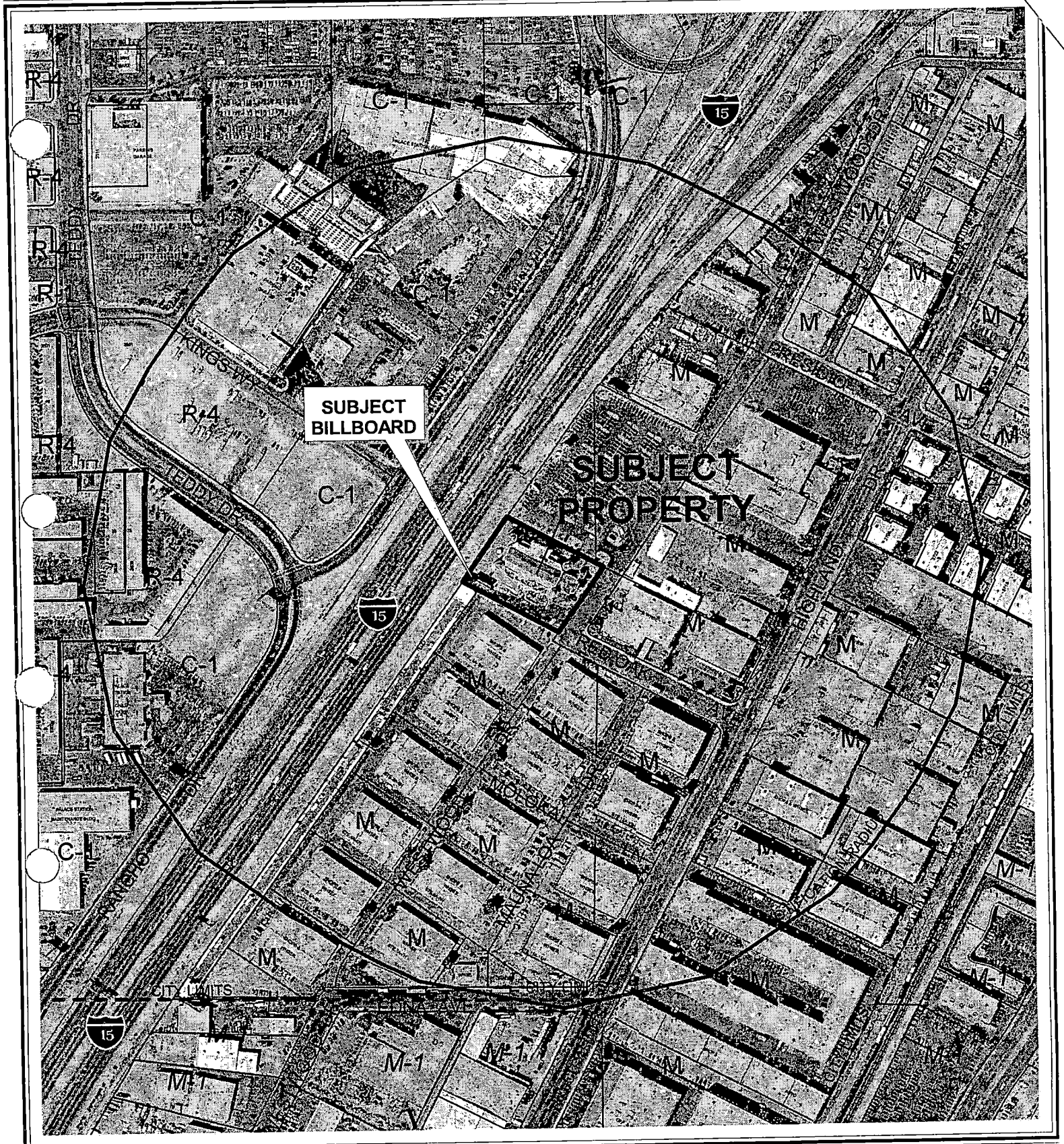
0 300 600 Feet

CASE: **VAR-4733**

RADIUS: 950 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



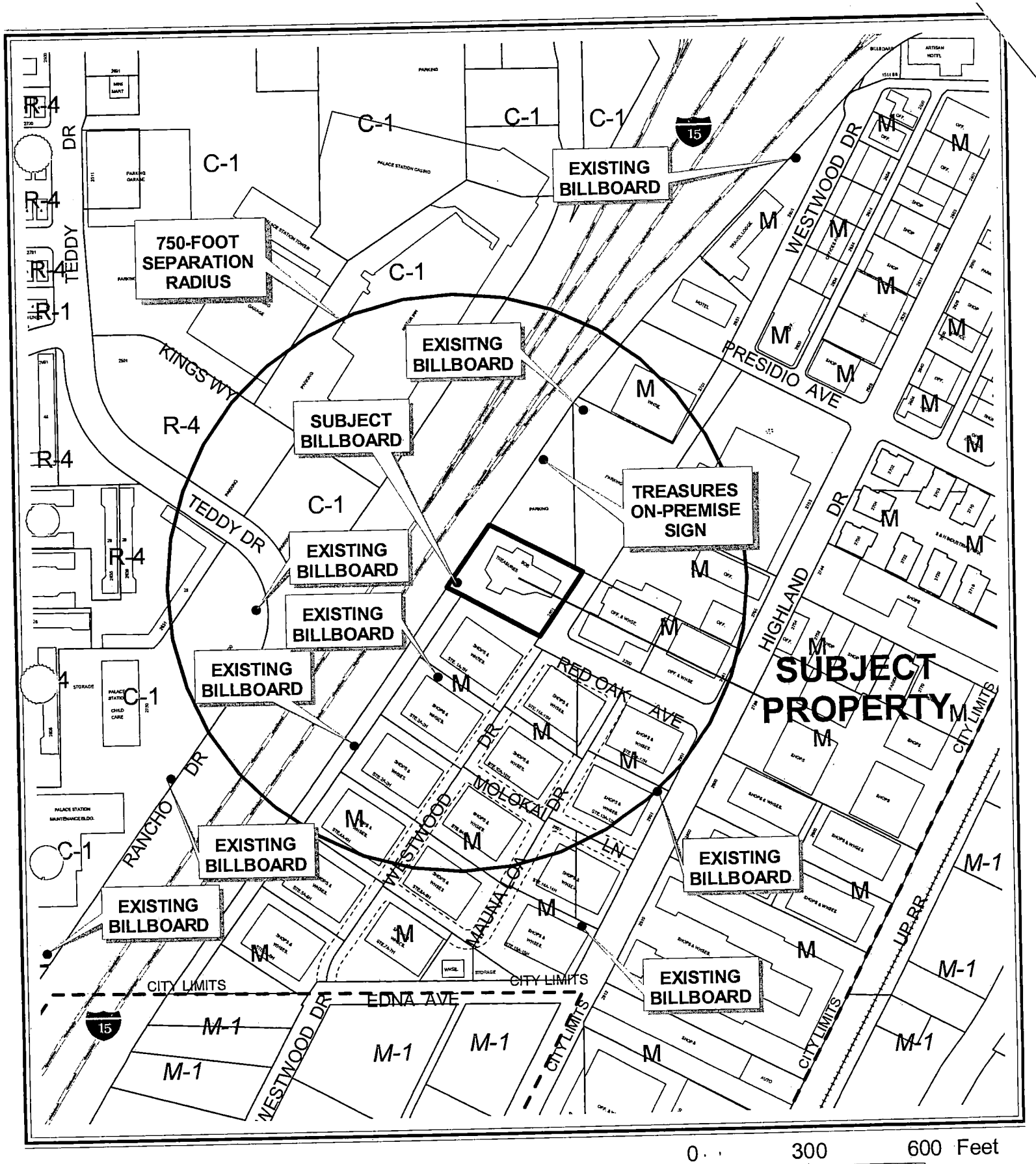
0 300 600 Feet

CASE: **VAR-4733**

RADIUS: 950 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



CASE: VAR-4733

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4733 - APPLICANT: LAMAR ADVERTISING COMPANY - OWNER: D. 2801 WESTWOOD, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

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

2. The applicant shall acquire all necessary permits from the Department of Building and Safety.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

The applicant states in a letter submitted with the application that with the construction of the 45-foot tall Treasure's Adult Cabaret, the north face of the sign has become significantly obscured and the advertising value has declined likewise. The applicant has the following comments:

> "We feel this request is appropriate as the visibility issue was not of our own creation and completely beyond our control. Additionally, we feel the surrounding area is suitable for this Variance and would not set a precedent due to the fact that the sign is oriented toward the highway and there are several existing signs along Interstate 15 at Sahara Ave. and north of Sahara Ave. that are between 70'-100' tall."

BACKGROUND INFORMATION

A) Previous Actions

04/05/00	The City Council approved the Special Use Permit (U-0109-99) request for a proposed 20,198 square foot tavern on the subject site. The Planning Commission recommended the application be denied.
05/16/01	The City Council approved a one-year Extension of Time [U-0109-99(1)] of a Special Use Permit for a proposed 20,198 square foot tavern on the subject site.
01/16/02	The City Council approved a Site Development Plan Review (SD-0063-01) for a 24,093 square foot sexually oriented business on this site. The Planning Commission and staff recommended approval.
08/21/02	The City Council approved a one-year Extension of Time [U-0109-99(2)] of a Special Use Permit for a proposed 20,198 square foot tavern on the subject site.

DDS

04/16/03 The City Council approved a Master Sign Plan (MSP-1409) for one freestanding ground sign (50 feet in height) on this site. The Planning Commission recommended approval.

08/06/03 The City Council approved a one year Extension of Time (EOT-2333) for a Special Use Permit to permit a tavern. The Planning Commission and staff recommended approval of the application on 06/26/03.

09/20/03 The City Council approved a Master Sign Plan (MSP-2565) for one freestanding ground sign and wall signs for an approved sexually oriented business (Treasures Gentlemen's Club). The Planning Commission and staff recommended approval of the application on 07/24/03.

04/08/04 The Planning Commission tabled requests for a Special Use Permit (SUP-3907) and Variance (VAR-4032) for an Off-Premise (Billboard) Sign on the property. The City Attorney determined that the requests should be processed as an addition to the previously approved Master Sign Plan (MSP-2565)

08/04/04 The City Council approved a Master Sign Plan (MSP-4380) for an approved Sexually-Oriented Business (Treasures Gentlemen's Club) and office complex. This application is intended to replace the two existing Master Sign Plans (MSP-1409 and MSP-2565). The Planning Commission and staff recommended approval on 06/10/04.

B) Pre-Application Meeting

06/10/04 Details of the prospective request were discussed with staff and included the following:

- The need for a Power of Attorney to permit the applicant to sign for the Owner of Record.
- Mention that a public hearing is required.
- Mention that billboard signs cannot be nonconforming.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.23

DDS

B) Existing Land Use

Subject Property:	Sexually-oriented business, office use
North:	Industrial/manufacturing
South:	Industrial/warehouse
East:	Industrial/office
West:	Interstate 15

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:	Right-of-Way

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 is consistent with the LI/R (Light Industrial/Research) general plan designation.

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

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

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
Minimum distance separation from another Off-Premise Advertisement (Billboard) along Interstate 15	750 feet	No

This Off-Premise Advertising (Billboard) Sign is located within 300 feet of another billboard to the south and within 750 feet of four other billboards on both sides. If the present sign were removed, it could not be reconstructed, as it could not meet the separation standards.

B) General Analysis and Discussion

The existing sign was erected to a height of 34 feet. The Treasure's Adult Cabaret was constructed on the subject property to a height of 45 feet, which obstructs the visibility of the sign. The applicant states that "the advertising value has declined…" Consequently, the applicant is requesting a Variance to raise the existing sign to a height of 55 feet. Therefore, clearly, the hardship is self-imposed.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses; and
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property; a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The applicant indicates that the request is appropriate as "the visibility issue was not of our own creation and completely beyond our control." However, the visibility issue was also not created by any regulation established by the Zoning Code. decreases or practically destroys its value for

This recommendation of denial is based on the following findings:

- **No evidence is provided that a hardship exists to warrant a variance in the required sign height.** The height of the existing sign was adequate until the property owner constructed a building that obstructed the sign. The grievance to the applicant was not caused by a requirement of the Zoning Code.
- **The hardship is self-imposed.** Although the hardship may not be of the applicant's own making, it also is not of the Zoning Code's making.
- **Use of the property is not denied.** The property has no exceptional narrowness, shallowness, shape, exceptional topographic conditions or other extraordinary and exceptional situation or conditions attributed to the property. Clearly, use of the subject property is not denied, as it is being used by a multimillion-dollar business enterprise.

NOTICES MAILED 36

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4733 APN: 162-08-604-001

Name of Property Owner: D 2801 Westwood Inc.

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]

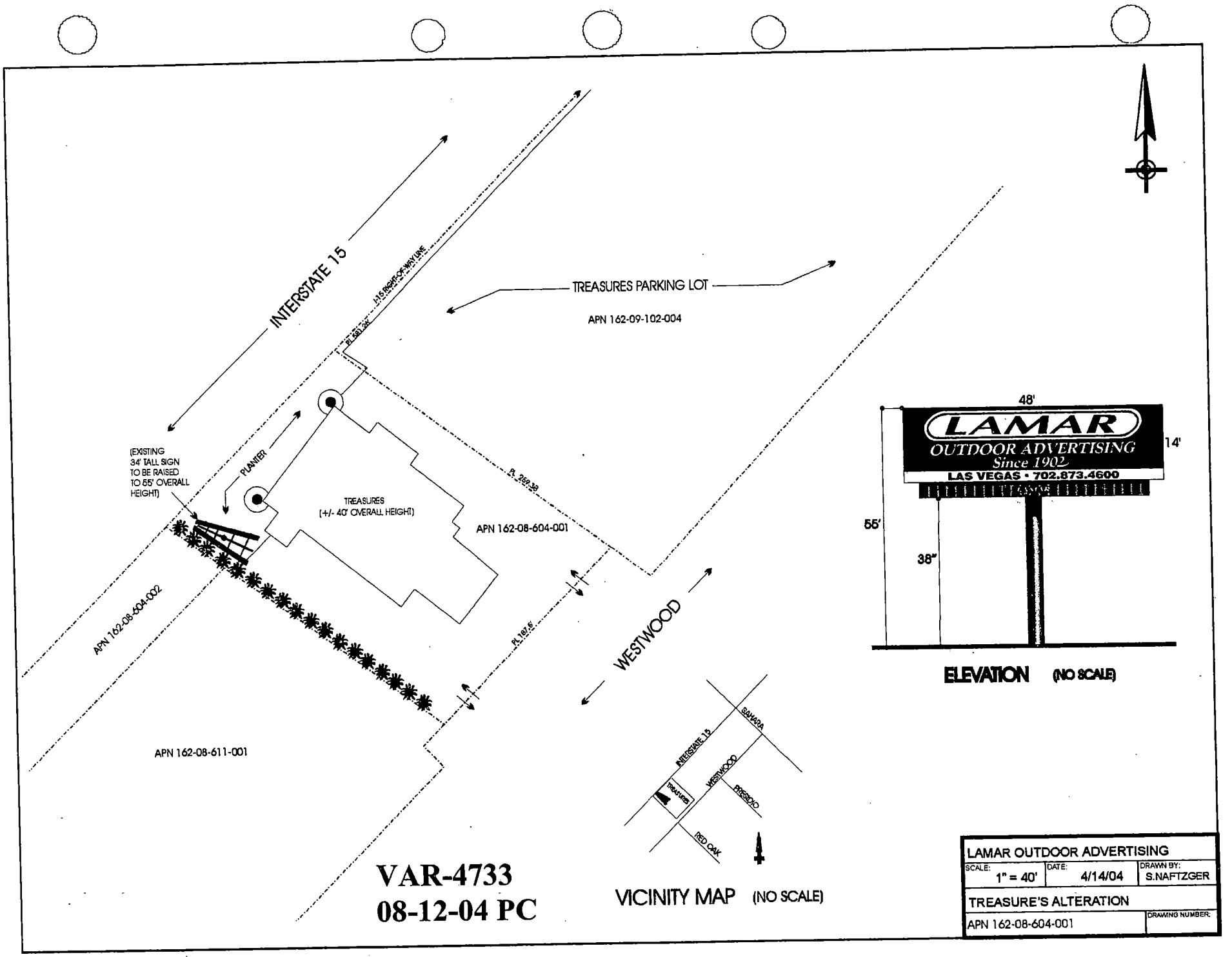
Print Name: Scott Naffziger (on behalf of owner)

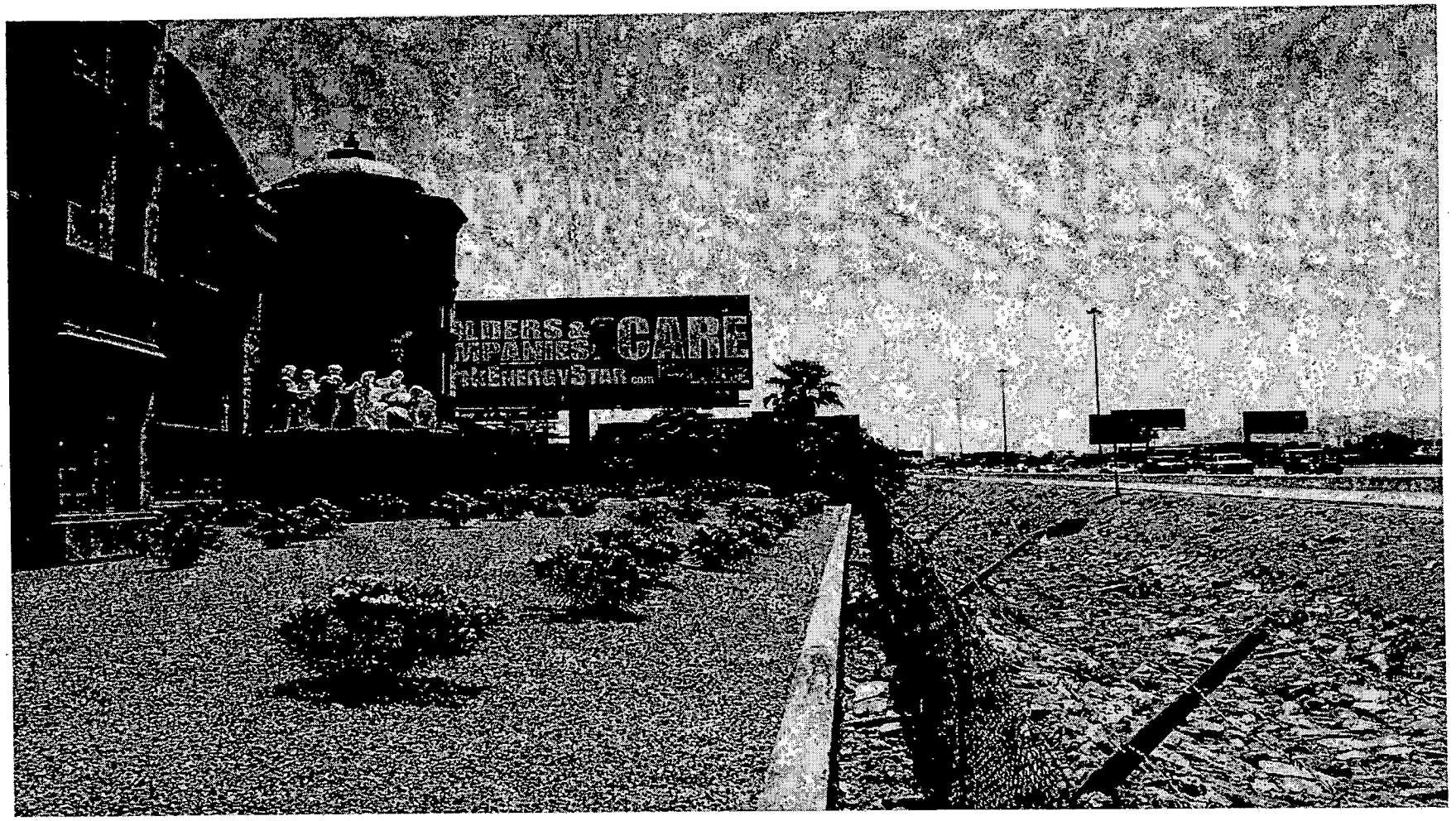
Subscribed and sworn before me

This 27th day of April, 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


INTERSTATE 15
I-15 RIGHT-OF-WAY LINE
PL 661.28'
TREASURES PARKING LOT
APN 162-09-102-004
(EXISTING 34' TALL SIGN TO BE RAISED TO 55' OVERALL HEIGHT)
PLANTER
TREASURES
(+/- 40' OVERALL HEIGHT)
R 269.39
APN 162-08-604-001
APN 162-08-604-002
PL 167.5'
WESTWOOD
APN 162-08-611-001
48'
LAMAR
OUTDOOR ADVERTISING
Since 1902
LAS VEGAS • 702.873.4600
14'
55'
38'
ELEVATION (NO SCALE)
SAHARA
INTERSTATE 15
WESTWOOD
TREASURES
ROSADO
RED OAK
VICINITY MAP (NO SCALE)
VAR-4733
08-12-04 PC
LAMAR OUTDOOR ADVERTISING
SCALE: 1" = 40'
DATE: 4/14/04
DRAWN BY: S.NAFTZGER
TREASURE'S ALTERATION
APN 162-08-604-001
DRAWING NUMBER:



VAR-4733 - APPLICANT: LAMAR ADVERTISING COMPANY - OWNER: D. 2801 WESTWOOD, INC.
2801 WESTWOOD DRIVE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 65

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-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).

ABEYANCE TO THE 9/9/04 PC MEETING

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

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 16 [SDR-4740], Item 50 [MOD-4632], Item 51 [WVR-4754] and Item 52 [SDR-4751] to 8/26/2004 Planning Commission meeting; Item 35 [GPA-4548], Item 36 [ZON-4554], Item 37 [VAR-4677], Item 38 [SDR-4555], Item 49 [MSP-46 22], 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)

BRESLIN BUILDERS

DESIGN/BUILD GENERAL CONTRACTOR

3804A

Via Email and US Mail

August 6, 2004

City of Las Vegas
Department of Planning & Development - Current Planning
Mr. Flinn Fagg, Urban Design Coordinator - Current Planning
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Newport Lofts – SDR-4727 and SUP-4728

Dear Flinn,

We respectfully request that the Newport Lofts project (SDR-4727 and SUP-4728), currently scheduled to be heard at the August 12, 2004 Planning Commission Meeting, be postponed to be heard on the September 9, 2004 Planning Commission Meeting schedule.

The postponement will allow the Owner's to further define the project specifics including unit and square footage requirements and to update the street elevations per the City's direction (garage floors), prior to presentation at the Planning Commission and City Council meetings.

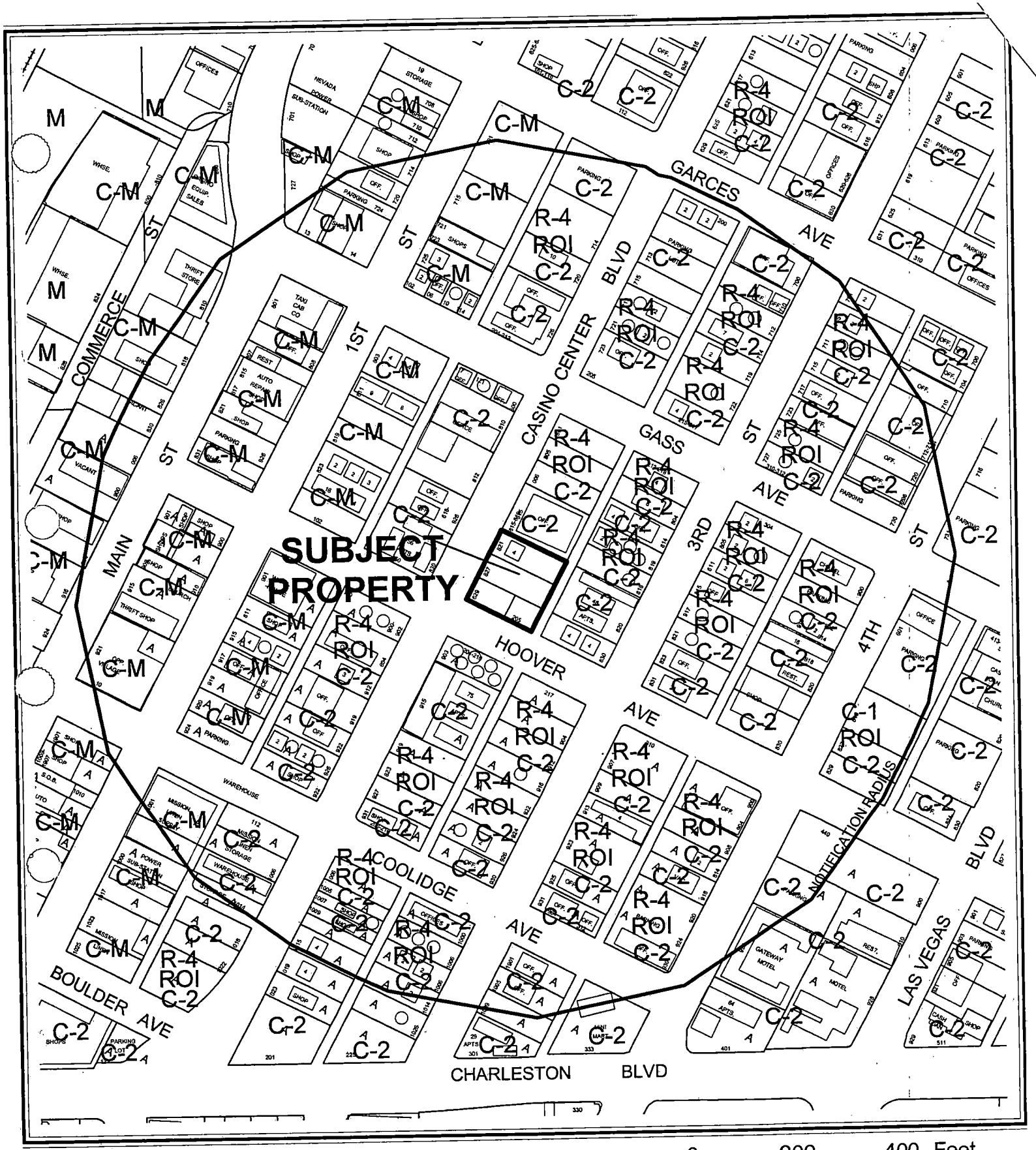
Please do not hesitate to call me if you have any further questions or comments. I can be reached at (702) 798-3977 or (702) 234-5159.

Sincerely,

BRESLIN BUILDERS

Todd McBrayer
Director of Design Services

Cc: Rocky Derrick, Seegmiller Partners, LLC
Sam Cherry, Sam Cherry Development
Doug Walton, WPH Architects, Inc.
Jack Breslin, Breslin Builders
JR Phillips, Breslin Builders
Dan Loera, Breslin Builders
File



CASE: **SUP-4728**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)



0 200 400 Feet

CASE: **SUP-4728**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4728 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY

ON AUGUST 6, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE SEPTEMBER 9, 2004 PLANNING COMMISSION MEETING.

FF

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4728 APN: 139-34-410-062, 139-34-410-063, 139-34-410-064, 139-34-410-065

Name of Property Owner: Seegmiller Partners LLC

Name of Applicant: Newport Lofts

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: West Seegmiller

Subscribed and sworn before me

This 25 day of June, 2004

[signature]

Notary ~~Public in and for said~~ County and State

BRIAN BANNER
Commission # 1343476
Notary Public - California
Orange County
My Comm. Expires Feb 16, 2006

DESIGN DATA

PARCEL INFORMATION:	APN: 139-34-410-062, -063, -064, -065
EXISTING ZONING:	C-2
LOT AREA:	20,978.54 Square Feet or .48 Acres
BUILDING AREA:	18,562 Square Feet Main Level Footprint 352,678± Square Feet Total Building Area
LOT COVERAGE:	88.48%
PARKING REQUIRED (CITY OF LAS VEGAS):	
None per the Las Vegas Centennial Plan	
PARKING PROVIDED:	
REGULAR STALLS	141 Stalls
ACCESSIBLE STALL	6 Van Accessible Stalls
TOTAL SPACES	147 Stalls Provided

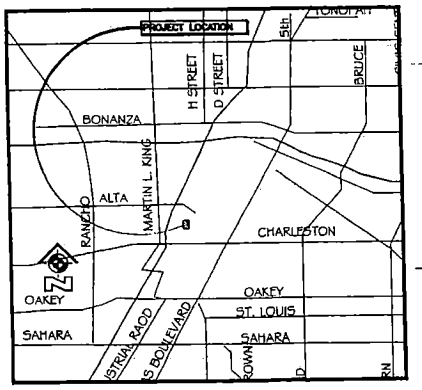
LANDSCAPING PLANT LIST AND NOTES

KEY	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	Min. 25'	8
	COMPACT INDIAN LAUREL FIG MORACEAE FAMILY	FICUS MICROCARPA NITIDA (F. RETUSA NITIDA)	36" BOX	6

LANDSCAPING NOTES:

1. ALL LANDSCAPING SHALL BE INSTALLED PER CITY OF LAS VEGAS TITLE 19A ZONING CODE AND OTHER APPLICABLE CODES.
2. EACH PLANT SHALL BE PROVIDED IT'S OWN DRIP IRRIGATION LINE. MAIN LINES SHALL BE A MINIMUM OF 1" AND ISOLATION VALVES SHALL BE INCORPORATED AT DIFFERENT PLANTING AREAS AND PLANTING TYPES.
3. ALL AREAS SHALL RECEIVE DECOMPOSED GRANITE AS COVERING UNLESS NOTED OTHERWISE.
4. ALL LANDSCAPING SHALL BE ON AN AUTOMATIC WATERING SYSTEM WITH AN ELECTRIC TIME CLOCK. THE TIME CLOCK SHALL BE PLACED IN THE OFFICE INSIDE THE BUILDING.
5. THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SLEEVES REQUIRED UNDER PAVEMENT AND SIDEWALK AREAS. PROVIDE A MINIMUM OF (3) PVC CONDUITS WITH (1) 1½" MINIMUM AND (2) 3" MINIMUM. ALL LANDSCAPE AREAS SHALL BE INTERCONNECTED.
6. ALL TREES PLANTED ALONG RIGHT-OF-WAY SHALL BE PLANTED AT 3'-0" MINIMUM BACK OF SIDEWALK. TREES WITHIN 5' OF SIDEWALKS OR WALLS SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
7. ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.
8. ALL EXISTING LANDSCAPE AREAS SHALL BE DE-WEEDED AND SHALL HAVE THE TOP 6" OF SOIL REPLACED WITH CLEAN WEED FREE MATERIAL. ALL EXISTING LANDSCAPING MATERIAL SHALL BE REMOVED AND DISPOSED OF.

Existing Office - C-2 Zoning



Alley Notes:
All overhead utilities adjacent to our property line shall be terminated and rerouted to underground as required per the Las Vegas Downtown Centennial Plan.

Existing Multi-Family - C-2 Zoning

40'-0" Right-Of-Way

Alley pavement

137'-0"

Property Line = 150.00'

Decorative 6'h. access control wrought iron fencing with gate at each end as shown.

Existing CMU block fence shall remain and be protected in place.

Residence Garage Entrance

Retail Access Garage Entrance

Trash

Stair

Storage

Retail - 1,834 S.F. Including Art Gallery

Retail Parking

H.C. Van Stall

Stair

Art Gallery Area 478 S.F.

Ramp Up

R.R.

Jan.

Elev. Lobby

Mail

Lobby

Electrical

Data/Comm.

Fire Riser/Pump

Retail - 5,422 S.F.

Generator

Stair

10'-1" North Setback

Back Flow/Water

Fire Comm.

Property Line = 140.00'

Concrete sidewalk

11'-0" Typ.

5'-0" Typ.

40'-0" Right-Of-Way

24'-0"

25'-0" 25'-0" 25'-0" 25'-0" 25'-0"

Landscaping along Casino Center Boulevard shall be per the Las Vegas Centennial Plan, Graphic 11, with 25'-0" min. height palm trees.

Line of balcony encroachment overhead. Typical at all sides of building. Max. overhang shall be 5'-0" into right-of-way starting at unit levels.

Casino Center Boulevard

Enhanced Alley Access Point shall be per the Las Vegas Centennial Plan Graphic 8 requirements. Alley shall be used as access point to parking garage areas.

Landscaping along Hoover shall be per the Las Vegas Centennial Plan, Graphic 12, with 36" box shade trees.

20'-0"

20'-0"

20'-0"

138'-0"

20'-0"

20'-0"

5'-0" Canopy Encroachment

Metal awning shade structure. See exterior elevations for more details.

Main accessible entrance from public right-of-way.

Existing Multi-Family - C-2 Zoning

Hoover Avenue

10.00' radius dedication at right-of-way corner.

Intersection Accent Paving shall be per the Las Vegas Centennial Plan, Graphic 11 and 12.

Existing Office - C-2 Zoning

Architectural Site Plan/Landscape Plan/Main Level Floor Plan

SCALE: 3/32" = 1'-0"

REVISIONS:

Mark	Date	Description

CONTRACTOR

JACK BRESLIN
CONSTRUCTION MANAGER

BRESLIN BUILDERS
CONSTRUCTION

JOB TYPE
CENTENNIAL GOLD LOFTS
NEWPORT LOFTS

BRESLIN BUILDERS

OFFICE & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0010 08

5323 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702)736-3877
FAX (702)736-3805

www.breslinbuilders.com

Project Owner:
Newport Lofts
Northeast Corner of Casino Center Boulevard and Hoover Avenue, Las Vegas, Nevada

APN: 139-34-410-062, -063, -064, -065

v5 072704

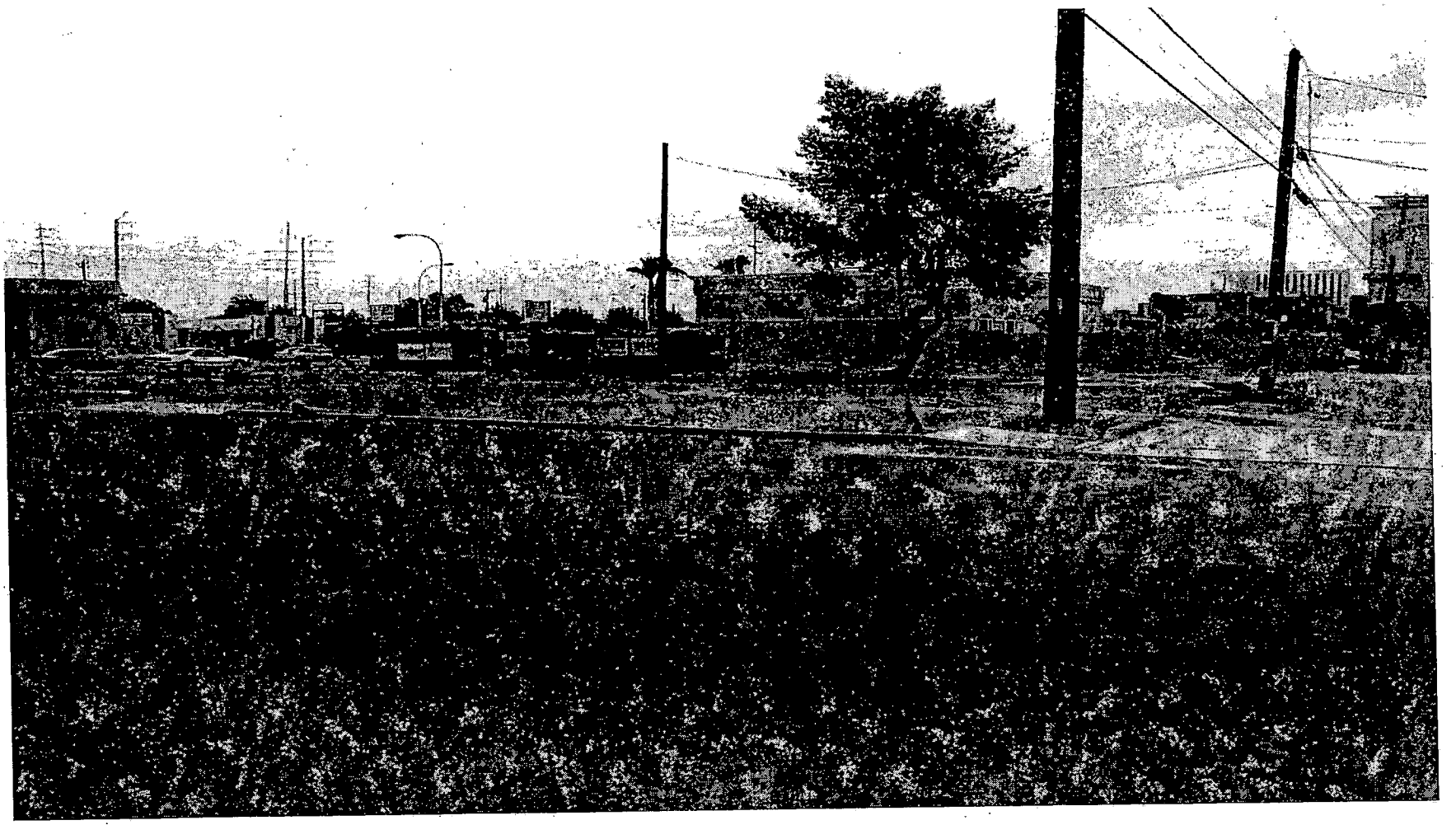
Sheet Title:
Architectural Site Plan, Landscape Plan, Main Level Floor Plan

Date: July 27, 2004	Designed By: Todd McBrayer
Project No.: 3004A	Drawn By: MM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

A1.1

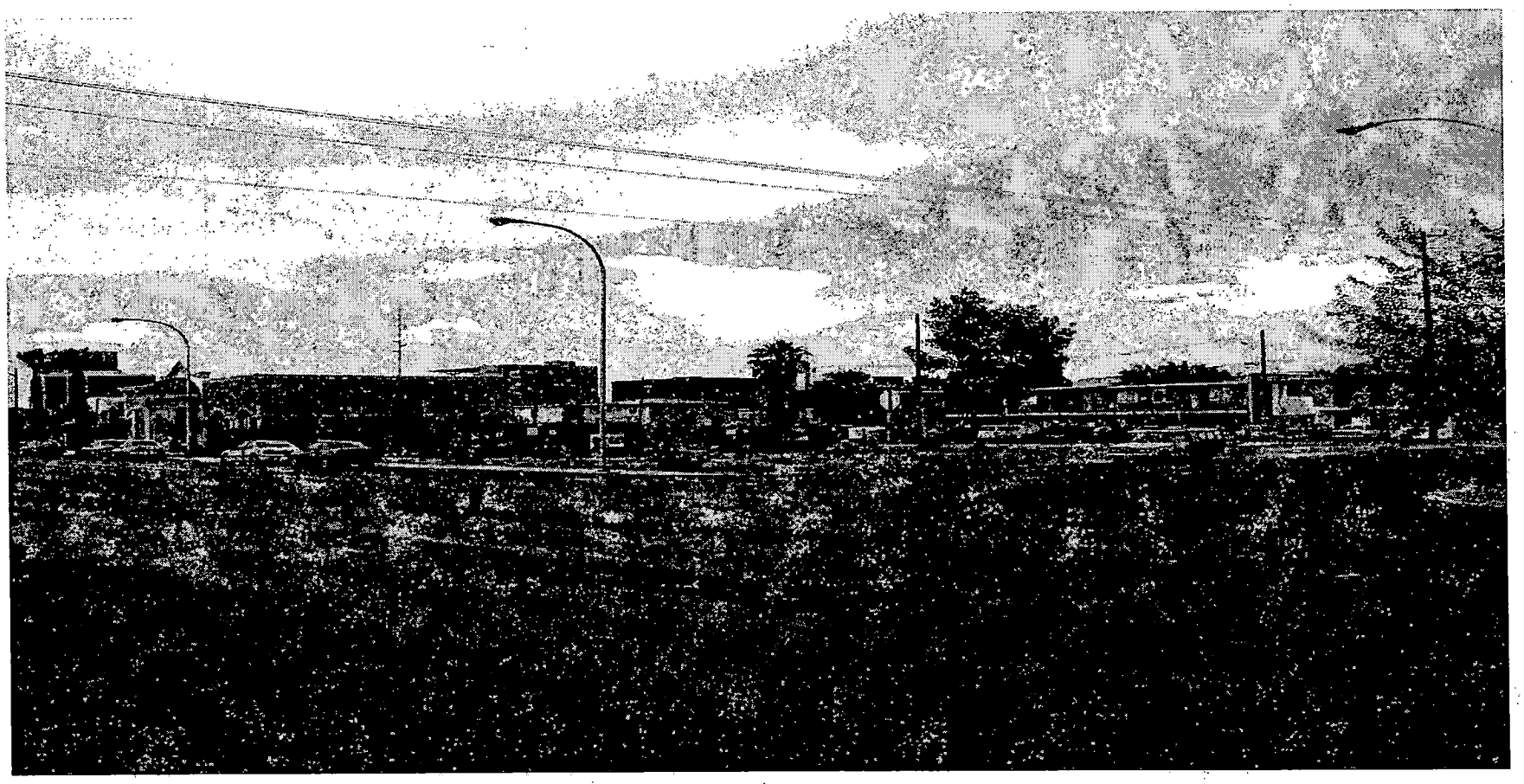
REVISED 07-27-04

SUP-4728
SDR-4727
08-12-04 PC



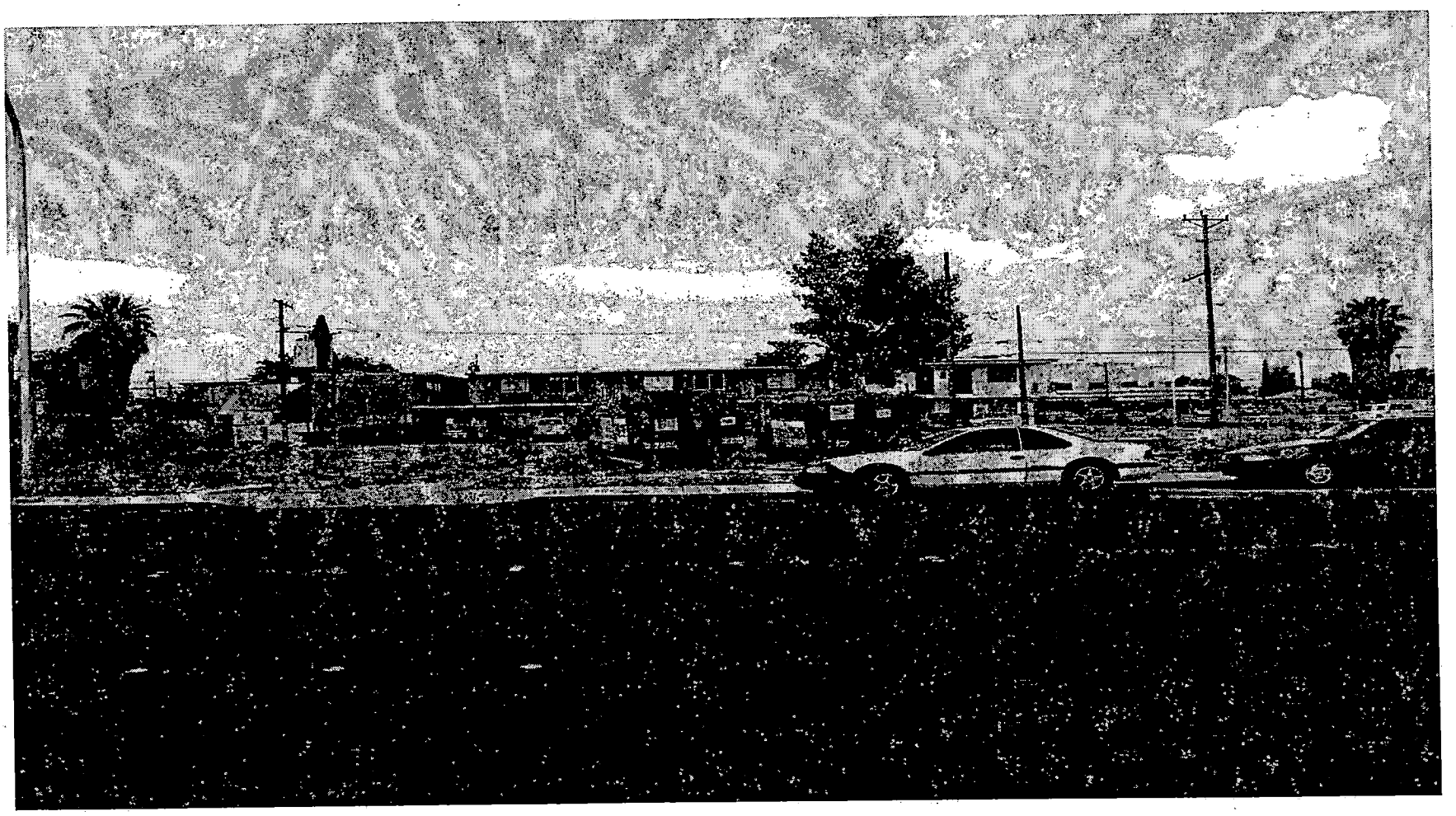
SUP-4728 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY
821, 827 AND 829 SOUTH CASINO CENTER BOULEVARD AND 205 HOOVER AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



SUP-4728 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY
821, 827 AND 829 SOUTH CASINO CENTER BOULEVARD AND 205 HOOVER AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



SUP-4728 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY
821, 827 AND 829 SOUTH CASINO CENTER BOULEVARD AND 205 HOOVER AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 66

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-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).

ABEYANCE TO THE 9/9/04 PC MEETING

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

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

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

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

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 66 – SDR-4727

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)

BRESLIN BUILDERS

DESIGN/BUILD GENERAL CONTRACTOR

3804A

Via Email and US Mail

August 6, 2004

City of Las Vegas
Department of Planning & Development - Current Planning
Mr. Flinn Fagg, Urban Design Coordinator - Current Planning
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Newport Lofts – SDR-4727 and SUP-4728

Dear Flinn,

We respectfully request that the Newport Lofts project (SDR-4727 and SUP-4728), currently scheduled to be heard at the August 12, 2004 Planning Commission Meeting, be postponed to be heard on the September 9, 2004 Planning Commission Meeting schedule.

The postponement will allow the Owner's to further define the project specifics including unit and square footage requirements and to update the street elevations per the City's direction (garage floors), prior to presentation at the Planning Commission and City Council meetings.

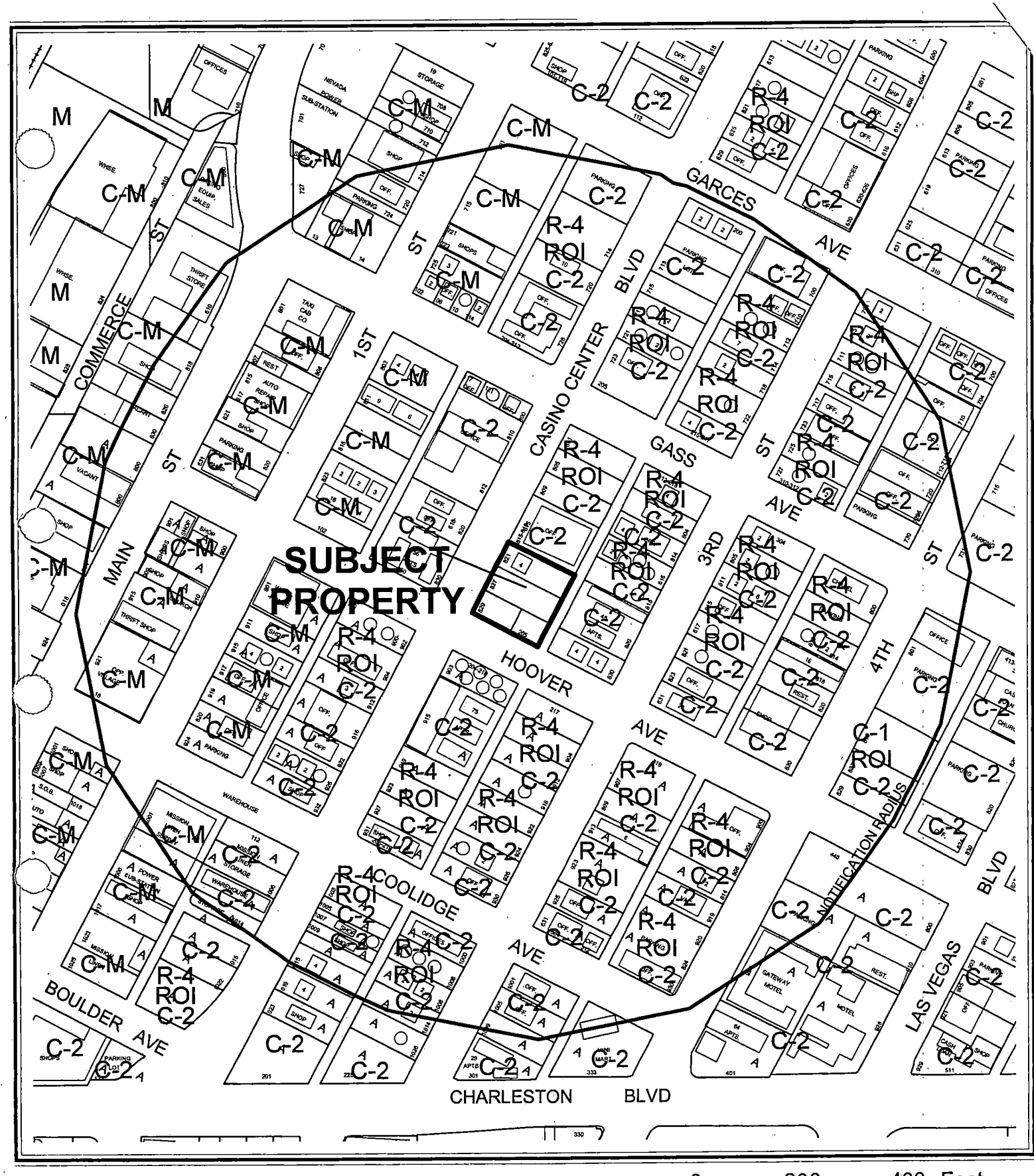
Please do not hesitate to call me if you have any further questions or comments. I can be reached at (702) 798-3977 or (702) 234-5159.

Sincerely,

BRESLIN BUILDERS

Todd McBrayer
Director of Design Services

Cc: Rocky Derrick, Seegmiller Partners, LLC
Sam Cherry, Sam Cherry Development
Doug Walton, WPH Architects, Inc.
Jack Breslin, Breslin Builders
JR Phillips, Breslin Builders
Dan Loera, Breslin Builders
File



0 200 400 Feet

CASE: **SDR-4727**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4727 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY

ON AUGUST 6, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE SEPTEMBER 9, 2004 PLANNING COMMISSION MEETING.

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4727 APN: 139-34-410-062, 139-34-410-063, 139-34-410-064, 139-34-410-065

Name of Property Owner: Seegmiller Partners

Name of Applicant: Newport Lofts

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: W

Print Name: West Seegmiller

Subscribed and sworn before me

This 25 day of June, 2004

_____

Notary Public in and for said County and State

BRIAN BANNER
Commission # 1343476
Notary Public - California
Orange County
My Comm. Expires Feb 16, 2006

DESIGN DATA

PARCEL INFORMATION:	APN: 138-34-410-062, -063, -064, -065
EXISTING ZONING:	C-2
LOT AREA:	20,878.54 Square Feet or .48 Acres
BUILDING AREA:	14,582 Square Feet Main Level Footprint 352,678± Square Feet Total Building Area
LOT COVERAGE:	68.48%
PARKING REQUIRED (CITY OF LAS VEGAS):	
None per the Las Vegas Centennial Plan	
PARKING PROVIDED:	
REGULAR STALLS	141 Stalls
ACCESSIBLE STALL	8 Van Accessible Stalls
TOTAL SPACES	149 Stalls Provided

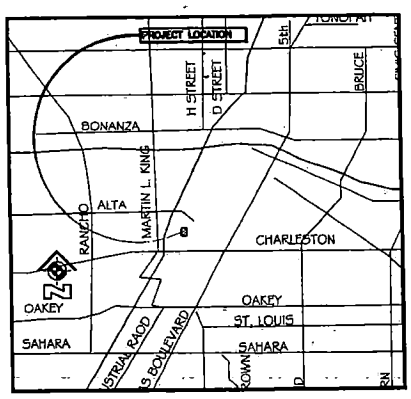
LANDSCAPING PLANT LIST AND NOTES

KEY	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	Min. 25'	9
	COMPACT INDIAN LAUREL FIG MORACEAE FAMILY	FICUS MICROCARPA NITIDA (F. RETUSA NITIDA)	24" BOX	6

LANDSCAPING NOTES:

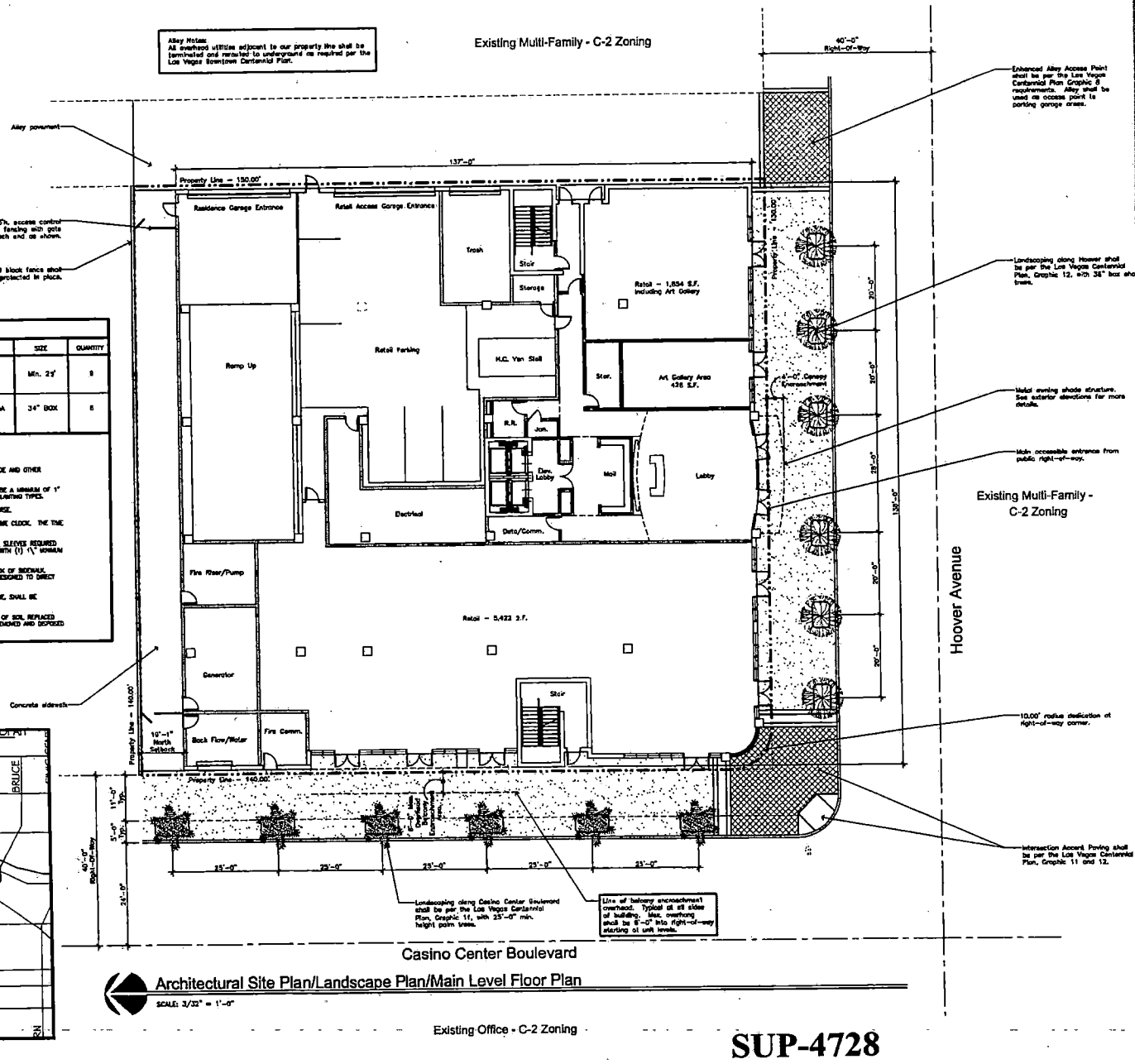
1. ALL LANDSCAPING SHALL BE INSTALLED PER CITY OF LAS VEGAS TITLE 19A ZONING CODE AND OTHER APPLICABLE CODES.
2. EACH PLANT SHALL BE PROVIDED IT'S OWN DRIP IRRIGATION LINE. MAIN LINES SHALL BE A MINIMUM OF 1" AND ISOLATION VALVES SHALL BE INCORPORATED AT DIFFERENT PLANTING AREAS AND PLANTING TYPES.
3. ALL AREAS SHALL RECEIVE DECOMPOSED GRANITE AS COVERING UNLESS NOTED OTHERWISE.
4. ALL LANDSCAPING SHALL BE ON AN AUTOMATIC WATERING SYSTEM WITH AN ELECTRIC TIME CLOCK. THE TIME CLOCK SHALL BE PLACED IN THE OFFICE INSIDE THE BUILDING.
5. THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SLEEVES REQUIRED UNDER PAVEMENT AND SIDEWALK AREAS. PROVIDE A MINIMUM OF (3) PVC CONDUITS WITH (1) 1\" MINIMUM AND (2) 2" MINIMUM. ALL LANDSCAPE AREAS SHALL BE INTERCONNECTED.
6. ALL TREES PLANTED ALONG RIGHT-OF-WAY SHALL BE PLANTED AT 3'-0" MINIMUM BACK OF SIDEWALK. TREES WITHIN 5' OF SIDEWALKS OR WALLS SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
7. ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.
8. ALL EXISTING LANDSCAPE AREAS SHALL BE DE-WEEDED AND SHALL HAVE THE TOP 6" OF SOIL REPLACED WITH CLEAN WEED FREE MATERIAL. ALL EXISTING LANDSCAPING MATERIAL SHALL BE REMOVED AND DISPOSED OF.

Existing Office - C-2 Zoning



Alley Notes:
All overhead utilities adjacent to our property line shall be terminated and rerouted to underground as required per the Las Vegas Downtown Centennial Plan.

Existing Multi-Family - C-2 Zoning



Architectural Site Plan/Landscape Plan/Main Level Floor Plan

SCALE: 3/32" = 1'-0"

Existing Office - C-2 Zoning

REVISED 01-27-04

SUP-4728
SDR-4727
08-12-04 PC

REVISIONS:		
Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0014168
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3677
FAX (702)798-3928
www.breslinbuilders.com

Project Owner:
Newport Lofts
Northeast Comer of Casino Center Boulevard and Hoover Avenue, Las Vegas, Nevada

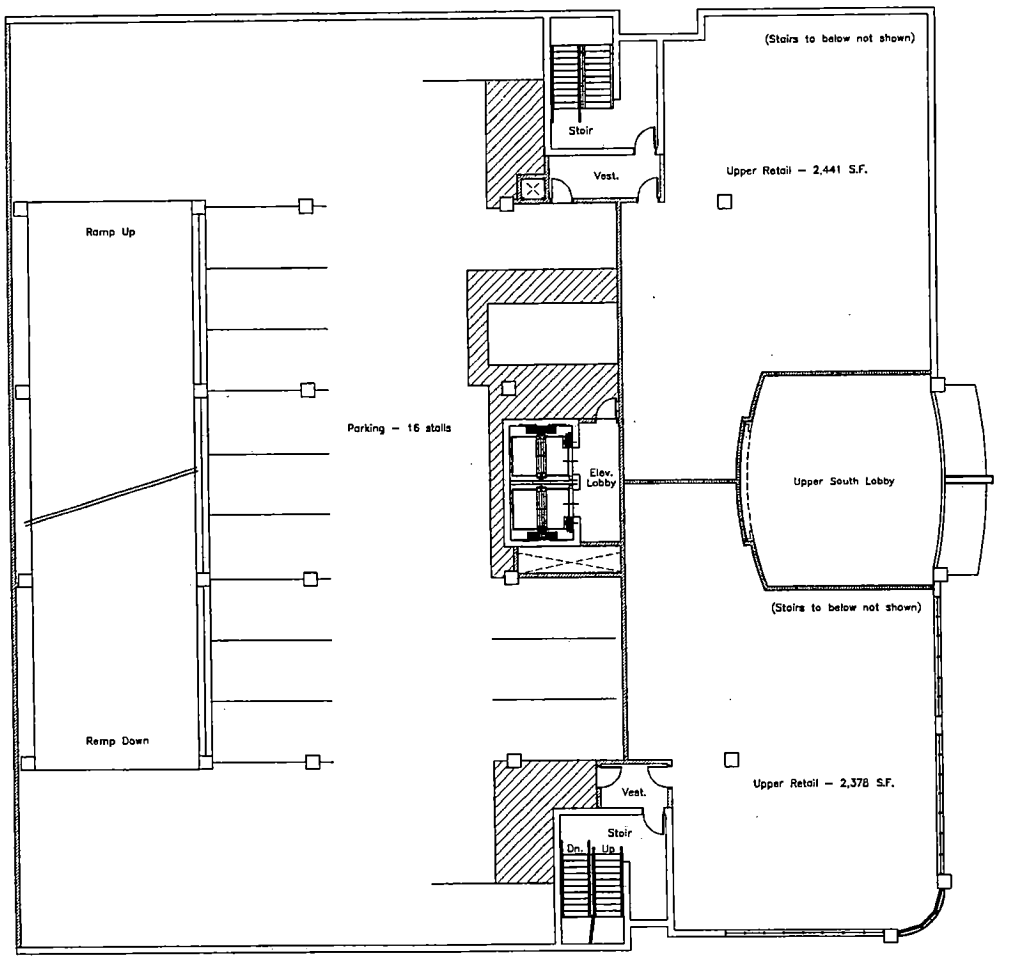
APN: 139-34-410-062, -063, -064, -065

v5 072704

Sheet Title:
Architectural Site Plan, Landscape Plan, Main Level Floor Plan

Date: July 27, 2004	Designed By: Todd McBryer
Project No.: 30044	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

A1.1



Second Level Floor Plan
SCALE: 1/0" = 1'-0"

REVISED
07.27.04

SUP-4728
SDR-4727
08-12-04 PC

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

JACK BRESLIN

TODD McINTYRE

EXISTING

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0016168

5533 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702)798-3977
FAX (702)798-3306

www.breslinbuilders.com

Project Owner:
Newport Lofts

Northeast Corner of Casino Center Boulevard and Hoover Avenue, Las Vegas, Nevada

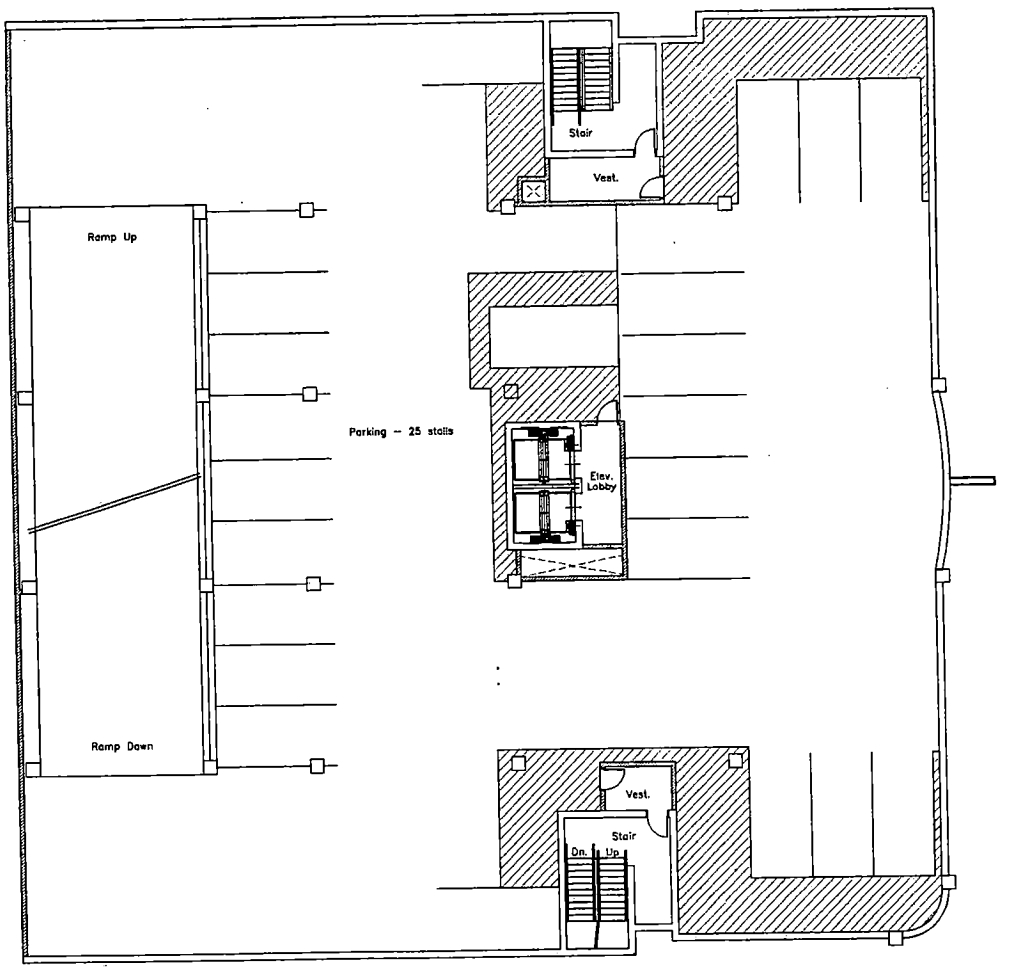
APN: 139-34-410-062, -063, -064, -065

v5 072704

Sheet Title:
Second Level Floor Plan

Date:	Designed By:
July 27, 2004	Todd McIntyre
Project No.:	Drawn By:
3804A	TMM
Jurisdiction:	Checked By:
City of Las Vegas	TMM/JB

A1.2



Typical Parking Level Plan
SCALE: 1/8" = 1'-0"

REVISED
07.27.04

SUP-4728
SDR-4727
08-12-04 PC

REVISIONS:

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS
Company Name

JACK BRESLIN
CONTRACTING CERTIFICATION NO.
MECHANICAL LICENSE NO.
ELECTRICAL LICENSE #

JOB SITE
CONSTRUCTION SUPERVISOR

TODD MCBRAYER
PROJECT MANAGER

DISTRICT

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0018168

5529 POLARIS AVENUE,
SUITE B
LAS VEGAS, NEVADA 89118

(702)798-3977
FAX (702)798-3906

www.breslinbuilders.com

Project Owner:
Newport Lofts

Northeast Corner of Casino Center Boulevard and Hoover Avenue, Las Vegas, Nevada

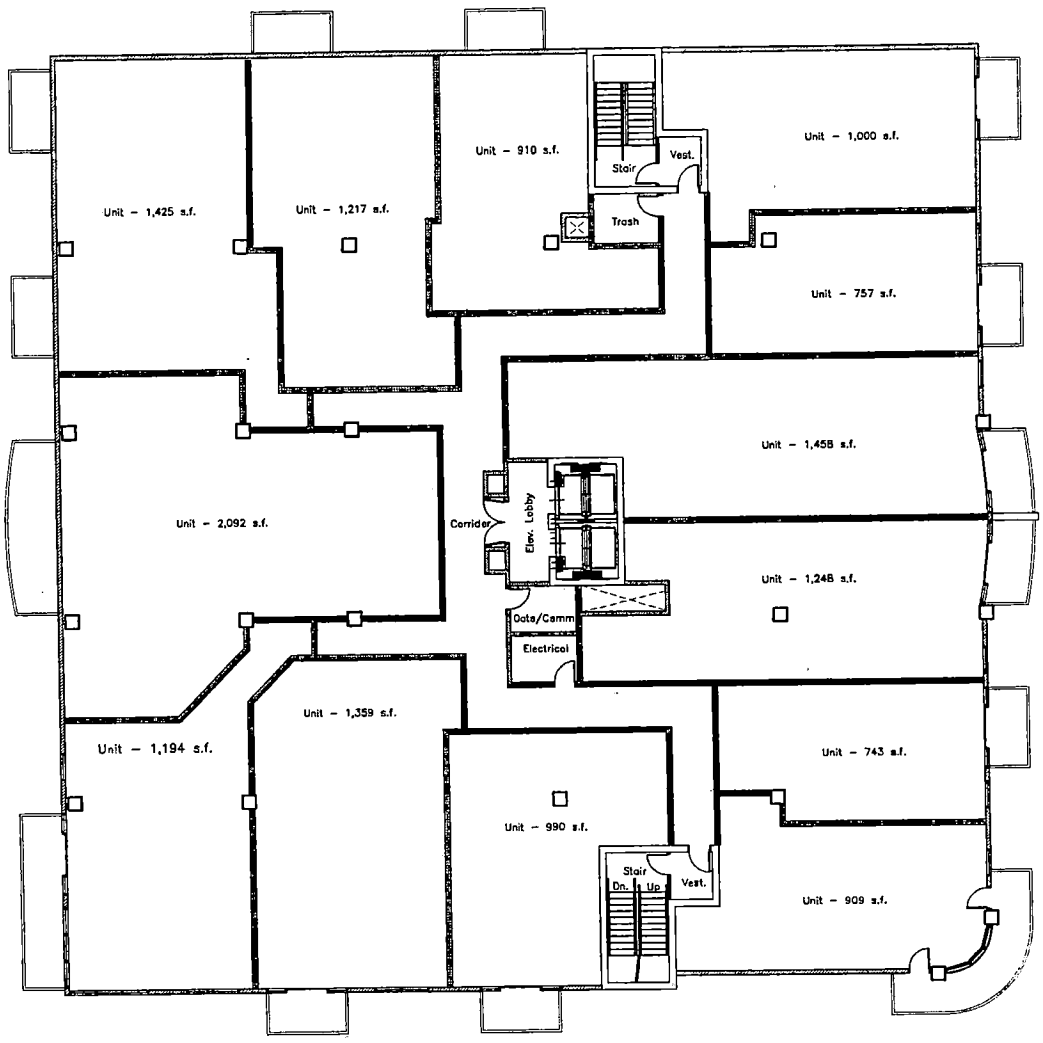
APN: 139-34-410-062, -063, -064, -065

v5 072704

Sheet Title:
Typical Parking Level Plan

Date: July 27, 2004	Designed By: Todd McBrayer
Project No.: 3004A	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

A1.3



Typical Standard Unit Level Floor Plan

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

NOTE: SEE SHEET A3.1 FOR ACTUAL UNIT NUMBERS PER FLOOR – 130 STANDARD UNITS TOTAL

SUP-4728
SDR-4727
08-12-04 PC

REVISED
07.27.04

REVISIONS:

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS
LICENSE #0061619

JACK BRESLIN
OPERATIONS OFFICER/QUALIFYING MEMBER
LICENSE #0061619

TODD McBRAYER
PROJECT MANAGER

LICENSE #0061619

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0061619
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3905
www.breslinbuilders.com

Project Owner:
Newport Lofts
Northeast Corner of Casino Center Boulevard and Hoover Avenue, Las Vegas, Nevada

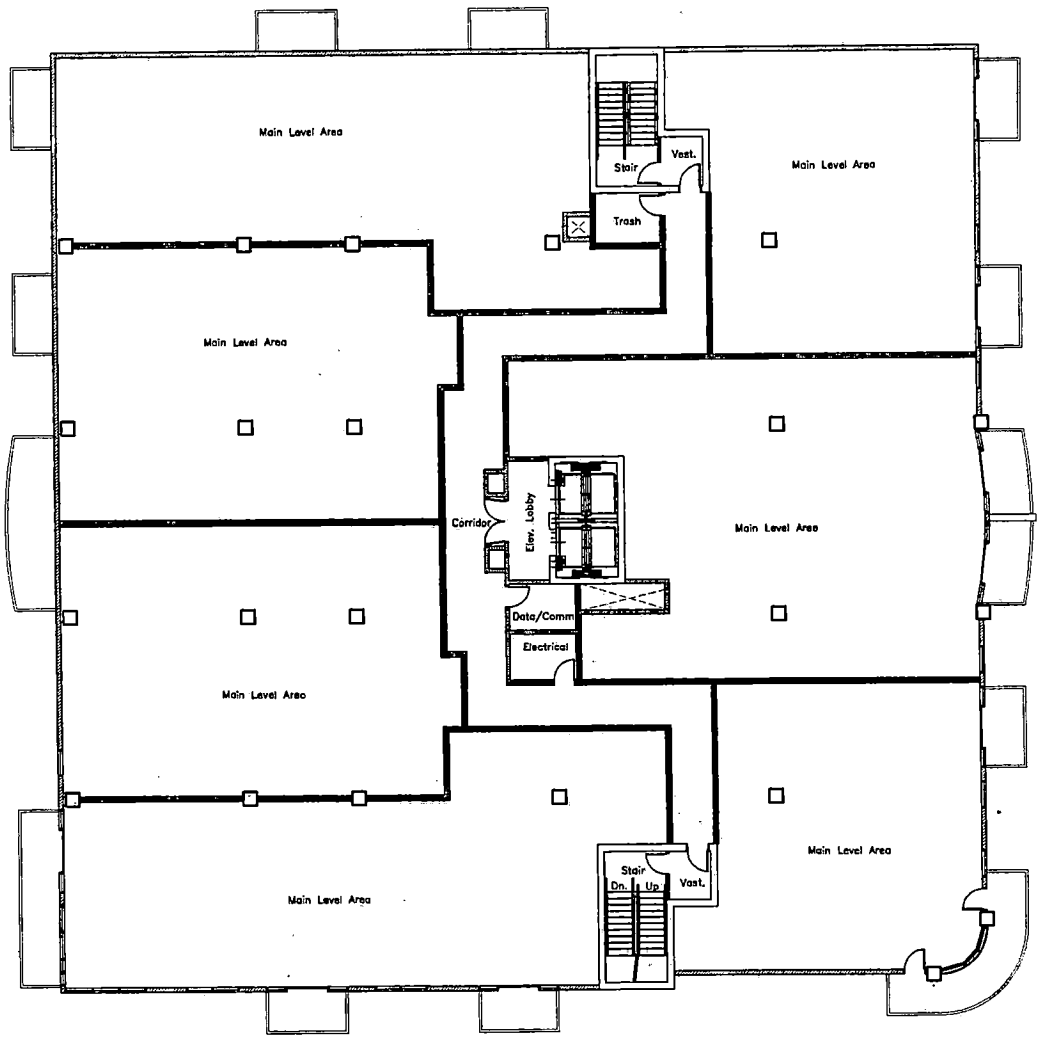
APN: 139-34-410-062, -063, -064, -065

v5 072704

Sheet Title:
Typical Standard Unit Level Floor Plan

Date: July 27, 2004	Designed By: Todd McBrayer
Project No.: 3804A	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

