

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 26, 2004

Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT:

Compliance with the Open Meeting Law

NOTICE:

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

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

MINUTES:

Approval of the minutes of the July 22, 2004 Planning Commission Meeting minutes by reference (____
Vote)

ACTIONS:

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

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

1. TMP-4819 - TENTATIVE MAP - BRADLEY ROAD/ AZURE AVENUE - APPLICANT: CARLOS ESCAPA - OWNER: NEW YORK PLASTICS, LLC - Request for a Tentative Map FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive (APN 125-25-101-010, 011, 014 and 015), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
2. TMP-4839 - TENTATIVE MAP - ALTESSA AT THE VISTAS - APPLICANT: WRG DESIGN, INC. - OWNER: CHATEAU SUMMERLIN, LLC - Request for a Tentative Map FOR A 280-UNIT CONDOMINIUM SUBDIVISION on 13.14 acres adjacent to the southeast corner of Far Hills Avenue and Carriage Hill Drive (APN 137-26-310-001) P-C (Planned Community) Zone, Ward 2 (Wolfson).
3. TMP-4838 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION - Request for a Tentative Map FOR AN 18 LOT MIXED USE SUBDIVISION on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

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4. TMP-4842 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS #5-
APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION - Request for a Tentative Map FOR A 42 UNIT CONDOMINIUM SUBDIVISION on 1.22 acres south of Farm Road and west of Tule Springs Road (a portion of APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).
5. TMP-4843 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS #12 -
APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION - Request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY SUBDIVISION on 1.58 acres south of Farm Road and west of Tule Springs Road (a portion of APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).
6. ANX-4777 - ANNEXATION - APPLICANT: STERLING DEVELOPMENT - OWNER:
QUARTERHORSE FALLS ESTATES, LLC - Petition to annex property generally located on the southeast corner of Iron Mountain Road and Maverick Street (APN 125-11-503-001, 002; 125-11-507-002, and 004), containing approximately 14.48 acres, Ward 6 (Mack).

ONE MOTION - ONE VOTE:

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

7. RQR-4664 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT:
CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK - Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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8. ABEYANCE SDR-4740 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: M A R, LLC - Request for a Site Development Plan Review and a Waiver of Downtown Centennial Plan Parking Lot Landscaping Standards FOR A PROPOSED PARKING LOT on 0.26 acres at 829 South Sixth Street (APN 139-34-410-204), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
9. SUP-4811 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL - Request for a Special Use Permit FOR A 40 FOOT HIGH, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3311 Meade Avenue (APN 162-08-303-004), M (Industrial) Zone, Ward 1 (Moncrief).
10. SUP-4812 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL - Request for a Special Use Permit FOR A 40 FOOT HIGH, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Moncrief).
11. SDR-4823 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK on 13.00 acres adjacent to the west side of Cliff Shadows Parkway, approximately 660 feet south of Alexander Road (a portion of APN 137-12-101-008), C-V (Civic) Zone, Ward 4 (Brown).
12. SDR-4827 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE RANDALL COMPANY - OWNER: FORT APACHE/CHEYENNE HOLDINGS, LLC - Request for a Site Development Plan Review FOR A 18,720 SQUARE FOOT OFFICE DEVELOPMENT AND FOR A WAIVER OF FOUNDATION LANDSCAPING OF THE COMMERCIAL DEVELOPMENT STANDARDS on 1.75 acres adjacent to the west side of Fort Apache Road approximately 430 feet north of Cheyenne Avenue (APN 138-07-801-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).

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13. SDR-4835 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HENRY BRENT COMPANY AND STEADFAST AMX I AND STEADFAST AMX II, LLC - OWNER: THIRD STREET PROMENADE, LLC - Request for a Site Development Plan Review FOR A PROPOSED VALET OPERATION on 0.73 acres of Third Street between Ogden Avenue and Stewart Avenue (APN 139-34-510-012 through 019 and 030), C-2 (General Commercial) Zone, Ward 5 (Weekly).
14. SDR-4841 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: FURNITURE MART LAND HOLDINGS II, LLC - OWNER: WMCI ASSOCIATES, LLC - Request for a Site Development Plan Review FOR A 345,670 SQUARE FOOT TEMPORARY EXHIBIT SPACE on 30.2 acres at 495 South Grand Central Parkway (APN 139-33-610-004, 139-33-511-003 and 004), PD (Planned Development) Zone, Ward 5 (Weekly).
15. VAC-4571 - VACATION - PUBLIC HEARING - APPLICANT: CDPCN - OWNER: CITY OF LAS VEGAS HOUSING AUTHORITY - Request to for a Petition of Vacation to vacate a public drainage easement generally located north of Monroe Avenue, east of "J" Street, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

16. ABEYANCE - ZON-4623 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), Ward 6 (Mack).
17. ABEYANCE - SDR-4626 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Site Development Plan Review FOR A 27 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

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18. ABEYANCE - GPA-4631 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CHARLES H. SHIELDS - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL) TO: O (OFFICE) on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Mack).
19. ABEYANCE - ZON-4635 - REZONING RELATED TO GPA-4631 - PUBLIC HEARING -
APPLICANT/OWNER: CHARLES H. SHIELDS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Mack).
20. ABEYANCE - SDR-4638 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4631
AND ZON-4635 - PUBLIC HEARING - APPLICANT/OWNERS: CHARLES H. SHIELDS - Request for a Site Development Plan Review FOR A PROPOSED OFFICE PARKING LOT on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 6 (Mack).
21. ABEYANCE - GPA-4649 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: PF (PUBLIC FACILITY) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), Ward 5 (Weekly).
22. ABEYANCE - ZON-4646 - REZONING RELATED TO GPA-4649 - PUBLIC HEARING -
APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), Ward 5 (Weekly).

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23. **WVR-4846 - WAIVER RELATED TO GPA-4649 AND ZON-4646 - PUBLIC HEARING - APPLICANT/OWNER: AQUINO BENITO ARMAND, ET AL** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 157 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND A WAIVER OF Title 18.12.105 TO ALLOW A PRIVATE DRIVE TO BE 679 FEET WHERE 200 FEET IS THE MAXIMUM LENGTH PERMITTED on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).
24. **ABEYANCE - VAR-4648 - VARIANCE RELATED TO GPA-4649, ZON-4646 AND WVR-4846 - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL** - Request for a Variance TO ALLOW A 2.5 ACRE R-PD SUBDIVISION WHERE 5.0 ACRES IS REQUIRED FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Weekly).
25. **ABEYANCE - SDR-4647 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4649, ZON-4646, WVR-4846 AND VAR-4648 - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL** - Request for a Site Development Plan Review FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).
26. **ABEYANCE - SDR-4619 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS** - Request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANT PADS WITHIN AN EXISTING COMMERCIAL CENTER on 10.69 acres adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard (APN 162-06-112-005, 162-06-112-007, and a portion of 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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27. ABEYANCE - RENOTIFICATION - MOD-4632 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: VC (VILLAGE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED RESIDENTIAL) on 3.7 acres adjacent to the southwest corner of Buckskin Avenue and Shady Timber Street (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
28. ABEYANCE - RENOTIFICATION - WVR-4754 - WAIVER RELATED TO MOD-4632 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC - Request for a Waiver of Title 18.12.160 TO ALLOW A 210-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, IN CONJUNCTION WITH A PROPOSED 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: Medium-Low Attached Residential], Ward 4 (Brown).
29. ABEYANCE - RENOTIFICATION - SDR-4751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4632 AND WVR-4754 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: Medium-Low Attached Residential], Ward 4 (Brown).
30. ZON-4828 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), Ward 1 (Moncrief).

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31. SDR-4837 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4828 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Site Development Plan Review FOR A 39 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 1 (Moncrief).
32. VAR-4804 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 11,500 SQUARE FEET IS REQUIRED FOR A 16-LOT SINGLE FAMILY DEVELOPMENT on 2.92 acres at 1700 South Buffalo Drive (APN 163-03-201-003, 004 and 005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 1 (Moncrief).
33. SUP-4807 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 51 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
34. SUP-4808 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 51 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
35. SUP-4809 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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36. SUP-4814 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANDY CASH LOAN CENTERS - OWNER: CHEYENNE LORENZI, LTD - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE, AND A WAIVER OF THE 1,500 SQUARE FOOT INTERIOR SPACE REQUIREMENT adjacent to the southeast corner of Cheyenne Avenue and Rainbow Boulevard (APN 138-14-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
37. SUP-4821 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOS COMPADRES, INC. - OWNER: SAHARA WESTLAKE ASSOCIATES - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM RESIDENTIAL PROPERTY, A SEPARATION OF 230 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE, AND AN INTERIOR BUILDING SPACE OF 100 SQUARE FEET WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 4505 West Sahara Avenue (APN 162-07-101-010), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
38. SUP-4822 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACOSTA ENTERPRISE DBA EL RINCON LATINO - OWNER: SAHARA WESTLAKE ASSOCIATES - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (ON-SALE/OFF-SALE/ ON-OFF-SALE) at 4505 West Sahara Avenue (APN 162-07-101-010), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
39. SUP-4830 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).
40. SUP-4834 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: D.R. HORTON, INC. - Request for a Special Use Permit FOR A UNPAVED TEMPORARY REAL ESTATE SALES OFFICE PARKING LOT approximately 550 feet south of Elkhorn Road and Campbell Road (APN 125-20-113-006 and 007), T-C (Town Center) Zone, Ward 6 (Mack).

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41. SUP-4844 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JESUS IS THE ANSWER MINISTRIES - OWNER: TIM MEAD AND JULIE OVERMAN - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME at 1060 Hart Avenue (APN 139-21-612-043), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).
42. SUP-4845 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAZZZ DINERO RAPIDO - OWNER: WILLIAM MIGUEL, ET AL - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF 50 FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF ZERO FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE AND AN INTERIOR BUILDING SPACE OF 54 SQUARE FEET WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 745 North Nellis Boulevard (APN 140-29-802-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
43. SUP-4919 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE MASSAGE GROUP - OWNER: CITY OF LAS VEGAS REDEVELOPMENT AND FREMONT STREET EXPERIENCE, LLC - Request for a Special Use Permit FOR A PROPOSED MOBILE MASSAGE ESTABLISHMENT, WAIVER OF THE 1,000 FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER MASSAGE ESTABLISHMENT, AND A WAIVER OF THE RESTRICTIONS ON HOURS OF OPERATION within the Fremont Street Experience (APN 139-34-111-064), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
44. RQR-4661 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY - Required Two Year Review of an approved Special Use Permit (U-0018-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
45. RQR-4669 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: DENNIS HANCOCK - OWNER: ZYGMUNT AMARETTI - Required One Year Review of an approved Special Use Permit (SUP-2203) WHICH ALLOWED AN AUTO REPAIR GARAGE, MAJOR AND WAIVERS TO ALLOW MAJOR REPAIR AND SERVICE WORK OUTSIDE OF A ENCLOSED BUILDING, TO ALLOW OUTDOOR HOISTS, AND TO NOT SCREEN DISABLED OR WRECKED VEHICLES FROM SURROUNDING PROPERTIES AND ADJOINING STREETS at 2101 Fremont Street (APN 139-35-804-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

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46. **RQR-4910 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: STEVE A. PHILLIPS** - Required Two Year Review of an approved Site Development Plan Review (SD-0026-02) FOR SITE IMPROVEMENTS IN CONJUNCTION WITH TEMPORARY SALES located at 6651 West Charleston Boulevard (APN 163-02-104-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 1 (Moncrief).
47. **WVR-4833 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 90 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), T-C (Town Center) Zone, Ward 6 (Mack).
48. **SDR-4832 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-4833 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC** - Request for an Site Development Plan Review FOR A 131 LOT SINGLE FAMILY DETACHED DEVELOPMENT on 11.3 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), TC (Town Center) Zone, Ward 6 (Mack).
49. **MOD-4879 - MINOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Minor Modification to the Las Vegas Medical District Plan in order to reduce restrictions on mixed-use developments and to clarify the Table of Permitted Uses, Ward 5 (Weekly).
50. **SDR-4498 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ADA ARGUETA** - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND A WAIVER OF LANDSCAPE STANDARDS on 0.11 acres at 1709 Eastern Avenue (APN 162-01-310-199), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
- DIRECTOR'S BUSINESS:**
51. **TXT-4435 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.130, "Live/Work Overlay District," in order to expand the boundaries of the Live/Work District and to permit live/work units in PD zoning districts.

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CITIZENS PARTICIPATION:

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

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

AFFIDAVIT OF POSTING

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

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

I John Holliday, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of August 20, 2004, at the hour of 10:00, there were posted copies of the August 26, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Grant Sawyer Building
555 East Washington Avenue
(Go in through the main entrance. Straight ahead is the security desk. Ask one of the guards to unlock the bulletin board so that you may post the agenda.)
3. In the Las Vegas Library
833 Las Vegas Boulevard North
(Go through the double doors. To the right of the desk is the bulletin board. I am told that they keep it very neat. Take some extra pushpins as they may not have any).
4. City Clerk's Bulletin Board
400 Stewart Avenue, 2nd Floor Skybridge
(In the walkway area next to the entrance of the Human Resources Department. See City Clerk for key)
5. On the Public Bulletin Board at the Plaza Level to the City Hall
400 Stewart Avenue
(Near the entrance to the Court Clerk's Office)

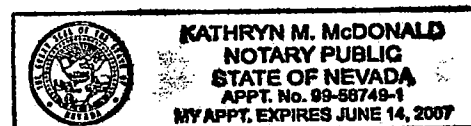
John Holliday
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 20th day of August, 2004.

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



AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)) ss
COUNTY OF CLARK)

I **Carman Livingston Burney**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **August 13, 2004**, a copy of the **August 26, 2004 Planning Commission Agenda**, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman L. Loney

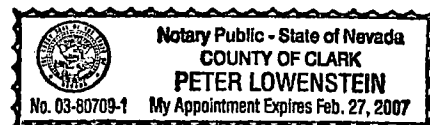
SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

13th day of AUGUST, 2004

John J. Laventure
NOTARY PUBLIC in and for said County and State



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Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the minutes of the July 22, 2004 Planning Commission Meeting minutes by reference (____
Vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

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

1. TMP-4819 - TENTATIVE MAP - BRADLEY ROAD/ AZURE AVENUE - APPLICANT: CARLOS ESCAPA - OWNER: NEW YORK PLASTICS, LLC - Request for a Tentative Map FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive (APN 125-25-101-010, 011, 014 and 015), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
2. TMP-4839 - TENTATIVE MAP - ALTESSA AT THE VISTAS - APPLICANT: WRG DESIGN, INC. - OWNER: CHATEAU SUMMERLIN, LLC - Request for a Tentative Map FOR A 280-UNIT CONDOMINIUM SUBDIVISION on 13.14 acres adjacent to the southeast corner of Far Hills Avenue and Carriage Hill Drive (APN 137-26-310-001) P-C (Planned Community) Zone, Ward 2 (Wolfson).
3. TMP-4838 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION - Request for a Tentative Map FOR AN 18 LOT MIXED USE SUBDIVISION on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

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4. TMP-4842 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS #5-
APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION - Request for a Tentative Map FOR A 42 UNIT CONDOMINIUM SUBDIVISION on 1.22 acres south of Farm Road and west of Tule Springs Road (a portion of APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).
5. TMP-4843 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS #12 -
APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION - Request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY SUBDIVISION on 1.58 acres south of Farm Road and west of Tule Springs Road (a portion of APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).
6. ANX-4777 - ANNEXATION - APPLICANT: STERLING DEVELOPMENT - OWNER:
QUARTERHORSE FALLS ESTATES, LLC - Petition to annex property generally located on the southeast corner of Iron Mountain Road and Maverick Street (APN 125-11-503-001, 002; 125-11-507-002, and 004), containing approximately 14.48 acres, Ward 6 (Mack).

ONE MOTION - ONE VOTE:

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

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

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8. ROR-4664 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK - Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
9. SUP-4811 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL - Request for a Special Use Permit FOR A 40 FOOT HIGH, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3311 Meade Avenue (APN 162-08-303-004), M (Industrial) Zone, Ward 1 (Moncrief).
10. SUP-4812 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL - Request for a Special Use Permit FOR A 40 FOOT HIGH, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Moncrief).
11. SDR-4823 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK on 13.00 acres adjacent to the west side of Cliff Shadows Parkway, approximately 660 feet south of Alexander Road (a portion of APN 137-12-101-008), C-V (Civic) Zone, Ward 4 (Brown).
12. SDR-4827 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE RANDALL COMPANY - OWNER: FORT APACHE/CHEYENNE HOLDINGS, LLC - Request for a Site Development Plan Review FOR A 18,720 SQUARE FOOT OFFICE DEVELOPMENT AND FOR A WAIVER OF FOUNDATION LANDSCAPING OF THE COMMERCIAL DEVELOPMENT STANDARDS on 1.75 acres adjacent to the west side of Fort Apache Road approximately 430 feet north of Cheyenne Avenue (APN 138-07-801-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).

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13. SDR-4835 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HENRY BRENT COMPANY AND STEADFAST AMX I AND STEADFAST AMX II, LLC - OWNER: THIRD STREET PROMENADE, LLC - Request for a Site Development Plan Review FOR A PROPOSED VALET OPERATION on 0.73 acres of Third Street between Ogden Avenue and Stewart Avenue (APN 139-34-510-012 through 019 and 030), C-2 (General Commercial) Zone, Ward 5 (Weekly).

14. SDR-4841 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: FURNITURE MART LAND HOLDINGS II, LLC - OWNER: WMCI ASSOCIATES, LLC - Request for a Site Development Plan Review FOR A 345,670 SQUARE FOOT TEMPORARY EXHIBIT SPACE on 30.2 acres at 495 South Grand Central Parkway (APN 139-33-610-004, 139-33-511-003 and 004), PD (Planned Development) Zone, Ward 5 (Weekly).

15. VAC-4571 - VACATION - PUBLIC HEARING - APPLICANT: CDPCN - OWNER: CITY OF LAS VEGAS HOUSING AUTHORITY - Request to for a Petition of Vacation to vacate a public drainage easement generally located north of Monroe Avenue, east of "J" Street, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

16. ABEYANCE - ZON-4623 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), Ward 6 (Mack).

17. ABEYANCE - SDR-4626 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Site Development Plan Review FOR A 27 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

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18. ABEYANCE - GPA-4631 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. SHIELDS - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL) TO: O (OFFICE) on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Mack).
19. ABEYANCE - ZON-4635 - REZONING RELATED TO GPA-4631 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. SHIELDS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Mack).
20. ABEYANCE - SDR-4638 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4631 AND ZON-4635 - PUBLIC HEARING - APPLICANT/OWNERS: CHARLES H. SHIELDS - Request for a Site Development Plan Review FOR A PROPOSED OFFICE PARKING LOT on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 6 (Mack).
21. ABEYANCE - GPA-4649 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: PF (PUBLIC FACILITY) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), Ward 5 (Weekly).
22. ABEYANCE - ZON-4646 - REZONING RELATED TO GPA-4649 - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), Ward 5 (Weekly).

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23. WVR-4846 - WAIVER RELATED TO GPA-4649 AND ZON-4646 - PUBLIC HEARING - APPLICANT/OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 157 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND A WAIVER OF Title 18.12.105 TO ALLOW A PRIVATE DRIVE TO BE 679 FEET WHERE 200 FEET IS THE MAXIMUM LENGTH PERMITTED on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).
24. ABEYANCE - VAR-4648 - VARIANCE RELATED TO GPA-4649, ZON-4646 AND WVR-4846 - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Variance TO ALLOW A 2.5 ACRE R-PD SUBDIVISION WHERE 5.0 ACRES IS REQUIRED FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Weekly).
25. ABEYANCE - SDR-4647 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4649, ZON-4646, WVR-4846 AND VAR-4648 - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Site Development Plan Review FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).
26. ABEYANCE - SDR-4619 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS - Request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANT PADS WITHIN AN EXISTING COMMERCIAL CENTER on 10.69 acres adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard (APN 162-06-112-005, 162-06-112-007, and a portion of 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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27. ABEYANCE - RENOTIFICATION - MOD-4632 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: VC (VILLAGE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED RESIDENTIAL) on 3.7 acres adjacent to the southwest corner of Buckskin Avenue and Shady Timber Street (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
28. ABEYANCE - RENOTIFICATION - WVR-4754 - WAIVER RELATED TO MOD-4632 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC - Request for a Waiver of Title 18.12.160 TO ALLOW A 210-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, IN CONJUNCTION WITH A PROPOSED 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: Medium-Low Attached Residential], Ward 4 (Brown).
29. ABEYANCE - RENOTIFICATION - SDR-4751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4632 AND WVR-4754 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: Medium-Low Attached Residential], Ward 4 (Brown).
30. ZON-4828 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), Ward 1 (Moncrief).

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31. SDR-4837 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4828 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Site Development Plan Review FOR A 39 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 1 (Moncrief).
32. VAR-4804 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 11,500 SQUARE FEET IS REQUIRED FOR A 16-LOT SINGLE FAMILY DEVELOPMENT on 2.92 acres at 1700 South Buffalo Drive (APN 163-03-201-003, 004 and 005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 1 (Moncrief).
33. SUP-4807 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 51 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
34. SUP-4808 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 51 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
35. SUP-4809 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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36. SUP-4814 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANDY CASH LOAN CENTERS - OWNER: CHEYENNE LORENZI, LTD - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE, AND A WAIVER OF THE 1,500 SQUARE FOOT INTERIOR SPACE REQUIREMENT adjacent to the southeast corner of Cheyenne Avenue and Rainbow Boulevard (APN 138-14-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
37. SUP-4821 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOS COMPADRES, INC. - OWNER: SAHARA WESTLAKE ASSOCIATES - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM RESIDENTIAL PROPERTY, A SEPARATION OF 230 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE, AND AN INTERIOR BUILDING SPACE OF 100 SQUARE FEET WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 4505 West Sahara Avenue (APN 162-07-101-010), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
38. SUP-4822 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACOSTA ENTERPRISE DBA EL RINCON LATINO - OWNER: SAHARA WESTLAKE ASSOCIATES - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (ON-SALE/OFF-SALE/ ON-OFF-SALE) at 4505 West Sahara Avenue (APN 162-07-101-010), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
39. SUP-4830 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).
40. SUP-4834 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: D.R. HORTON, INC. - Request for a Special Use Permit FOR A UNPAVED TEMPORARY REAL ESTATE SALES OFFICE PARKING LOT approximately 550 feet south of Elkhorn Road and Campbell Road (APN 125-20-113-006 and 007), T-C (Town Center) Zone, Ward 6 (Mack).

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41. SUP-4844 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JESUS IS THE ANSWER MINISTRIES - OWNER: TIM MEAD AND JULIE OVERMAN - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME at 1060 Hart Avenue (APN 139-21-612-043), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).
42. SUP-4845 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAZZZ DINERO RAPIDO - OWNER: WILLIAM MIGUEL, ET AL - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF 50 FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF ZERO FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE AND AN INTERIOR BUILDING SPACE OF 54 SQUARE FEET WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 745 North Nellis Boulevard (APN 140-29-802-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
43. SUP-4919 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE MASSAGE GROUP - OWNER: CITY OF LAS VEGAS REDEVELOPMENT AND FREMONT STREET EXPERIENCE, LLC - Request for a Special Use Permit FOR A PROPOSED MOBILE MASSAGE ESTABLISHMENT, WAIVER OF THE 1,000 FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER MASSAGE ESTABLISHMENT, AND A WAIVER OF THE RESTRICTIONS ON HOURS OF OPERATION within the Fremont Street Experience (APN 139-34-111-064), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
44. ROR-4661 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY - Required Two Year Review of an approved Special Use Permit (U-0018-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
45. ROR-4669 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: DENNIS HANCOCK - OWNER: ZYGMUNT AMARETTI - Required One Year Review of an approved Special Use Permit (SUP-2203) WHICH ALLOWED AN AUTO REPAIR GARAGE, MAJOR AND WAIVERS TO ALLOW MAJOR REPAIR AND SERVICE WORK OUTSIDE OF A ENCLOSED BUILDING, TO ALLOW OUTDOOR HOISTS, AND TO NOT SCREEN DISABLED OR WRECKED VEHICLES FROM SURROUNDING PROPERTIES AND ADJOINING STREETS at 2101 Fremont Street (APN 139-35-804-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

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46. ROR-4910 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: STEVE A. PHILLIPS - Required Two Year Review of an approved Site Development Plan Review (SD-0026-02) FOR SITE IMPROVEMENTS IN CONJUNCTION WITH TEMPORARY SALES located at 6651 West Charleston Boulevard (APN 163-02-104-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 1 (Moncrief).
47. WVR-4833 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 90 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), T-C (Town Center) Zone, Ward 6 (Mack).
48. SDR-4832 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-4833 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC - Request for an Site Development Plan Review FOR A 131 LOT SINGLE FAMILY DETACHED DEVELOPMENT on 11.3 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), TC (Town Center) Zone, Ward 6 (Mack).
49. MOD-4879 - MINOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Minor Modification to the Las Vegas Medical District Plan in order to reduce restrictions on mixed-use developments and to clarify the Table of Permitted Uses, Ward 5 (Weekly).
50. SDR-4498 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ADA ARGUETA - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND A WAIVER OF LANDSCAPE STANDARDS on 0.11 acres at 1709 Eastern Avenue (APN 162-01-310-199), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

51. TXT-4435 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.130, "Live/Work Overlay District," in order to expand the boundaries of the Live/Work District and to permit live/work units in PD zoning districts.

Agenda *City of Las Vegas*

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CITIZENS PARTICIPATION:

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

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:37 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS STEVEN EVANS, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN.

EXCUSED: COMMISSIONER GOYNES (Arrived at 6:07 p.m.)

STAFF PRESENT: ROBERT GENZER – PLANNING AND DEVELOPMENT, DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING AND DEVELOPMENT, DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that the applicant is requesting to hold Item 3 [TMP-4838] in abeyance until 09/23/2004. In addition, Item 4 [TMP-4842] and Item 5 [TMP-4843] would be withdrawn without prejudice.

Regarding Item 30 [ZON-4828] and Item 31 [SDR-4837], the applicant requested a two-week abeyance. However, staff requested a 30-day abeyance, as there was a concern with having sufficient time to review the revised site plan (after the applicant's neighborhood meeting) and present it to the Commission in two weeks.