A1.4



Main Level Penthouse Units
SCALE: 1/8" = 1'-0"

SUP-4728
SDR-4727
08-12-04 PC

REVISED
07.27.04

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

JOYCE

TODD McKINLEY

DIRECTOR

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018149
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
www.breslinbuilders.com

Project Owner:
Newport Lofts
Northeast Corner of Casino Center Boulevard and Hoover Avenue, Las Vegas, Nevada

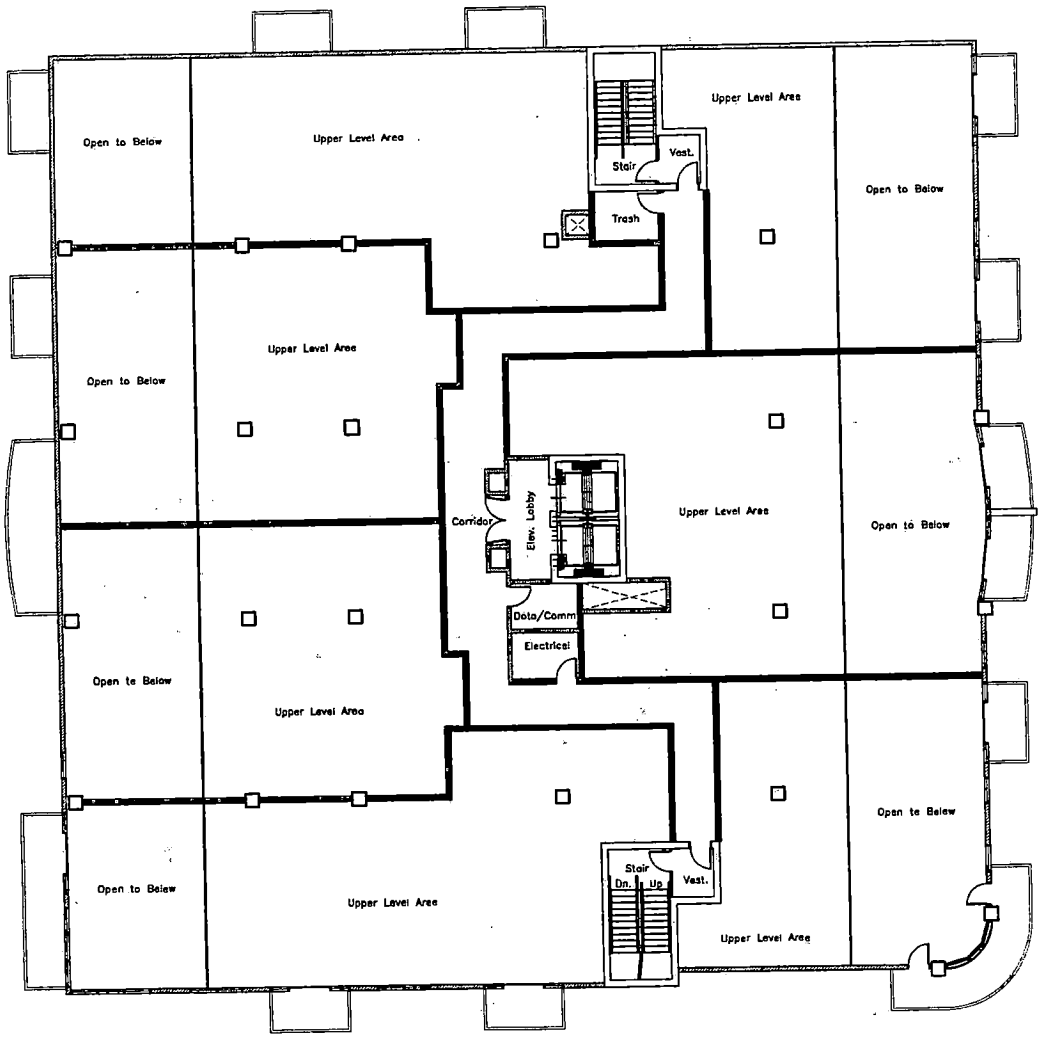
APN: 139-34-410-062, -063, -064, -065

v5 072704

Sheet Title:
Penthouse Main Level Units

Date: July 27, 2004	Designed By: Todd McKinley
Project No.: 3504A	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMK/JM

A1.5



Upper Level Penthouse Level

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

SUP-4728
SDR-4727
08-12-04 PC

REVISED
07.27.04

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

TODD MARKLEY

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018168
5325 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-2877
FAX (702)798-3208
www.breslinbuilders.com

Project Owner:
Newport Lofts

Northeast Corner of Casino Center Boulevard and Hoover Avenue, Las Vegas, Nevada

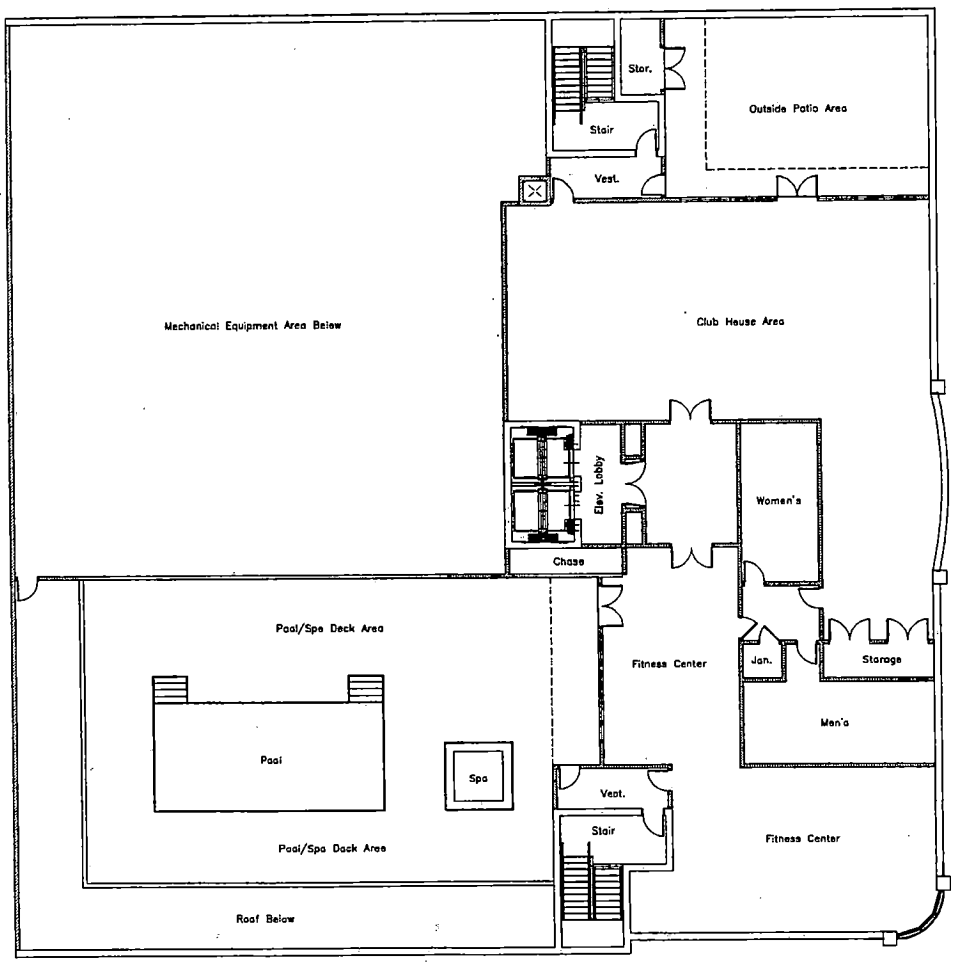
APN: 139-34-410-062, -053, -064, -065

v5 072704

Sheet Title:
Penthouse Upper Level Units

Date:	Designed By:
July 27, 2004	Todd McBryan
Project No.:	Drawn By:
3804A	TMM
Jurisdiction:	Checked By:
City of Las Vegas	TMM/JD

A1.6



Pool and Amenity Deck Level Plan
SCALE: 1/8" = 1'-0"

SUP-4728
SDR-4727
08-12-04 PC

REVISED
07.27.04

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018498
5325 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3677
FAX (702)798-3668
www.breslinbuilders.com

Project Owner:
Newport Lofts
Northeast Corner of Casino Center Boulevard and Hoover Avenue, Las Vegas, Nevada

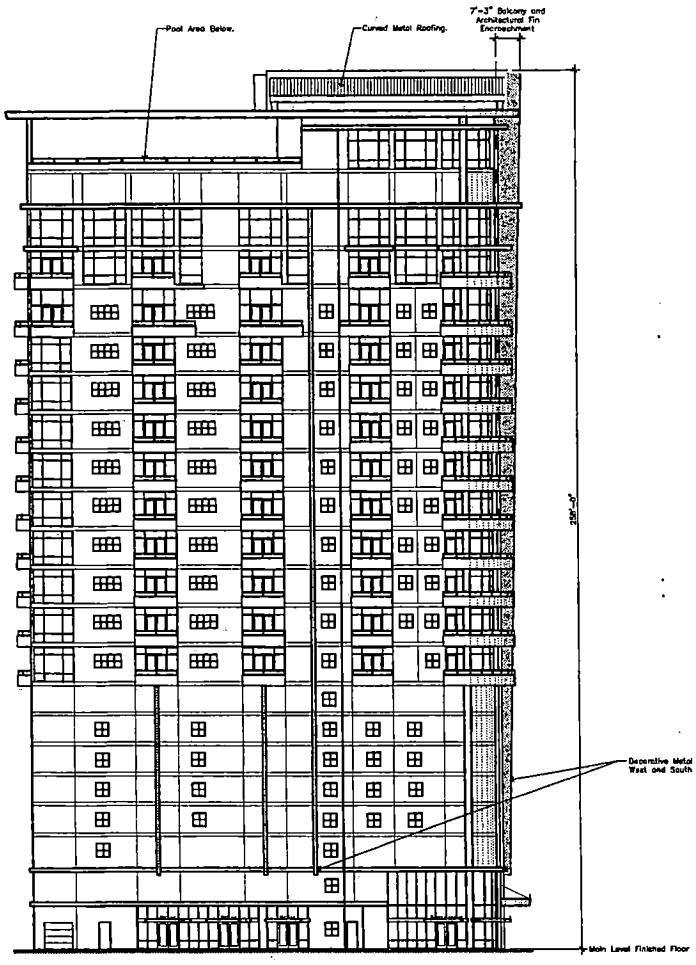
APN: 139-34-410-062, -063, -064, -065

v5 072704

Sheet Title:
Pool and Amenity Deck Level

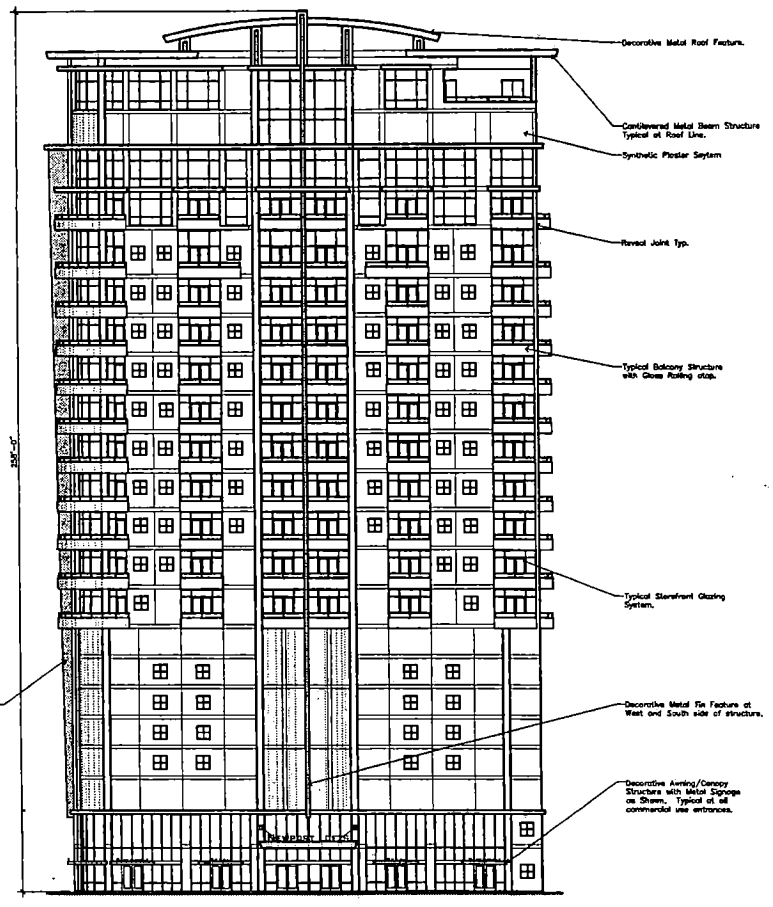
Date: July 27, 2004	Designed By: Todd McBrayer
Project No.: 3804A	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

A1.7



West Elevation (Casino Center Boulevard)

SCALE: 1/16" = 1'-0"



South Elevation (Hoover Avenue)

SCALE: 1/16" = 1'-0"

SUP-4728
SDR-4727
08-12-04 PC

REVISED
07.27.04

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0016169
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3677
FAX (702)798-3908
www.breslinbuilders.com

Project Owner:
Newport Lofts
Northeast Corner of Casino Center Boulevard and Hoover Avenue, Las Vegas, Nevada

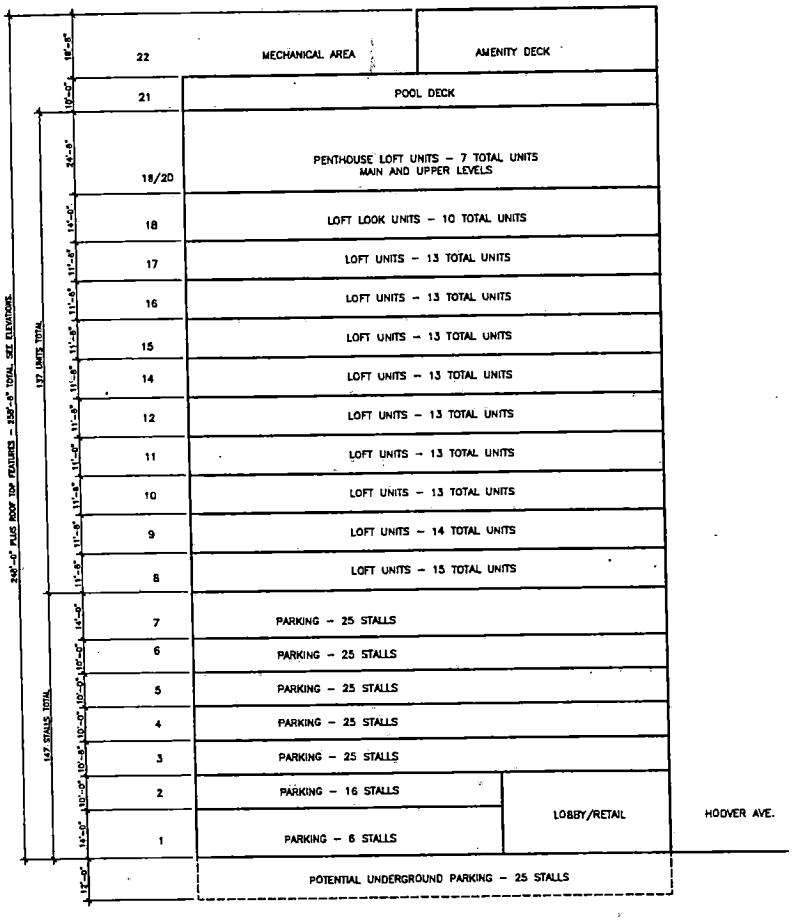
APN: 139-34-410-062, -063, -064, -065

v5 072704

Sheet Title:
Exterior Elevations (South and West)

Date: July 27, 2004	Designed By: Todd McBrayer
Project No.: 3804A	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

A2.01



Typical Schematic Building Section
SCALE: 1/16" = 1'-0"

SUP-4728
SDR-4727
08-12-04 PC

REVISED
07.27.04

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS
CONTRACTOR

JACK BRESLIN
CHIEF EXECUTIVE OFFICER
NEVADA LIC. # 27000
ALL CLASSIFICATIONS

TODD McBRAYER
CHIEF OPERATIONS OFFICER
NEVADA LIC. # 46516
ALL CLASSIFICATIONS

JEWELRY
CHIEF FINANCIAL OFFICER

TODD McBRAYER
PROJECT MANAGER

JEWELRY
DIRECTOR

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0016 NV

5325 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702)794-3977
FAX (702)794-3906

www.breslinbuilders.com

Project Owner:
Newport Lofts
Northeast Corner of Casino Center Boulevard and Hoover Avenue, Las Vegas, Nevada

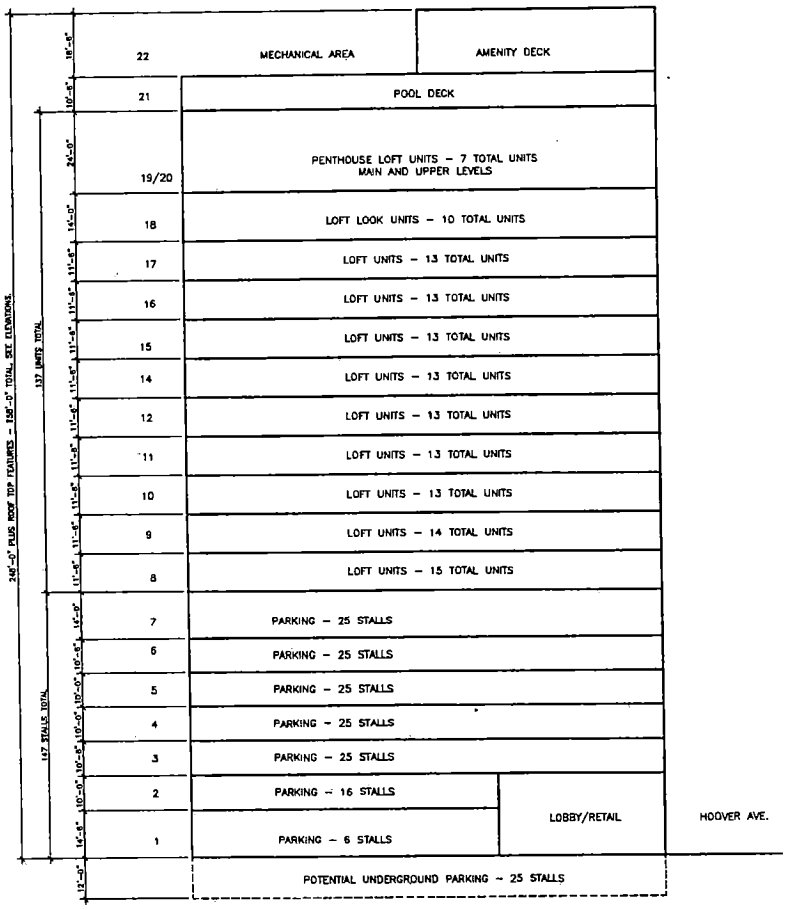
APN: 139-34-410-062, -063, -064, -065

v5 072704

Sheet Title:
Typical Schematic Building Section

Date: July 27, 2004	Designed By: Todd McBrayer
Project No.: 3804A	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

A3.1



Typical Schematic Building Section
SCALE: 1/16" = 1'-0"

SUP-4728
SDR-4727
08-12-04 PC

REVISED
07.27.04

REVISIONS:
No. Mark Date Description

CONTRACTOR

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0016168
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3077
FAX (702)798-3808
www.breslinbuilders.com

Project Owner:
Newport Lofts
Northeast Corner of Casino Center Boulevard and Hoover Avenue, Las Vegas, Nevada

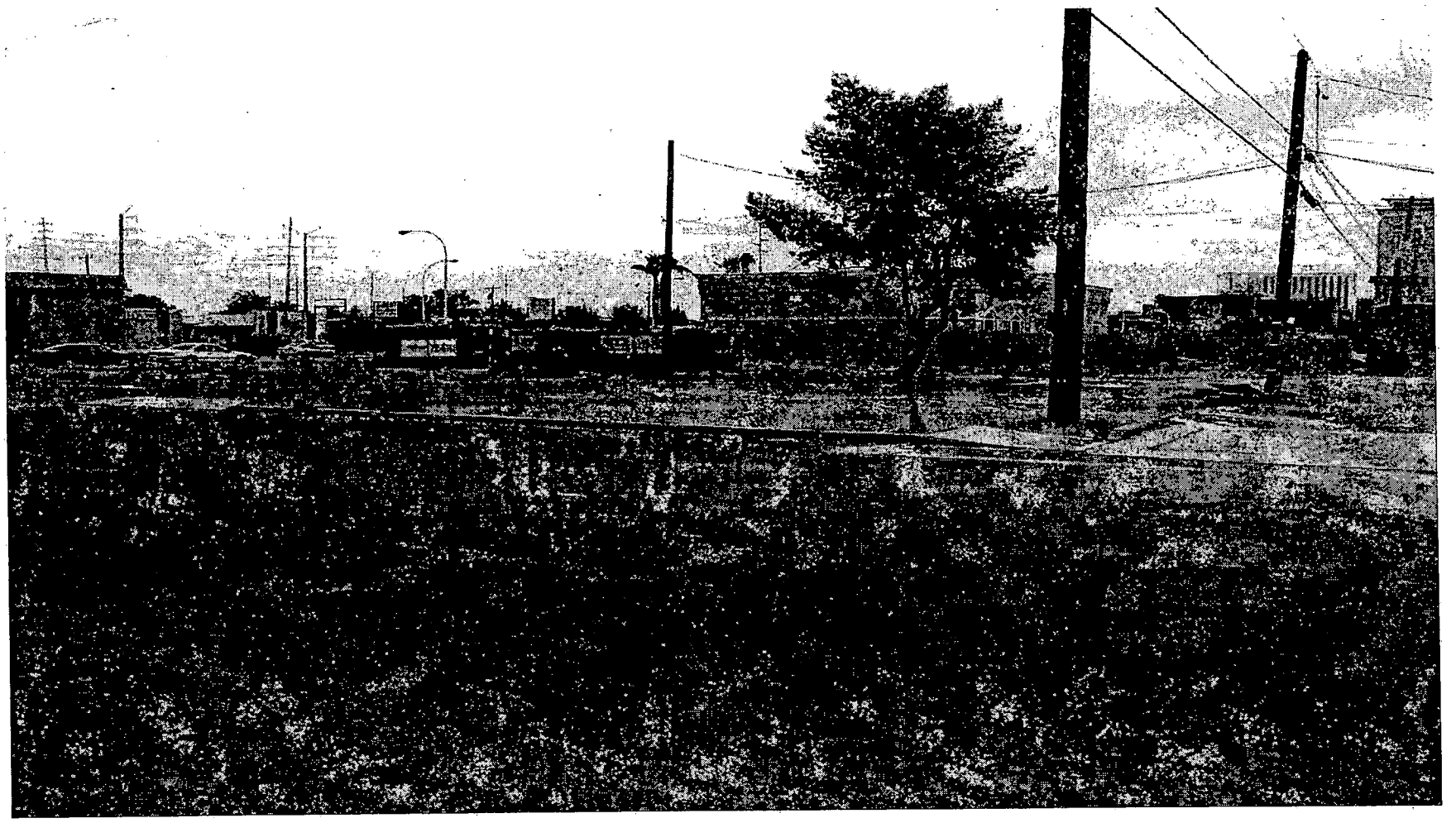
APN: 139-34-410-052, -063, -064, -065

v5 072704

Sheet Title:
Typical Schematic Building Section

Date: July 27, 2004
Designed By: Todd McBrayer
Project No.: 30044
Drawn By: TMM
Jurisdiction: City of Las Vegas
Checked By: TMM/JB

A3.1



SDR-4727 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY
821, 827 AND 829 SOUTH CASINO CENTER BOULEVARD AND 205 HOOVER AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



SDR-4727 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY
821, 827 AND 829 SOUTH CASINO CENTER BOULEVARD AND 205 HOOVER AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



SDR-4727 - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY
821, 827 AND 829 SOUTH CASINO CENTER BOULEVARD AND 205 HOOVER AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 67

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 - 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).

C.C.: 09/15/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
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 on Item 67 [SUP-4739], Item 68 [SUP-4741], Item 69 [SUP-4742] and Item 70 [SUP-4743].

MARGO WHEELER, Planning and Development, stated that the Special Use Permit (SUP) applications are to convert the former Trolley Stop Casino into a multi-venue entertainment area adjacent to the 3rd Street Promenade across from the Lady Luck Casino and Hotel. In conjunction with this property and the proposed improvements for this area, it would be a major boom for Downtown and would add multiple eating and entertainment variety to the area north

MINUTES – Continued:

of the Fremont Street Experience. Although the applications are in compliance with the goals of the Downtown Casino and Entertainment venues/interests, the Waivers are necessary because it is not within the Entertainment District, which is the area east of Las Vegas Boulevard. The applicant has a very ambitious plan, which also include the improvements for the vacated 3rd Street area, which the Commission would hear at the next Planning Commission meeting. The requests for the SUPs entail the improvements for the taverns of the four venues.

ROBERT O'NEIL, 3rd Street Promenade, 450 S. Fremont Street, concurred with MS. WHEELER'S overview of the proposed project. He added that they are excited about this project and hope to open in the fall.

COMMISSIONER GOYNES stated this was a great project and looks forward to its opening.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 67 [SUP-4739], Item 68 [SUP-4741], Item 69 [SUP-4742] and Item 70 [SUP-4743].

(10:33 – 10:38)
3-2950

CONDITIONS:

Planning and Development

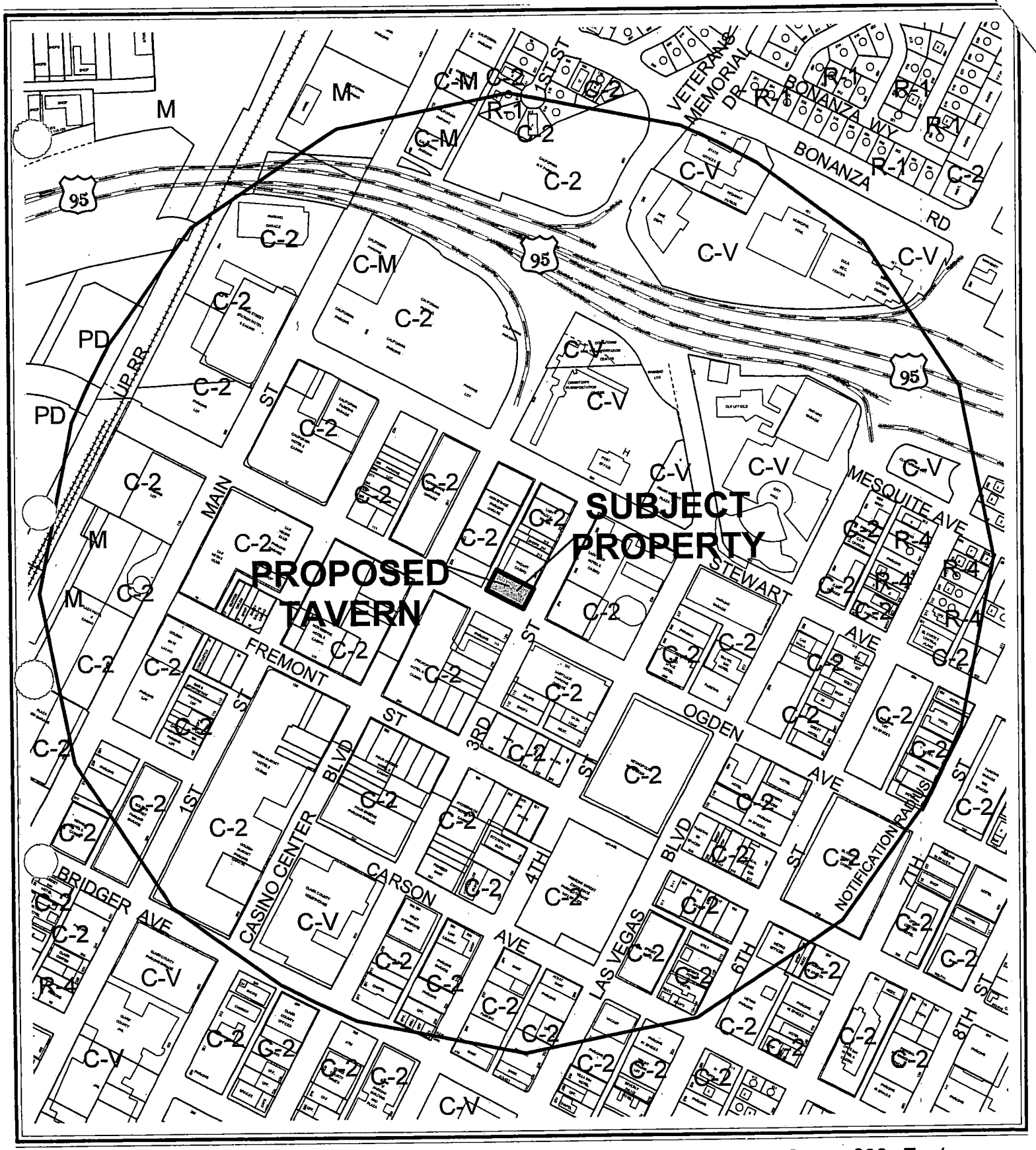
1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

2. The 1,500-foot distance separation requirement for the Liquor Establishment (Tavern) use is hereby waived in accordance with Title 19.04.050(B).

3. Signage for the parcel shall be subject to the requirements of the Downtown Casino Overlay District in accordance with Title 19.06.100.

4. The trash enclosure shall be walled and roofed and the mechanical equipment shall be screened from adjacent rights-of-way in accordance with the requirements of Title 19.08.045.

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



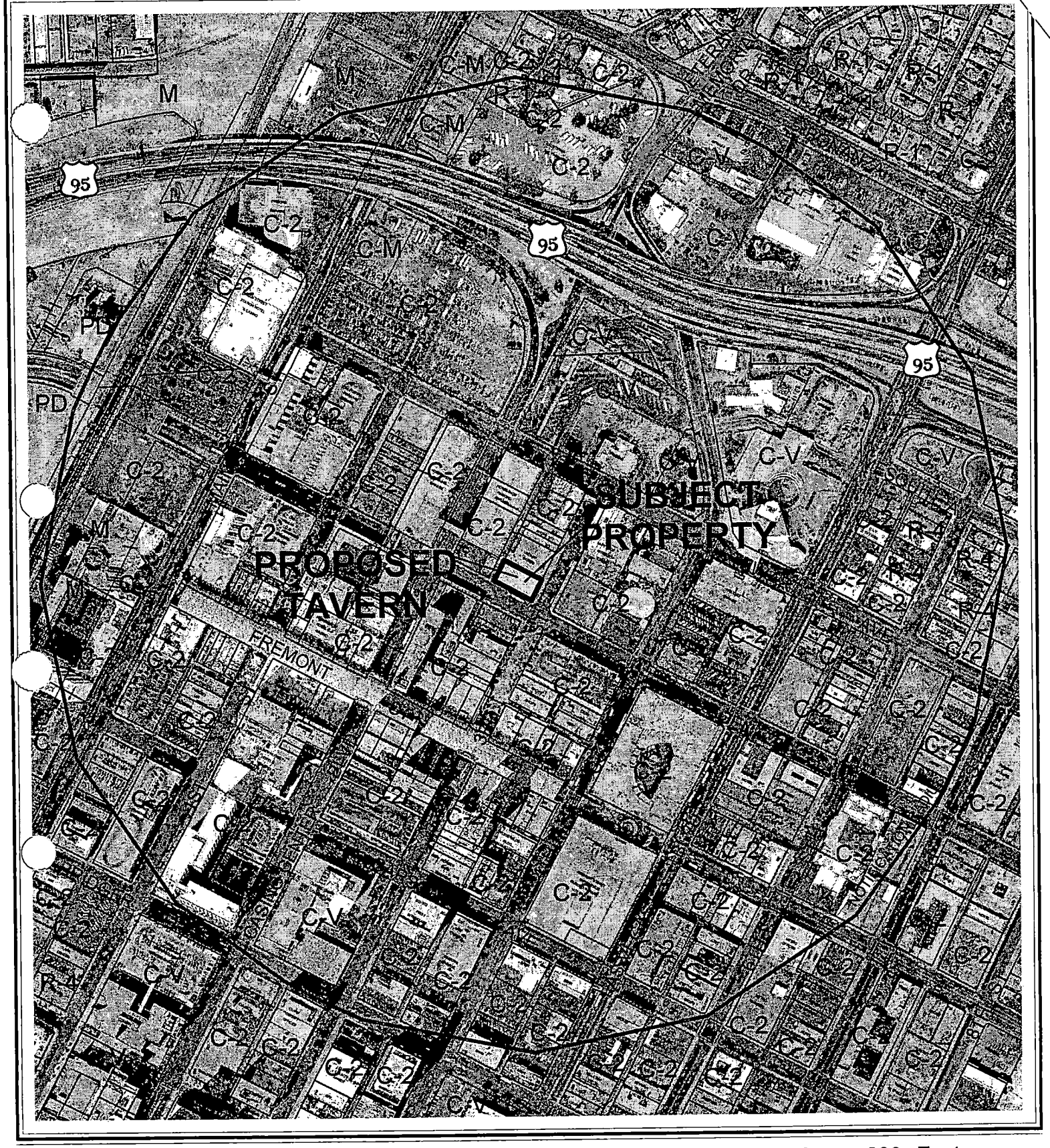
0 300 600 Feet

CASE: **SUP-4739**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-4739**

RADIUS: 1500 FT

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

N



SUP-4739, SUP-4741, SUP-4742 & SUP-4743

Protected Landuses

- Parks
- Taverns
- Schools
- Religious

Business Licenses

- Tavern

DOWNTOWN CASINO OVERLAY DISTRICT

- Subject Property
- 1500 foot buffer

N

0 300 600 1,200 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4739 - PUBLIC HEARING - APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. 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.

2. The 1,500-foot distance separation requirement for the Liquor Establishment (Tavern) use is hereby waived in accordance with Title 19.04.050(B).

3. Signage for the parcel shall be subject to the requirements of the Downtown Casino Overlay District in accordance with Title 19.06.100.

4. The trash enclosure shall be walled and roofed and the mechanical equipment shall be screened from adjacent rights-of-way in accordance with the requirements of Title 19.08.045.

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

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Special Use Permit and a Waiver of the 1,500-foot separation distance requirement for a proposed 10,000 square foot Liquor Establishment (Tavern) at 201 North Third Street. The proposed establishment is identified as "Celebrity Las Vegas" in the submitted documentation.

B) Applicant's Justification

The applicant states that the proposed night club/bar operation will bring night life to downtown Las Vegas and will assist in revitalizing the area.

BACKGROUND INFORMATION

A) Previous Actions

10/12/00 The Planning Commission approved a request to Withdraw Without Prejudice a Special Use Permit for the sale of beer and wine for off-premise consumption in conjunction with a proposed souvenir shop.

05/05/04 The City Council approved the vacation of Third Street. (VAC-3926).

08/26/04 The Planning Commission will hear the related Site Development Plan Review for this use. (SDR-4835).

B) Pre-Application Meeting

06/17/04 The property is located within the Downtown Casino Overlay District, which allows for the tavern separation requirement to be waived.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: .24

B) Existing Land Use

Subject Property:	Retail Use (Vacant)
North:	Gaming Establishment Use (Vacant)
South:	Parking Lot Use
East:	Gaming Establishment Use
West:	Tourist Commercial Use

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The parcel is located within the boundaries of the downtown Las Vegas Redevelopment Area, and is designated C (Commercial). The C (Commercial) designation allows for a variety of office, service commercial, and general commercial uses. The proposed use is in conformance with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
Downtown Casino 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

FF

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed use is in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Casino Center District. The goals of the district include preserving and enhancing the appearance of "Glitter Gulch," as well as encouraging supporting entertainment uses, and maintaining the presence of public facilities.

Downtown Casino Overlay District

The parcel is located within the boundaries of the Downtown Casino Overlay District; while outside of the Special Signage Sub-District, it is located within the 125-foot signage buffer area, and is subject to the regulations contained in Title 19.06.100. Title 19.04.050(B) stipulates that the 1,500-foot separation distance required for Liquor Establishments may be waived for properties within the Downtown Casino Overlay District.

Trails

Third Street is identified in the Downtown Centennial Plan as the route of the proposed Art Trail, which is intended to link the downtown area with the Arts District. It is intended that the trail will be developed with grant funds, and individual property owners are not expected to assist in the construction of the trail.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.06, properties within the Downtown Overlay District are exempt from the automatic application of the mandatory standard parking requirements. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan.

Pursuant to Title 19.10, the following Parking Standards would apply to a similar proposal outside the Downtown Overlay District:

Uses	GFA	Required Parking Ratio	Regular	Handicap
Night Club	4,995	1/50 GFA	99.90	
Remaining area	5,250	1/200 GFA	26.25	
Total	10,245		126.15	5

Title 19.10 would typically require a total of 127 parking spaces for this use outside the boundaries of the Downtown Centennial Plan area; no parking spaces will be provided on the site. Parking is available at the Lady Luck Casino parking garage, and at other public garages in the immediate vicinity. The urban nature of the site and the availability of public parking in the immediate vicinity justify the lack of on-site parking spaces.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Liquor Establishment (Tavern)	1,500 Feet	0 Feet

A proposed Liquor Establishment is to be located immediately adjacent to the subject property, and a City park is also within 1,500 feet. Title 19.04.050 allows the distance separation requirement to be waived for properties within the Downtown Casino Overlay District.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled and roofed	Not indicated
Mechanical Equipment	Screened	Not indicated

No information has been provided relative to the trash enclosure or screening of mechanical equipment. The development will be subject to the requirements of Title 19.08.045 for mechanical equipment and trash services.

B) General Analysis and Discussion

- Zoning

The property is zoned C-2 (General Commercial); Liquor Establishments are permitted upon approval of a Special Use Permit, and Night Clubs are permitted by right. The use will be housed in an existing building, and will not be expanded as part of this request. The signage proposed for the building will be subject to the Downtown Casino Overlay District regulations contained in Title 19.06.100; the applicant has noted that the existing neon signage on the building will be reconfigured for the new business.

- Use

The applicant has indicated that the business will be open 24 hours per day, and will have two separate bar areas and a dance floor. Two shows will be offered every evening in the night club area, with three shows per evening on weekends. A small retail space will be included, offering merchandise related to the night club.

- Conditions

Title 19.04.050(B) requires a 1,500-foot separation distance between a Liquor Establishment and any other Liquor Establishment, church, synagogue, school, child care facility licensed for more than 12 children, or City park. This distance separation requirement may waived for establishments within the Downtown Casino Overlay District. The proposed establishment is within 1,500 feet of Frank Wright Park and other Liquor Establishments.

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 use is appropriate for the downtown area, and can be conducted in a manner that will not impact surrounding land uses.

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

   The subject site is appropriate for the Liquor Establishment and Night Club uses.

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 site has direct access to Ogden Avenue; parking for the use will be available in the Lady Luck Casino parking garage across Ogden Avenue, or in public garages elsewhere in the downtown area. City Council recently approved the vacation of Third Street between Stewart and Ogden Avenues; it is proposed that Third Street will be utilized to provide valet service for the proposed business and other businesses in the immediate vicinity.

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 establishment will not compromise the public health, safety, or welfare, nor is it inconsistent with the overall objectives of the General Plan.

NOTICES MAILED 150 – Mailed with SUP-4741, SUP-4742 and SUP-4743

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4739 APN: 139-34-510-012 & 013

Name of Property Owner: Third Street Promenade, LLC

Name of Applicant: Third Street Promenade, LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

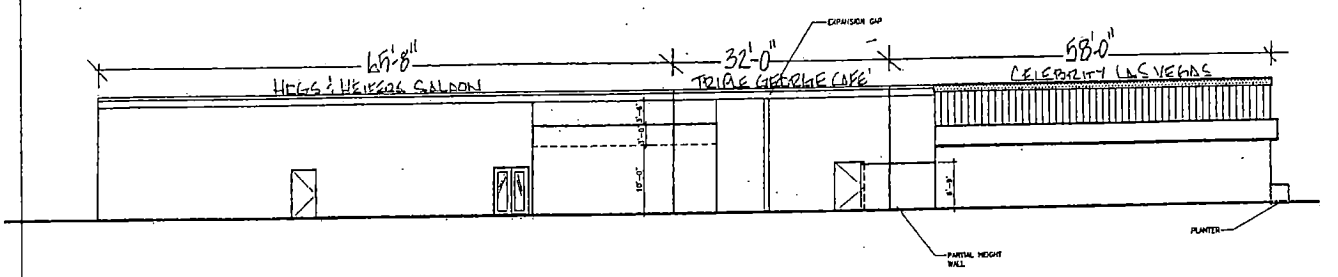
Print Name: Andrew Donner, Manager

Subscribed and sworn before me

This 29th day of June, 2004

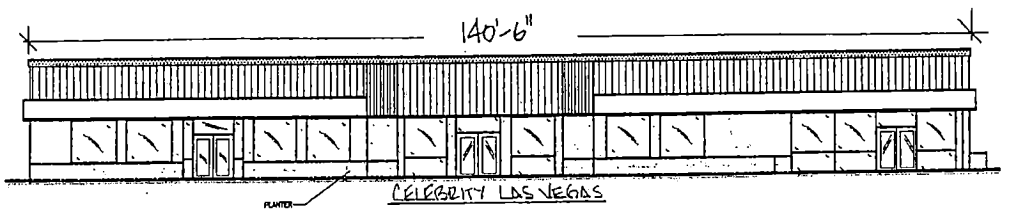
_____
Notary Public in and for said County and State

MARILYN SALDANA
Notary Public, State of Nevada
Appointment No. 02-74470-1
My Appt. Expires April 1, 2006



SIDE ELEVATION -- ALLEY -- LOOKING EAST

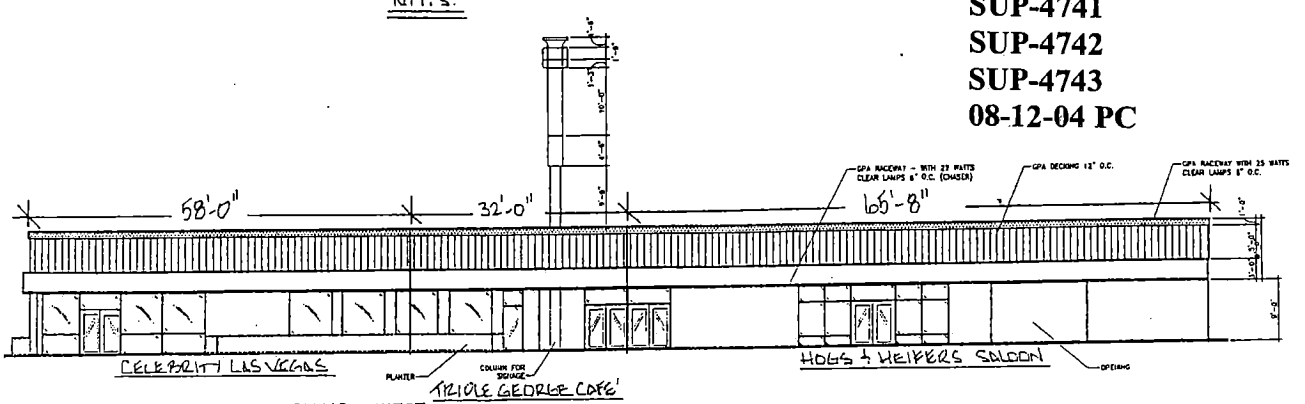
N.T.S.



FRONT ELEVATION -- OGDEN STREET -- LOOKING NORTH

N.T.S.

SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC



SIDE ELEVATION -- 3RD STREET -- LOOKING WEST

N.T.S

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

LICENSE

3525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702)798-3977
FAX (702)798-3908

Project Owner

Third Street Promenade

201 and 207 N. 3rd St.
Third Sireet Between Stewan and Ogden.
Las Vegas, Nevada
(Old Trolley Stop)

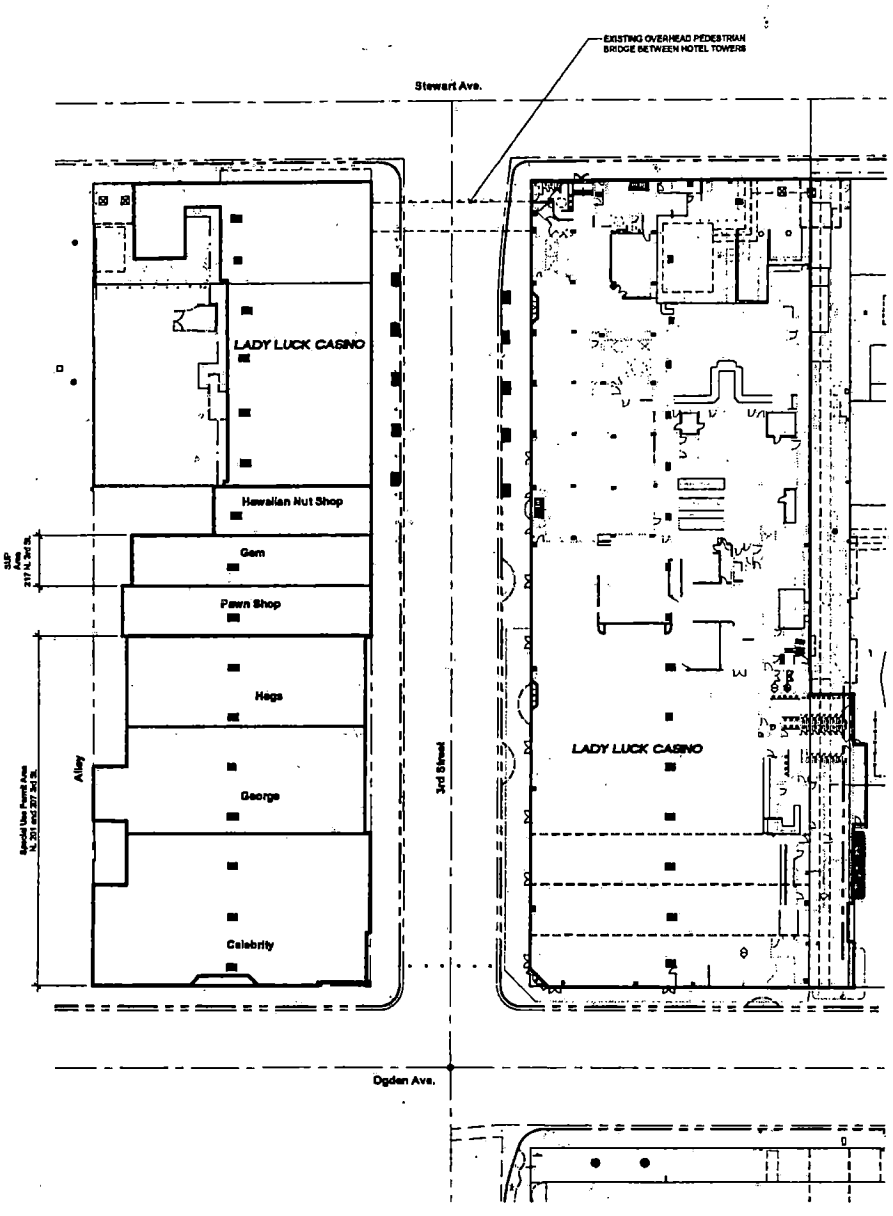
Project Title

As Built
Exterior Elevations

Date: June 3, 2004
Drawn By: Todd McBryar
Job No.: 1264A
Sheet No.: SUH
Approved By: City of Las Vegas RMJ/MB

A1.1

P:\16503A Lady Luck\Drawings\Architectural\Lady Luck Master Plan 052804.dwg, Third Stree Promenade SUP BW, 6/29/2004 8:38:16 A



THIRD STREET PROMENADE

SCALE: 1/32" = 1'-0"

SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC

Mark Date

CONTRACTOR

BRESLIN BUILDERS — JACK BRESLIN

0018169 — CONTRACTOR LICENSED

TODD McBRAYER — SIGNATURE

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0018169

5525 POLARIS AVENUE, SUITE D
LAS VEGAS, NEVADA 89118

(702)798-3877
FAX (702)798-3908

www.breslinbuilders.com

Project Owner:

Third Street Promenade Master Plan

Downtown Las Vegas, Nevada

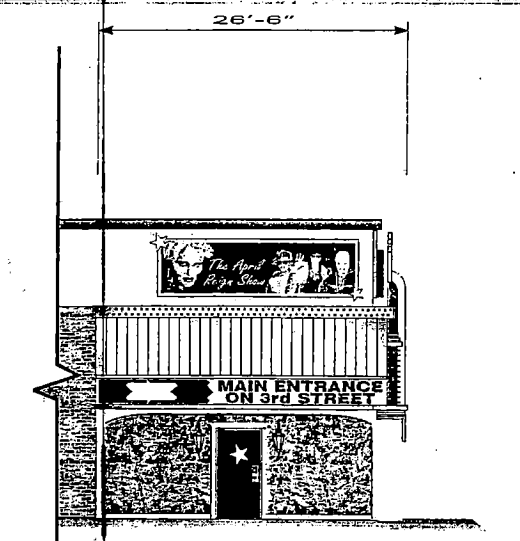
Sheet Title:

Third Street Promenade Building

Date: May 28, 2004
Designed By: Todd McBroyer
Project No.: -
Drawn By: TMM
Jurisdiction: City of Las Vegas
Checked By: TMM/JB

AS1.1

SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC

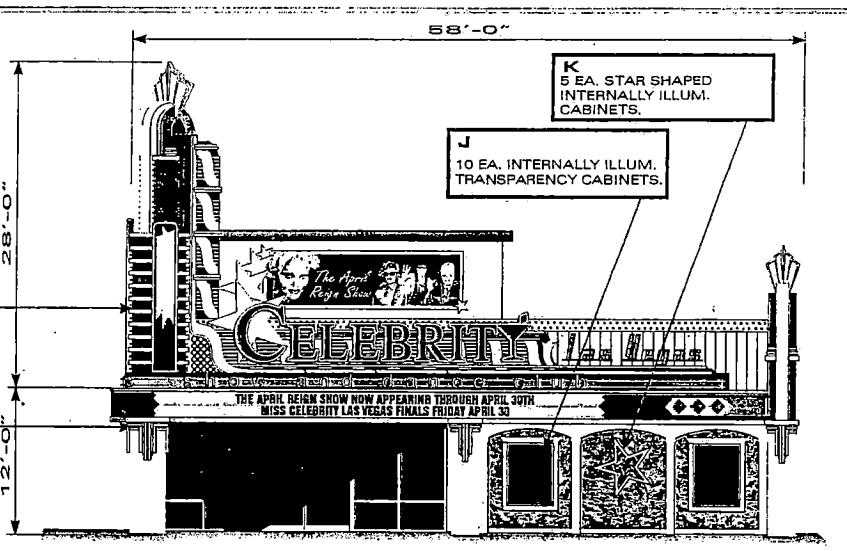


WEST ELEVATION (ALLEY WAY) 3/32"=1'-0"

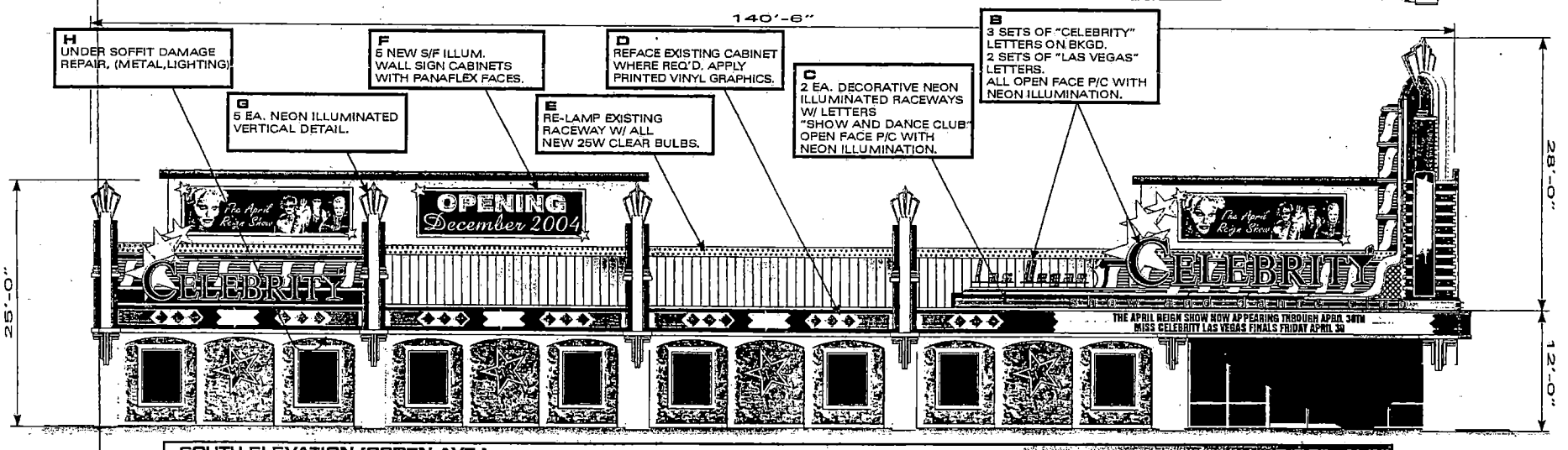
I
MAIN CORNER ICON NEON ILLUMINATED.

L
9 EA. DECO TRIM

A
REMOVAL & DISCARD OF EXISTING. (NEON, LETTERS, DECOR. ETC.) AS NECESSARY.



EAST ELEVATION (3rd STREET) 3/32"=1'-0"



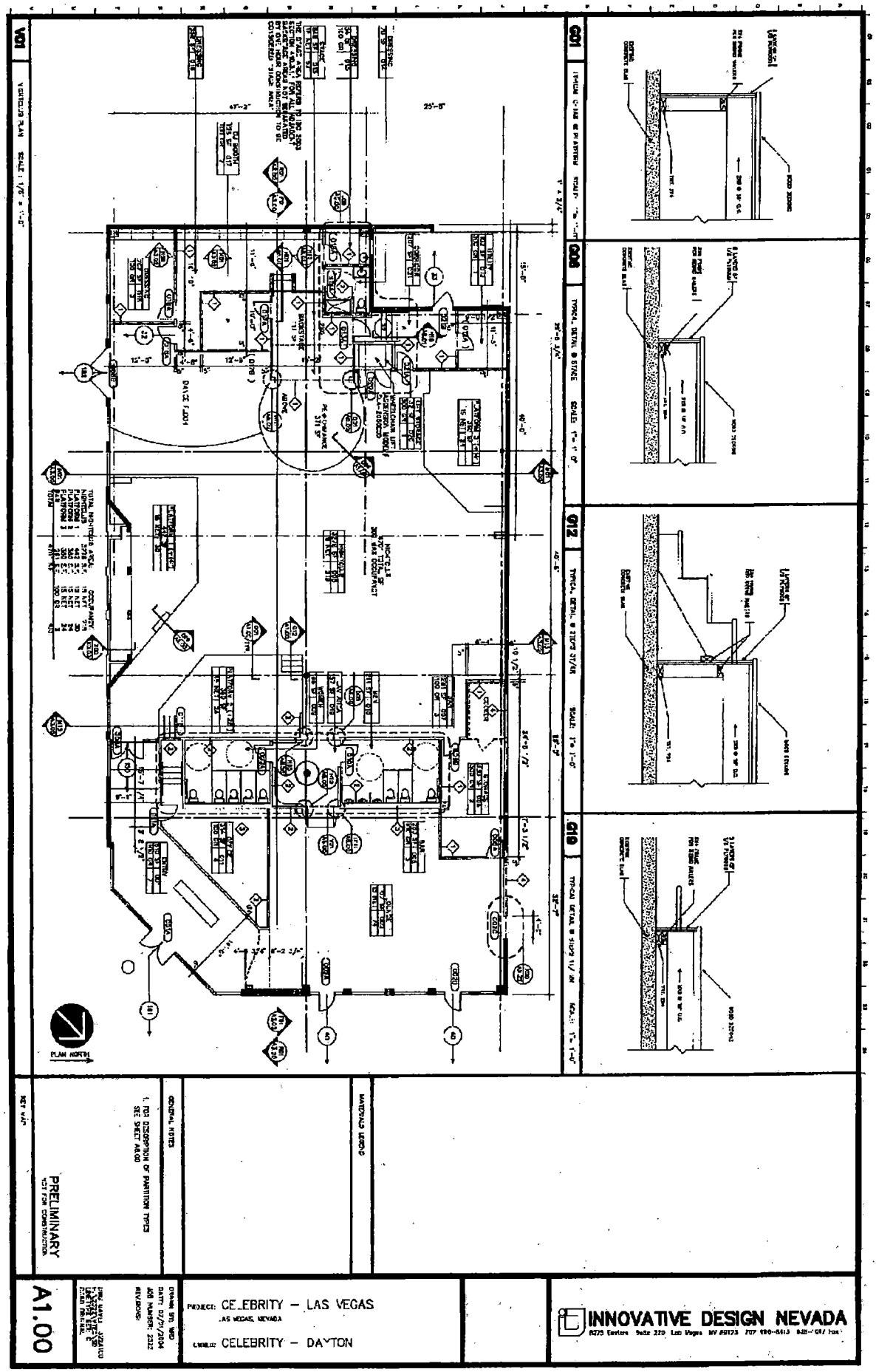
SOUTH ELEVATION (OGDEN AVE.) 3/32"=1'-0"

Concept Design
YOUNG ELECTRIC SIGN COMPANY

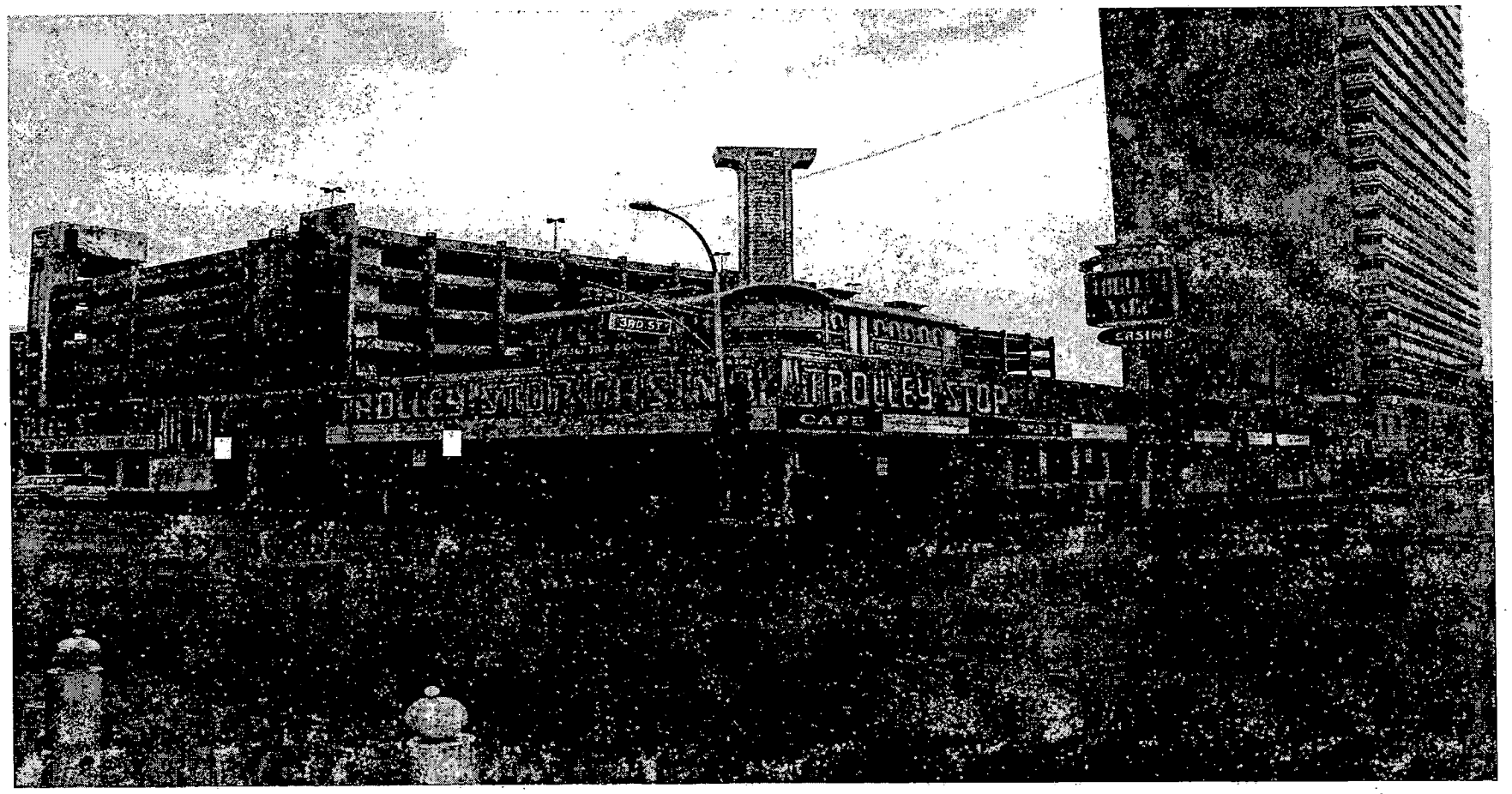
3rd STREET Village

Celebrity at 3rd Street 4/26/2004

COPYRIGHT ©2004 YOUNG ELECTRIC SIGN CO. LAS VEGAS, NEVADA SALT LAKE CITY, UTAH



SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC



SUP-4739 - PUBLIC HEARING - APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY
201 NORTH THIRD STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 68

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

SPECIAL USE PERMIT RELATED TO 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).

C.C.: 09/15/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
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 67 [SUP-4739] for all related discussion on Item 67 [SUP-4739], Item 68 [SUP-4741], Item 69 [SUP-4742] and Item 70 [SUP-4743].

(10:33 – 10:38)

3-2950

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 68 – SUP-4741

CONDITIONS:

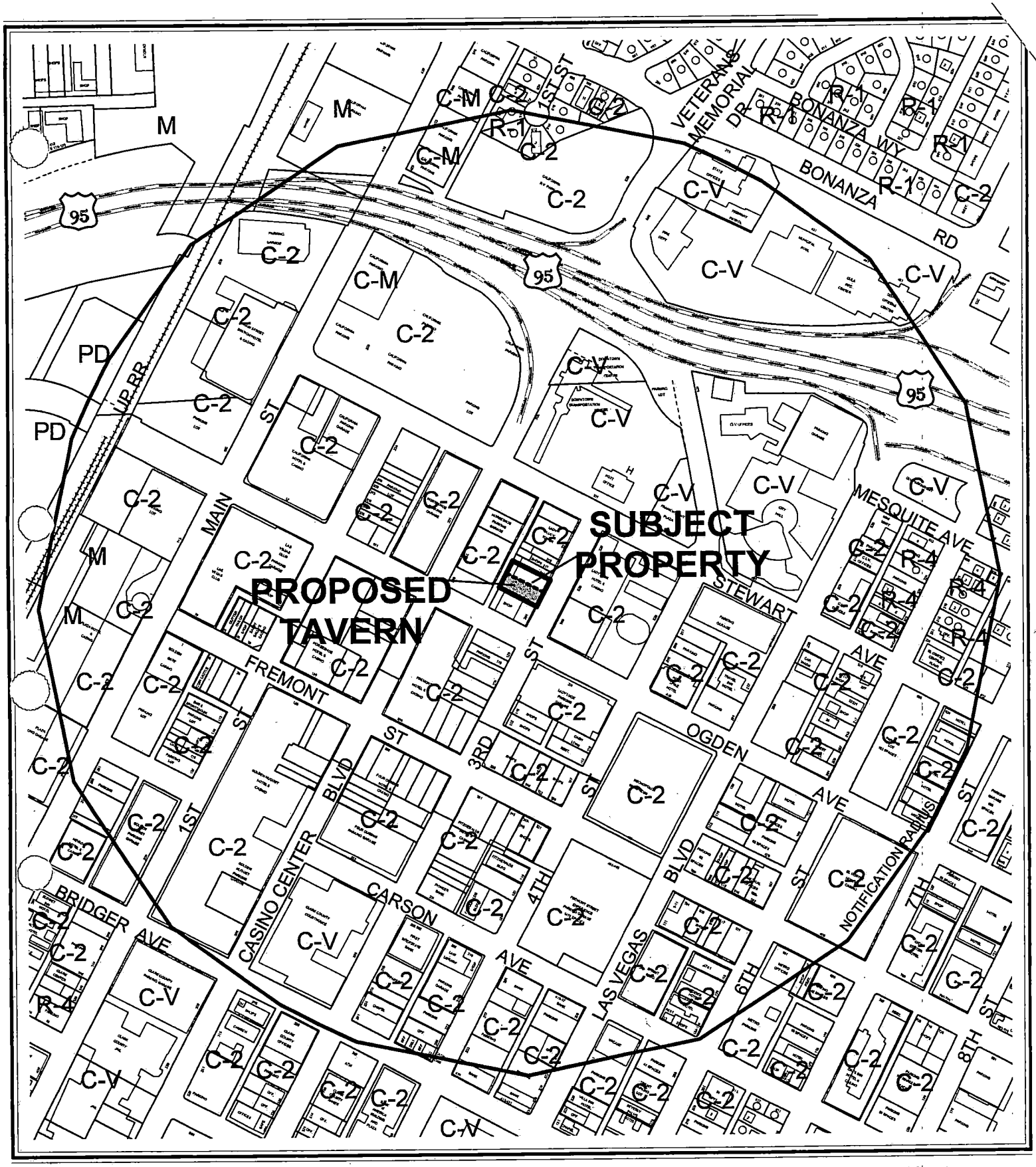
Planning and Development

1. 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.

2. The 1,500-foot distance separation requirement for the Liquor Establishment (Tavern) use is hereby waived in accordance with Title 19.04.050(B).

3. The trash enclosure shall be walled and roofed and the mechanical equipment shall be screened from adjacent rights-of-way in accordance with the requirements of Title 19.08.045.

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



0 300 600 Feet

CASE: **SUP-4741**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-4741**

RADIUS: 1500 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4741 – APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. 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.

2. The 1,500-foot distance separation requirement for the Liquor Establishment (Tavern) use is hereby waived in accordance with Title 19.04.050(B).

3. The trash enclosure shall be walled and roofed and the mechanical equipment shall be screened from adjacent rights-of-way in accordance with the requirements of Title 19.08.045.

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

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Special Use Permit and a Waiver of the 1,500-foot separation distance requirement for a proposed 6,540 square foot Liquor Establishment (Tavern) at 207 North Third Street. The proposed establishment is identified as "Triple George" in the submitted documentation.

B) Applicant's Justification

The applicant has indicated that the proposed bar and grill will serve downtown office workers and residents, and will contribute to the revitalization of Third Street and downtown Las Vegas.

BACKGROUND INFORMATION

A) Previous Actions

05/05/04 The City Council approved the vacation of Third Street (VAC-3926).

08/26/04 The Planning Commission will hear the site development plan review for these uses (SDR-4835).

B) Pre-Application Meeting

06/17/04 At the pre-application conference, it was noted that the property is located within the Downtown Casino Overlay District, which allows for the tavern separation requirement to be waived.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: .32

FF

B) Existing Land Use

Subject Property:	Gaming Establishment Use (Vacant)
North:	Pawn Shop Use
South:	Retail Use (Vacant)
East:	Gaming Establishment Use
West:	Parking Structure

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The parcel is located within the boundaries of the Downtown Las Vegas Redevelopment Area, and is designated C (Commercial). The C (Commercial) designation allows for a variety of office, service commercial, and general commercial uses. The proposed use is in conformance with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
Downtown Casino 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

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed use is in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Casino Center District. The goals of the district include preserving and enhancing the appearance of "Glitter Gulch," as well as encouraging supporting entertainment uses, and maintaining the presence of public facilities.

Downtown Casino Overlay District

The parcel is located within the boundaries of the Downtown Casino Overlay District, but is located outside of the Special Signage Sub-District. Title 19.04.050(B) stipulates that the 1,500-foot separation distance required for Liquor Establishments may be waived for properties within the Downtown Casino Overlay District.

Trails

Third Street is identified in the Downtown Centennial Plan as the route of the proposed Art Trail, which is intended to link the downtown area with the Arts District. It is intended that the trail will be developed with grant funds, and individual property owners are not expected to assist in the construction of the trail.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.06, properties within the Downtown Overlay District are exempt from the automatic application of the mandatory standard parking requirements. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan.

Pursuant to Title 19.10, the following Parking Standards would apply to a similar proposal outside the Downtown Overlay District:

Uses	GFA	Required Ratio	Required Parking	
			Regular	Handicap
Tavern	4,079	1/50 GFA	81.58	
Remaining area	2,371	1/200 GFA	11.86	
Total	6,540		93.44	4

Title 19.10 would typically require a total of 94 parking spaces for this use outside the boundaries of the Downtown Centennial Plan area; no parking spaces will be provided on the site. Parking is available at the Lady Luck Casino parking garage, and at other public garages in the immediate vicinity. The urban nature of the site and the availability of public parking in the immediate vicinity justify the lack of on-site parking spaces.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Liquor Establishment (Tavern)	1,500	0 Feet

Proposed Liquor Establishments are to be located immediately north and south of the subject property, and a City park is also within 1,500 feet. Title 19.04.050 allows the distance separation requirement to be waived for properties within the Downtown Casino Overlay District.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled and roofed	Not indicated
Mechanical Equipment	Screened	Not indicated

No information has been provided relative to the trash enclosure or screening of mechanical equipment. The development will be subject to the requirements of Title 19.08.045 for mechanical equipment and trash services.

B) General Analysis and Discussion

- Zoning

The property is zoned C-2 (General Commercial); Liquor Establishments are permitted upon approval of a Special Use Permit; food service is permitted by right. The use will be housed in an existing building, and will not be expanded as part of this request. The signage proposed for the building shall conform to the signage permitted in the C-2 (General Commercial) district, as listed in Title 19.14.

- Use

The applicant has indicated that the business will be open from 11:00 a.m. to 3:00 a.m., and will offer full meal service in addition to liquor service. A limited amount of table seating will be available in addition to the seating at the bar. The floor plan indicates that gaming will be available; taverns are permitted up to 15 slot machines as an accessory use in accordance with the requirements of Title 6 and Title 19.04.

- Conditions

Title 19.04.050(B) requires a 1,500-foot separation distance between a Liquor Establishment and any other Liquor Establishment, church, synagogue, school, child care facility licensed for more than 12 children, or City park. However, this distance separation requirement may be waived for establishments within the Downtown Casino Overlay District. The proposed establishment is within 1,500 feet of Frank Wright Park and other Liquor Establishments.

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 use is appropriate for the downtown area, and can be conducted in a manner that will not impact surrounding land uses.

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

   The subject site is appropriate for the Liquor Establishment use.

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

   The site has direct access to the vacated Third Street right-of-way; parking for the use will be available in the Lady Luck Casino parking garage across Ogden Avenue, or in public garages elsewhere in the downtown area. Valet service will also be available for the businesses in the immediate vicinity.

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 establishment will not compromise the public health, safety, or welfare, nor is it inconsistent with the overall objectives of the General Plan.