Regarding Item 7 [SDR-4740] and Item 12 [SDR-4827], staff requested these items be pulled from one motion one vote. For Item 7 [SDR-4740], staff received today a revised site plan for the parking lot and additional landscaping and would like to also discuss the underground utilities. For Item 12 [SDR-4827], the applicant requested a waiver regarding the foundation landscaping, which staff recommended denial on and would like a discussion to take place.

Regarding Item 33 [SUP-4807], Item 34 [SUP-4808] and Item 35 [SUP-4809], staff suggested all three items be heard at the same time, as they are in relation to one another. In addition, staff received a signed petition with 22 signatures in opposition of the proposed project.

Regarding Item 43 [SUP-4919], the application reflected Ward 1 but a portion of the request is in Ward 5 also. MR. CLAPSADDLE clarified, on record, that the application is both in Ward 1 and Ward 5 and would be changed for City Council.

Regarding Item 13 [SDR-4835], additional conditions would be added, as staff did not have the opportunity to include them in the backup documentation. The applicant has been made aware of these added conditions.

Regarding Item 30 [ZON-4828] and Item 31 [SDR-4837], MR. CLAPSADDLE clarified for COMMISSIONER DAVENPORT that the applicant would like to hold another neighborhood meeting. Thereafter, staff would like to ensure sufficient time is given to review the revised site plan prior to presenting it to the Commission.

COMMISSIONER McSWAIN commented on Item 2 [TMP-4832] questioning if a Site Plan has been reviewed in the past prior to a Tentative Map. MR. CLAPSADDLE clarified for COMMISSIONER McSWAIN that when a conversion is done, one of the Code requirements is having a Site Plan Review before a Tentative Map. MR. CLAPSADDLE then stated that timing may have been an issue on this item but he would review the file.

C COMMISSIONER STEINMAN requested that Item 8 [RQR-4664] and Item 14 [SDR-4841] be pulled from one motion one vote so a discussion could take place.

Regarding Item 33 [SUP-4807], Item 34 [SUP-4808] and Item 35 [SUP-4809], MR. CLAPSADDLE clarified for DEPUTY CITY ATTORNEY BRYAN SCOTT that the petition was actually a typewritten list of names and addresses and not the actual signatures of those opposing the project. DEPUTY CITY ATTORNEY SCOTT'S concern was that the petition was not a list of actual signatures. MR. CLAPSADDLE added that normally staff would also have petitions that would be used as a cross reference to alleviate duplicates.

Regarding Item 49 [MOD-4879], staff requested to strike this item from the agenda, as there is a major modification to the medical district standards and staff would need to do a re-notification.

C **MEETING ADJOURNED AT 5:44 P.M.**



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL

CALL TO ORDER: 6:04 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS STEVEN EVANS, LAURA McSWAIN, LEO DAVENPORT, DAVID STEINMAN AND BYRON GOYNES (Arrived at 6:07 p.m.).

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., YONGYAO LOU – PUBLIC WORKS, DAVID GUERRA – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE

DAVID CLAPSADDLE, Planning and Development Department, referenced the following items that were requested to be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 3 [TMP-4838]	Abeyance to 9/23/2004 Planning Commission meeting
Item 4 [TMP-4842]	Withdrawn Without Prejudice
Item 5 [TMP-4843]	Withdrawn Without Prejudice
Item 16 [ZON-4623]	TABLED
Item 17 [SDR-4626]	TABLED
Item 18 [GPA-4631]	Abeyance to 9/09/2004 Planning Commission meeting
Item 19 [ZON-4635]	Abeyance to 9/09/2004 Planning Commission meeting
Item 20 [SDR-4638]	Abeyance to 9/09/2004 Planning Commission meeting
Item 26 [SDR-4619]	Abeyance to 9/23/2004 Planning Commission meeting

Item 27 [MOD-4632]	Abeyance to 9/09/2004 Planning Commission meeting
Item 28 [WVR-4754]	Abeyance to 9/09/2004 Planning Commission meeting
Item 29 [SDR-4751]	Abeyance to 9/09/2004 Planning Commission meeting
Item 30 [ZON-4828]	Abeyance to 9/23/2004 Planning Commission meeting
Item 31 [SDR-4837]	Abeyance to 9/23/2004 Planning Commission meeting
Item 40 [SUP-4834]	Withdrawn Without Prejudice
Item 47 [WVR-4833]	Abeyance to 9/23/2004 Planning Commission meeting
Item 48 [SDR-4832]	Abeyance to 9/23/2004 Planning Commission meeting
Item 49 [MOD-4879]	Stricken

RICHARD LEMMON, 9645 Haley Avenue, stated that this is the second abeyance request on Item 16 [ZON-4623] and Item 17 [SDR-4626]. By a show of hands, he indicated that there were residents in attendance who opposed this project. The residents have met with the applicant several times and expressed their opposition to the density, the lot sizes and the setbacks. CHAIRMAN TRUESDELL explained to MR. LEMMON that at that time, the Commission was only voting on whether or not to abey these items. MR. LEMMON then stated that they would support the abeyance only if changes were going to be made. CHAIRMAN TRUESDELL asked if the applicant was present. JOHN FIELD, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He stated that they requested to hold the items in abeyance because they are continuing to work with the residents, and there would be significant modifications to the proposed project. He then asked for a 30-day abeyance, which would give sufficient time to review the comments from all parties involved and finalize a Site Plan that would be acceptable to everyone. COMMISSIONER EVANS suggested that if these items are held in abeyance, then the items could be the first public hearing items on the agenda so that the residents would have a clearer idea of what time to be present at the meeting. ROBERT GENZER, Planning and Development, was concerned with a time constraint if major modifications were made with the application, as it would not be as productive for staff to have to change the Notification and abey it for 30 days. He suggested tabling the item, which would allow the applicant time to meet with residents, make any necessary changes and then present it to staff. Staff could then appropriately notify the residents of what is actually being proposed and would then review those proposed changes. The normal timeframe on an application that is able to go forward is 45 days from the initial application to the Planning Commission meeting. MR. FIELD opposed tabling the item, as the applicant has been working with everyone and a Site Plan would be submitted as soon as it is completed. MR. CLAPSADDLE agreed with MR. GENZER'S comments on tabling the item. COMMISSIONER McSWAIN stressed the fact that the applicant has a history of operating in this manner and concurred with MR. GENZER on tabling the item.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

SUBJECT:

Approval of the minutes of the July 22, 2004, Planning Commission Meeting

MOTION:

NIGRO - APPROVED – UNANIMOUS with McSWAIN abstaining as she was not present at the aforementioned meeting and GOYNES excused

MINUTES:

There was no discussion.

(6:05)

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City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

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

ACTIONS:

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

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

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-4819 - TENTATIVE MAP - BRADLEY ROAD/ AZURE AVENUE - APPLICANT: CARLOS ESCAPA - OWNER: NEW YORK PLASTICS, LLC - Request for a Tentative Map FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive (APN 125-25-101-010, 011, 014 and 015), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4819] and Item 2 [TMP-4839] and **APPROVED** Consent Item 6 [ANX-4777] – **UNANIMOUS** with McSWAIN abstaining on Item 6 [ANX-4777] as her firm is doing work for Sterling Development and NIGRO abstaining on Item 6 [ANX-4777] as his firm is currently in litigations with Sterling Development

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:31 – 6:33)

1-866

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 1 – TMP-4819

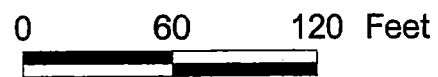
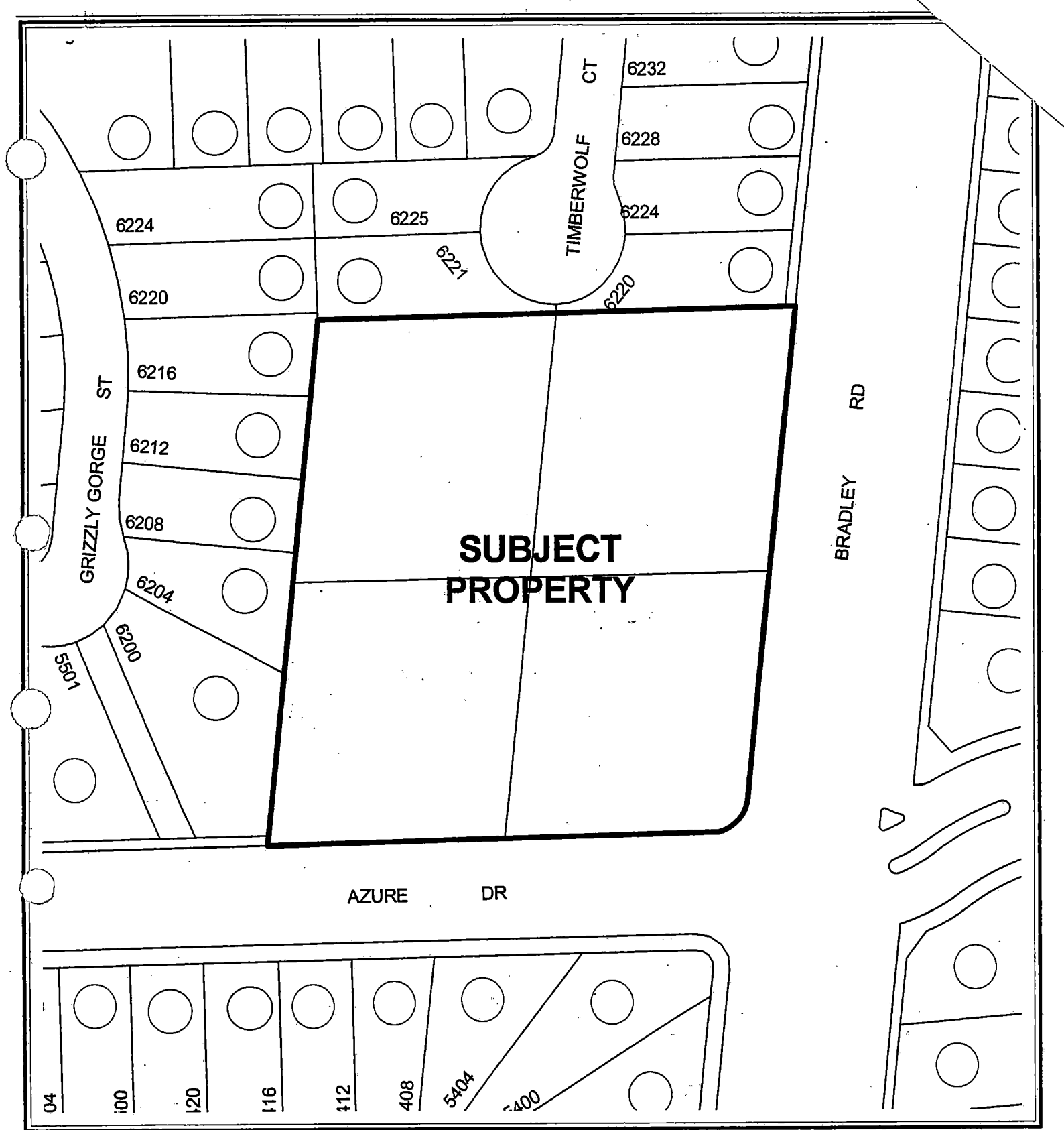
CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning ZON-3775, Waiver WVR-3793, Variance VAR-3946 and Site Development Plan Review SDR-3784.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

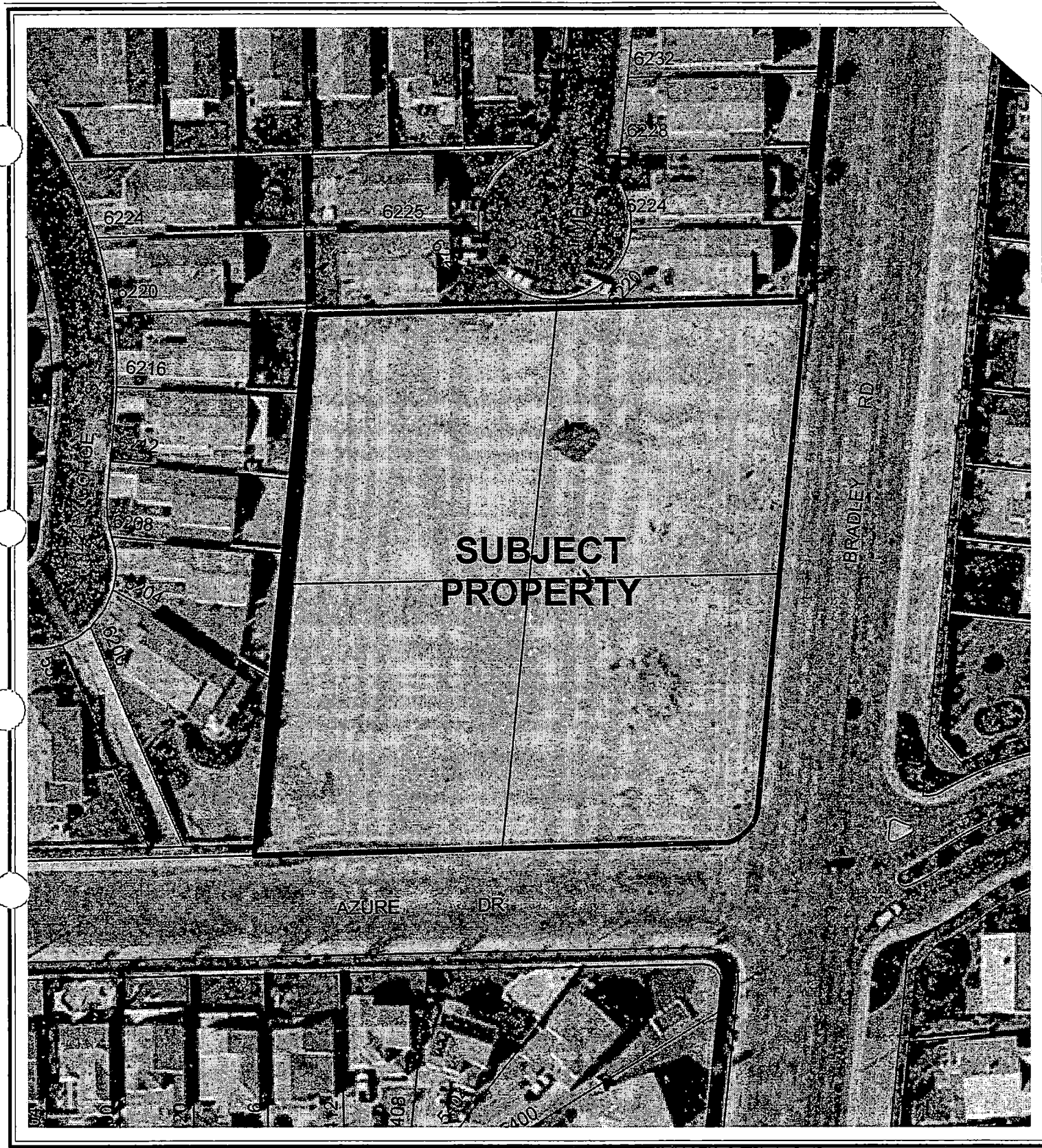
5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3775, Site Development Plan Review SDR-3784 and all other subsequent site-related actions.
6. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.



CASE: TMP-4819

☐ ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD5
(RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)





0 60 120 Feet

CASE: TMP-4819

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD5
(RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-4819 - BRADLEY ROAD/ AZURE AVENUE -

APPLICANT: CARLOS ESCAPA - OWNER: NEW YORK PLASTICS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning ZON-3775, Waiver WVR-3793, Variance VAR-3946 and Site Development Plan Review SDR-3784.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3775, Site Development Plan Review SDR-3784 and all other subsequent site-related actions.
6. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a tentative map for a 14-lot single-family residential development on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive.

B) Applicant's Justification

A justification letter is not required for this type of application.

BACKGROUND INFORMATION

A) Previous Actions

- 05/24/64 City Council approved an annexation (A-0003-64) of 10,136 acres, 2.72 acres of which comprise this proposal.
- 04/07/04 City Council approved a Rezoning (ZON-3775) from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units Per Acre). Resolution of Intent expires April 7, 2006. Planning Commission and staff recommended approval on March 11, 2004.
- 04/07/04 City Council approved a Waiver (WVR-3793) of Title 18.12.160 to allow a 198-foot separation between intersections where a minimum of 220 feet is required when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more. Planning Commission and staff recommended approval on March 11, 2004.
- 04/07/04 City Council approved a Variance (VAR-3946) to allow a proposed Residential Planned Development site to locate on 2.72 acres where a minimum of five acres is required. Planning Commission and staff recommended approval on March 11, 2004.
- 04/07/04 City Council approved a Site Development Plan Review (SDR-3784) for a 14-lot single-family residential development on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive. Planning Commission and staff recommended approval on March 11, 2004.

B) Pre-Application Meeting

07/05/04 The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.72
Net Acres: 2.19

B) Existing Land Use

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

C) Planned Land Use

Subject Property: L (Low Density Residential)
North: L (Low Density Residential)
South: L (Low Density Residential)
East: ML (Medium-Low Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates) under Resolution of Intent to R-PD5
(Residential Planned Development – 5 Units Per Acre)
North: R-PD5 (Residential Planned Development – 5 Units Per Acre)
South: R-PD5 (Residential Planned Development – 5 Units Per Acre)
East: R-PD6 (Residential Planned Development – 6 Units Per Acre)
West: R-PD5 (Residential Planned Development – 5 Units Per Acre)

E) General Plan Compliance

The Centennial Hills Sector Map of the General Plan designates the subject site as L (Low Density Residential). This land use category allows between 3.6 to 5.5 residential dwelling units per gross acre, as well as supporting recreational uses, churches, and schools. This map conforms to the L (Low Density Residential) category.

<i>SPECIAL DISTRICTS/ZONES</i>	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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for a R-PD (Residential Planned Development) zoning district are established by a Site Development Plan Review. The following standards are proposed for the subject development:

Standards	Provided
Min. Lot Size	4,501 SF
Min. Lot Width	40 Feet
Min. Setbacks	
• Front	20 Feet
• Side	5 Feet
• Corner	10 Feet
• Rear	15 Feet
Max. Building Height	2 Stories/ 35 Feet
Street Type	Public
Street Width	51 Feet

Lot width and lot size within the proposed development are acceptable, and setbacks are comparable to surrounding residential developments.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
2.72 acres	5.15 du/ac	1.65	8.5 %	10,019 SF or 0.23 acres	9.0 %	10,235 SF or 0.245 acres

Planning Commission added a Condition of Approval (#4) to the Site Development Plan Review (SDR-3784), requiring that the open space be placed on the interior of the development and provide a connection to the existing development to the north. Of the 10,019 square feet of open space required, 8,049 square feet are plotted on the north end of the development. As a result, this Tentative Map proposal substantially conforms to that condition.

B) General Analysis Discussion

- General information

The subject Tentative Map consists of 14 single-family residential lots on 2.72 gross acres for a density of 5.15 dwelling Units Per Acre. Access to the subdivision is provided by one entrance to Payne Drive (public) from Azure Avenue on the southern perimeter of the development.

- Cross Section

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

- Trails

A multi-use transportation trail runs along the east side of Bradley Road. This proposed Tentative Map fronts on the west side of Bradley Road. Applicant has no responsibility regarding this trail.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-4819** APN: 125-25-01-010, 011, 014, 015
Name of Property Owner: New York Plastics LLC
Name of Applicant: CARLOS ESCAPA

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: _____

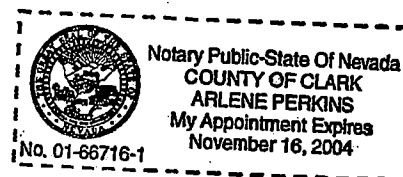
Signature of Property Owner/Authorized Agent: 

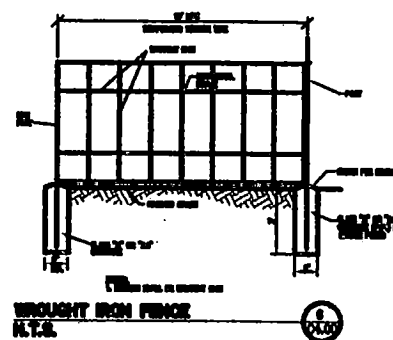
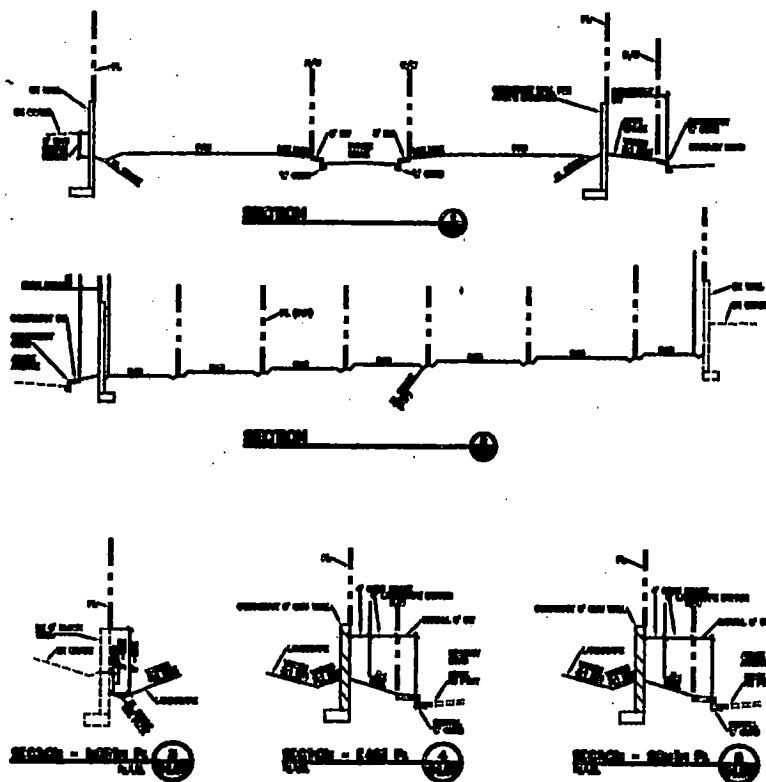
Print Name: CARLOS ESCAPA

Subscribed and sworn before me

This 7th day of July, 2004

Arlene Perkins
Notary Public in and for said County and State





ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR THE CONSTRUCTION OF FENCES AND RAILROADS.	DATE: 7/8/2004	BY: [Signature]	FOR: [Signature]
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DELTA ENGINEERING
"TENTATIVE"

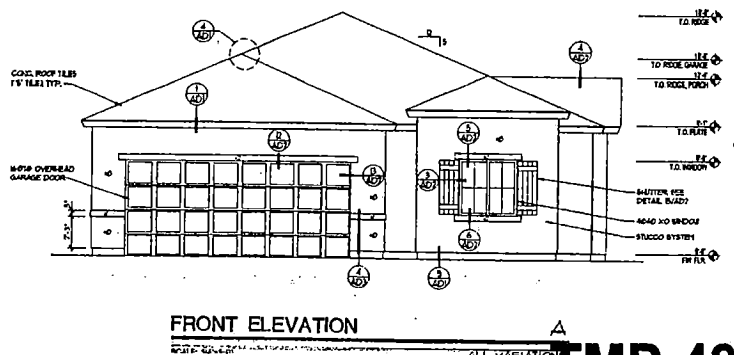
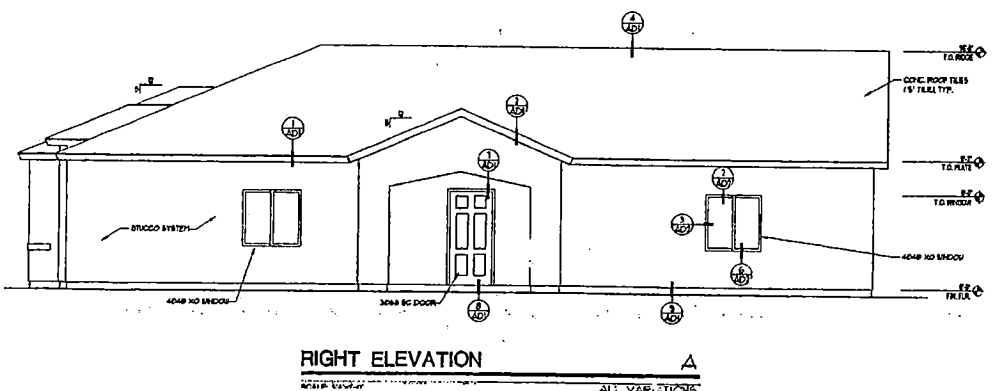
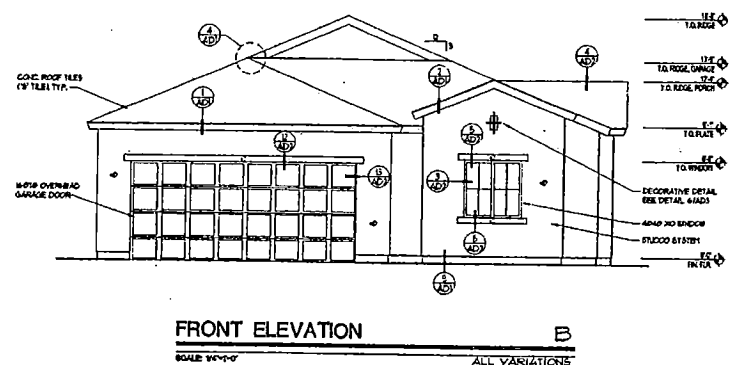
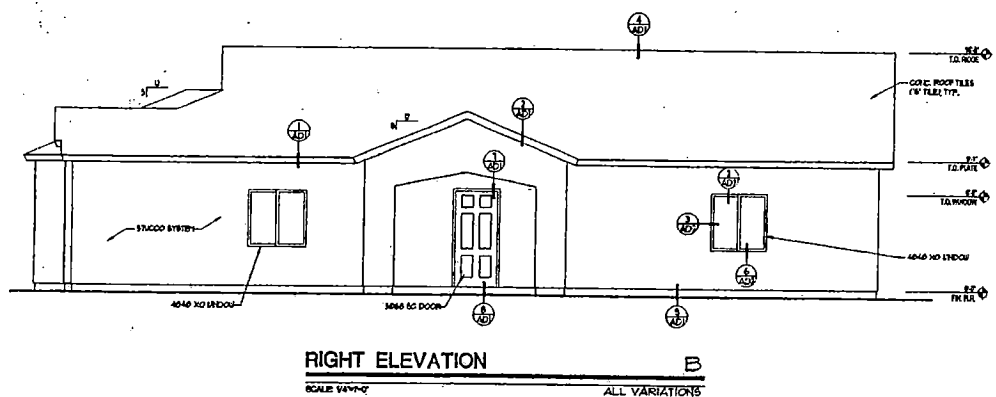
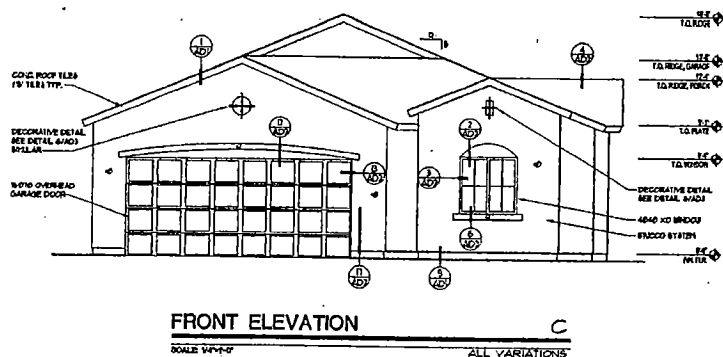
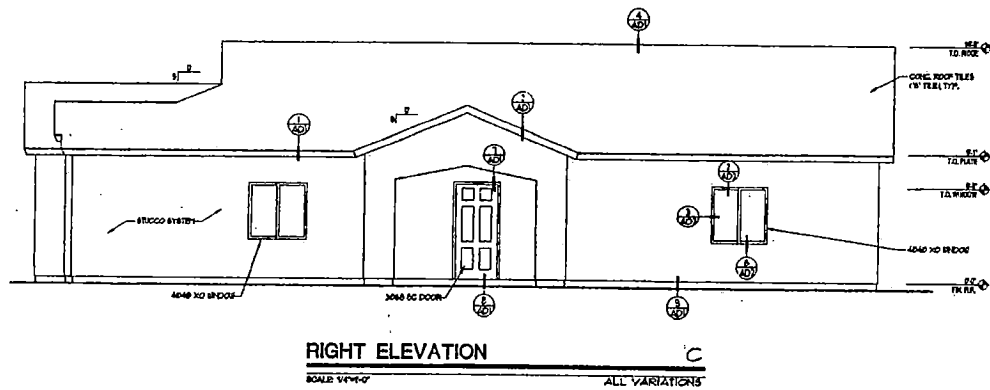
BRADLEY ROAD / AZULE AVENUE
14 LOTS

TENTATIVE MAP

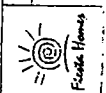
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C:\Land Projects 2005\03070\03070TT3.dwg, 7/8/2004 8:29:30 AM, EPSON Stylus C60 Series

TMP-4819
8/26/04 PC



OWNER:
 BUILDER:
 CONTRACTOR:
 DATE:
 SCALE:
 SHEET:
 TOTAL SHEETS:
 PROJECT:
 DRAWING:
 REVISIONS:
 NO. DESCRIPTION



NO.	DESCRIPTION

FRONT AND RIGHT
 EXTERIOR ELEVATIONS

A-3
 101 PLAN

TMP-4819
8/26/04 PC



TENTATIVE MAP - TMP-4819 - BRADLEY ROAD/ AZURE AVENUE - APPLICANT: CARLOS ESCAPA -
OWNER: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF BRADLEY ROAD AND AZURE DRIVE
AUGUST 26, 2004 PLANNING COMMISSION

7/29/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-4839 - TENTATIVE MAP - ALTESSA AT THE VISTAS - APPLICANT: WRG DESIGN, INC. - OWNER: CHATEAU SUMMERLIN, LLC - Request for a Tentative Map FOR A 280-UNIT CONDOMINIUM SUBDIVISION on 13.14 acres adjacent to the southeast corner of Far Hills Avenue and Carriage Hill Drive (APN 137-26-310-001) P-C (Planned Community) Zone, Ward 2 (Wolfson).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4819] and Item 2 [TMP-4839] and APPROVED Consent Item 6 [ANX-4777] – UNANIMOUS with McSWAIN abstaining on Item 6 [ANX-4777] as her firm is doing work for Sterling Development and NIGRO abstaining on Item 6 [ANX-4777] as his firm is currently in litigations with Sterling Development

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:31 – 6:33)

1-866

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 2 – TMP-4839

CONDITIONS:

Planning and Development

1. A Home Owners Association shall be created that will be responsible for the common areas of the development.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area included in the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall conform to the Conditions of Approval for City Referral Group review (CRG-1180), the Summerlin West Development Agreement (DA-0001-96) and the Summerlin Development Standards. This includes the requirement to submit a letter waiving the residential adjacency standards of the Code.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. The development shall comply with all City Codes and State Subdivision Statutes.

Public Works

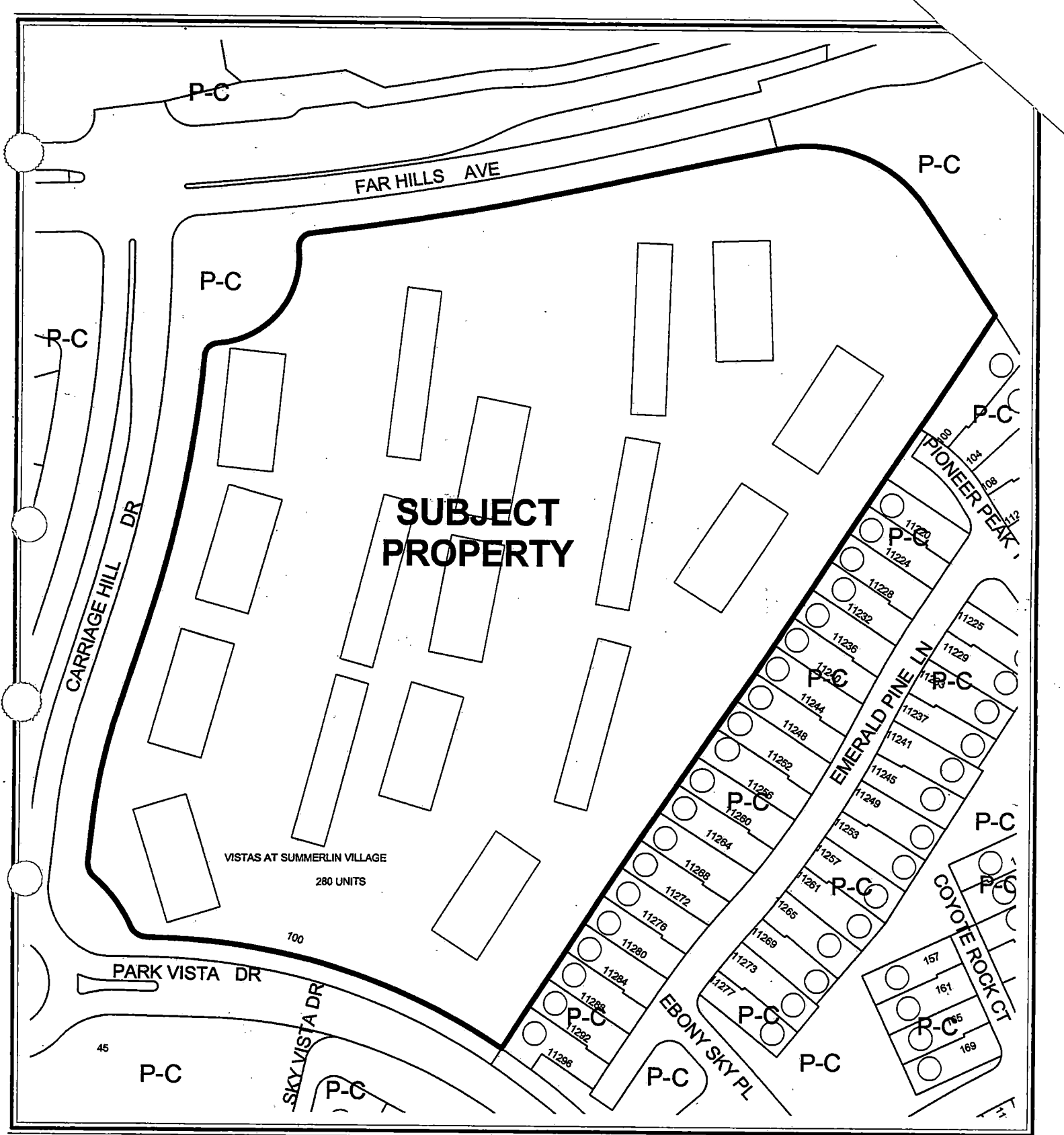
6. Change "Clark County" to "City of Las Vegas" in both the header and the utility services note.
7. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid prior to the recordation of a Final Map for this site.
8. A note must be placed on the final map that on-site sewers are private and are to be privately maintained.
9. An update to the 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

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 2 – TMP-4839

CONDITIONS – Continued:

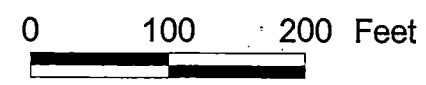
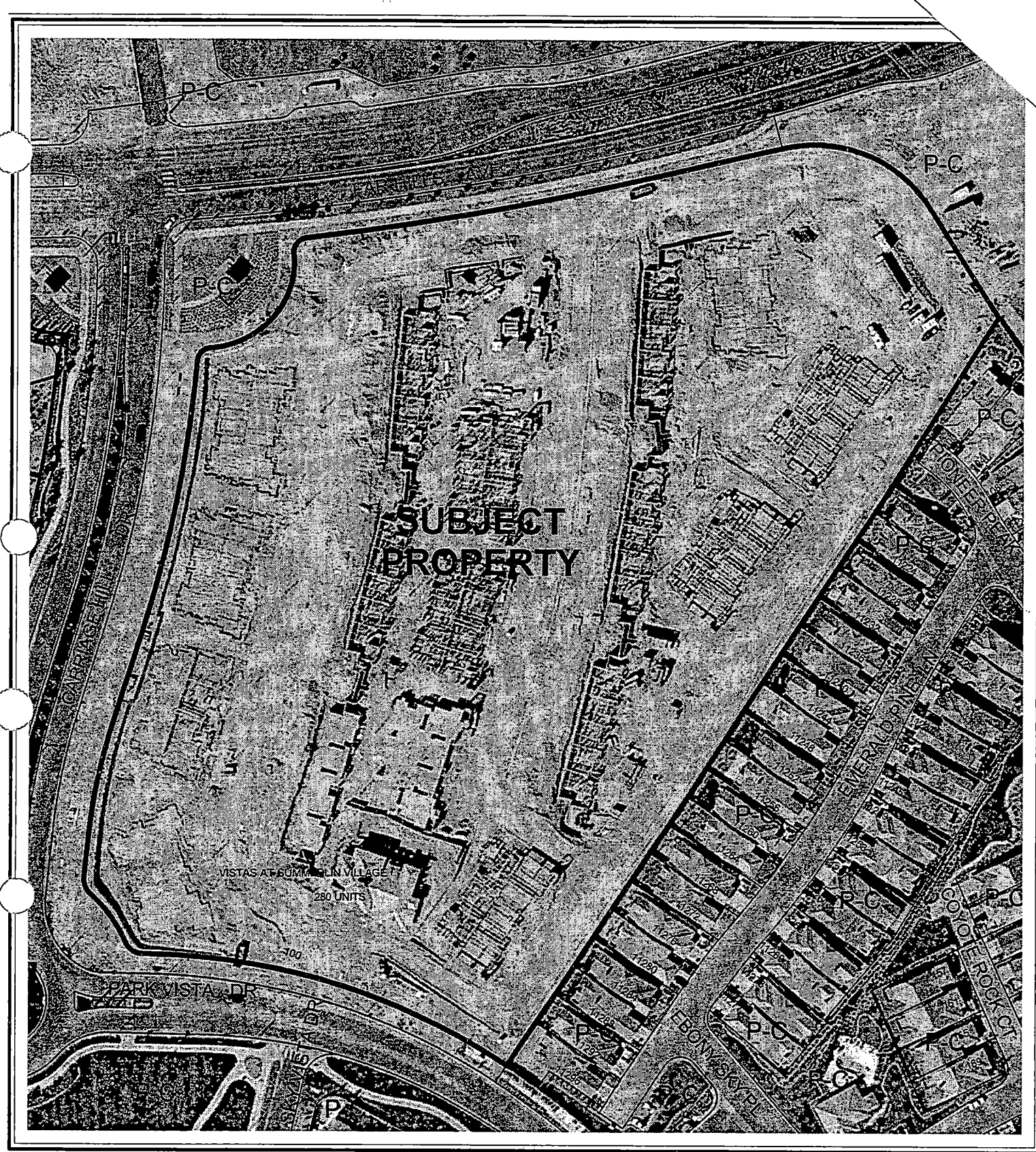
construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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



0 100 200 Feet





CASE: **TMP-4839**

 ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: TMP-4839 - ALTESSA AT THE VISTAS - APPLICANT: WRG
DESIGN, INC. - OWNER: CHATEAU SUMMERLIN, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Home Owners Association shall be created that will be responsible for the common areas of the development.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area included in the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall conform to the Conditions of Approval for City Referral Group review (CRG-1180), the Summerlin West Development Agreement (DA-0001-96) and the Summerlin Development Standards. This includes the requirement to submit a letter waiving the residential adjacency standards of the Code.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. The development shall comply with all City Codes and State Subdivision Statutes.

Public Works

6. Change "Clark County" to "City of Las Vegas" in both the header and the utility services note.
7. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid prior to the recordation of a Final Map for this site.
8. A note must be placed on the final map that on-site sewers are private and are to be privately maintained.

TMP-4839 - Conditions Page Two
August 26, 2004 - Planning Commission Meeting

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map (TMP-4839) for a 280-unit condominium development on 16.4 acres adjacent to the southwest corner of the Western Beltway and Far Hills Avenue. This is a conversion of an existing apartment complex to a condominium complex.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 01/27/97 | The City Council approved a Development Agreement Review for the proposed Summerlin West Planned Community (DA-1-96). |
| 01/27/97 | The City Council approved an amendment to the Southwest Sector of the General Plan in order to establish land uses for Summerlin West (GPA-52-96). |
| 01/27/97 | The City Council approved a rezoning on this site from U (Undeveloped) to P-C (Planned Community) as a part of a larger request (Z-119-96). |
| 02/09/98 | The City Council approved a Site Development Plan Review for Summerlin Village 20 on 815 acres (SV-0042-97). |
| 09/16/02 | The Summerlin Residential Design Review Committee approved a preliminary review of the proposed apartment complex. |
| 11/13/02 | The City Referral Group approved request CRG-1180 for a 280 unit apartment development subject to conditions. |

TMP-4839 - Staff Report Page Two
August 26, 2004 - Planning Commission Meeting

B) Pre-Application Meeting

06/30/04 The following was discussed-

- The application needs a Summerlin approval a letter.
- The project is currently under construction as apartments.
- Approved as CRG-1180 on 11/13/02 as a 280-unit apartment complex.
- The Tentative Map process.
- The submission for a comprehensive addressing plan.
- The cost of \$200 per building permit for an apartment to condominium conversion.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 16.4

B) Existing Land Use

Subject Property: Apartments under construction
North: Electrical Substation
South: Single-Family Residential
East: Single-Family Residential
West: Single-Family Residential

C) Existing Zoning

Subject Property: P-C (Planned Community)
North: P-C (Planned Community)
South: P-C (Planned Community)
East: Western Beltway
West: P-C (Planned Community)

D) General Plan Compliance

The subject site is located within the Summerlin West Master Plan Area and is designated by the Summerlin Village 23B Master Development Plan as MF2 (Medium Density Multi-Family Residential), which allows a maximum density of 21 dwelling units per gross acre. The proposed Tentative Map conforms to this designation.

TMP-4839 - Staff Report Page Three
August 26, 2004 - Planning Commission Meeting

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

This site is located within the Summerlin West Master Plan area. The proposed Tentative Map is in conformance with the requirements of the Summerlin West Master Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

MF2 (Multi-family Residential) Tracts

Standards	Provided	Required
Min. Setbacks		
• Front	20 Feet	
• Side	5 Feet	
• Corner	5 Feet	
• Rear	20 Feet	
• Accessory Structures	3 Feet	
Max. Building Height	35 Feet	N/A
Max. Density	21 Units Per Gross Acre	N/A
Number of Buildings	19	N/A
Parking	536 spaces	522 spaces

The Tentative Map, as conditioned, will conform to these standards.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, Residential Adjacency Standards apply to multi-family development where there is abutting property either developed or zoned for single-family use. In such instances, multi-family residential buildings are to be separated from single-family residential lots by three times their height. Since the property to the south of the subject site will be developed for single-family use, the Residential Adjacency Standards apply.

The buildings, as proposed, are to be 105 feet from the south property line. The plan as drawn shows the buildings to be 65 feet. The proposed site setback along south property does not meet the Residential Adjacency Standards.

A condition has been imposed with the approval of the plan by the City Referral Group that the applicant receives a letter from the Summerlin Residential Review Department that must be submitted with building plans.

B) General Analysis Discussion

- General information (Residential/Commercial)

This is a request for approval of a 280-unit condominium development on 16.4 acres at the southeast corner of Carriage Hill Drive and Far Hills Avenue. Access to the site is to be provided by a gated driveway to Park Vista Drive. An emergency gate accesses Far Hills Avenue.

- Cross Section

The north/south cross-section depicts a maximum natural grade between 0% and 1% across this site. Per Table A Subdivision Code 18.08.110, a development with natural slope between 2% to 4% is allowed a maximum six-foot retaining wall. The cross sections show a maximum retaining wall height of six feet along the east side of this site adjacent to Far Hills Avenue.

The east/west cross section depicts a maximum natural grade between 0% and 1% across this site. Per Table A Subdivision Code 18.08.110, a development with natural slope between 0% to 2% is allowed a maximum four-foot retaining wall. There are not retaining walls along the east / west section.

Special Conditions of Approval from the City Referral Group when it approved the request are:

Planning and Development

1. An approval letter for a waiver of building setbacks from the Summerlin Residential Review Department must be submitted with building plans.
2. A revised site and landscape plan shall be submitted to the Planning and Development Department depicting tree spacing and dimensions of planter areas, details and elevations of the proposed perimeter block wall, and dimensions of parking spaces with buffer overhang or wheel stops.
3. All development shall be in conformance with the Summerlin Development Standards.
4. All mechanical equipment shall be screened from view from the abutting streets.

Public Works

5. If not already constructed or guaranteed by the master developer at the time of development of this site, construct all incomplete off-site improvements adjacent to this site concurrent with development of this site.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

These conditions have been met.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-4839** APN: **137-26-310-001**

Name of Property Owner: Chateau Summerlin, LLC

Name of Applicant: Chateau Summerlin LLC

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

Yes

✓ No

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

City Official: _____

Partner(s): _____

APN: _____

By Chateau Summerlin LLC
By Chateau Summerlin, mm, Inc its m/m

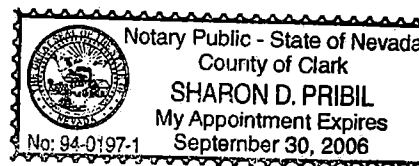
Signature of Property Owner/Authorized Agent: 

Print Name: Mark Cassidy, President

Subscribed and sworn before me

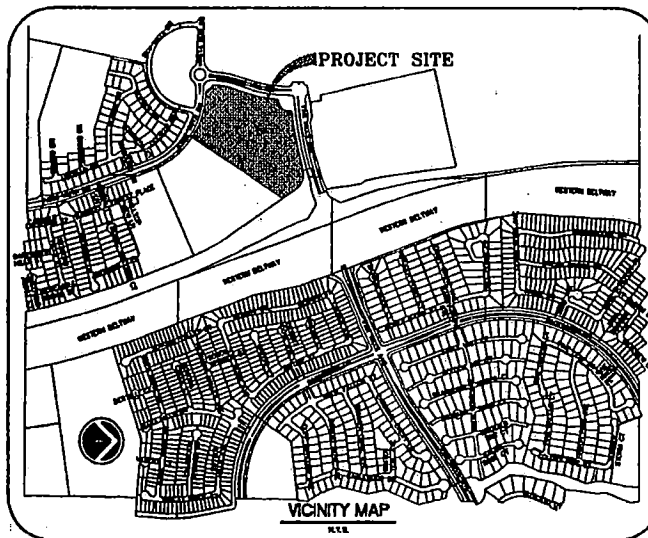
This 28th day of June, 2004

Shawna K. Piche
Notary Public in and for said County and State



54

TENTATIVE MAP FOR ALTESSA AT THE VISTAS CONDOMINIUMS A MULTIPLE FAMILY RESIDENTIAL SUBDIVISION CLARK COUNTY STATE OF NEVADA



LEGAL DESCRIPTION

LOT ONE (1) IN BLOCK A OF THE VISTAS AT SUMMERLIN VILLAGE 20 UNIT NO. 2, AS SHOWN BY MAP T-1000-01 ON FILE IN BOOK 88 OF PLATS, PAGE 11, IN THE OFFICE OF THE COUNTY CLERK OF CLARK COUNTY, NEVADA, BEING IN THE 20TH MAP (1/2) OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 30 EAST, 30TH, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

SOUTH 87°20'00" WEST BEING THE CURVE BEARING FROM THE INTERSECTION OF CARRIAGE HILL DRIVE AND FINE HILLS AVENUE TO THE PT ON CARRIAGE HILL DRIVE, 344.17' SOUTH, AS SHOWN ON PLAT OF THE VISTAS AT SUMMERLIN VILLAGE 20 UNIT NO. 2, BOOK 88 PAGE 11 IN THE OFFICE OF THE CLARK COUNTY NEVADA RECORDS.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL, 10-02

REIN. AND PASTE IN CONCRETE BASE STEEL POWER POLE, (1-1-3)

STATION 1000

ELEVATION

FEET = 304.80' (92.30M)

METERS = 92.30' (28.23M)

PROJECT BENCHMARK = CLV BM - 074

OWNER

PACIFIC PROPERTIES
2983 HOWARD HUGHES PKWY, SUITE 400
LAS VEGAS, NV 89169
CONTACT: RICK BERRY
VOICE: (702) 734-1644
FAX: (702) 734-1644

DEVELOPER

PACIFIC PROPERTIES
2983 HOWARD HUGHES PKWY, SUITE 400
LAS VEGAS, NV 89169
CONTACT: RICK BERRY
VOICE: (702) 734-1644
FAX: (702) 734-1644

ENGINEER/ SURVEYOR

WHD DESIGN, INC.
2300 CORPORATE DRIVE, SUITE 430
HENDERSON, NEVADA 89014
(702) 990-5100

SITE DATA

ASSESSOR'S PARCEL # 157-70-210-001
PROPOSED UNITS 280
PROPOSED BUILDINGS 20
GROSS ACRES 16.4 ACRES
GROSS DEPTH 21 UNITS / ACRE
EXISTING ZONING P-C
PROPOSED ZONING P-C
PROPOSED USE: MULTIFAMILY CONDOMINIUMS
BUILDING MIX:
BUILDING TYPE "A" 1: 315 = 4
(BEDROOMS)
BUILDING TYPE "B" 1: 475 = 8
(BEDROOMS)
BUILDING TYPE "C" 1: 325 = 6
(BEDROOMS)
TOTAL BUILDINGS = 18
BUILDING RETIRED:
FRONT = 30'
SIDE = 30'
CORNER SIDE = 30'
BACK = 30'
ACCESSORY STRUCTURES = 3'
MAXIMUM BUILDING HEIGHT = 35'

PARKING DATA

REQUIRED:
1 BEDROOM UNITS = 85
1.25 PARKING SPACES PER UNIT X 80 UNITS = 100 SPACES
2 BEDROOM UNITS = 136
1.75 PARKING SPACES PER UNIT X 136 UNITS = 237 SPACES
3 BEDROOM UNITS = 39
2.00 PARKING SPACES PER UNIT X 28 UNITS = 56 SPACES
REQUIREMENT SPACES = 448 SPACES
GUEST SPACES = 75 SPACES
TOTAL REQUIRED SPACES = 523 SPACES
PROVIDED:
SURFACE PARKING = 303 SPACES
GARAGE = 144 SPACES
TOTAL SPACES PROVIDED = 447 SPACES
COVERED SPACES = 119 SPACES
HANDICAPPED SPACES REQUIRED = 11 SPACES
HANDICAPPED SPACES PROVIDED = 9 SPACES

UTILITY SERVICES

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

SEWER CONTRIBUTION

AVERAGE FLOW = 0.07 MGD
PEAK FLOW = 0.303 MGD

NOTES

THERE IS NO KNOWN OROGRAPHIC SURFACE WITHIN 50 FEET OF THE EXISTING GROUND SURFACE OF THE PROJECT SITE.
THERE IS NO KNOWN FAULTS OR FOLDING, MAPPED OR OBSERVABLE, LOCATED ON THE PROJECT SITE.