NOTICES MAILED 150 – Mailed with SUP-4739, SUP-4742 and SUP-4743

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4741 APN: 139-34-510-012 & 013

Name of Property Owner: Third Street Promenade, LLC

Name of Applicant: Third Street Promenade, LLC

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

_____ Yes ___X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Andrew Donner, Manager

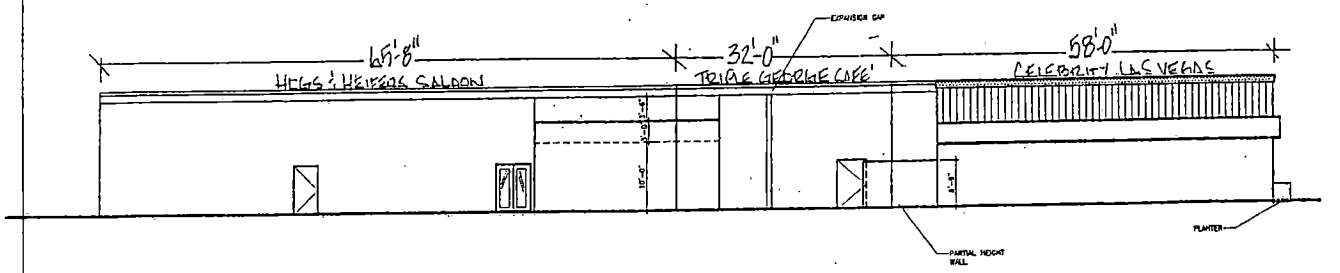
Subscribed and sworn before me

This 24th day of June, 2004

_____

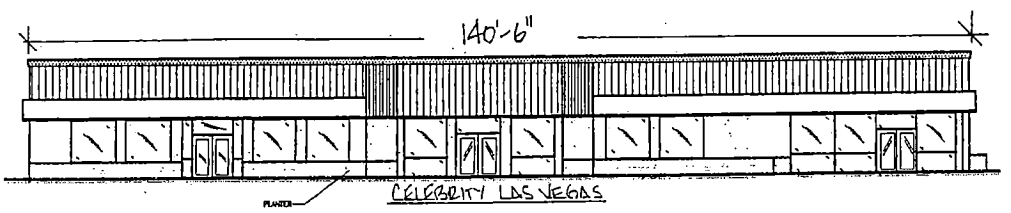
Notary Public in and for said County and State

MARILYN SALDANA
Notary Public, State of Nevada
Appointment No. 02-74470-1
My Appt. Expires April 1, 2006



SIDE ELEVATION -- ALLEY -- LOOKING EAST

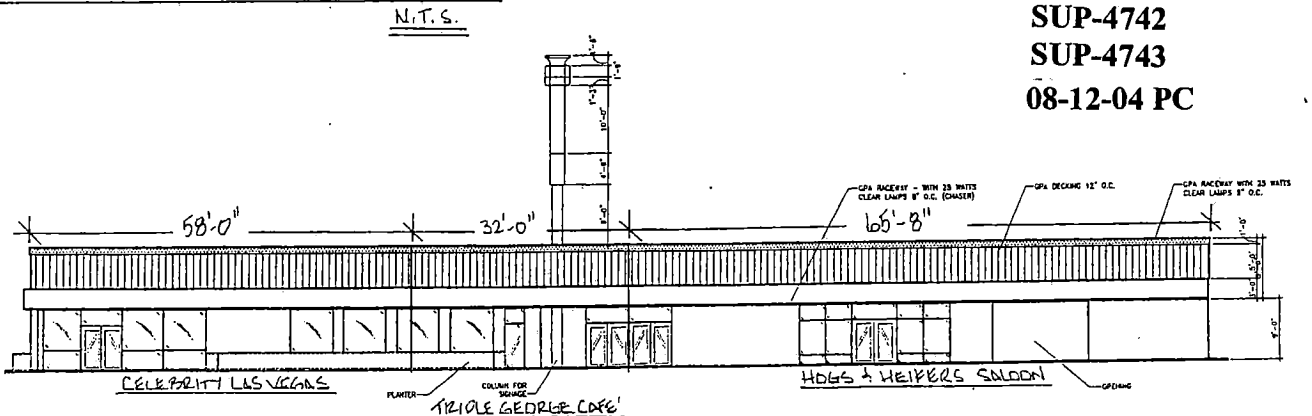
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FRONT ELEVATION -- OGDEN STREET -- LOOKING NORTH

N.T.S.

SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC



SIDE ELEVATION -- 3RD STREET -- LOOKING WEST

N.T.S

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

8329 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89113
(702)798-3977
FAX (702)798-2908

Project Owner

Third Street Promenade

201 and 207 N. 3rd St.,
Third Street Between
Stewart and Ogden,
Las Vegas, Nevada
(Old Trolley Stop)

As Built
Exterior Elevations

Date
June 3, 2004

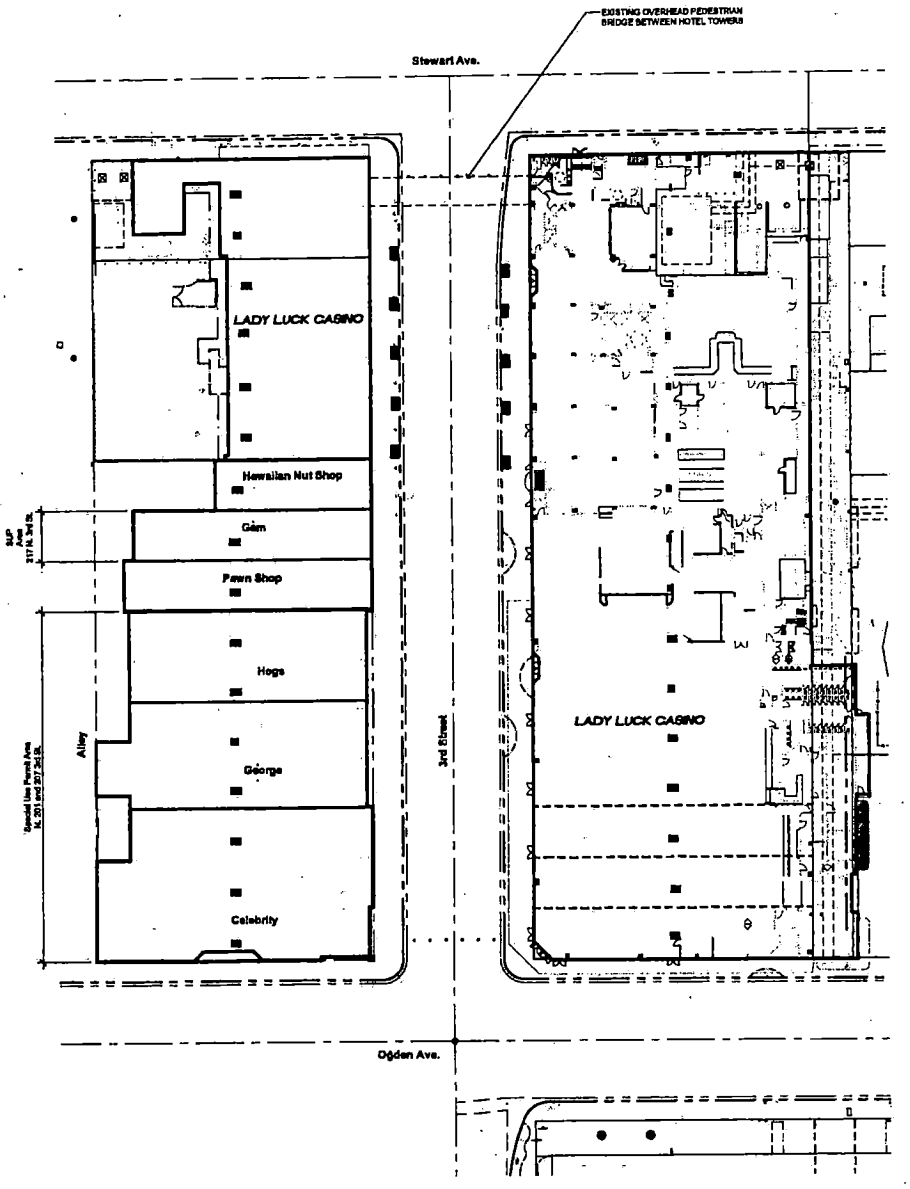
Designed By
Todd McBrayer

Drawn By
BGH

Approved By
City of Las Vegas

A1.1

P:\16503A Lady Luck\Drawings\Architectural\Lady Luck Master Plan 052804.dwg, Third Stree Promenade SUP BW, 6/29/2004 8:38:16 A



THIRD STREET PROMENADE

SCALE: 1/32" = 1'-0"

SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS — JACK BRESLIN — CONTRACTOR'S SIGNATURE ON BEHALF OF CONTRACTOR OR ELECTRICAL PLANNER

DATE — CONTRACTOR'S LICENSE — TODD McBRAYER, PLANS PREPARED BY — SIGNATURE

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0018189

5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702)798-3877
FAX (702)798-3908

www.breslinbuilders.com

Project Owner:

Third Street Promenade Master Plan

Downtown Las Vegas, Nevada

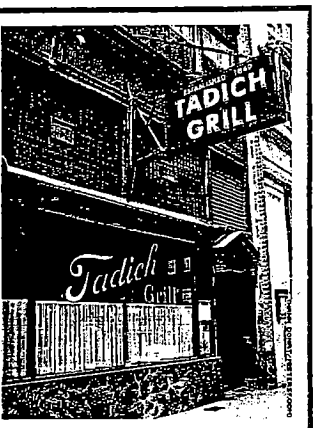
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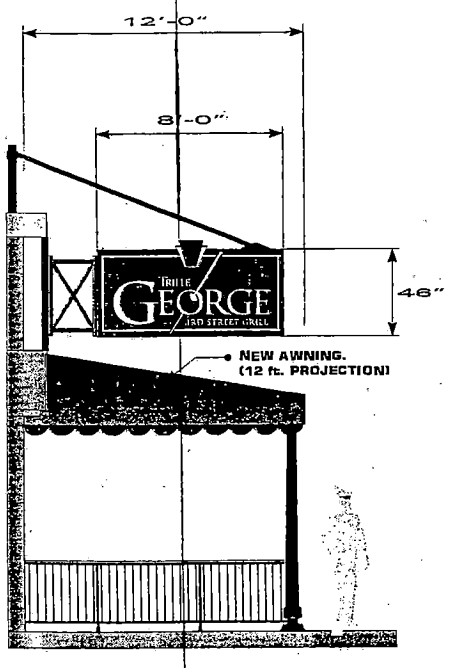
Third Street Promenade Building

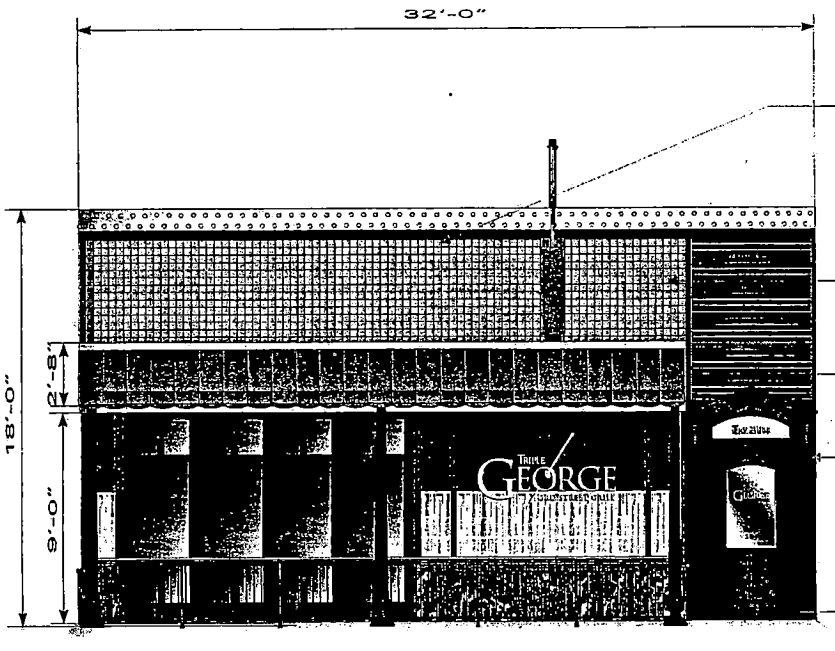
Date:	Designed By:
May 28, 2004	Todd McBroyer
Project No.:	Drawn By:
-	TMM
Jurisdiction:	Checked By:
City of Las Vegas	TMM/JB

AS1.1

SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC







- MANUFACTURE & INSTALL NEW I.D. SIGN CONSISTING OF A D/F SHEET/MTL. CABINET WITH STEEL STRUCTURE, CANTILEVER MOUNT. VINYL COPY TO BE APPLIED TO FACES ILLUMINATED WITH EXPOSED NEON OVERLAY LETTERS.
- REFACE EXISTING FASCIA WITH DIMENSIONAL CARVED FOAM FAUX TILE, PAINTED FINISH.
- NEW CANVAS AWNING WITH FLUORESCENT ILLUMINATION AT WALL, OPEN SOFFIT.
- WALL TREATMENT TO CONSIST OF WOOD DECORATIVE BORDERS AROUND WINDOWS AND DOOR. FAUX MARBLE FINISH TO BE APPLIED AS SHOWN.
- NEW DOOR BY OTHERS.

STOREFRONT ELEVATION

COPYRIGHT ©2004 YOUNG ELECTRIC SIGN CO. LAS VEGAS, NEVADA SALT LAKE CITY, UTAH

Las Vegas DIVISION
young electric sign company
5119 So. Cameron St. Las Vegas, NV. 89118 (702) 876-8080

THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE ORIGINAL IDEAS HEREIN ARE THE EXCLUSIVE PROPERTY OF YOUNG ELECTRIC SIGN COMPANY. PERMISSION TO USE COPY OR REPRODUCE THIS DRAWING CAN BE OBTAINED ONLY BY WRITTEN AUTHORIZATION FROM YOUNG ELECTRIC SIGN COMPANY. CONTACT YOUR SALES REPRESENTATIVE OR CALL THE NEAREST OFFICE OF YOUNG ELECTRIC SIGN COMPANY.

	APPROVED BY	DATE
CLIENT		
SALES		
DESIGN		
ESTIMATING		
ENGINEERING		
EXPEDITING		

REVISIONS	SCALE	DATE	DESIGNER
	AS NOTED	01/06/04	J. COMPTON

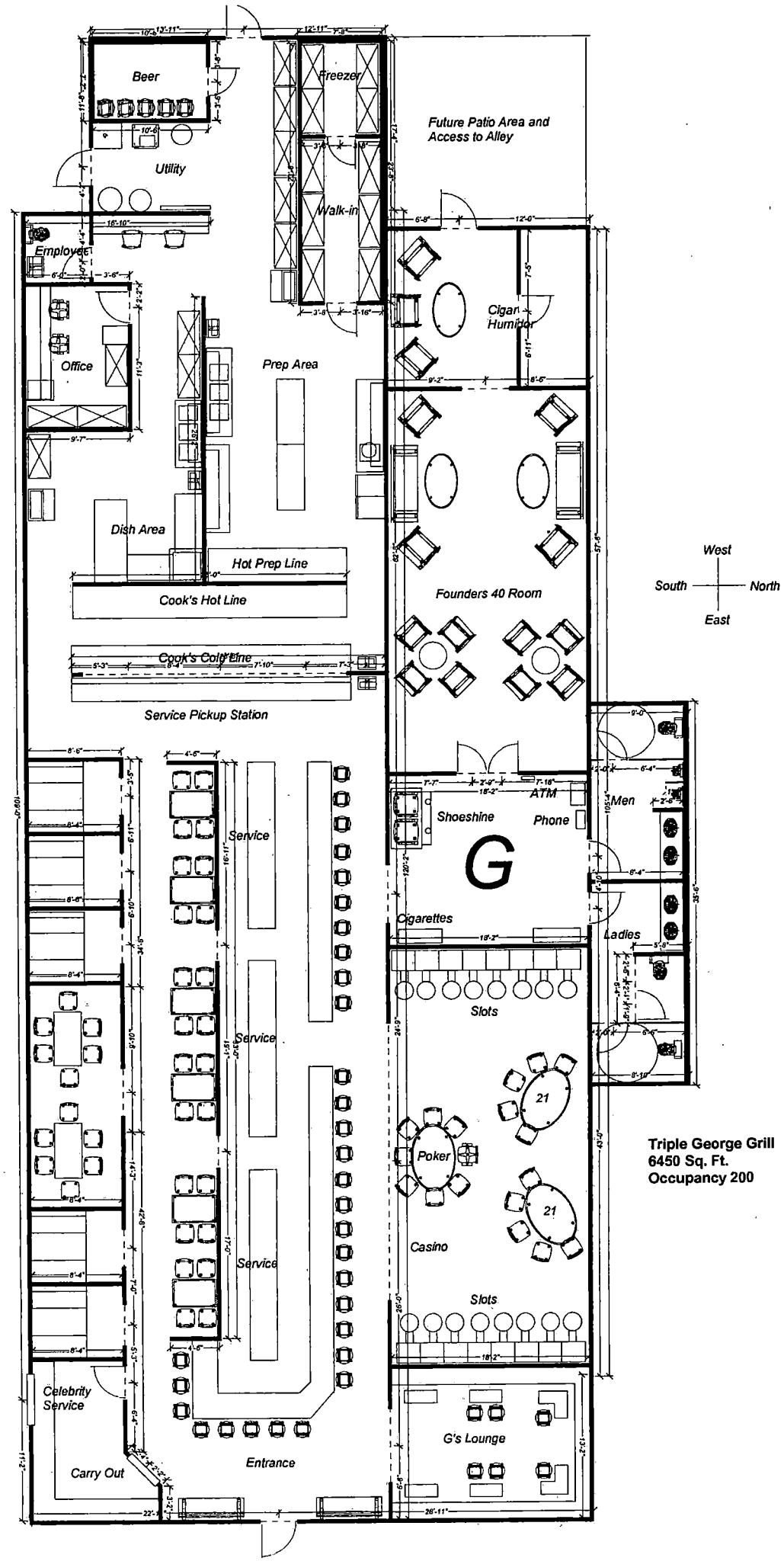
FIRM NAME / LOCATION ADDRESS
LADY LUCK / 3RD STREET
333 E. OGDEN
LAS VEGAS, NEVADA
SALESPERSON ■ MARK ZANNIS

14430A4.1
FILE VERSION NUMBER | OPTION / REV

SHEET 4 OF 1

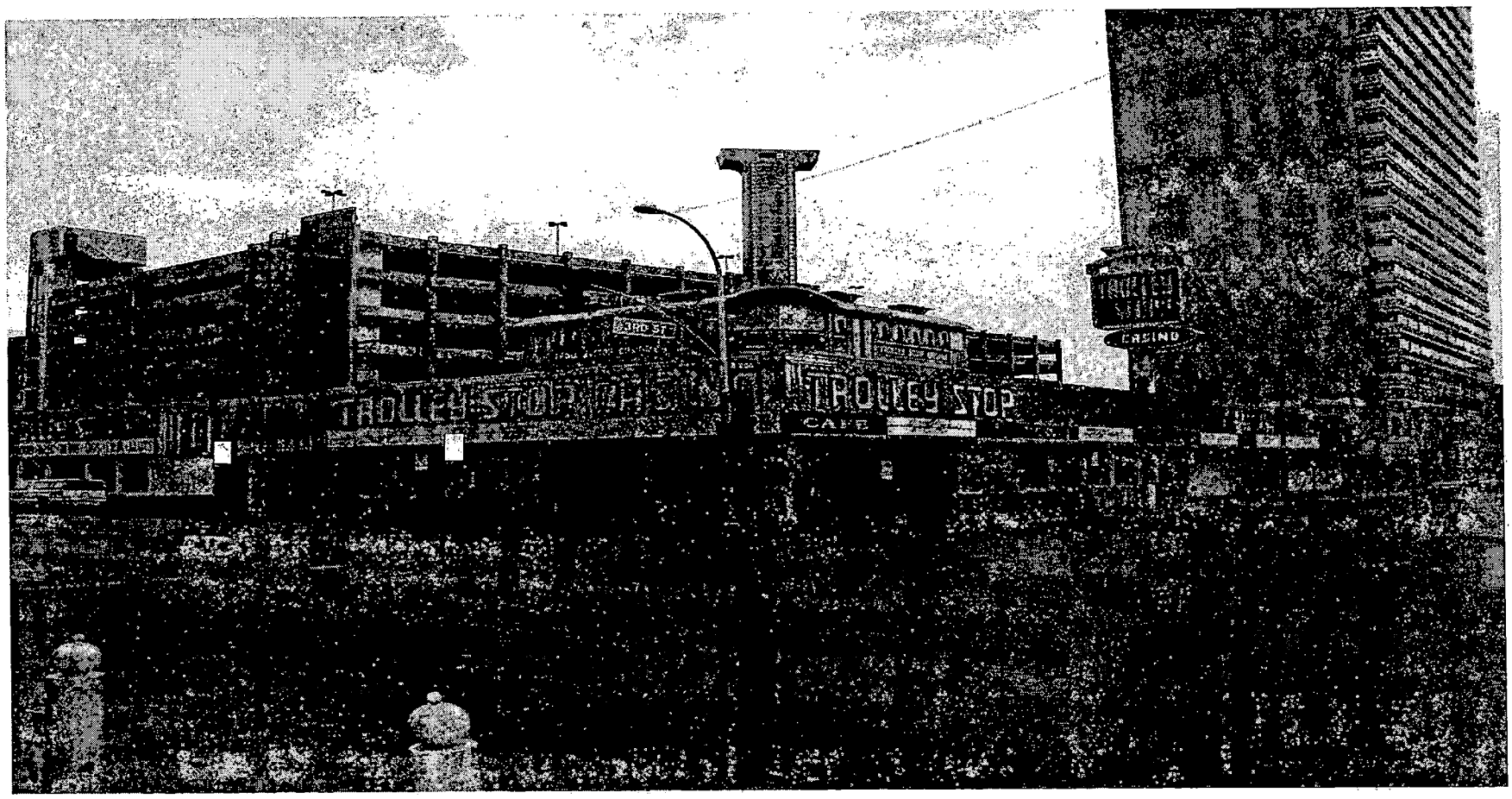
W.O. NUMBER

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.



SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC

Triple George Grill
6450 Sq. Ft.
Occupancy 200



SUP-4741 - PUBLIC HEARING - APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY
207 NORTH THIRD STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 69

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:

SPECIAL USE PERMIT RELATED TO 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).

C.C.: 09/15/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

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 67 [SUP-4739] for all related discussion on Item 67 [SUP-4739], Item 68 [SUP-4741], Item 69 [SUP-4742] and Item 70 [SUP-4743].

(10:33 – 10:38)

3-2950

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 69 – SUP-4742

CONDITIONS:

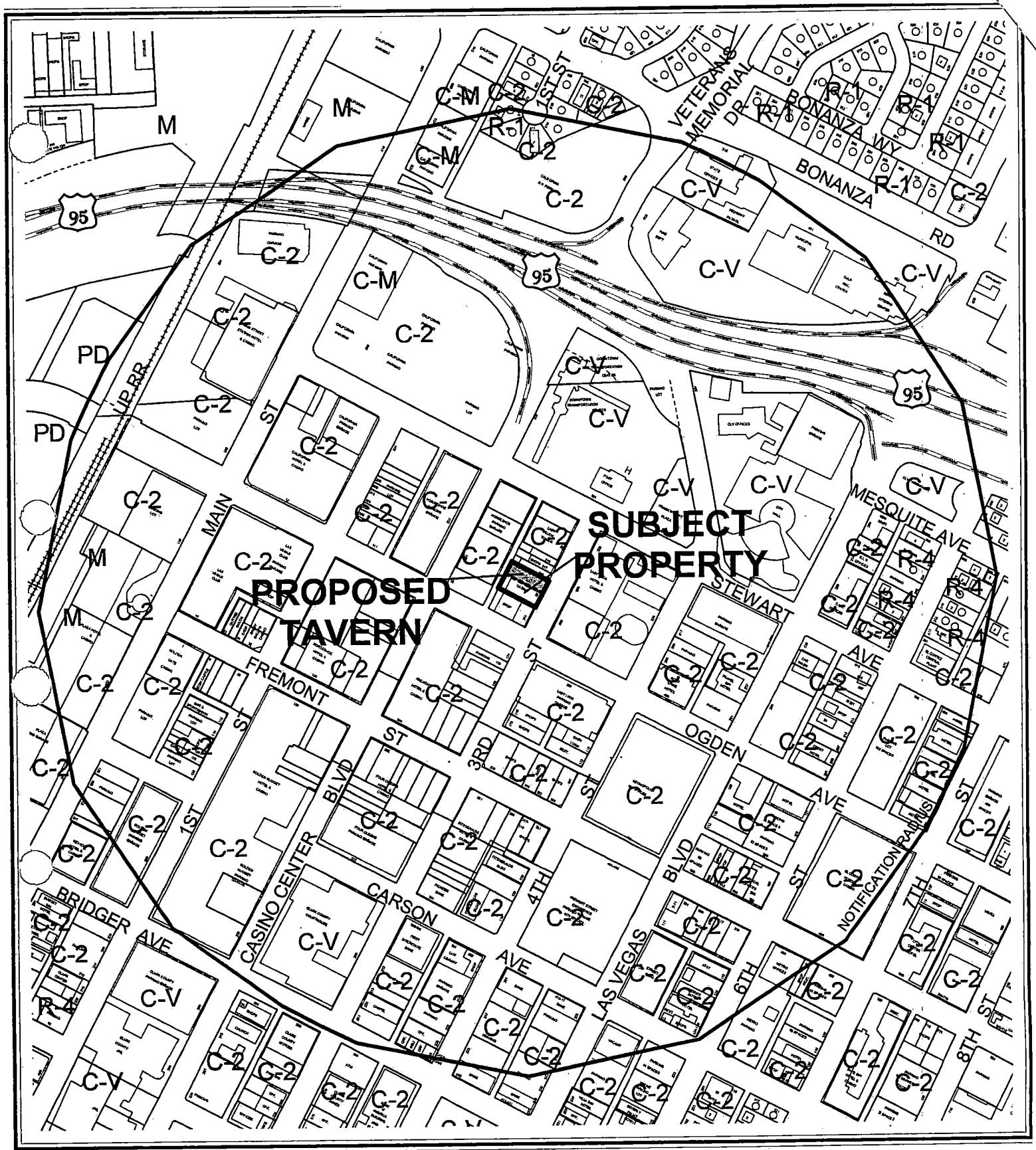
Planning and Development

1. 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.

2. The 1,500-foot distance separation requirement for the Liquor Establishment (Tavern) use is hereby waived in accordance with Title 19.04.050(B).

3. The trash enclosure shall be walled and roofed and the mechanical equipment shall be screened from adjacent rights-of-way in accordance with the requirements of Title 19.08.045.

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



0 300 600 Feet

CASE: **SUP-4742**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-4742**

RADIUS: 1500 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4742 - APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. 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.

2. The 1,500-foot distance separation requirement for the Liquor Establishment (Tavern) use is hereby waived in accordance with Title 19.04.050(B).

3. The trash enclosure shall be walled and roofed and the mechanical equipment shall be screened from adjacent rights-of-way in accordance with the requirements of Title 19.08.045.

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

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Special Use Permit and a Waiver of the 1,500-foot separation distance requirement for a proposed 5,225 square foot Liquor Establishment (Tavern) at 201-A North Third Street. The proposed establishment is identified as "Hogs and Heifers in the submitted documentation.

B) Applicant's Justification

The applicant states that Third Street is the appropriate location for this New York-based tavern, and that business will assist in drawing more people to the downtown area.

BACKGROUND INFORMATION

A) Previous Actions

05/05/04 The City Council approved the vacation of 3rd Street (VAC-3926).

08/26/04 The Planning Commission will hear the related Site Development Plan Review (SDR-4835).

B) Pre-Application Meeting

06/17/04 The property is located within the Downtown Casino Overlay District, which allows for the tavern separation requirement to be waived.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: .32

FF

B) Existing Land Use

Subject Property:	Gaming Establishment Use (Vacant)
North:	Pawn Shop Use
South:	Retail Use (Vacant)
East:	Gaming Establishment Use
West:	Parking Structure

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The parcel is located within the boundaries of the Downtown Las Vegas Redevelopment Area, and is designated C (Commercial). The C (Commercial) designation allows for a variety of office, service commercial, and general commercial uses. The proposed use is in conformance with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
Downtown Casino 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

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed use is in conformance with the Redevelopment Plan.

FF

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Casino Center District. The goals of the district include preserving and enhancing the appearance of "Glitter Gulch," as well as encouraging supporting entertainment uses, and maintaining the presence of public facilities.

Downtown Casino Overlay District

The parcel is located within the boundaries of the Downtown Casino Overlay District, but is located outside of the Special Signage Sub-District. Title 19.04.050(B) stipulates that the 1,500-foot separation distance required for Liquor Establishments may be waived for properties within the Downtown Casino Overlay District.

Trails

Third Street is identified in the Downtown Centennial Plan as the route of the proposed Art Trail, which is intended to link the downtown area with the Arts District. It is intended that the trail will be developed with grant funds, and individual property owners are not expected to assist in the construction of the trail.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.06, properties within the Downtown Overlay District are exempt from the automatic application of the mandatory standard parking requirements. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan.

Pursuant to Title 19.10, the following Parking Standards would apply to a similar proposal outside the Downtown Overlay District:

Uses	GFA	Ratio	**Required** Parking	
			Regular	Handicap
Tavern	4,042	1/50 GFA	80.84	
Remaining area	1,183	1/200 GFA	5.91	
Total	5,225		86.75	4

Title 19.10 would typically require a total of 87 parking spaces for this use outside the boundaries of the Downtown Centennial Plan area; no parking spaces will be provided on the site. Parking is available at the Lady Luck Casino parking garage, and at other public garages in the immediate vicinity. The urban nature of the site and the availability of public parking in the immediate vicinity justify the lack of on-site parking spaces.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Liquor Establishment (Tavern)	1,500 Feet	0 Feet

Proposed Liquor Establishments are to be located to the north and south of the subject property, and a City park is also within 1,500 feet. Title 19.04.050 allows the distance separation requirement to be waived for properties within the Downtown Casino Overlay District.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled and roofed	Not indicated
Mechanical Equipment	Screened	Not indicated

No information has been provided relative to the trash enclosure or screening of mechanical equipment. The development will be subject to the requirements of Title 19.08.045 for mechanical equipment and trash services.

B) General Analysis and Discussion

- Zoning

The property is zoned C-2 (General Commercial); Liquor Establishments are permitted upon approval of a Special Use Permit. The use will be housed in an existing building, and will not be expanded as part of this request. The signage proposed for the building shall conform with the signage permitted in the C-2 (General Commercial) district, as listed in Title 19.14.

- Use

The applicant has indicated that the business will be open 24 hours per day, and will include a small gift shop in addition to the liquor service. The floor plan indicates that gaming will be available; taverns are permitted up to 15 slot machines as an accessory use in accordance with the requirements of Title 6 and Title 19.04.

- Conditions

Title 19.04.050(B) requires a 1,500-foot separation distance between a Liqour Establishment and any other Liquor Establishment, church, synagogue, school, child care facility licensed for more than 12 children, or City park. However, this distance requirement may be waived for establishments within the Downtown Casino Overlay District. It should be noted that the proposed establishment is within 11,500 feet of Frank Wright Park and other Liquor Establishments.

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 use is appropriate for the downtown area, and can be conducted in a manner that will not impact surrounding land uses.

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

   The subject site is appropriate for the Liquor Establishment use.

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

   The site has direct access to the vacated Third Street right-of-way; parking for the use will be available in the Lady Luck Casino parking garage across Ogden Avenue, or in public garages elsewhere in the downtown area. Valet service will also be available for the businesses in the immediate vicinity.

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 establishment will not compromise the public health, safety, or welfare, nor is it inconsistent with the overall objectives of the General Plan.

NOTICES MAILED 150 – Mailed with SUP-4739, SUP-4741 and SUP-4743

APPROVALS 0

PROTESTS 0

FF

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4743 - APPLICANT: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY - OWNER: MARILYN L. MILLER

** CONDITIONS **

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

Planning and Development

1. 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.

2. The 1,500-foot distance separation requirement for the Liquor Establishment (Tavern) use is hereby waived in accordance with Title 19.04.050(B).

3. The trash enclosure shall be walled and roofed and the mechanical equipment shall be screened from adjacent rights-of-way in accordance with the requirements of Title 19.08.045.

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

FF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4742 APN: 139-34-510-012 & 013

Name of Property Owner: Third Street Promenade, LLC

Name of Applicant: Third Street Promenade, LLC

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Andrew Donner, Manager

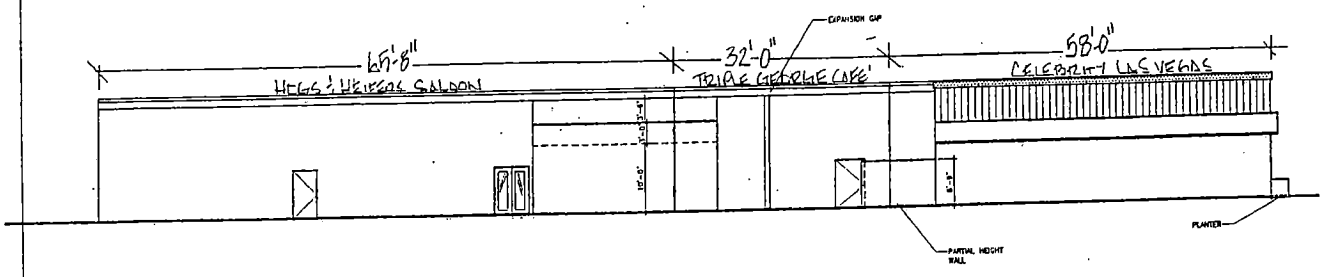
Subscribed and sworn before me

This 24th day of June, 2004

_____

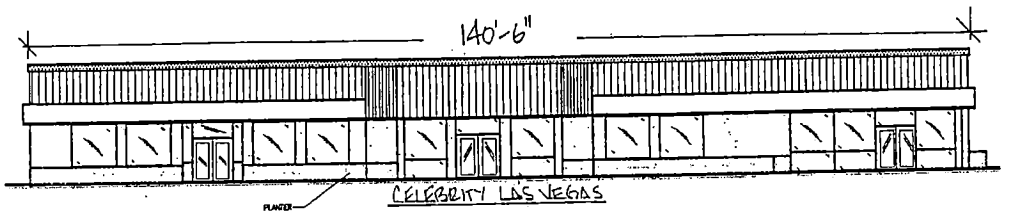
Notary Public in and for said County and State

MARILYN SALDANA
Notary Public, State of Nevada
Appointment No. 02-74470-1
My Appt. Expires April 1, 2006



SIDE ELEVATION -- ALLEY -- LOOKING EAST

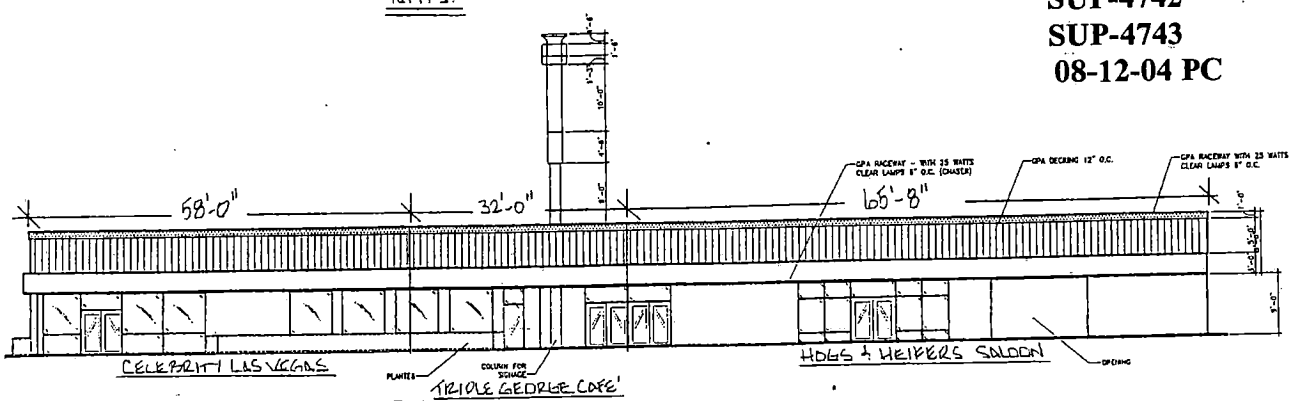
N.T.S.



FRONT ELEVATION -- OGDEN STREET -- LOOKING NORTH

N.T.S.

SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC



SIDE ELEVATION -- 3RD STREET -- LOOKING WEST

N.T.S

REVISIONS

No.	Date	Description

CONTRACTOR

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0036188

3323 POLARIS AVENUE, SUITE 9
LAS VEGAS, NEVADA 89118

(702)798-3977
FAX (702)798-3906

www.breslinbuilders.com

Project Owner
Third Street Promenade

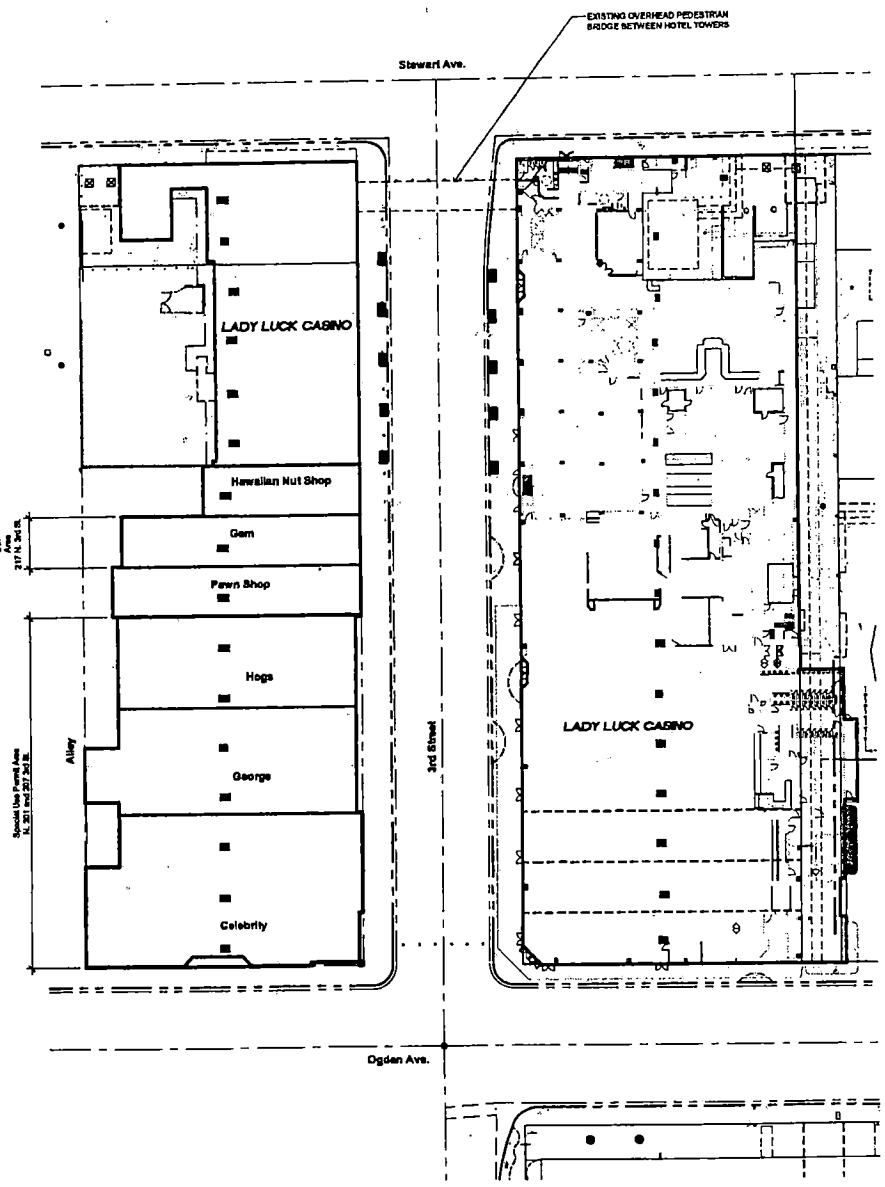
201 and 207 N. 3rd St.,
Third Street Between
Stewart and Ogden.
Las Vegas, Nevada
(Old Trolley Stop)

As Built
Exterior Elevations

Date: June 1, 2004
Designed By: Todd McBryar
Project No: 1294A
Drawn By: BDH
Approved By: City of Las Vegas TUM/MB

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THIRD STREET PROMENADE

SCALE: 1/32" = 1'-0"

SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC

Mark	Date	Description

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CONTRACTOR

"I HAVE READ AND PREPARED AND SUBMITTED BY THE CONTRACTOR AS A CONTRACT DOCUMENT AND FIND THEM TO BE ACCEPTABLE."

BRESLIN BUILDERS — JACK BRESLIN

COMPANY NAME — CONTRACTOR'S REPRESENTATIVE (PRINT OR TYPE NAME AND TITLE)

0018118 — CONTRACTOR'S LICENSE NUMBER

TODD McBRAYER — PLAN PREPARER (PRINT OR TYPE NAME)

SIGNATURE

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018118
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)795-3977
FAX (702)795-3908
www.breslinbuilders.com

Project Owner:

Third Street Promenade Master Plan

Downtown Las Vegas, Nevada

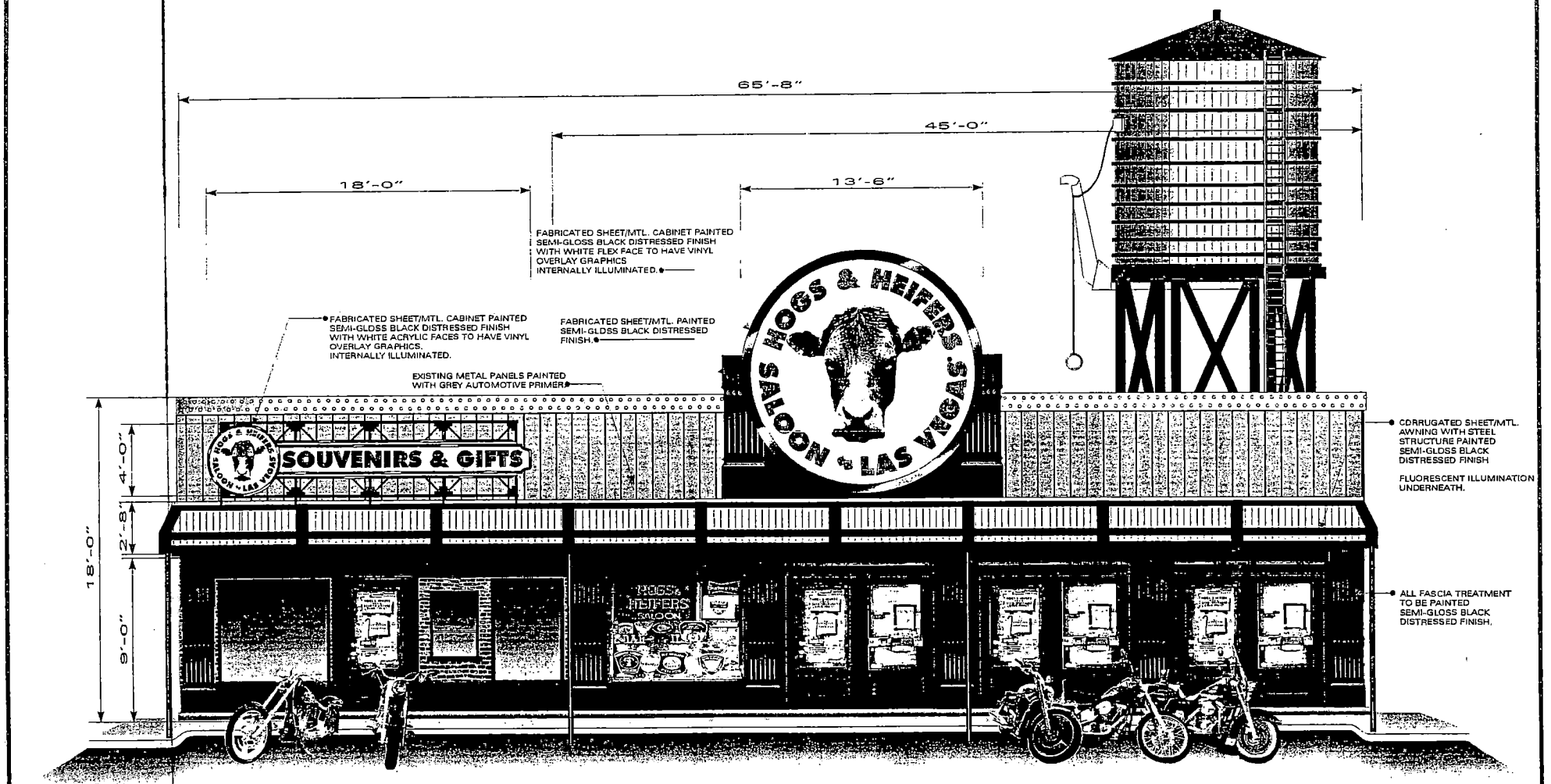
Sheet Title:

Third Street Promenade Building

Date: May 28, 2004	Designed By: Todd McBrayer
Project No.: -	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

AS1.1

SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC



STOREFRONT ELEVATION

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yesco
Las Vegas Division
young electric sign company
5119 So. Cameron St., Las Vegas, NV 89118 (702) 875-1000

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TITLE	APPRDVED BY	DATE
CLIENT		
SALES		
DESIGN		
ESTIMATING		
ENGINEERING		
EXPEDITING		

REVISIONS	SCALE	DATE	DESIGNER
	AS NOTED	01/06/04	J. COMPTON

FIRM NAME / LOCATION ADDRESS
LADY LUCK / 3RD STREET
333 E. OGDEN
LAS VEGAS, NEVADA
SALESPERSON ☑ MARK ZANNIS

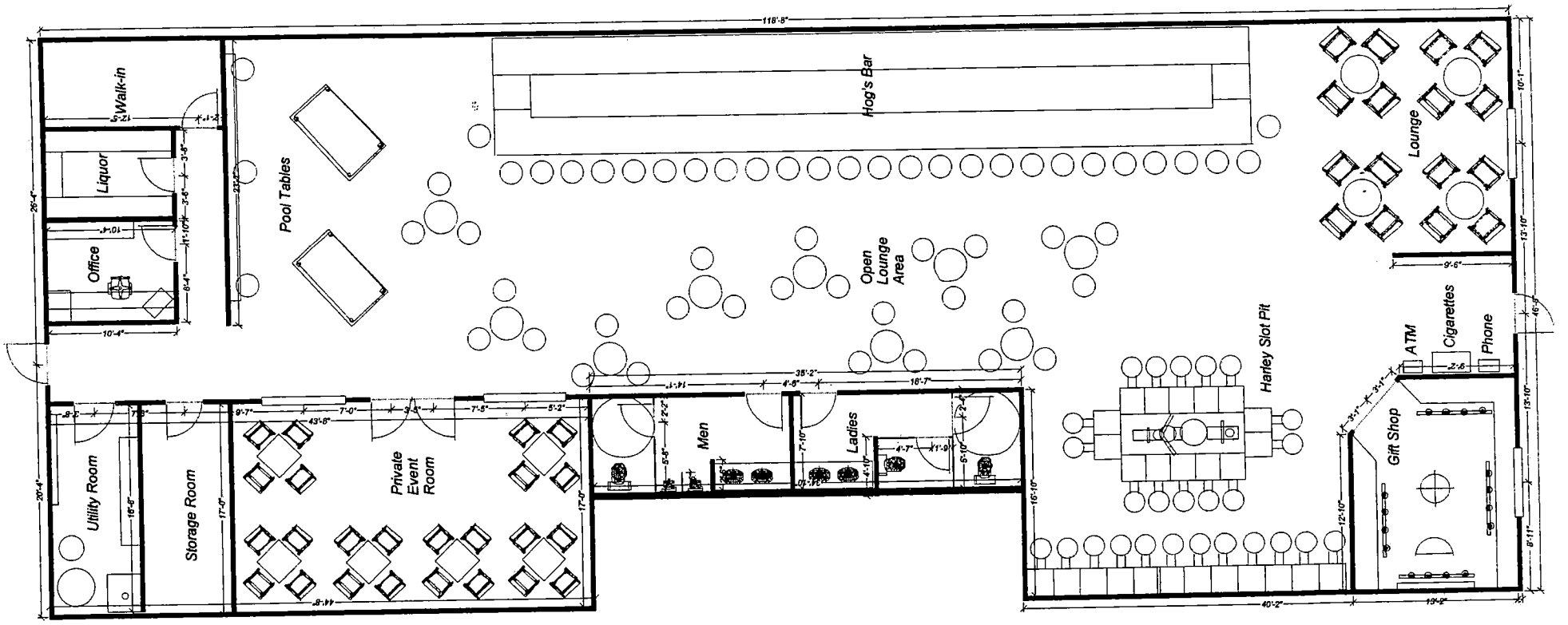
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SHEET 4 OF 1

W.O. NUMBER

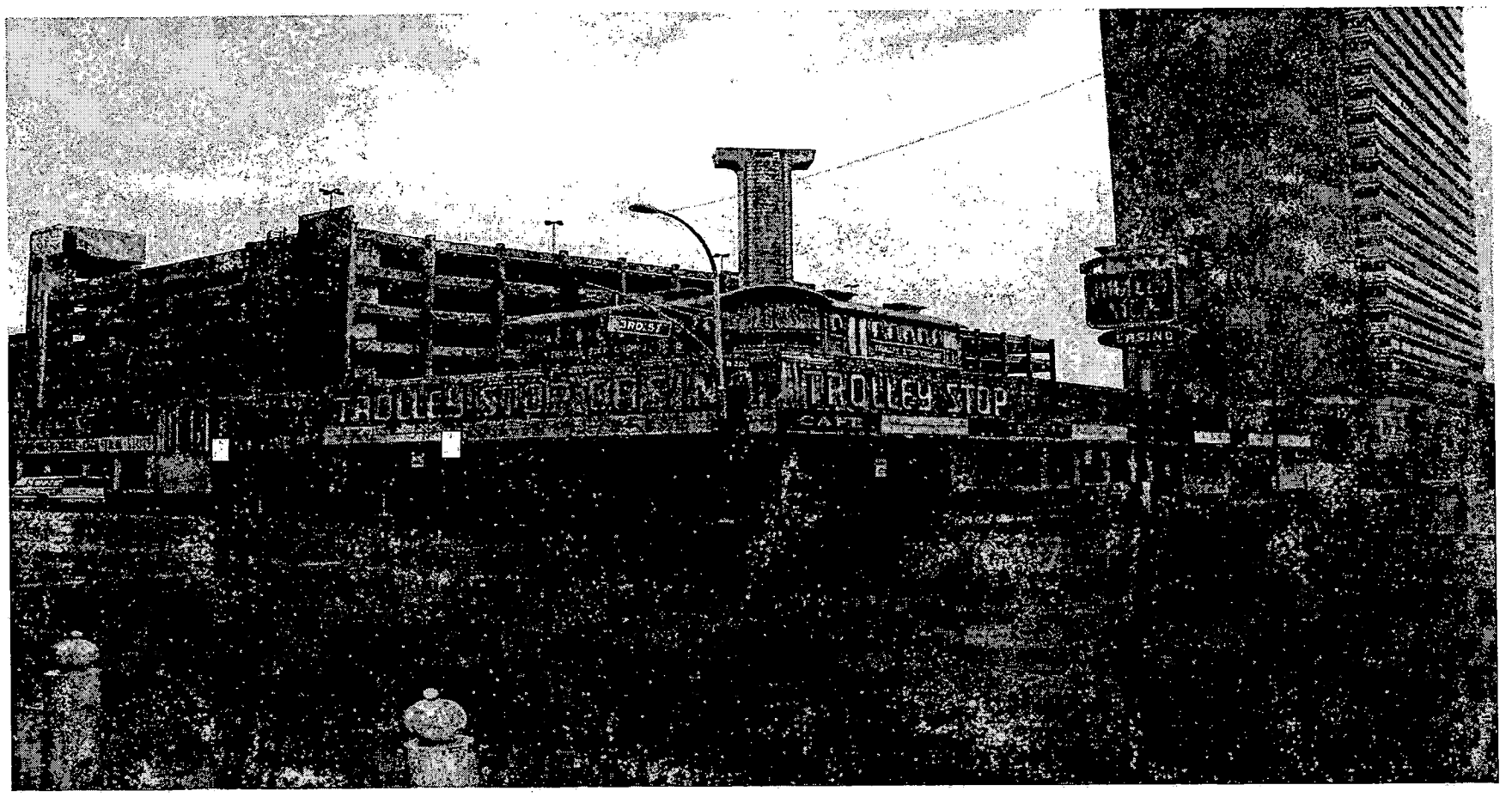
NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

08-12-04 PC
SUP-4743
SUP-4742
SUP-4741
SUP-4739



West — North
South — East

Hogs and Heifers
5225 Sq. Ft.
Occupancy 200



SUP-4742 - PUBLIC HEARING - APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY
207-A NORTH THIRD STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 70

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
SPECIAL USE PERMIT RELATED TO 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).

C.C.: 09/15/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
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 67 [SUP-4739] for all related discussion on Item 67 [SUP-4739], Item 68 [SUP-4741], Item 69 [SUP-4742] and Item 70 [SUP-4743].

(10:33 – 10:38)

3-2950

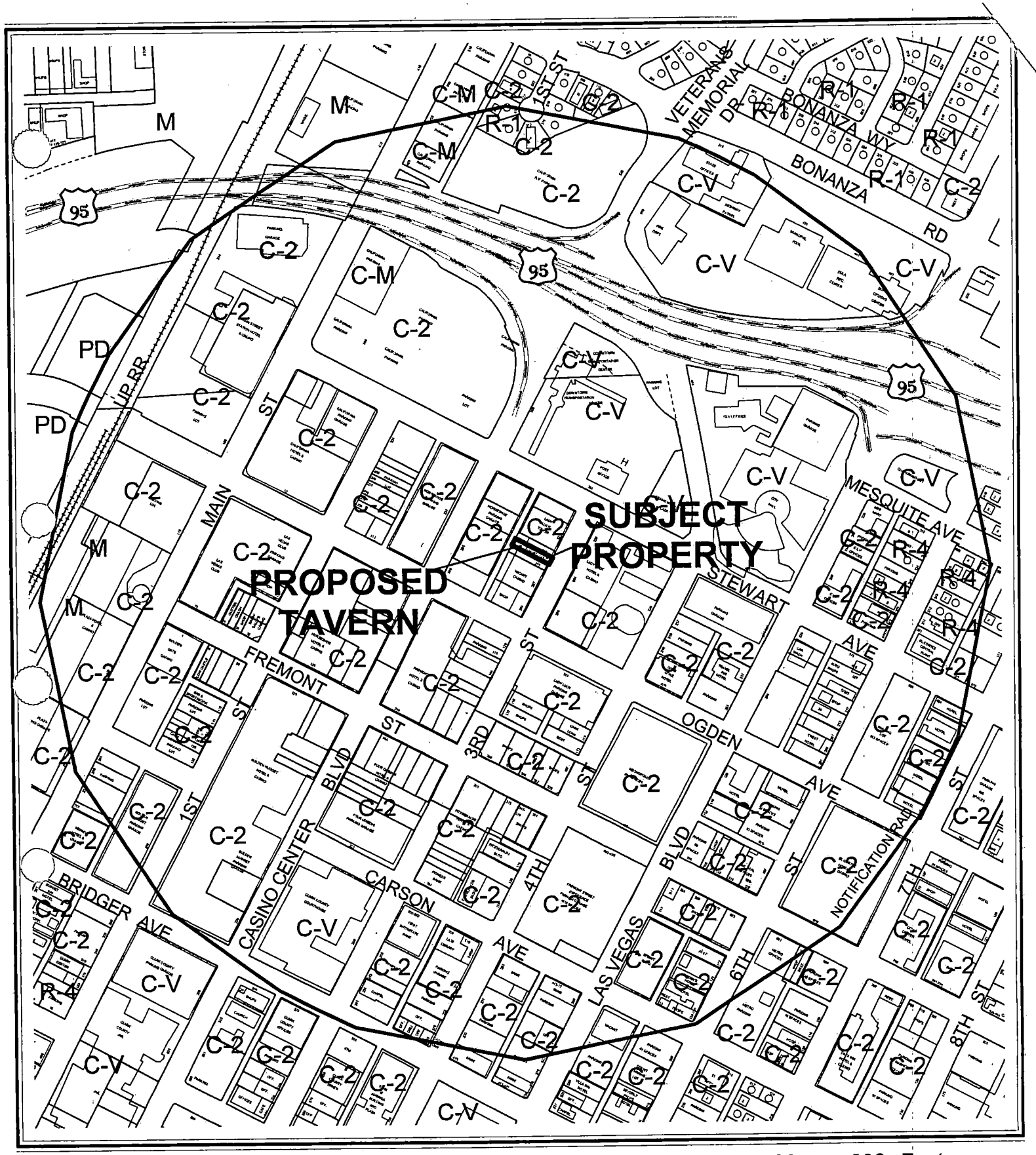
CONDITIONS:
Planning and Development
1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

CONDITIONS – Continued:

2. The 1,500-foot distance separation requirement for the Liquor Establishment (Tavern) use is hereby waived in accordance with Title 19.04.050(B).

3. The trash enclosure shall be walled and roofed and the mechanical equipment shall be screened from adjacent rights-of-way in accordance with the requirements of Title 19.08.045.

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



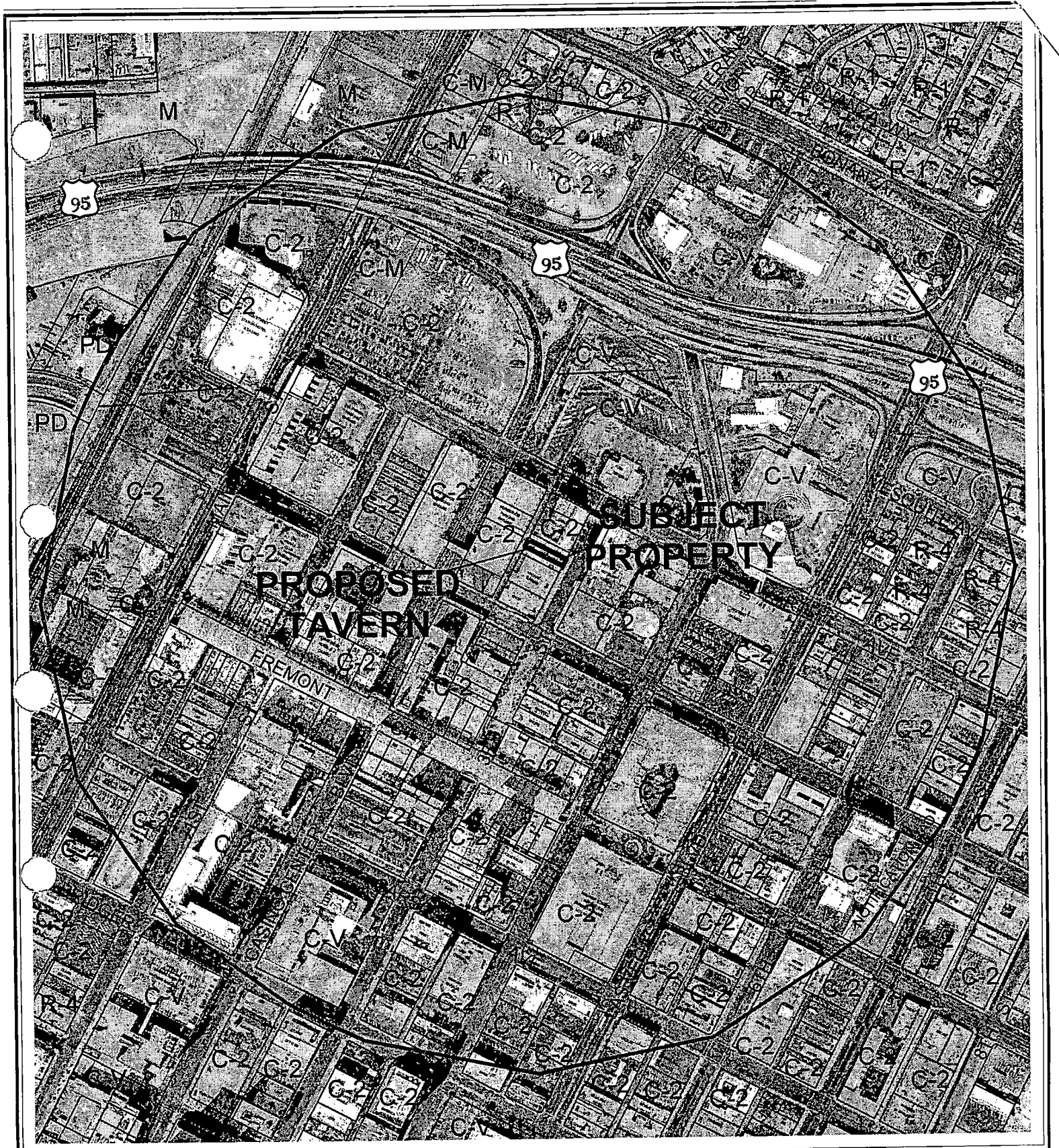
0 300 600 Feet

CASE: **SUP-4743**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-4743**

RADIUS: 1500 FT

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

N

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Special Use Permit and a Waiver of the 1,500-foot separation distance requirement for a proposed 4,050 square foot Liquor Establishment (Tavern) at 217 North Third Street. The proposed establishment is identified as "The Gem Club" in the submitted documentation.

B) Applicant's Justification

The applicant states that the proposed use will recapture the history of downtown Las Vegas, and will assist in the revitalization of Third Street.

BACKGROUND INFORMATION

A) Previous Actions

05/05/04 The City Council approved the vacation of Third Street (VAC-3926).

08/26/04 The Planning Commission will hear the related Site Development Plan Review (SDR-4835).

B) Pre-Application Meeting

06/17/04 The property is located within the Downtown Casino Overlay District, which allows for the tavern separation requirement to be waived.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.08

B) Existing Land Use

Subject Property:	Retail Use
North:	Retail Use
South:	Retail Use
East:	Gaming Establishment Use
West:	Parking Structure

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The parcel is located within the boundaries of the Downtown Las Vegas Redevelopment Area, and is designated C (Commercial). The C (Commercial) designation allows for a variety of office, service commercial, and general commercial uses. The proposed use is in conformance with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
Downtown Casino 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

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed use is in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Casino Center District. The goals of the district include preserving and enhancing the appearance of "Glitter Gulch," as well as encouraging supporting entertainment uses, and maintaining the presence of public facilities.

Downtown Casino Overlay District

The parcel is located within the boundaries of the Downtown Casino Overlay District, but is located outside of the Special Signage Sub-District. Title 19.04.050(B) stipulates that the 1,500-foot separation distance required for Liquor Establishments may be waived for properties within the Downtown Casino Overlay District.

Trails

Third Street is identified in the Downtown Centennial Plan as the route of the proposed Art Trail, which is intended to link the downtown area with the Arts District. It is intended that the trail will be developed with grant funds, and individual property owners are not expected to assist in the construction of the trail.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.06, properties within the Downtown Overlay District are exempt from the automatic application of the mandatory standard parking requirements. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan.

Pursuant to Title 19.10, the following Parking Standards would apply to a similar proposal outside the Downtown Overlay District:

Uses	GFA	Ratio	**Required** Parking	
			Regular	Handicap
Tavern	2,194	1/50 GFA	43.88	
Remaining area	1,856	1/200 GFA	9.28	
Total	4,050		53.16	3

Title 19.10 would typically require a total of 54 parking spaces for this use outside the boundaries of the Downtown Centennial Plan area; no parking spaces will be provided on the site. Parking is available at the Lady Luck Casino parking garage, and at other public garages in the immediate vicinity. The urban nature of the site and the availability of public parking in the immediate vicinity justify the lack of on-site parking spaces.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Liquor Establishment (Tavern)	1,500 Feet	25 Feet

Existing and proposed Liquor Establishments are located in the immediate vicinity of the subject property, and a City park is also within the 1,500-foot separation area. Title 19.04.050 allows the distance separation requirement to be waived for properties within the Downtown Casino Overlay District.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled and roofed	Not indicated
Mechanical Equipment	Screened	Not indicated

No information has been provided relative to the trash enclosure or screening of mechanical equipment. The development will be subject to the requirements of Title 19.08.045 for mechanical equipment and trash services.

B) General Analysis and Discussion

- Zoning

The property is zoned C-2 (General Commercial); Liquor Establishments are permitted upon approval of a Special Use Permit. The entertainment/night clubs are permitted by right in the C-2 (General Commercial) district. The use will be housed in an existing building, and will not be expanded as part of this request. The signage proposed for the building shall conform with the signage permitted in the C-2 (General Commercial) district, as listed in Title 19.14.

- Use

The applicant has indicated that the business will be open from 7:00 p.m. to 6:00 a.m., and will include a small gift shop in addition to the liquor service and entertainment. Entertainment will be available six nights a week, with shows twice nightly during the week, and additional midnight and matinee shows on the weekends.

- Conditions

Title 19.04.050(B) requires a 1,500-foot separation distance between a Liquor Establishment and any other Liquor Establishment, church, synagogue, school, child care facility licensed for more than 12 children, or City park. However, this distance requirement may be waived for establishments within the Downtown Casino Overlay District. It should be noted that Frank Wright Park and other Liquor Establishments are within 1,500 feet of the proposed use.

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 use is appropriate for the downtown area, and can be conducted in a manner that will not impact surrounding land uses.

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

   The subject site appropriate for the Liquor Establishment and entertainment uses.

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 site has direct access to the vacated Third Street right-of-way; parking for the use will be available in the Lady Luck Casino parking garage across Ogden Avenue, or in public garages elsewhere in the downtown area. Valet service will also be available for the businesses in the immediate vicinity.

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 establishment will not compromise the public health, safety, or welfare, nor is it inconsistent with the overall objectives of the General Plan.

NOTICES MAILED 150 – Mailed with SUP-4739, SUP-4741 and SUP-4742

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4743 APN: 139-34-510-015

Name of Property Owner: Marilyn L. Miller

Name of Applicant: Marilyn L. Miller

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: Marilyn L. Miller

Print Name: MARILYN L. MILLER

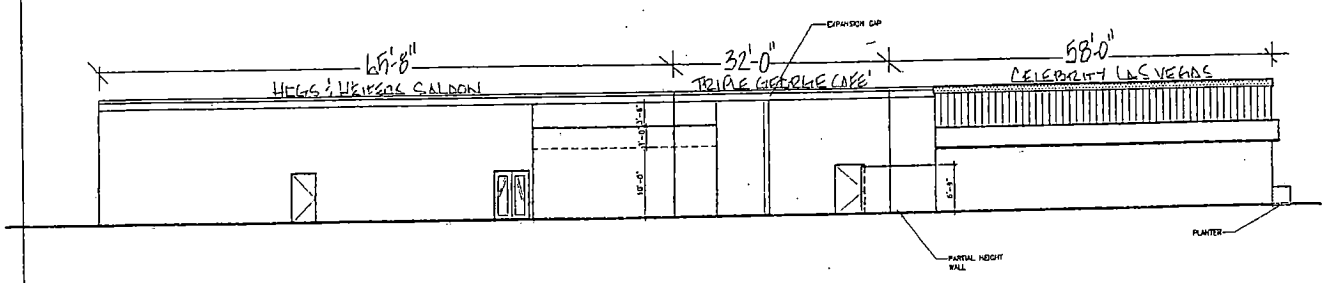
Subscribed and sworn before me

This 22nd day of June, 2004

ROBERT H. MILLER
Notary Public – Arizona
Maricopa County
Expires 07/15/07

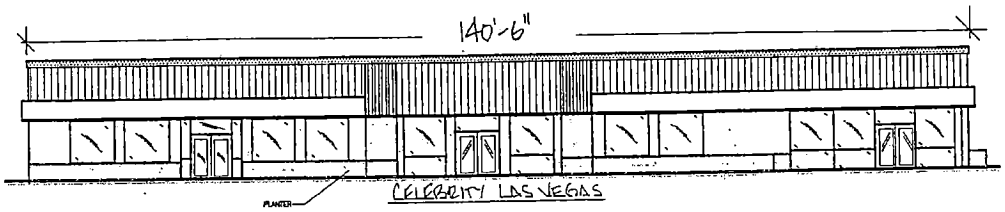
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Notary Public in and for said County and State of Maricopa, Arizona



SIDE ELEVATION -- ALLEY -- LOOKING EAST

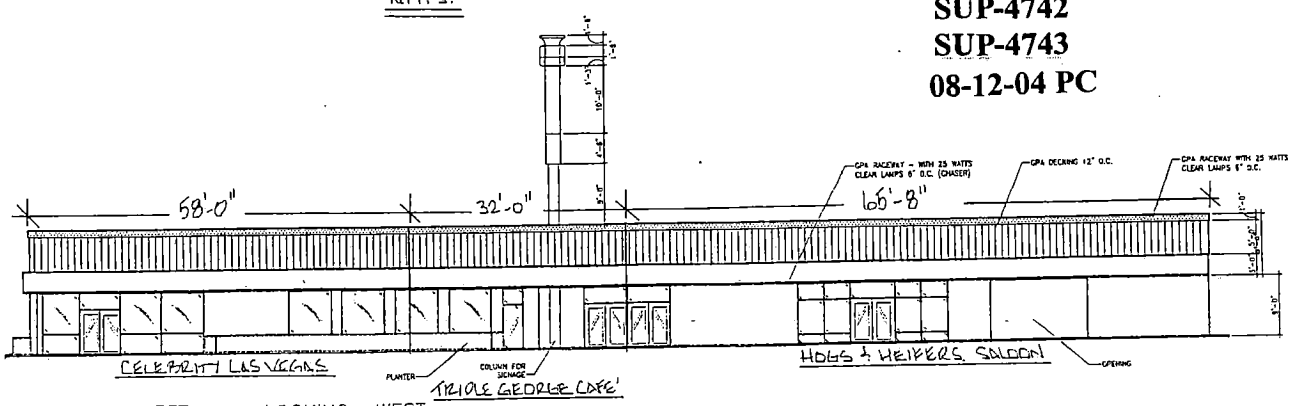
N.T.S.



FRONT ELEVATION -- OGDEN STREET -- LOOKING NORTH

N.T.S.

SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC



SIDE ELEVATION -- 3RD STREET -- LOOKING WEST

N.T.S

REVISIONS

CONTRACTOR

BRESLIN BUILDERS

5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702)798-3977
FAX (702)798-3904

Project Owner
Third Street Promenade

201 and 207 N. 3rd St.
Third Street Between Stewart and Ogden.
Las Vegas, Nevada
(Old Trolley Stop)

As Built Exterior Elevations

Date
June 3, 2004

Drawn By
Todd McBrayer

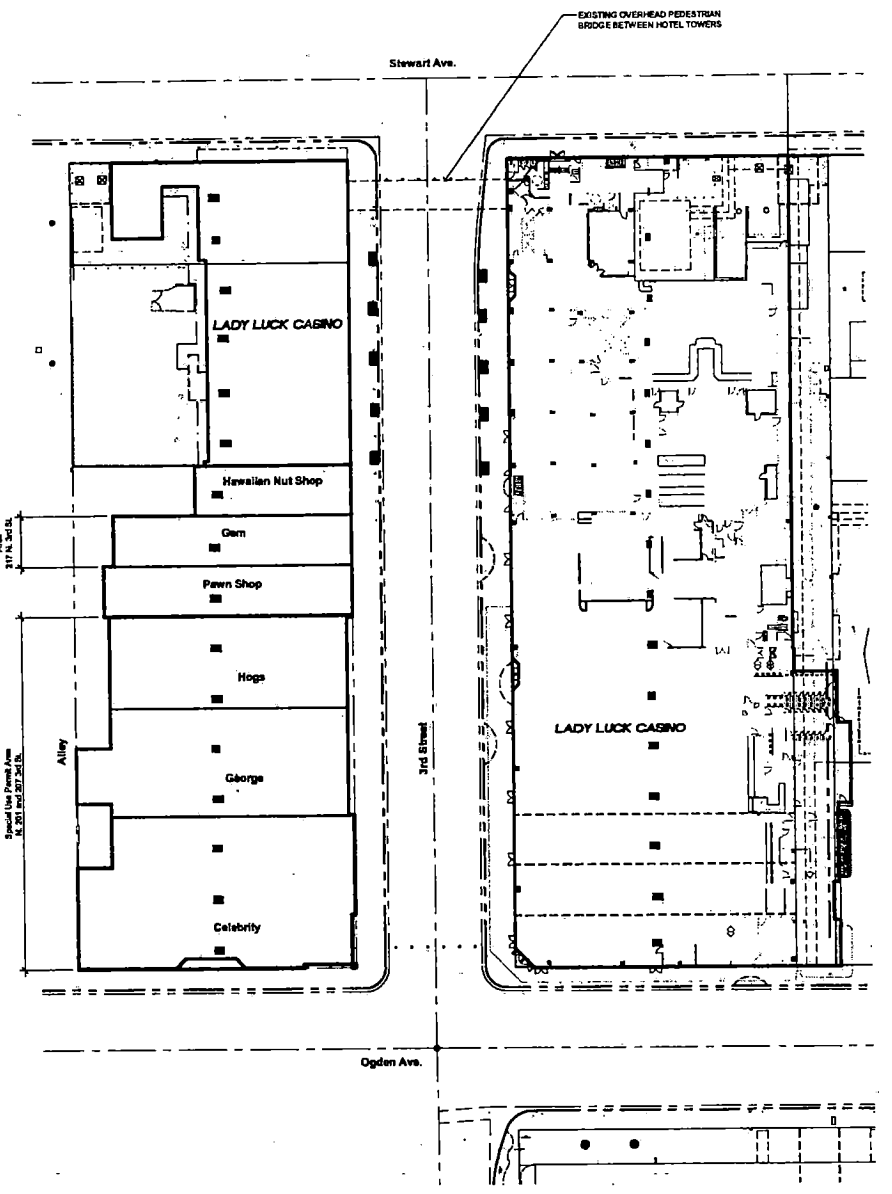
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1204A

Sheet No.
ECH

Scale
City of Las Vegas

Drawing No.
A1.1

P:\6503A Lady Luck\Drawings\Architectural\Lady Luck Master Plan 052804.dwg, Third Stree Promenade SUP BW, 6/29/2004 8:38:16 A



THIRD STREET PROMENADE

SCALE: 1/32" = 1'-0"

SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

JACK BRESLIN

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE 0015189
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
www.breslinbuilders.com

Project Owner:

Third Street Promenade Master Plan

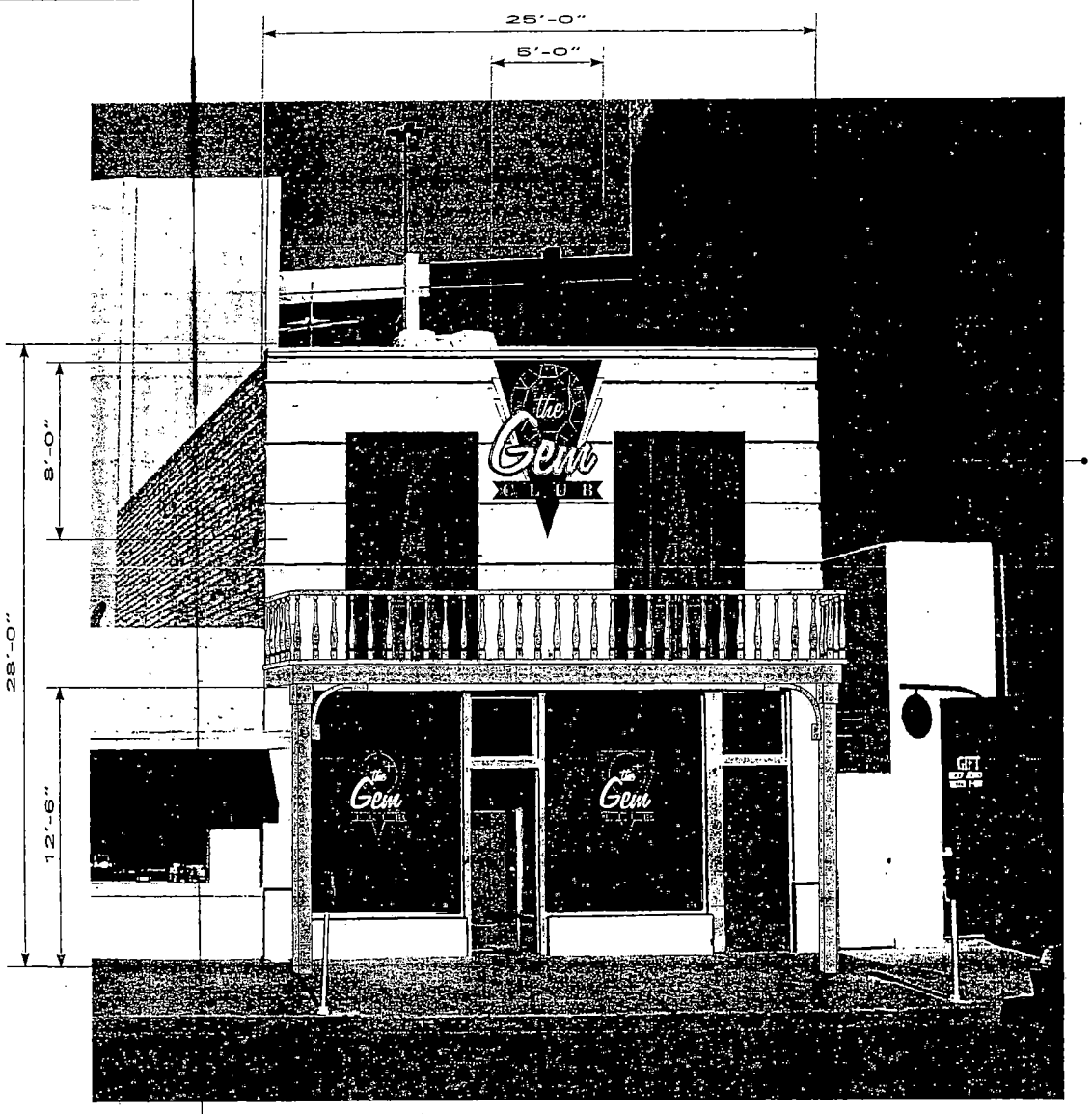
Downtown Las Vegas, Nevada

Sheet Title:

Third Street Promenade Building

Date: May 28, 2004	Designed By: Todd McBroyer
Project No.: -	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

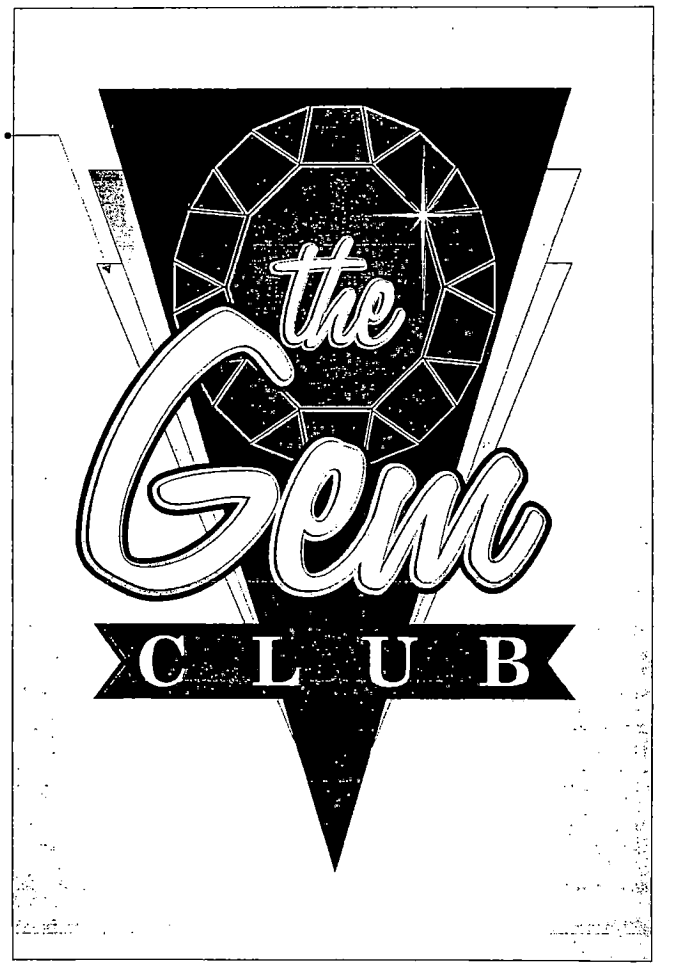
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STOREFRONT ELEVATION

FABRICATED SHEET/MTL. CABINET WITH MULTI-COLOR PAINT SCHEME. ROUTED OUT GEM WITH CLEAR LEXAN BACK UP TO HAVE 2ND SURFACE DIGITAL GRAPHIC. INTERNALLY ILLUMINATED. "the" TO BE OPEN PAN CHANNEL PAINTED WHITE WITH S/T GOLD NEON ILLUMINATION. "Gem" TO BE OPEN PAN CHANNEL PAINTED WHITE WITH S/T & D/T GOLD NEON ILLUMINATION. "CLUB" TO BE ROUTED OUT & BACKED WITH WHITE ACRYLIC. INTERNALLY ILLUMINATED.

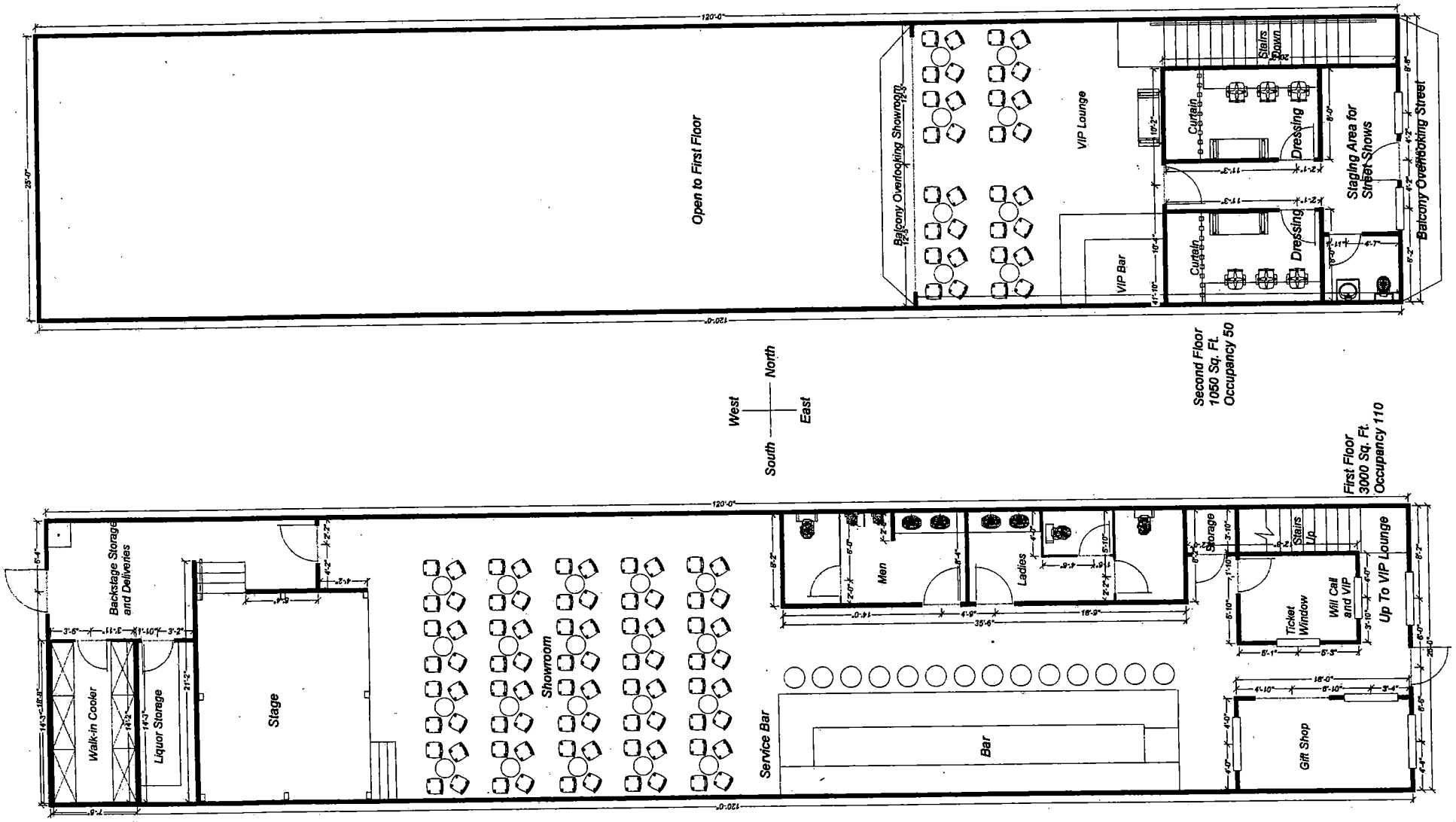
BALCONY & STRUCTURE TO BE FABRICATED FROM STEEL PAINTED PMS#443C BLUE.



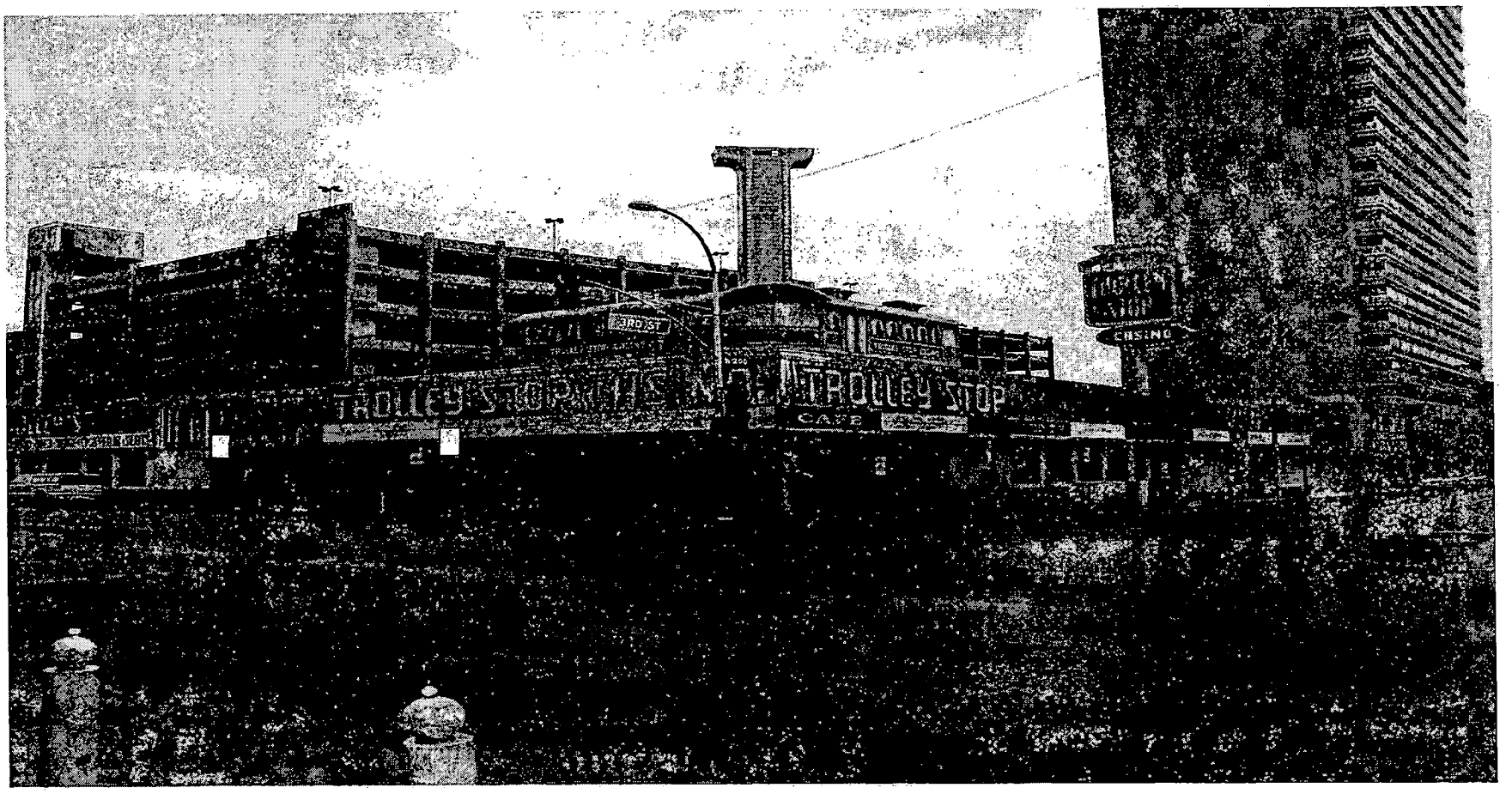
SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC

Concept Design
YOUNG ELECTRIC SIGN COMPANY

COPYRIGHT ©2004 YOUNG ELECTRIC SIGN CO. LAS VEGAS, NEVADA SALT LAKE CITY, UTAH



SUP-4739
SUP-4741
SUP-4742
SUP-4743
08-12-04 PC



SUP-4743 - PUBLIC HEARING - APPLICANT/OWNER: THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY
217 NORTH THIRD STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 71

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-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).

C.C.: 09/15/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

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

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that a similar request was made for an Off-Premise Advertising (Billboard) Sign on this site last year. The applicant withdrew the application after the staff and Planning Commission recommended that it be denied. An on-premise sign and a wireless communication facility already exist on this site. Another wireless communication facility is located on the back part of the property that faces north. Title 19.14.100 (B) (2) states the Planning Commission and City Council may consider the aesthetic impact of the sign on the area and all other aspects of the signs compatibility with the surrounding area. This proposed billboard would add substantial visual clutter that is not appropriate at this location.

MINUTES – Continued:

ANDY BILANZICH, 1464 E. Michigan Avenue, expressed his concern regarding staff recommending denial on the application; there were two other applications for projects on Decatur Boulevard that staff recommended approval. He stated there were no protests and concurred with staff's recommendations.

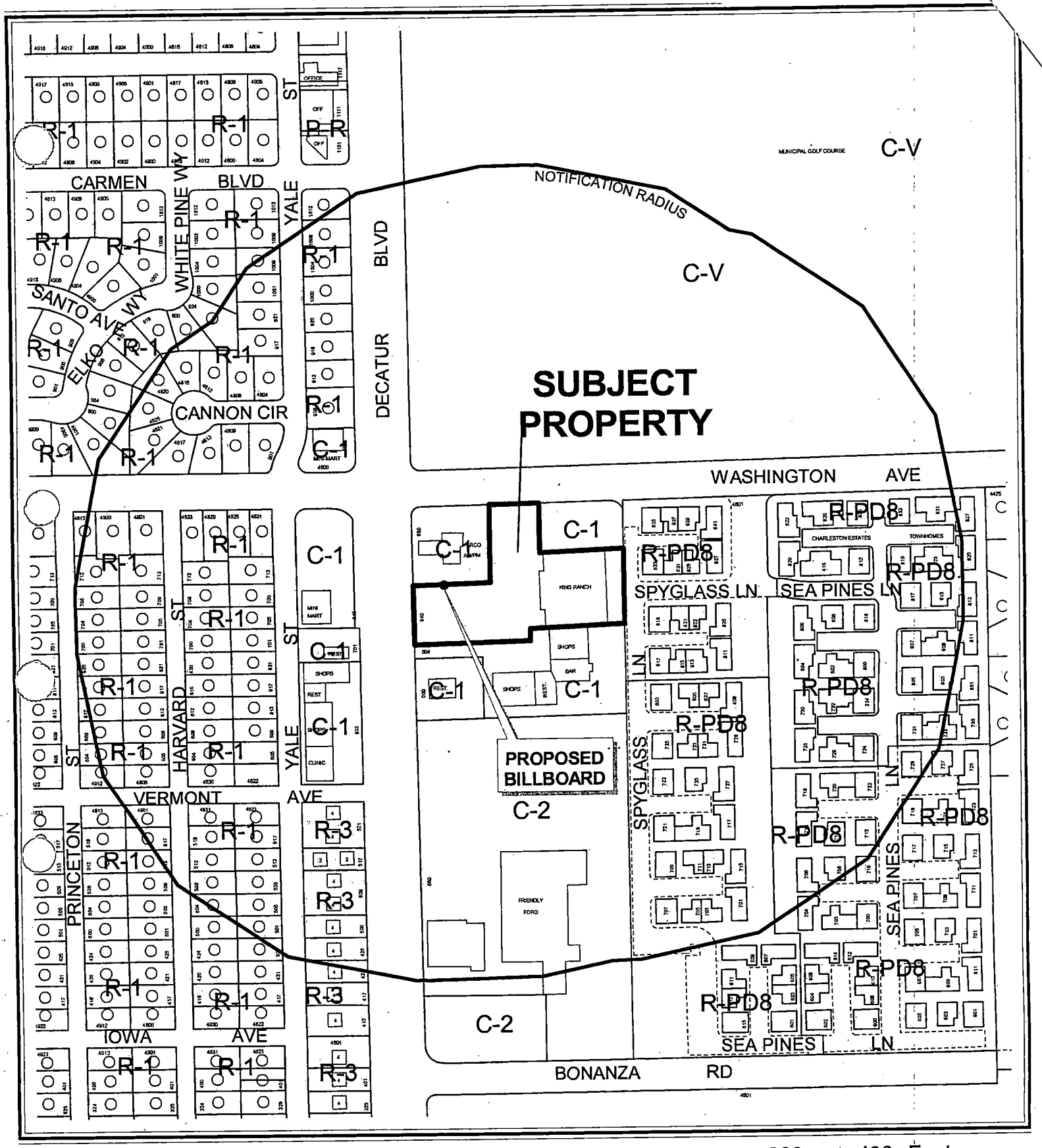
HAROLD FOSTER, 3230 Polaris Avenue, appeared on behalf of Friendly Ford, who strongly opposed to the proposed billboard sign, as it would set a precedent for more billboards in this area. He stated the property is getting cluttered with on premise signs and other uses. He used the overhead and referenced the King Ranch Market sign, which is 30 feet high, and showed how the proposed billboard would be directly behind it. He felt that the proposed billboard sign was not appropriate for this part of the City's redevelopment area. In addition, the sign would be an obstruction of view, thus, the applicant would then want to increase the height of the sign.

MR. BILANZICH responded that the proposed billboard was designed so that it would be the farthest distance from the King Ranch Market sign. The site plan reflects how the structure is v-shaped and attempts have been made to work around the existing King Ranch Market sign.

COMMISSIONER McSWAIN stated that she objects to having billboards located in areas where it is predominantly residential. She then concurred with staff's recommendation.

VICE CHAIRMAN NIGRO declared the Public Hearing open.

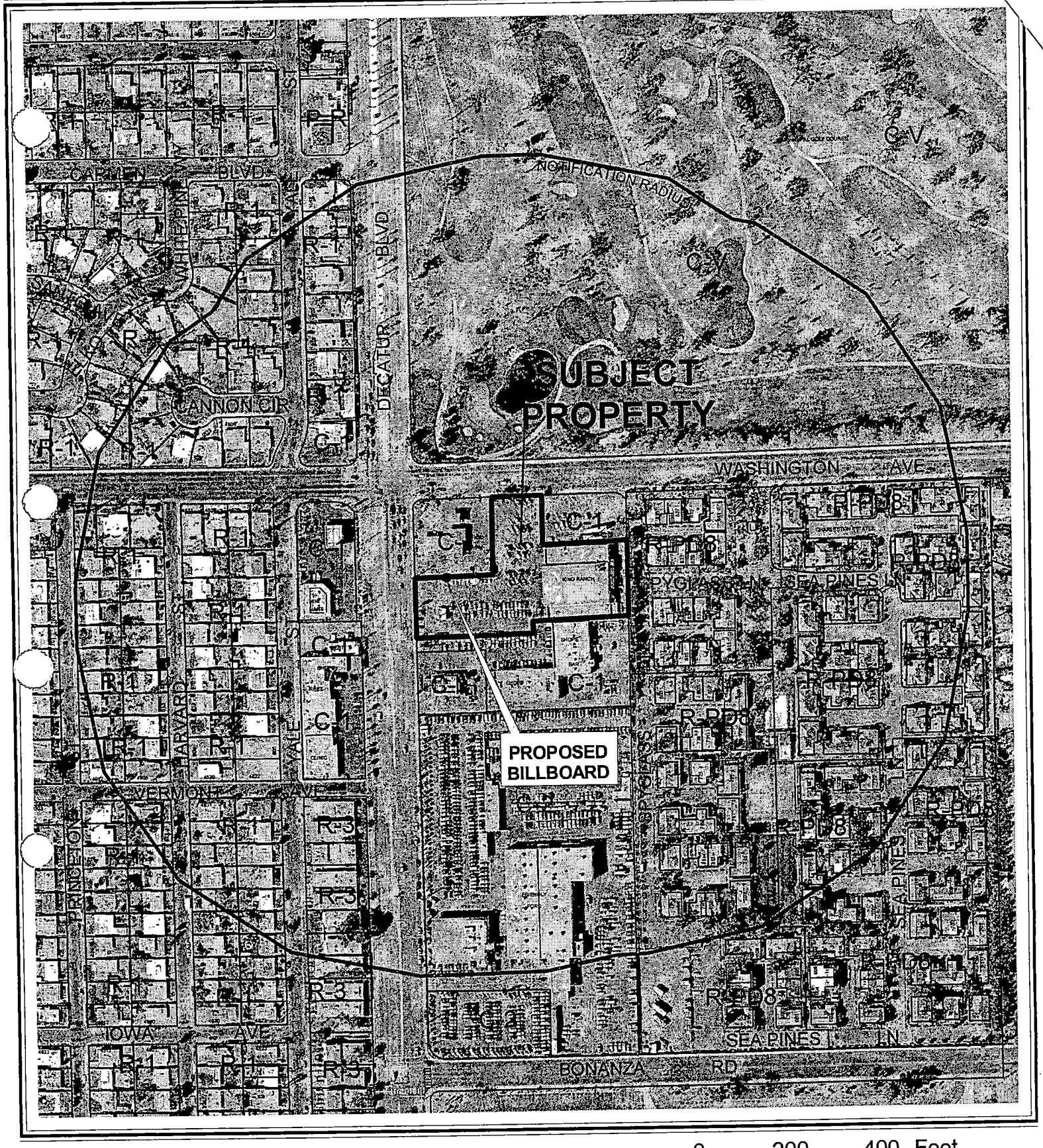
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CASE: **SUP-4683**

RADIUS: 750 FT

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



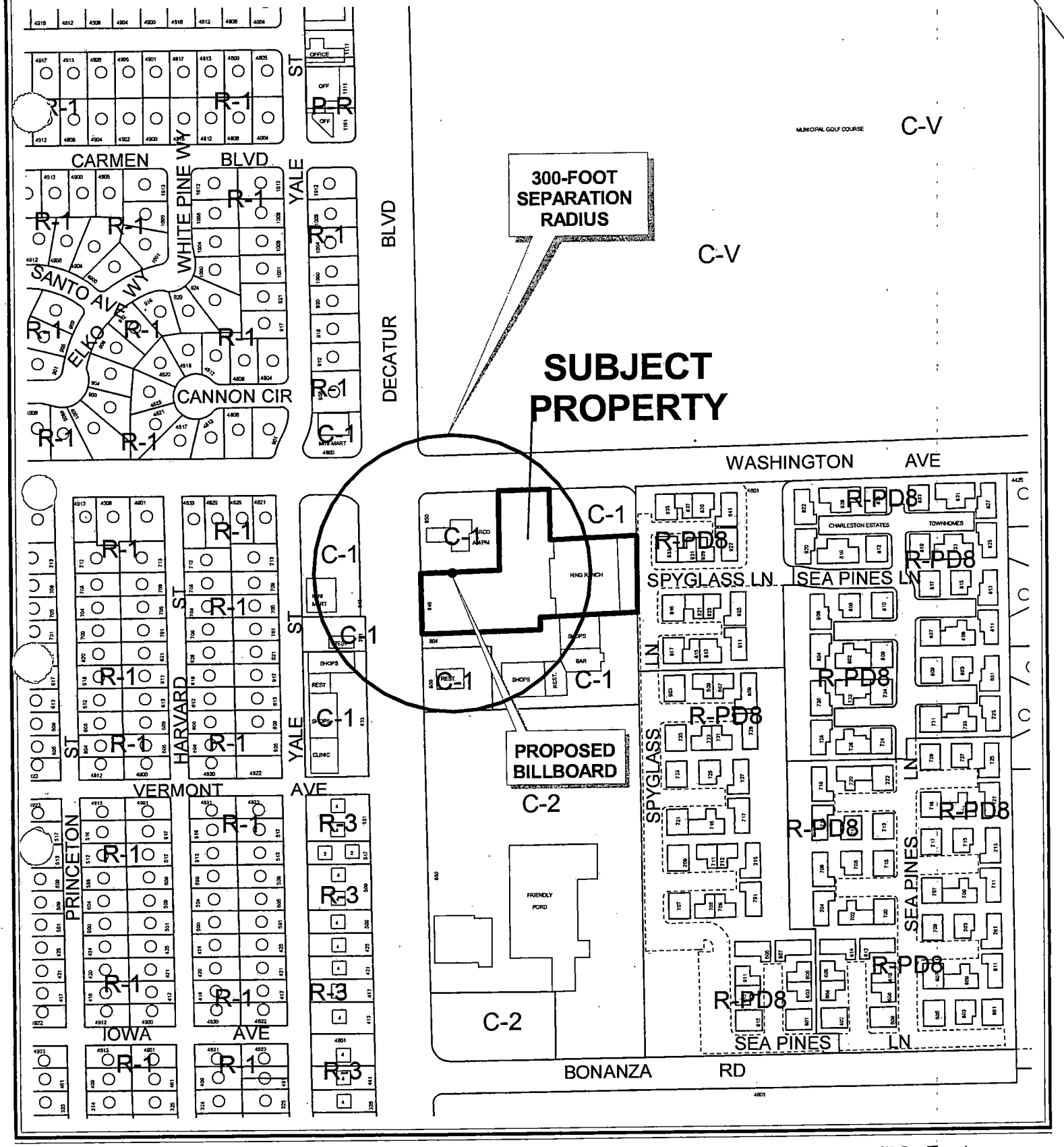
0 200 400 Feet

CASE: **SUP-4683**

RADIUS: 750 FT

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

N



CASE: **SUP-4683**

EPARATION RADIUS: 300 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: SUP-4683 - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: ANER IGLESIAS TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL. If Approved**, 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. 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-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-Premises Advertising (Billboard) Sign at 840 North Decatur Boulevard.

B) Applicant's Justification

The applicant's justification letter states the Off-Premises Advertising (Billboard) Sign meets the code requirements and will be erected in such a way that it can be seen by traffic traveling north and south on Decatur Boulevard. It further states the following:

> "Decatur Boulevard is a highly traveled road used by local people going to and from numerous businesses in the area. Many local businesses will be able to utilize this sign as a cost effective advertising medium."

BACKGROUND INFORMATION

A) Previous Actions

08/28/68	The City Council approved a Rezoning (Z-25-68) to C-1 (Limited Commercial) on this site as part of a larger request.
07/14/97	The City Council approved a Rezoning (Z-45-97) to PD (Planned Development) on this site as part of a larger request. The Planning Commission recommended approval on June 12, 1997. The City Council rescinded the approval on 01/12/98, thereby returning the zoning to C-1 (Limited Commercial).
08/14/01	The Planning and Development Department approved a building permit for an existing wireless communication facility on this site.
10/01/03	The City Council approved a Special Use Permit (SUP-2656) to allow Open Air Vending on this site. The Planning Commission and staff recommended approval of the request on 08/14/04.
12/17/03	The City Council accepted the withdrawal without prejudice of a request for a Special Use Permit (SUP-3153) for an Off-Premises Advertising (Billboard) Sign. The Planning Commission and staff recommended denial of the application on 11/20/03.

DDS

B) Pre-Application Meeting

06/08/04 The applicant was advised of the requirements 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

Net Acres: 1.99

B) Existing Land Use

Subject Property:	Commercial Retail Center
North:	Golf Course
South:	Automobile Dealership
East:	Townhouses
West:	Commercial

C) Planned Land Use

Subject Property:	DTR (Downtown Redevelopment)/SC (Service Commercial)
North:	PF (Public Facility)
South:	DTR (Downtown Redevelopment)/GC (General Commercial)
East:	ML (Medium-Low Density Residential)
West:	DTR (Downtown Redevelopment)/SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-V (Civic)
South:	C-2 (General Commercial)
East:	R-PD8 (Residential Planned Development – 8 Units Per Acre)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The Redevelopment Plan establishes SC (Service Commercial) as the designation for this site. The C-1 (Limited Commercial) zoning on this site is compatible with the SC (Service Commercial) designation. The proposed use complies with both the land use designation and the existing zoning for the site.

DDS

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

This site is located within Las Vegas Redevelopment Plan Area and is designated as SC (Service Commercial). At this time, no special requirements will affect this application.

ANALYSIS

A) Zoning Code Compliance

A2) 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 approximately 440 feet from the "R" zoned property to the east and 330 feet from the "R" zoned property to the west, and in excess of 300 feet from any other Off-Premises Advertising (Billboard) Sign. Therefore, it complies with Zoning Code standards.

B) General Analysis and Discussion

- Zoning

An Off-Premises 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-Premises Advertising (Billboard) Signs within the City. Title 19.14.100 limits the overall height of an Off-Premises Advertising Sign to 40 feet. The Code also requires Off-Premises Advertising (Billboard) Signs to be a minimum of 300 feet from residentially zoned properties and 300 feet from other off-premises signs. The proposed sign meets these code separation requirements.

Title 19.14.100 (B) (2) states the Planning Commission and City council may consider the aesthetic impact of the sign on the area and all other aspects of the signs compatibility with the surrounding area.

A similar request was made for an Off-Premise Advertising (Billboard) Sign on this site last year. The applicant withdrew the application after the staff and Planning Commission recommended that it be denied. An on-premise sign and a wireless communication facility already exist on this site. (Another wireless communication is located on the back part of the property that faces north.) This proposed billboard would add substantial visual clutter that is not appropriate at this location.

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."**

   Although this proposed use is allowed in the SC (Service Commercial) General Plan designation and in the C-1 (Limited Commercial) zoning district, existing on-premise signage is already located along this segment of Decatur Boulevard. Approval of this billboard in this context will create an urban landscape that is not harmonious and compatible with the surrounding uses in this area.

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 and is adjacent to a major thoroughfare, which is one of the prerequisites to establish its suitability; however, the subject billboard sign is not appropriate along this segment of Decatur Boulevard.

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 will 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-Premises 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 195

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4683 APN: 139-30-301-002

Name of Property Owner: IGLESIAS ANER TRUST 1997 ETAL

Name of Applicant: Reagan National Advertising of Nevada Limited Partnership.

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: Andrew D Bilanzich

Print Name: Andrew D. Bilanzich

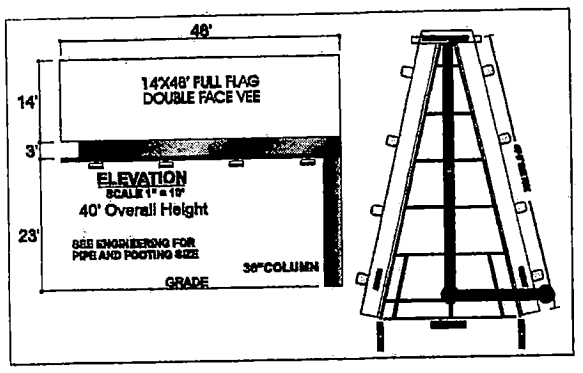
Subscribed and sworn before me

This 17th day of June, 2004

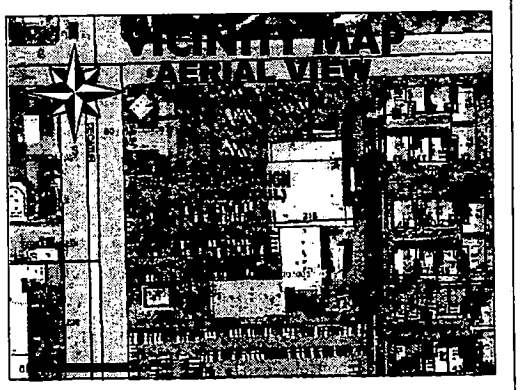
Mary Jo Mahoney

Notary Public in and for said County and State

MARY JO MAHONEY
Notary Public State of Nevada
No. 99-58884-1
My appt. exp. Oct. 25, 2007







WASHINGTON

N
W E
S

40' HALF ROW

114'±

285.7'±

186'±

259.69'±

175'±

DRIVEWAY

ROCKWALL

PROPOSED SIGN

EXISTING ON PREMISE

60' HALF ROW

DECATUR

132'±

260'±

215'±

APN#13930301002
Zoning (C-1)
840 N DECATUR BLVD 89107

BUILDING

TOP VIEW
SCALE 1" = 20'
DETAIL

GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 100 foot of an on-premise sign on adjoining property.
3. Not within 300 foot radius of residential use.
4. No parking spaces will be taken for this location.

REAGAN
NATIONAL ADV.
ANDY BILANZICH
292-3723

JONES
4146 W. TECO AVE/LAS VEGAS, NV 89118/702-645-0092

OWNER: IGLESIAS ANER TRUST 1997 ETAL & IGLESIAS ANER TRS	
SCALE: NOTED	APPROVED BY:
DRAWN BY: TOM JONES	
DATE: 7-26-03	REVISED:
LOCATION: 840 N DECATUR BLVD 89107	
APN# 13930301002	DRAWING NUMBER: 211

SUP-4683
08-12-04 PC



SUP-4683 - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: ANER IGLESIAS TRUST
840 NORTH DECATUR BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



SUP-4683 - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: ANER IGLESIAS TRUST
840 NORTH DECATUR BOULEVARD
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 72

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-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).

C.C.: 09/15/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
STEINMAN – DENIED – Motion carried with GOYNES voting No and TRUESDELL and EVANS excused

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that immediately west of the subject property is the Paiute Indian Community Center, with mobile and modular homes that are residences of the Paiute Indians. The residences are located within 300 feet of the location of the proposed billboard sign. Even though the homes of the Paiute Indians are located on land outside of the City's zoning jurisdiction, the integrity of the Paiute Indian residences should be protected.

MINUTES – Continued:

By the goals, objectives and policies established in the Downtown North Land Use Plan, it is clear that the focus of the Plan is to enhance properties in this area, particularly those in close proximity to residential development, in which this proposed billboard sign would be in contradiction.

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of Lucy Stewart. MS. RICHARDSON stated that the parcel is odd shaped, and efforts were made to position the proposed billboard sign at the farthest possible point from the Paiute area, approximately 272 feet. She added that the area is commercial and industrial and believed the billboard sign is compatible with the area.

COMMISSIONER GOYNES stated that the area is somewhat industrial, and there is not an over saturation of billboard signs. It is a good location because the proposed billboard sign would be in close proximity of the railroad tracks and the freeway.

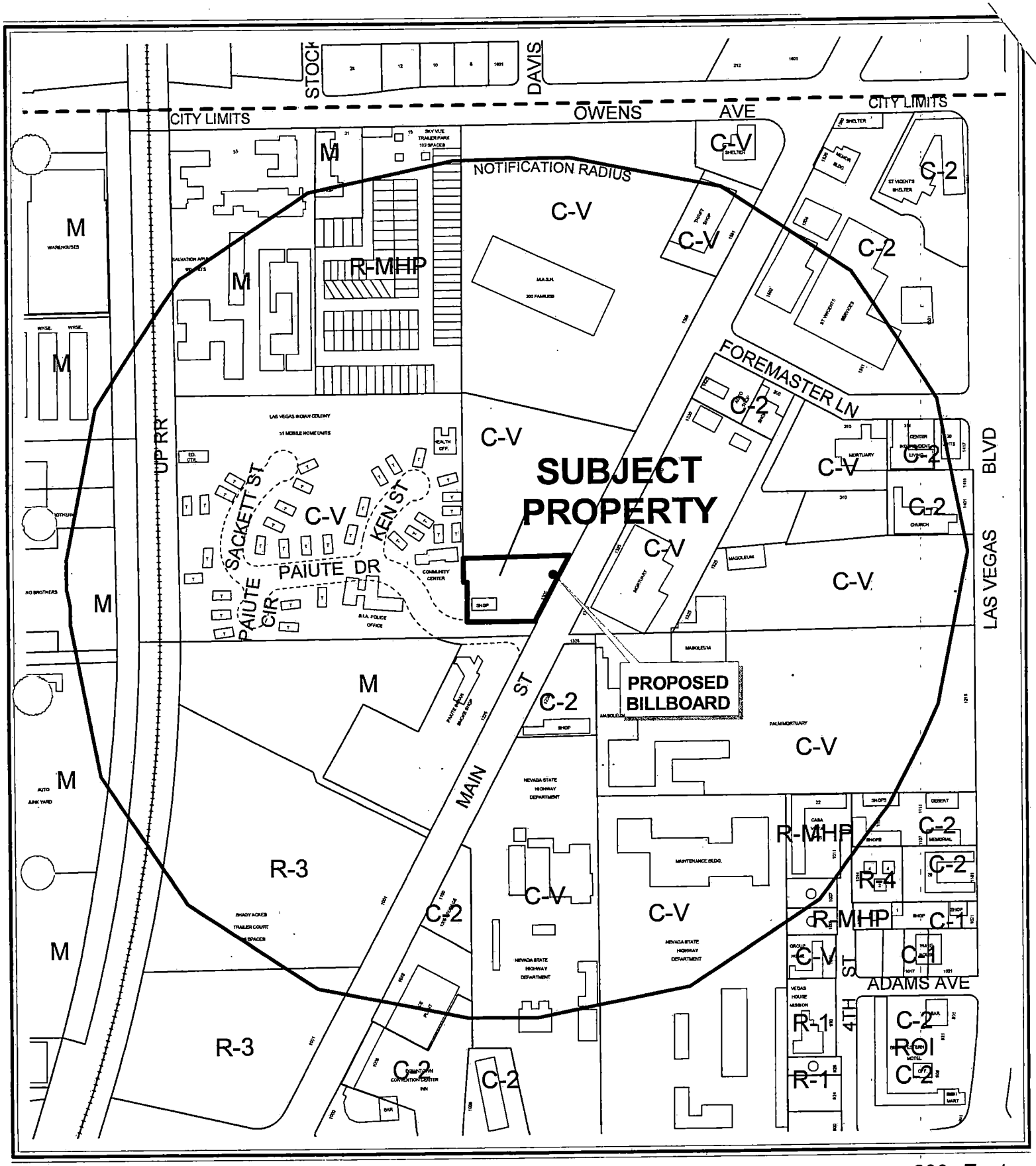
DAVID CLAPSADDLE, Planning and Development, confirmed for COMMISSIONER DAVENPORT that the Planning Commission recently approved a Veteran's low-income housing facility, which would be located near this proposed billboard sign.

COMMISSIONER STEINMAN stated by placing the proposed billboard sign in this area would only contradict the efforts being made to clean up and improve this area, so he would not support this application.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

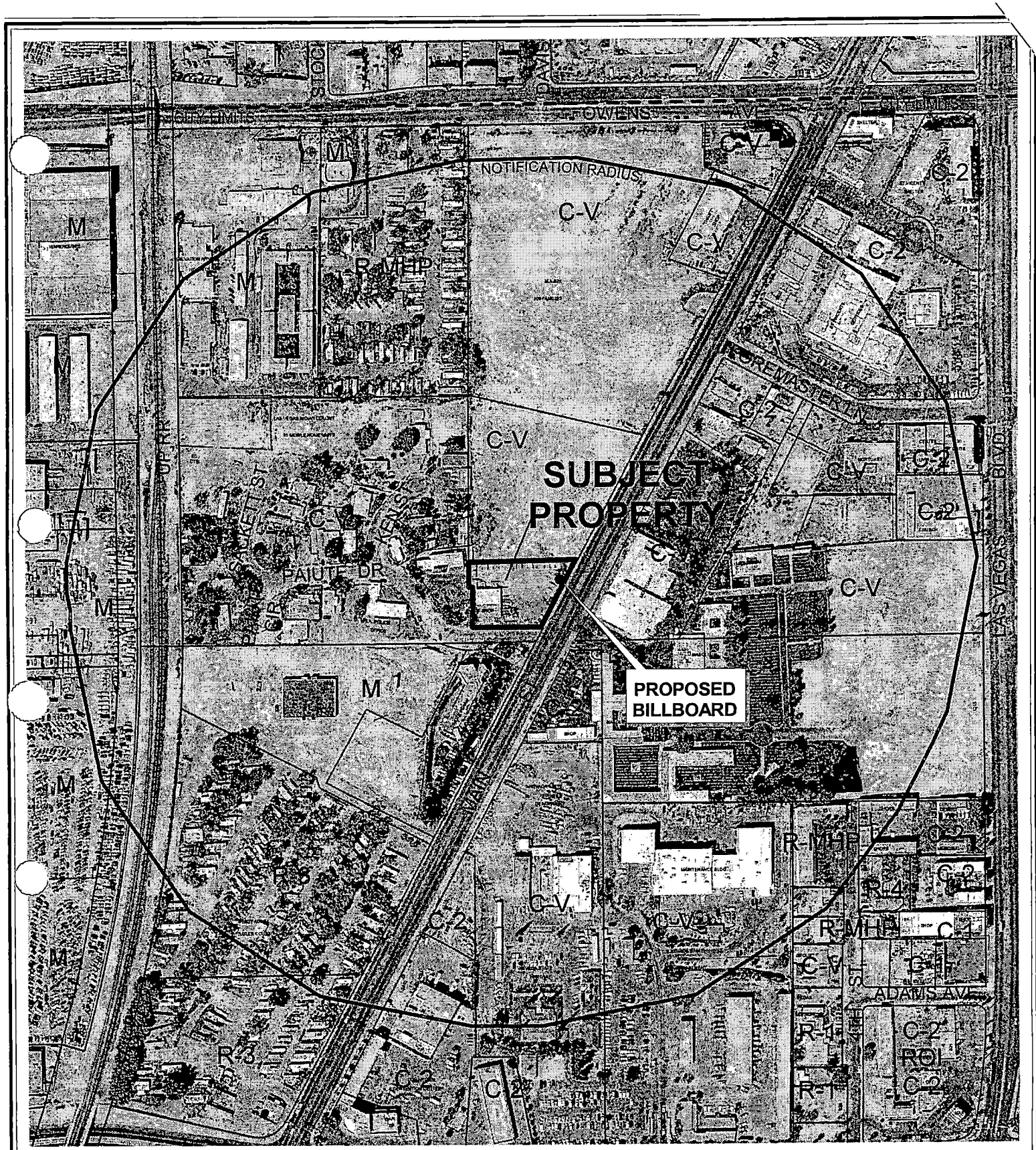
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CASE: **SUP-4689**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



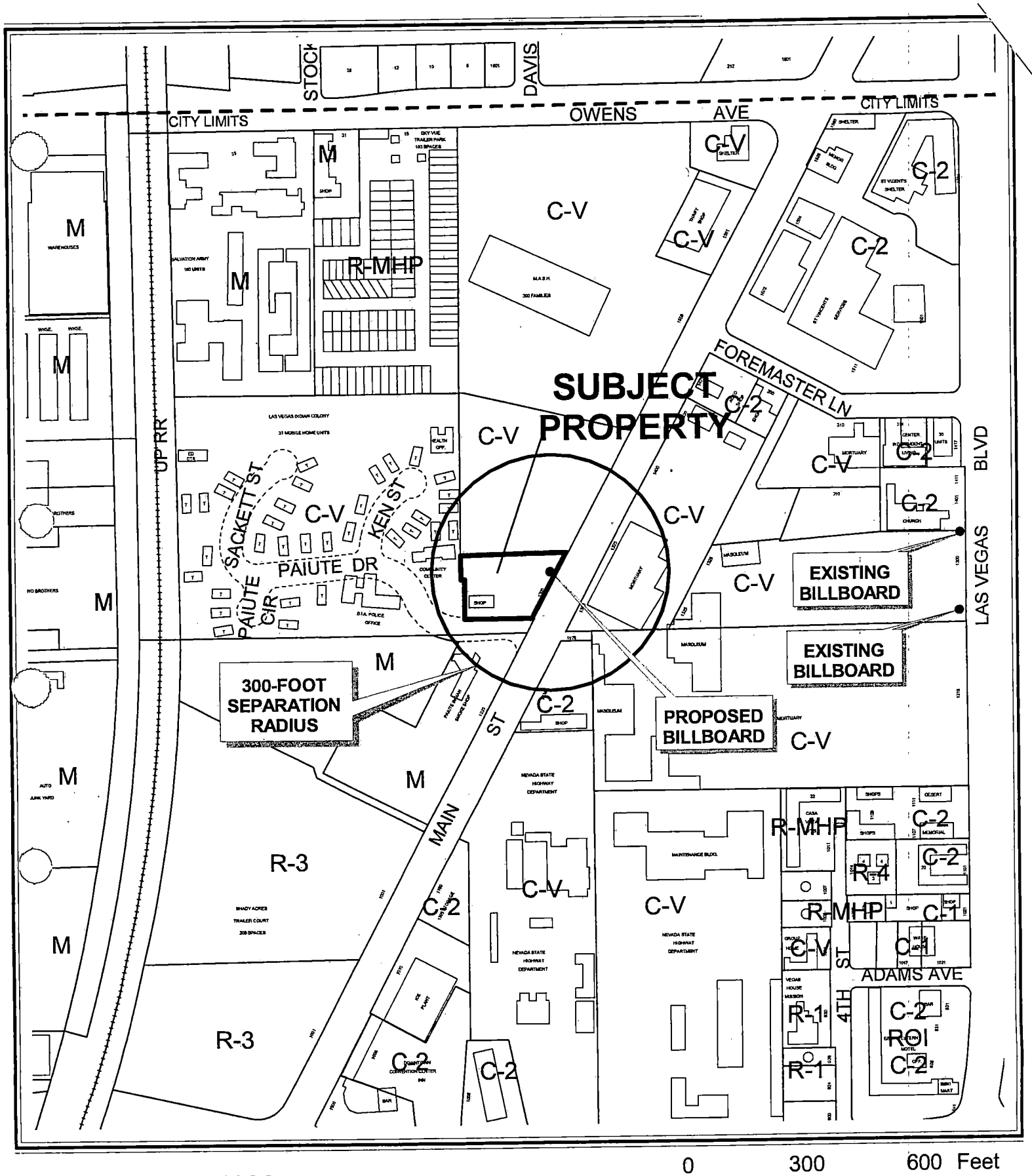
0 300 600 Feet

CASE: **SUP-4689**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

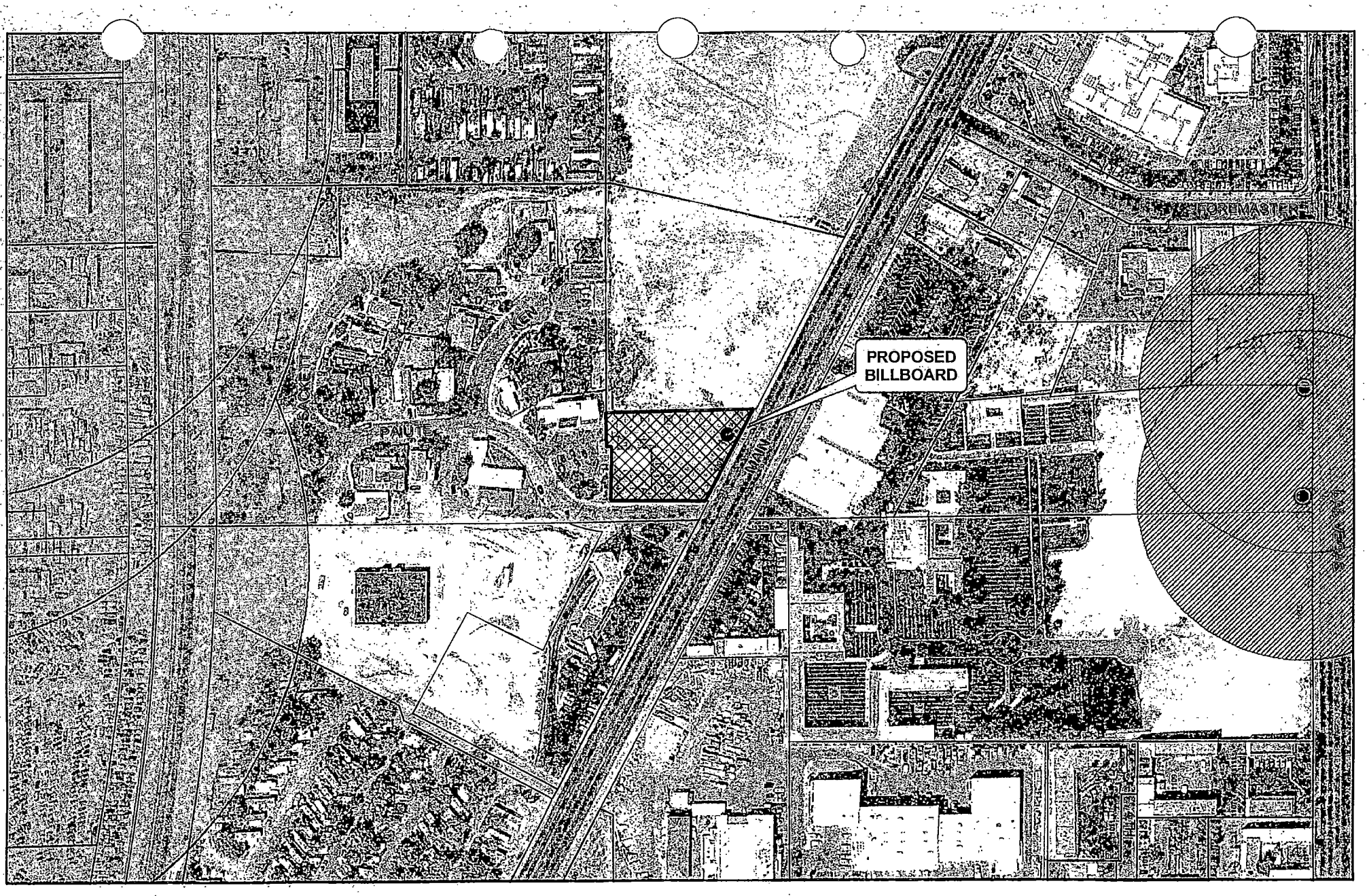
N



CASE: **SUP-4689**

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



SUP-4689

- 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-4689 - SPECIAL USE PERMIT - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: JERRY APPELHANS AND DEBRA TENNARIELLO

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

1. 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.

2. Conformance to all minimum requirements under Title 19.14 for an Off-Premise Sign and other applicable sign requirements.

3. 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.

4. The off-premise advertising (billboard) sign support pole shall be designed to include finish materials to complement the existing on-site buildings.

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

6. 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.

7. 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.

DDS

8. 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.

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 1301 North Main Street.

B) Applicant's Justification

The applicant's states in a letter attached to the application the following:

> "This area along Main Street does currently contain other additional Off Premise advertising structures. They have conformed nicely to their surroundings and do not offer any intrusions to any neighborhoods...The area proposed is in a commercially built up area and an off premise sign would not be out of context with the surrounding uses, as do none of the other existing structures in the area."

BACKGROUND INFORMATION

A) Previous Actions

There is no previous action recorded for this property.

B) Pre-Application Meeting

06/16/04 Various details of the proposal were discussed with the staff, including the following:

- Discussion occurred regarding the sign being within 300 feet of existing mobile and modular homes zoned C-V (Civic). Title 19, however, clearly states that the separation requirements for billboards only apply to "U" and "R" zoning districts.
- A determination needs to be made whether the sign would be within a 750-foot restricted zone along Interstate Highway 15. (It has been ascertained that the sign would be outside the zone.)

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: 0.84

B) Existing Land Use

Subject Property:	Storage for industrial materials
North:	Burial ground of the Paiute Indian Reservation
South:	Retail (Paiute Indian Smoke Shop)
East:	Mortuary
West:	Residences and community center of the Paiute Indian Reservation

C) Planned Land Use

Subject Property:	L-I/R (Light Industrial/Research)
North:	PF (Public Facility)
South:	SC (Service Commercial)
East:	PF (Public Facility)
West:	M-L (Medium – Low Density Residential)

D) Existing Zoning

Subject Property:	C-M (Commercial/Industrial)
North:	C-V (Civic)
South:	M (Industrial)
East:	C-V (Civic)
West:	C-V (Civic)

E) General Plan Compliance

The site is designated L-I/R (Light Industrial/Research) on the Southeast Sector Land Use Plan Map of the General Plan. The existing C-M (Commercial/Industrial) zoning designation is in conformance with the General Plan.

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

The site is shown in Downtown North Area of the Southeast Sector. The proposed Off-Premise (Billboard) Sign is contrary to a number of goals, objectives and policies of the *Downtown North Land Use Plan*. Several are the focus of this staff report and include the following:

- Goal 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.
- Objective 2.2: To ensure that low-density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impact where feasible.
- Policy 2.2.1: That any higher density or mixed-use redevelopment which is adjacent to lower density residential development incorporate appropriate design, transition, or buffering elements which will mitigate adverse visual, audible, aesthetic and traffic impacts.
- Objective 2.4: To ensure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced.
- Policy 2.4.8: That the City improves the quality and appearance of signage through review, amendment and consistent application of its Sign Code.

By the goals, objectives and policies established in the *Downtown North Land Use Plan*, it is clear that the focus of the Plan is to enhance properties in this area, particularly those in close proximity to residential development.

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) Sign in any direction.	300 Feet	Yes
Minimum distance separation from "R" zoned property	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 an "R" zoning district.

Immediately west of the subject property is the Paiute Indian Community Center and mobile and modular homes that are residences of the Paiute Indians. The residences are located within 300 feet of the location of the proposed Off-Premise Advertising (Billboard) Sign. Even though the separation requirements of Title 19 only apply to "R" zoned boundaries, the integrity of the Paiute Indian residences should be protected.

DDS

B) General Analysis and Discussion

- Zoning

An Off-Premise Advertising (Billboard) Sign is an allowed use within the C-M (Commercial/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.

As presented above, there are residences of the Las Vegas Colony of the Paiute Indians located on property west and within 300 feet of the proposed Off-Premise Advertising (Billboard) Sign. Although the residences are not located in an "R" zoning district, they are expected to remain there for perpetuity. Consequently, the homes of the Paiute Indians that are located on land outside of the City's zoning jurisdiction, should be given the same protection as if they were within an "R" zoning district.

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 Off-Premise Advertising (Billboard) Sign would be located within 300 feet of the residences of the Paiute Indians to the west. Title 19 recognizes that there is a compatibility issue with the location of such signs in close proximity to residences by imposing separation requirements. In addition, the sign is not projected to be consistent with the goals, objectives and policies of the *Downtown North Land Use Plan.*

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 341

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4689 APN: 139-27-502-007

Name of Property Owner: Appelhans Jerry And Tennariello Debra

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 ____✓____ 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: Jerry Appelhans

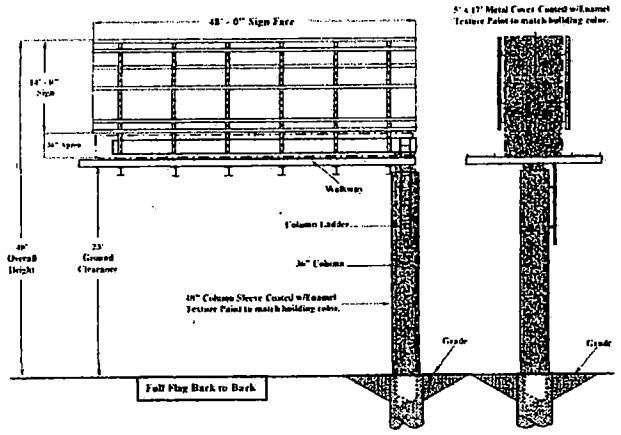
Print Name: Jerry Appelhans.

Subscribed and sworn before me

This 5th day of May, 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: JERRY APPELHAN & DEBRA J. TENNARIELLI 2049 W. BONANZA RD LAS VEGAS, NV 89106-4772

PROPERTY ADDRESS: 1301 N. MAIN ST. LAS VEGAS, NV 89106

CONTACT: STEVE RANNEY@ LAS VEGAS BILLBOARDS 5665 S. VALLEY VIEW BLVD. LAS VEGAS, NV 89118 837-7822

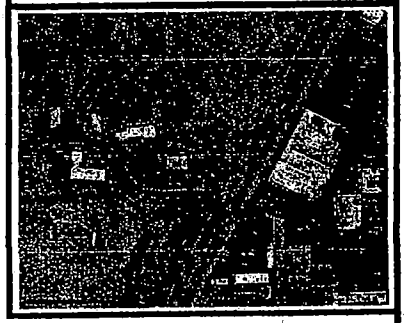
APN: 139-27-502-007
ZONED: C-M
14' X 48' FT/I. FLAG, BACK TO BACK
40' OVERALL HEIGHT
NO ADJACENT OFF-PREMISE SIGN WITHIN 300' RADIUS
NO R-E ZONE WITHIN 300'
SCALE 1" = 20'

NORTH

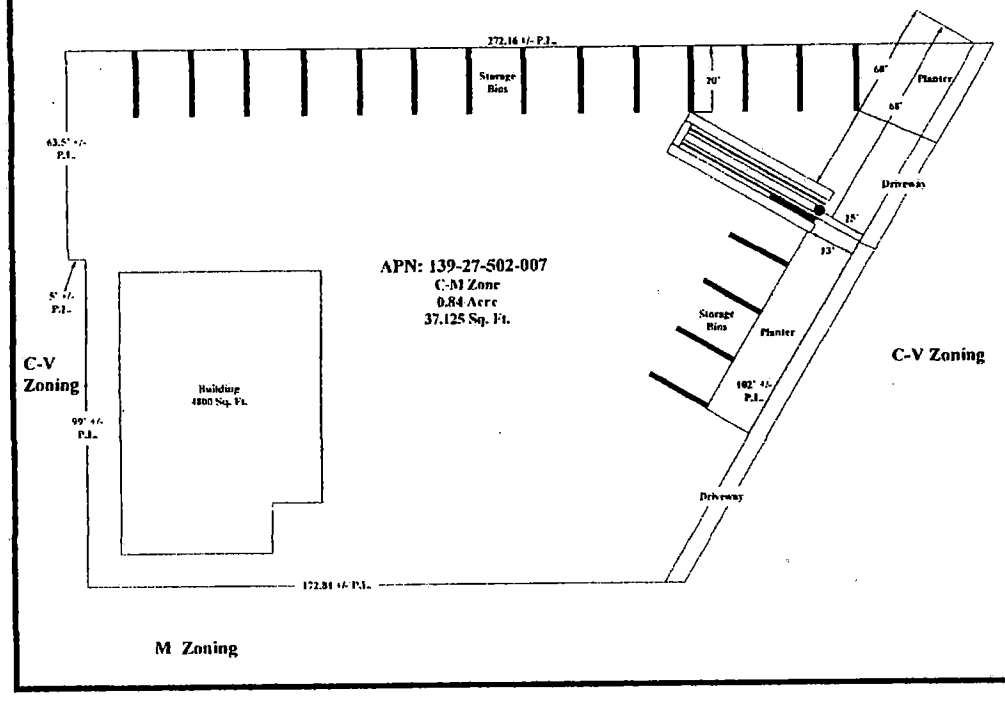
SIGN ANALYSIS TABLE

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:
15' FRONT SETBACK FROM MAIN ST. TO LEADING EDGE OF SIGN.
15' FRONT SETBACK FROM MAIN ST. TO CENTER OF COLUMN.
40' SIDE SETBACK FROM NORTH PROPERTY LINE TO LEADING EDGE OF COLUMN.
48' SIDE SETBACK FROM NORTH ROPERTY LINE TO CENTER OF COLUMN.



C-V Zoning



SUP-4689
08-12-04 PC



SUP-4689 - SPECIAL USE PERMIT - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: JERRY APPELHANS AND DEBRA TENNARIELLO
1301 NORTH MAIN STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 73

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-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).

C.C.: 09/15/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

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.

GARY LEOBOLD, Planning and Development, stated that conditions not met on this application is the 80-foot lot width provision and the requirement for only one occupant room, bathroom and walk-in closet. Although it was not included on the floor plan, a kitchen could easily be built into the area next to the sink, refrigerator and dishwasher. If the application was approved, the applicant would have to meet the remaining conditions for a guest house.

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 73 – SUP-4744

MINUTES – Continued:

RENEE RAMBERG, 2808 Mason Avenue, stated that there is only one large room, a walk-in closet, bathroom and a storage area. Their plan is to use the bathroom for the pool area. They do not have a garage and would like to keep their circled driveway and not take away the look of the McNeil estates by building a garage in front of their home. As a result, they would like to use the storage space as a game room and also store seasonal items and sports equipment.

CHARLIE CARTER, 2812 Mason Avenue, stated that they reside next door to the applicant and have lived in the area for 13 years. Although the neighborhood is old and worn in certain areas, she loved the neighborhood. In addition, she stated that MS. RAMBERG has moved into the neighborhood a few months ago, but they are impressed and amazed at what has been done to upgrade their home. They have cleaned up their yard, painted and installed new windows. MS.RAMBERG and her family efforts have only inspired or shamed the residents into doing some of their own renovations. MS. CARTER felt that individuals pay a lot more for casitas on model homes and believed that this proposed project would only add value to their homes. She added that she supported MS. CARTER'S proposed project.

For the record, MS. RAMBERG stated that the photos on the overhead were not photos of her property.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(10:48 – 10:52)

3-3842

CONDITIONS:

Planning and Development

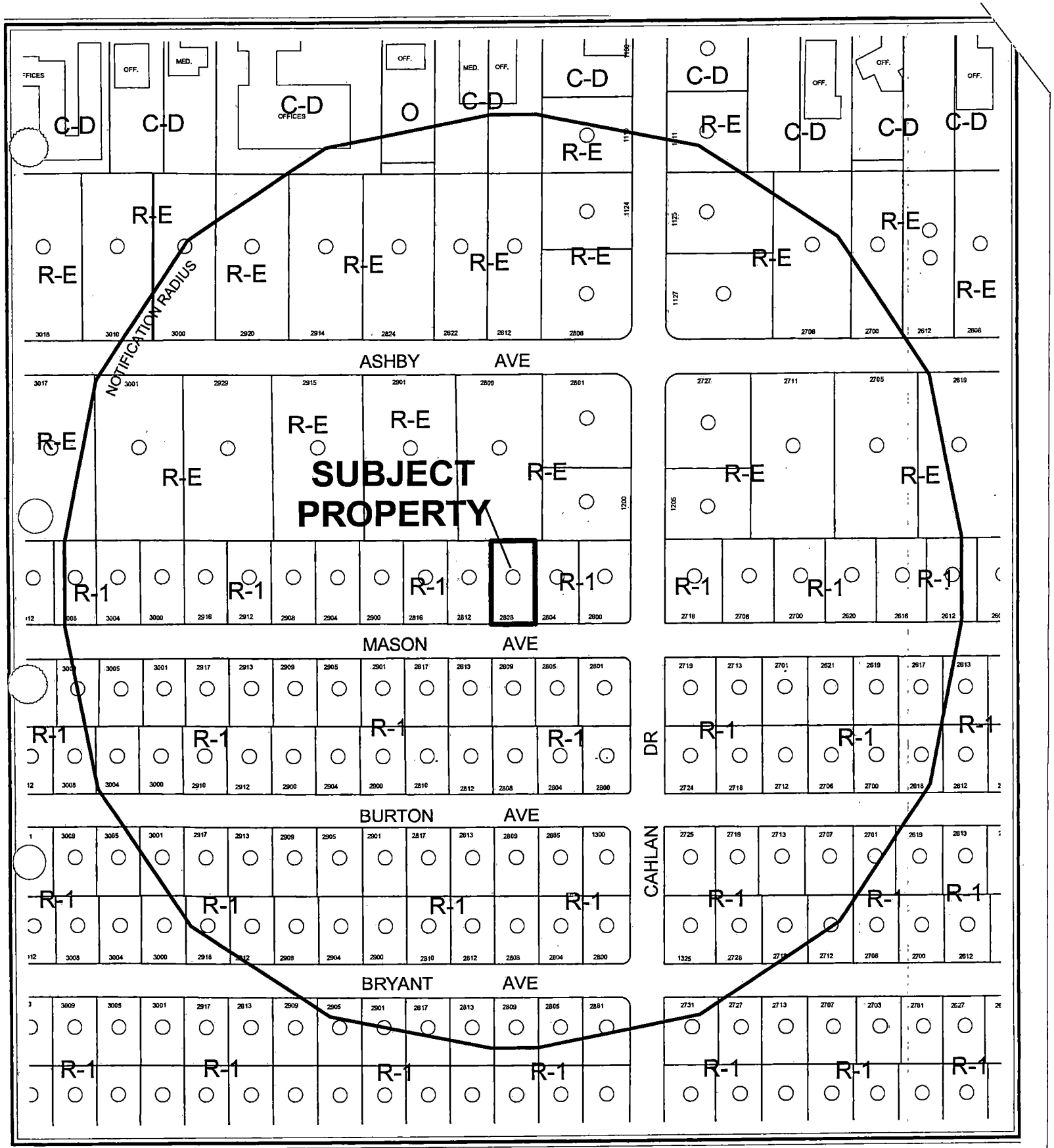
1. Conformance to the remaining requirements of Title 19.04.040 for a Guest House/Casita use.

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

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

Public Works

4. 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.



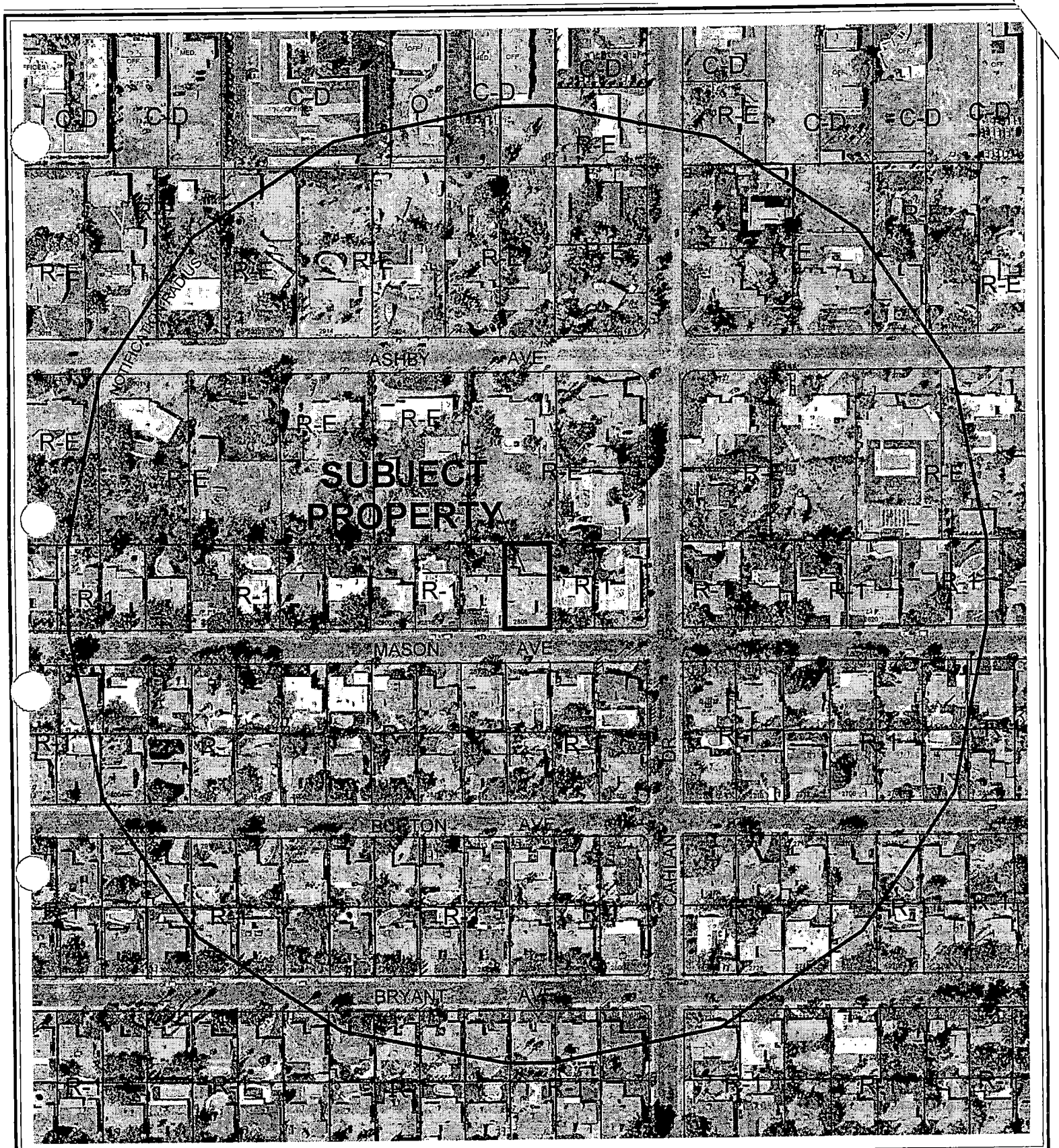
0 200 400 Feet

CASE: **SUP-4744**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SUP-4744**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4744 - APPLICANT/OWNER: HUBERT R. POWELL AND RENEE C. RAMBERG

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

1. Conformance to the remaining requirements of Title 19.04.040 for a Guest House/Casita use.

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

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

Public Works

4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Guest House/Casita on a lot whose width is less than 80 feet, and which consists of more than one occupant room, bathroom, and walk-in closet at 2808 Mason Avenue.

B) Applicant's Justification

According to the applicant's justification letter, the width of the lot is only three feet short of the 80 feet required. In addition, the principal home on the property does not contain a garage, and additional space is needed for storage. The location of the existing pool on the lot requires that the proposed guest house be attached from the main dwelling.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous land-use actions on the subject site.