COVENANTS AND RESTRICTIONS

DEVELOPER WILL CREATE C.C. & R.'S WITHIN 60 DAYS OF RECORDATION OF THE FINAL MAP.
DEVELOPER TO ESTABLISH TERMS OF LANDSCAPE MAINTENANCE THROUGH THE C.C. & R.'S

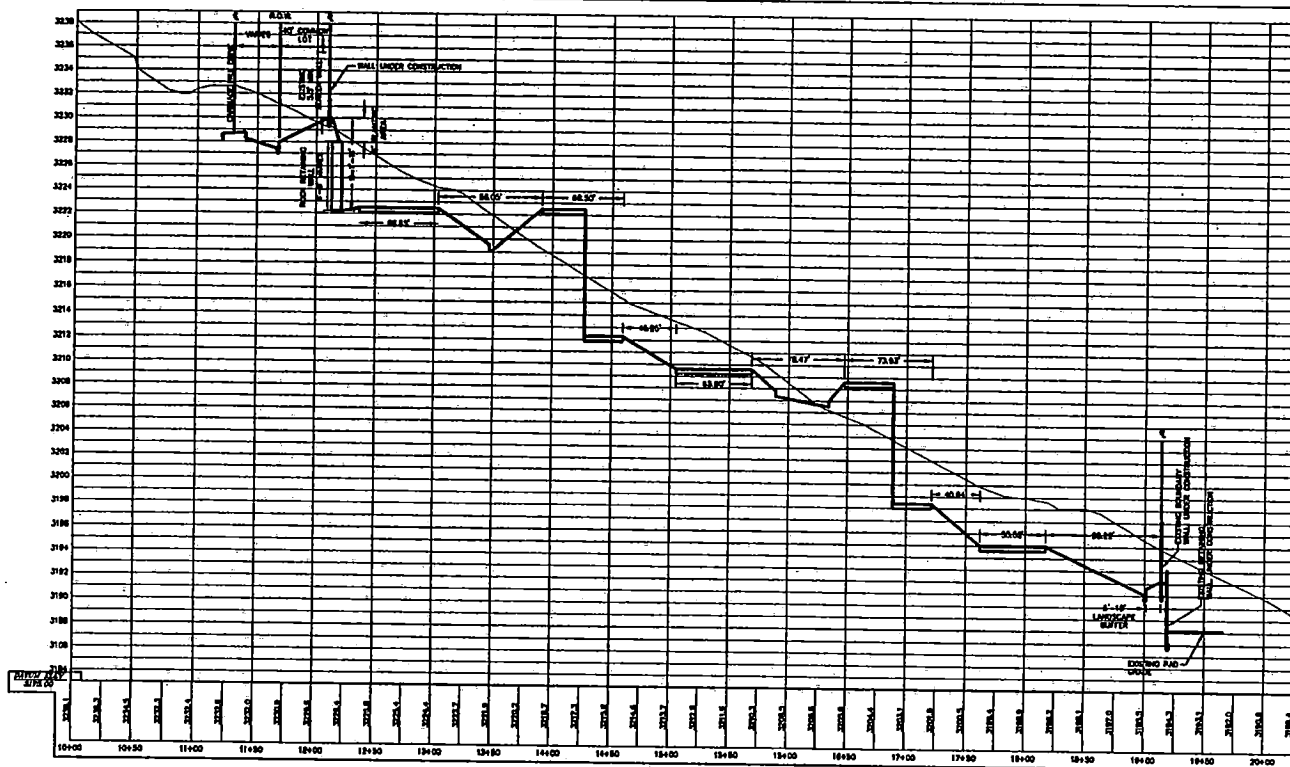
TMP-4839
8/26/04 PC

PACIFIC PROPERTIES 2983 HOWARD HUGHES PKWY, SUITE 400 LAS VEGAS, NV 89169 (702) 734-1644		W R I N G		DATE: 8/26/04 DRAWN: J. R. BERRY CHECKED: J. R. BERRY APPROVED: J. R. BERRY SCALE: NONE NORTH: NONE SHEET: 1 OF 1 PROJECT NO: PCP442
TENTATIVE MAP		ALTESSA AT THE VISTAS		CITY OF LAS VEGAS
COVER		SHEET NUMBER		TM
OF		SHEET NUMBER		1

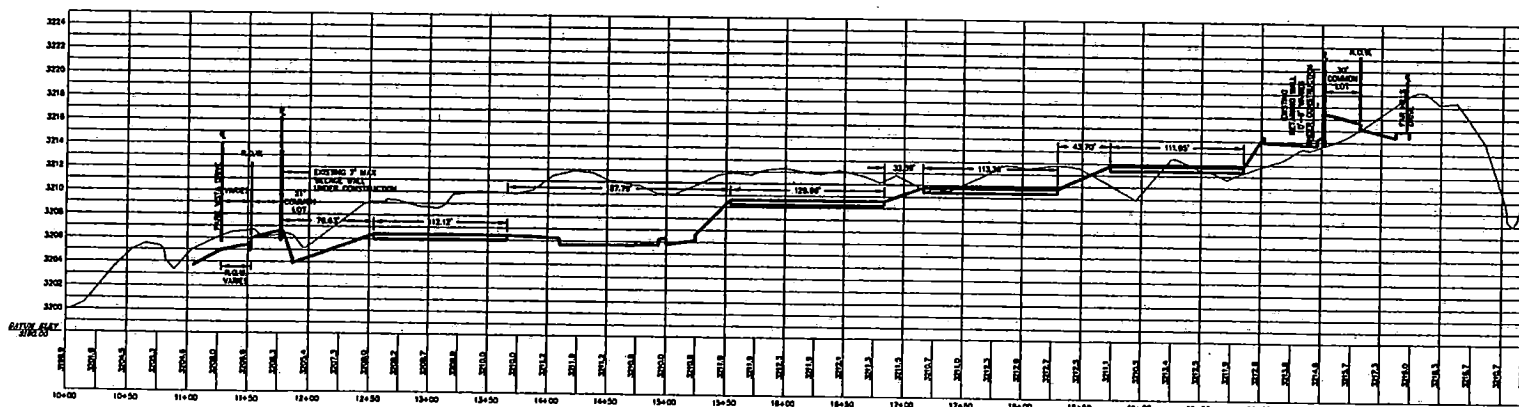


TMP-4839
8/26/04 PC

DATE: 8/26/04 DESIGNED: J. G. GORMAN CHECKED: J. G. PRICE DRAWN: J. M. SMITH SCALE: 1"=50' SHEET: 1 OF 2 PROJECT NO: PC-442		TENTATIVE MAP ALTESSA AT THE VISTAS CITY OF LAS VEGAS		PACIFIC PROJECTS 10000 W. Sahara Ave., Suite 100 Las Vegas, NV 89135 (702) 735-1000 FAX: (702) 735-1001 WWW.PACIFICPROJECTS.COM
SHEET TITLE: PLAN SHEET NUMBER: TM-2 DATE: 8/26/04		W R G DESIGNING		PROJECT NO: PC-442 SHEET NO: 1 OF 2 DATE: 8/26/04



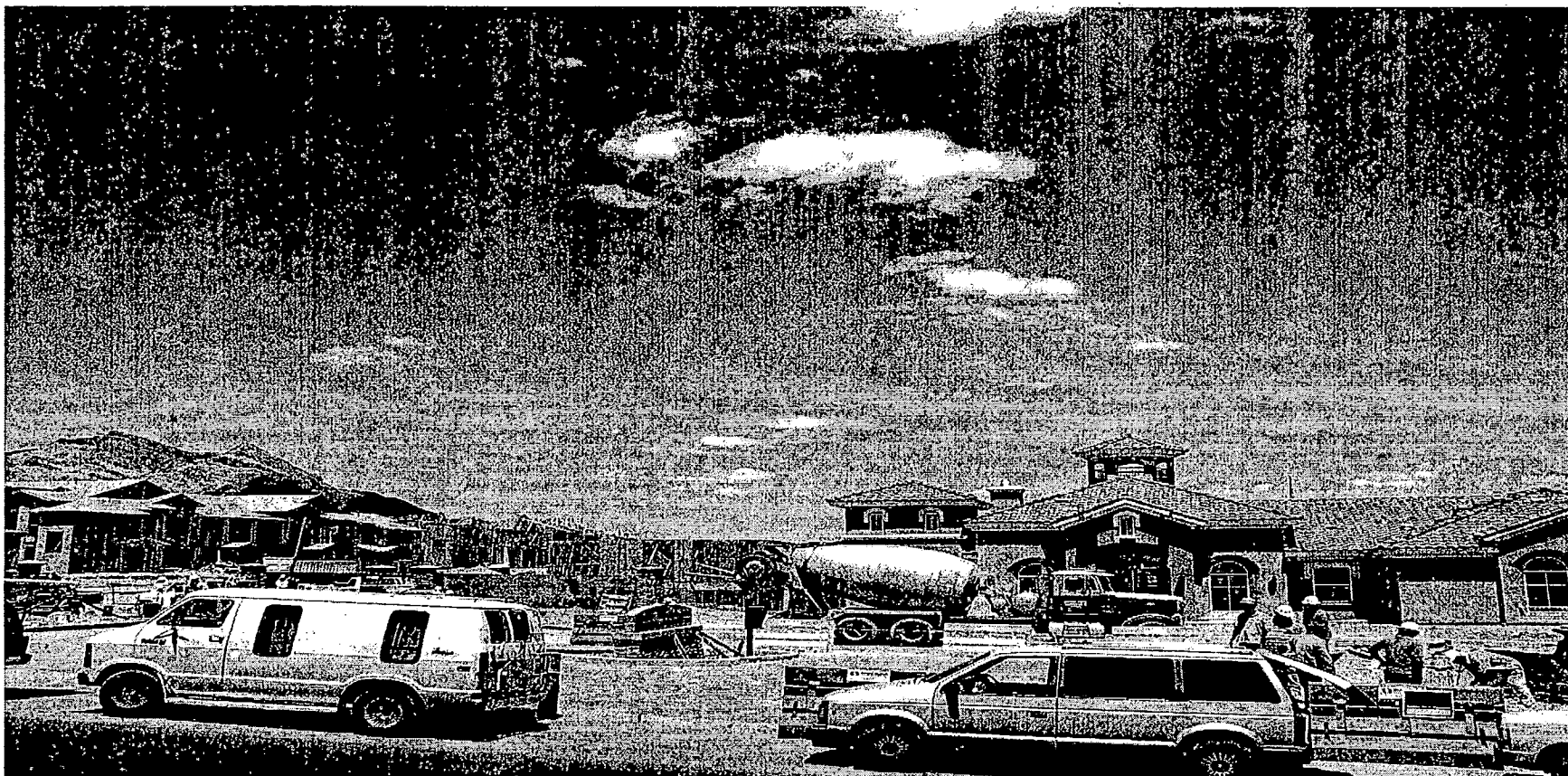
SECTION A



SECTION B

TMP-4839
8/26/04 PC

DATE: 8/26/04 DESIGNED BY: B. BOWMAN CHECKED BY: J. PRICE DRAWN BY: J. PRICE SCALE: 1"=50' HORIZ. 1"=5' VERT. PROJECT NO.: PCP-442		TENTATIVE MAP ALTESSA AT THE VISTAS CITY OF LAS VEGAS		PACIFIC PROJECTS 10000 S. LAS VEGAS BLVD. SUITE 100 LAS VEGAS, NV 89143 TEL: 702-799-1000 FAX: 702-799-1001 WWW.PACIFICPROJECTS.COM	
SHEET TITLE: SECTIONS: SHEET NUMBER: 3 OF 3 HTE NUMBER:		REVISIONS: NO. DESCRIPTION 1. 8/26/04 2. 8/26/04 3. 8/26/04 4. 8/26/04 5. 8/26/04 6. 8/26/04 7. 8/26/04 8. 8/26/04 9. 8/26/04 10. 8/26/04 11. 8/26/04 12. 8/26/04 13. 8/26/04 14. 8/26/04 15. 8/26/04 16. 8/26/04 17. 8/26/04 18. 8/26/04 19. 8/26/04 20. 8/26/04 21. 8/26/04 22. 8/26/04 23. 8/26/04 24. 8/26/04 25. 8/26/04 26. 8/26/04 27. 8/26/04 28. 8/26/04 29. 8/26/04 30. 8/26/04 31. 8/26/04 32. 8/26/04 33. 8/26/04 34. 8/26/04 35. 8/26/04 36. 8/26/04 37. 8/26/04 38. 8/26/04 39. 8/26/04 40. 8/26/04 41. 8/26/04 42. 8/26/04 43. 8/26/04 44. 8/26/04 45. 8/26/04 46. 8/26/04 47. 8/26/04 48. 8/26/04 49. 8/26/04 50. 8/26/04 51. 8/26/04 52. 8/26/04 53. 8/26/04 54. 8/26/04 55. 8/26/04 56. 8/26/04 57. 8/26/04 58. 8/26/04 59. 8/26/04 60. 8/26/04 61. 8/26/04 62. 8/26/04 63. 8/26/04 64. 8/26/04 65. 8/26/04 66. 8/26/04 67. 8/26/04 68. 8/26/04 69. 8/26/04 70. 8/26/04 71. 8/26/04 72. 8/26/04 73. 8/26/04 74. 8/26/04 75. 8/26/04 76. 8/26/04 77. 8/26/04 78. 8/26/04 79. 8/26/04 80. 8/26/04 81. 8/26/04 82. 8/26/04 83. 8/26/04 84. 8/26/04 85. 8/26/04 86. 8/26/04 87. 8/26/04 88. 8/26/04 89. 8/26/04 90. 8/26/04 91. 8/26/04 92. 8/26/04 93. 8/26/04 94. 8/26/04 95. 8/26/04 96. 8/26/04 97. 8/26/04 98. 8/26/04 99. 8/26/04 100. 8/26/04		REVISIONS: NO. DESCRIPTION 1. 8/26/04 2. 8/26/04 3. 8/26/04 4. 8/26/04 5. 8/26/04 6. 8/26/04 7. 8/26/04 8. 8/26/04 9. 8/26/04 10. 8/26/04 11. 8/26/04 12. 8/26/04 13. 8/26/04 14. 8/26/04 15. 8/26/04 16. 8/26/04 17. 8/26/04 18. 8/26/04 19. 8/26/04 20. 8/26/04 21. 8/26/04 22. 8/26/04 23. 8/26/04 24. 8/26/04 25. 8/26/04 26. 8/26/04 27. 8/26/04 28. 8/26/04 29. 8/26/04 30. 8/26/04 31. 8/26/04 32. 8/26/04 33. 8/26/04 34. 8/26/04 35. 8/26/04 36. 8/26/04 37. 8/26/04 38. 8/26/04 39. 8/26/04 40. 8/26/04 41. 8/26/04 42. 8/26/04 43. 8/26/04 44. 8/26/04 45. 8/26/04 46. 8/26/04 47. 8/26/04 48. 8/26/04 49. 8/26/04 50. 8/26/04 51. 8/26/04 52. 8/26/04 53. 8/26/04 54. 8/26/04 55. 8/26/04 56. 8/26/04 57. 8/26/04 58. 8/26/04 59. 8/26/04 60. 8/26/04 61. 8/26/04 62. 8/26/04 63. 8/26/04 64. 8/26/04 65. 8/26/04 66. 8/26/04 67. 8/26/04 68. 8/26/04 69. 8/26/04 70. 8/26/04 71. 8/26/04 72. 8/26/04 73. 8/26/04 74. 8/26/04 75. 8/26/04 76. 8/26/04 77. 8/26/04 78. 8/26/04 79. 8/26/04 80. 8/26/04 81. 8/26/04 82. 8/26/04 83. 8/26/04 84. 8/26/04 85. 8/26/04 86. 8/26/04 87. 8/26/04 88. 8/26/04 89. 8/26/04 90. 8/26/04 91. 8/26/04 92. 8/26/04 93. 8/26/04 94. 8/26/04 95. 8/26/04 96. 8/26/04 97. 8/26/04 98. 8/26/04 99. 8/26/04 100. 8/26/04	



TENTATIVE MAP - TMP-4839 - ALTESSA AT THE VISTAS - APPLICANT: WRG DESIGN, INC. -
OWNER: CHATEAU SUMMERLIN, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF FAR HILLS AVENUE AND CARRIAGE HILL DRIVE
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

**TMP-4838 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS -
APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION -**
Request for a Tentative Map FOR AN 18 LOT MIXED USE SUBDIVISION on 41.02 acres
adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002),
T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

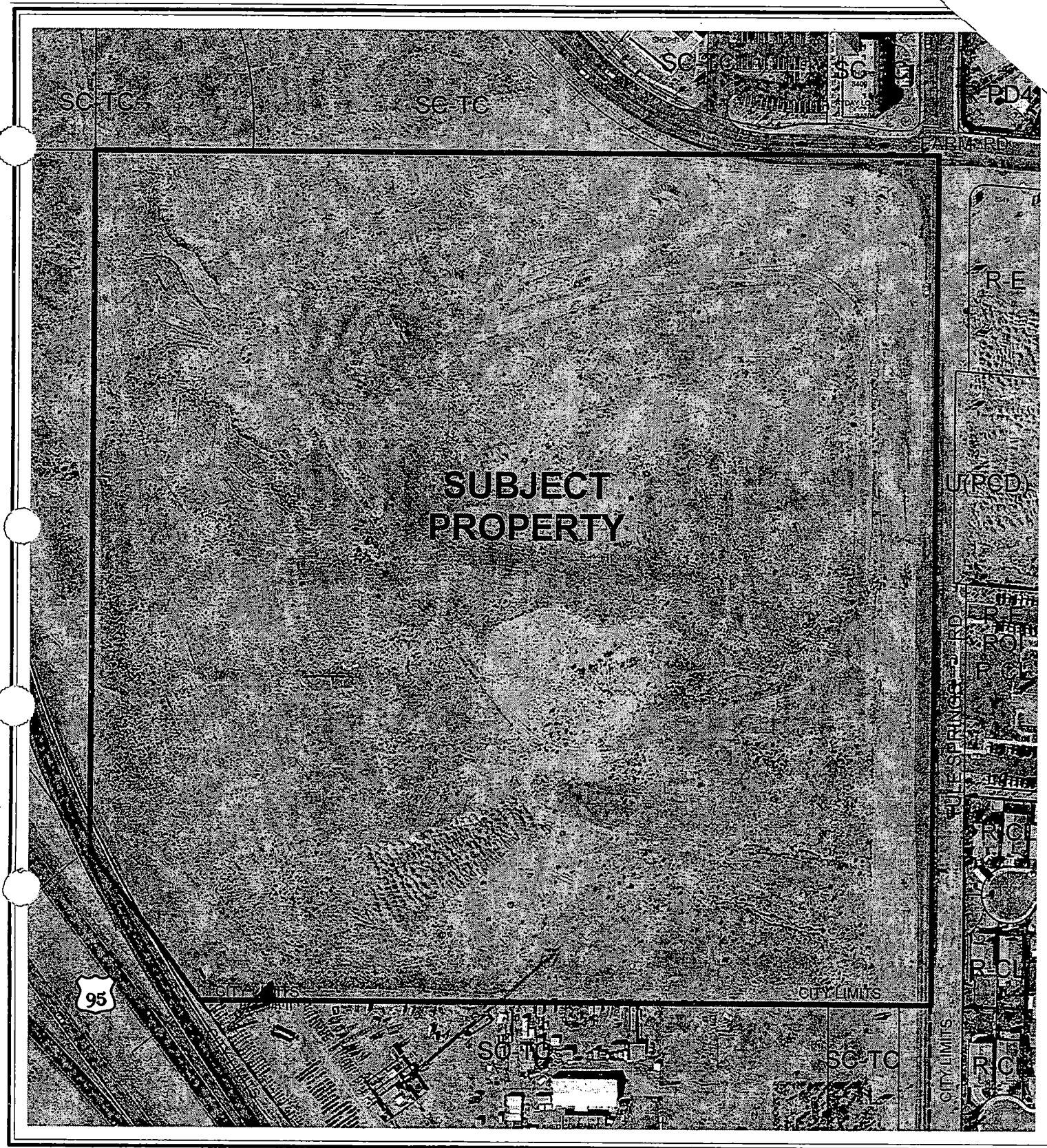
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 18 [GPA-4631], Item 19 [ZON-4635], Item 20 [SDR-4638], Item 27 [MOD-4632], Item 28 [WVR-4754] and Item 29 [SDR-4751] to 9/09/2004 Planning Commission meeting, Item 3 [TMP-4838], Item 26 [SDR-4619], Item 30 [ZON-4828], Item 31 [SDR-4837], Item 47 [WVR-4883], and Item 48 [SDR-4832] to 9/23/2004 Planning Commission meeting, WITHDRAW WITHOUT PREJUDICE Item 4 [TMP-4842], Item 5 [TMP-4843] and Item 40 [SUP-4834], TABLE Item 16 [ZON-4623] and Item 17 [SDR-4626], and STRIKE Item 49 [MOD-4879] – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests.

(6:31 – 6:33)

1-866



0 200 400 Feet

CASE: TMP-4838

○ ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE) TOWN CENTER LAND
USE DESIGNATION]



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-4838 - THE VILLAGE OF CENTENNIAL SPRINGS -

APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The Final Map of The Village of Centennial Springs for the overall subdivision shall record prior to the recordation of any other Final Maps within this development.
3. A Multi-Use Transportation Trail shall be provided along the west side of Tule Springs Road and south side of Farm Road. The subject trail shall be shown on the overall Final Map for this subdivision.
4. All development shall conform to Special Use Permit SUP-4299, Variance VAR-4300 and Site Development Plan Review SDR-4290.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Provide public sewers in public sewer easements. Provide sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Site development to comply with all applicable conditions of approval for the Town Center Master Plan, the approved Traffic Impact Analysis, Site Development Plan Review SDR-4290, Parcel Map PMP-4285 and all other subsequent site-related actions.

TMP-4838 - Conditions Page Two
August 26, 2004 - Planning Commission Meeting

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for an 18-lot mixed use subdivision on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

B) Applicant's Justification

A justification letter is not required for a Tentative Map application, nor was one submitted for this request.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and staff recommended approval.
- 02/18/04 The City Council approved a General Plan Amendment (GPA-3497) to SX-TC on this site. The Planning Commission and staff recommended approval on January 22, 2004.
- 07/07/04 The City Council approved a Special Use Permit (SUP-4299) to allow private streets, a Variance (VAR-4300) to allow a reduction of open space and a Site Development Plan review (SDR-4290) for the overall mixed use development on this site. The Planning Commission and staff recommended approval on May 27, 2004.
- 08/26/04 The Planning Commission will hear a related request for Tentative Maps for The Village of Centennial Springs #5 (TMP-4842) and The Village of Centennial Springs #12 for residential subdivisions within this development.

B) Pre-Application Meeting

- 05/21/04 The applicant was advised of the requirements of a Tentative Map.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.02

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped, Commercial
South: Undeveloped
East: Undeveloped, a Church, Residential
West: Undeveloped

D) *Existing Zoning*

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: R-E (Residence Estates)
U (Undeveloped) [PCD (Planned Community Development) General
Plan Designation]
R-E (Residence Estates)
R-E (Residence Estates) under Resolution of Intent to R-CL (Single
Family Compact-Lot)
West: T-C (Town Center)

D) *General Plan Compliance*

The existing T-C (Town Center) zoning is in conformance with the General Plan, which designates the area as SX-TC (Suburban Mixed Use - Town Center), as part of the Town Center Master Plan. The intent of the SX-TC (Suburban Mixed Use - Town Center) designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business district.

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

Town Center

This site is located within the Town Center Master Plan area and is designated as SX-TC (Suburban Mixed Use). The intent of the SX-TC designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business district.

The designation also calls for an intensive pedestrian orientation, a minimum height of two stories, and a cohesive mix of interdependent uses, including leisure shopping and offices on the main floor and similar uses and/or medium to high density residential on the upper floors. The object of this district is to provide amenities that are conducive to attracting pedestrian activity rather than automotive access. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

Trails

Map 6 of the Recreational Trails Element, "Town Center Multi-use Trail Alignments" requires a multi-use Trail along the west side of Tule Springs Road and the south side of Farm Road.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2,142 sq ft	Y
Min. Lot Width	N/A	34 ft	Y
Min. Setbacks			
• Front	N/A	20 ft	Y
• Side	N/A	3 ft	Y
• Corner side	N/A	5 ft	Y
• Rear	N/A	3 ft	Y
Max. Building Height	N/A	3 Stories	Y

The setbacks for the single family portion of the development were approved as part of the Site Development Plan Review (SDR-4290) as: 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 5 feet on the corner side, and 3 feet in the rear.

- OPEN SPACE

Section E (G) of the Town Center Development Standards Manual outlines requirements for communities with private streets. Development that utilizes private streets is expected to meet open space standard based on the R-PD open space standards. The calculation used to determine the required amount of open space is as follows:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
24.1 acres of Residential	8.77	1.65	14.5 %	3.5 acres	10.2 %	2.46 acres

The proposal is deficient by 1.04 acres in the required amount of open space. A Variance (VAR-4300) was approved that allowed for reduction in the amount of required open space. This overall subdivision map will create the common lots that make up the approved open space areas.

B) General Analysis Discussion

- General information

The purpose of the map is to create 18 large development parcels that make up the overall Village of Centennial Springs project. Additionally, the map creates the private street network that provides access to the various components of the development. Further development of the residential properties within the development will require additional maps to create the respective single-family lots and condominium units. A condition has been added requiring the overall Final Map to be recorded prior to the recordation of any other parcel specific Final Maps in the development.

The Department of Public Works notes that the Section Line does not coincide with the NDOT frontage road centerline in Tule Springs Road. All City dedication and construction requirements shall be measured from the Section Line. Vacation Applications may be necessary to eliminate the existing NDOT easement rights along the western edge of the new right-of-way line

- Cross Section

The Department of Public Works notes that cross-sections have been provided and depict maximum natural grade of greater than 4% across this site. Per Table A Subdivision Code 18.08.110 a development with nature slope of greater than 4%, such as this development, is allowed a maximum 6-foot retaining wall. However, no retaining walls are shown

TMP-4838 - Staff Report Page Five
August 26, 2004 - Planning Commission Meeting

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Case Number: **TMP-4838** APN: **125-17-702-002**

Name of Property Owner: **CARINA CORPORATION**

Name of Applicant: **THE KEITH COMPANIES, 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: _____

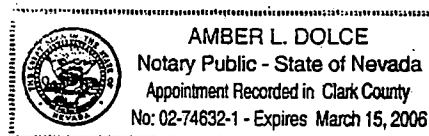
Signature of Property Owner/Authorized Agent: *R. McCall*

Print Name: RH Mc Cartin

Subscribed and sworn before me

This 13th day of July, 2004

Amelia Wolke
Notary Public in and for said County and State



A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



APR 125-17-702-003

FLOOD DESIGNATION

FIRM MAP DATED: SEPTEMBER 27, 2002
FIRM PLAN NUMBER: 3000C1746 E. ZONE X
ZONE X AREAS ARE THOSE DETERMINED TO BE
OUTSIDE OF THE 0.2% (500 YR.) ANNUAL CHANCE
FLOODING A.M.

SITE ACREAGE

GROSS 41.025 ACRES
TOTAL NO. OF PROPOSED LOTS: 1 (PARENT TENTATIVE MAP)

UTILITY SERVICES

UTILITY SERVICES

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY SANITATION
GARBAGE:	SILVER STATE DISPOSAL
POWER:	NEVADA POWER COMPANY
TELEPHONE:	SPRINT TELEPHONE COMPANY
NATURAL GAS:	SOUTHWEST GAS CORPORATION
CABLE:	COX COMMUNICATIONS LAS VEGAS, INC.

ZONING AND LAND USE

ZONING: P-C
SETBACKS:
SEE INDIVIDUAL TENTATIVE MAP

PROPOSED USE AND COVERAGE

BOULEVARD USE:	4.42 ACRES
COMMERCIAL:	4.79 ACRES
RESIDENTIAL (MULTI-FAMILY):	1.22 ACRES
RESIDENTIAL (SINGLE-FAMILY):	2.11 UNITS
LIVE-WORK:	0.72 ACRES

RECORD OWNER / SUBDIVIDER

CARMA CORPORATION
7961 BUSINESS PARK CT #210
LAS VEGAS NV 89129-8029
(702) 226-8378
(702) 226-8002 F

ENGINEER

THE KITH COMPANIES
444 E. WYDEM SPRINGS ROAD
SUITE 110
LAS VEGAS, NV 89119-4220
BUSINESS: (702) 263-8208
FAX: (702) 263-4379

GENERAL NOTES

- [illegible]

PARKING REQUIREMENTS:

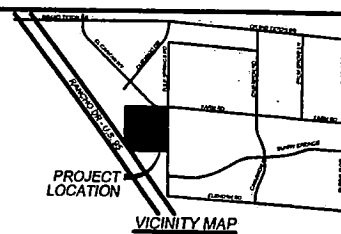
PARKING PER TOWNCENTER DEVELOPMENT REQUIREMENTS:

BENCHMARKS USED

OLV50 1594: CITY OF LAS VEGAS BENCHMARK, RIVET & PLATE IN TOP OF CURB @ THE NORTHEAST CORNER OF FARM ROAD AND TLE SPRINGS ROAD (FORMALLY DURANGO DRIVE) = 97 + 7072m = 2545.89m

BASIS OF BEARINGS

NORTH 05°15'00" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 90 EAST, M.D.M., SAID LINE ALSO BEING THE CENTERLINE OF FLEIS SPRINGS ROAD AS SHOWN BY PLAT THEREOF ON FILE IN BOOK 81, PAGE 46 IN THE CLARK COUNTY, NEVADA RECORDS OFFICE.



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft

LEGEND

- | | |
|--|------------------------|
| | PROPERTY LINE |
| | STREET CENTERLINE |
| | EXISTING CONTOUR |
| | PROPOSED BUILDING |
| | EXISTING BUILDING |
| | PROPOSED CURB & GUTTER |
| | PROPOSED CURB |
| | EX. CURB & GUTTER |
| | EX. CURB |



The Keith Companies

CARINA CORPORATION

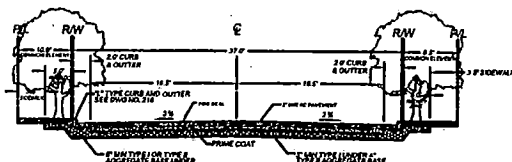
THE VILLAGE OF CENTENNIAL SPRINGS

PARENT TENTATIVE MAP

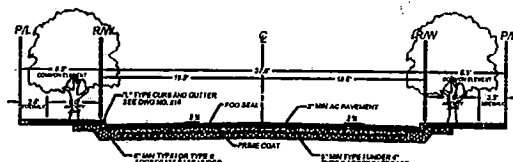
JOB # 052007.0
SHEET NO. 1

TA

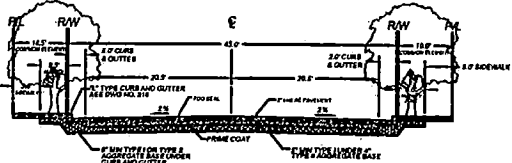
TMP-4838
8/26/04 PC



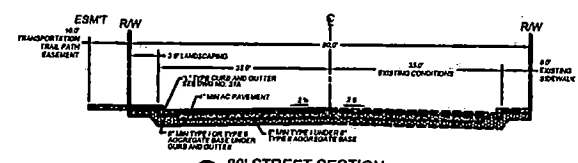
COOPER STREET & ORCHARD STREET SECTION
N.T.S.



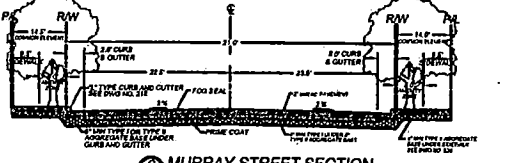
INTERIOR STREET SECTION
N.T.S.



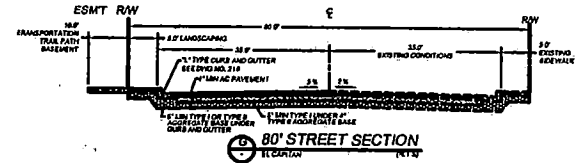
FOSTER STREET SECTION
N.T.S.



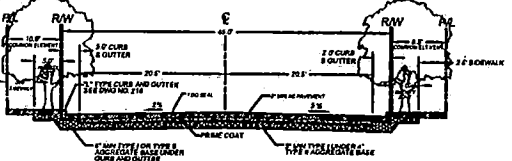
80' STREET SECTION
N.T.S.



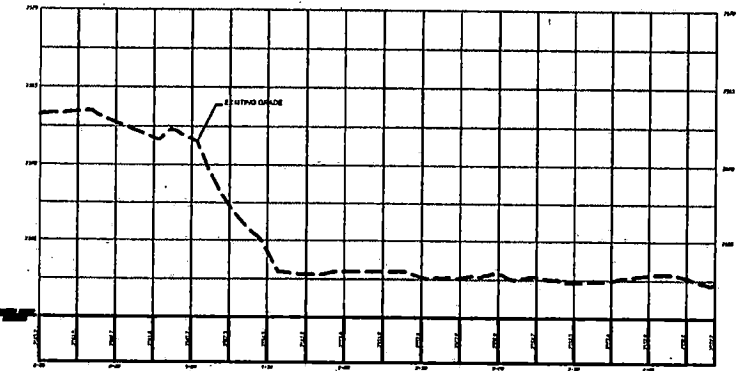
MURRAY STREET SECTION
N.T.S.



80' STREET SECTION
N.T.S.

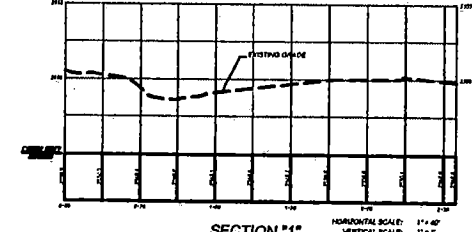


ORCHARD STREET SECTION
N.T.S.



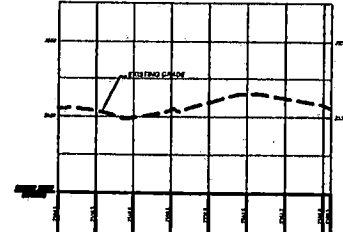
SECTION "2"

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



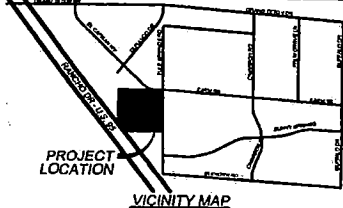
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HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

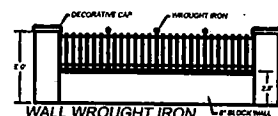


SECTION "3"

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



PROJECT LOCATION
VICINITY MAP

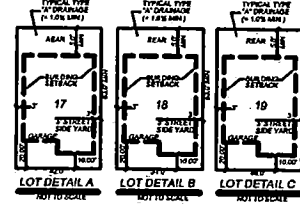


WALL WROUGHT IRON

Note: Permitted materials are: Decorative metal, cast iron, cast steel, wrought iron, steel, aluminum, etc.

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EXISTING CONTOUR
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CURB & GUTTER
- EX. CURB & GUTTER
- EX. CURB
- LOT DETAIL NO.



LOT DETAIL A
LOT DETAIL B
LOT DETAIL C



NO.	DATE	REVISION
1	8/26/04	ISSUED FOR PERMIT

TKC
The Keith Companies

CARINA CORPORATION
THE VILLAGE OF CENTENNIAL SPRINGS
CROSS SECTIONS AND DETAILS

JOB # 052007
SHEET NO. 2

TMP-4838
8/26/04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

**TMP-4842 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS #5-
APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION -
Request for a Tentative Map FOR A 42 UNIT CONDOMINIUM SUBDIVISION on 1.22 acres
south of Farm Road and west of Tule Springs Road (a portion of APN 125-17-702-002), T-C
(Town Center) Zone, Ward 6 (Mack).**

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

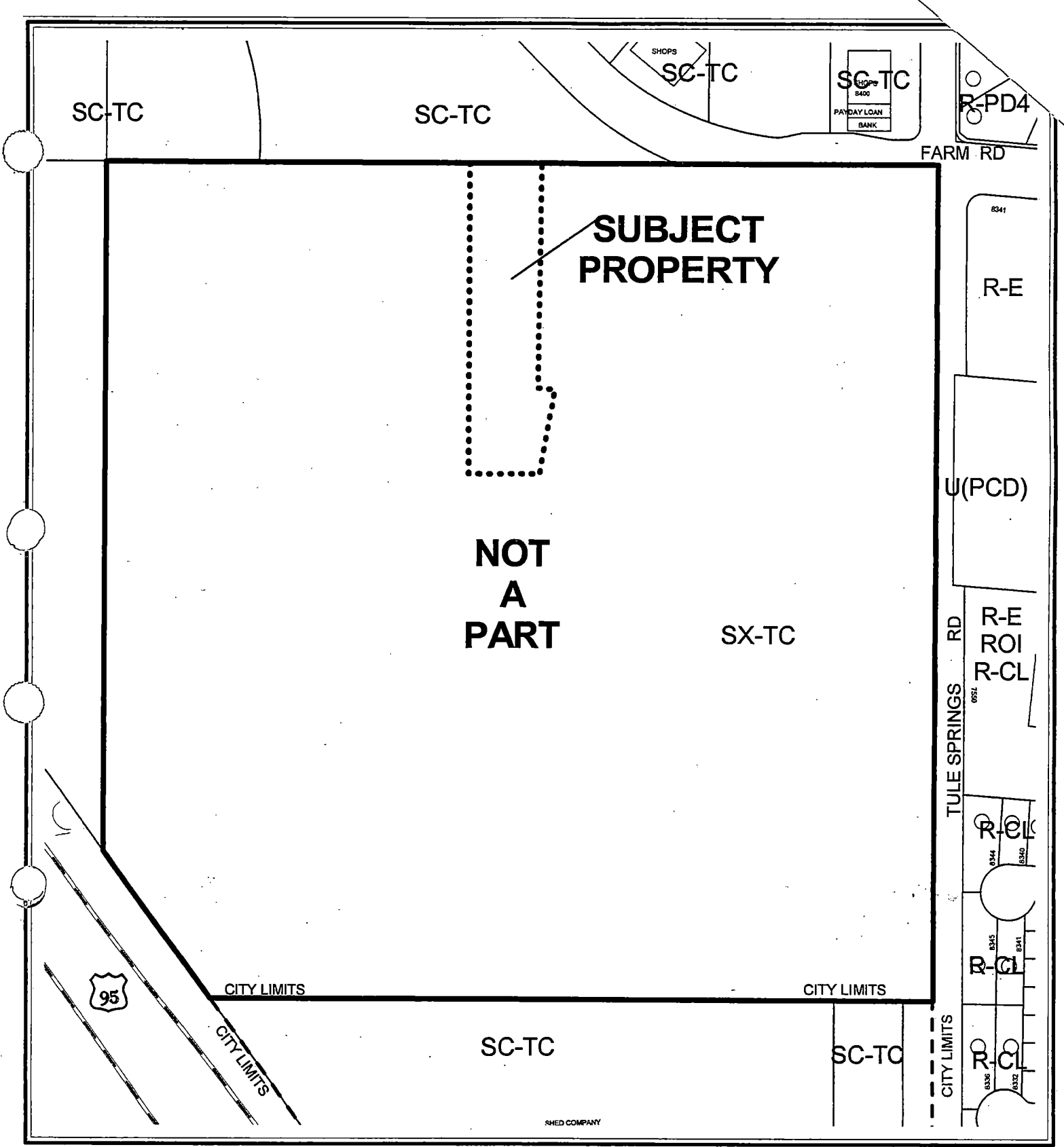
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 18 [GPA-4631], Item 19 [ZON-4635], Item 20 [SDR-4638], Item 27 [MOD-4632], Item 28 [WVR-4754] and Item 29 [SDR-4751] to 9/09/2004 Planning Commission meeting, Item 3 [TMP-4838], Item 26 [SDR-4619], Item 30 [ZON-4828], Item 31 [SDR-4837], Item 47 [WVR-4883], and Item 48 [SDR-4832] to 9/23/2004 Planning Commission meeting, WITHDRAW WITHOUT PREJUDICE Item 4 [TMP-4842], Item 5 [TMP-4843] and Item 40 [SUP-4834], TABLE Item 16 [ZON-4623] and Item 17 [SDR-4626], and STRIKE Item 49 [MOD-4879] – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests.

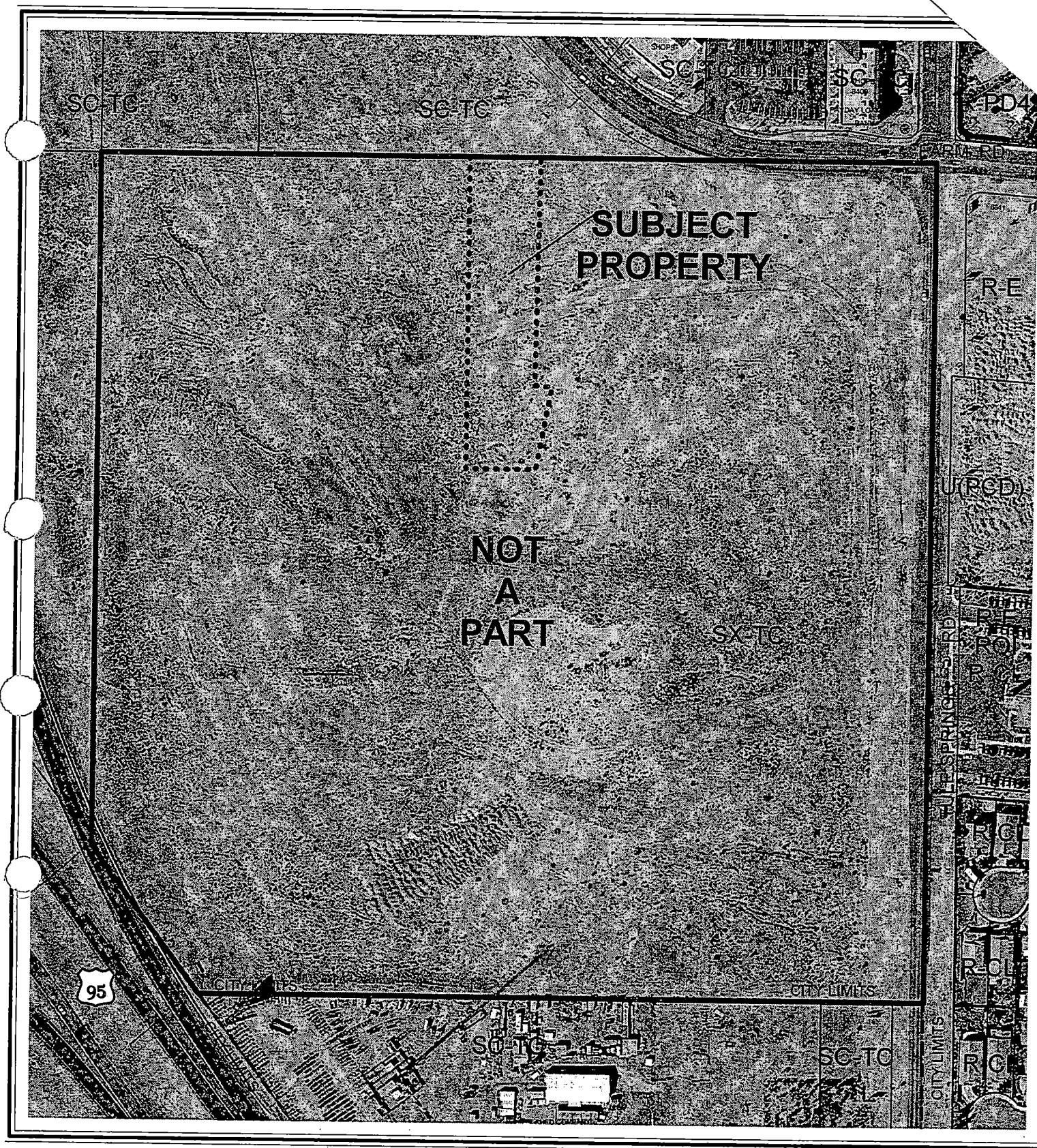
(6:31 – 6:33)

1-866



CASE: **TMP-4842**

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE) TOWN CENTER LAND
USE DESIGNATION]



CASE: TMP-4842

0 200 400 Feet

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE) TOWN CENTER LAND
USE DESIGNATION]



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-4842 - THE VILLAGE OF CENTENNIAL SPRINGS #5 -

APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The Final Map of The Village of Centennial Springs for the overall subdivision shall record prior to the recordation of a Final Map for this development.
3. All development shall conform to Special Use Permit SUP-4299, Variance VAR-4300 and Site Development Plan Review SDR-4290.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A Home Owners Association shall be created to maintain all common areas.

Public Works

7. The overall Final Map for The Village of Centennial Springs subdivision shall record prior to the recordation of a Final Map for this site.
8. Site development to comply with all applicable conditions of approval for SDR-4290, the overall Village of Centennial Springs Tentative Map (TMP-4838) and all other associated site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 42-unit condominium subdivision on 1.22 acres south of Farm Road and west of Tule Springs Road.

B) Applicant's Justification

A justification letter is not required for a Tentative Map application, nor was one submitted for this request.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and staff recommended approval.
- 02/18/04 The City Council approved a General Plan Amendment (GPA-3497) to SX-TC on this site. The Planning Commission and staff recommended approval on January 22, 2004.
- 07/07/04 The City Council approved a Special Use Permit (SUP-4299) to allow private streets, a Variance (VAR-4300) to allow a reduction of open space and a Site Development Plan review (SDR-4290) for the overall mixed use development on this site as part of a larger request. The Planning Commission and staff recommended approval on May 27, 2004.
- 08/26/04 The Planning Commission will hear a related request for a Tentative Map for The Village of Centennial Springs (TMP-4838) for the overall subdivision of this site.

B) Pre-Application Meeting

- 05/21/04 The applicant was advised of the requirements of a Tentative Map.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 1.22

B) *Existing Land Use*

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

C) *Existing Zoning*

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: T-C (Town Center)
West: T-C (Town Center)

D) *General Plan Compliance*

The existing T-C (Town Center) zoning is in conformance with the General Plan, which designates the area as SX-TC (Suburban Mixed Use - Town Center), as part of the Town Center Master Plan. The intent of the SX-TC (Suburban Mixed Use - Town Center) designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business district.

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

This site is located within the Town Center Master Plan area and is designated as SX-TC (Suburban Mixed Use).

The designation calls for an intensive pedestrian orientation, a minimum height of two stories, and a cohesive mix of interdependent uses, including leisure shopping and offices on the main floor and similar uses and/or medium to high density residential on the upper floors. The object of this district is to provide amenities that are conducive to attracting pedestrian activity rather than automotive access. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

With regards to setbacks, building placement and building height, the condominium subdivision is required to be in conformance with the approved Site Development Plan Review SDR-4290.

- OPEN SPACE

Section E (G) of the Town Center Development Standards Manual outlines requirements for communities with private streets. Development that utilizes private streets is expected to meet open space standard based on the R-PD open space standards. The calculation used to determine the required amount of open space is as follows:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
24.1 acres of overall Residential	8.77	1.65	14.5 %	3.5 acres	10.2 %	2.46 acres

The overall subdivision is deficient by 1.04 acres in the required amount of open space. A Variance (VAR-4300) was approved that allowed for reduction in the amount of required open space.

B) General Analysis Discussion

- General information

The subject Tentative Map consists of 42 condominium units in three buildings on a 1.22 gross acre parcel. Access to the site is provided via a 54 foot wide private street to be created by the overall The Village of Centennial Springs subdivision of the development. A condition has been added requiring the overall Final Map to be recorded prior to the recordation of a Final Map on this parcel.

TMP-4842 - Staff Report Page Four
August 26, 2004 - Planning Commission Meeting

- Cross Section

The Department of Public Works notes that cross-sections have been provided and depict maximum natural grade of greater than 4% across this site. Per Table A Subdivision Code 18.08.110 a development with nature slope of greater than 4%, such as this development, is allowed a maximum 6-foot retaining wall. However, no retaining walls are shown.

- Trails

There are no trails required directly adjacent to this site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Case Number: TMP-4842 APN: 125-17-702-002

Name of Property Owner: CARINA CORPORATION

Name of Applicant: THE KEITH COMPANIES, INC.

 Yes ☒ No

City Official: _____

Partner(s): _____

APN: _____

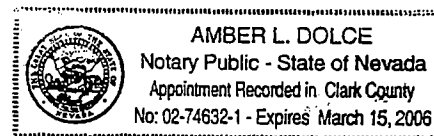
Signature of Property Owner/Authorized Agent: R. McCall

Print Name: RH McCarty

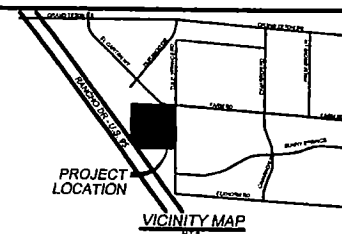
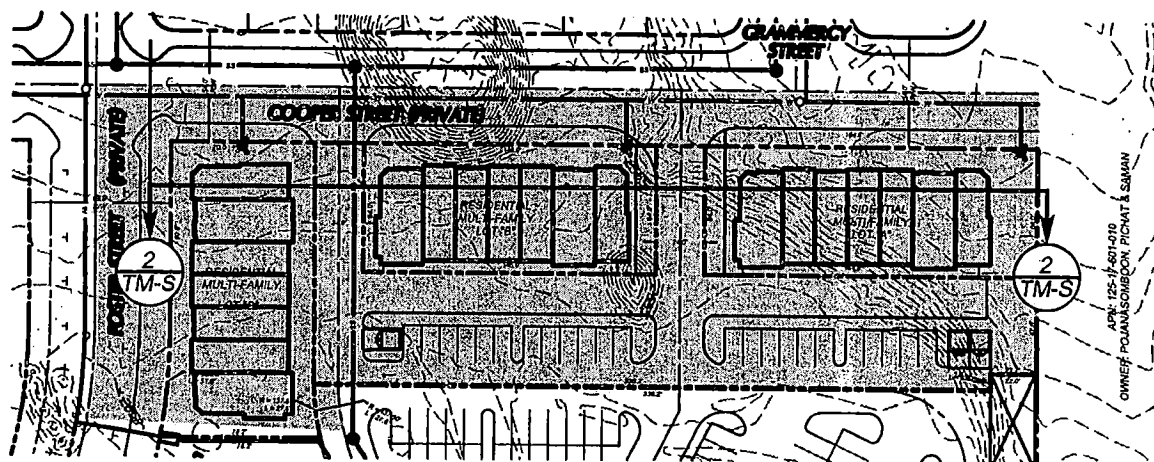
Subscribed and sworn before me

This 13th day of July, 2004

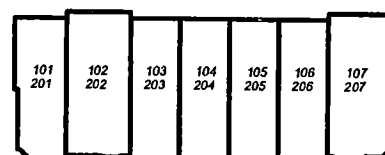
Amelia K. Olce
Notary Public in and for said County and State



A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



PROPERTY LINE	STREET CENTERLINE
EXISTING CONTOUR	
PROPOSED BUILDING	EXISTING BUILDING
PROPOSED CURB & GUTTER	
PROPOSED CURB	
EX. CURB & GUTTER	
EX. CURB	
LOT DETAIL No.	



CONDOMINIUM UNITS
TYPICAL FOR LOTS A, B AND C

APW 195-17-702-002

FORM MAP DATED: SEPTEMBER 27, 2002
FORM PANEL NUMBER 32000C1748 E, 20

ZONE X AREAS ARE THOSE DETERMINED TO BE OUTSIDE OF THE 0.2% (500 YR) ANNUAL CHANCE FLOODPLAIN.

GROSS	LESS ACRES

TOTAL NO. OF PROPOSED LOTS: 1 (PARENT TENTATIVE MAP)
UTILITY SERVICES:

WATER	LAS VEGAS VALLEY
SEWER	CITY OF SANTA FE

SEWER: CITY SANITATION
GARBAGE: SILVER BEAR DISPOSAL
POWER: MEYADA POWER COMPANY
TELEPHONE: SPRINT TELEPHONE COMPANY
NATURAL GAS: SOUTHWEST GAS CORPORATION
CABLE: COX COMMUNICATIONS LAS VEGAS, NV

Zählwerk	T-G
----------	-----

SETBACKS
SEE INDIVIDUAL TENTATIVE MAPS

RESIDENTIAL (MULTI-FAMILY): 1.27 ACRES

CARMA CORPORATION
2511 BOUTWELL BLVD. #200
SAN JOSE, CA 95128

2961 BUSINESS PARK CT #210
LAS VEGAS NV 89128-8020
(702) 278-6378 f
(702) 278-8002 f

THE KETHN COMPANIES
444 E. WARM SPRINGS ROAD

SUITE 110
LAS VEGAS, NV 89119-4230
BUSINESS: (702) 763-4708
FAX: (702) 763-6628

1. THIS SITE IS A PART OF A MASTER PLAN

7. THERE IS AN EXISTING AND PROPOSED STORM DRAIN FOR THIS PROJECT.
8. NO GROUND WATER IS ANTICIPATED WITHIN 30' OF THE PROPOSED BLANKET FOR THE DEVELOPMENT OF THE PROJECT SITE.
9. NO KNOWN FAULTS OR DISSEMS EXIST WITHIN THE PROJECT AREA.
10. THE PROJECT WILL BE INSTALLED PER CODE AND BE MAINTAINED BY THE TOWN OF LAGUNA VILLAGE.
11. WATER SERVICE IS TO BE PROVIDED BY THE LAGUNA VALLEY WATER DISTRICT. THE PROJECT WILL BE LOCATED IN LAGUNA SPRINGS ROAD AND IN LAGUNA VILLAGE.
12. SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF LAGUNA SEWAGE TREATMENT PLANT.
13. THERE IS NO EVIDENCE OF ANY OTHER HAZARDOUS MATERIALS ON THE PROJECT SITE.
14. THIS SITE IS NOT SUBJECT TO REGULATION AND IS NOT IN THE OVERFLOW.
15. THERE ARE NO SITE PROPOSED FOR USE OF OR DESIGN FOR PUBLIC SCHOOLS AND PLAYGROUNDS BUT THERE IS PROPOSED PLANTING FOR THIS SCHOOL SITE.
16. IMPROVEMENTS TO BE CONSTRUCTED PER APPROVED PLANNING.
17. ALL OFF-PEAK IMPROVEMENTS CONSTRUCTION SHALL COMPLY TO THE UNIFORM STANDARD SPECIFICATIONS AND STANDARD DRAWINGS FOR THE COUNTY OF ORANGE AND THE CITY OF LAGUNA VILLAGE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, LATEST REVISION.
18. CROSS ACCESS CROSSING AGREEMENTS WILL BE EXECUTED WITH THE ADJACENT PROPERTY OWNERS.
19. THIS DEVELOPMENT SHALL COMPLY WITH THE MODEL EMERGENCY CODE.
20. COULD CONSIDERATE AND CONTRIBUTIONS FOR THIS DEVELOPMENT SHALL BE FOR THE CITY OF LAGUNA VILLAGE.