B) Pre-Application Meeting

06/11/04 Staff and the applicant reviewed the conditions for approval of a guesthouse. The applicant indicated that she understood that the proposal did not meet several of the criteria and that staff would be recommending denial of the project. It was determined that the proposal could, with revision, meet all of the conditions except for the lot width.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.26

B) Existing Land Use

Subject Property:	Single-Family Dwelling
North:	Single-Family Dwelling
South:	Single-Family Dwelling
East:	Single-Family Dwelling
West:	Single-Family Dwelling

SS

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-1 (Single-Family Residential)
North:	R-E (Residence Estates)
South:	R-1 (Single-Family Residential)
East:	R-1 (Single-Family Residential)
West:	R-1 (Single-Family Residential)

E) General Plan Compliance

The subject site is designated L (Low Density Residential) on the Southeast Sector Map of the General Plan, which allows a maximum of 5.5 dwelling units per gross acre. The subject property, zoned R-1 (Single-Family Residential), conforms to this category.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
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

This area is part of the Neighborhood Revitalization Area, which the Las Vegas Master Plan 2020 identifies as an area of neighborhoods where existing residential uses should be protected.

ANALYSIS

A) Zoning Code Compliance

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Guest House/Casita	Must be located in the U, R-A, R-E, R-D, R-1 or equivalent zoning districts	Located in an R-1 district
	May not be located on a lot or parcel whose width is less than 80 feet	**77 feet**
	May not exceed the height of the principal dwelling	Casita - 10 feet House – 11 feet
	May not consist of more than one occupant room, a bathroom and a walk-in closet. Kitchens are not permitted.	**Consists of two rooms, two closets, and a bathroom. No kitchen, but there is a wet bar area**
	May be located in a side or rear yard if it meets the required setbacks of the zoning district and, if separated from the main dwelling, shall have at least 10 feet of separation; must be set back at least five feet from side and rear property lines	Located in rear yard; 31-foot separation from house; set back 5 feet from rear property line and 7.66 feet from side property line
Max. Lot Coverage – R-1 district	50 %	28 %
Max no. Dwelling Units per Lot (R-1)	1	1

The proposed guesthouse is located on a residential lot that is 77 feet wide, where 80 is required by the Zoning Code. It contains one additional room and closet than allowed by Code. An area off the main recreation room contains a counter area with sink, refrigerator, and dishwasher, but no stove as is normally found in a kitchen. Other requirements for development in an R-1 (Single-Family Residential) district are met.

B) General Analysis and Discussion

- Zoning

The subject property is zoned R-1 (Single-Family Residential). A Guest House/Casita is permitted in this zoning classification as a conditional use subject to the conditions found in Title 19.04.040; however, because several of these conditions are not met, a Special Use Permit is required.

SS

- Use

This proposed guest house is 967 square feet and is situated in the northwest corner of the property. Conditions not met include the 80-foot lot width provision and the requirement for only one occupant room, bathroom, and walk-in closet. Other conditions for approval of a Guest House/Casita use have been met. When combined with the footprint of the house, the project still meets the R-1 (Single-Family Residential) lot coverage provision. Other than the lot width, the applicant would be able to redesign the project to meet the conditions. Although not explicitly included on the floor plan, a kitchen could easily be built into the area next to the sink, refrigerator and dishwasher.

- Conditions

If this request is approved, the applicant must meet the remaining conditions for approval of a Guest House/Casita use.

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 guesthouse is larger and more intense than the Zoning Code allows, and is therefore deemed not to be harmonious and compatible with other single-family uses in the surrounding area. In addition, one area of the proposed guest house may easily be converted into a kitchen, which effectively turns the structure into an illegal second unit on the lot.

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

   The subject site, by Code, does not meet the 80-foot lot width required for the Guest House/Casita use. While the site can physically accommodate the proposed structure, the use is too intense for an area consisting entirely of low density single-family dwellings.

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 proposed guest house will not generate any significant additional traffic to the subject site and will not require provisions for additional access.

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 guest house will be subject to inspections for compliance to the International Building Code (IBC); therefore, the use will not compromise the public health, safety, and welfare.

NOTICES MAILED 134

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4744 APN: 162-05-514-008

Name of Property Owner: Renee Ramberg

Name of Applicant: Renee Ramberg

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: Renee C. Ramberg

Print Name: Renee C. Ramberg

HUBERT POWELL

Subscribed and sworn before me

This 28th day of June, 2004

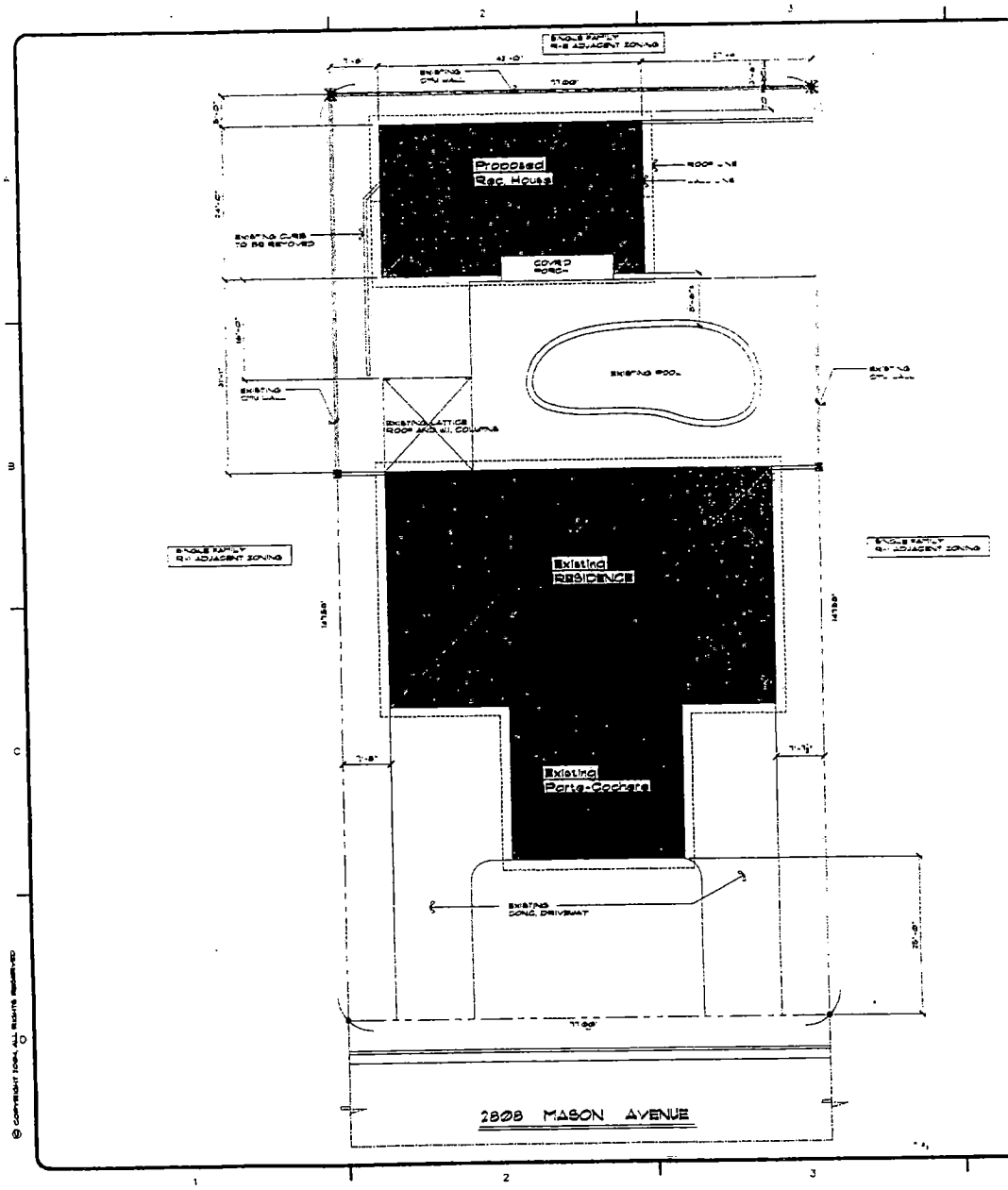
Karen S. Hall

Notary Public in and for said County and State

Revised 2/12/02

KAREN S. HALL
Notary Public - Nevada
My appt. exp. Jun. 6, 2005
No. 93-0429-1

f:\depot\Application Packet\Statement of Financial Interest.doc



BUILDING AREAS

EXISTING MAIN RESIDENCE — 2[illegible] SF

PROPOSED RECREATION HOUSE — 987 SF

LOT COVERAGE

MAIN RESIDENCE — 2852 SF
REC. HOUSE — 215 SF
TOTAL COVERED — 4587 SF

[illegible] x LOT AREA
[illegible]
[illegible] SF ALLOWABLE COVERED

ZONING

R-1

LEGAL DESCRIPTION

LOT 14, BLOCK 3
MASON MANOR
AS SHOWN ON MAP THEREOF IN BOOK 5 OF PLATS, PAGE 19
IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA

A.P.N. 162-05-314-008

NORTH

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

SITE PLAN

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JEFF GROVER DESIGN
Residential Design and Planning
RESIDENTIAL DESIGN AND PLANNING
788 So. Polaris Avenue Las Vegas, Nevada 89104 Tel 702-361-7976
Fax 702-361-0560
jeffgrover@cox.net

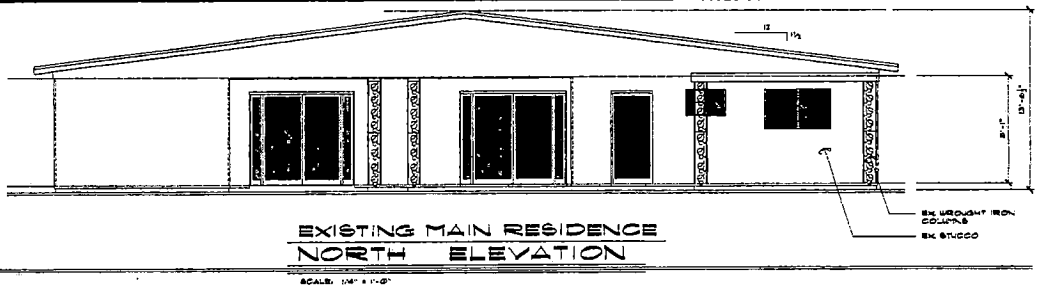
DATE | DESCRIPTION

PROJECT NAME
A Recreation House for Renee Ramberg
2808 Mason Avenue
Las Vegas, Nevada

DRAWN BY TD/JG
CHECKED BY JG
DATE 08/20/04
JOB NUMBER 043414

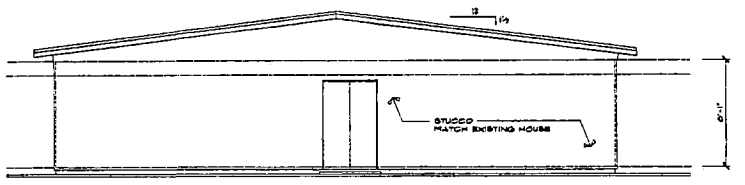
SHEET NAME
SITE PLAN
SHEET NUMBER
A.101

SUP-4744
08-12-04 PC



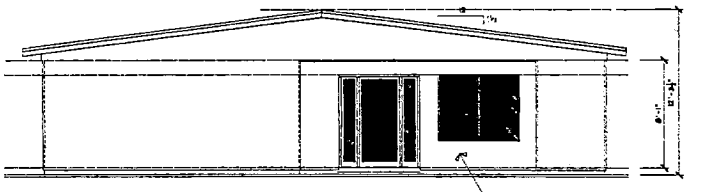
EXISTING MAIN RESIDENCE
NORTH ELEVATION

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



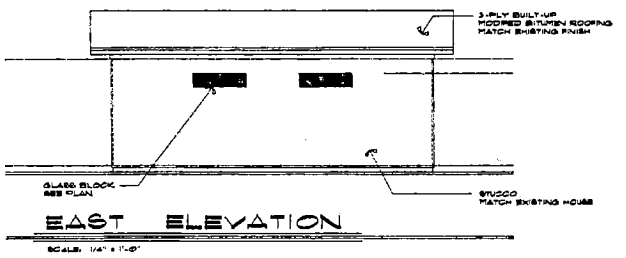
NORTH ELEVATION

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



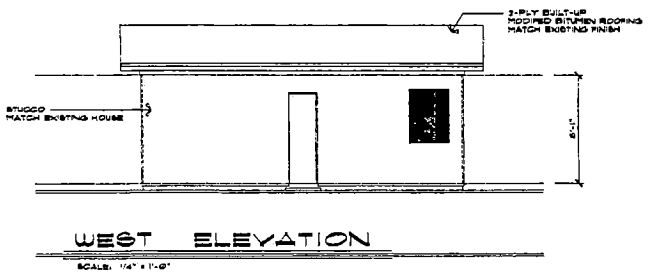
SOUTH ELEVATION

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



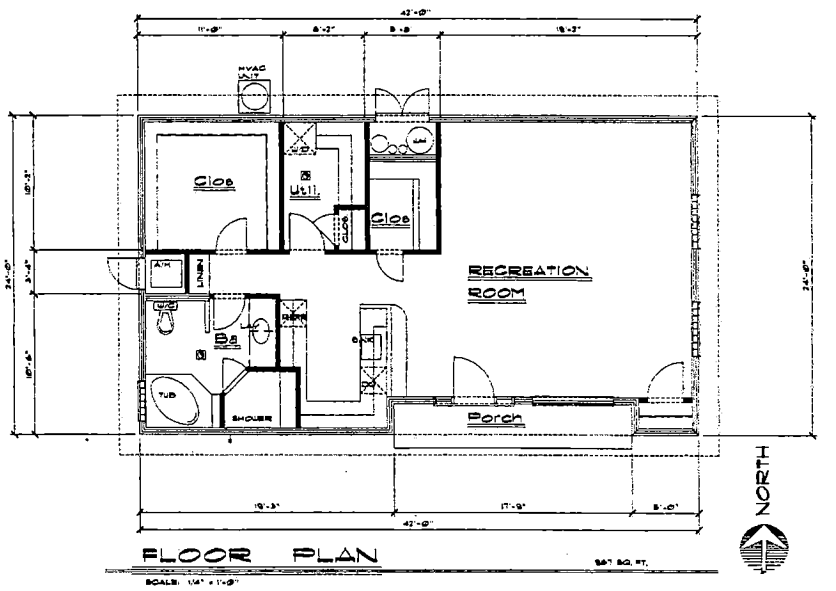
EAST ELEVATION

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



WEST ELEVATION

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



FLOOR PLAN

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

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NO.	DATE	DESCRIPTION
1		

JEFF GROVER DESIGN
Residential Designer
RESIDENTIAL DESIGN AND PLANNING
7251 So. Polaris Avenue Las Vegas, Nevada 89139
www.jeffgroverdesign.com
701-341-1976
FAX 701-341-2206

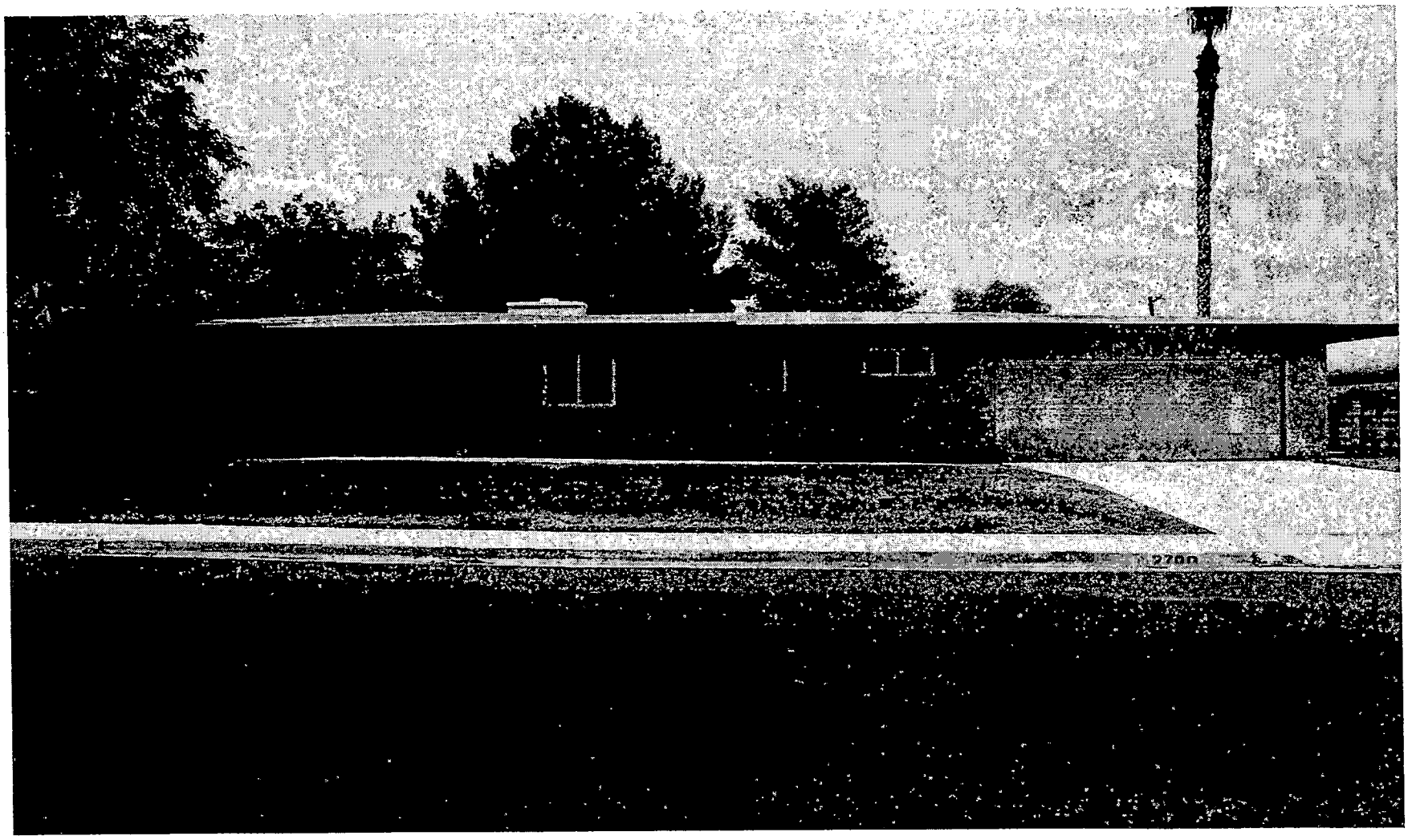
PROJECT NAME
A Recreation House for Renee Ramberg
2828 Mason Avenue
Las Vegas, Nevada

DRAWN BY TG/JG
CHECKED BY JG
DATE 06/25/04
JOB NUMBER 04.3414

SHEET NAME
FLOOR PLAN ELEVATIONS
SHEET NUMBER
A.301

SUP-4744
08-12-04 PC

REVISED
7-21-04 AS



SUP-4744 - APPLICANT/OWNER: HUBERT R. POWELL AND RENEE C. RAMBERG
2808 MASON AVENUE
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 74

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-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).

C.C. 09/15/04

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

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

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

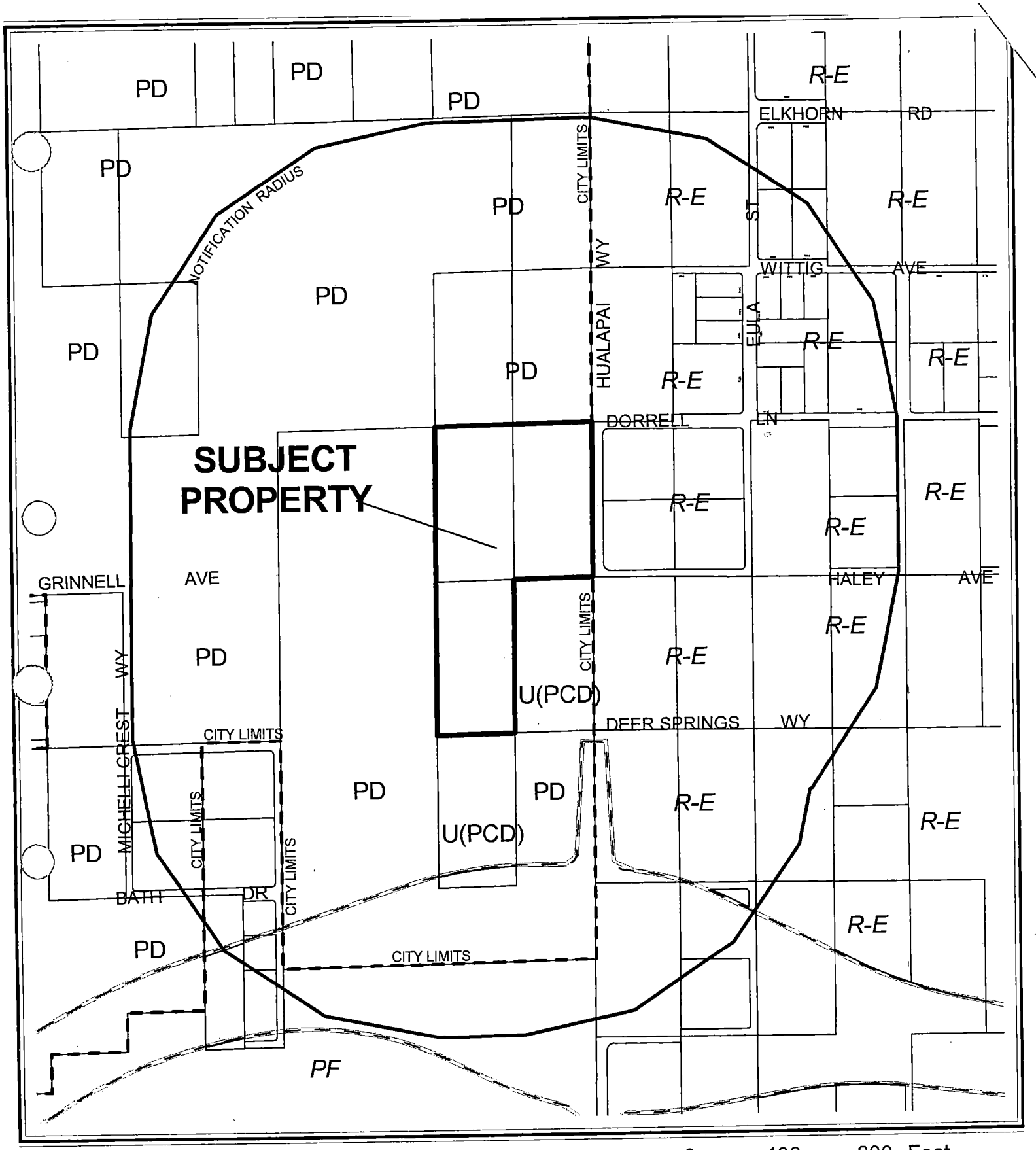
PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 74 – SDR-4730

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)



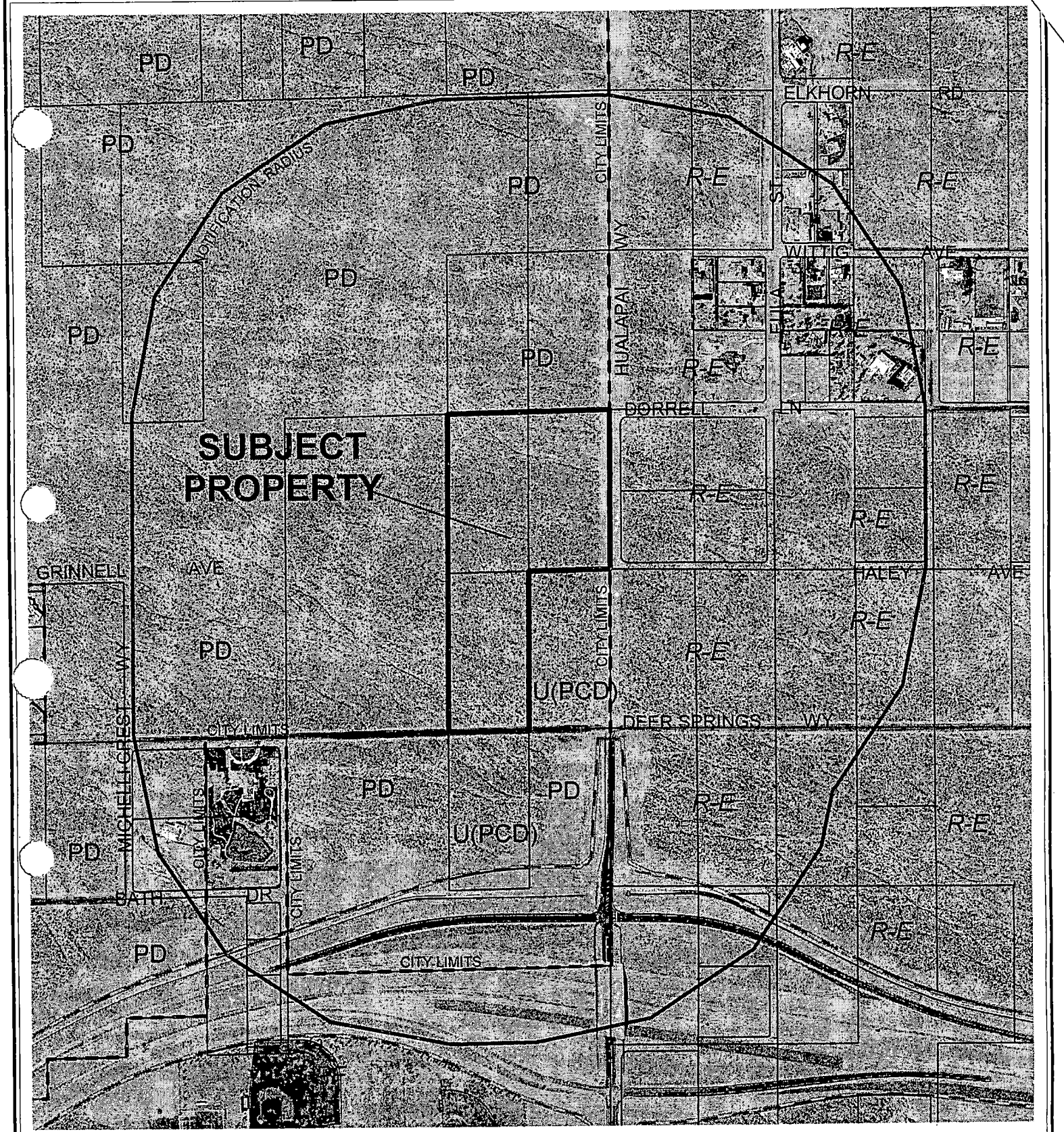
CASE: **SDR-4730**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [MEDIUM DENSITY RESIDENTIAL CLIFF'S EDGE SPECIAL USE DESIGNATION]

N



CASE: **SDR-4730**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [MEDIUM DENSITY RESIDENTIAL CLIFF'S EDGE SPECIAL USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4730 - APPLICANT: PICERNE DEVELOPMENT CORPORATION - OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

1. Approval and conformance to a Variance application for deviation from the Residential Adjacency Standards, prior to issuance of any permits.

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

3. The site plan shall be revised and approved by Planning and Development Department, prior to the time application is made for a building permit, to reflect the Multi-Use Non-Equestrian trail along the subject property's Hualapai Way Street Frontage.

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

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

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

7. 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.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.] (Apartment complexes require a management company on-site).

PL

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

12. Any property line wall shall conform to the Cliff's Edge Master Development Plan and Design Guidelines. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

Public Works

15. The Cliff's Edge Parent Map shall record prior to the issuance of any permits or the submittal of any construction drawings for this site, whichever occurs first.

16. 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.

17. If not already constructed by the Master Developer, construct half-street improvements including appropriate overpaving (if legally able) on Dorrell Lane, Hualapai Way and Deer Springs Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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). 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.

18. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. A traffic queuing analysis for the proposed access on Dorrell Lane must be submitted to and approved by the City Traffic Engineer prior to the issuance of any permits or the submittal of any construction drawings for this site, whichever may occur first. The access to Deer Springs Way shall be limited to egress only, unless otherwise allowed by the City Traffic Engineer in writing.

PL

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

20. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.

21. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

22. 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.

23. An update to the Master sewer study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved sewer study prior to occupancy of any units within this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.

24. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Final Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, MOD-3955 and all other applicable site-related actions.

25. A Homeowner's Association or Landscape Maintenance 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Request for a Site Development Plan Review for a proposed 392-unit multi-family residential development and a Waiver of Cliff's Edge Master Development Plan and Design Guidelines to allow 10-foot setback on the western property line for three-story buildings and a zero-foot setback from the eastern and western property line for one and two-story buildings, on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way.

B) Applicant's Justification

The applicant states no specific justification for this application other than a general statement claiming, "The proposed use is consistent with the present use designation..." and, "The proposed improvements will comply in all material respects with applicable and controlling design standards of both the master plan and the City of Las Vegas.

BACKGROUND INFORMATION

A) Previous Actions

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 the subject sites of this Rezoning request. 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 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, 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.

07/16/03 The City Council approved 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, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval on 06/12/03.

PL

02/18/04 The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.

05/0504 The City Council approved a Major Modification (MOD-3955) request to the Cliff's Edge Master Development Plan to change land use designations from: village commercial to: medium low density residential and medium residential; from: medium residential to: residential small lot; and from: medium low density residential to: pump & reservoir; to modify section 6.2.3 regarding retaining walls; and to modify table 1 (section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval on 04/08/04.

B) Pre-Application Meeting

05/12/04 A pre-application conference was held and resulted in the following comments:

1. An approval letter from the Cliff's Edge Design Review Committee (DRC).
2. MOD-3955 change the land use designation to Medium Density Residential.
3. Off-site improvement requirements were discussed.
4. Two access points are required – a main entry and rolling access gate for residential only.
5. Signal traffic fee required.
6. A waiver of the parking lot fingers standard is to be requested.
7. A waiver of setback requirements from 3.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines for one, two, and three-story structures.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.69

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	R (Rural Density Residential)
West:	PR-OS (Parks – Open Space)

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	U (PCD) [Undeveloped (Planned Community Development General Plan designation)] & PD (Planned Development)
East:	Clark County Zoning [Rural Estates Residential [2 Units per Acre] (R-E)]
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 site is designated as M (Medium Density Residential) within the Cliff's Edge Master Development Plan.

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

Cliff's Edge Master Plan:
The City Council approved a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines" on 03/19/03. The land use and text changes to the master plan were approved through the City Council by means of several Rezonings and Major Modification (MOD-3599), approved on 05/05/04.

Multi-Use Non-Equestrian (Transportation) Trail:
A Multi-use Transportation Trail is required along the western portion of the Hualapai Way street frontage, as shown on Map 2 of the Transportation Trails Element of the Master Plan. A multi-use transportation trail refers to paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles. A multi-use transportation trail consists of a five-foot transition strip and a five-foot private landscaped corridor

that are separated by a ten-foot public transportation trail path. Provision of the right-of-way for, and construction of, the Multi-Use Non-Equestrian (Transportation) Trail, will be the responsibility of the developers of the Cliff's Edge project.

PROJECT DESCRIPTION

The proposed 392-unit multi-family residential subdivision is composed of eight building types, which range from one to three stories. The site contains a clubhouse, two pools, and three spas with accompanying cabanas. The applicant is requesting waivers from the Cliff's Edge Master Development Plan and Design Guidelines to allow a three-story structure to have a 10-foot setback from the western property line where 30 feet is required, a two-story structure to have a zero-foot setback where 20 feet is required along the western property line, and to allow a one-story structure to have a zero-foot setback where 10 feet is required along eastern property line.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to The Cliff's Edge Master Development Plan And Design Guidelines, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Minimum Setbacks			
Principle Buildings and Accessory Structures from the Property Line			
• Single Story Structures	10 Feet	Zero Feet	NO*
• Two Story Structures	20 Feet	Zero Feet	NO*
• Three Story Structures	30 Feet	10 Feet	NO*
Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter			
• Single Story Structure	10 Feet	N/A	YES
• Two Story Structure	20 Feet	8 Feet	NO**
• Three Story Structure	25 Feet	15 Feet	NO**

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Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl			
• Single Story Structures	10 Feet	N/A	YES
• Two Story Structures	10 Feet	Zero Feet	NO***
• Three Story Structures	10 Feet	10 Feet	YES
Living Area or Porch from Private Street or Parking	10 Feet	Zero Feet	NO*@
Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	N/A	YES
Building Separation			
• Balcony to Balcony	30 Feet	N/A	N/A
• Balcony to Non-Balcony	20 Feet	15 Feet	NO*@*
• Non-Balcony to Non-Balcony	15 Feet	12 Feet	NO*@*
• Between Main Bldg & Acc. Structure	10 Feet	10 Feet	YES
Maximum Bldg Height			
• Principle Building and Accessory Structures	50 Feet Subject to Setback Criteria Above	42 Feet	YES
Trash Enclosure	YES	13	YES
Mech. Equipment	YES	YES	YES

* Buildings 8, 9, and 23 thru 28 are single-story structures (garages), which are located along the east property line at a zero-foot setback where 10 feet is required. Buildings 29 thru 35 are two-story structures (lofts located over a garage), which are located along the west property line at a zero-foot setback where 20 feet is required. Building 1 is a three-story structure (apartment building), which is located along side the west property line at a 10-foot setback where 30 feet is required. All of these buildings fail to meet the development standards set forth by 3.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines and require a waiver of said standards.

** Building 29 is a two-story structure (lofts residing over a garage), which is located along the south property line approximately eight feet from the Deer Springs Way right-of-way (R.O.W.) at the parcel perimeter where 20 feet is required. Buildings 1 thru 3 are three-story structures (apartment buildings), which are located along side the north property line at a range of 15 to 24-foot setback from the Dorrell Lane R.O.W. at the parcel perimeter where 25 feet is required. All of these buildings fail to meet the development standards set forth by 3.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines and require a waiver of said standards.

*** Buildings 29 thru 35 are two-story structures (lofts located over a garage), which are located along the west property line at a zero-foot setback from an adjacent park where 10 feet is required. These buildings fail to meet the development standards set forth by 3.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines and require a waiver of said standards.

*@ Buildings 18 and 29 thru 35 are two-story structures in which lofts are located directly above a garage and are abutting parking spaces provided for the rest of the apartment development. Parking spaces are separated by either a two to three-foot landscape planter or by a five-foot landscape planter. These buildings fail to meet the development standards set forth by 3.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines and require a waiver of said standards.

@ Buildings 10 and 14, as well as building 13 and the model units have a non-balcony to non-balcony building separation of 12 and 13 feet respectively, where 15 feet is required. Buildings 11 and 12, buildings 13 and 14, buildings 19 and 20, buildings 20 and 21, and buildings 21 and 22 have a balcony to non-balcony building separation of approximately 15, 15, 17, 18, and 17 feet respectively, where 20 feet is required. These buildings fail to meet the development standards set forth by 3.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines and require a waiver of said standards.

A2) Residential Adjacency Standards

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

a) Proximity slope. Building 7 is approximately 30 feet from the nearest residential property line. The applicant is proposing a building approximately 42 feet in height, which would require a 126-foot setback, a 320% deviation of the proximity slope. The proposed fails to meet the proximity slope requirement.
b) Building setback. Building 7 is approximately 30 feet from the nearest residential property line, where approximately 125 feet is required, therefore the proposed development fails to met the required building setback.

The proposed development is adjacent to a non-owner parcel with the zoning designation of U (PCD) [Undeveloped (Planned Community Development General Plan designation)], which is currently not a part of the Cliff's Edge Master Planned Community. The PCD designation allows for a number of different uses, one of which is residential. This meets the test in the Zoning Code for the application of Residential Adjacency Standards. Therefore, the proximity of Building 7 to the property line of said parcel is not in conformance with Residential Adjacency Standards, and will require a separate Variance application.

A3) Parking and Traffic Standards

Pursuant to Title 19.10 and the Cliff's Edge Master Development Plan and Design Guidelines, the following Parking Standards apply to the subject proposal:

Uses	Ratio	Units	Required
Studio or 1 Bedroom units	1.25 / Unit	150	187.5
Two bedroom units	1.75 / Unit	218	381.5
Units w/ more than 2 bedrooms	2 / Unit	24	48
Visitor parking	0.2 / Unit	392	78.4
Club House	1 space / 200 GFA	6,487 SF.	32.4
Total			**728**

Type	Provided
Uncovered	279
Covered	392
Garage	80
Total	**751**

Handicap Parking	Ratio	Required	Provided
Regular	2% of total required spaces	12	16
Van Accessible	1 / 6 handicap spaces	3	2
Total		**15**	**18***

PL

* The proposed development exceeds the required number of handicap parking spaces, but fails to meet the number of required van accessible handicap spaces per the International Building Code. Additionally, all of the proposed handicap spaces fail to meet the design standards set forth by the 1992 CABO / ANSI A117.1, Section 4.6 and Title 19.10.010.G.3.

The total amount of parking spaces provided onsite exceeds the required amount of parking for the proposed development therefore it is in compliance.

A4) Landscape and Wall Standards

Pursuant to Title 19.12 and the Cliff's Edge Master Development Plan and Design Guidelines, the following Landscape Standards apply to the subject proposal:

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree / 10 Spaces	14 Trees	23*
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet	130 Trees	48**
• Min. Zone Width Hualapai Way Dorrell Lane Deer Springs Way Non-ROW Perimeter	20 Feet 10 Feet 10 Feet 6 Feet		YES*@ YES YES*@* NO*^
• Wall height	6 Feet & 6 Feet 2 Inches		YES

* The proposed parking lot landscaping shows a minimum of one 24-inch box tree to be planted every 10 parking spaces, as well as landscape islands to contain a minimum of one tree per parking stall depth. The applicant has provided a number of trees, but has done so in a non-conforming manner. The applicant has supplied trees at random spacing intervals. Furthermore, the applicant has provided only two trees for the entire amount of parking found along the western property line and that of the parking found along the eastern property line. Additionally, the applicant has utilized landscape islands as locations for trash enclosures as opposed to required landscaping. Finally, the applicant has almost no landscape planters (fingers) within the proposed development. Therefore, it does not conform to the Cliff's Edge Master Development Plan and Design Guidelines.

The landscape planter around the interior parking lots is to have a depth of 10 feet, including sidewalks. A minimum of one 24-inch box tree is to be planted every 20 r feet. The applicant has provided varying depths of interior landscape that surround the interior parking lot ranging from 5 feet with no walk to the required 10 feet including walk. Therefore, the interior parking planter does not comply to the Cliff's Edge Master Development Plan and Design Guidelines.

PL

** The proposed development has over 3,875 linear feet of property line in which roughly 130 trees are required at a spacing of one 24-inch box tree every 30 linear feet. The applicant has provided approximately 48 trees along Hualapai Way and Dorrell Lane at a spacing of less than 30 linear feet on center. Unfortunately, the applicant has provided approximately 3 of the 48 provided trees along the rest of the property lines. Therefore, the landscaping is insufficient and fails to meet the requirements set forth by both Title 19.12 and the Cliff's Edge Master Development Plan and Design Guidelines.

*@ The property line along Hualapai Way calls for a proposed 20-foot landscape that consists of a 10-foot landscape strip abutting a 10-foot sidewalk, by means of the recording of the Cliff's Edge Parent Final Map. It is the case that on the east side of Hualapai Way exists a single-family residential use/zoning district which, (per the Urban Design Guidelines and Standards) requires a minimum of fifteen (15) feet wide landscape planter to be provided in addition to the width of any detached or attached sidewalk; additionally in such cases, which this so happens to be, the planter may be nineteen (19) feet wide when a meandering sidewalk is provided within the planted area.

A Multi-Use Transportation Trail is to be developed along the eastern property line of the proposed development. A Multi-Use Transportation Trail consists of a five-foot transition strip and a five-foot private landscaped corridor that are separated by a ten-foot public transportation trail path.

@ The applicant is proposing a driveway access from Deer Springs Way via a proposed knuckle. Currently, the owners of the parcels to the south of the subject site are not willing to vacate Deer Springs Way, therefore eliminating the potential for the applicant to create such an entrance and forcing them to redesign the their frontage along Deer Springs Way. Te entire southern portion of the site will need to be redesigned.

*^ The proposed development illustrates a zero to 5-foot landscape buffer along all property lines that do not abut a public right-of-way. The required landscape buffer, per Title 19 is 6 feet for multi-family development for the before mentioned areas.

Perimeter wall heights in regards to the entry gate area are in conformance with the development standards set forth by the Cliff's Edge Master Development Plan and Design Guidelines Exhibit #16. The applicant has not supplied wall details for the rest of the perimeters, therefore it cannot be said with any certainty whether or not they will conform to the Cliff's Edge Master Development Plan and Design Guidelines. The applicant has called out on the site plan proposed perimeter walls to be eight feet in height. This would be acceptable under Title 19, but is not in conformance with the Cliff's Edge Master Development Plan and Design Guidelines, Section 6, Exhibit #16, therefore requiring a waiver from said standards, for the plans as submitted to be approved.

PL

A5) Open Space Standards

Pursuant to the Cliff's Edge Master Development Plan and Design Guidelines, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**		**Provided**
15.63 Acres	24.9	100 Sq. Ft./ Unit	39,200 Sq. Ft.	145,087 Sq. Ft.

The proposed project meets and exceeds the required amount of open space required for this development.

A6) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Monument Signs: Entry Sign off on Dorrell Lane

Standards	**Allowed**	**Provided**
Maximum Number	1 / Street frontage 1 total	1 / Street frontage 1 total
Maximum Area	60 SF /Sign Face	20 SF / Sign Face
Maximum Height	8 Feet	7 feet 4 Inches
Minimum Setback	5 Feet	26 Feet
Illumination	Direct/Internal	Channel Lettering

The proposed sign meets the requirements of Title 19. The Cliff's Edge Master Development Plan and Design Guidelines does not address signage in this matter.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned PD (Planned Development). The site is located within the Cliff's Edge Master Plan with a special land use designation of M (Medium Density Residential). The proposed project is in conformance with both the zoning district and Cliff's Edge special land use designation.

- Site Plan

The site plan depicts a multi-family apartment complex consisting of 35 structure on site located on the southwest corner of Hualapai Way and Dorrell Lane. The plans are drawn to a 1-inch equals 50-foot scale, which fails to meet the submittal requirements set forth by the Cliff's Edge Master Development Plan and Design Guidelines Section 9.4. The main entrance to the complex

is from Dorrell Lane, while a smaller entrance is proposed from a knuckle on Deer Springs Way. The latter of the two is subject to change as a result the extension of Deer Springs Way connecting to Hualapai Way.

Large apartment complex buildings are located along the north and east property lines, while smaller lofts and garage facilities are to be located along the west, as well as part of the east property line at a zero-foot setback, which will require a waiver from the Cliff's Edge Master Development Plan and Design Guidelines. Interior to the site are three large apartment complex nodes, in which each centers around common open spaces consisting of either a pool or spa. The buildings that are located on these nodes fail to meet their minimum separation distances from each other, as explained in Section A1 of this report. The proposed lofts front immediately onto the parking lot area and therefore will also require a waiver.

The site plan indicates 751 parking spaces, 18 of which are handicap spaces, to be provided on-site. The parking to be provided will consist of both covered and uncovered parking spaces through out the entire site. Trash enclosures have been located within parking landscape islands through out the site.

The site plan does not depict the required 20-foot Multi-Use Non-Equestrian Trail along the Hualapai Way frontage; a condition of approval will address this requirement.

- Waivers

The proposed project will require a waiver of the Cliff's Edge Master Development Plan and Design Guidelines, which states that principal buildings and accessory structures must maintain a 10-foot setback for single-story structures, 20-foot setback for two-story structure, and a 30-foot setback for three-story structures from the property line.

The proposed project will require a waiver of the Cliff's Edge Master Development Plan and Design Guidelines, which states that principal buildings and accessory structures must maintain a 20-foot setback for two-story structure and a 25-foot setback for three-story structures from the street right-of-way at the parcel perimeter.

The proposed project will require a waiver of the Cliff's Edge Master Development Plan and Design Guidelines, which states that principal buildings and accessory structures must maintain a 10-foot setback for two-story structure from adjacent parks, open space, landscape areas adjacent to perimeter streets.

The proposed project will require a waiver of the Cliff's Edge Master Development Plan and Design Guidelines, which states that living area or porch must maintain a 10-foot setback from private streets or parking.

The proposed project will require a waiver of the Cliff's Edge Master Development Plan and Design Guidelines, which states that a non-balcony to non-balcony building separation must be maintained at least 15 feet and that a balcony to non-balcony building separation must be maintained at least 20 feet.

The proposed project will require a waiver of the Cliff's Edge Master Development Plan and Design Guidelines, regarding interior landscaping within parking lots which calls for a minimum of one 24-inch box tree to be planted every 10 parking spaces, as well as landscape islands to contain a minimum of one tree per parking stall depth.

The proposed project will require a waiver of the Cliff's Edge Master Development Plan and Design Guidelines, regarding interior landscape that surrounds the interior parking lots which states that it shall have a depth of 10 feet, including walks, as well as a minimum of one 24-inch box tree shall be planted for every 20 linear feet of landscape area.

The proposed project will require a waiver of the Las Vegas Urban Design Guidelines and Standards and Title 19, regarding perimeter landscaping along the south, west and portions of the east property line where six feet of landscaping is required.

The proposed project will require a waiver of the Cliff's Edge Master Development Plan and Design Guidelines, regarding perimeter wall heights to exceed six feet as described in Section 6, Exhibit #16 of the Cliff's Edge Master Development Plan and Design Guidelines.

- Landscape Plan

As mentioned in Section A6 of this report the proposed landscaping is deficient in a number of regards. Generally, the plan is lacking in perimeter landscaping, interior landscaping within parking lots, and interior landscape that surrounds the interior parking lots, as well as the required landscape buffers along the south, west and portions of the east property line.

- Elevation

The proposed development consists of eight different building types, including a loft option. The buildings range from one to three-stories and from 12 feet to 42 feet in height. All of the buildings will have two toned stucco effect to differentiate between the lower levels and the upper floors. In addition all of the buildings will have tile roofs and decorative metal railings and entry doors. The site plan proposes one of building type #1, 7 of building type #2, 4 of building type #3, 2 of building type #4, 2 of building type #5, 2 of building type #6, 1 of building type #7, and 8 of building type #8 (loft).

- Floor Plan

Each of the eight building types has associated floor plans, which range from one to three bedrooms. The proposed development consists of 150 one-bedroom units, 218 two-bedroom units, and 24 three-bedroom units. The site prooses 51 of the Unit A1 type, 36 of the Unit A2 type, 63 of Unit A3 type, 36 of Unit B1, 87 of Unit B2 type, 87 of Unit B3 type, 24 of Unit C1 type, and 8 Units of the Loft type within the proposed apartment complex.

PL

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 surrounding area, with the exception of single-family residences to the east, is undeveloped. The proposed use of the property is consistent with Cliff's Edge Master Planned Community special land use designation of M (Medium Density Residential). However the proposed development does not take into account the adjacent land uses, which is evident by the number of waivers and the need variance from the Residential Adjacency Standards. Therefore, the proposed development is not compatible with adjacent development and development in the area.

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 not consistent with the Cliff's Edge Master Development Plan and Design Guidelines, Title 19, and the Las Vegas Urban Design Guidelines & Standards, as is evident by the numerous requested waivers and necessary variance.

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

   The site will have ingress and egress from Dorrell Lane, a 70-foot right-of-way as depicted on the approved parent tentative map of Cliff's Edge, and egress only, per Public Works condition, on Deer Springs Way, a 60-foot right-of-way as depicted on the approved parent tentative map of Cliff's Edge. The site access' impact on adjacent road ways or neighborhood traffic is questionable and has been conditioned by Public Works to supply a traffic queuing analysis.

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

   The proposed landscape and building materials are appropriate for the area and conform to such materials as direct by the Cliff's Edge Master Development Plan and Design Guidelines.

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

The building elevations are typical of multi-family residential apartment complexes and will be compatible with the Cliff's Edge Master Development Plan and Design Guidelines.

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

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

NOTICES MAILED 40

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4730 APN: 126-24-601-002, 003, 021

Name of Property Owner: Cliff's Edge LLC

Name of Applicant: Picerne Development Corporation

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: Not Applicable

Partner(s): Not Applicable

APN: Not Applicable

Signature of Property Owner/Authorized Agent: _____

Print Name: Larry W. Bross

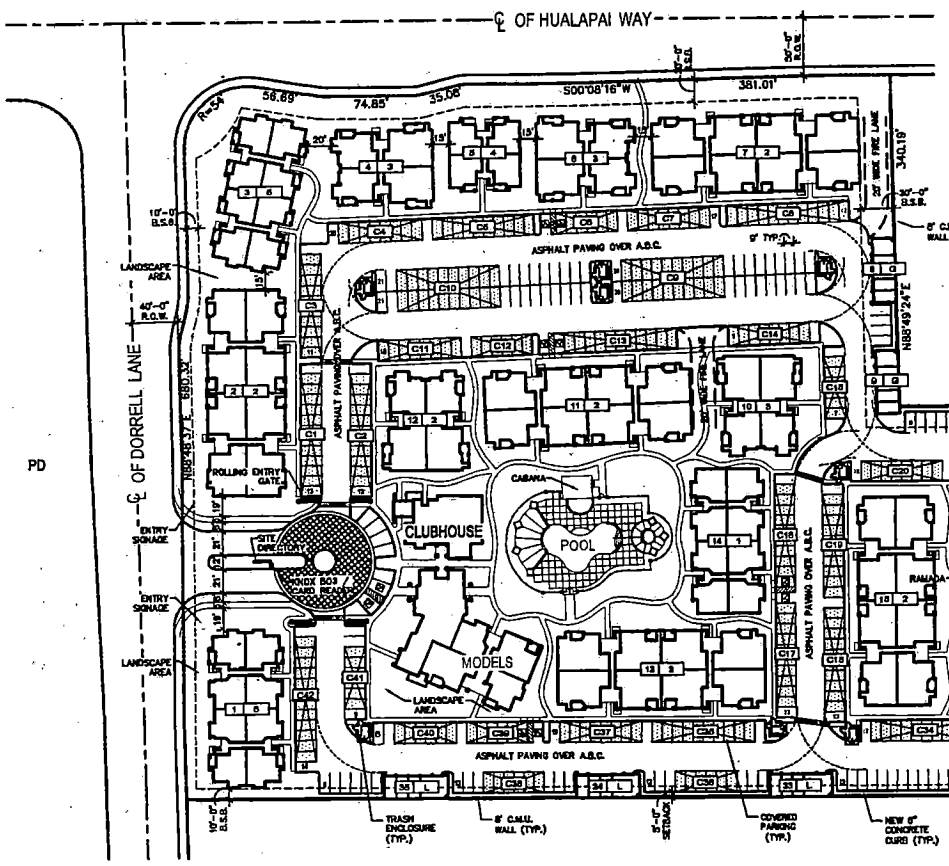
Subscribed and sworn before me

This 24th day of June, 2004

Shauna L. Moore

Notary Public in and for said County and State

SHAUNA L. MOORE
Notary Public State of Nevada
No.97-2638-1
My appt. exp. June 19, 2005



PROJECT DATA

SITE DATA:

ADDRESS:	S.W.C. DORRELL LANE & HUALAPAI WAY CITY OF NORTH LAS VEGAS, NEVADA
SITE AREA:	15.69 ACRES
PROPOSED ZONING:	R-3
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
DENSITY (GROSS): REQUIRED:	25 UNITS PER ACRE
PROVIDED:	24.9 D.U. / AC
OPEN SPACE: REQUIRED:	100 S.F./UNIT = 39,300 S.F.
PROVIDED:	148,087 S.F.

UNIT MIX:

UNIT TYPE	# UNITS
UNIT A1	91
UNITS A2/A3	104
UNIT A3	36
UNITS B1/B2	96
UNIT B3	67
UNIT C1	42
LOFT	6
TOTAL:	392

BUILDING AREA:

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	16,422 S.F.	1	16,422 S.F.
BUILDING 2	11,096 S.F.	7	77,672 S.F.
BUILDING 3	14,070 S.F.	4	56,280 S.F.
BUILDING 4	8,611 S.F.	4	34,444 S.F.
BUILDING 5	18,888 S.F.	3	37,776 S.F.
BUILDING 6	19,633 S.F.	2	39,264 S.F.
BUILDING 7	12,533 S.F.	1	12,533 S.F.
BUILDING 8 (LOFT)	1,548 S.F.	8	12,384 S.F.
TOTAL:			401,340 S.F.

LOT COVERAGE:

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	7,144 S.F.	1	7,144 S.F.
BUILDING 2	11,096 S.F.	7	77,672 S.F.
BUILDING 3	5,360 S.F.	4	21,440 S.F.
BUILDING 4	3,310 S.F.	4	8,240 S.F.
BUILDING 5	8,632 S.F.	3	13,884 S.F.
BUILDING 6	7,644 S.F.	2	15,288 S.F.
BUILDING 7	12,533 S.F.	1	12,533 S.F.
BUILDING 8 (LOFT)	1,135 S.F.	8	8,888 S.F.
GARAGE	1,131 S.F.	8	8,888 S.F.
CLUBHOUSE / MODELS	10,000 S.F.	1	10,000 S.F.
CABANA	888 S.F.	2	1,776 S.F.
TRASH ENCLOSURE	134 S.F.	13	1,813 S.F.
TOTAL:			187,580 S.F.

PARKING:

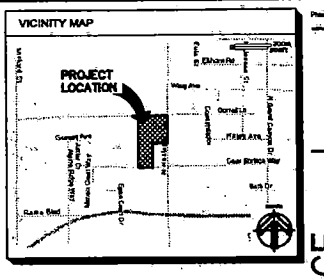
REQUIRED:	# UNITS	SPACES REQD.	
1 BEDROOM UNIT	150	x 1.33 =	197 P.S.
2 BEDROOM UNIT	216	x 1.75 =	382 P.S.
3 BEDROOM UNIT	24	x 2.00 =	48 P.S.
			616 P.S.
VISITOR PARKING	1 SPACE / 5 UNITS	=	78 P.S.
CLUBHOUSE	1 SPACE / 300 S.F.	=	32 P.S.
TOTAL REQUIRED:			716 P.S.
PROVIDED:			
UNCOVERED			279 P.S.
COVERED			393 P.S.
GARAGE			83 P.S.
TOTAL PROVIDED:			754 P.S.

ACCESSIBLE PARKING:	REQUIRED:	PROVIDED:
STANDARD ACCESSIBLE	5% x 709 = 13.00 (16)	16 P.S.
VAN ACCESSIBLE	1 PER 8 ACCESSIBLE STALLS	2 P.S.
TOTAL PROVIDED:		18 P.S.

SYMBOL SCHEDULE

- BUILDING NUMBER / BUILDING/UNIT TYPE (X / XX)
- REFUSE ENCLOSURE – SEE DETAIL 14/A502
- ACCESSIBLE UNIT/PARKING – SEE DETAIL 3/A501
- PEDESTRIAN CROSSWALK – SEE DETAIL 16/A501
- NO. OF SPACES IN SEAT PARKING BAY
- FIRE LANE AND TURNING RADIUS (24'/28')

VICINITY MAP



biltform architecture group of nevada, inc.
1219 east osborn road, suite 101
phoenix, arizona 85014
Phone: 602.263.9200 Fax: 602.265.9229

PICERNE AT PROVIDENCE

Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-4434 FAX (602) 265-1666

REVISIONS:
1 -
2 -
3 -
4 -
5 -

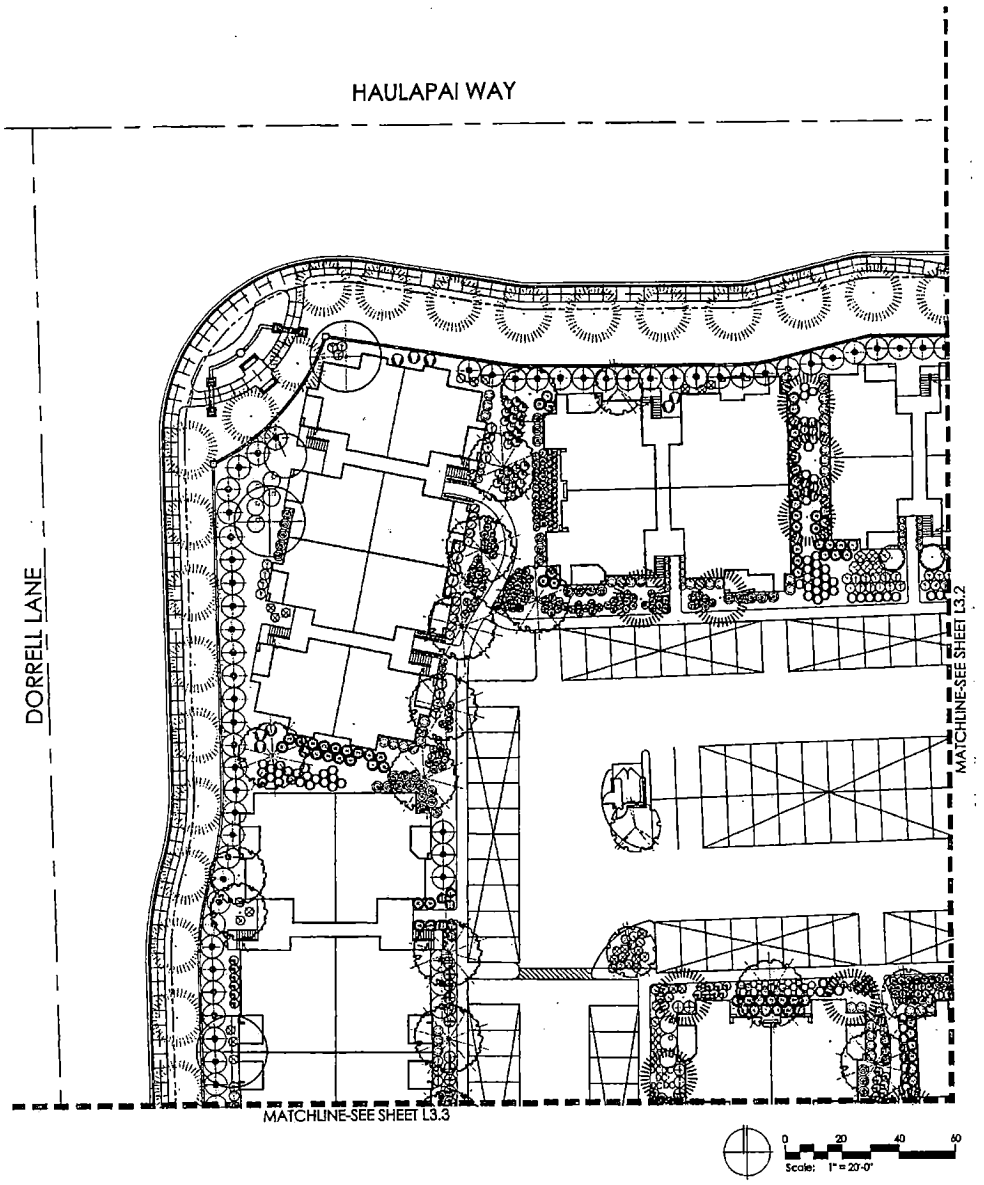
JOB NO.	04-027
DATE:	JUNE 15, 2004
SCALE:	1" = 50'
SHEET NO.	A1.1

ARCHITECTURAL SITE PLAN

© BILTFORM ARCHITECTURE GROUP, INC

SDR-4730
08-12-04 PC

P:\BILTFORM ARCHITECTURE\2004 Projects\04-022 Cliffs Edge\CD's\A1.01-SITE PLAN.dwg, 06/09/2004 09:11:32 AM, Cory



PLANT MATERIALS LEGEND

Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	5	-
	Chilopsis linearis subsp. linearis Chilopsis	36" unless noted	18	-
	Cupressus sempervirens Italian Cypress	36" unless noted	43	-
	Fraxinus oxycarpa 'Raywood' Raywood Ash	36" unless noted	29	-
	Fraxinus velutina 'Rio Grande' Fan-Tex Ash	36" unless noted	57	-
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	37	-
	Pinus eldarica Afghan Pine	36" unless noted	99	-
	Quercus virginiana Southern Live Oak	36" unless noted	30	-
	Rhus lancea African Sumac	36" unless noted	30	-
Shrubs				
	Buxus microphylla Japanese Boxwood	1 gal.	98	-
	Carissa macrocarpa Ute's Ideal Carissa	5 gal.	141	-
	Cotoneaster glaucophyllus Bright Bead Cotoneaster	3 gal.	153	-
	Dalea frutescens Black Dalea	5 gal.	17	-
	Elaeagnus ebbingei Silverberry	15 gal.	427	-
	Eremophila Valley Eremophila	1 gal.	436	-
	Eriogonum fasciculatum Bon Bon Eriogonum	5 gal.	437	-
	Hymenoxys acaulis Angelita Daisy	1 gal.	11	-
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	45	-
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal.	76	-
	Photinia fraseri Fraser's Photinia	15 gal.	346	-
	Rhaphiolepis indica Indian Hawthorn	5 gal.	437	-
	Salvia clevelandii Chaparral Sage	5 gal.	17	-
	Senna greggii Red Senna	5 gal.	15	-
	Xylosma congesta 'compacta' Xylosma	5 gal.	436	-
Accents/Cacti				
	Hesperaloe parviflora Red Hesperaloe	5 gal.	39	-
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 gal.	354	-
	Yucca baccata Banana Yucca	15 gal.	5	-

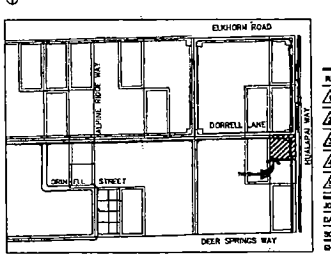
Sym.	Plant Name			
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	176	-
	Baileya multiradiata Desert Marigold	1 gal.	615	-
	Convolvulus cneorum Bush Morning Glory	1 gal.	71	-
DC	*Dalea capitata 'Sierra Gold'* Sierra Gold Dalea	1 gal.	291	-
	Dietes bicolor Fk	1 gal.	241	-
	Hemerocallis Day Lily	1 gal.	37	-
	Lantana camara hybrida Purple Trailing Lantana	1 gal.	56	-
	Lantana 'New Gold' New Gold Lantana	1 gal.	304	-
	Pyracantha koidzumii 'Red Elf' Red Elf Pyracantha	5 gal.	1237	-
	Rosmarinus officinalis Rosemary	1 gal.	215	-
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	2339	-
	Verbena goodingii Goodding Verbena	1 gal.	278	-
Vines				
	Gelsemium sempervirens Carolina Jessamine	5 gal.	20	-
	Annuals		123,115 Sq. Ft.	
	Turf		1,013,458 Sq. Ft.	

Inert materials

Crushed Granite. Size: TBD. Color: TBD.
Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP

N.T.S.



GREEY|PICKETT
landscape architecture | community design

biltform architecture group of nevada, inc.
1220 east osborn road . suite 101
phoenix . arizona 85014
Phone 602.265.0600 Fax 602.265.0229

EXP. 6/30/06
REGISTERED LANDSCAPE ARCHITECT
BRENT H. ANDERSON
540
STATE OF NEVADA

PICERNE AT PROVIDENCE

Rental Apartment Community
Clark County, Nevada

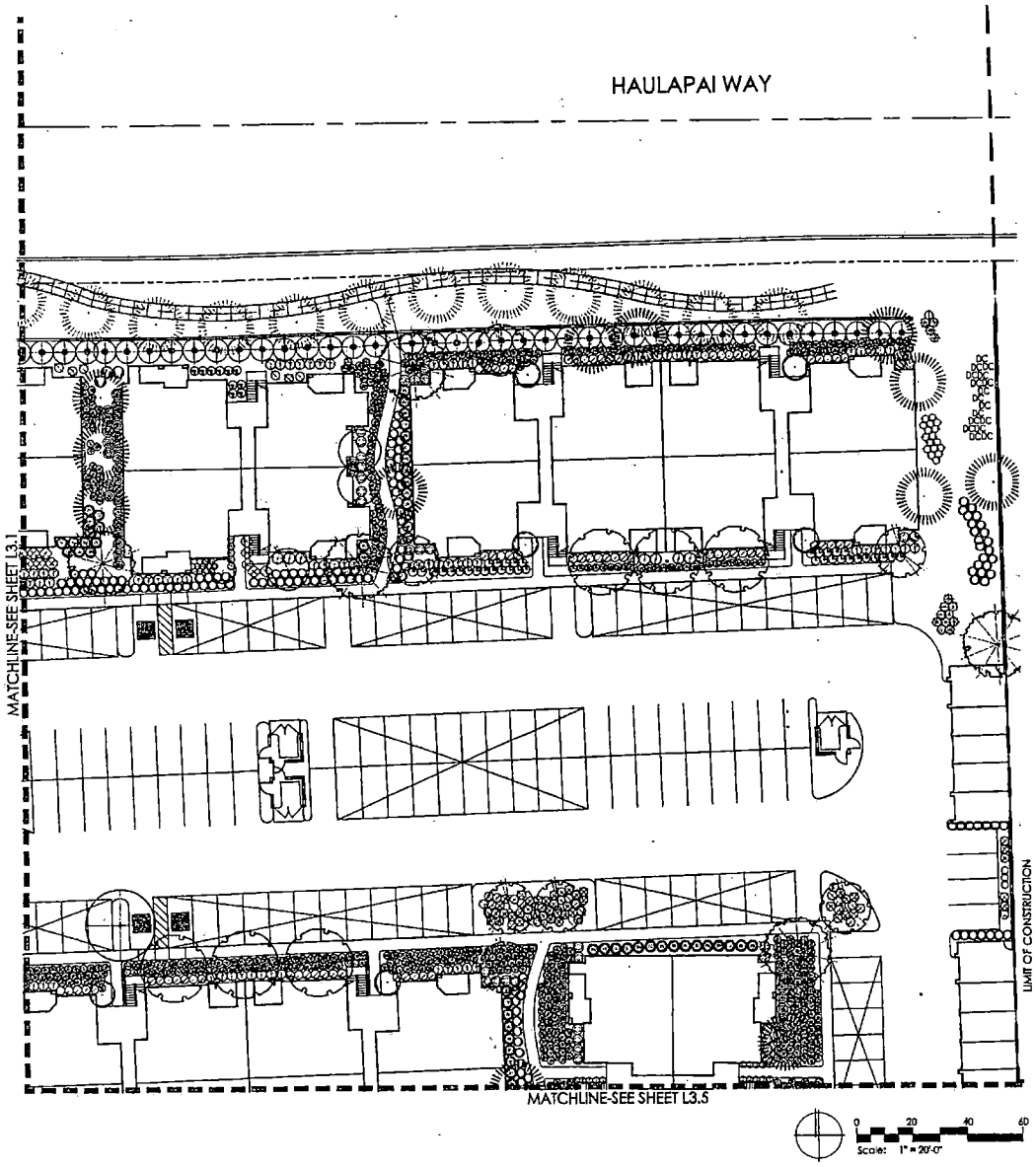
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-4664 FAX: (602) 285-1806

REVISIONS:	
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4	-
5	-
JOB NO:	04-107
DATE:	JUNE 23, 2004
SCALE:	1"=20'-0"
SHEET NO:	

L3.1
Planting

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08-12-04 PC



PLANT MATERIALS LEGEND

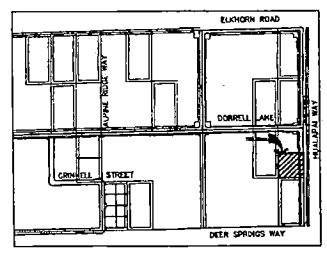
Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	5	-
	Chitalpa tashkentensis Chitalpa	36" unless noted	19	-
	Cupressus sempervirens Italian Cypress	36" unless noted	45	-
	Fraxinus angustifolia 'Raywood' Raywood Ash	36" unless noted	39	-
	Fraxinus velutina 'Rio Grande' Fan-tex Ash	36" unless noted	57	-
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	27	-
	Pinus eldarica Moncal Pine	36" unless noted	99	-
	Quercus virginiana Southern Live Oak	36" unless noted	30	-
	Sophora secundiflora Texas Mountain Laurel	36" unless noted	20	-
Shrubs				
	Buxus microphylla Japanese Boxwood	1 gal.	98	-
	Carolia perryifolia Little Leaf Carolia	5 gal.	141	-
	Cotoneaster glaucophyllus Bright Bead Cotoneaster	5 gal.	153	-
	Dalea frutescens Black Dalea	5 gal.	17	-
	Elaeagnus ebbingei Silverberry	15 gal.	427	-
	Euonymus Wintercreeper Euonymus	1 gal.	435	-
	Eucalyptus japonica Box Leaf Euonymus	5 gal.	437	-
	Hymenocallis arenicola Angelita Daisy	1 gal.	11	-
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	48	-
	Leucophyllum frutescens 'Compacta' TM Compact Texas Ranger	5 gal.	76	-
	Photinia fraseri Fraser's Photinia	15 gal.	368	-
	Rhaphiolepis indica Indian Hawthorn	5 gal.	437	-
	Salvia chamaedryoides Chaparral Sage	5 gal.	17	-
	Salvia greggii Red Sage	5 gal.	15	-
	Xylosma congestum 'Compacta' Xylosma	5 gal.	436	-
Accents/Cacti				
	Hesperaloe parviflora Red Hesperaloe	5 gal.	39	-
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 gal.	356	-
	Yucca baccata Banana Yucca	15 gal.	5	-

Sym.	Plant Name			
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	173	-
	Baileya multiradiata Desert Marigold	1 gal.	515	-
	Convolvulus cneorum Bush Morning Glory	1 gal.	71	-
	Dalea capitata 'Sierra Gold' Sierra Gold Dalea	1 gal.	291	-
	Dietes bicolor Iris	1 gal.	241	-
	Hemerocallis Day Lily	1 gal.	37	-
	Lantana montevidensis Purple Trailing Lantana	1 gal.	56	-
	Lantana 'New Gold' New Gold Lantana	1 gal.	306	-
	Pyracantha koidzumii 'Red Elf' Red Elf Pyracantha	5 gal.	1257	-
	Rosmarinus officinalis Rosemary	1 gal.	513	-
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	2339	-
	Verbena goodingii Goodding Verbena	1 gal.	328	-
Vines				
	Gelsemium sempervirens Carolina Jasmine	5 gal.	30	-
	Annuals		132,118 Sq. Ft.	-
	Turf		1,024,456 Sq. Ft.	-

Inert materials

Crushed Granite, Size: 1"SD, Color: BD. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP



GREEY|PICKETT
landscape architecture | community design

biltform architecture group of nevada, inc.
1930 east albion road - suite 101
phoenix, arizona 85016
Phone 602.955.8200 Fax 602.955.8229

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

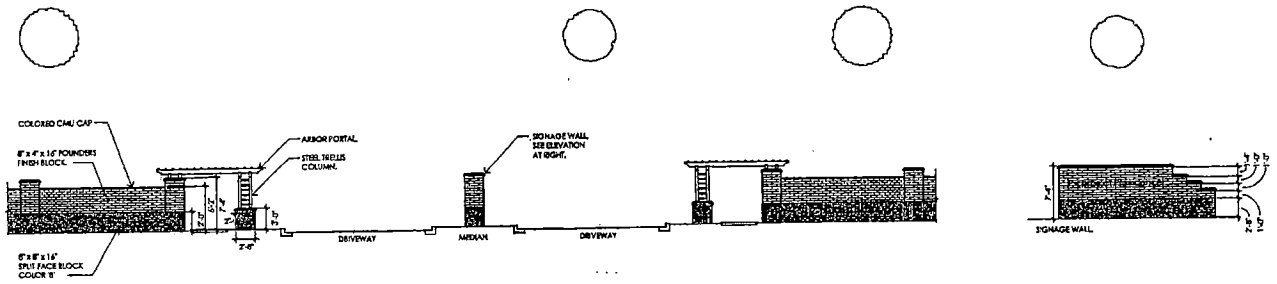
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-0644 FAX: (602) 285-1806

REVISIONS:	
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JOB NO:	04-037
DATE:	JUNE 23, 2004
SCALE:	1"=20'-0"
SHEET NO:	

L3.2
Planting

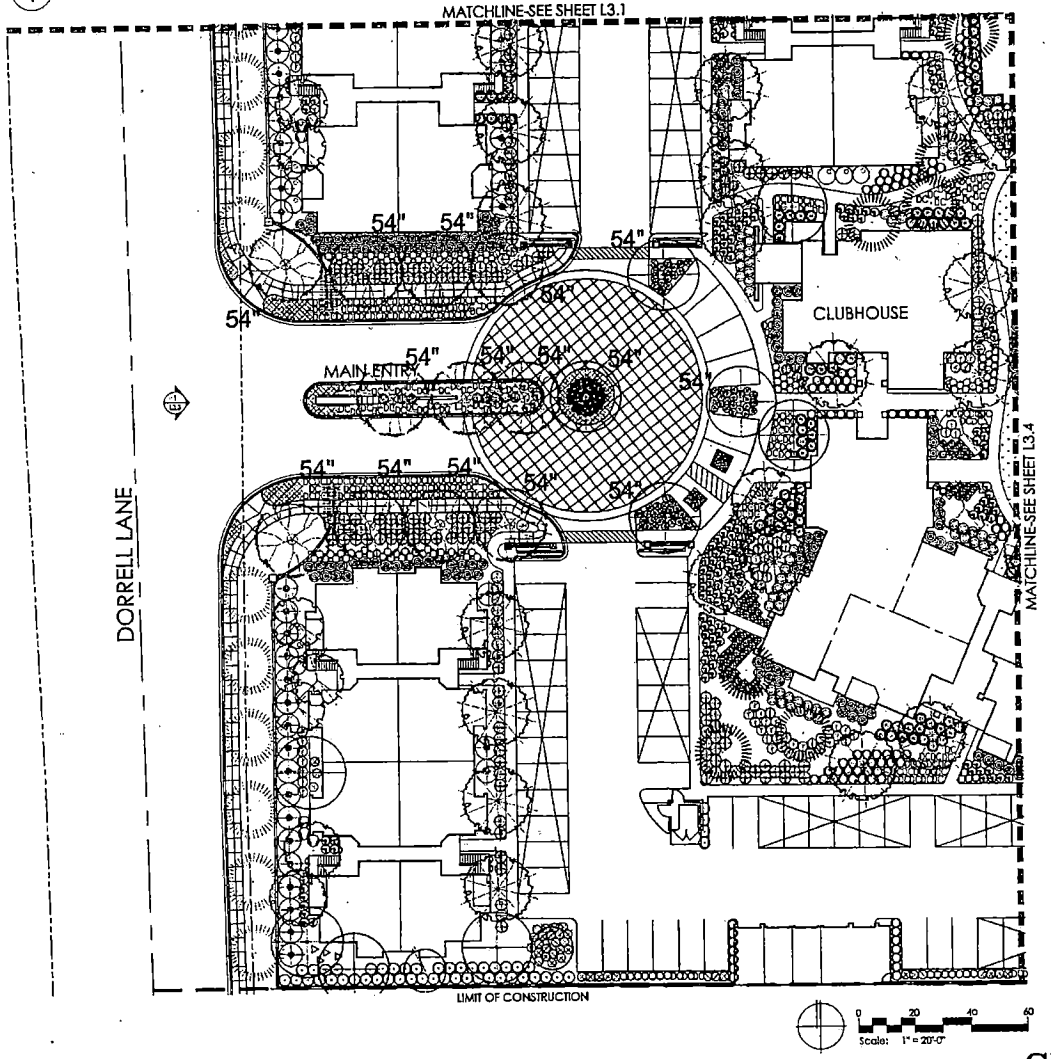
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SDR-4730
08-12-04 PC



1 Wall Elevation

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



PLANT MATERIALS LEGEND

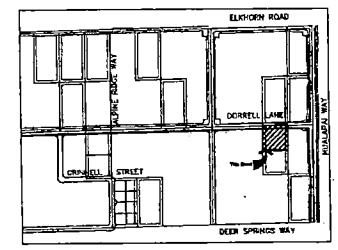
Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	8	-
	Chilopsis linearis Chilopsis	36" unless noted	19	-
	Cupressus sempervirens Italian Cypress	36" unless noted	43	-
	Fraxinus oxycarpa 'Raywood' Raywood Ash	36" unless noted	39	-
	Fraxinus velutina 'Rio Grande' Fan-Tex Ash	36" unless noted	57	-
	Olea europaea 'Wilsonii' Wilson Fruitless Olive	36" unless noted	37	-
	Pinus eldarica Mondel Pine	36" unless noted	89	-
	Quercus virginiana Southern Live Oak	36" unless noted	30	-
	Taxodium mucronatum Texas Mountain Laurel	36" unless noted	30	-
Shrubs				
	Buxus microphylla japonica Japanese Boxwood	1 gal.	98	-
	Carolia perviflolia Ultra Leaf Carolia	5 gal.	141	-
	Calamagrostis glaucophylla Bright Bead Calamagrostis	5 gal.	153	-
	Dalea frutescens Black Dalea	5 gal.	17	-
	Elaeagnus ebbingei Elaeagnus	15 gal.	437	-
	Eremophila maculata Valentine Bush	1 gal.	438	-
	Eriogonum fasciculatum Eriogonum	5 gal.	437	-
	Hymenoxys acaulis Angela Daisy	1 gal.	11	-
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	48	-
	Leucophyllum frutescens 'Compacta' Tid Compact Texas Ranger	5 gal.	76	-
	Photinia fraseri Fraser's Photinia	15 gal.	368	-
	Rhaphiolepis indica Indian Hawthorn	5 gal.	437	-
	Salvia chamaedryoides Chaparral Sage	5 gal.	17	-
	Salvia greggii Red Salvia	5 gal.	15	-
	Xylosma congestum 'compacta' Xylosma	5 gal.	434	-
Accents/Cacti				
	Hesperaloe parviflora Red Hesperaloe	5 gal.	39	-
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 gal.	336	-
	Yucca baccata Banana Yucca	15 gal.	5	-

Sym.	Plant Name			
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	175	-
	Baileya multiradiata Desert Marigold	1 gal.	515	-
	Convolvulus cneorum Bush Morning Glory	1 gal.	71	-
DC	*Dalea capparis 'Sierra Gold'* Sierra Gold Dalea	1 gal.	291	-
	Dalea greggii dk	1 gal.	341	-
	Hemerocallis Day Lily	1 gal.	57	-
	Lantana montevidensis Purple Trailing Lantana	1 gal.	56	-
	Lantana 'New Gold' New Gold Lantana	1 gal.	304	-
	Pennisetum setaceum 'Red Elf' Red Elf Fountaingrass	5 gal.	1227	-
	Rosmarinus officinalis Rosemary	1 gal.	215	-
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	3239	-
	Verbena goodingii Goodding Verbena	1 gal.	278	-
Vines				
	Gelsemium sempervirens Carolina Jessamine	5 gal.	30	-
	Annuals	122,115 Sq. Ft.		
	Turf	1,224,454 Sq. Ft.		