PARADOX FOR TOWNCENTER DEVELOPMENT REQUIREMENT

OLYMO TERN: CITY OF LAS VEGAS BENCHMARK, NINETEEN PLATE BY TOP
OF CURB @ THE NORTHEAST CORNER OF FARM ROAD AND TULIE
SPRINGS ROAD (FORMERLY DURANGO DRIVE) = 776 7072m = 2541.89m

NORTH 00°30'00" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (BE 30) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 80 EAST, 31 G.M. SAID LINE ALSO BEING THE CENTERLINE OF FLAKE SPRINGS ROAD AS SHOWN BY PLAT THEREON ON PAGE 83 IN BOOK 81 IN THE CLARK COUNTY, NEVADA RECORDS OFFICE.

TMP-4842
8/26/04 PC

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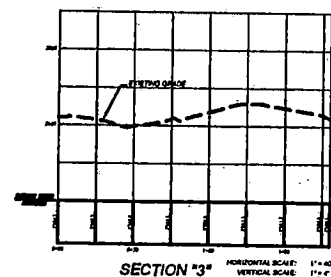
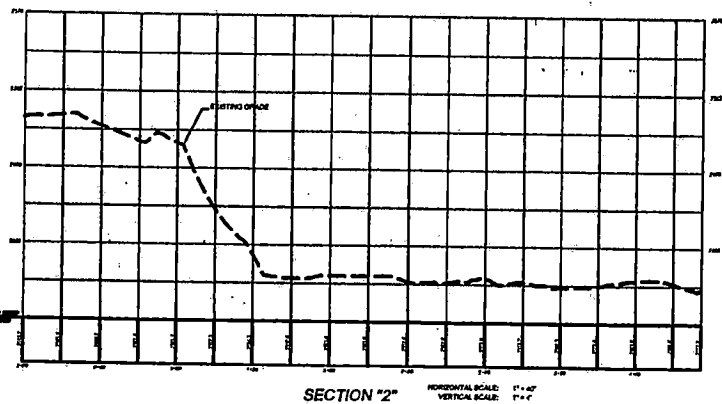
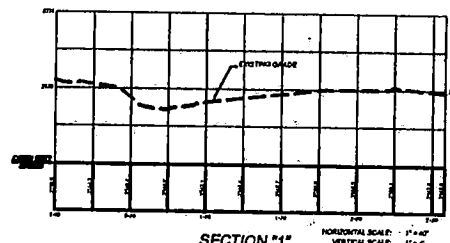
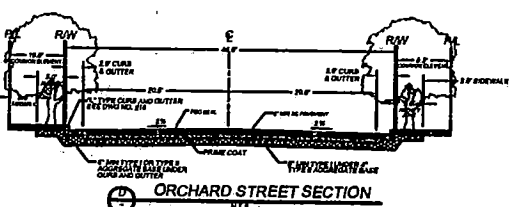
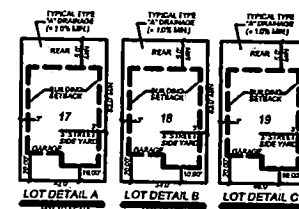
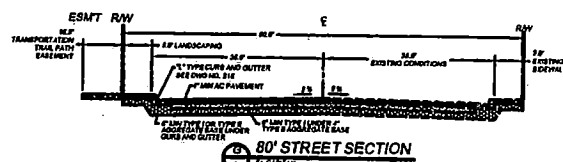
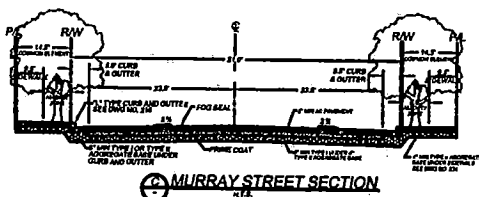
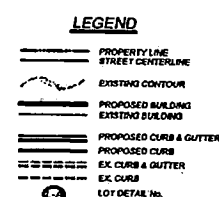
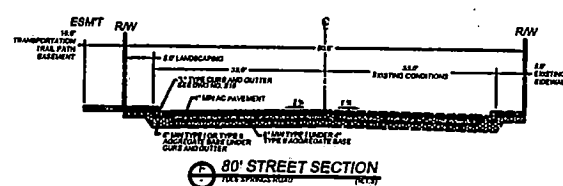
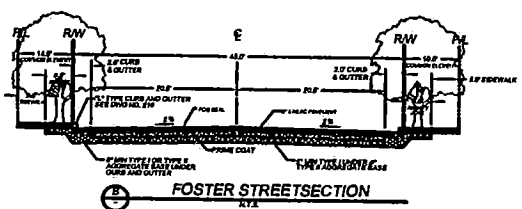
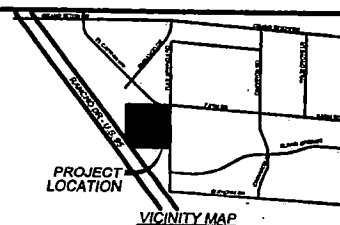
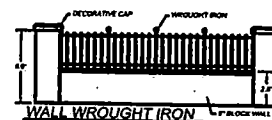
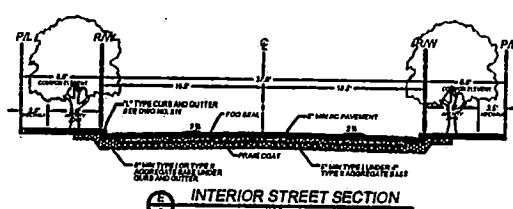
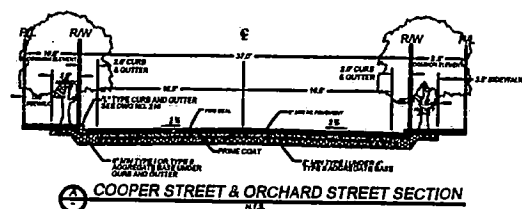
CARINA CORPORATION

THE VILLAGE OF CENTENNIAL SPRINGS

TENTATIVE MAP 65

JOB # 05200
SHEET NO:

T



TMP-4842
8/26/04 PC

FLYCO

The Keith Companies

CARINA CORPORATION

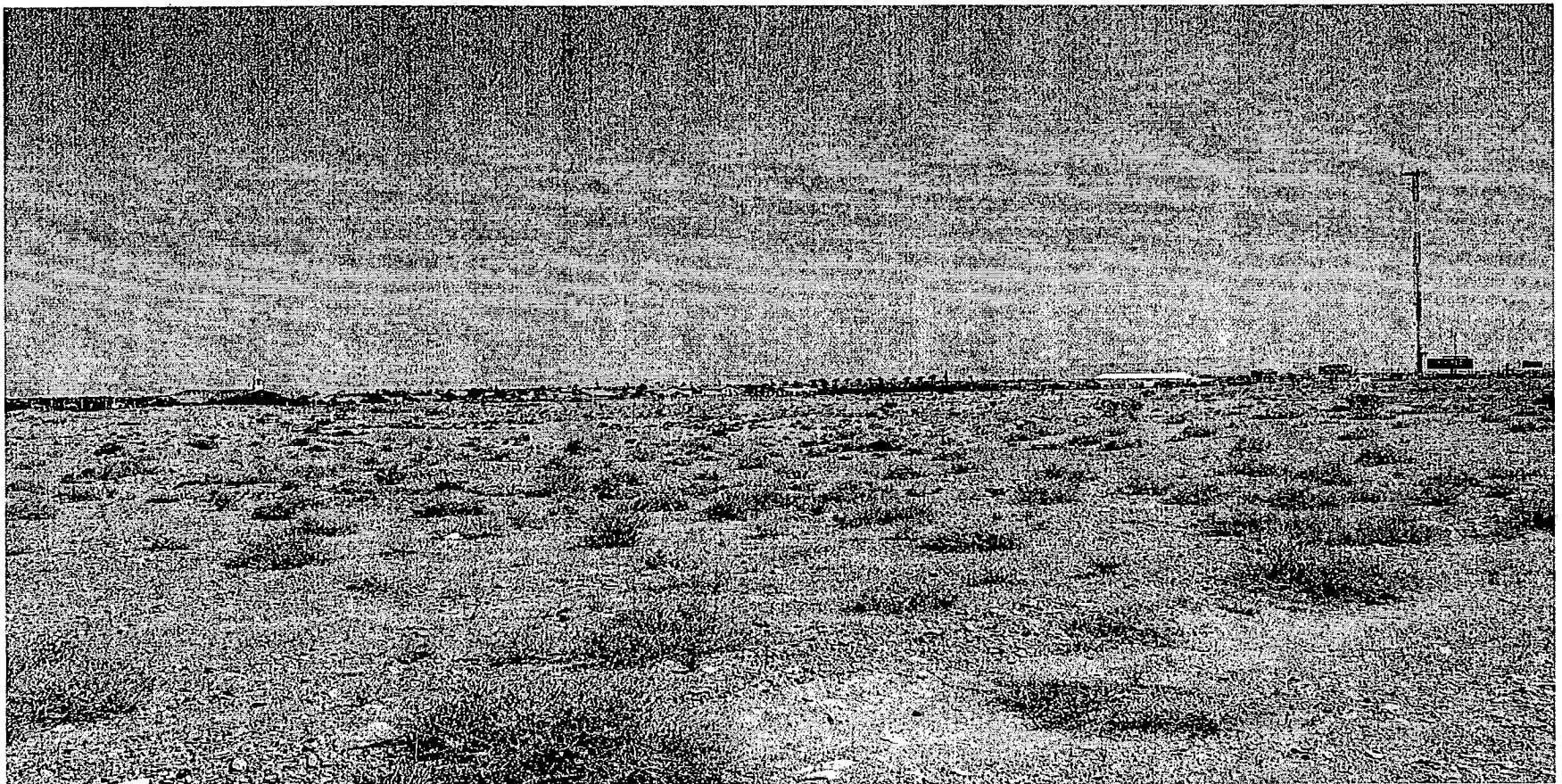
THE VILLAGE OF CENTENNIAL SPRINGS
CANINA CORPORATION

CROSS SECTIONS AND DETAILS

JOB # 05200
INSTRUMENT

SHEET NO.

TM



TENTATIVE MAP - TMP-4842 - THE VILLAGE OF CENTENNIAL SPRINGS #5 - APPLICANT: THE KEITH
COMPANIES, INC. - OWNER: CARINA CORPORATION
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
AUGUST 26, 2004 PLANNING COMMISSION

7/29/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-4843 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS #12 -
APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION -
Request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY SUBDIVISION on 1.58 acres
south of Farm Road and west of Tule Springs Road (a portion of APN 125-17-702-002), T-C
(Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

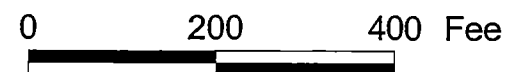
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 18 [GPA-4631], Item 19 [ZON-4635], Item 20 [SDR-4638], Item 27 [MOD-4632], Item 28 [WVR-4754] and Item 29 [SDR-4751] to 9/09/2004 Planning Commission meeting, Item 3 [TMP-4838], Item 26 [SDR-4619], Item 30 [ZON-4828], Item 31 [SDR-4837], Item 47 [WVR-4883], and Item 48 [SDR-4832] to 9/23/2004 Planning Commission meeting, WITHDRAW WITHOUT PREJUDICE Item 4 [TMP-4842], Item 5 [TMP-4843] and Item 40 [SUP-4834], TABLE Item 16 [ZON-4623] and Item 17 [SDR-4626], and STRIKE Item 49 [MOD-4879] – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests.

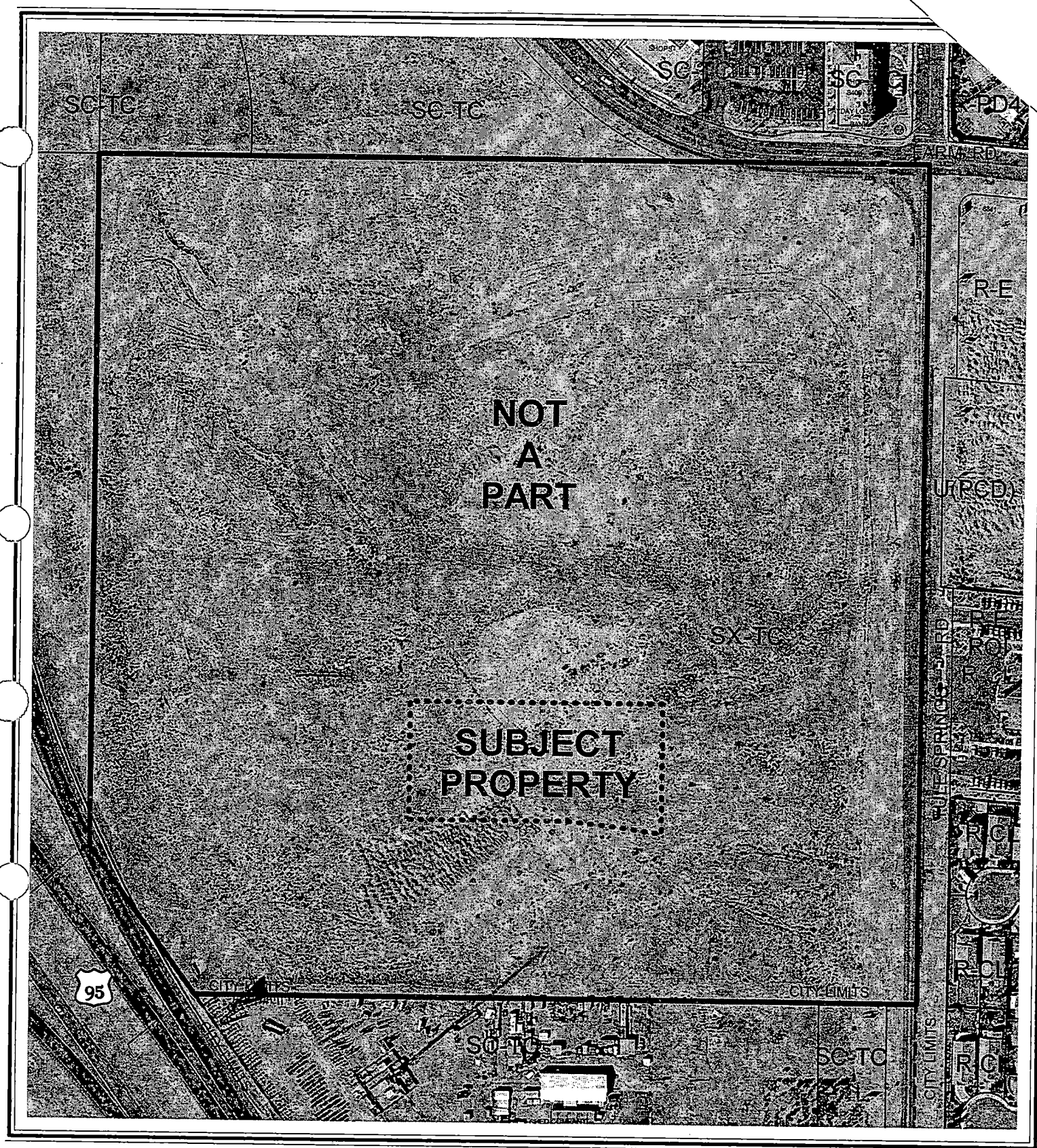
(6:31 – 6:33)

1-866



ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE) TOWN CENTER LAND
USE DESIGNATION]





0 200 400 Feet

CASE: TMP-4843

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE) TOWN CENTER LAND
USE DESIGNATION]



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-4843 - THE VILLAGE OF CENTENNIAL SPRINGS #12 -

APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION

**** CONDITIONS ****

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The Final Map of The Village of Centennial Springs for the overall subdivision shall record prior to the recordation of a Final Map for this development.
3. All development shall conform to Special Use Permit SUP-4299, Variance VAR-4300 and Site Development Plan Review SDR-4290, and Tentative Map TMP-4838.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. The overall Final Map for The Village of Centennial Springs subdivision shall record prior to the recordation of a Final Map for this site.
7. Site development to comply with all applicable conditions of approval for SDR-4290, the overall Village of Centennial Springs Tentative Map (TMP-4838) and all other associated site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for an 18-lot single-family residential subdivision on 1.58 acres south of Farm Road and west of Tule Springs Road.

B) Applicant's Justification

A justification letter is not required for a Tentative Map application, nor was one submitted for this request.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and Staff recommended approval.
- 02/18/04 The City Council approved a General Plan Amendment (GPA-3497) to SX-TC on this site. The Planning Commission and staff recommended approval on January 22, 2004.
- 07/07/04 The City Council approved a Special Use Permit (SUP-4299) to allow private streets, a Variance (VAR-4300) to allow a reduction of open space and a Site Development Plan review (SDR-4290) for the overall mixed use development on this site as part of a larger request. The Planning Commission and staff recommended approval on May 27, 2004.
- 08/26/04 The Planning Commission will hear a related request for a Tentative Map for The Village of Centennial Springs (TMP-4838) for the overall subdivision of this site.

B) Pre-Application Meeting

- 05/21/04 The applicant was advised of the requirements of a Tentative Map.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.58

B) Existing Land Use

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

C) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: T-C (Town Center)
West: T-C (Town Center)

D) General Plan Compliance

The existing T-C (Town Center) zoning is in conformance with the General Plan, which designates the area as SX-TC (Suburban Mixed Use - Town Center), as part of the Town Center Master Plan.

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

This site is located within the Town Center Master Plan area and is designated as SX-TC (Suburban Mixed Use – Town Center). The intent of the SX-TC (Suburban Mixed Use - Town Center) designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business district.

TMP-4843 - Staff Report Page Three
August 26, 2004 - Planning Commission Meeting

The designation also calls for an intensive pedestrian orientation, a minimum height of two stories, and a cohesive mix of interdependent uses, including leisure shopping and offices on the main floor and similar uses and/or medium to high density residential on the upper floors. The object of this district is to provide amenities that are conducive to attracting pedestrian activity rather than automotive access. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2,142 sq ft	Y
Min. Lot Width	N/A	34 ft	Y
Min. Setbacks			
• Front	N/A	20 ft	Y
• Side	N/A	3 ft	Y
• Corner side	N/A	5 ft	Y
• Rear	N/A	3 ft	Y
Max. Building Height	N/A	3 Stories	Y

The Tentative Map meets all of the required standards

• **OPEN SPACE**

Section E (G) of the Town Center Development Standards Manual outlines requirements for communities with private streets. Development that utilizes private streets is expected to meet open space standard based on the R-PD (Residential Planned Development) open space standards. The calculation used to determine the required amount of open space is as follows:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
24.1 acres of overall Residential	8.77	1.65	14.5 %	3.5 acres	10.2 %	2.46 acres

TMP-4843 - Staff Report Page Four
August 26, 2004 - Planning Commission Meeting

The overall subdivision is deficient by 1.04 acres in the required amount of open space. A Variance (VAR-4300) was approved that allowed for reduction in the amount of required open space.

B) General Analysis Discussion

- General information (Residential/Commercial)

The subject Tentative Map consists of 18 single family lots on a 1.58 gross acre parcel. Access to the site is provided via 54 foot wide private streets to be created by the overall The Village of Centennial Springs subdivision of the development. A condition has been added requiring the overall Final Map to be recorded prior to the recordation of a Final Map on this parcel.

- Cross Section

The Department of Public Works notes that cross-sections have been provided and depict maximum natural grade of greater than 4% across this site. Per Table A Subdivision Code 18.08.110 a development with nature slope of greater than 4%, such as this development, is allowed a maximum 6-foot retaining wall. However, no retaining walls are shown.

- Trails

There are no trails required directly adjacent to this site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

TMP-4843

Case Number: _____ APN: 125-17-702-002

Name of Property Owner: CARINA CORPORATION

Name of Applicant: THE KEITH COMPANIES, 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: _____

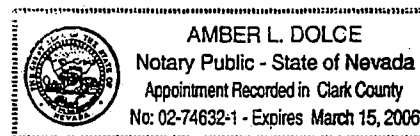
Signature of Property Owner/Authorized Agent: RH McCarty

Print Name: RH McCarty

Subscribed and sworn before me

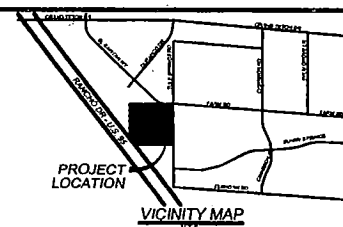
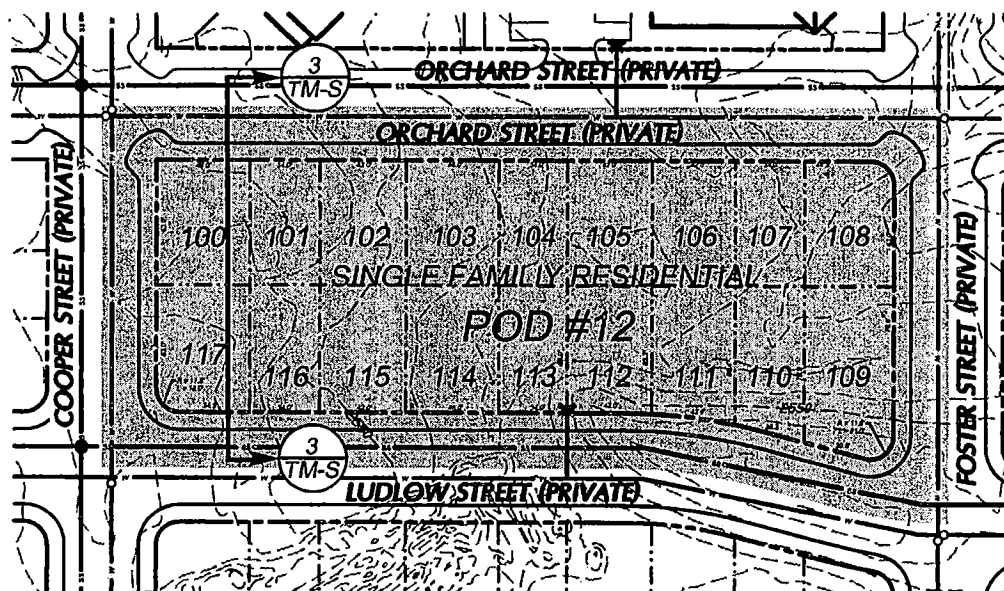
This 13th day of July, 2004

Amber L. Dolce
Notary Public in and for said County and State



TENTATIVE MAP THE VILLAGE OF CENTENNIAL SPRINGS #12

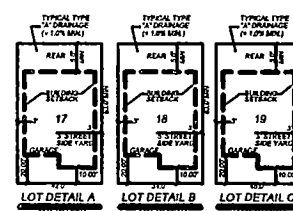
A PORTION OF THE NORTHEAST QUARTER (NE 1/4)
OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EXISTING CONTOUR
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- EX. CURB & GUTTER
- EX. CURB
- LOT DETAIL NO.



GENERAL NOTES

1. THIS SITE IS A PART OF A MASTER PLAN.
2. THERE IS AN EXISTING AND PROPOSED STORM DRAIN FOR THIS PROJECT.
3. NO GROUND WATER IS ANTICIPATED WITHIN THE PROJECT AREA.
4. NO KNOWN FAULTS OR FISSURES EXIST WITHIN THE PROJECT SITE.
5. LANDSCAPING WILL BE THE RESPONSIBILITY OF THE OWNER AND BE MAINTAINED BY THE OWNER THROUGHOUT THE PROJECT.
6. WATER SERVICE IS TO BE PROVIDED BY THE LAS VEGAS VALLEY WATER DISTRICT FROM AN INTERSECTION LOCATED IN THE SPANISH ROAD AND EL CAPITAN AVE.
7. SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF LAS VEGAS SANITATION DISTRICT FROM COLLECTION MAINS LOCATED IN THE SPANISH ROAD.
8. THIS SITE IS NOT SUBJECT TO FLOODING AND STORM WATER OVERFLOW.
9. THERE ARE NO SITES PROPOSED FOR USE OR DEDICATION FOR PUBLIC SCHOOLS AND PLAYGROUNDS BUT THERE IS PROPOSED PARKING WITHIN THE DEVELOPMENT.
10. IMPROVEMENTS TO BE CONSTRUCTED PER APPROVED PLAN SET.
11. ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, CLARK COUNTY AREA, NEVADA AND CLARK COUNTY SUPPLEMENT TO UNIFORM STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, CLARK COUNTY AREA, NEVADA.
12. CROSS ACCESS CROSSING PARKING AGREEMENTS WILL BE DESIGNATED WITHIN A SEPARATE DOCUMENT.
13. THE DEVELOPMENT SHALL COMPLY WITH THE MODEL ENERGY CODE.
14. CODE & COVENANTS AND RES. PRESCRIPTIONS FOR THIS DEVELOPMENT SHALL BE SUBMITTED FOR REVIEW AND RECORDING CONCURRENTLY WITH FINAL MAP.

EXISTING PARCEL NUMBER

APN: 125-17-001-002

FLOOD DESIGNATION

FORM MAP DATED: SEPTEMBER 22, 2003

FROM PANEL NUMBER: 00001-11-12, ZONE X

ZONE X AREAS ARE THOSE DETERMINED TO BE OUTSIDE OF THE 0.5% (100 YEAR) ANNUAL CHANCE FLOODPLAIN.

SITE ACREAGE

0.0033 1.841 ACRES

TOTAL NO. OF PROPOSED LOTS: 1 (PARENT TENTATIVE MAP)

UTILITY SERVICES

WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: CITY SANITATION
GAS: SILVER STATE GAS CO.
POWER: NEVADA POWER COMPANY
TELEPHONE: SPRINT TELEPHONE COMPANY
NATURAL GAS: SOUTHWEST GAS CORPORATION
CABLE: COMCAST COMMUNICATIONS LAS VEGAS, INC.

ZONING AND LAND USE

ZONING: TC
SETBACKS: SEE INDIVIDUAL TENTATIVE MAPS

PROPOSED USE AND COVERAGE

RESIDENTIAL (SINGLE-FAMILY) 16 UNITS

RECORD OWNER / SUBDIVIDER

CARINA CORPORATION
2841 BUSINESS PARK CT STE 100
LAS VEGAS, NV 89129-0001
(702) 296-6391

ENGINEER

THE KATH COMPANY
401 S. INDIAN SPRINGS ROAD
SUITE 110
LAS VEGAS, NV 89119-4336
PHONE: (702) 296-6391

PARKING REQUIREMENTS:

PARKING PER TOWNCENTER DEVELOPMENT REQUIREMENTS

BENCHMARKS USED

USUD 1990: CITY OF LAS VEGAS BENCHMARK, RIVET & PLATE IN TOP OF CURB @ THE NORTHEAST CORNER OF SPANISH ROAD AND TALE SPANISH ROAD (FORMERLY DORLAND DRIVE) = 7747.72m = 2541.88m.

BASIS OF BEARINGS

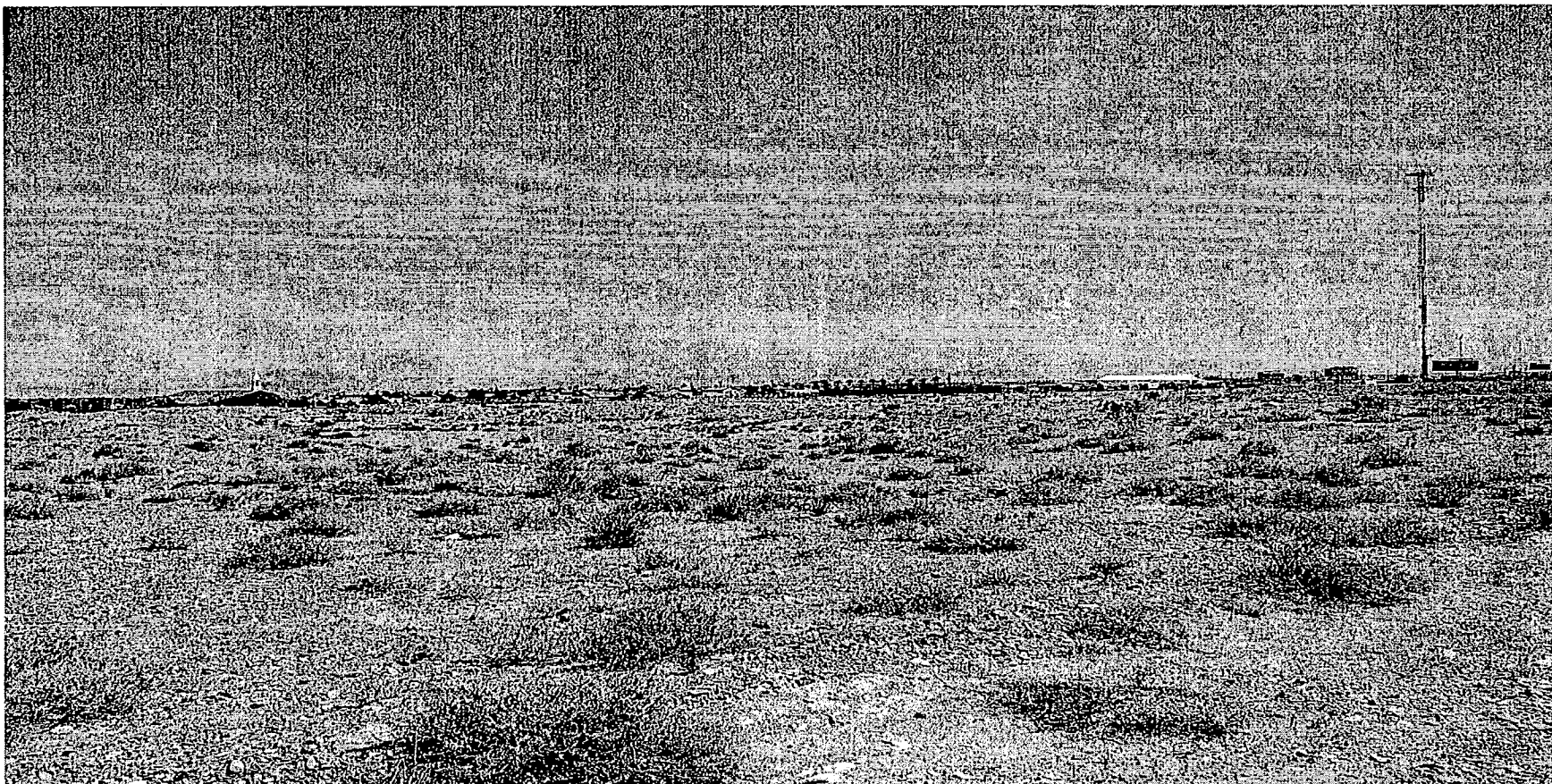
NORTH OF 1720' EAST, BEARING THE EAST LINE OF THE SOUTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, 1/2 N. 1/2 S. 1/2 E. ALSO BEING THE CENTERLINE OF THE SPANISH ROAD AS SHOWN BY PLATE THEROP OFFICE IN BOOK 11, PAGE 88 IN THE CLARK COUNTY, NEVADA RECORDS OFFICE.

TKC
The Keith Companies

CARINA CORPORATION
THE VILLAGE OF CENTENNIAL SPRINGS
TENTATIVE MAP #12
RESIDENTIAL

MAP # 082007.00
SHEET NO. 1
TM

TMP-4843
8/26/04 PC



TENTATIVE MAP - TMP-4843 - THE VILLAGE OF CENTENNIAL SPRINGS #12 - APPLICANT: THE
KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
AUGUST 26, 2004 PLANNING COMMISSION

7/29/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ANX-4777 - ANNEXATION - APPLICANT: STERLING DEVELOPMENT – OWNER: QUARTERHORSE FALLS ESTATES, LLC - Petition to annex property generally located on the southeast corner of Iron Mountain Road and Maverick Street (APN 125-11-503-001, 002; 125-11-507-002, and 004), containing approximately 14.48 acres, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4819] and Item 2 [TMP-4839] and **APPROVED** Consent Item 6 [ANX-4777] – **UNANIMOUS** with McSWAIN abstaining on Item 6 [ANX-4777] as her firm is doing work for Sterling Development and NIGRO abstaining on Item 6 [ANX-4777] as his firm is currently in litigations with Sterling Development

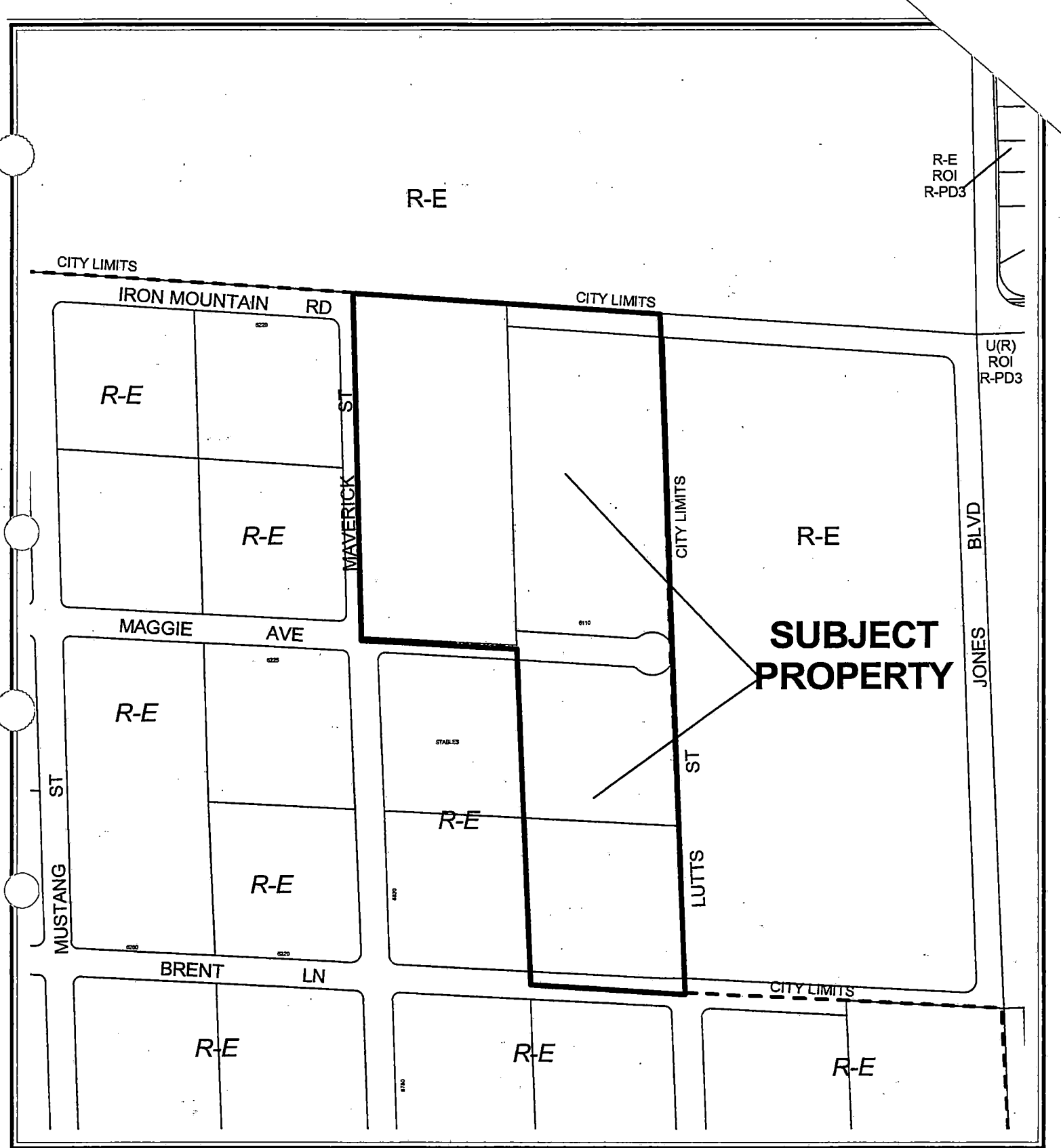
This item will be forwarded to City Council in Ordinance form

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:31 – 6:33)

1-866



CASE: ANX-4777

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANNEXATION - ANX-4777 - APPLICANT: STERLING
DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

SR

**** STAFF REPORT ****

APPLICATION REQUEST

This request is intended to annex one parcel of land located on the southeast corner of Iron Mountain Road and Maverick Street.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 14.48

B) *Existing Land Use*

Subject Property: One parcel is developed with equestrian facilities; remaining are undeveloped

North: Undeveloped

South: Single-family home with equestrian facilities and an undeveloped parcel

East: Undeveloped

West: Single-family homes/ Equestrian facilities

C) *Existing Zoning*

Subject Property: R-E (Rural Estates) [Clark County designation]

North: R-E (Residence Estates)

South: R-E (Rural Estates) [Clark County designation]

East: R-E (Residence Estates)

West: R-E (Rural Estates) [Clark County designation]

D) *Special Districts/Zones*

These parcels are not within a special district or area plan.

E) *Rural Preservation Neighborhood:*

A portion of this site is within the buffer area of a Clark County Rural Preservation Neighborhood. Development within that buffer area is limited to three dwelling units per acre.

F) Excepted Area of Interlocal Agreement:

This parcel is within the Excepted Area of the Interlocal Agreement. Because this annexation is at the request of the property owner the application may move forward.

ANALYSIS & FINDINGS

The subject property is primarily undeveloped. One parcel is developed with equestrian facilities. The applicant has indicated that the proposed use of the site is a single-family residential development.

These parcels are in an area of the city considered to be appropriate for annexation in that they meet the provisions of NRS 268.580 No. 2 (b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous with the boundaries of the annexing city." The current county zoning on the property is R-E (Rural Estates). Because of the existing development, the city's zoning equivalent is R-E (Residence Estates).

Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S Developments LLC

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

☒ Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

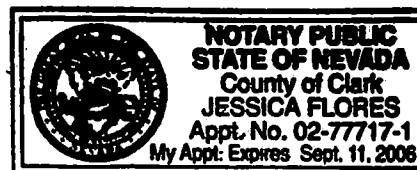
Signature of Property Owner/Authorized Agent:

Print Name: Lora Dreja

Subscribed and sworn before me

This 9th day of July, 2004

Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions, deleting Condition 4 and amending the following condition:

3. 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 in the south and west perimeter buffer areas and a minimum of four five-gallon shrubs for each tree within provided planters.

– UNANIMOUS

This is Final Action

NOTE: Chairman Truesdell stated that although he owns property in the downtown area, it is not located within the Notification area. He felt that there was no economical affect on the proposed project, so he would vote on this item.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 7 – SDR-4740

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that staff received a revised Site Plan today. The applicant has agreed to provide additional landscaping along the north side of the building in exchange for a reduced buffer without trees. Staff would recommend approval of the Waiver from providing the required streetscape along Hoover Avenue if a conforming buffer is provided along the south property line, as the configuration of the right-of-way does not permit a full 11-foot wide sidewalk and five-foot amenity zone. In addition, it is recommended that the applicant be exempt from providing the contrasting sidewalk treatment at the intersection until such time as Hoover Avenue is reconfigured. MR. CLAPSADDLE then stated, for the record, changes staff recommended with Condition 3 and Condition 4. Staff would also like to maintain Condition 6 as is.

RON REYNOLDS, co-owners of M A R, LLC, 823 Las Vegas Boulevard South and 829 Fifth Street, concurred with the City and its vision for the Downtown area. He gave a brief overview of the proposed project by stating the proposed project involved the demolition of the existing building on the site and the development of a surface parking lot with 29 spaces. The new parking lot would provide additional parking for the office building on the abutting parcel to the north, and for a new multistory office building being developed by the applicant at 823 South Las Vegas Boulevard. He pointed out that one of the requirements is to have the entrance gates to the parking lot on Sixth Street and at the exit to remain open during the day, so there would be no need for electricity. MARGO WHEELER, Planning and Development, clarified for MR. REYNOLDS that Condition 10 exists because it is a Code standard. If the applicant planned to install new utilities but not underground, then a Waiver of the Downtown Centennial Plan would be required and approved by the City Council. COMMISSIONER EVANS confirmed with MR. REYNOLDS that he concurred with staff's recommendations.

MICHELLE TIANKO, Architect, 2480 E. Tompkins Avenue, reiterated MR. REYNOLDS' comments. CHAIRMAN TRUESDELL clarified for MS. TIANKO that as the application goes forward, should a Waiver be required, then the applicant would be agreeing to file such a Waiver.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:37 – 6:46)

1-1083

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 7— SDR-4740

CONDITIONS:

Planning and Development

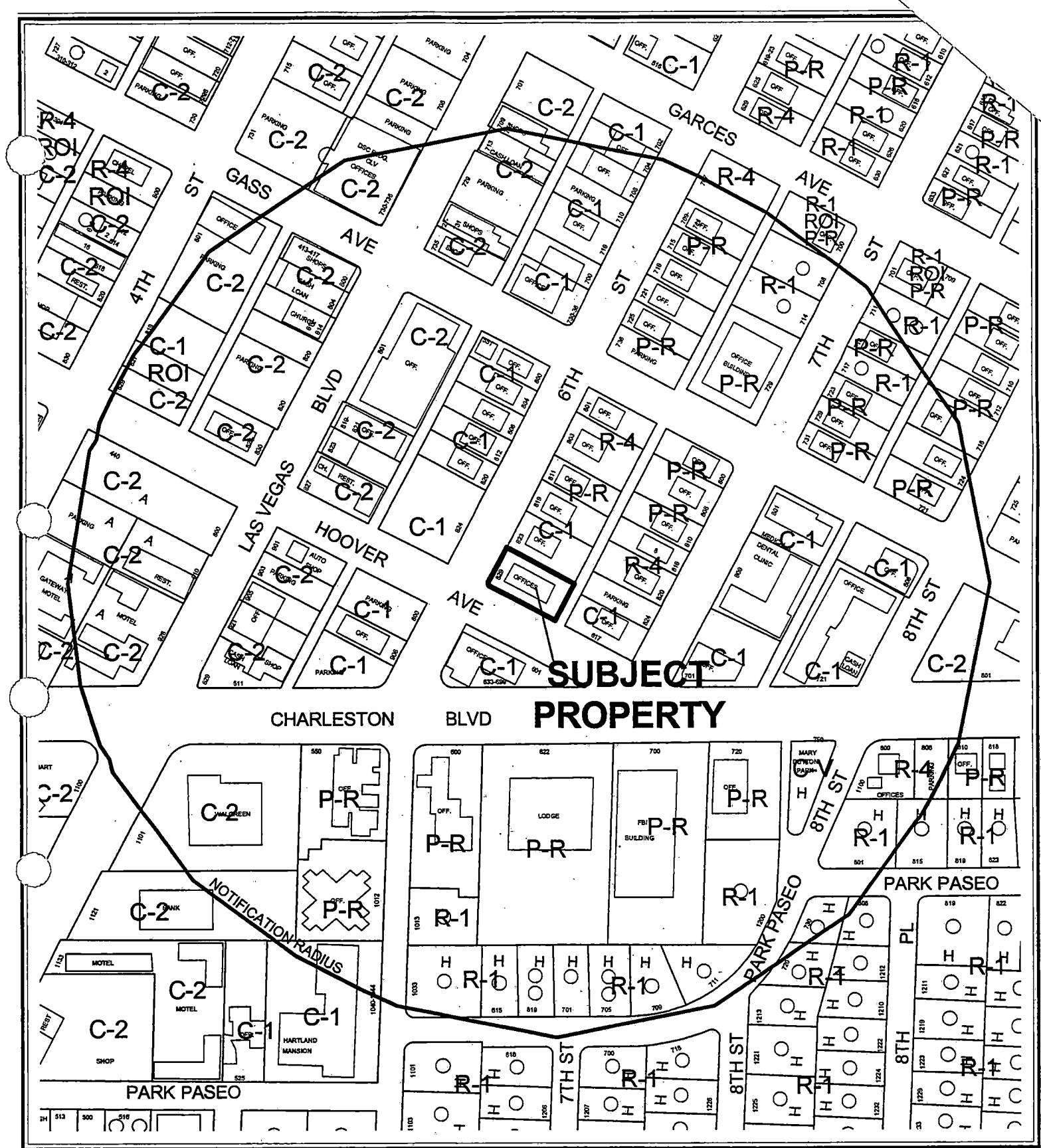
1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 08/12/04, except as amended by conditions herein.
3. 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 in the perimeter buffer areas and a minimum of four five-gallon shrubs for each tree within provided planters.
4. The Waivers from the requirement for landscape islands within the parking lot area and for a landscape buffer abutting the alley at the rear of the property are hereby approved.
5. The Waiver from providing the required streetscape treatment along Hoover Avenue is hereby approved, due to the constricted width of the public right-of-way. The streetscape treatment along Hoover Avenue shall be required at such time as the street is reconfigured to allow a full-width sidewalk and amenity zone in accordance with the Downtown Centennial Plan.
6. Two shade trees shall be required in the public right-of-way, flanking the driveway on Sixth Street. The shade trees shall be substituted for the palm trees required by the Downtown Centennial Plan in order to continue the existing pattern of shade trees along Sixth Street.
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. Any use of turf in the landscape areas shall be limited to a maximum of 12.5% of the overall landscape area. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. 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 service panel location.
9. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.
10. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 7– SDR-4740

CONDITIONS – Continued:

Public Works

11. Provide a copy of a recorded Joint Access Agreement between the parcels comprising this site prior to the issuance of any permits. Alternatively, record a Map or other legal process to join the parcels; if mapping or legal joining is selected it shall record prior to the issuance of any permits for this site.
12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
13. The proposed access driveways must be a minimum of 24' feet wide or designated and delineated as one-way drives. The driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A. Also the security entry gates proposed for this site shall remain fully open during the hours of business operation, the installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
14. 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.
15. Landscape and maintain all unimproved right-of-way on 6th Street and Hoover Avenue adjacent to this site.
16. Submit an Encroachment Agreement for all private improvements located in the 6th Street and Hoover Avenue public right-of-way adjacent to this site prior to occupancy of this site.



CASE: SDR-4740

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-4740 - APPLICANT/OWNER: M A R, LLC

**** 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 revised site plan and landscape plan, date stamped 08/06/04, except as amended by conditions herein.
3. 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 in the north, south and west perimeter buffer areas and a minimum of four five-gallon shrubs for each tree within provided planters.
4. The north perimeter buffer and the south perimeter buffer shall be increased to eight feet in depth in accordance with Code requirements.
5. The Waivers from the requirement for landscape islands within the parking lot area and for a landscape buffer abutting the alley at the rear of the property are hereby approved.
6. The Waiver from providing the required streetscape treatment along Hoover Avenue is hereby approved, due to the constricted width of the public right-of-way. The streetscape treatment along Hoover Avenue shall be required at such time as the street is reconfigured to allow a full-width sidewalk and amenity zone in accordance with the Downtown Centennial Plan.
7. Two shade trees shall be required in the public right-of-way, flanking the driveway on Sixth Street. The shade trees shall be substituted for the palm trees required by the Downtown Centennial Plan in order to continue the existing pattern of shade trees along Sixth Street.

SDR-4740 - Conditions Page Two
August 26, 2004 - Planning Commission Meeting

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. Any use of turf in the landscape areas shall be limited to a maximum of 12.5% of the overall landscape area. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. 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 service panel location.
10. Utilities and power service lines in alleys shall be located underground in accordance with Subsection 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.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Provide a copy of a recorded Joint Access Agreement between the parcels comprising this site prior to the issuance of any permits. Alternatively, record a Map or other legal process to join the parcels; if mapping or legal joining is selected it shall record prior to the issuance of any permits for this site.
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. The proposed access driveways must be a minimum of 24' feet wide or designated and delineated as one-way drives. The driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A. Also the security entry gates proposed for this site shall remain fully open during the hours of business operation, the installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
16. Landscape and maintain all unimproved right-of-way on 6th Street and Hoover Avenue adjacent to this site.
17. Submit an Encroachment Agreement for all private improvements located in the 6th Street and Hoover Avenue public right-of-way adjacent to this site prior to occupancy of this site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Site Development Plan Review (SDR-4740) and a Waiver of the Downtown Centennial Plan landscape and streetscape requirements in order to permit the development of a proposed surface parking lot on 0.26 acres at 829 South Sixth Street.

B) Applicant's Justification

The applicant states that the design of the parking lot conforms as closely as possible to the requirements of the Downtown Centennial Plan and Title 19. Landscape islands have not been provided within the parking lot because it would result in the loss of five parking spaces.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 09/28/61 | The Board of Zoning Adjustment approved a Special Use Permit (U-0025-61) in order to permit the construction of a professional office building on the subject site. |
| 01/09/79 | A Variance (V-0110-78) application was Withdrawn Without Prejudice by the applicant prior to consideration by the Board of Zoning Adjustment. The Variance would have allowed a wall sign in excess of size limitations. |
| 10/15/86 | The City Council approved a Reclassification of Property (Z-0072-86) from R-4 (Apartment Residence) and C-1 (Limited Commercial) to C-1 (Limited Commercial) for the properties at 823 and 829 South Sixth Street in order to permit an addition to an existing office building. |
| 07/24/03 | A Rezoning (ZON-2581) application was Withdrawn Without Prejudice prior to consideration by the Planning Commission. The request would have allowed the property to be Rezoned from C-1 (Limited Commercial) to R-5 (Apartment) in order to permit the development of a Halfway House (Criminal). A companion Site Development Plan Review (SDR-2583) application and Special Use Permit (SUP-2584) application were also withdrawn at that time. |
| 08/12/04 | The Planning Commission voted to hold this item in abeyance to the 08/26/04 meeting to discuss design issues with staff. |

B) Pre-Application Meeting

04/19/04 At the pre-application conference, it was noted that a radius driveway would be required on Sixth Street, and that the gated entry would need to remain open during business hours. In addition, it was noted that an eight-foot landscape buffer and screen fence would be required at the perimeter of the property, and that the streetscape treatment would need to conform with the Downtown Centennial Plan requirements. The applicant discussed the possibility of obtaining Waivers from the streetscape and interior landscape requirements.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.26

B) Existing Land Use

Subject Property: Office Use
North: Office Use
South: Office Use
East: Office Use, Parking Lot
West: Undeveloped

C) Planned Land Use

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

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is located within the boundaries of the Las Vegas Redevelopment district, and has a Commercial land use designation. The Commercial designation allows uses comparable to the following land use categories: O (Office), SC (Service Commercial), and GC (General Commercial). 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		X
Trails		X
Rural Preservation Neighborhood		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 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 Downtown South District. The district is intended to accommodate a wide variety of commercial and residential uses within a dense, urban environment. While it is intended that parking is to be located within parking structures or at the interior of a site, surface lots are allowed if properly screened from adjacent rights-of-way.