Inert materials

Crushed Granite, Size: TBD, Color: TBD. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP



GREEY|PICKETT
landscape architecture | community design

biltform architecture group of nevada, inc.
1338 east vacom road, suite 101
phone: [illegible] 89014
Phone: 802.265.4300 Fax: 802.265.4229

EXP. 6/30/04
BRENT H. ANDERSON
540
STATE OF NEVADA

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

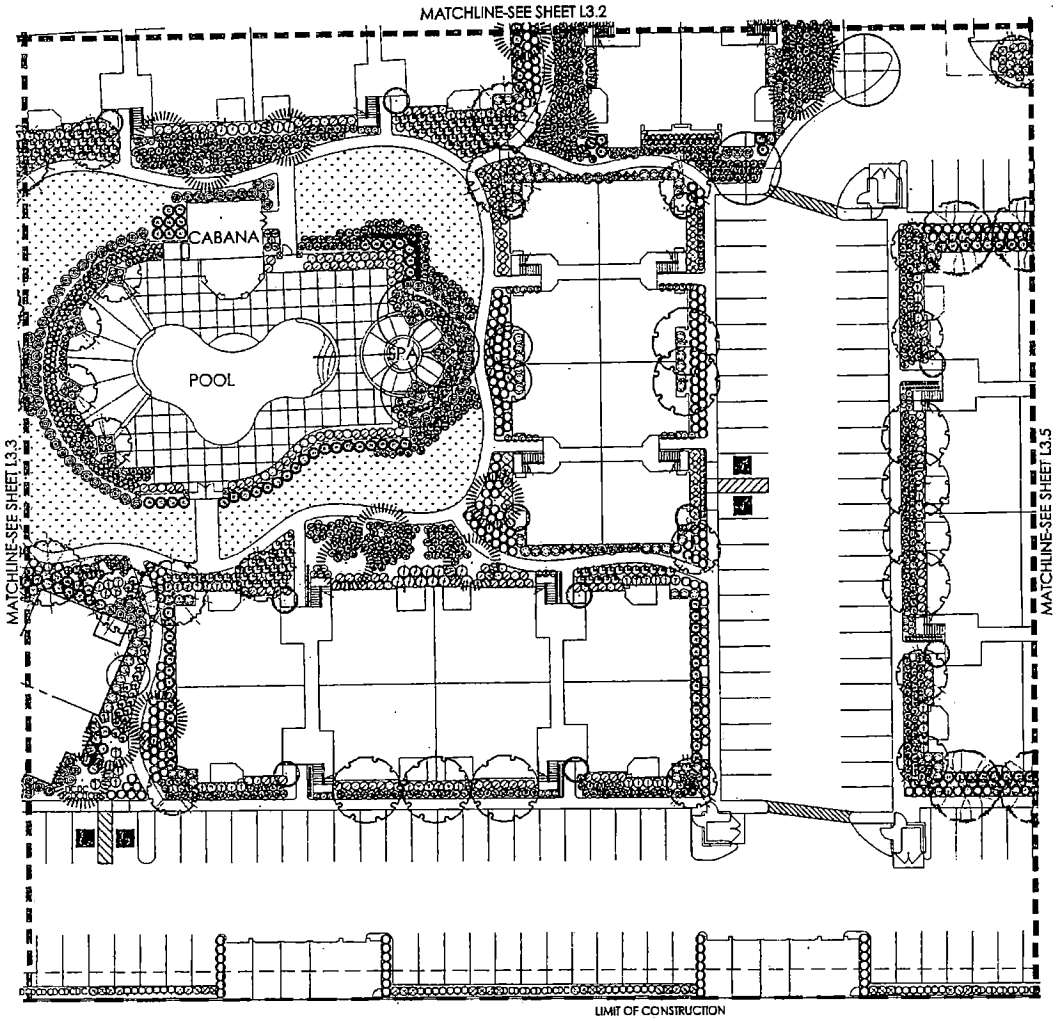
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4434 FAX: (602) 265-1665

REVISIONS:	
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JOB NO:	04-037
DATE:	JUNE 21, 2004
SCALE:	1"=20'-0"
SHEET NO:	L3.3

Planting

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08-12-04 PC



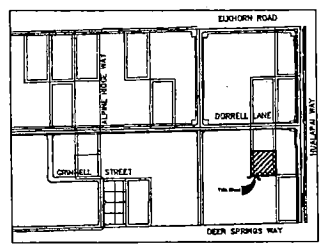
PLANT MATERIALS LEGEND

Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	5	-
	Chilopsis linearis subsp. linearis Chilopsis	36" unless noted	19	-
	Cupressus sempervirens 'Stricta' Stricta Cypress	36" unless noted	43	-
	Fraxinus oxycarpa 'Raywood' Raywood Ash	36" unless noted	29	-
	Fraxinus velutina 'Rio Grande' Rio Grande Ash	36" unless noted	57	-
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	27	-
	Pinus eldarica Eldarica Pine	36" unless noted	19	-
	Quercus virginiana Southern Live Oak	36" unless noted	30	-
	Sophora secundiflora Texas Mountain Laurel	36" unless noted	20	-
Shrubs				
	Anisacanthus quadrifidus wrightii Wright Flame Anisacanthus	5 gal.	155	-
	Dalea frutescens Black Dalea	5 gal.	17	-
	Eremophila maculata Valentine Bush	15 gal.	427	-
	Euonymus japonica 'Aureo-marginata' Gold Edge Euonymus	5 gal.	427	-
	Hesperaloe parviflora Red Yucca	5 gal.	39	-
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal.	76	-
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	48	-
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 gal.	356	-
	Nerium oleander 'Sister Agnes' Sister Agnes Oleander	5 gal.	434	-
	Pinus thunbergii Japanese Blackpine	15 gal.	78	-
	Rhaphiolepis indica Indian Hawthorn	5 gal.	427	-
	Salvia greggii Red Sage	5 gal.	15	-
	Tecoma stans Yellow Bells	5 gal.	11	-
	Xylosma congestum 'Compacta' Xylosma	5 gal.	434	-
Accents/Cacti				
	Agave americana Century Plant	15 gal.	5	-
	Agave desmettiana Smooth Agave	5 gal.	17	-
	Agave parryi Parry Agave	5 gal.	17	-
	Agave weberi Weber Agave	5 gal.	17	-
	Dasylirion wheeleri Desert Spoon	5 gal.	17	-
	Yucca baccata Banana Yucca	15 gal.	5	-
	Yucca rostrata Beaked Yucca	15 gal.	5	-
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	173	-
	Baileya multiradiata Desert Marigold	1 gal.	315	-
	Convolvulus cneorum Bush Morning Glory	1 gal.	71	-
DC	*Dalea capitata 'Sierra Gold'* Sierra Gold Dalea	1 gal.	291	-
	Eremophila Emu	1 gal.	241	-
	Hymenocallis Day Lily	1 gal.	57	-
	Lantana montevidensis Purple Trailing Lantana	1 gal.	56	-
	Lantana 'New Gold' New Gold Lantana	1 gal.	506	-
	Pyracantha 'Red Elf' Red Elf Pyracantha	5 gal.	1237	-
	Rosmarinus officinalis Rosemary	1 gal.	315	-
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	2339	-
	Verbena gaudichaudii Gaudichaud Verbena	1 gal.	278	-
Vines				
	Gelsemium sempervirens Carolina Jessamine	5 gal.	20	-
	Turf		1,026,614 Sq. Ft.	
	Granite		123,113 Sq. Ft.	

Inert materials

Crushed Granite, Size: TBD, Color: TBD. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP



GREEY|PICKETT
landscape architecture | community design

biltform architecture group of nevada, inc.
1330 east osborn road, suite 101
phoenix, arizona 85014
Phone 602.265.6558 Fax 602.265.6559

EXP. 6/30/06
REGISTERED LANDSCAPE ARCHITECT
BRENT H. ANDERSON
540
STATE

PICERNE AT PROVIDENCE

Rental Apartment Community
Clark County, Nevada

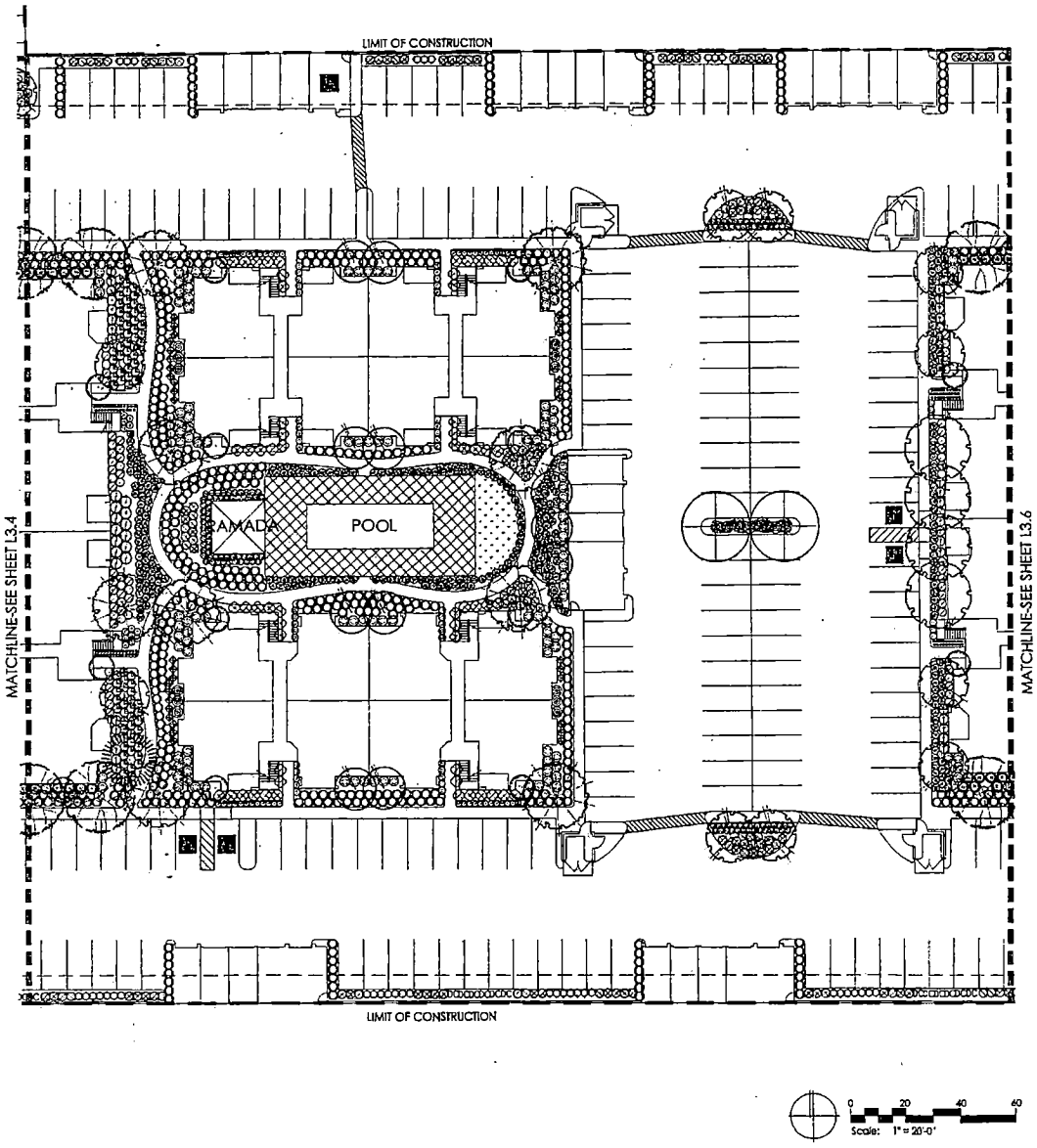
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4664 FAX: (602) 265-1686

REVISIONS:	
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2	-
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5	-
6	-
JOB NO:	04-027
DATE:	JUNE 23, 2004
SCALE:	1"=20'-0"
SHEET NO:	

L3.4
Planting

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SDR-4730
08-12-04 PC



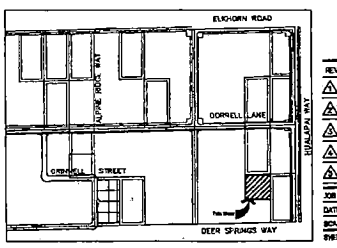
PLANT MATERIALS LEGEND

Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	5	-
	Chilopsis linearis cordata Chilopsis	36" unless noted	19	-
	Cupressus sempervirens Italian Cypress	36" unless noted	43	-
	Fraxinus oxycarpa 'Raywood' Raywood Ash	36" unless noted	28	-
	Pinus eldarica Afghan Pine	36" unless noted	99	-
	Quercus virginiana Southern Live Oak	36" unless noted	30	-
	Sophora secundiflora Texas Mountain Laurel	36" unless noted	30	-
Shrubs				
	Prunus caroliniana Compacta Japanese Boxwood	1 gal.	98	-
	Carissa macrocarpa Little Leaf Cordia	5 gal.	141	-
	Calliandra californica Baja Red Calliandra	5 gal.	153	-
	Dalea frutescens Black Dalea	5 gal.	17	-
	Elaeagnus x ebbingei Fruitlandi	15 gal.	427	-
	Euonymus Sterling Euonymus	1 gal.	428	-
	Euonymus japonicus Ria Leaf Euonymus	5 gal.	427	-
	Myrsine africana Angelita Daisy	1 gal.	11	-
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	48	-
	Leucophyllum frutescens 'Compacta' TM Compact Texas Ranger	5 gal.	76	-
	Photinia fraseri Fraser's Photinia	15 gal.	368	-
	Rhaphiolepis indica Indian Hawthorn	5 gal.	427	-
	Salvia coccinea Coccinea Sage	5 gal.	17	-
	Salvia greggii Red Salvia	5 gal.	15	-
	Xylosma congesta 'compacta' Xylosma	5 gal.	426	-
Accents/Cacti				
	Hesperaloe parviflora Red Hesperaloe	5 gal.	89	-
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 gal.	334	-
	Yucca Baccata Banana Yucca	15 gal.	5	-
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	178	-
	Baileya multiradiata Desert Marigold	1 gal.	315	-
	Convolvulus cneorum Bush Morning Glory	1 gal.	71	-
	Dalea capitata 'Sierra Gold' Sierra Gold Dalea	1 gal.	291	-
	Dasylirion wheeleri Ww	1 gal.	241	-
	Hemerocallis Day Lily	1 gal.	57	-
	Lantana camara montevidensis Purple Trailing Lantana	1 gal.	56	-
	Lantana 'New Gold' New Gold Lantana	1 gal.	304	-
	Pyracantha koidzumii 'Red Elf' Red Elf Pyracantha	5 gal.	1237	-
	Rosmarinus officinalis Rosemary	1 gal.	215	-
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	2339	-
	Verbena goodingii Goodding Verbena	1 gal.	378	-
Vines				
	Gelsemium sempervirens Carolina Jessamine	5 gal.	20	-
	Annuals		122,115 Sq. Ft.	
	Sod		1,024,456 Sq. Ft.	

Inert materials

Crushed Granite. Size: TBD. Color: TBD. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP



GREEY|PICKETT
landscape architecture | community design

biltform
architecture
biltform architecture group of nevada, inc.
1229 east osborn road, suite 101
phoenix, arizona 85014
Phone 602.265.8000 Fax 602.265.8225

EXP. 6/30/06
REGISTERED LANDSCAPE ARCHITECT
BRETT H. ANDERSON
540
STATE OF NEVADA

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

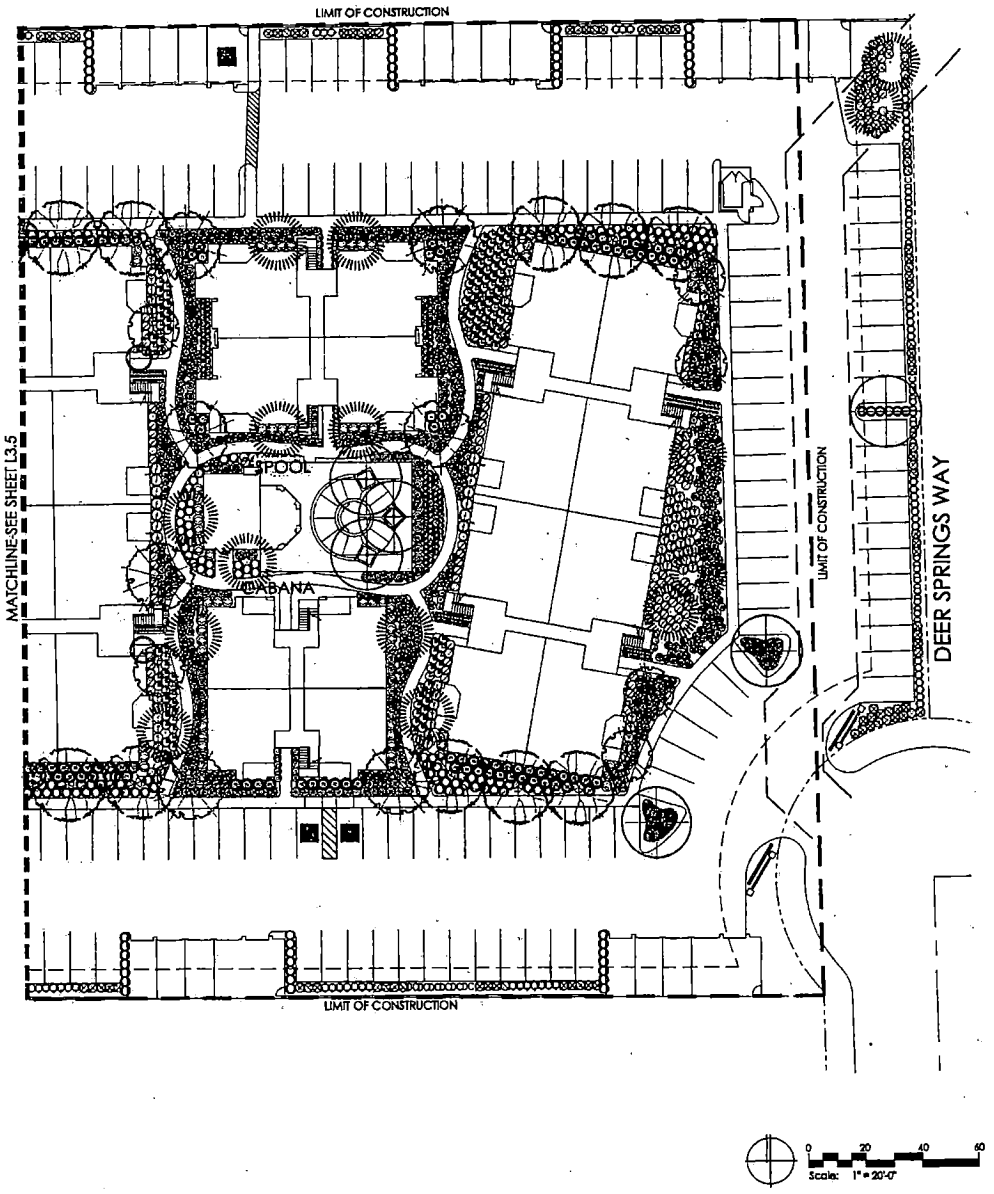
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-4444 FAX (602) 266-1805

REVISIONS:	
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JOB NO:	04-027
DATE:	JUNE 23, 2004
SCALE:	1"=20'-0"
SHEET NO:	

L3.5
Planting

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08-12-04 PC



PLANT MATERIALS LEGEND

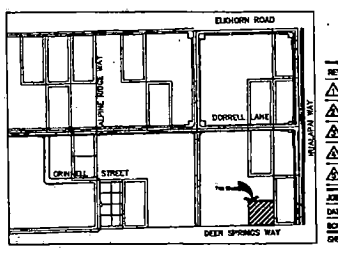
Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	5	-
	Chilopsis saligna Desert Willow	36" unless noted	19	-
	Cupressus sempervirens Italian Cypress	36" unless noted	43	-
	Fraxinus oxycarpa 'Raywood' Raywood Ash	36" unless noted	23	-
	Fraxinus velutina 'Fan-Cimmon' Fan Tex Ash	36" unless noted	57	-
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	37	-
	Pinus eldarica Afghan Pine	36" unless noted	99	-
	Quercus virginiana Southern Live Oak	36" unless noted	30	-
	Rhus ovata Sugar Bush	36" unless noted	30	-
Shrubs				
	Buxus microphylla Japanese Boxwood	1 gal.	98	-
	Carissa macrocarpa Natal Plum	5 gal.	141	-
	Cotoneaster glaucophyllus Bright Bead Cotoneaster	5 gal.	153	-
	Dalea frutescens Black Dalea	5 gal.	17	-
	Elaeagnus ebbingei Elaeagnus	15 gal.	427	-
	Hemerocallis Stella De Oro Daylily	1 gal.	438	-
	Ligustrum japonicum Texanum Japanese Privet	5 gal.	457	-
	Nerium oleander Petite Salmon Oleander	1 gal.	11	-
	Rosmarinus officinalis Prostratus Rosemary	5 gal.	46	-
	Salvia greggii Autumn Sage	5 gal.	74	-
	Tecoma stans Yellow Bells	15 gal.	348	-
	Xylosma congestum Shiny Xylosma	5 gal.	434	-
Accents/Cacti				
	Agave americana Century Plant	5 gal.	39	-
	Hesperaloe parviflora Red Yucca	5 gal.	354	-
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal.	76	-
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 gal.	354	-
	Yucca rostrata Beaked Yucca	15 gal.	5	-
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	175	-
	Baileya multiradiata Desert Marigold	1 gal.	315	-
	Convolvulus cneorum Bush Morning Glory	1 gal.	71	-
DC	*Dalea capitata 'Sierra Gold'* Sierra Gold Dalea	1 gal.	291	-
	Dietes iridoides Fortnight Lily	1 gal.	341	-
	Hemerocallis Stella De Oro Daylily	1 gal.	37	-
	Lantana montevidensis Purple Trailing Lantana	1 gal.	86	-
	Lantana 'New Gold' New Gold Lantana	1 gal.	304	-
	Pyracantha 'Mohave' 'Red Elf' Red Elf Pyracantha	5 gal.	1257	-
	Rosmarinus officinalis Rosemary	1 gal.	316	-
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	2339	-
	Verbena gooddingii Gooddings Verbena	1 gal.	378	-
Vines				
	Gelsemium sempervirens Carolina Jessamine	5 gal.	20	-

Inert materials

Crushed Granite, Size: 7/8", Color: T.B.D.
Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

Area	122,115 Sq. Ft.
Per	1,226,454 Sq. Ft.

KEY MAP



GREBY|PICKETT
landscape architecture|community design

biltform architecture group of nevada, inc.
1239 east warm road - suite 101
phoenix, arizona 85014
Phone (602) 266-8229 Fax (602) 266-8239

REGISTERED LANDSCAPE ARCHITECT BRETT H. ANDERSON 540 STATE OF NEVADA

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

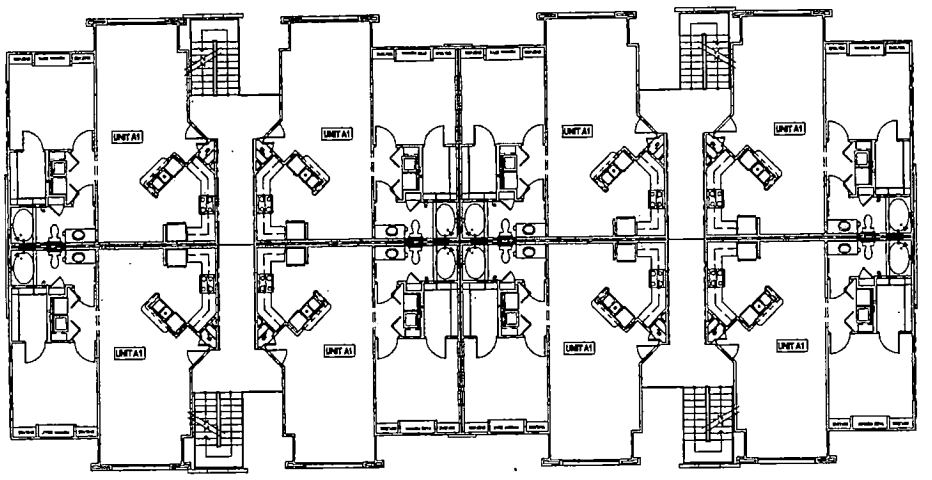
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 230-0644 FAX: (602) 265-1836

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DATE:	JUNE 23, 2004
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SHEET NO:	

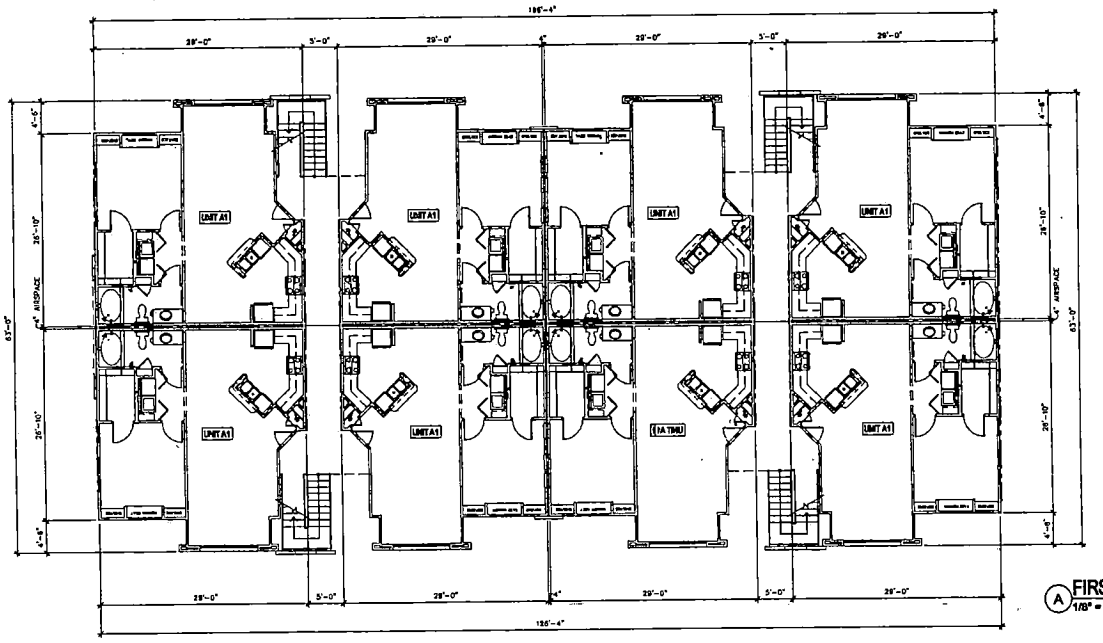
L3.6
Planting

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SDR-4730
08-12-04 PC



B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

BUILDING TYPE 1
FIRST & SECOND FLOOR PLANS

SDR-4730
08-12-04 PC

biltform architecture
biltform architecture group of nevada, inc.
1360 red mesa road, suite 101
phoenix, arizona 85014
Phone 602.265.9200 Fax 602.265.9279

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

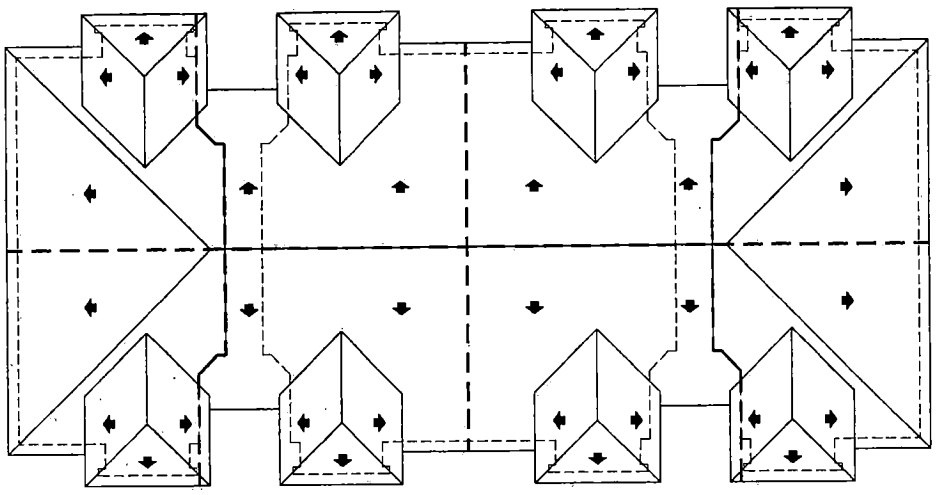
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-4484 FAX (602) 265-1825

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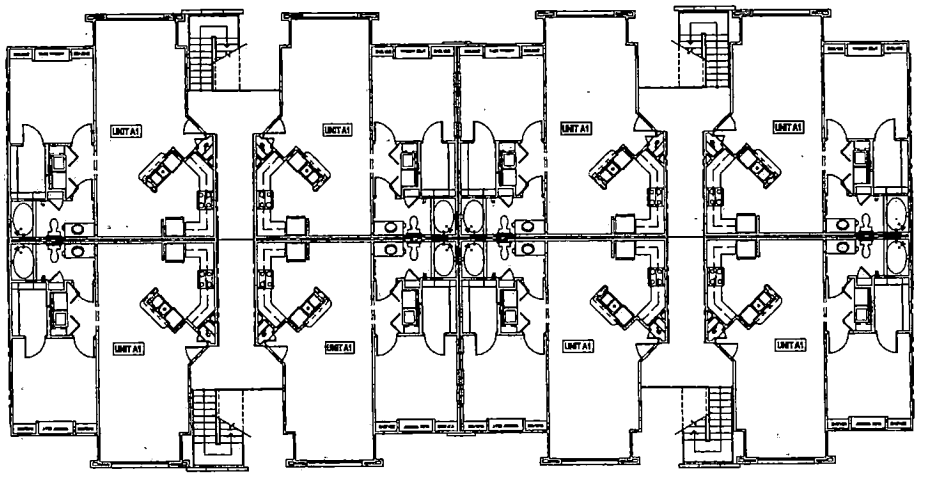
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DATE	MAY 31, 2004
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SHEET NO	A4.1

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B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
1/8" = 1'-0"

BUILDING TYPE 1
THIRD FLOOR & ROOF PLAN

SDR-4730
08-12-04 PC

biltform architecture

biltform architecture group of nevada, inc.
1220 east osborn road, suite 101
phoenix, arizona 85014
Phone 602.265.9228 Fax 602.265.9229

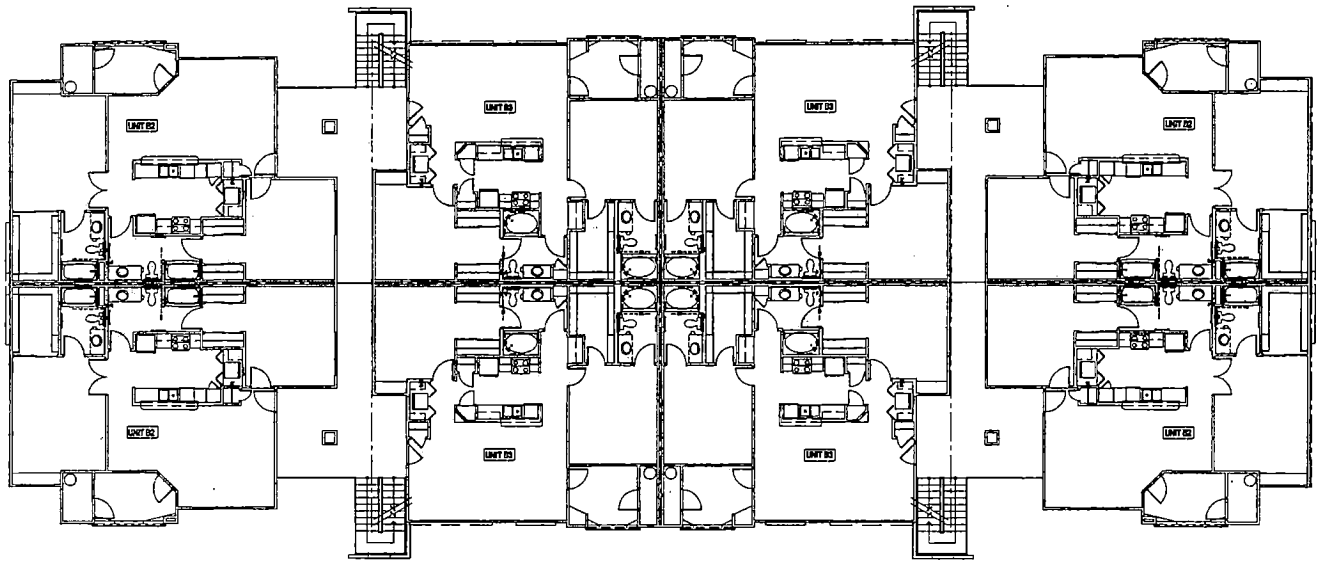
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-8484 FAX (602) 265-1605

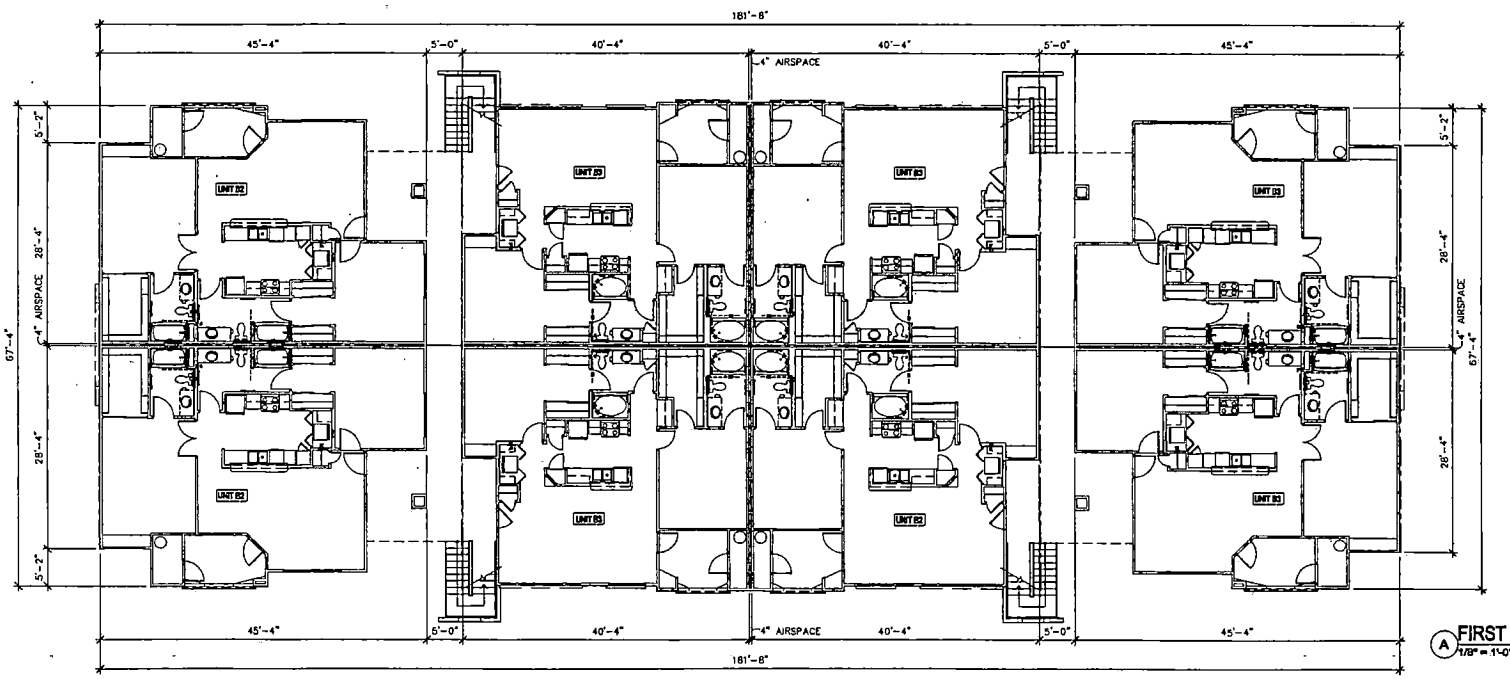
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DATE	MAY 21, 2004
SCALE	1/8" = 1'-0"
SHEET NO.	A4.2

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B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

BUILDING TYPE 2
FIRST & SECOND FLOOR PLANS

SDR-4730
08-12-04 PC

biltform architecture group of nevada, inc.
1339 east vadern road, suite 191
phoenix, arizona 85014
Phone 602.265.9290 Fax 602.265.9279

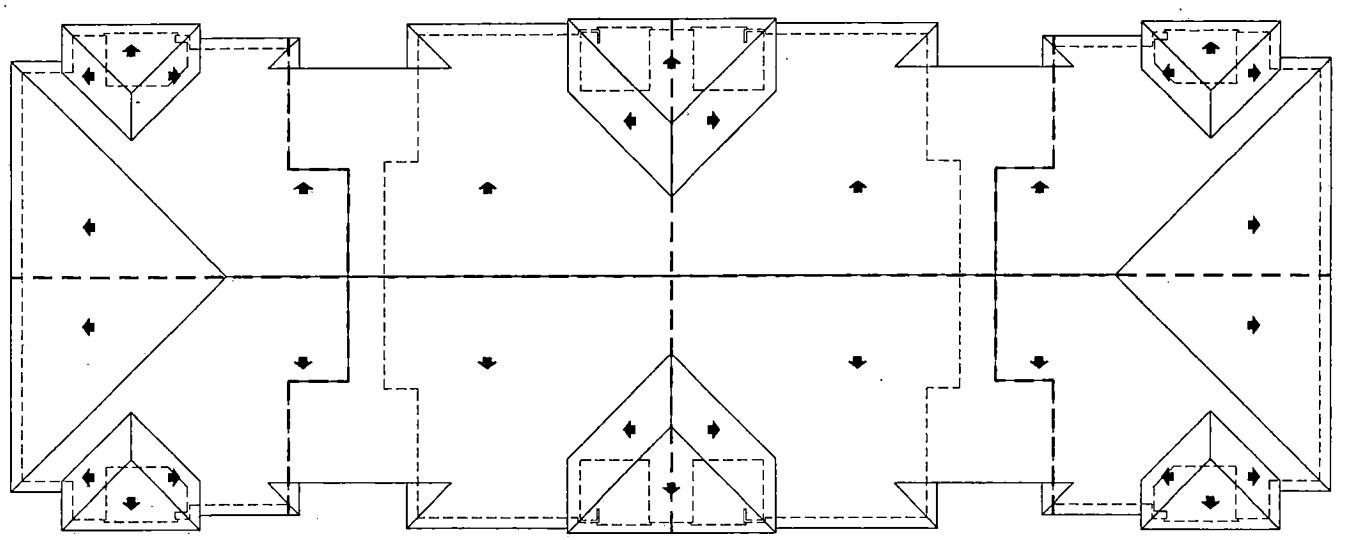
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-4484 FAX (602) 265-1605

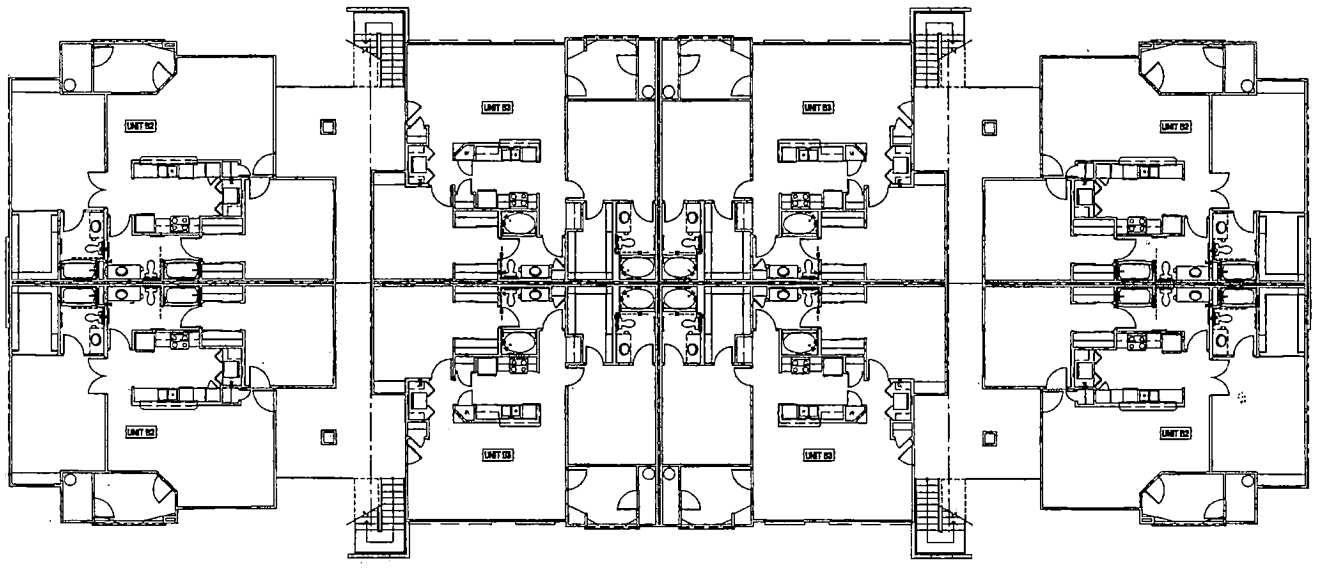
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DATE MAY 21, 2004
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B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
1/8" = 1'-0"

SDR-4730
08-12-04 PC

BUILDING TYPE 2
THIRD FLOOR & ROOF PLAN

biltform architecture group of nevada, inc.
1328 east osborn road, suite 101
phoenix, arizona 85014
Phone 602.265.9290 Fax 602.265.9228

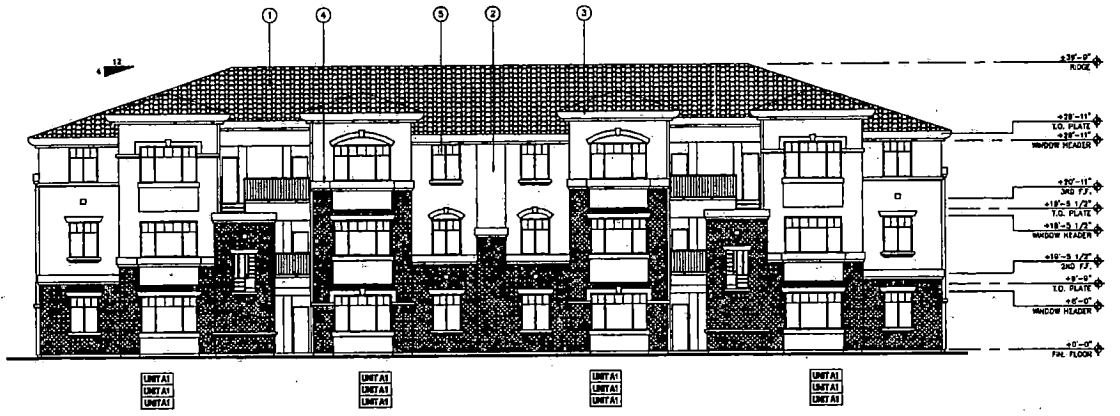
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4404 FAX: (602) 265-1905

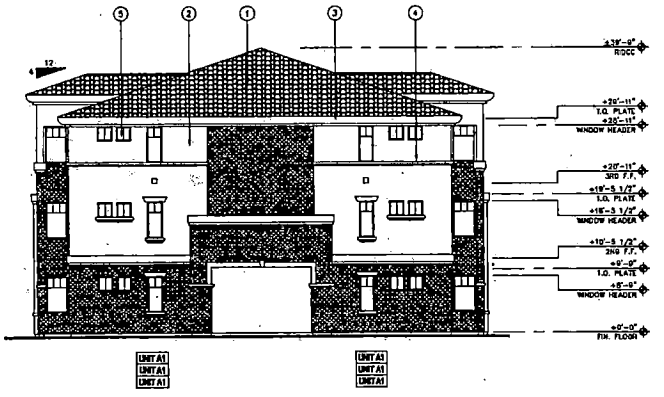
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JOB NO	04-027
DATE	MAY 21, 2004
SCALE	1/8" = 1'-0"
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A FRONT & REAR ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE - I.C.B.O. 2093
2. STUCCO SYSTEM - SEE DETAIL 3/FR1
3. STUCCO FASCIA. SEE DETAIL 22/D2
4. STUCCO POP-OUT - SEE DETAIL 41/D4
5. ALUMINUM WINDOW

EXTERIOR COLOR SCHEDULE:

A	ROOF TILE	"MISSION SANTA CRUZ" SMC 5402 EAGLE ROOFING
B	DECORATIVE METAL, STAIR RAILING, BALCONY RAILING & ENTRY DOORS	DUNN EDWARDS DE3058 "EMPIRE RUST"
C	STUCCO FASCIA AND POPOUTS	DUNN EDWARDS SP4037 "HYACINTH"
D	PRIMARY STUCCO	DUNN EDWARDS DE3058 "EMPIRE RUST"
E	SECONDARY STUCCO & GARAGE DOORS	DUNN EDWARDS DE3205 "BAC BOY"

biltform architecture
biltform architecture group of nevada, inc.
1115 east auburn road . suite 101
phoenix . arizona 85014
Phone 602.265.9229 Fax 602.265.9229

SDR-4730
08-12-04 PC

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

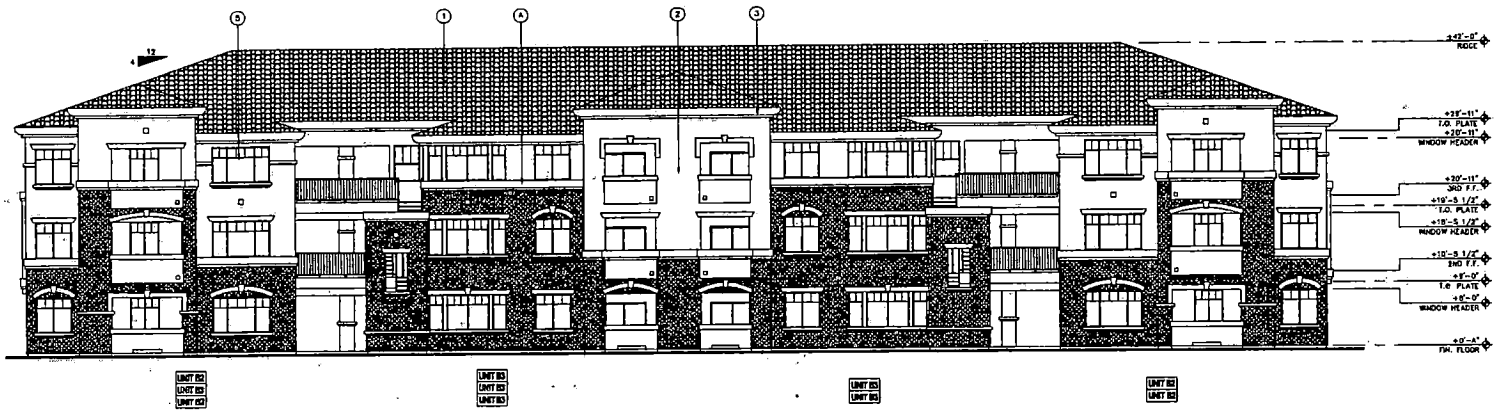
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-8484 FAX (602) 265-1666

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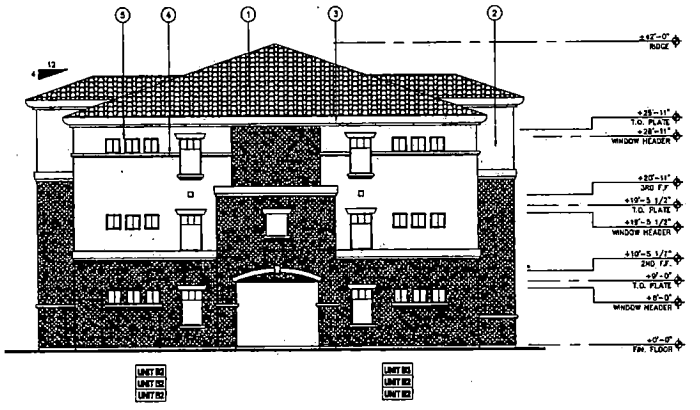
BUILDING TYPE 1
EXTERIOR ELEVATIONS

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A FRONT & REAR ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: (F)

1. CONCRETE ROOF TILE – I.C.B.O. 2093
2. STUCCO SYSTEM – SEE DETAIL 3/TR1
3. STUCCO FASCIA. SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW

EXTERIOR COLOR SCHEDULE:

A	ROOF TILE	"MISSION SANTA CRUZ" SMC 5402 EAGLE ROOFING
B	DECORATIVE METAL STAIR RAILING, BALCONY RAILING & ENTRY DOORS	DUNN EDWARDS DE3056 "EMPIRE RUST"
C	STUCCO FASCIA AND POPOUTS	DUNN EDWARDS SP4037 "HYACINTH"
D	PRIMARY STUCCO	DUNN EDWARDS DE3056 "EMPIRE RUST"
E	SECONDARY STUCCO & GARAGE DOORS	DUNN EDWARDS DE3206 "BAG BOY"

biltform architecture group of nevada, inc.
1222 east nelson road, suite 101
glendale, arizona 85014
Phone 602.265.9200 Fax 602.265.9229

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-8484 FAX (602) 285-1805

REVISIONS
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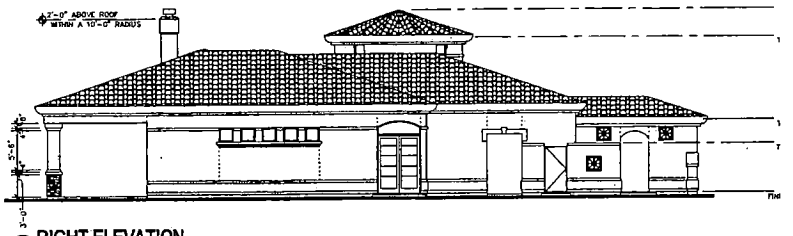
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SDR-4730
08-12-04 PC

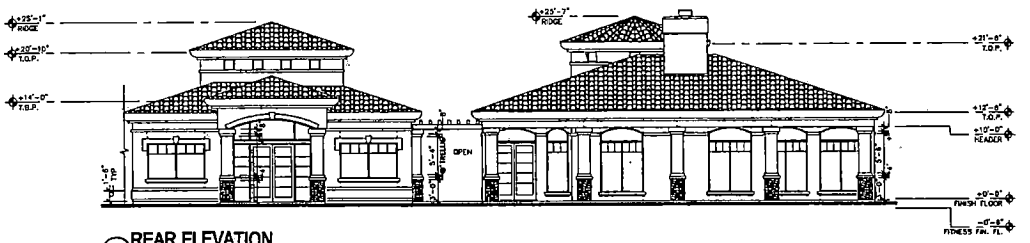
BUILDING TYPE 2
EXTERIOR ELEVATIONS

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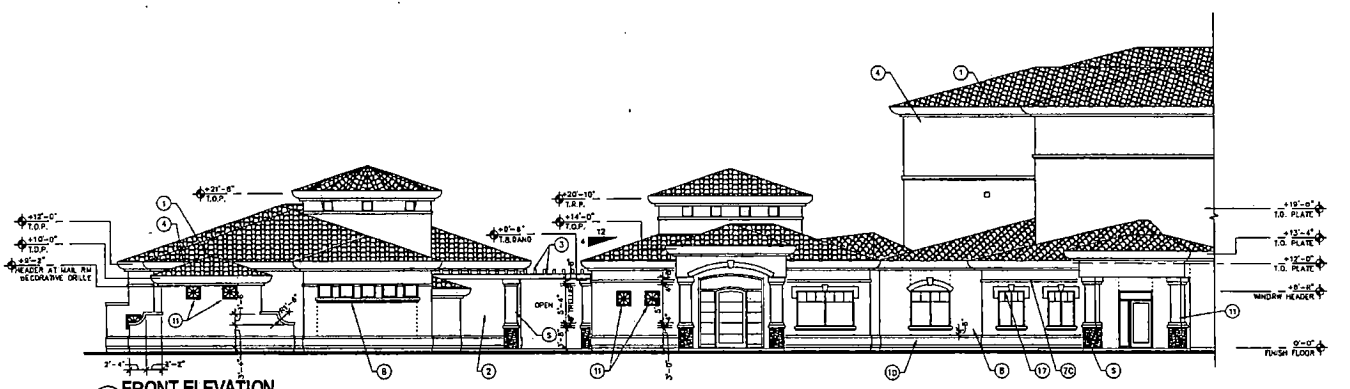
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B RIGHT ELEVATION
1/8" = 1'-0"



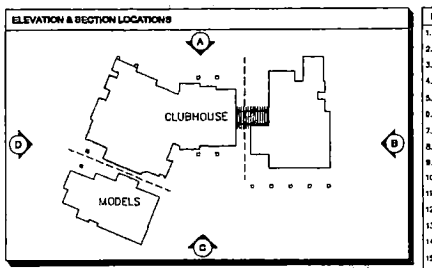
C REAR ELEVATION
1/8" = 1'-0"



A FRONT ELEVATION
1/8" = 1'-0"

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ELEVATION & SECTION LOCATIONS



KEYED NOTES:

1. CONCRETE ROOF TILE – I.C.B.B. ER 2656.
2. STUCCO SYSTEM
3. 4x8 TUBE STEEL TRELLIS
4. STUCCO FASCIA
5. FRAMED STUCCO COLUMN W/STONE VENEER BASE
6. STUCCO CHIMNEY
7. STUCCO POP-OUT
8. STUCCO POP-OUT
9. ALUMINUM WINDOW
10. STUCCO SKIRT
11. DECORATIVE METAL GRILL
12. CLOSED RISER STAIRS
13. METAL RAILING
14. SCUPPER
15. 48" WIDE X 6" HIGH DRAINAGE OPENING
16. PATIO/BALCONY WALL
17. STUCCO POP-OUT
18. STUCCO POP-OUT
19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN – SEE SITE PLAN SHEET A1.1 FOR EXACT LOCATIONS & REFER TO DETAIL 68/C6 FOR SIGNAGE AND MOUNTING HEIGHTS.

GENERAL NOTES

1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. FOR EXTERIOR INSULATION AND FINISH SYSTEM SEE DETAIL 3/FR1
4. STUCCO CONTROL JOINTS PER EXTERIOR ELEVATIONS AS TO MINIMIZE CRACKING.

EXTERIOR COLOR SCHEDULE:

A	ROOF TILE	"MISSION SANTA CRUZ" SMC 8402 EAGLE ROOFING
B	DECORATIVE METAL, STAIR RAILING, BALCONY RAILING & ENTRY DOORS	DUNN EDWARDS DE3058 "EMPIRE RUST"
C	STUCCO FASCIA AND POPOUTS	DUNN EDWARDS SP4037 "HYACINTH"
D	PRIMARY STUCCO	DUNN EDWARDS DE3058 "EMPIRE RUST"
E	SECONDARY STUCCO & GARAGE DOORS	DUNN EDWARDS DE3208 "BAG BOY"

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Clark County, Nevada

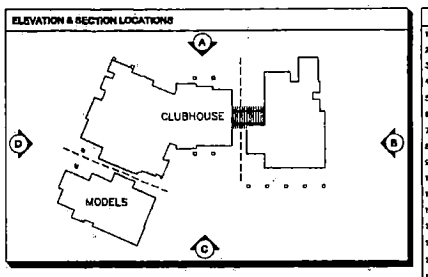
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-4464 FAX (602) 285-1005

REVISIONS:	
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JOB NO.	04-022
DATE:	MAY 21, 2004
SCALE:	1/8" = 1'-0"
SHEET NO.	A14.9

CLUBHOUSE
EXTERIOR ELEVATIONS

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KEYED NOTES: (#)

1. CONCRETE ROOF TILE – I.C.B.O. ER 2658.
2. STUCCO SYSTEM
3. 4x8 TUBE STEEL TRELLIS
4. STUCCO FASCIA
5. FRAMED STUCCO COLUMN W/STONE VENEER BASE
6. STUCCO CHIMNEY
7. STUCCO POP-OUT
8. STUCCO POP-OUT
9. ALUMINUM WINDOW.
10. STUCCO SKIRT
11. DECORATIVE METAL GRILL
12. CLOSED RISER STAIRS
13. METAL RAILING
14. SCUPPER
15. 48" WIDE X 6" HIGH DRAINAGE OPENING
16. PATIO/BALCONY WALL
17. STUCCO POP-OUT
18. STUCCO POP-OUT
19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN - SEE SITE PLAN SHEET A1.1 FOR EXACT LOCATIONS & REFER TO DETAIL 66/D5 FOR SIGNAGE AND MOUNTING HEIGHTS.

GENERAL NOTES

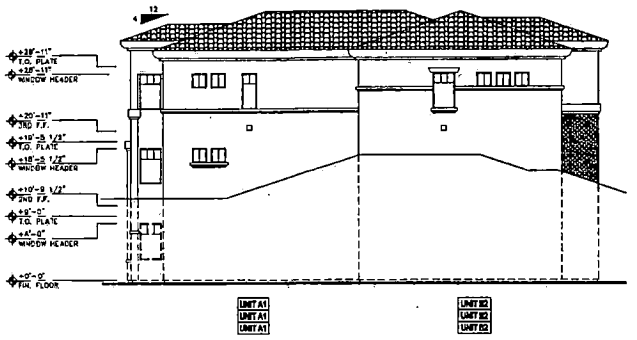
1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. FOR EXTERIOR INSULATION AND FINISH SYSTEM SEE DETAIL 3/FR1
4. STUCCO CONTROL JOINTS PER EXTERIOR ELEVATIONS AS TO MINIMIZE CRACKING.

EXTERIOR COLOR SCHEDULE:

A	ROOF TILE	"MISSION SANTA CRUZ" SMC 8402 EAGLE ROOFING
B	DECORATIVE METAL, STAIR RAILING, BALCONY RAILING & ENTRY DOORS	DUNN EDWARDS DE3058 "EMPRE RUST"
C	STUCCO FASCIA AND ROPOUTS	DUNN EDWARDS SP4037 "HYACINTH"
D	PRIMARY STUCCO	DUNN EDWARDS DE3058 "EMPRE RUST"
E	SECONDARY STUCCO & GARAGE DOORS	DUNN EDWARDS #63206 "BAG BOY"

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A LEFT FRONT ELEVATION
1/8" = 1'-0"



C RIGHT REAR ELEVATION
1/8" = 1'-0"



B LEFT REAR ELEVATION
1/8" = 1'-0"



D LEFT ELEVATION
1/8" = 1'-0"

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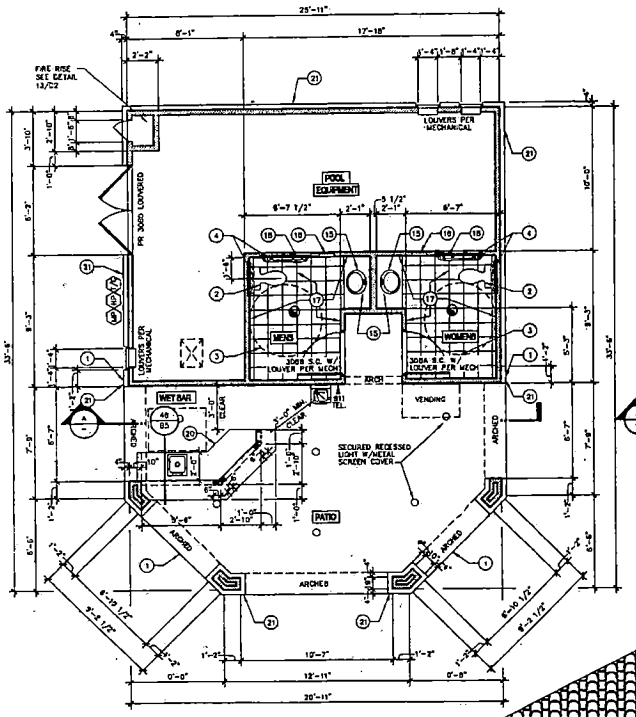
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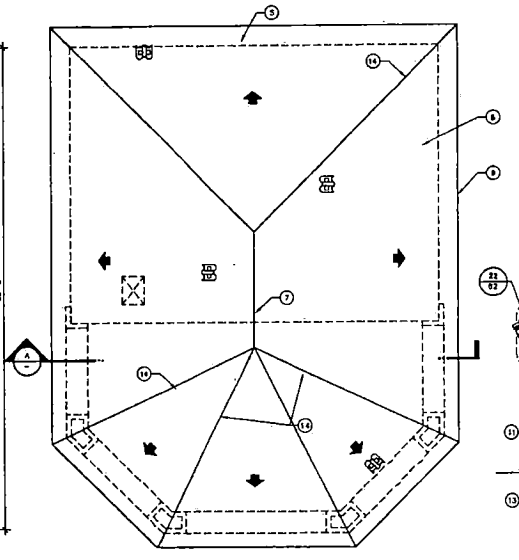
CLUBHOUSE
EXTERIOR ELEVATIONS

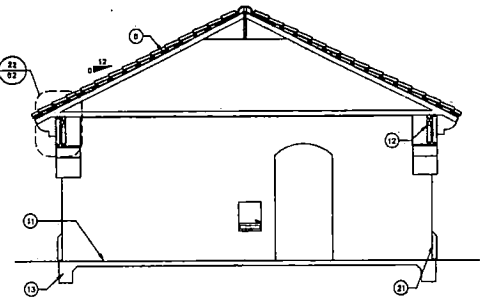
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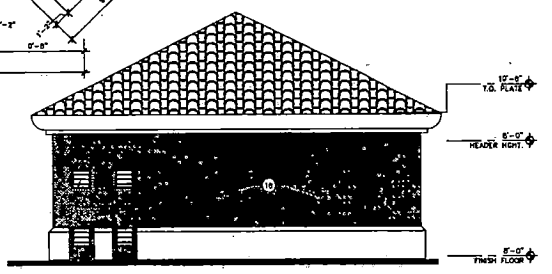
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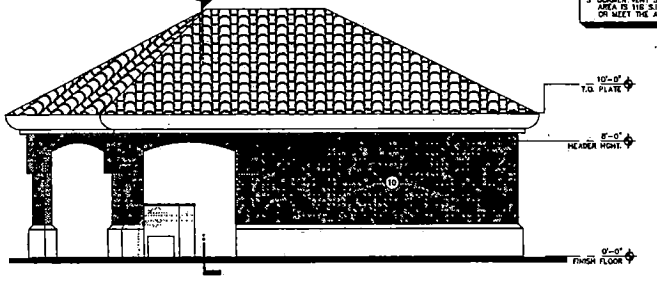




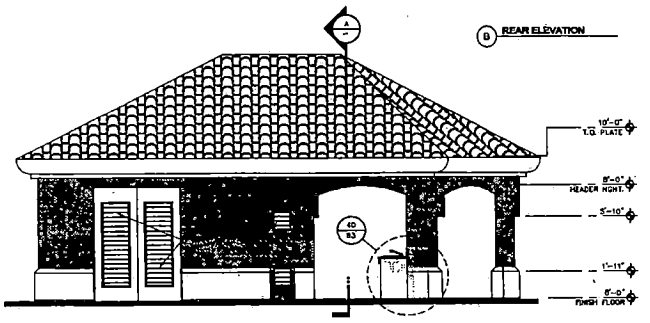
A BUILDING SECTION



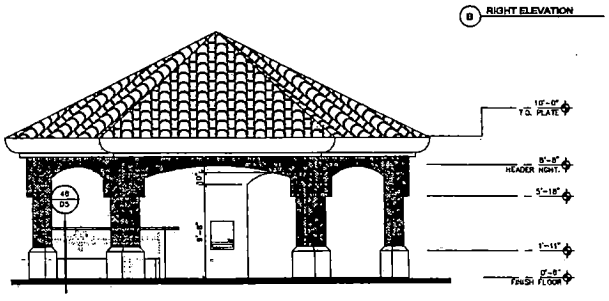
D REAR ELEVATION



B RIGHT ELEVATION



B LEFT ELEVATION



B FRONT ELEVATION

ROOF VENTILATION CALCULATIONS

ROOF TYPE	ROOF AREA	REQUIRED AREA	PROVIDED AREA	O'HAGIN VENT
ROOF 1	813 S.F. x 144 / 300 =	436 S.I.	440 S.I.	(4) 110.00 S.I.
ROOF 2	813 S.F. x 144 / 300 =	-- S.I.	-- S.I.	(-) -- S.I.

EXTERIOR COLOR SCHEDULE:

A	ROOF TILE	"MISSION SANTA CRUZ" SMC #400 EAGLE ROOFING
B	DECORATIVE METAL, STAIR RAILING, BALCONY RAILING & ENTRY DOORS	DUNN EDWARDS DE3058 "EMPIRE RUST"
C	STUCCO FASCIA AND POPOUTS	DUNN EDWARDS SP4037 "HYACINTH"
D	PRIMARY STUCCO	DUNN EDWARDS DE3058 "EMPIRE RUST"
E	SECONDARY STUCCO & GARAGE DOORS	DUNN EDWARDS DE3308 "BAG BOY"

KEYED NOTING:

1. FRAMED ARCH AND POPOUT ABOVE.
2. HANDICAP WATER CLOSET- 17" HIGH.
3. 60" DIA. TURNING CIRCLE.
4. 36" AND 42", 1 1/2" STAINLESS STEEL GRAB BARS - PROVIDE SOLID BLOCKING SEE DETAIL 9/A01.
5. LINE OF WALL BELOW.
6. CONCRETE ROOF TILE - TYPE "S" - LC.B.O #ER-4080 WITH BATTENS OVER 40# FELT ON PLYWOOD ROOF SHEATHING TYPICAL.
7. RIDGE.
8. VALLEY.
9. FASCIA - SEE DETAIL 22/D2.
10. STUCCO SYSTEM - SEE SHEET 3/FR1.
11. CONCRETE TOPPING TO MATCH POOL DECK OVER CONCRETE SLAB SEE STRUCTURAL DRAWINGS.
12. BEAM SEE STRUCTURAL DRAWINGS.
13. CONCRETE FOOTING SEE STRUCTURAL DRAWINGS.
14. MP.
15. PLASTIC LAMINATE COUNTERTOP & LAVATORY.
16. BOBRICK (B3803) PAPER TOWEL AND WASTE DISPENSER.
17. FLOOR TILE W/ TILE WAINSCOAT 4' A.F.F. ON WALLS.
18. BOBRICK (B4262) TOILET TISSUE DISPENSER.
19. BOBRICK (B822) LAV. MOUNTED SOAP DISPENSER.
20. CERAMIC TILE COUNTERTOP & BARTOP.
21. BUILDING SIGHT - 30/D3

SYMBOL SCHEDULE:

- INDICATES LOUVERED VENT
- DIRECTION OF SLOPE 6:12
- CEILING MOUNTED EXHAUST FAN PER MECHANICAL
- ACCESS PANEL - SEE 37/D4

GENERAL ROOF PLAN NOTES:

1. CONCRETE TILE ROOF AREAS SHALL SLOPE 6:12 UNLESS NOTED OTHERWISE.
2. TYPICAL OVERHANG SHALL BE PER 22/D2.
3. DASHED LINE INDICATES BUILDING BELOW
4. SAW CUT ROOF TILE AT VALLEYS. - TYP.
5. DORMER VENT SHALL BE FHA 20" x 20" (FREE VENT AREA IS 118 S.I.) NET FREE AREA SHALL BE THE SAME OR MEET THE ABOVE REQUIREMENTS.)

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JOB NO: 04-022
DATE: MAY 21, 2004
SCALE: 1/4" = 1'-0"
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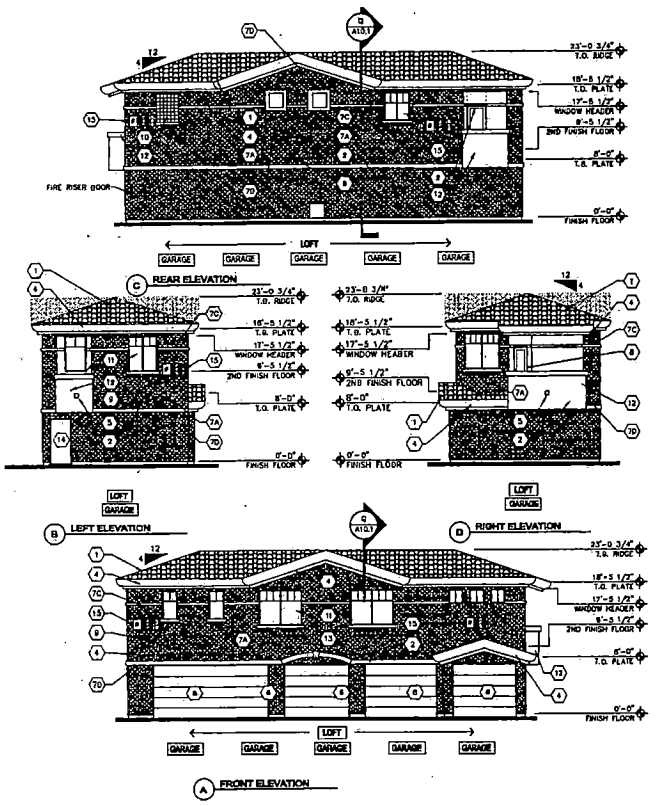
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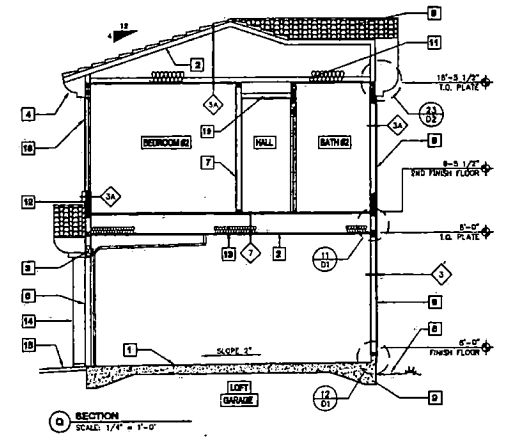
CABANA FLOOR, ROOF, & ELEVATION PLANS

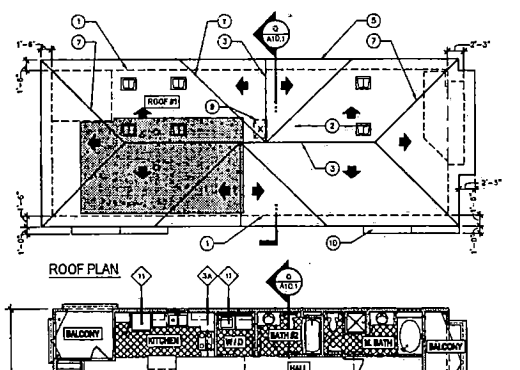
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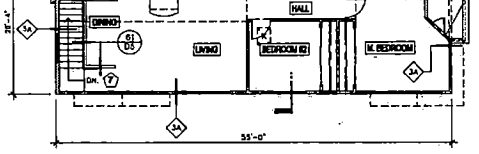
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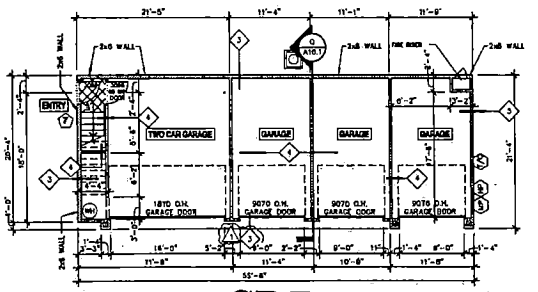








(TP) = TELEPHONE TERMINAL CABINET
(MP) = METER PACK LOCATION
= CONDENSING UNIT



SECTION KEY NOTES: (B)

1. CONCRETE SLAB PER STRUCTURAL
2. PREFAB WOOD TRUSS – SEE STRUCTURAL
3. BEAM PER STRUCTURAL
4. TYPICAL FASCIA – SEE DETAIL 22/D2
5. CONCRETE TILE ROOF
6. STUCCO SYSTEM – SEE SHT FR1
7. GYP. BOARD PER WALLTYPE
8. FINISHED GRADE MIN. 8" BELOW FIN. FLR.
9. FOUNDATION SYSTEM PER STRUCTURAL
10. FURR-DOWN AT +8'-0" A.F.F. – SEE DETAIL 19/D2.
11. R-30 BATT INSULATION @ ROOF
12. R-11 BATT INSULATION @ WALLS
13. R-19 BATT INSULATION @ FLOOR
17. LINE OF WALL BEYOND
19. REFER TO LANDSCAPE ENG'S FOR CONTINUATION OF HARDSCAPE
16. ALUMINUM WINDOW – SEE EXTERIOR ELEVATIONS

ELEVATION KEY NOTES: (E)

1. CONCRETE ROOF TILE – I.C.B.O. 3093
2. STUCCO SYSTEM – SEE DETAIL 3/FR1
3. STUCCO JOINTS
4. STUCCO FASCIA. SEE DETAIL 22/D2
5. SCUPPER – SEE DETAIL 47/D4
6. SECTIONAL OVERHEAD GARAGE DOOR
7. STUCCO POP-OUT – SEE DETAIL 41/D4
8. SINGLE LITE FAENCH DOOR.
9. STUCCO JOINTS.
10. GLASS BLOCK WINDOW
11. ALUMINUM WINDOW
12. P@TIO/BALCONY WALL – SEE DETAIL 48/D5 AND 50/D5
13. DECORATIVE STUCCO ARCH. SEE DETAIL 19/D2.
14. 8 PANEL ENTRANCE DOOR.
15. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN – SEE SITE PLAN SHEET A1.1 FOR EXACT LOCATIONS & REFER TO DETAIL 68/D6 FOR SIGNAGE AND MOUNTING HEIGHTS.

GENERAL NOTES

1. ALL WORK/IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE WORK/IMPROVEMENTS (INCLUDING, WITHOUT LIMITATION

ALL APPLICABLE ZONING, BUILDING, FIRE, HEALTH, HANDICAP ACCESSIBILITY AND ENVIRONMENTAL LAWS).

2. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
3. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR STUCCO SYSTEM SEE DETAIL 3/FR1
5. HORIZONTAL CONTROL JOINTS @ FINISH FLOOR LINE AND VERTICAL CONTROL JOINTS @ OPENINGS – TYPICAL AT ALL EXTERIOR ELEVATIONS

ROOF PLAN KEY NOTES (F)

1. LINE OF WALL BELOW
2. CONCRETE ROOF TILE – TYPE "S" – I.C.B.O. #2636 ON 40# FELT.
3. RIDGE – SEE DETAIL 34/D3
4. VALLEY – SEE DETAIL 31/D3
5. TYPICAL FASCIA – SEE DETAIL 22/D2.
6. LOCATION OF DRAFTSTOP AT ATTIC AND AT FLOOR/CEILING SPACE – SEE DETAIL 1/D1, 2/D1, 4/D1, 5/D1 & 13/D2.
7. MP – SIM. TO DETAIL 34/D3.
8. ATTIC ACCESS PANEL – SEE DETAIL 37/D4.
9. PROVIDE 24" WIDE, 3/4" THK. PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS W/ 36" WIDE WORK PLATFORM.
10. LINE OF ROOF BELOW.

BUILDING PLAN NOTES

1. FOR TYPICAL UNIT PLANS SEE SHEETS A2.1, A2.7, A2.7, A2.10, A2.13, A2.16, A2.18, A2.21, A2.24.
2. DIMS TO FACE OF STUD U.N.O.
3. SELF CLOSING, TIGHT FITTING SOLID WOOD DOOR 1 3/8" (35mm) IN THICKNESS, OR A SELF CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C PER 2000 I.B.C. SECTION 714.2.3

BUILDING PLAN SYMBOL SCHEDULE

- – – – – INDICATES ONE HOUR SEPARATION WALL
- (4) SEE SHEET FR1 FOR SOUND & FIRE RATED WALL, FLOOR/CEILING & ROOF ASSEMBLIES.
- VAULTED CEILING
- (S) STAIR TYPE – SEE SHEET 13.1.

ROOF PLAN NOTES

1. DRAFTSTOPS SHALL BE CONTINUED TO UNDER SIDE OF ROOF SHEATHAG INCLUDING BUILT-UP CRICKETS, AND TO FACE OF EXTERIOR WALL & OVERHANG.
2. ATTIC VENTILATION IS REQUIRED, REFER TO CALCULATIONS THIS SHEET.
3. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
4. SEE SECTIONS FOR ADDITIONAL HEIGHTS.
5. CONCRETE ROOF TILE – TYPE "S" – I.C.B.O. #ER-2636 WITH BATTENS OVER 40# FELT ON PLYWOOD ROOF SHEATHING TYPICAL.
6. TYPICAL ROOF SLOPE IS 4:12.
7. ROOF OVERHANGS SHALL BE 1'-4" U.N.O.
8. SAW CUT ROOF TILE AT VALLEYS – TYP

ROOF PLAN SYMBOL SCHEDULE

- – – – INDICATES DRAFTSTOPS AT ATTIC AND FLOOR/CEILING – SEE DETAIL 1/D1 & 2/D1
- INDICATES DORMER VENT SEE DETAIL 35/D3
- CONDENSOR UNIT– SEE MECHANICAL PLANS FOR EXACT LOCATION
- DIRECTION OF DOWNWARD SLOPE AND 4/12 PITCH
- ATTIC SCUTTLE – SEE DETAIL 37/D4
- DIRECTION OF 3/12 VAULTED CEILING

EXTERIOR COLOR SCHEDULE:

(A) ROOF TILE	"MISSION SANTA CRUZ" SMC 8405 EAGLE ROOFING
(B) DECORATIVE METAL, STAIR RAILING, BALCONY RAILING & ENTRY DOORS	DUNN EDWARDS DE3058 "EMPIRE RUST"
(C) STUCCO FASCIA AND POPOUTS	DUNN EDWARDS SP4037 "HEADSMITH"
(D) PRIMARY STUCCO	DUNN EDWARDS DE3058 "EMPIRE RUST"
(E) SECONDARY STUCCO & GARAGE DOORS	DUNN EDWARDS DE3208 "BAG BOY"

NOTE:

(1) – SEE SHEET FR1 FOR SOUND & FIRE RATED WALLS, FLOOR/CEILING & ROOF ASSEMBLIES.

BUILDING AREA (GROSS)

FIRST FLOOR:	1,121 S.F.
SECOND FLOOR:	1,548 S.F.
TOTAL:	2,669 S.F.

ROOF VENTILATION CALCULATIONS

ROOF AREA (S.F.) ÷ 144/300 = REQUIRED VENT AREA (S.I.)

ROOF #	ROOF AREA	REQUIRED VENT AREA	VENT AREA PROVIDED		
			FLAT VENT	DORMER VENT	TOTAL PROVIDED
ROOF 1	1206	617	–	(6) X 110	660

ROOF VENTILATION CALCULATIONS NOTES:

1. DORMER VENT – 25 X 26 (FRTE VENT AREA IS 110 S.I.) AS MANUFACTURED BY GENERAL METLS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (KEY FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.)

LOFT - BUILDING TYPE 8
BUILDING & ROOF PLANS, ELEVATIONS, AND SECTION Q

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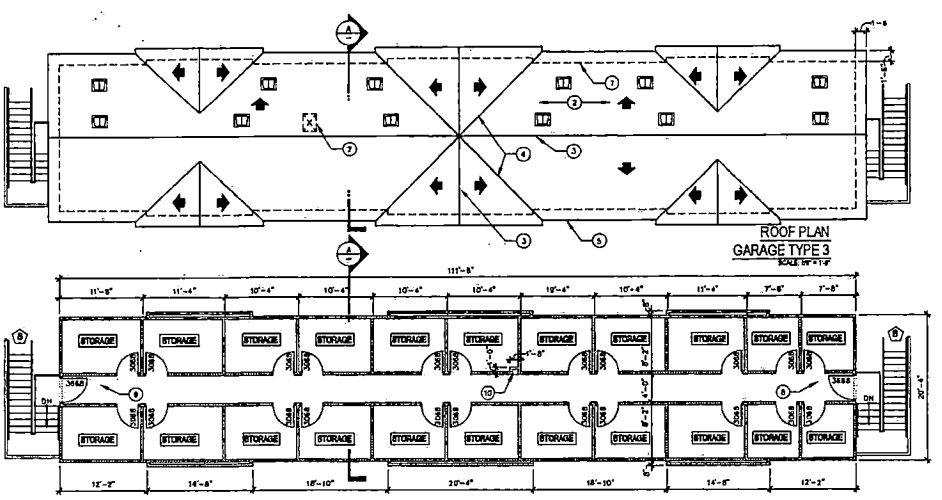
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 230-0444 FAX: (602) 265-1105

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DATE: MAY 21, 2004
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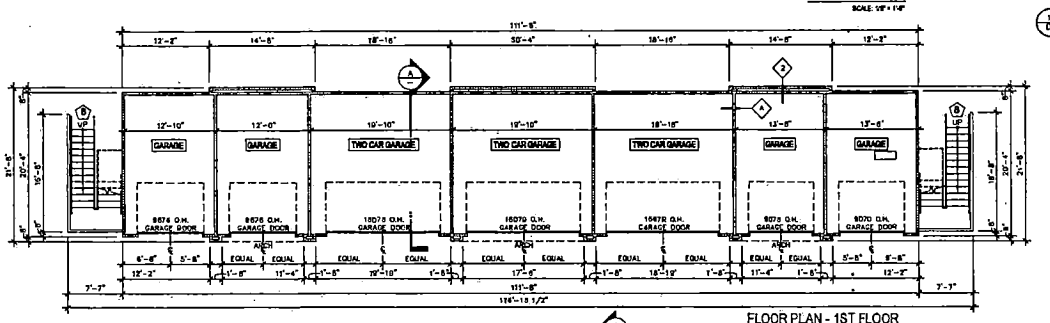
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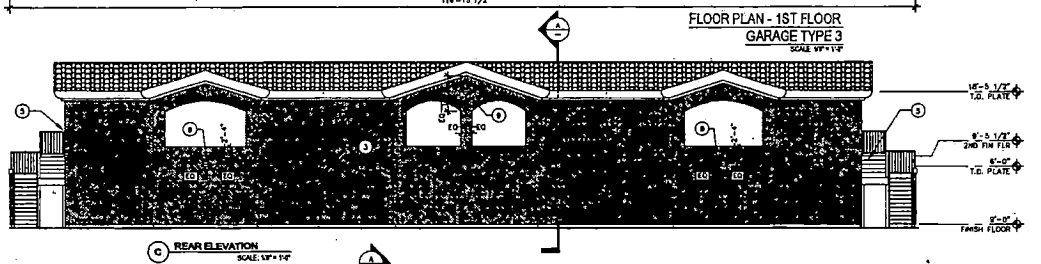


ROOF PLAN
GARAGE TYPE 3
SCALE: 1/8" = 1'-0"

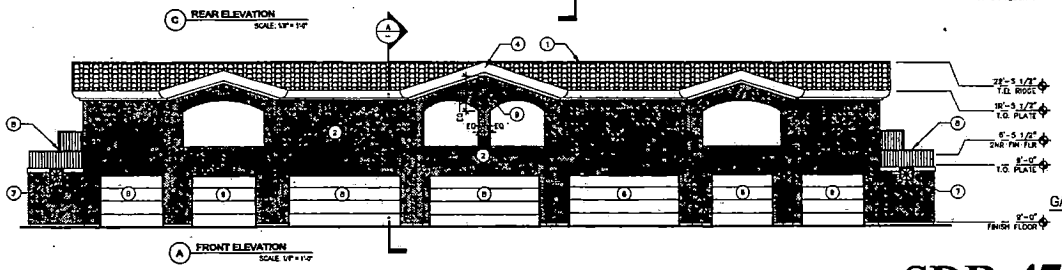
FLOOR PLAN - 2ND FLOOR
GARAGE TYPE 3
SCALE: 1/8" = 1'-0"



FLOOR PLAN - 1ST FLOOR
GARAGE TYPE 3
SCALE: 1/8" = 1'-0"

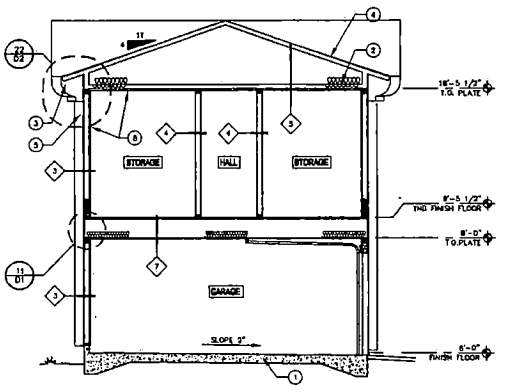


C REAR ELEVATION
SCALE: 1/8" = 1'-0"

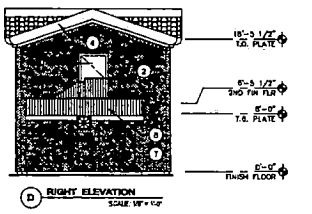


A FRONT ELEVATION
SCALE: 1/8" = 1'-0"

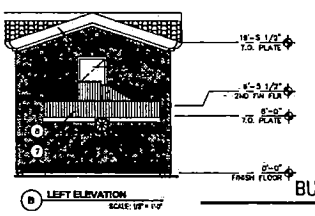
ELEVATIONS
GARAGE TYPE 3



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



D RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



B LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ROOF VENTILATION CALCULATIONS

ROOF AREA (S.F.) X 144/300 = REQUIRED VENT AREA (S.I.)

ROOF #	ROOF AREA	REQUIRED VENT AREA	VENT AREA PROVIDED		
			FLAT VENT	DORMER VENT	TOTAL PROVIDED
GARAGE 3	2106	1011	-	(16) X 116	1100
-	-	-	-	-	-

ROOF VENTILATION CALCULATIONS NOTES:

DORMER VENT - 25 X 26 (FREE VENT AREA IS 110 S.I.) AS MANUFACTURED BY GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.)

FLOOR PLAN KEYNOTES

1. PEGBOARD
2. WALL MOUNTED 2x4
3. SEMI-GLOSS PAINT (TYP.)
4. HVAC/AIR CONDITIONING
5. FLORESCENT TUBE LIGHTS (4')
6. EXHAUST FAN/LIGHT COMBO.
7. ATTIC ACCESS PANEL
8. FIRE EXTINGUISHER
9. FULL VIEW WIRE GLASS DOOR.
10. LOCATION OF RECESSED 911 PHONE. SEE 18/D2.

ROOF PLAN KEYNOTES

1. LINE OF WALL BELOW
2. CONCRETE ROOF TILE - I.C.B.O. ER 4660.
2. RIDGE - SEE DETAIL 34/D3
4. VALLEY - SEE DETAIL 71/D3
5. FASCIA - SEE DETAIL 22/D1
6. NOT USED
7. ATTIC ACCESS PANEL - SEE DETAIL 37/D4 ALY.

ROOF PLAN NOTES

1. DRAFTSTOPS SHALL BE CONTINUED TO UNDER SIDE OF ROOF SHEATHING INCLUDING BUILT-UP CRICKETS, AND TO FACE OF EXTERIOR WALL & OVERHANG.
2. ATTIC VENTILATION IS REQUIRED. REFER TO CALCULATIONS THIS SHEET.
3. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
4. SEE SECTIONS FOR ADDITIONAL HEIGHTS.
5. CONCRETE ROOF TILE - TYPE "S" - I.C.B.O. #ER-4660 WITH BATTENS OVER 40# FELT ON PLYWOOD ROOF SHEATHING TYPICAL.
6. TYPICAL ROOF SLOPE IS 4:12.
7. CRICKETS SHALL PROVIDE MINIMUM VALLEY SLOPE OF 1/4"/F.T.
8. ROOF OVERHANGS SHALL BE 1'-0" U.N.O.
9. SAW CUT ROOF TILE AT VALLEYS - TYP.
10. FOR ATTIC VENT PLACEMENT SEE DETAIL 73/D7.

BUILDING PLAN & SECTION NOTES

1. DIMS TO FACE OF STUD U.N.O.
2. ALL SHEAR PANELS SHALL BE CONT. OR FURRED OUT TO FORM A FLAT SURFACE.

SECTION KEY NOTES:

1. CONCRETE SLAB PER STRUCTURAL
2. PRE-FAB WOOD ROOF TRUSS - SEE STRUCTURAL
3. TYPICAL FASCIA - SEE DETAIL 22/D2
4. CONCRETE ROOF TILE - I.C.B.O. ER 4660
5. STUCCO SYSTEM - SEE DETAIL 3/PR1
6. GYP. BOARD PER WALLTYPE

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE - I.C.B.O. ER 4660.
2. STUCCO SYSTEM - SEE 3/PR1
3. STUCCO JOINTS
4. STUCCO FASCIA - SEE DETAIL 22/D2
5. CLOSED RISER STAIRS - SEE DETAIL A13.1
6. GARAGE DOOR
7. DECORATIVE METAL GRILLE
8. METAL RAILING
9. 8"x8" SQUARE 2" STUCCO POPOUT

SYMBOL SCHEDULE

- (MP) METER PACK LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE W/ ELECTRICAL CONTRACTOR PRIOR TO START. METER PACK SKIRT SHALL NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL SHEETS FOR SMART RET. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND OTHER INFO.
- (T/C) TELEPHONE TERMINAL CABINET, CABLE TV TAP BOX & WATER METER CABINET, ONE @ EACH BLDG. PLAN. SEE ELECTRICAL FOR EXACT LOCATION. VERIFY SIZE W/ELEC CONTRACTOR PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
- (#) INDICATES STAIR TYPE. SEE SHEET A13.1 FOR STAIR PLANS AND SECTIONS
- INDICATES DRAFTSTOPS AT ATTIC & FLOOR/CEILING - SEE DET. 1 & 2/D1
- INDICATES DORMER VENT - SEE DETAIL 46/D4
- DIRECTION OF DOWNWARD SLOPE AND 4/12 PITCH
- ATTIC ACCESS - SEE DETAIL 27/D4
- SEE SHEET PA1 FOR SOUND & FIRE RATED WALLS, FLOOR/CEILING & ROOF ASSEMBLIES

biltform architecture group of nevada, inc.
1225 east sahara ave., suite 101
phoenix, arizona 85014
Phone (602)266-0200 Fax (602)266-0229

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 230-1604 FAX (602) 285-1605

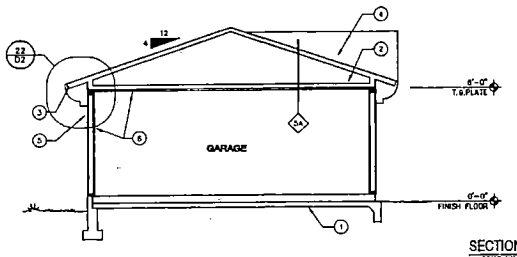
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GARAGE / STORAGE
BUILDING, ROOF, & ELEVATION PLANS

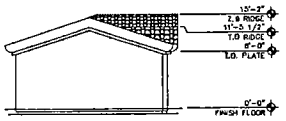
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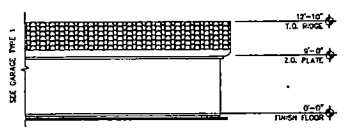
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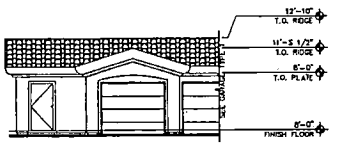
SECTION A
SCALE: 1/4"=1'-0"



B LEFT ELEVATION
SCALE: 1/8"=1'-0"

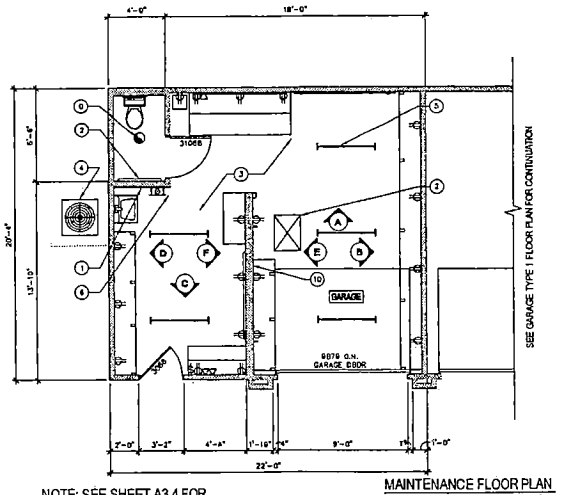


C REAR ELEVATION
SCALE: 1/8"=1'-0"



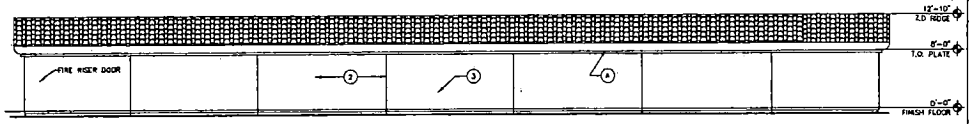
A FRONT ELEVATION
SCALE: 1/8"=1'-0"

ELEVATIONS
GARAGE TYPE 2

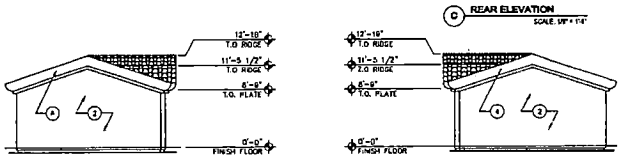


MAINTENANCE FLOOR PLAN
GARAGE TYPE 2
SCALE: 1/4"=1'-0"

NOTE: SEE SHEET A3.4 FOR INTERIOR ELEVATIONS

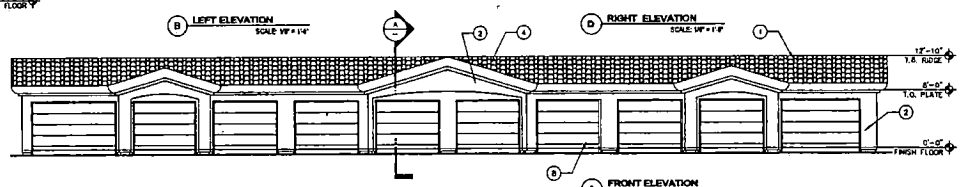


C REAR ELEVATION
SCALE: 1/8"=1'-0"



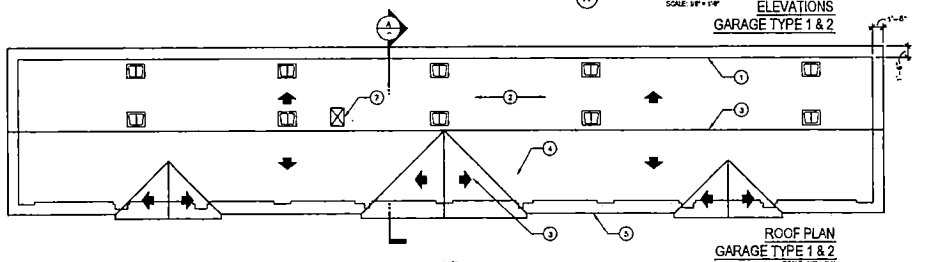
B LEFT ELEVATION
SCALE: 1/8"=1'-0"

D RIGHT ELEVATION
SCALE: 1/8"=1'-0"

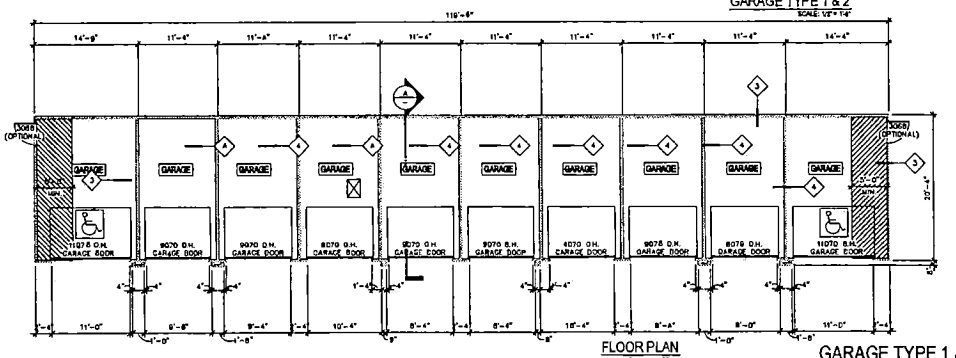


A FRONT ELEVATION
SCALE: 1/8"=1'-0"

ELEVATIONS
GARAGE TYPE 1 & 2



ROOF PLAN
GARAGE TYPE 1 & 2
SCALE: 1/8"=1'-0"



FLOOR PLAN
GARAGE TYPE 1
SCALE: 1/8"=1'-0"

GARAGE TYPE 1 & GARAGE TYPE 2 MAINTENANCE BUILDING, ROOF, & ELEVATION PLANS

ROOF VENTILATION CALCULATIONS

ROOF AREA (S.F.) X 144/300 = REQUIRED VENT AREA (S.I.)

ROOF #	ROOF AREA	REQUIRED VENT AREA	VENT AREA PROVIDED		
			FLAT VENT	DORMER VENT	TOTAL PROVIDED

ROOF VENTILATION CALCULATIONS NOTES:

DORMER VENT - 25 X 20 (FREE VENT AREA IS 110 SI.) AS MANUFACTURED BY GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.)

FLOOR PLAN KEYNOTES

1. PEGBOARD
2. WALL MOUNTED 2x4
3. SEMI-GLOSS PAINT (TYP.)
4. HVAC/AIR CONDITIONING
5. FLORESCENT TUBE LIGHTS (4')
6. EXHAUST FAN/LIGHT COMBO.
7. ATTIC ACCESS PANEL
8. FIRE EXTINGUISHER
9. FUEL & HOT USED.
10. LOCATION OF RECESSED 911 PHONE, SEE 18/D2.

ROOF PLAN KEYNOTES

1. LINE OF WALL BELOW
2. CONCRETE ROOF TILE - LC.B.O. ER 4660.
3. RIDGE - SEE DETAIL 34/D3
4. VALLEY - SEE DETAIL 31/D3
5. FASCIA - SEE DETAIL 22/D2
6. HOT USED
7. ATTIC ACCESS PANEL - STE DETAIL 37/D4 ALT.

ROOF PLAN NOTES

1. DRAFTSTOPS SHALL BE CONTINUED TO UNDER SIDE OF ROOF SHEATHING INCLUDING BUILT-UP CRICKETS, AND TO FACE OF EXTERIOR WALL & OVERHANG.
2. ATTIC VENTILATION IS REQUIRED, REFER TO CALCULATIONS THIS SHEET.
3. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
4. SEE SECTIONS FOR ADDITIONAL HEIGHTS.
5. CONCRETE ROOF TILE - TYPE "S" - I.C.B.O. #ER-4660 WITH BATTENS OVER 40# FELT ON PLYWOOD ROOF SHEATHING TYPICAL.
6. TYPICAL ROOF SLOPE IS 4:12.
7. CRICKETS SHALL PROVIDE MINIMUM VALLEY SLOPE OF 1/4"/FT.
8. ROOF OVERHANGS SHALL BE 1'-0" U.N.O.
9. SAW CUT ROOF TILE AT VALLEYS - TYP.
10. FOR ATTIC VENT PLACEMENT SEE DETAIL 75/D2.

BUILDING PLAN & SECTION NOTES

1. DIMS TO FACE OF STUD U.N.O.
2. ALL SHEAR PANELS SHALL BE CONT OR FURRED OUT 2O FORM A FLAT SURFACE.

SECTION KEY NOTES:

1. CONCRETE SLAB PER STRUCTURAL
2. PRE-FAB WOOD ROOF TRUSS - SEE STRUCTURAL
3. TYPICAL FASCIA - SEE DETAIL 22/D2
4. CONCRETE ROOF TILE - LC.B.O. ER 4660
5. STUCCO SYSTEM - SEE DETAIL 3/TR1
6. GYP. BOARD PER WALLTYPE

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE - LC.B.O. ER 4660.
2. STUCCO SYSTEM - SEE 3/TR1
3. STUCCO JOINTS
4. STUCCO FASCIA - SEE DETAIL 22/D2
5. CLOSED RISER STAIRS - SEE DETAIL A13.1
6. GARAGE DOOR
7. DECORATIVE METAL GRILLE
8. METAL RAILING
9. 8"x8" SQUARE 2" STUCCO POPOUT

SYMBOL SCHEDULE

- (MP) METER PACK LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION, VERIFY SIZE W/ ELECTRICAL CONTRACTOR PRIOR TO START. METER PACK SHALL NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL SHEETS FOR SIGHT DET. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND DTHED INFO
- (T/C) TELEPHONE TERMINAL CABINET, CABLE TV TAP BOX & WATER METER CABINET, ONE @ EACH BLDG. PLAN. SEE ELECTRICAL FOR EXACT LOCATION. VERIFY SIZE W/ELEC. CONTRACTOR PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
- (#) INDICATES STAIR TYPE. SEE SHEET A13.1 FOR STAIR PLANS AND SECTIONS
- INDICATES DRAFTSTOPS AT ATTIC & FLOOR/CEILING - SEE DET. 1 & 2/D1
- INDICATES DORMER VENT - SEE DETAIL 44/D4
- DIRECTION OF DOWNWARD SLOPE AND 4/12 PITCH
- ATTIC ACCESS - SEE DETAIL 37/D4
- SEE SHEET TR1 FOR SOUND & FIRE RATED WALLS, FLOOR/CEILING & ROOF ASSEMBLIES

biltform architecture group of nevada, inc.
1220 east osborn road , suite 101
phoenix , arizona 85014
Phone 602.266.6300 Fax 602.266.6929

PICERNE AT PROVIDENCE
Rental Apartment Community
Dare County, Nevada

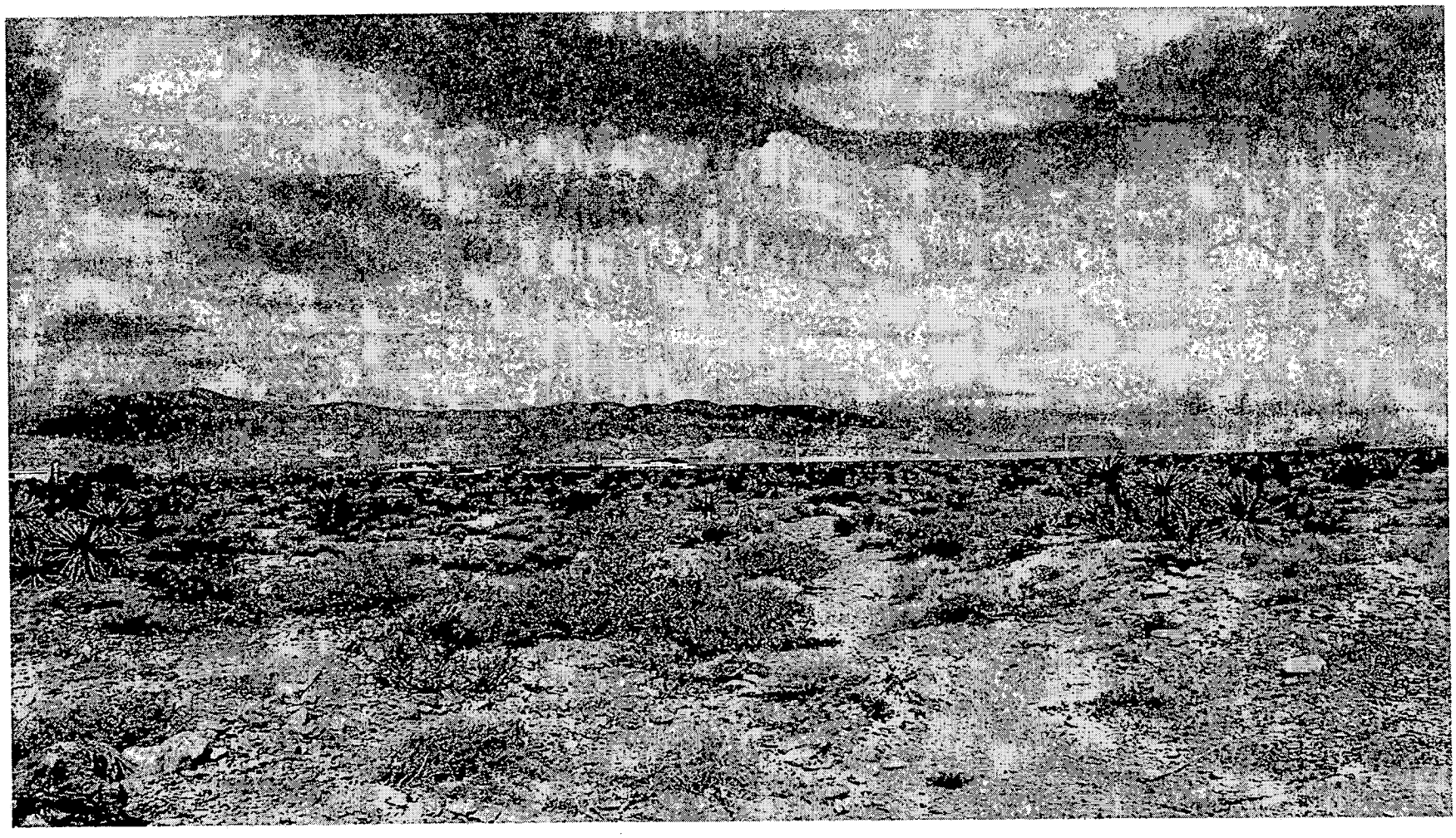
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 230-0404 FAX: (602) 265-1404

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JOB NO:	04-027
DATE:	MAY 21, 2004
SCALE:	AS NOTED
SHEET NO:	A12.1

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SDR-4730
08-12-04 PC

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SDR-4730 - APPLICANT: PICERNE DEVELOPMENT CORPORATION - OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF DORRELL LANE AND HUALAPAI WAY
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 75

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-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).

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

NOTE: Vice Chairman Nigro stated that he is on the Board of Directors of the Habitat for Humanity. He felt there would not be a conflict, so he would be voting on this item.

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the proposed commercial center consists of a Latin-themed supermarket building and an in-line retail building, with offices located on the second floor, which are connected via a central plaza. The central plaza creates a sense of an "urban streetscape" in which cultural exhibits and events can occur.

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 75 – SDR-4750

MINUTES – Continued:

The applicant has requested waivers of the Commercial Development Standards for the placement of the buildings within the site, perimeter and foundation landscaping, exterior accent strip lighting being within 300 feet of residential property, and interior spacing of trees for parking along the edges of the property. The requested waivers are acceptable due to overall design of the project would become unfeasible. Additionally, a multi-use transportation trail will run the length of the western property line along the Eastern Avenue street frontage.

ARNOLD STOCK, Metro Development Group, 7432 W. Sahara Avenue, Las Vegas, Nevada, stated that La Plaza de Las Vegas would be the focal point of the Hispanic community in Downtown Las Vegas. The central plaza would operate 24 hours with mixed uses, such as entertainment, shopping, business, music, arts and cultural events throughout the year. He continued by giving an overview of the proposed project and the Hispanic population in Las Vegas, including what impact the Hispanic tourists would have on the central plaza. He felt that the proposed project would compliment and enhance the downtown redevelopment revitalization efforts, as it would also create 150 construction jobs and 200 part time and full time jobs. Lastly, he expressed his excitement and how fortunate he was to be a part of the redevelopment process of Downtown Las Vegas.

COMMISSIONER McSWAIN wished the applicant much success. MR. STOCK informed VICE CHAIRMAN NIGRO and the Commission that the plan is to break ground in the second quarter of next year.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(10:52 – 10:58)

4-246

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 08/02/04, except as amended by conditions herein. The applicant shall be required to schedule a post-approval conference with the Departments of Planning and Development and Public Works should the required engineering studies cause changes to the site plan or building elevations.

CONDITIONS – Continued:

3. Any change in uses or square footage as identified on the approved Site Plan may result in the need for a parking Variance.

4. Waivers are granted to permitted to allow no foundation landscaping, reduced perimeter tree spacing, exterior accent lighting within 300 feet of residential property and place the building away from the property line.

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

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

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the proper development standards for a Multi-Use Transportation Trail, as depicted in the Transportation Trails Element of the Las Vegas General Plan, as well as, depicting minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the remaining landscape planters.

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

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

10 All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

CONDITIONS – Continued:

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

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

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

Public Works

15. Dedicate an additional 8 feet of right-of-way for a total half-street width of 40 feet for that portion of 25th Street not previously dedicated adjacent to this site prior to the issuance of any permits. Additional dedication for a deceleration lane along Fremont Street acceptable to the City Traffic Engineer and dedication for the portion of the bus turn out along Eastern Avenue not previsously dedicated shall also be provided unless specifically not required in the approved Traffic Impact Analysis.

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Construct a deceleration lane on Fremont Street acceptable to the City Traffic Engineer adjacent to this site concurrent with development of this site.

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

18. Landscape and maintain all unimproved rights-of-way on Fremont Street, 25th Street, and Eastern Avenue adjacent to this site.

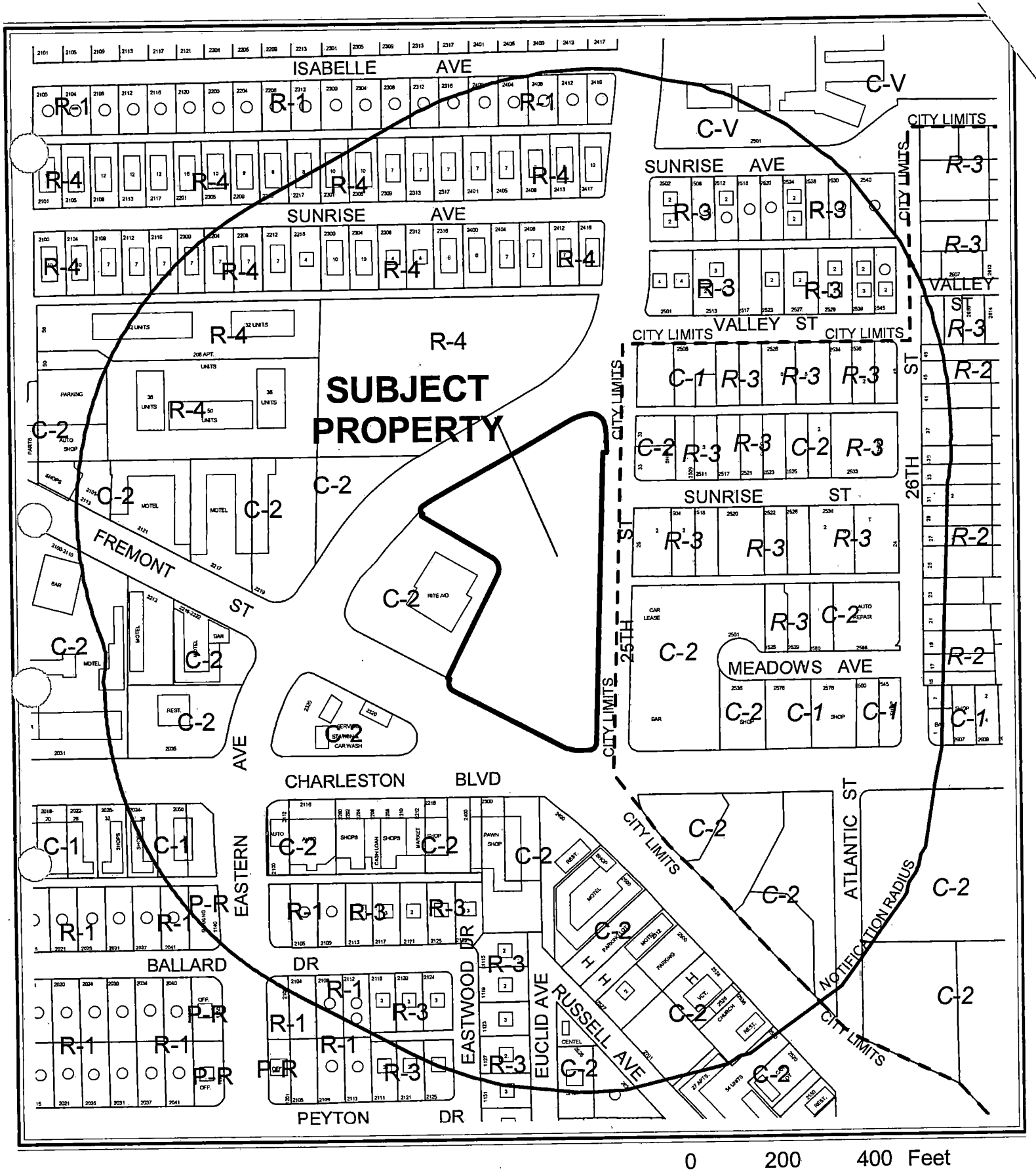
19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Eastern Avenue and 25th Street public rights-of-way adjacent to this site prior to occupancy of this site. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Fremont Street public right-of-way adjacent to this site prior to the issuance of any permits.

20. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits.

CONDITIONS – Continued:

21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

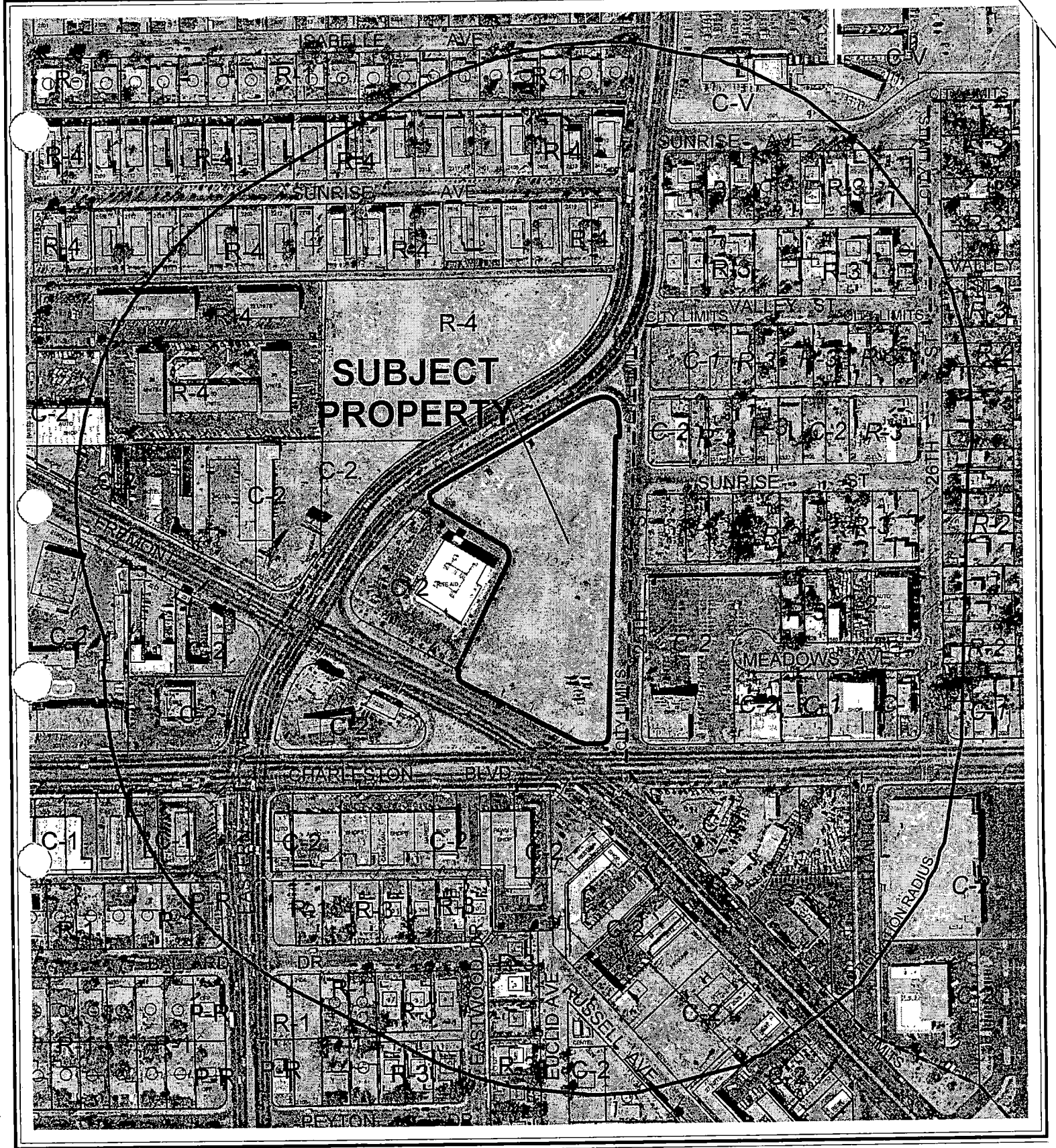


CASE: **SDR-4750**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SDR-4750**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4750 - APPLICANT: ARNOLD ROSS STALK; OWNER: J & D FINANCIAL SERVICES, 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 08/02/04, except as amended by conditions herein. The applicant shall be required to schedule a post-approval conference with the Departments of Planning and Development and Public Works should the required engineering studies cause changes to the site plan or building elevations.

3. Any change in uses or square footage as identified on the approved Site Plan may result in the need for a parking Variance.

4. Waivers are granted to permitted to allow no foundation landscaping, reduced perimeter tree spacing, exterior accent lighting within 300 feet of residential property and place the building away from the property line.

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

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

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the proper development standards for a Multi-Use Transportation Trail, as depicted in the Transportation Trails Element of the Las Vegas General Plan, as well as, depicting minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the remaining landscape planters.

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

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

10 All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

11. Parking lot lighting standards shall be no more than *20* feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

Public Works

15. Dedicate an additional 8 feet of right-of-way for a total half-street width of 40 feet for that portion of 25th Street not previously dedicated adjacent to this site prior to the issuance of any permits. Additional dedication for a deceleration lane along Fremont Street acceptable to the City Traffic Engineer and dedication for the portion of the bus turn out along Eastern Avenue not previsously dedicated shall also be provided unless specifically not required in the approved Traffic Impact Analysis.

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Construct a deceleration lane on Fremont Street acceptable to the City Traffic Engineer adjacent to this site concurrent with development of this site.

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

18. Landscape and maintain all unimproved rights-of-way on Fremont Street, 25th Street, and Eastern Avenue adjacent to this site.

19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Eastern Avenue and 25th Street public rights-of-way adjacent to this site prior to occupancy of this site. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Fremont Street public right-of-way adjacent to this site prior to the issuance of any permits.

20. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits.

21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a Site Development Plan Review and Waivers of required perimeter and foundation landscaping, location of the building not on street frontage, exterior accent strip lighting being within 300 feet of residential property, and parking tree spacing for a proposed 60,000 square foot commercial center on 5.4 acres adjacent to the northeast corner of Fremont Street and Eastern Avenue.

B) Applicant's Justification

The applicant justifies this request by stating that the proposed development will enhance a blighted portion of the downtown redevelopment project area by creating a quality commercial center, as well as a cultural center within the Latin community. It will create approximately 350 new jobs and 50 part time jobs, therefore promoting economic development within the community. Reasons for the waivers include, the urban streetscape and that the parking field increases store visibility and enhances security.

BACKGROUND INFORMATION

A) Previous Actions

12/19/84 The City Council approved a Rezoning & Site Development Plan Review (Z-0084-84) application for the reclassification of property generally located on the southwest corner of Eastern Avenue and 25th Street from R-4 (High Density Residential) to C-2 (General Commercial) for proposed retail stores. The Planning Commission and staff both recommended approval.

01/02/85 The City Council approved a Tentative Map (Z-0084-84) application for 5 Points commercial subdivision on property generally located on the northeast corner of Freemont Street and Eastern Avenue.

02/19/86 The City Council approved a Variance & Site Development Plan Review (V-0142-85) application to allow the construction and operation of a commercial storage unit complex with a live-in manager's residence, on property generally located south of the intersection of Eastern Avenue and 25th Street. The Board of Zoning Adjustment and staff both recommended approval.

PL

10/24/85 The Board of Zoning Adjustment approved a Variance (V-0103-85) application to allow a proposed automobile repair and service facility 20 feet from the east property line, 40 feet from the north property line, and 20 feet from the west property line, where a 50-foot setback is required, on property generally located on the north side of Fremont Street between Eastern Avenue and 25th Street. Staff recommended denial.

11/20/85 The City Council approved a Rezoning & Site Development Plan Review (Z-0067-85) application for the reclassification of property generally located on the north side of Fremont Street between Eastern Avenue and 25th Street, for a proposed automotive repair and service facility. The Planning Commission recommended approval, while staff recommended denial.

08/06/86 The City Council approved a Rezoning & Site development Plan Review (Z-0054-86) application for the reclassification of property located on the northeast corner of Fremont Street and Eastern Avenue from R-4 (High Density Residential) to C-2 (General Commercial) [Under Resolution of Intent to C-M (Commercial/Industrial)], for a proposed shopping center and automotive shop. The Planning Commission and staff both recommended approval.

02/06/91 The City Council approved a Rezoning & Site Development Plan Review (Z-0145-90) application for the reclassification of property located on the north side of Fremont Street between Eastern Avenue and 25th Street from R-4 (High Density Residential) and C-2 (General Commercial) to C-2 (General Commercial) for a proposed Hotel/Casino. The Planning Commission and staff both recommended approval.

07/07/97 The Planning Department administratively approved a Site Development Plan Review (SD-7-97) application for a proposed drug store (Rite Aid), on property located on the northeast corner of Fremont Street and Eastern Avenue.

10/13/97 The City Council approved a Special Use Permit (U-0063-97) application to allow the off-premise sale of packaged liquor in conjuncture with a proposed drug store, on property located on the northeast corner of Fremont Street and Eastern Avenue. The Planning Commission and staff both recommended approval.

B) Pre-Application Meeting

06/16/04 A pre-application conference was held and resulted in the following comments:

1. A waiver of the foundation landscaping, location of the building, and the spacing of trees within parking will need to be requested.
2. A multi-use transportation trail exists along Eastern Avenue.
3. Complete all half street and all substandard improvements.

PL

4. A drainage study is required.
5. Traffic impact fee exempt, old fee required.
6. Deceleration lane / bus turnout required along Fremont Street.
7. Traffic would like to see 25th Street vacated.
8. Need 60 feet for declaration lane for access from Fremont Street.
9. Update previous traffic study.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.40
Net Acres:	4.10

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped & Multi-Family Residences
South:	General Commercial Strip Center, Rite Aid (Drug Store), Service Station and Car Wash, and Pawn Shop
East:	Residential, Parking Lot, and a Bar
West:	Undeveloped, Apartment Complex, and a Motel

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial) & MXU (Mixed Use)
South:	C (Commercial)
East:	Clark County
West:	C (Commercial) & MXU (Mixed Use)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	R-4 (High Density Residential) & C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	County Zoning: C-2 (General Commercial) & R-3 (Multiple-Family Residential) [18 Units per Acre] & C-1 (Local Business)
West:	R-4 (High Density Residential) & C-2 (General Commercial)

E) General Plan Compliance

The subject property is identified on the Southeast Sector Map of the General Plan as being included in the "Downtown Redevelopment Plan" Area. It is subject to the land use designations identified in the Las Vegas Redevelopment Plan. The Redevelopment Plan designates the parcel as C (Commercial), which allows office uses, service-oriented commercial uses, and general commercial uses, such as the existing convenience store. The subject parcel is within a C-2 (General Commercial) zoning district, which is in conformance with the Redevelopment Plan.

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

Las Vegas Redevelopment Plan Area

The subject site is included in the Las Vegas Redevelopment Plan Area, which includes most of downtown Las Vegas, portions of West Las Vegas, and the industrial area located south of Charleston and east of the Union Pacific Railroad. The purpose of this plan is to eliminate blighted properties, develop vacant or underutilized properties by using methods of planning, and strengthen the economic base of this part of the City of Las Vegas.

Trails:

Multi-Use Transportation Trail
A Multi-use Transportation Trail is required along the eastern portion of the Eastern Avenue street frontage, as shown on Map 2 of the Transportation Trails Element of the Master Plan. A multi-use transportation trail refers to paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles. A multi-use transportation trail consists of a five-foot transition strip and a five-foot private landscaped corridor that are separated by a ten-foot public transportation trail path.

PROJECT DESCRIPTION

The proposed commercial center consists of a Latin-themed supermarket building and an in-line retail building, with offices located on the second floor, which are connected via a central plaza. The central plaza creates a sense of an "urban streetscape" in which cultural exhibits and events can occur. The applicant has requested waivers of the Commercial Development Standards for

the placement of the buildings within the site, perimeter and foundation landscaping, exterior accent strip lighting being within 300 feet of residential property, and interior spacing of trees for parking along the edges of the property. The requested waivers are acceptable due to overall design of the project would become unfeasible. Additionally, a multi-use transportation trail will run the length of the western property line along the Eastern Avenue street frontage.

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	4.1 Acres	Y
Min. Lot Width	100 Feet	±315 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet	 65 Feet 10 Feet 128 Feet 20 Feet	 Y Y Y Y
Max. Lot Coverage	50 %	24%	Y
Max. Building Height	None	15 to115 Feet	Y
Trash Enclosure	Yes	2	Y
Loading Zone	Yes	2 Zones	Y
Mech. Equipment	Yes	Yes	Y

The proposed development is in compliance with the Commercial Development Standards set forth by Title 19.08, excluding the requested waivers for required foundation landscaping, location of the building, exterior accent strip lighting being within 300 feet of residential property, and parking tree spacing.

A2) Residential Adjacency Standards

The project complies with all residential adjacency standards of the Code.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
General Retail, Other Than Listed (Less Than 25,000 SF.)	42,710 SF.	1/250 GFA	171	7	171	7
Office, Other Than Listed	11,400 SF.	1/300 GFA	38	7	38	7
Wedding Chapel	1,600 SF.	1/200 GFA	8	7	8	7
Total	55,710 SF.		217	7	217	7

The proposed development meets the parking requirements based upon the square footage provided for the future buildings and uses. It meets all handicapped standards as well. Parking will be monitored as the site develops to ensure adequate parking.

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	39 Trees	26*
Buffer:			
• Min. Trees	1 Tree / 30 Linear Feet	51 Trees	50*
• Min. Zone Width	15 Feet		15*

* The applicant has supplied trees on the site at a rate of one per six (6) parking spaces except for the parking spaces located on the Eastern Avenue, 25th Street, and Fremont Street edges. The applicant has supplied trees at a rate of one per thirty (30) feet within a fifteen (15) foot landscape buffer along the perimeter of the property with exception of along the share property line of the adjacent parcel, were an ten (10) foot concrete service walk is proposed. The site plan indicates the planting of one five (5) gallon shrub per twenty-four (24) inch box tree, where four (4) five (5) gallon shrub per twenty-four (24) inch box tree is required. The applicant is requesting a waiver from the perimeter and foundation landscape buffers, as well as the parking landscape tree spacing.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Freestanding Signs: Located on Eastern Avenue and Fremont Street

Standards	Allowed	Provided
Maximum Number	1 / 200 Feet Street frontage 7 total	1 / Street frontage 2 total
Maximum Area	2 SF / 1 Foot Street frontage	Not Provided
Maximum Height	40 Feet	25 Feet
Minimum Setback	5 Feet	5+ Feet
Illumination	Yes	Not Provided

Wall Signs: North, South, And East Elevations

Standards	Allowed	Provided
Maximum Number	N/A	13 total
Maximum Area	20% of Building Elevation	Not Legible
Maximum Projection	4 Feet	Not Provided
Illumination	Internal/External	Not Provided

Approval of this Site Development Plan Review does not constitute the approval of any signage on site. All signage will be evaluated at time of permitting.

B) General Analysis and Discussion

- Zoning

The proposed development of a supermarket and retail/office building within a C-2 (General Commercial) zoning district is permissible.

- Site Plan

The site plan provides a suitable layout for the irregularly shape site. The commercial center is composed of three distinct components, a supermarket, retail/office building, and a central plaza. The two-story retail/office building is located within the northwest portion of the site and opens up to the parking lot along Eastern Avenue, as well as to the central plaza. The supermarket is located along the southwester portion of the site and is attached to the rest of the site via a central plaza. The central plaza acts as a nexus to the two buildings and creates a cohesive design layout.

- Waivers

The applicant is requesting a waiver from perimeter and foundation landscaping requirements, the parking landscape tree spacing requirement, as well as the location of buildings not on street frontages and exterior accent strip lighting being within 300 feet of residential property. If the

applicant were to provide landscape fingers along Eastern Avenue, 25th Street, and Fremont Street the resulting loss in available parking space would put the proposed development under the required amount of parking. Therefore, in an attempt to comply with the parking requirements the waiver is applicable.

The waiver of foundation landscaping is also applicable due to the creation of a central plaza and courtyard where the majority of foot traffic will take place.

The waiver of perimeter landscaping would allow access to the back service entrances of the buildings via a ten-foot concrete service walk, which would not be feasible with a eight-foot perimeter landscape buffer practically abutting the proposed buildings. Additionally it would allow for the planting of one five-gallon shrub per 24-inch box tree, where four five-gallon shrub per 24-inch box tree is required.

The waiver of the buildings not being located along the street frontage is acceptable due cohesiveness of the site design, as well as compatibility with adjacent parcel creating a center commercial center.

The waiver to allow exterior accent strip lighting being within 300 feet of residential property can be substantiated through the mitigation of emitted light by perimeter landscaping.

The requested waivers are acceptable due to overall design of the project would become unfeasible.

- Landscape Plan

The landscape plan depicts perimeter and parking lot landscaping that meets the intent of Title 19 and the Las Vegas Urban Design Guidelines and Standards, excluding the requested waivers. Landscape materials to be used include 24-inch box Canary Island Palm, Blue Palo Verde, Native Mesquite, and Desert Willow trees, as well as five-gallon Texas Ranger and Brittle Bush shrubs.

- Elevation

The building elevations illustrate a 30-foot tall super market with kiosks located along the east elevation, a 30-foot two story retail/office building, as well as a 115-foot tall wedding chapel tower. The building elevations utilize an innovative use of building rhythm by incorporating various types of vertical and horizontal patterns via external details, such as decorative metal arches, canopies, stucco façade walls, and steel cable with proposed colored fiber optic light string.

- Floor Plan

The proposed floor plans indicate a 24,400 square foot market with an additional 3,560 square feet of kiosk space attached to the front of the market. The floor plan also indicated the two-story retail/office building to be composed of 14,750 square feet of retail space on the ground floor and 11,400 square feet of office space located on the second floor. A 1,600 square foot wedding chapel tower is indicated in the middle of the development and will be accessible via the central plaza. Each of the before mentioned buildings utilize the central plaza area as the main entrance point.

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 site is located in a commercial area along Fremont Street, with commercial outlets in the vicinity. The proposed development is compatible with adjacent development and development in the area

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 commercial center development will be consistent with Title 19, and with the intent of the Design Standards Manual, and the Landscape, Wall and Buffer Standards with the exception of requested waivers for building placement, foundation, perimeter, and parking lot landscape requirements, as well as exterior accent strip lighting being within 300 feet of residential property.

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

   The site receives access via a drive from Eastern Avenue and Fremont Street, as well as frontage along East Charleston Boulevard, all of which are Primary (100-foot) Arterials, on the Master Plan of Streets and Highways, as well as a drive from 25th Street, a minor residential access street. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

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

The proposed building materials and colors are compatible with the desert environment and are appropriate. The proposed landscape palette materials will provide an aesthetically pleasing environment, however a condition is listed to provide the minimum number of shrubs in the perimeter landscape planters as required by Title 19 and the Las Vegas Urban Design Guidelines and Standards.

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

The building elevations depict design characteristics that are not unsightly or obnoxious in appearance, and with the approval of a waiver to allow exterior accent strip lighting to be within 300 feet of residential property, will be harmonious and compatible with development in the area.

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

The proposed development will be subject to permits and final inspection for a Certificate of Occupancy, and therefore will not compromise the health, safety and general welfare.

NOTICES MAILED 149

APPROVALS 0

PROTESTS 0

PL

ORIGINAL ONLY

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4750 APN: 139-35-815-002

Name of Property Owner: James Fisher

Name of Applicant: Arnold Ross Stalk

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: _____

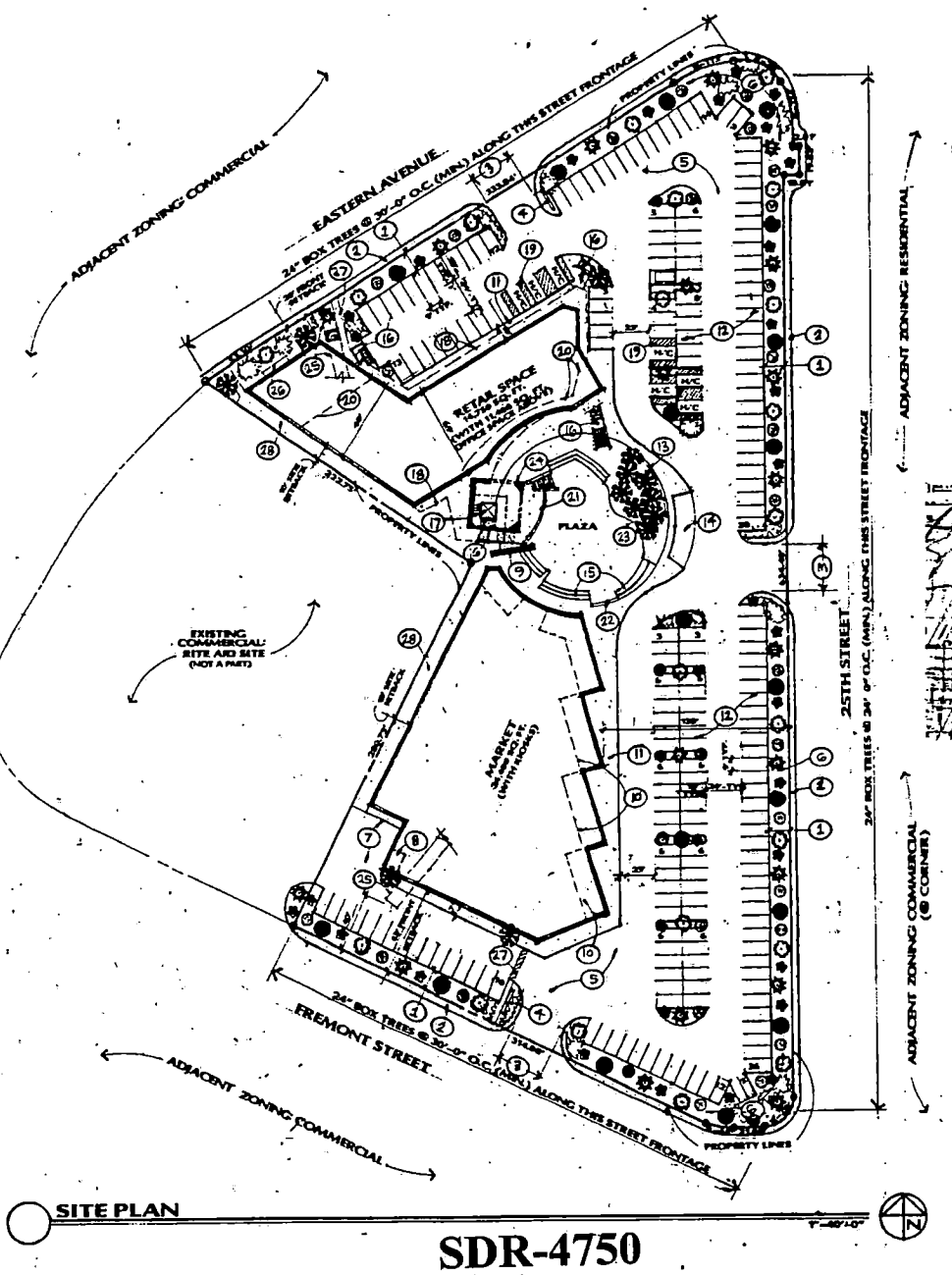
Print Name: James S. Fisher

Subscribed and sworn before me

This 25th day of June, 2004

_____
Notary Public in and for said County and State

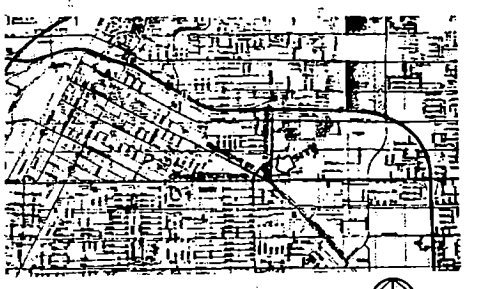
OFFICIAL SEAL
KIMBERLY K. BIBLE
NOTARY PUBLIC-OREGON
COMMISSION NO. 344925
MY COMMISSION EXPIRES MAY 4, 2005



SITE PLAN

KEYNOTES

1. 15' LANDSCAPE STRIP
2. 5' CONC. WALK
3. 32' ENTRY/EXIT
4. SIGN WITH RETAIL CENTER LOGO & TENANT LISTING (SEE ELEV.)
5. ASPHALT DRIVEWAY
6. LANDSCAPE AREA
7. LOADING DOCK AREA
8. TRASH ENCLOSURE WITHIN BLDG.
9. PREFAB METAL BLDG CANOPY FOR SUPPORT WALL (SEE ELEVS.)
10. KIOSKS/FOOD HOUSE PLANS
11. COLORED CONCRETE ARCADE WALK
12. PARKING SPACES-277.
13. FACADE WALL
14. DROP-OFF/LOADING ZONE AREA
15. COLORED CONC STEPS
16. STAIRS
17. ELEVATOR
18. BALCONY ABOVE 6 OFFICES
19. HANDICAPPED ACCESS AISLE
20. WALL LINE OF OFFICE SPACE: ABOVE
21. METAL RAILING @ LANDING
22. LOW STUCCOED WALLS
23. PALM TREE PLANTER HOLES WITH TREE GRATES
24. TOWER - SEE EXTERIOR ELEVATIONS
25. RECESSED/PROJECTED 'V' SHAPE SLOPED FACADE WALL ELEMENT ABOVE - SEE EXTERIOR ELEVATIONS
26. LOW SLOPED STUCCOED FACADE WALL - (24" WIDE). SEE ELEVATIONS
27. HANDICAPPED ACCESS PATH
28. CONC. SERVICE WALK



VICINITY MAP
NO SCALE

SITE TABULATION

ZONING: C-2
SITE AREA: 6.: NET ACRES (5.6 GROSS)
BUILDING AREA: MARKET SPACE= 24,600 SQ. FT.
RETAIL SPACE= 14,750 SQ. FT.
KIOSK SPACE= 3510 SQ. FT.
OFFICE SPACE= 11,400 SQ. FT.
WEDDING CHAPEL= 1490 SQ. FT.
TOTAL PROJECT SQ. FT.= 55,715
PARKING REQUIRED: RETAIL, MARKET & KIOSK SPACE= 171 (1/250 SQ. FT)
OFFICE SPACE= 38 (1/300 SQ. FT.)
WEDDING CHAPEL= 8 (1/183 SQ. FT.
TOTAL PARKING REQUIRED= 217 SPACES
PARKING PROVIDED: 317 SPACES (INCL. 7 HANDICAPPED SPACES)

LANDSCAPING LEGEND

- CANARY ISLAND PALM TREE (SIZE: 24" BOX -MIN.)
- BLUE PALO VERDE TREE (SIZE: 24" BOX)
- NATIVE MESQUITE TREE (SIZE: 24" BOX)
- DESERT WILLOW TREE (SIZE: 24" BOX)
- TEXAS RANGER SHRUB (SIZE: 5 GAL)
- BRITTLE BUSH SHRUB (SIZE: 5 GAL)
- MIXED FLOWERING GROUND COVER & CALYLOPHUS PLANTS & PERUVIAN VERBENA (SIZE: FLATS @ 18" O.C. IN AREAS SHOWN)

REVISIONS	BY

"LAS VEGAS CENTRAL"
RETAIL/OFFICE PLAZA
FREMONT ST. - EASTERN AVE. & 25 TH ST.

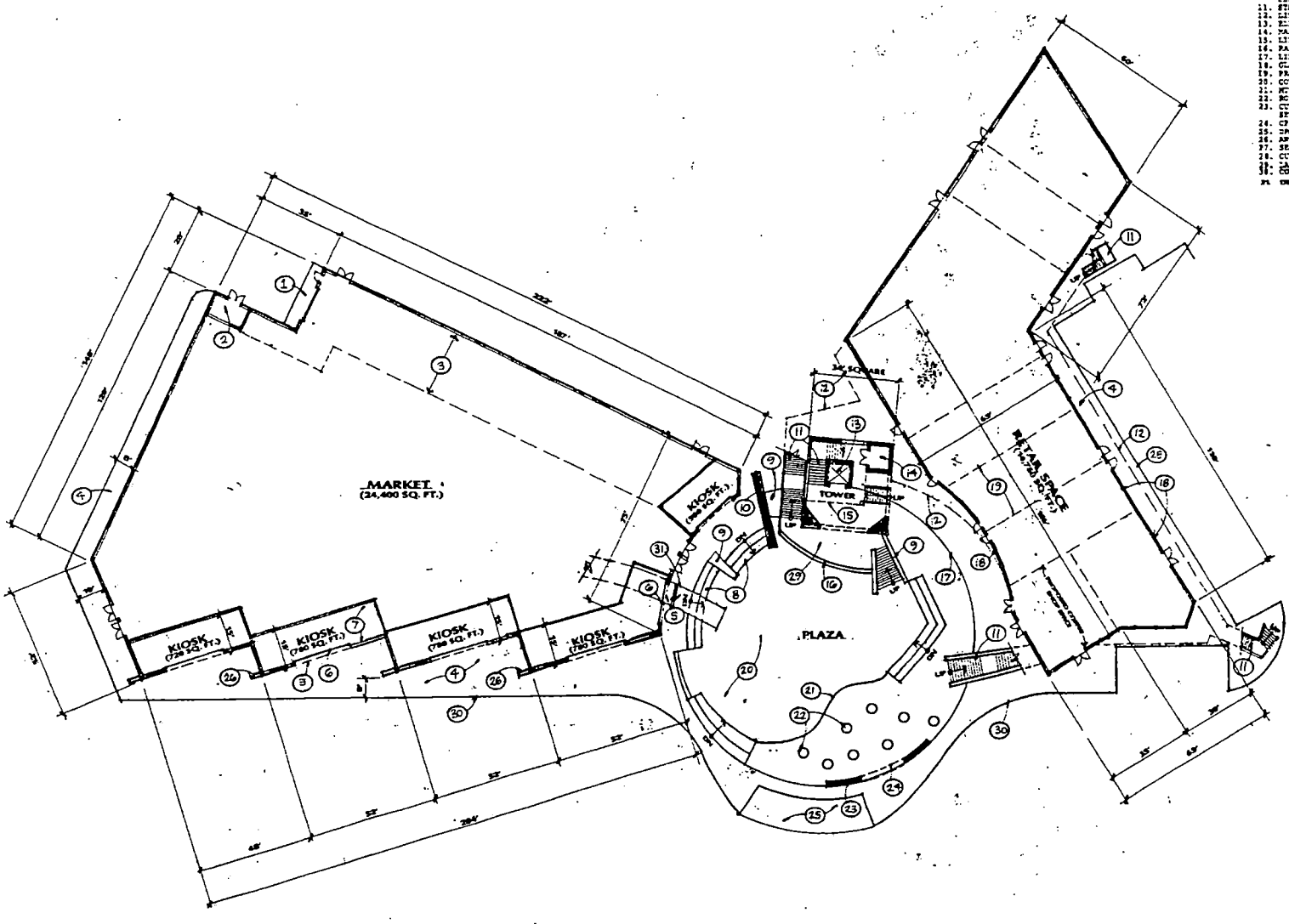
SITE PLAN

Date
Scale
Drawn
Job
Sheet 1 of 5 Sheets

SDR-4750
08-12-04 PC

KEYNOTES

1. LOADING DOCK & LOADING AREA
2. TRASH ENCLOSURE
3. PROPOSED BACK OF MARKET STORAGE AREA
4. COLORED CONCRETE WALKWAY
5. WALL LIVE ABOVE
6. 12'4" WIDE SECTIONAL OVERHEAD DOORS, CUSTOM; SERVING AS SUNSHADE WHEN OPEN-SEE ELEVS.
7. KIOSK RETAIL SPACE- FOR RENTAL TO INDIVIDUAL RETAIL VENDORS (DEPTH OF SPACES MAY VARY)
8. COLORED CONC. STEPS
9. LOW COLORED CONC. PIN WALL
10. HIGH SUNSHADE CANOPY SUPPORT PIN WALL- SEE ELEVATIONS
11. STAIRS
12. LINE OF BALCONY ABOVE 8 SECOND FLOOR
13. ELEVATOR
14. MAINTENANCE/ELEVATOR EQUIP., ETC.
15. LINE OF STAIR ABOVE WRAPPING AROUND ELEVATOR CORE
16. RAILING
17. LINE OF CONCRETE SLAB FLOOR COLOR CHANGE
18. GLASS & ALUMINUM STOREFRONT-TYP.
19. PROPOSED TENANT DIVISIONS WALL LOCATION
20. COLORED CONC. AND/OR PATTERNED PAVING @ PLAZA
21. METAL RAILING LINE
22. ROUND CAST IRON LANDSCAPE PALM TREE GRILLES
23. CURVED COLORED CONC. PIN WALL W/ TILED AREAS- SEE ELEVATIONS
24. OPENING IN WALL-SEE ELEVS.
25. DROP-OFF/LOADING ZONE
26. ANGLED PIN WALL-SEE ELEVATIONS
27. SEATING AREA
28. CURB @ PARKING AREA-SEE SITE PLAN
29. LANDING W/ POSSIBLY RETAIL KIOSK BELOW
30. CONC. CURB-SEE SITE PLAN
31. DECORATIVE METL "SCREEN" INTO PLAZA-SEE BLDG. ELEVATIONS



GROUND FLOOR PLAN

1"=20'-0"

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08-12-04 PC

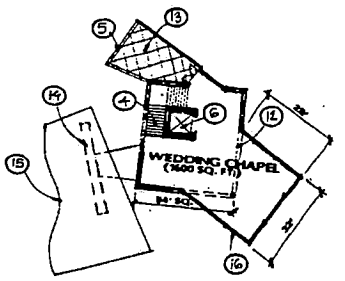
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"LAS VEGAS CENTRAL"
RETAIL/OFFICE PLAZA

FREMONT ST., EASTERN AVE. & 23 TH ST.

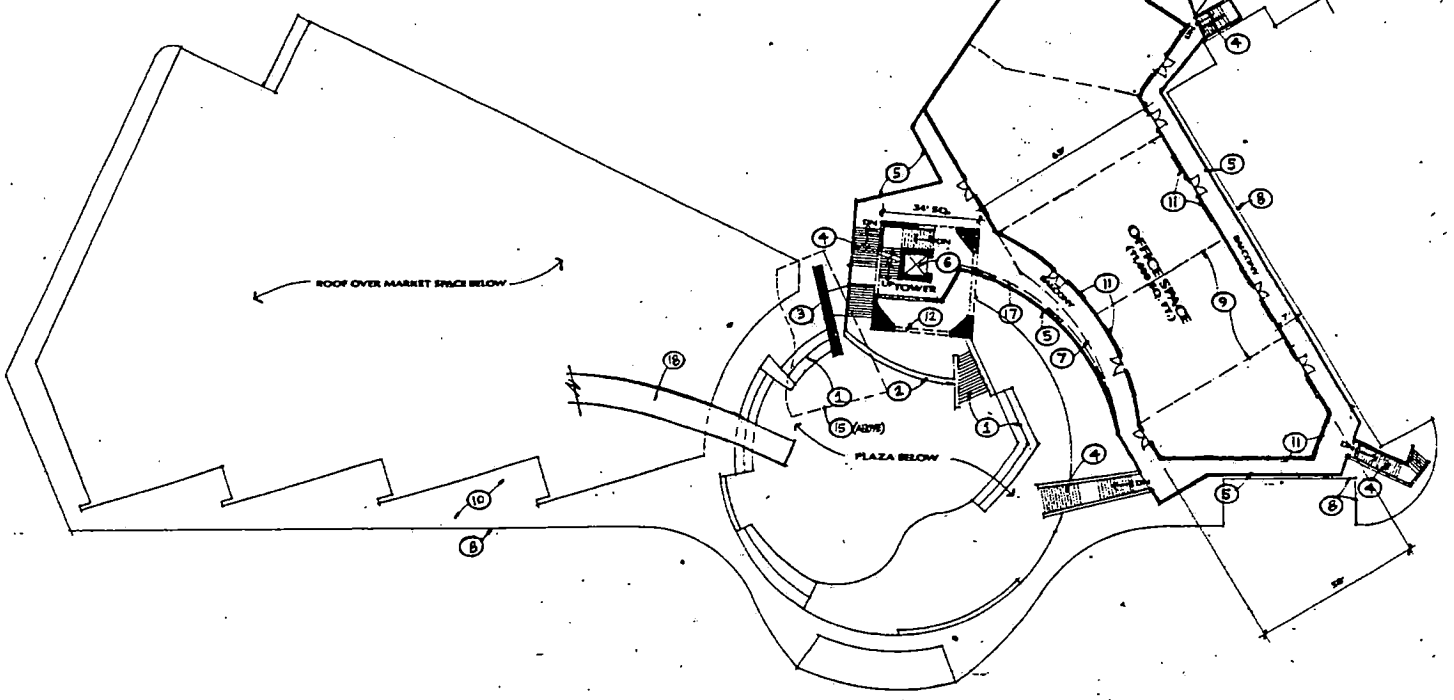
GROUND FLOOR PLAN

Date
Scale
Drawn
Job
Sheet
2
of 5 Sheets



TOP OF TOWER
WEDDING CHAPEL FLOOR PLAN

1"-20'-0"



SECOND FLOOR PLAN

1"-20'-0"

KEYNOTES

1. CONC. STEPS @ PLAZA BELOW
2. RAILING @ LANDING BELOW
3. PIN SUPPORT WALL FOR CANOPY ABOVE- SEE ELEVATIONS
4. STAIRS
5. METAL RAILING
6. ELEVATOR
7. WALL LINE BELOW @ GROUND FLOOR
8. CONC. CURB BELOW @ GROUND FLOOR
9. PROPOSED OFFICE TENANT DEMISING WALLS
10. CONC. WALK @ GROUND FLOOR BELOW
11. GLASS & ALUMINUM STOREFRONT-TYP.
12. WALL LINE ABOVE
13. TILED ROOF
14. CANOPY SUPPORT WALL BELOW
15. METAL CANOPY- SEE BLDG. ELEVATIONS
16. GLASS & ALUMINUM CURTAIN WALL
17. FACADE WALL ABOVE
18. DECORATIVE MTL. "GREEN" PATIO PLAZA- SEE BLDG. ELEVATIONS

REVISIONS	BY

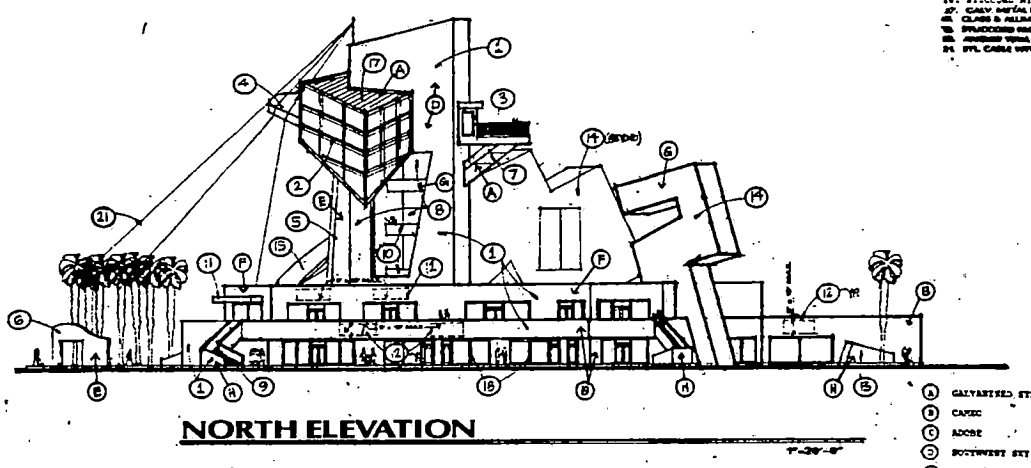
"LAS VEGAS CENTRAL"
RETAIL/OFFICE PLAZA

FREMONT ST. EASTERN AVE. & 23 TH ST.

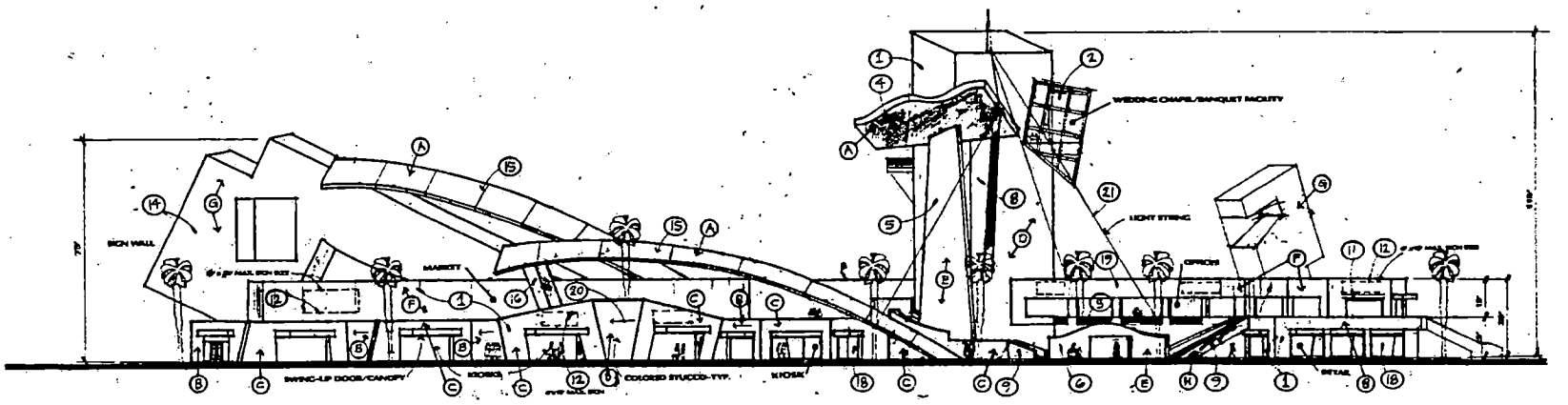
SECOND FLOOR PLAN

3

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NORTH ELEVATION



EAST ELEVATION

KEYNOTES

1. STUCCO (SAND FINISH)
2. GLASS & ALUMINUM CURTAIN WALL (UNPAINTED ALUM. FINISH)
3. STAINLESS STEEL CABLE RAILING
4. GALVANIZED METAL CANOPY (UNPAINTED)
5. STUCCOED CANOPY SUPPORT PIER WALL (SAND FINISH)
6. [illegible] STUCCOED WALL
7. GALVANIZED METAL DECK SUPPORT BRACE (UNPAINTED)
8. CPEC AREA
9. METAL [illegible]
10. STUCCOED [illegible]
11. METAL CANOPY) TYPE ST.. GALVANIZED FRAME WITH CALV. METAL MESH SURFACE MATERIAL-UNPAINTED
12. [illegible]
13. [illegible]-OUT PLANTER STUCCOED WALL AREA-24" DEEP
14. STUCCOED FACADE WALL (SAND FINISH)
15. DECORATIVE METAL ARCHES
16. STUCCOED STL. ARCH SUPPORT COLUMN (SAND FINISH)
17. CALV METAL ROOF PLANTER(TYP)
18. GLASS & ALUMINUM STOREFRONT (NATURAL FINISH UNPAINTED ALUM)
19. STUCCOED ENCASED WALL @ SERVICE ENTRANCE AREA
20. [illegible]
21. STL. CABLE WITH COLORED FIBER OPTIC LIGHT STRING (PROPOSED)

...COLOR LEGEND....

- (A) GALVANIZED STEEL, UNPAINTED-DULL FINISH (SILVER/GRAY)
- (B) CAPEC
- (C) ADOBE
- (D) SOUTHWEST SKY
- (E) MADERA
- (F) TUNA WRANGLER
- (G) CHAPARRAL
- (H) GANADO
- (I) REDDISH-BROWN SPLIT FACE CONC. BLOCK (COLOR INTEGRAL W/ MFR.)

NOTE: ALL PAINT COLORS ARE "DUNN-EDWARDS" BRAND

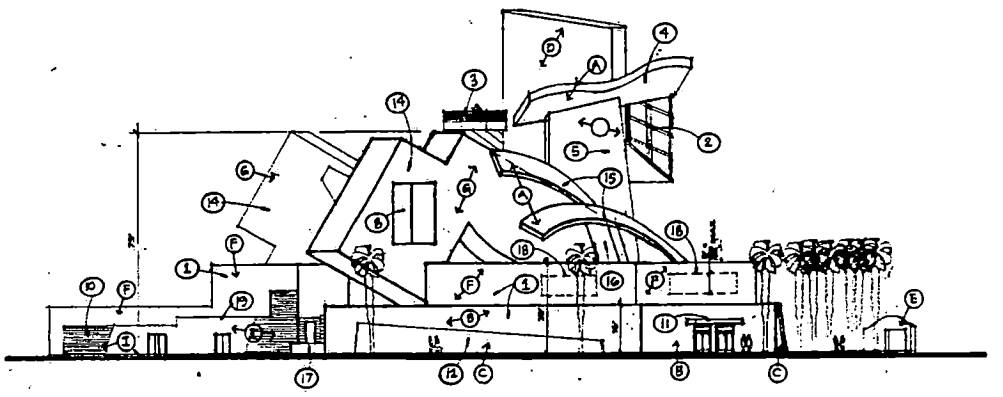
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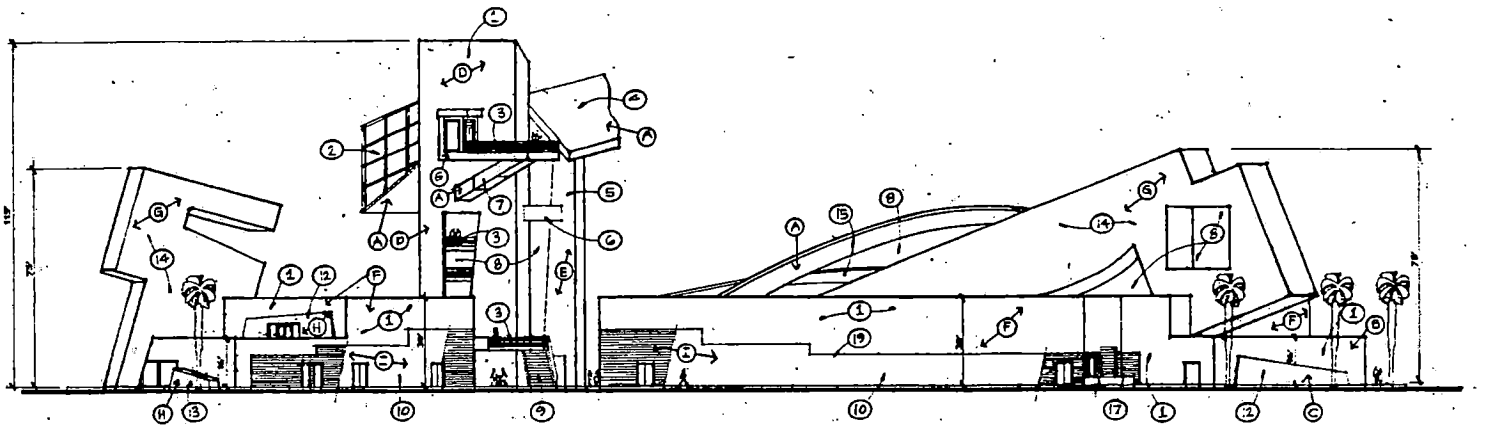
EXTERIOR ELEVATIONS

Date
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Job
Sheet 4 of 5 Sheets

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08-12-04 PC



SOUTH ELEVATION



WEST ELEVATION

KEYNOTES

1. STUCCO (SAND FINISH)
2. GLASS & ALUMINUM CURTAIN WALL (UNPAINTED ALUM. FINISH)
3. STAINLESS STEEL CABLE RAILING
4. GALVANIZED METAL CANOPY (UNPAINTED)
5. STUCCOED CANOPY SUPPORT FIN WALL (SAND FINISH)
6. STUCCOED CANOPY FIN WALL SUPPORT BEAM
7. GALVANIZED METAL DECK SUPPORT BRACE (UNPAINTED)
8. OPEN AREA
9. METAL STAIRS
10. SPLIT-FACE CONCRETE BLOCK
11. METAL CANOPY: 3CRE STL. GALVANIZED FRAME WITH GALV. METAL MESH SUNSHADE MATERIAL-UNPAINTED
12. STUCCOED POP-OUT WALL AREA: 2x6 FRAMED POP-OUT FLASH
13. BOXED-OUT FRAMED STUCCOED WALL AREA-24" DEEP
14. STUCCOED FACADE WALL (SAND FINISH)
15. DECORATIVE METAL ARCHES
16. STUCCOED RC.. ARCH SUPPORT COLUMN (SAND FINISH)
17. CONCRETE CONC. LOADING DOCK
18. ENTRANCE AREA (CANOPY ABOVE) SEE AS DIMENSIONED
19. SEPERATING LINE BETWEEN SPLIT-FACE CONC. BLK. & STUCCO WALL

COLOR LEGEND

- (A) GALVANIZED STEEL, UNPAINTED-DULL FINISH (SILVER/GRAY)
- (B) CAMEO
- (C) ADOBE
- (D) SOUTHWEST SKY
- (E) MADERA
- (F) TUMA WRANGLER
- (G) CHAPARRAL
- (H) GAMADO
- (I) REDDISH-BROWN SPLIT FACE CONC. BLOCK (COLOR INTEGRAL W/ BLK.)

NOTE: ALL PAINT COLORS ARE "DUNN-EDWARDS" BRAND

REVISIONS	BY

"LAS VEGAS CENTRAL"
RETAIL/OFFICE PLAZA
FREMONT ST. EASTERN AVE. & 15 TH ST.

EXTERIOR ELEVATIONS

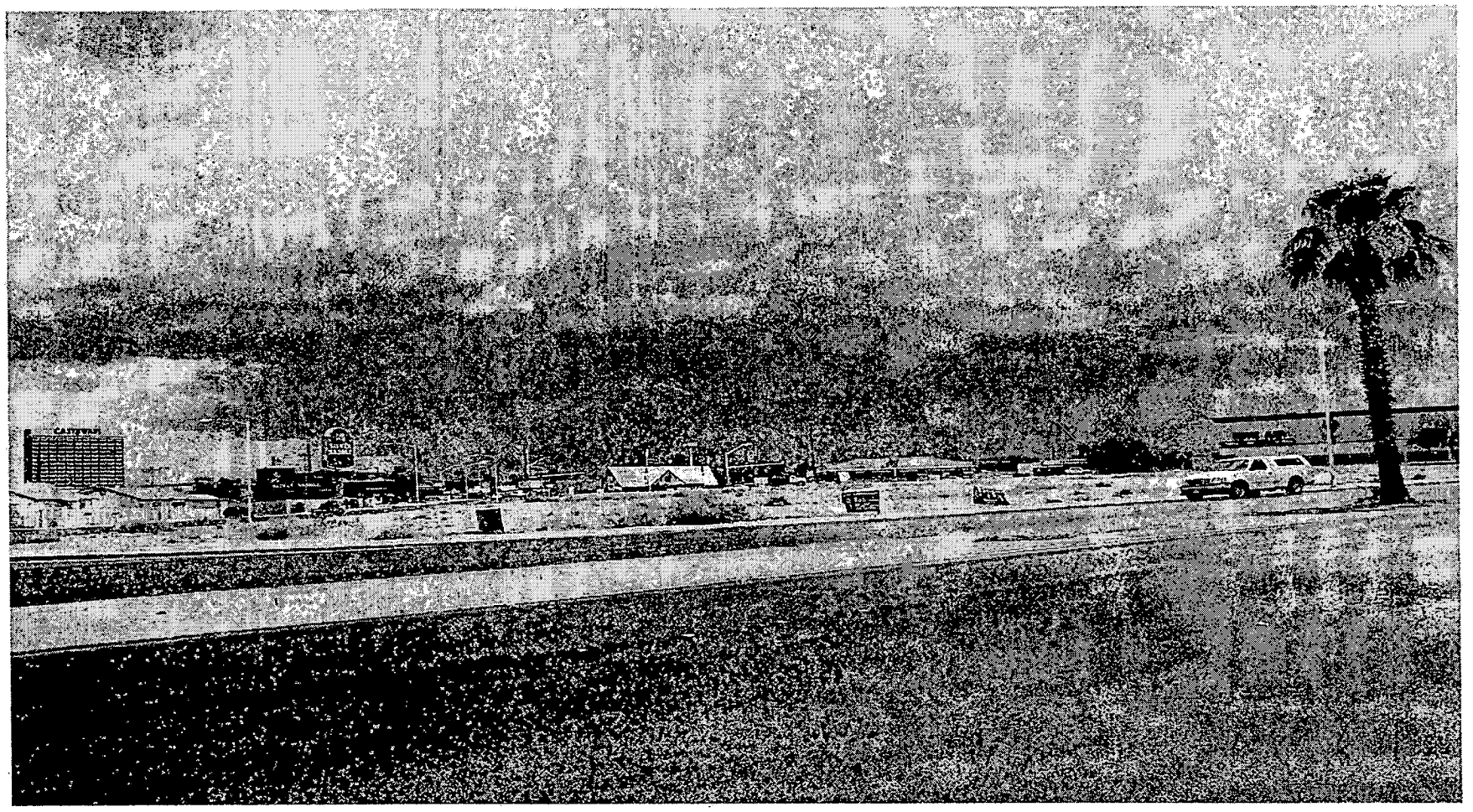
Sheet 5 of 5 Sheets

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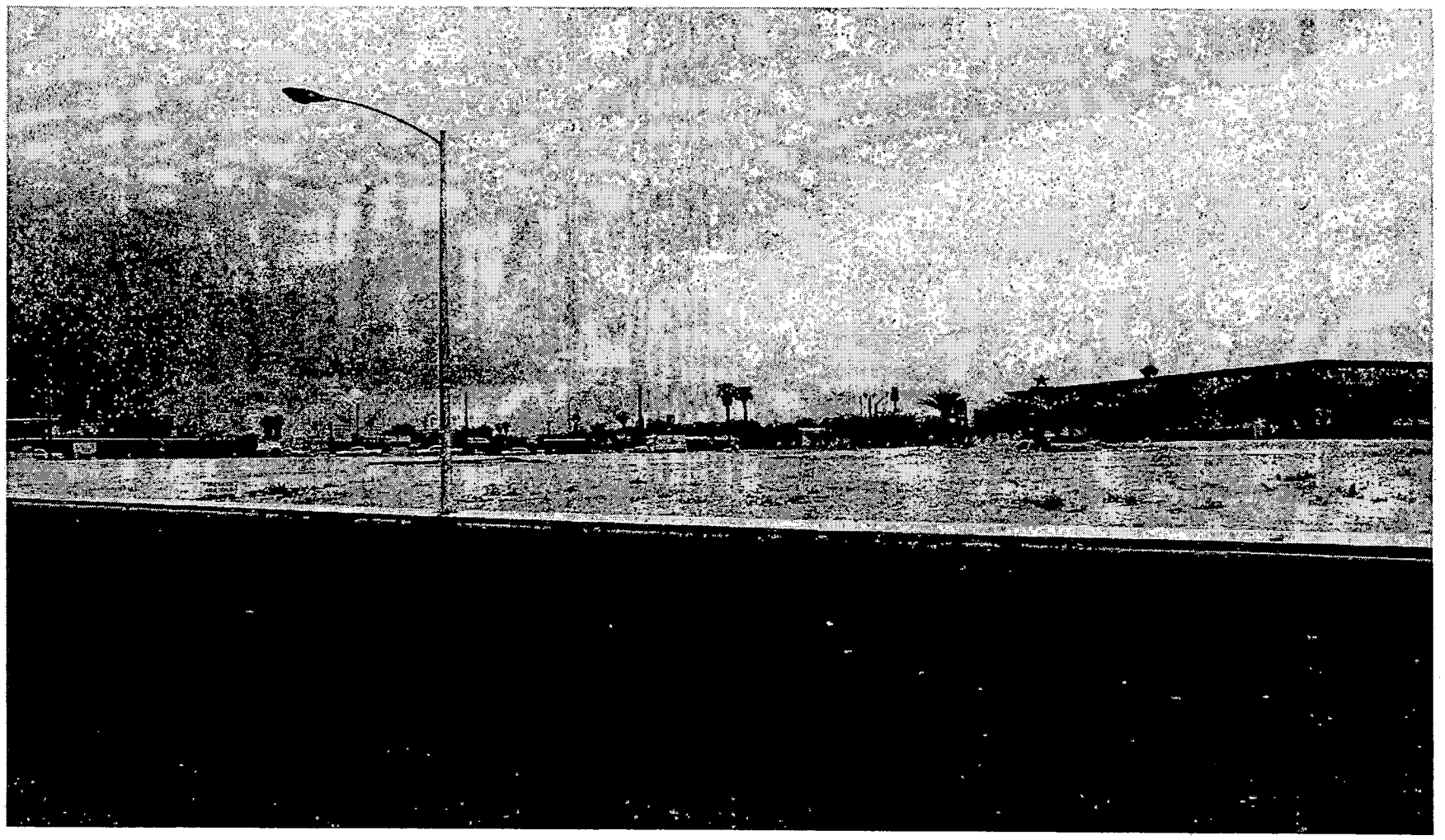
SDR-4750 - APPLICANT: ARNOLD ROSS STALK - OWNER: J & D FINANCIAL SERVICES, INC.
NORTHWEST CORNER OF FREMONT STREET AND 25TH STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



SDR-4750 - APPLICANT: ARNOLD ROSS STALK - OWNER: J & D FINANCIAL SERVICES, INC.
NORTHWEST CORNER OF FREMONT STREET AND 25TH STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04



SDR-4750 - APPLICANT: ARNOLD ROSS STALK - OWNER: J & D FINANCIAL SERVICES, INC.
NORTHWEST CORNER OF FREMONT STREET AND 25TH STREET
AUGUST 12, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 76

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-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).

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 DENIAL

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.

VICE CHAIRMAN NIGRO requested that this item be moved up on the agenda for discussion prior to the One Motion One Vote items.

GARY LEOBOLD, Planning and Development, gave a brief history of the application. He then stated that applicant's intent is to vacate public rights-of-way in order for this area to be incorporated into the adjacent development. Staff felt that this was not appropriate, as the subject rights-of-way are needed to provide access to properties fronting on the subject streets.

MINUTES – Continued:

In addition, approval will result in reduced traffic handling capability for the area and eliminating legal access to existing parcels. Since the item was tabled, the applicant has met with staff from both Public Works and Planning and Development, as well as with Clark County planning staff, to discuss outstanding items of concern. There would be signed affidavits from all affected property owners (including those to the west in the County along Deer Springs Way), which clearly stated that they understood the effect of a Vacation and agree nonetheless. Some of the affidavits received were not clear as to what the property owners agreed to. In addition, the submittal of an application for a Special Use Permit for a private street was required; and the area covered by the private street must be mapped as a common lot.

To date, none of these requirements have been met. As additional vacation of adjacent lands within Clark County must also occur, and be recorded simultaneously with this application, a related Vacation application must be filed with Clark County as well. In addition, no such Vacation request has been filed with the County. As a result of these circumstances, staff recommended denial of the application.

TRINA FIERRO, 56 E. Sahara, appeared along with LUCY STEWART, JAY BINGHAM and PAUL LARSEN, Attorney. MS. FIERRO appreciated the meetings held regarding this item. She referenced affidavits she obtained from residents who abut this property and then used the overhead to show photos of this property. She stated that the area is a great agriculture ranch area. She stated that the request is to vacate the area on Deer Springs Way right above Palm Mortuary between Jones Boulevard and Maverick Street. She concluded by thanking the Commission for moving the item forward due to some extenuating circumstances.

MS. STEWART used the overhead to reiterate the areas marked in red on the map that were already vacated in Clark County. She added that Deer Springs is not connected to anything, other than a portion to the west of this site. She pointed out that the required documents have not been submitted, as they thought it was best to present the item before the Commission and City Council to see if this was appropriate prior to incurring further expenses. In response to MR. LEOBOLD'S comment regarding some residents were not clear on their signed affidavits, MS. FIERRO requested residents in the audience, by a show of hands in excess of ten residents, who affirmed they understood what they had signed and are in support of this application.

ATTORNEY LARSEN disagreed with staff's comments regarding creating and administrating a common lot via homeowner's association. He stated that the Code specifically states "unless otherwise ordered by the Council, this has to be done". Because this is a singular parcel, the applicant is requesting to allow the dedicated portions of the street to revert back to the abutting property owners, which do not require a map or a homeowner's association. Instead of being a

MINUTES – Continued:

public street, the area would become property of the abutting property owners. This meets the Code, in which the exception exists to address situations like this one.

MICHAEL GLEASON, 6640 Rebecca Road, DAVID CHESNOFF, 6575 Deer Springs, and BRODY McFARLAND, 6901 N. Jones Boulevard, all stated that they, as well as, other residents understood the applicant's request and are in support of this application. In addition, there are cattle and horses and farmers who work with tractors and barrel hay. The residents would like to preserve this agricultural area that symbolizes a part of Las Vegas. MR. CHESNOFF added that nearby residents, JEFF AND JANIE GALE, are in support of this application as well. PHIL DAVIS, 3225 S. Rainbow, property owner of five acres next to Palm Mortuary, stated he would be doing half-acre lots on his property and the entrance would be off of Rome Boulevard. He then added that he supported the application.

In response to COMMISSIONER STEINMAN question regarding who would maintain this portion of land without a homeowner's association, ATTORNEY LARSEN responded that each individual owner has his/her portion of the road to maintain. VICE CHAIRMAN NIGRO added that this portion of land would not be considered a road any longer. ATTORNEY LARSEN then stated that the surrounding property owners would have a right of access because this area of land was initially a road. Should a resident not maintain his/her portion of the road, the residents could petition, as the issue would possibly end up in litigation. COMMISSIONER STEINMAN commented that he viewed the property and was impressed with this area being a true rural area. If the residents would like to maintain this area, he could support this application. JAY BINGHAM, 6200 Deer Springs, stated that most of the residents do not want to maintain the area; they prefer that it remains rural. The residents continue to have meetings, and when necessary, they maintain the road.

Responding to COMMISSIONER McSWAIN'S question regarding dust issues, ATTORNEY LARSEN replied that the property owners are assuming this liability. Should there be any problems, the Department of Air Quality would cite the resident. MS. FIERRO added that the south end of Palm Mortuary, on Rome Boulevard, would be the access for other property owners that come off of Jones Boulevard. MR. CHESNOFF commented that it is not their objective to keep the general public out of this area. MR. BINGHAM reiterated that the intent is to keep this area rural. The residents do not want to see this land eventually turning into a six lane major thoroughfare. MR. CHESNOFF added that he, the GALE'S, the GLEASON'S and the STERN'S have spent almost $4,000 within the last month for maintenance on the property and are willing to continue to maintain it when necessary. COMMISSIONER McSWAIN then stated that her concern is the long-term effect this would have in this area, as the population will increase. She pointed out the photos that depicted signs that read "Do Not Enter".

MINUTES – Continued:

VICE CHAIRMAN NIGRO explained that there would be no right-of-way and this would be part of their property. So, these residents could close off the streets and this area would become a part of the residents' front or back yards. He felt that the residents' intention was not to create this kind of situation but to simply maintain their rural area. ATTORNEY LARSEN stated although it has not happened, a resident could state that there would be a right-of-access to cross the property for the abutting property owners and not for the general public. VICE CHAIRMAN NIGRO added that it would be difficult for a resident to mandate that someone could not drive over his or her front yard in order to get to the public right-of-way in order to even go grocery shopping.

BART ANDERSON, Public Works, stated Public Works' main concern is to ensure that Condition 9, regarding legal access rights, be enforced. MR. ANDERSON disagreed with ATTORNEY LARSEN, as he felt it was not acceptable to just rely on prescriptive easements that are enforced by lawsuits. It is MR. ANDERSON'S opinion and a required condition that all of the participants in the Vacation must all sign and record easements granting these rights to their neighbors. They do not need to have public access, but there needs to be access in favor of all the parcels that are losing public access. ATTORNEY LARSEN commented that Condition 9 could be addressed by different means, such as a Reciprocal Easement Agreement (REA). VICE CHAIRMAN NIGRO replied that the applicant would have to work with the staff to make sure this condition is enforced, whether or not through an REA. MR. ANDERSON stated that Condition 9 is not specific as to how to enforce it; however, other conditions stipulate that it must be a common lot held in common by all property owners. ROBERT GENZER, Planning and Development, referenced another application where a group requested to vacate certain streets. The application was denied due to the inability to create the required common lot. He suggested that if this application was approved, Condition 3 needed to remain, as it is a Code requirement. MS. FIERRO concurred with MR. GENZER.

VICE CHAIRMAN NIGRO supported the application, in spite of logistical issues that needed to be handled through the process. MS. STEWART stated that they would work with staff prior to City Council to address those issues. COMMISSIONER GOYNES stated he would support the application, with emphasis on the support from the residents in attendance. DEPUTY CITY ATTORNEY BRYAN SCOTT confirmed for COMMISSIONER DAVENPORT that Condition 9 would cover the recording of the property, which would include the successive owner of the property.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(6:33 – 7:01)

PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 76 – VAC-4071

CONDITIONS:

Planning and Development

1. A Petition of Vacation for the west half of Maverick Street shall be approved and recorded by Clark County concurrent with this Order of Vacation.

2. Prior to the recordation of this Petition of Vacation, the applicant shall reimburse the City of Las Vegas $16,765.20 for the radius at the northwest corner of Jones Boulevard and Deer Springs Way.

3. Prior to the recordation of this Petition of Vacation the applicant shall provide a plan acceptable to the controlling entity, City of Las Vegas and/or Clark County Department of Public Works dependent upon location of terminus, showing an acceptable terminus for Deer Springs Way. All dedications necessary to provide the terminus shall record concurrent with this Order of Vacation. Also construct terminus street improvements as required by the controlling entity, City of Las Vegas and/or Clark County Department of Public Works dependent upon location of terminus.

4. This Petition of Vacation shall be amended to retain a 20-foot wide public sewer easement centered over the existing sewer line in Deer Springs Way.

5. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

6. 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.

7. 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.

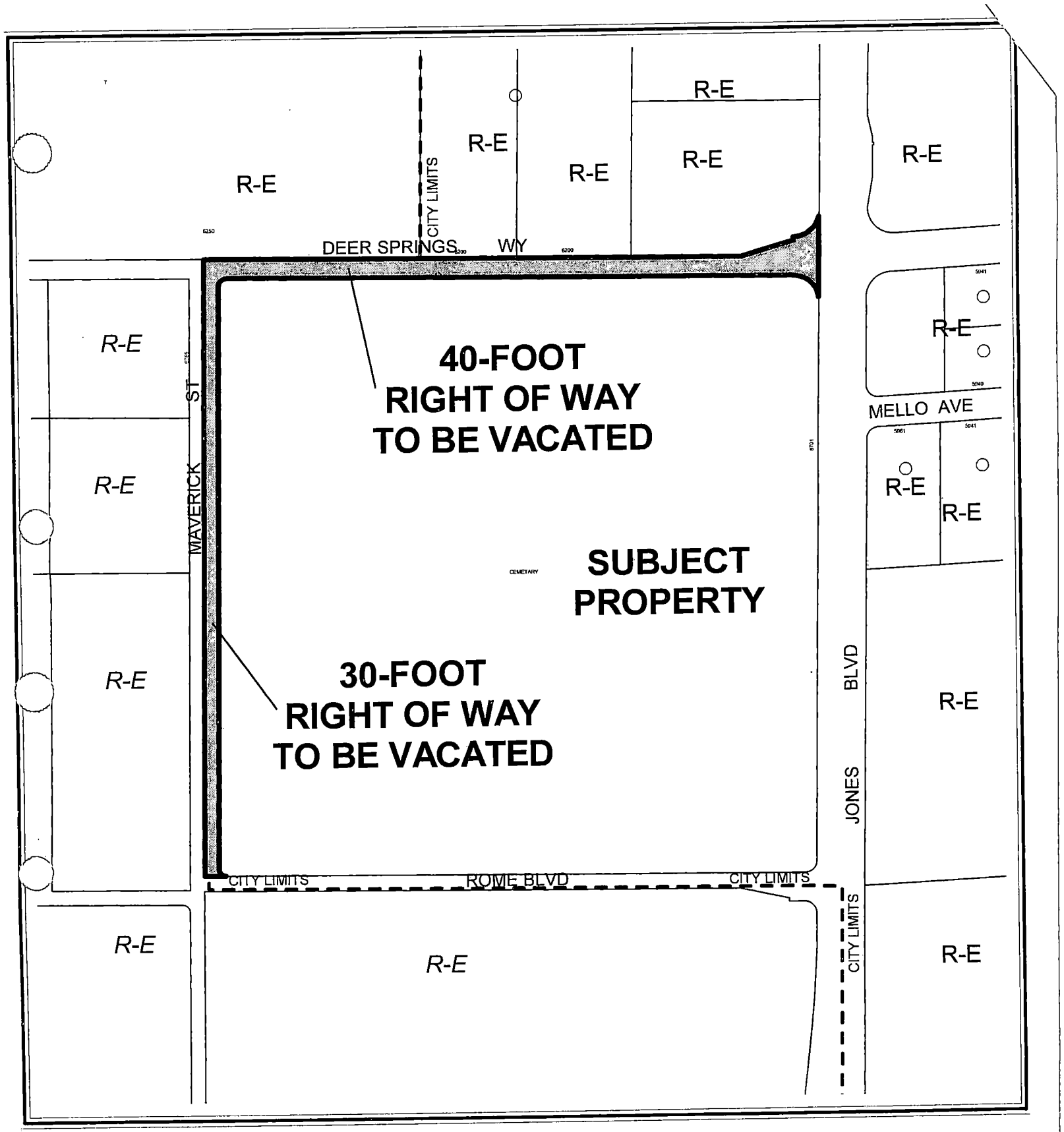
8. All development shall be in conformance with code requirements and design standards of all City departments.

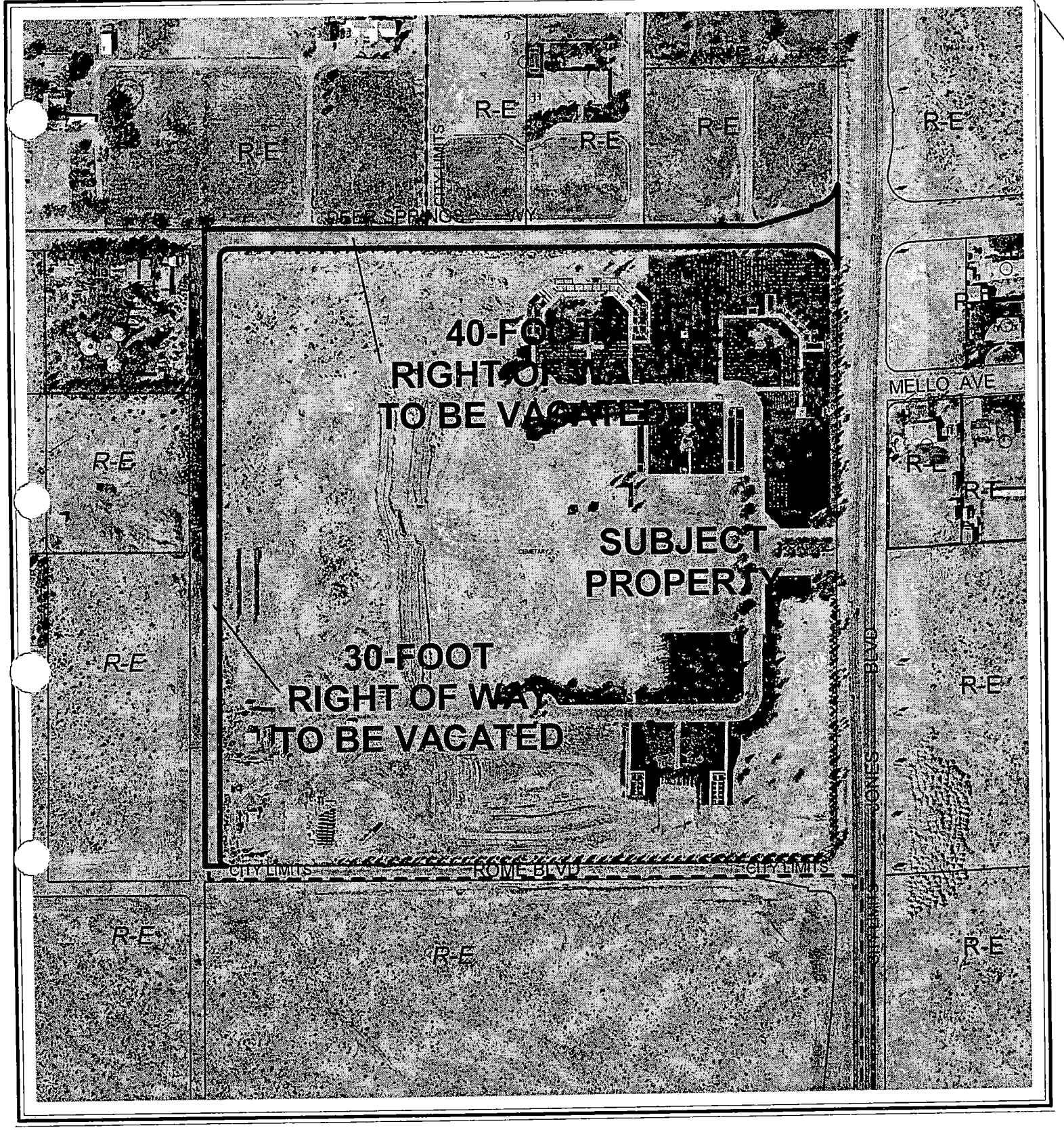
PLANNING COMMISSION MEETING OF AUGUST 12, 2004
Planning and Development Department
Item 76 – VAC-4071

CONDITIONS – Continued:

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

10. 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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TO BE VACATED
SUBJECT
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MELLO AVE
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CASE: VAC-4071
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CASE: **VAC-4071**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.

** CONDITIONS **

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

1. Approval of a Special Use Permit prior to recordation of the Vacation. The applicant shall provide proof of the creation of a Homeowners' Association and the establishment of a reserve fund for maintenance and improvements prior to recordation of the Vacation.

2. The provision of signed affidavits, prior to recordation of the Vacation, from all affected property owners (which includes owners to the west in the County along Deer Springs Way), not just adjacent owners, in which the affidavit clearly states that the owners understand the impacts of this Vacation and agree to it nonetheless.

3. The area to be covered by the private street shall be mapped as a common lot through the Tentative and Final Map process.

4. A Petition of Vacation for the western half of Maverick Street within Clark County must record concurrently with this Order of Vacation.

5. A Petition of Vacation for Deer Springs Way for all remaining right-of-way west of Maverick Street within Clark County must record concurrently with this Order of Vacation.

6. Prior to the recordation of this Petition of Vacation, the applicant shall reimburse the City of Las Vegas $17,592.80 for the fees paid to obtain the northwest corner of Jones Boulevard and Deer Springs Way.

7. An agreement reimbursing the cost of changes to the construction plans and any additional engineering fees for Special Improvement District No. 1487 - Jones Blvd (Centennial Pkwy to Elkhorn Rd) to the City of Las Vegas must be prepared and all fees paid prior to recordation of the Order of Vacation. Contact the Special Improvements District section the City of Las Vegas Department of Public Works for cost calculations and preparation of this agreement.

8. Prior to the recordation of this Petition of Vacation the applicant shall provide a plan acceptable to the City of Las Vegas Department of Public Works showing how legal access will be provided to all adjacent parcels. The plan must be signed by all parcel owners and notarized.

9. Legal access encumbrances on all affected parcels must be recorded concurrent with recordation of the Order of Vacation.

10. This Petition of Vacation shall be amended to retain a 20 foot wide public sewer easement centered over the existing sewer line within Deer Springs Way and to retain an additional 20 foot wide public sewer easement for future facilities within Deer Springs Way at a location acceptable to the Department of Public Works.

11. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

12. 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.

13. 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.

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

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

16. 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates this vacation of right-of-way would not be a detriment to surrounding properties.

BACKGROUND INFORMATION

A) Previous Actions

09/24/96 The Board of Zoning Adjustment approved a Special Use Permit (U-99-96) to allow a cemetery and a Variance (V-111-96) to allow upright headstones, crypts and mausoleums in conjunction with the cemetery on the property adjacent to this request.

11/07/01 The City Council approved a Required Five Year Review [U-0099-96(1) and V-0111-96(1)] of the approved cases that allowed a cemetery on the property adjacent to this request. The Planning Commission and staff recommended approval on September 20, 2001.

04/22/04 The Planning Commission voted to abey this application at the request of the applicant to its 05/27/04 meeting, to give the applicant an opportunity to work with staff.

05/27/04 The Planning Commission held this item in abeyance to the 06/10/04 meeting.

06/10/04 The Planning Commission tabled this item.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public rights-of-way located in the Southeast Quarter (SE¼) of The Northeast Quarter (NE¼) and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 23, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate public rights-of-way in order for this area to be incorporated into the adjacent development. This request is not appropriate, as the subject rights-of-way are needed to provide access to properties fronting on the subject streets. Approval will result in reduced traffic handling capability for the area and eliminating legal access to existing parcels.

Since the item was tabled, the applicant has met with staff from both Public Works and Planning and Development, as well as with Clark County planning staff, to discuss outstanding items of concern. These include:

- Signed affidavits from all affected property owners (which would include owners to the west in the County along Deer Springs Way), not just adjacent owners, in which it is clearly stated that they understand the effect of a Vacation and agree nonetheless;
- Submission of an application for a Special Use Permit for a private street. Per the Title 18 definition and Title 19 regulations, even if the closed area is called a private access easement, if it functions as a street providing access to parcels, it is considered as a private street. The only exception is if it is a private drive, and then overall length is limited to 150 feet (200 feet with a cul-de-sac or a crash gate). Private streets require approval through a Special Use Permit; one of the conditions is the creation of a Homeowners' Association and the establishment of a reserve fund for maintenance and improvements. Proof of these requirements are required with the submission, but have not been received to date.
- The area covered by the private street must be mapped as a common lot. This should be done through a Tentative and Final Map process, which would also identify the lots covered by the Homeowners' Association.

To date, none of these requirements have been met. As additional vacation of adjacent lands within Clark County must also occur, and be recorded simultaneously with this application, a related Vacation application must be filed with Clark County as well. To date, no such Vacation request has been filed with the County. As a result of these circumstances, **DENIAL** of this request is recommended by the Planning and Development Department.

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? I*t would completely eliminate Deer Springs Way between Jones Boulevard to the nearest vacated portion of Deer Springs Way within Clark County and eliminate Maverick Street between Deer Springs Way and Rome Avenue as adjacent Petitions of Vacations are required within Clark County as a Conditions of Approval.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *Yes, as public traffic will be diverted to other potentially less suitable public streets.*

C. Does it appear that the vacation request involves only excess right-of-way? *No.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *No.*

E. Does this vacation request eliminate public street access to any abutting parcel? *Yes, however a Condition of Approval has been added to establish private streets.*

F. Does this vacation request result in a conflict with any existing City requirements? *Yes, however if approved with the recommended conditions, conflicts will be minimized.*

G. Does the Department of Public Works have an objection to this vacation request? *Yes, however if approved with recommended Conditions of Approval, objections will be minimized.*

NOTICES MAILED	7
APPROVALS	0
PROTESTS	0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4071 APN: 125-23-703-005

Name of Property Owner: PALM MORTUARY INC.

Name of Applicant: WRG DESIGN, 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: Ken Knauss

Print Name: KEN KNAUSS President

Subscribed and sworn before me

This 19 day of January, 20 04

Andrea S. Agee
Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
ANDREA S. AGEE
My Appointment Expires
June 28, 2006
No. 94-4721-1

City of Las Vegas

Agenda Item No.: 77

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 12, 2004

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

SUBJECT:
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.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

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 – UNANIMOUS with TRUESDELL and EVANS excused

This will be sent to City Council in Ordinance Form

NOTE: Commissioner Davenport stated that his office is located one block outside of the Notification area, so he would vote on this item.

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

STEVE VAN GORP, acting Redevelopment Manager, Las Vegas Redevelopment Agency, appeared with LARRY BENDER, Consultant, Bender and Associates. MR. VAN GORP used the overhead to point out proposed locations that the City of Las Vegas Redevelopment Agency decided to include in its Redevelopment Plan.

MINUTES – Continued:

Those areas are Martin Luther King corridor from Alta to U.S. 95, the Bonanza corridor from Martin Luther King to Cox campus at Rancho, the industrial corridor from south on Charleston to Desert Inn, and the north side of Sahara Avenue between 6th and Maryland Parkway. The applicant felt that areas like this are suitable for redevelopment with new opportunities for better land uses.

MR. BENDER stated that the Nevada Revised Statutes (NRS) 279.608 are extremely general. The Redevelopment staff, along with the City Attorney's office and its consultant, decided to follow the more detailed process that is used for creating a new redevelopment agency. One of the first steps in this process required the Agency and the Planning Commission to develop a Preliminary Plan, which has been done. The Preliminary Plan has been reviewed and is in conformance with the Las Vegas Master Plan.

COMMISSIONER GOYNES was pleased that this project is expanding in more areas. Moreover, he hopes that there is not a saturation of redevelopment in certain areas and other areas are neglected. MR. VAN GORP responded that West Las Vegas and the downtown fringy areas will be very important in the long term strategy. Over the next 25 years, the area surrounding the downtown core will be the most important. COMMISSIONER GOYNES pointed out a specific area, which is north of Bonanza, the heart of the West side of Las Vegas. His plea was that this area would not be forgotten, as MR. VAN GORP wholeheartedly agreed.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.
(6:12 – 6:19)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIR-4859 - APPLICANT: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

** STAFF REPORT **

APPLICATION REQUEST

To approved the Preliminary Plan for the selection of additional Redevelopment are and finding of compatibility with the City of Las Vegas Master Plan, pursuant to NRS 279.524 through 530.

BACKGROUND INFORMATION

The City of Las Vegas Redevelopment Agency has decided to amend its Redevelopment Plan to add three additional areas. Nevada Revised Statutes (NRS) 279.608 provides the information necessary to amend a Redevelopment Plan. However, since these requirements are extremely general, Redevelopment staff along with the City Attorney's office and its consultant, decided to follow the more detailed process outlined in NRS 279.516 - 279 - 609 and used to establish a redevelopment agency.

One of the first steps in this process requires the Agency and the Planning Commission to develop a Preliminary Plan. This Plan was completed and provided to the Planning Department for its review on July 5, 2004.

ANALYSIS

Planning staff has reviewed the Preliminary Plan and has concluded that there are no land use changes being considered which change current policy or procedure.

RECOMMENDATION

The Planning Commission has reviewed the Preliminary Plan and finds it is in conformance with the Las Vegas Master Plan 2020.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

MW

CITY OF LAS VEGAS PLANNING COMMISSION

PRELIMINARY PLAN

for the

LAS VEGAS REDEVELOPMENT AGENCY

Prepared by the

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

CITY OF LAS VEGAS PLANNING COMMISSION

In cooperation with the

CITY OF LAS VEGAS

July 21, 2004

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PRELIMINARY PLAN

FOR

THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY

I. INTRODUCTION

This Preliminary plan has been prepared to fulfill the requirements of the State of Nevada Revised Statutes Sections 279.524, 279.526 and 279.608 of the Nevada State Redevelopment Law concerning the selection and amendment of a redevelopment area and the formulation of a Preliminary Plan. This Preliminary Plan consists of text and a map.

11. DESCRIPTION OF THE BOUNDARIES OF THE REDEVELOPMENT AREA

The boundaries of the Redevelopment Area are as shown on the Redevelopment Area Map which is attached as Exhibit A to this Preliminary Plan.

III. GENERAL STATEMENT OF PROPOSED LAND USES

On June15, 2000, the City of Las Vegas adopted the City of Las Vegas Master Plan 2020. This Master Plan included a Vision Statement, Focus of the Master Plan, Reurbanization, Neighborhood Revitalization, Newly Developing Areas, Economic Diversity, Cultural Enhancement, Fiscal Management, Regional Coordination Implications and Implementation Methodologies. More importantly, it included Land Use Classifications and Overlays. This Preliminary Plan, and the proposed amendment to the Redevelopment Plan, is in thorough conformance with the Master Plan.

More specifically, the following general statements regarding land uses, layout of principal streets, population densities, and building intensities and standards are proposed as the basis for the amendment to the City of Las Vegas' existing Redevelopment Plan.

It is proposed that, in general, the land uses for the various properties in the three Project Areas (see attached map) shall be as described and defined in detail consistent with the current Las Vegas Master Plan 2020. It is anticipated that the amendment to the Redevelopment Plan will abide by these detailed maps and provisions as they currently exist and as they may be amended from time to time.

Within any Project Area alternative uses may be established to the extent and in the manner provided by, and consistent with the Las Vegas's Master Plan 2020 as it may be amended from time to time.

IV. GENERAL STATEMENT OF PROPOSED LAYOUT OF PRINCIPAL STREETS

It is proposed that, in general, the layout of the principal streets for the Project Areas be as shown on the Redevelopment Area Map. The major streets within the Redevelopment Area are:

1. Martin Luther King Boulevard
2. Bonanza Road
3. McWilliams Street
4. Washington Avenue
5. H Street
6. Jackson Avenue
7. Highland Drive
8. Western Avenue
9. Oakey Avenue
10. Sahara Avenue
11. Edna Street
12. Charleston Boulevard
13. Interstate 15
14. Sixth Street
15. St. Louis Avenue
16. Maryland Parkway

In accord with the Las Vegas Master Plan 2020 and local codes and ordinances, existing streets within the Redevelopment Area may be closed, vacated, widened, realigned or otherwise modified, and additional streets may be created as necessary for proper pedestrian and vehicular circulation, or other transportation needs as may be determined from time to time. However, no major changes or alterations to the existing street network are anticipated due to the amendment of Las Vegas' existing Redevelopment Plan.

V. GENERAL STATEMENT OF PROPOSED POPULATION DENSITIES

This Redevelopment Area will include commercial, residential and industrial properties. It is proposed that, in general, the population density for any residential uses permitted within the Redevelopment Area, shall be as established and defined in the Las Vegas Master Plan 2020 as it may be amended, or as otherwise provided in local codes and ordinances.

VI. GENERAL STATEMENT OF PROPOSED BUILDING INTENSITIES AND STANDARDS

It is proposed that, in general, building intensities and standards be controlled by procedures and criteria established in the Las Vegas Master Plan 2020 and local codes and ordinances. Such criteria may include limits on:

1. The percentage of ground area covered by buildings (land coverage).

2. The ratio of total floor area for all stories of the buildings to areas of the building sites (floor area ratio).

3. The size and location of buildable areas on building sites.

4. The height of buildings.

5. The number of required parking spaces

However, it is anticipated that special criteria (such as mixed land uses, design criteria and street layout and design) for certain Project Areas within the Redevelopment Area may be recommended for use within the Redevelopment area. However, any recommendation for special criteria must be reviewed by the members of the Planning Commission and approved by the City Council.

Land coverage, sizes and locations of buildable areas should be limited, as necessary and feasible, to provide adequate open space, parking access and other amenities.

It is proposed that building standards should generally conform to the building standards requirements of applicable City of Las Vegas codes and ordinances and State statutes.

VII. ATTAINMENT OF THE PURPOSES OF THE NEVADA COMMUNITY REDEVELOPMENT LAW

Certain goals and objectives have been identified in connection with the Redevelopment Area, the accomplishment of which will attain the purposes of the Nevada Community Redevelopment Law. In general, the goals and objectives of a redevelopment program for the three new Project Areas in the Redevelopment Area are as follows:

A. The elimination and prevention of the spread of blight and deterioration, and the conservation, rehabilitation and redevelopment of the Redevelopment Area in accord with the Las Vegas Master Plan 2020 the Redevelopment Plan and local codes and ordinances.

B. Elimination of blighted areas which consist of social or economic liabilities, or both requiring redevelopment in the interest of health, safety and general welfare of the people of City of Las Vegas.

C. Reduction of the conditions of blight which lend themselves to further obsolescence and deterioration due to the lack of incentive of an individual landowner and the inability to improve, modernize or rehabilitate a property while the condition of neighboring properties remains unchanged.

D. Arresting the process of deterioration of a blighted area by redeveloping the entire area or a portion of it.

E. The achievement of an environment reflecting a high level of concern for architectural, landscape, urban design and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan.

F. The control of unplanned growth by guiding revitalization activities and new development in such a fashion as to meet the needs of the Redevelopment Area, and the City and its citizens.

G. The retention of existing business by means of redevelopment and revitalization activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies, in the revitalization of the Redevelopment Area.

H. The encouragement of investment by the private sector in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment.

I. Replanning, redesigning and developing areas which are stagnant or improperly used.

J. Insuring adequate utility capacity for new development.

K. Rehabilitation of dilapidated or deteriorating residential properties.

Redevelopment of the Redevelopment Area pursuant to this Preliminary Plan and the above goals and objectives will attain the redevelopment purposes as specified in Nevada Revised Statutes by:

1. The elimination of blighting influences and the correction of environmental deficiencies including, among others, buildings in which it is unsafe for persons to live or work, incompatible and uneconomic land uses, and small and irregular lots.

2. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation.

3. The replanning, redesign, and redevelopment of areas which are stagnant or improperly used.

4. The provision of opportunities for participation by owners and tenants in the revitalization of their properties and businesses.

5. The strengthening of retail, residential and other commercial functions in the Project Areas.

6. The strengthening of the economic base of the Project Areas by stimulating new investment.

7. The expansion of employment opportunities.

8. The provision of an environment for social and economic growth.

9. The expansion and improvement of housing for low and moderate income persons.

10. The installation of new, or replacement of existing, public improvements, facilities, and utilities in areas which are currently inadequately served in regard to such improvements, facilities, and utilities.

VIII. CONFORMANCE TO THE CITY OF LAS VEGAS' MASTER PLAN

The intent of Redevelopment in the City of Las Vegas is to follow the Guidelines outlined in its existing Redevelopment Plan and its June 2000 Master Plan 2020. For example, the Preliminary Plan will adhere to the Land Use Classifications described on pages 66-74 of the Master Plan 2020.

Further, the Preliminary Plan focuses on three Project Areas which are in need of revitalization and are located near Downtown. The purpose of redevelopment is captured in Master Plan 2020 statements such as: " The city's Downtown and older areas are experiencing deterioration, disinvestment and higher rates of vacancies as new communities have been built on the fringes of the city's boundaries, creating isolated, walled neighborhoods and further dispersing higher income residents."

Further, "the shift from a declining, underutilized Downtown, to a Downtown which could support more housing and more employment, would lead to shorter home-to-work trips and major health benefits for local residents."

"The City's tax base would improve from retaining jobs within the city, instead of allowing those jobs to migrate southward into the County. The redevelopment and strengthening of areas which already have existing infrastructure and services available is certainly more efficient than developing new areas, where the costs of extending infrastructure systems must be, in part, borne by tax revenue generated in older areas of the city.

The decision to refocus at least some of the development priorities of the city to the Downtown and older city areas will pay big dividends in the long term, as reinvestment in the city's core will help to revitalize the city financially, as well as from social and planning perspectives."

Finally, in Policy 2.3.7 the City's Master Plan urges "that the Las Vegas Redevelopment Plan continue to be used as a means of promoting the development of commercial areas near the Downtown, as identified within the Redevelopment Area, in order to optimize the vitality of these areas..." Similarly, Policy 2.6.1 states "that the City investigate the development of an incentive program designed to encourage property owners to redevelop vacant or derelict sites within the Neighborhood Revitalization area." This is precisely the type of program the state envisioned when it provided local government with redevelopment enabling laws targeted to the elimination of slum and blight.

IX. GENERAL IMPACT OF THE PROJECT UPON THE RESIDENTS THEREOF AND UPON SURROUNDING NEIGHBORHOODS

It is proposed that the principal purpose of the amendment to the Redevelopment Plan be the elimination and prevention of blight through the assistance and encouragement of public and private rehabilitation and redevelopment efforts, through selective land acquisition, clearance and disposition for private redevelopment, and through the provision of new or replacement of existing public improvements, facilities, and utilities within, and serving, the Project Areas. Direct redevelopment activity should occur only when sufficient financial resources are available and such action will produce effective and immediate redevelopment results.

The impact of the proposed amendment to the Redevelopment Plan upon occupants of that area, and surrounding neighborhoods may, in general, be in the areas of relocation, traffic circulation, public facilities and services, environmental quality, employment opportunity and economic development. Agency activity in the proposed Project Areas may include property acquisition, relocation of occupants or businesses, demolition of structures, construction of public improvements, public/private partnerships and land disposition for private development.

X. REPORT AND RECOMMENDATIONS OF THE PLANNING COMMISSION

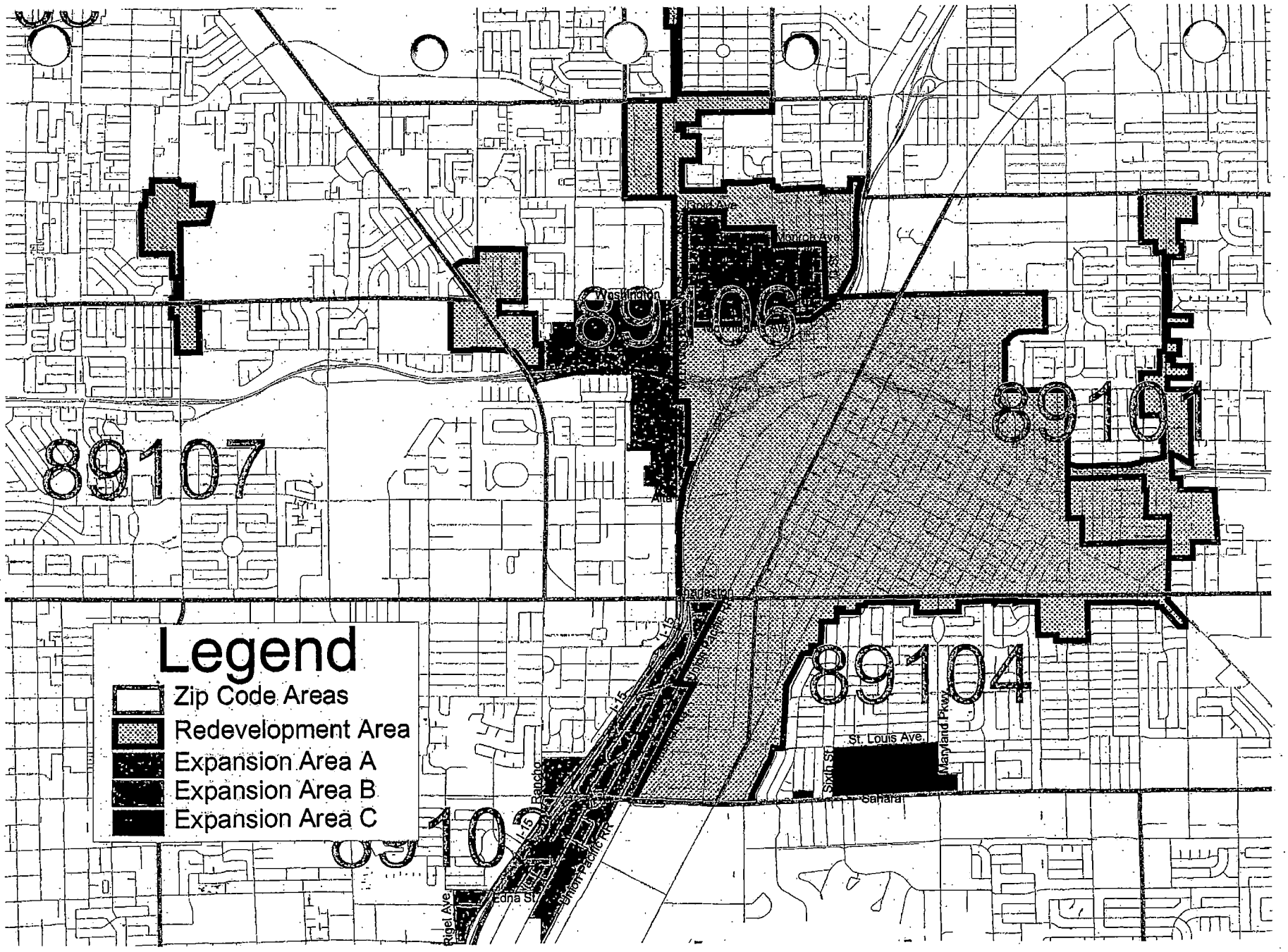
Nevada Revised Statutes Section 279.576 requires the Agency to provide an analysis of the Preliminary Plan as part of its Report to Council. Nevada Revised Statutes Section 279.570 also requires that a report and recommendation of the Planning Commission on the proposed amendment to the Redevelopment Plan be developed and submitted to the Redevelopment Agency prior to the Plan's adoption. This Statute also states that the Planning Commission must make a finding that the amendment to the Redevelopment Plan conforms to the Master Plan of the community.

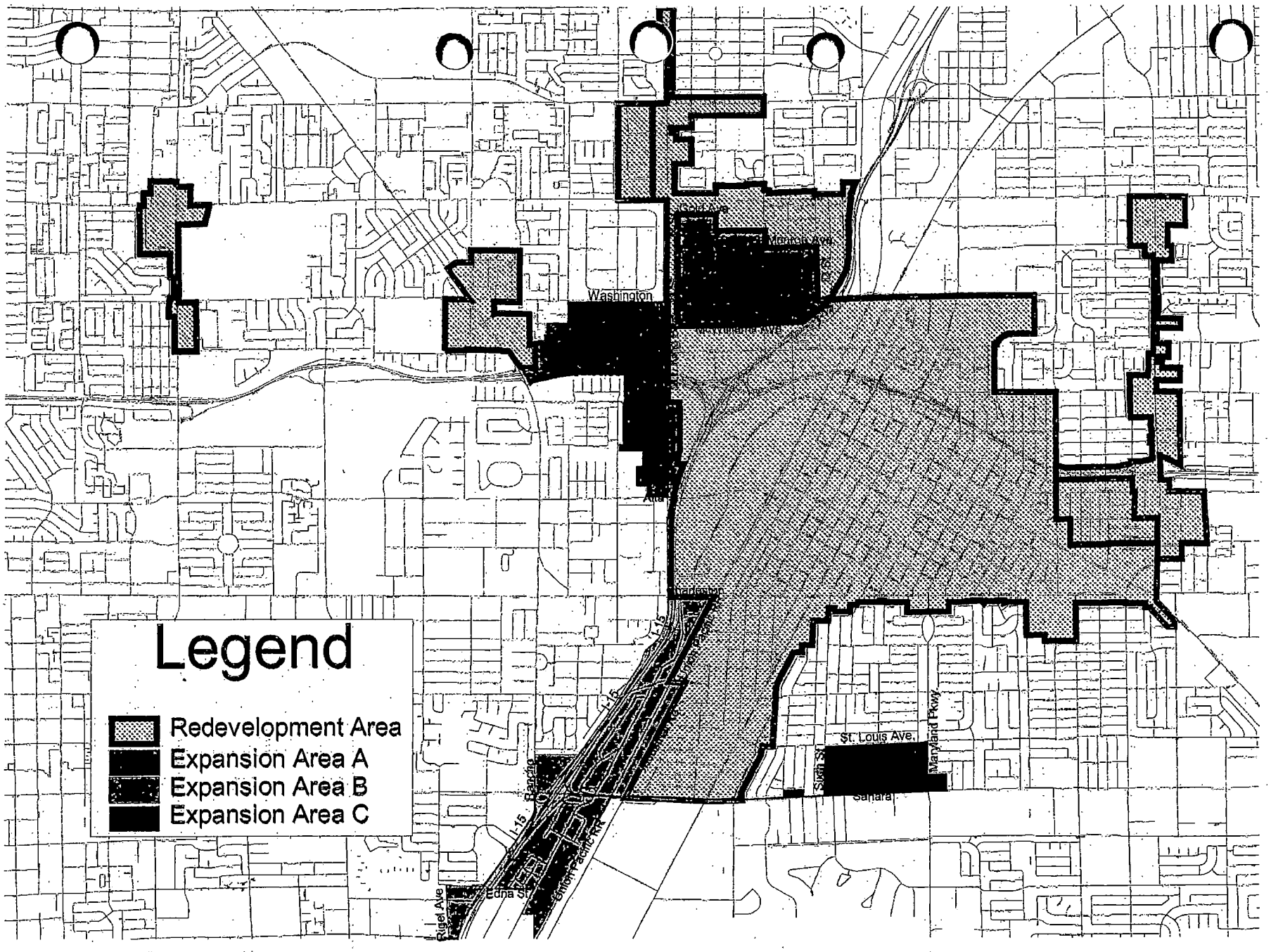
It is anticipated that the Las Vegas Planning Commission will review the proposed amendment to the Redevelopment Plan on September 2, 2004, and provides its report and recommendations on, September 26, 2004 and make the findings that the proposed Redevelopment Plan conforms to Las Vegas's Master Plan 2020.

The Planning Commission's report and recommendation will be submitted either as a supplement to the Report to Council, or as part of the record of the joint public hearing on the proposed Redevelopment Plan.

EXHIBIT A

REDEVELOPMENT AREA MAP


89106
89107
89101
89104
89102
Legend
Zip Code Areas
Redevelopment Area
Expansion Area A
Expansion Area B
Expansion Area C
Washington Ave
Maryland Pkwy
St. Louis Ave.
Sahara
Sixth St
Rancho
I-15
Union Pacific RR
Edna St
Rigel Ave


Legend
Redevelopment Area
Expansion Area A
Expansion Area B
Expansion Area C
Washington
Monroe Ave.
Harrison
I-15
Union Pacific RR
St. Louis Ave.
Maryland Pkwy
Sirkin St.
Sahara
Edna St.
Rigel Ave.

City of Las Vegas

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

CITIZENS PARTICIPATION:

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

MINUTES:
None

MEETING ADJOURNED AT 10:58 P.M.

Respectfully submitted:

ARLENE COLEMAN, DEPUTY CITY CLERK

YDOLEENA YTURRALDE, DEPUTY CITY CLERK