PROJECT DESCRIPTION

The project involves the demolition of the existing building on the site and the development of a surface parking lot with 29 spaces. The new parking lot will provide additional parking for the office building on the abutting parcel to the north, and for a new multistory office building being developed by the applicant at 823 South Las Vegas Boulevard (SDR-4372). Landscape buffers will be provided on the west and north sides of the parking lot; no landscape buffer will be provided adjacent to the alley at the rear of the property, and an 18-inch deep buffer will be provided along the south property line. A screen fence in conformance with the Downtown Centennial Plan requirements will be provided on three sides of the property as required. Gates will be provided at the entrance to the parking lot on Sixth Street and at the exit. A carport structure will be constructed over 12 parking spaces on the north side of the parking lot.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

A parking lot is a permitted use in the C-1 zoning district. The carport structure conforms to the minimum setbacks required for an accessory structure.

A2) Residential Adjacency Standards

The proposed development conforms with Residential Adjacency Standards.

A3) Parking and Traffic Standards

Minimum parking standards do not apply to parking lots that are not required by Code. The two office buildings that the parking lot will serve already have on-site parking and handicap parking spaces.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12 and the Downtown Centennial Plan, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	5 Trees	0 Trees
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	11 Trees	5 Trees
• Min. Square Footage	10 SF/Parking Space (290 SF)		1,448 SF
• Min. Zone Width	8 Feet		18" - 8'-0"
• Wall height	42 Inches		Not indicated
Buffer:			
• East/West Street (Hoover Avenue)	1 Shade Tree @ 30' o.c. max. (24" box)	5 Trees	0 Trees
• North/South Street (Sixth Street)	1 Palm Tree @ 35' o.c. max. (min. 25' height)	2 Trees	0 Trees

As no landscape islands have been provided within the parking lot area, the project does not comply with the parking lot landscaping requirements. A total of five trees will be provided in the north landscape buffer area; no trees are provided in the west or south buffer areas. The north buffer and south buffer do not meet the minimum depth requirements; no buffer is provided along the alley. The plans depict the use of the Downtown Centennial Plan screen fence along three sides of the property as required. No streetscape treatments are shown, although required by the Downtown Centennial Plan.

A5) Sign Standards

No signage is proposed for the property.

B) General Analysis and Discussion

- Zoning

Parking facilities are a permitted use in the C-1 (Limited Commercial) zoning district. The carport structure will conform with setback requirements.

- Site Plan

The site plan depicts a driveway entrance located on Sixth Street, with an exit located on the public alley at the rear of the property. The proposed circulation plan will not impact adjacent properties, and the surrounding street network has sufficient capacity to accommodate the use. The Public Works Department has noted that the driveways will need to conform with the details specified in Standard Drawing #222A, and that the proposed gates will need to remain open during the hours of business.

- Waivers

The applicant has requested Waivers from the requirement for landscape islands within the parking lot area, and from the provision of a landscape buffer along the alley frontage, and for nonconforming buffer depth. The Waivers for insufficient buffer depth do not merit support, as the width of the driveway aisle exceeds the minimum requirement by 12 feet, leaving sufficient area for conforming eight-foot deep buffers on both the north and south sides of the property. In addition, the applicant will need to provide trees in the buffer areas as required by code. Staff could support the Waiver for the lack of buffer along the alley and in the parking lot area, if conforming buffers are provided on the north, west, and south sides of the property.

The applicant has also requested a Waiver from the Downtown Centennial Plan streetscape requirements. The requested Waiver from providing the streetscape treatment along Sixth Street is not justified, as there are mature street trees in trees wells immediately north of the subject property; however, staff would recommend that shade trees be utilized along the street instead of palm trees as required by the Centennial Plan, in order to be consistent with the existing trees in the right-of-way. Staff would recommend approval of the Waiver from providing the required streetscape along Hoover Avenue if a conforming buffer is provided along the south property line, as the configuration of the right-of-way does not permit a full 11-foot wide sidewalk and five-foot amenity zone. In addition, it is recommended that the applicant be exempt from providing the contrasting sidewalk treatment at the intersection until such time as Hoover Avenue is reconfigured.

- Landscape Plan

The landscape buffer on the west side of the property meets the minimum depth requirements, but does not include the required trees. The buffers on the north and south side do not meet the minimum depth requirements, and the south buffer does not include the trees that are required by code. No parking lot landscaping is provided within the parking area as required. No streetscape treatment has been provided.

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 parking lot is a conforming use, and will provide overflow parking for two office buildings in the immediate area. The parking lot is generally consistent with development in the area.

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

The parking lot is consistent with the General Plan, but does not meet the requirements of Title 19 or the Downtown Centennial Plan. Additional trees will be required in the perimeter buffer areas, the depth of the buffer areas will need to be increased. Staff is in support of the Waivers have been requested from the requirement for landscape islands in the parking lot and for a buffer adjacent to the alley, provided all other landscaping requirements are met.

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

The circulation plan for the parking lot will not impact the flow of traffic on adjacent streets or impact adjacent properties.

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

SDR-4740 - Staff Report Page Seven
August 26, 2004 - Planning Commission Meeting

The proposed landscape materials are appropriate for the City, and the proposed screen fence will conform with the Downtown Centennial Plan requirements. Additional landscape and streetscape materials will be necessary to conform with Code requirements.

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

No information has been provided relative to the design of the carport structure. No other structures are proposed as part of this application request.

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

Inspections will be performed to ascertain that all improvements will be constructed in accordance with Code requirements.

NOTICES MAILED 96

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: M A R L C C

Name of Applicant: RON & CHRISTINE REYNOLDS AND MATHEW CALLISTER

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

Yes

No

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

City Official: _____

Partner(s): _____

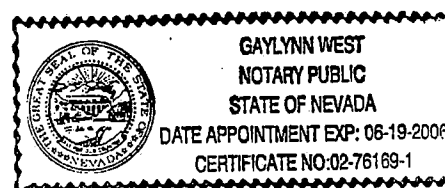
APN: _____

Signature of Property Owner/Authorized Agent: MAR LLC by *[Signature]*
Print Name: RONALD H. Reynolds *IT'S MANAGER*

Subscribed and sworn before me

This 28th day of June, 2004

Notary Public in and for said County and State



WELLES PUGSLEY ARCHITECTS, LLP
 2180 S. Las Vegas Avenue, Suite 222, Las Vegas, Nevada 89102
 P. 702.633.8225 fax 702.633.8277 www.wpaarchitects.com

STAMP:
 REVISIONS:
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 .
 .

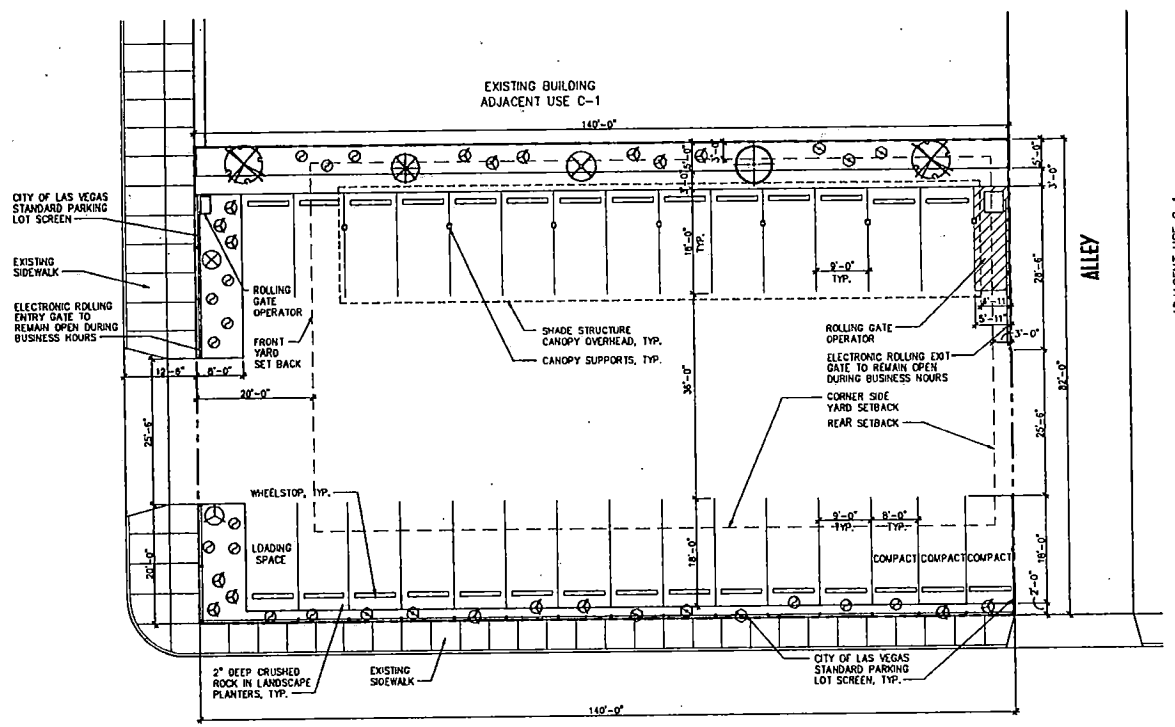
PROJECT NAME:
**SURFACE PARKING LOT
 FOR LAW OFFICE AT
 824 S. 6TH STREET**
 LAS VEGAS, NEVADA

PROJECT NUMBER:
 WP-0405 - 103

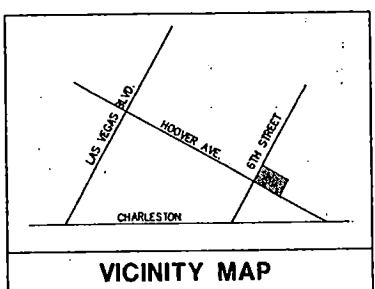
SHEET TITLE:
SITE PLAN

DRAWN BY:
 MD
 CHECKED BY:
 φ
 DATE:
 JUNE 24, 2004
 SUBMITTAL:
 DESIGN REVIEW
 SHEET NUMBER:

AS1.01



SITE PLAN
 SCALE: 1" = 10'



PARCEL INFORMATION
 APN: 13934410204
 ZONED: C-1, LIMITED COMMERCIAL
 LOCATED IN THE DOWNTOWN
 OVERLAY DISTRICT
 GENERAL PLAN: C

PROPOSED USE
 PARKING LOT FOR ADJACENT
 9600 S.F. BUILDING
 PROFESSIONAL OFFICE PARKING REQ:
 1 PARKING SPACE PER 300 S.F.
 OFFICE AREA
 9600 ÷ 300 = 32 PARKING SPACES REQUIRED

PARKING ANALYSIS
 1 LOADING SPACES
 25 STANDARD SPACES
 3 COMPACT SPACES
 29 TOTAL SPACES
 (BUILDINGS SERVED BY THIS OFF-SITE
 PARKING LOT ALSO HAVE THEIR OWN
 ON-SITE PARKING SPACES)

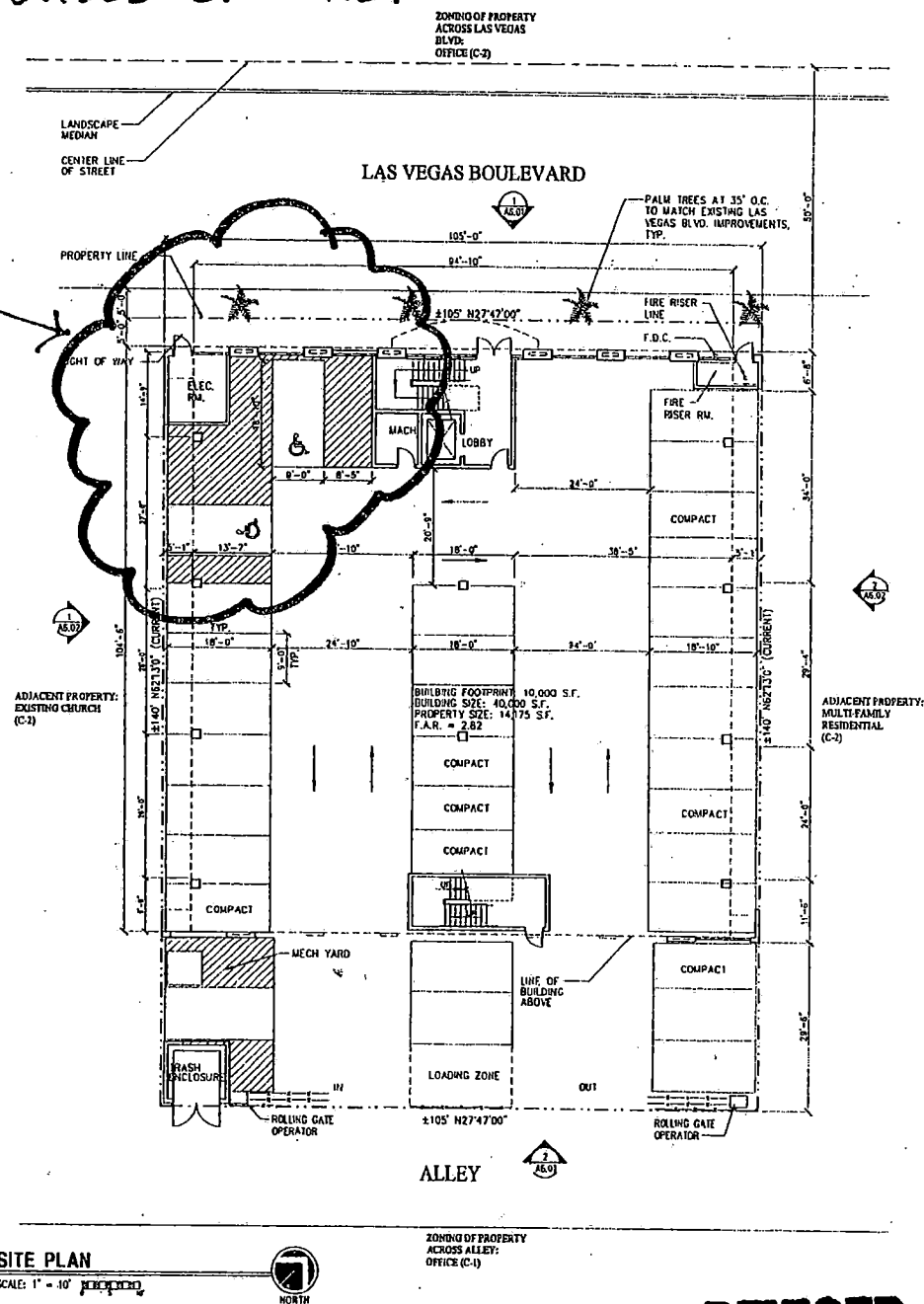
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
⊗	CERODIUM FLORIDUM	BLUE PALO VERDE	1	24" BOX	
⊗	LINEARIS CHILOPSIS	DESERT WILLOW	2	24" BOX	
⊗	CHITALPA BIGNONIACEAE	CHITALPA	2	24" BOX	
⊗	GLEDITSIA FABACEAE	MORRIS HONEY LOCUST	1	24" BOX	
SHRUBS					
⊗	CASSIA FABACEAE	DESERT CASSIA	4	5 GAL	
⊗	FALLUDIA ROSACEAE	APACHE PLUME	2	5 GAL	
⊗	LEUCOPHYLLUM SCROPHULARIACEAE	CHIHUAHUA SAGE	6	1 GAL	
⊗	LANTANA VERBENACEAE	BUSH LANTANA	15	1 GAL	
⊗	HEPERALOE AGAVACEAE	RED YUCCA	12	1 GAL	

REVISED
 8-06-04

SDR-4740
8/26/04 PC

ACCESSIBLE PARKING WILL BE PROVIDED ON-SITE.



SITE PLAN

SCALE: 1" = 10'

**ZONING OF PROPERTY
ACROSS ALLEY:
OFFICE (C-1)**

LANDSCAPE LEGEND

SYMBOL	PALM TREES	PLANT MATERIAL SIZE
	PHOENIX BACTYLIFERA (DATE PALM) WASHINGTONIA FILIFERA (CALIFORNIA FAN PALM) WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	25' HIGH MIN. 25' HIGH MIN. 25' HIGH MIN.

PARKING ANALYSIS

NO PARKING REQUIRED PER
DOWNTOWN OVERLAY DISTRICT
STANDARDS
PARKING STANDARD USED: DOWNTOWN
CENTRAL PLAN
23 Standard Parking Spaces
6 Compact Parking Spaces
2 H/C PARKING SPACE
1 LOADING ZONE SPACE

32 Parking spaces total

PARCEL INFORMATION

Assessor's Parcel Numbers:
139-34-410-172 & 139-34-410-249
Zoning Classification:
C-2 (General Commercial District)

VELLES PUGSLEY ARCHITECTS, LLP
2600 e. Hampton Avenue, suite 222, los angeles, california 90011
ph 310.655.8500 fax 310.655.7499 www.vparchitects.com

/STAMP

REVISIONS:

PROJECT NAME: CALLISTER AND REYNOLDS
LAW OFFICE
8223 SOUTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA

PROJECT NUMBER:
WP-0405

SHEET TITLE:
**SITE
PLAN**

DRAWN BY:
AJ

CHECKED BY:

DATE:
JUNE 23, 2004

SUBMITTAL:
DESIGN DEVELOPMENT
SHEET NUMBER:

AS1.01

REVISED
8-06-04

SDR-4740
8/26/04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**RQR-4664 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING -
APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE
BANK - Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH
ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at
3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1
(Moncrief).**

IF APPROVED: C.C.: 10/06/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

**McSWAIN – APPROVED subject to conditions – Motion carried with STEINMAN voting
NO**

To be heard by the City Council on 10/06/2004

MINUTES:

CHAIRMAN TRUESDELL declared the public hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this is a required two-year review of an existing billboard and staff recommended approval.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 8 – RQR-4664

MINUTES – Continued:

RON MOYER, Clear Channel Outdoor, 2880 Mead Avenue, Suite 350, agreed with staff's recommendations. He added that the area is business and light industrial with very little residential, and asked that the Commission approved the continuation of the billboard in this area. He felt that the billboard was appropriate for this area.

COMMISSIONER STEINMAN disagreed with MR. MOYER and stated that this is commercial property that has two nice looking buildings on it with good landscaping. He felt that this site had mass clutter, and the billboard is in the wrong location. He pointed out that Clear Channel had dual advertising, which is not permitted by Code. MR. CLAPSADDLE clarified for COMMISSIONER STEINMAN that Condition 4 alleviates dual advertising, as only one advertising sign is permitted per sign face. He added that although this condition is not part of the Code yet, the condition has been placed on applications at times if applicable.

COMMISSIONER McSWAIN stated that one of her continual concerns is the location and quality of billboard signage. She looks forward to seeing the implementation of some of the new Code suggestions from a recent workshop, as it would assist in protecting the nice properties. She added that she would support this application.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the public hearing closed.

(6:48 – 6:52)

1-1475

CONDITIONS:

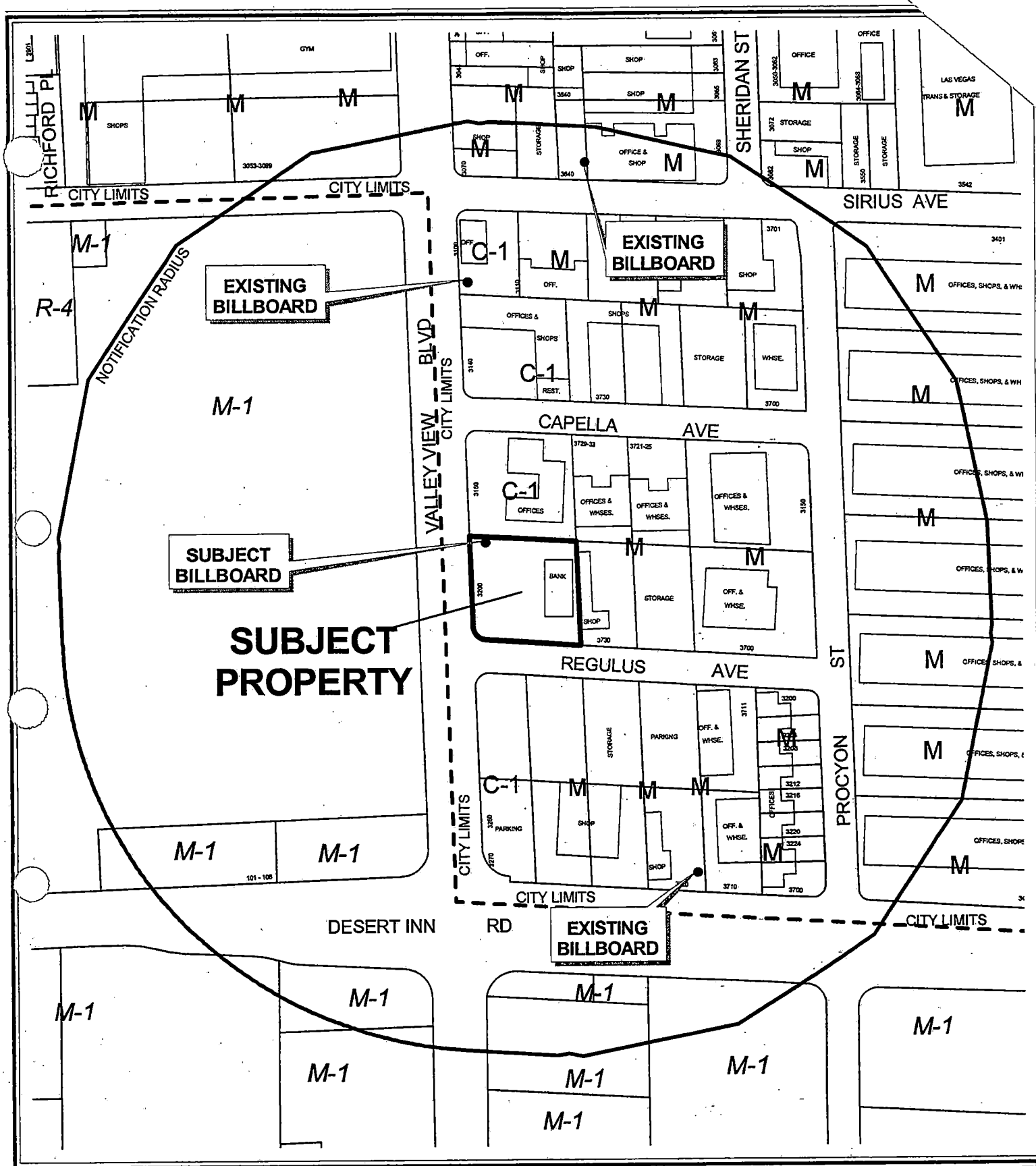
Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 8 – RQR-4664

CONDITIONS – Continued:

4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.



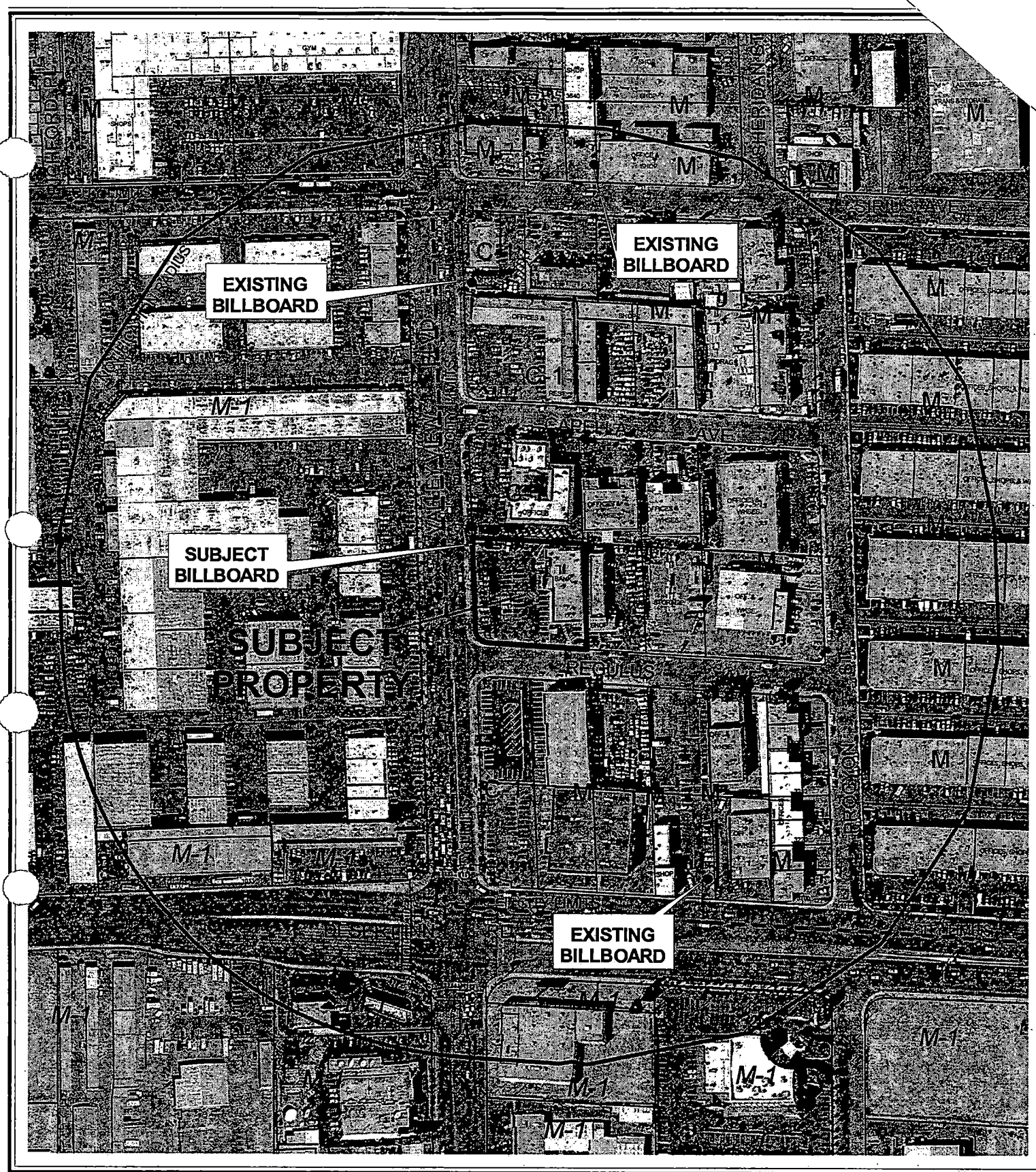
CASE: RQR-4664

RADIUS: 750 FT

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

0 200 400 Feet





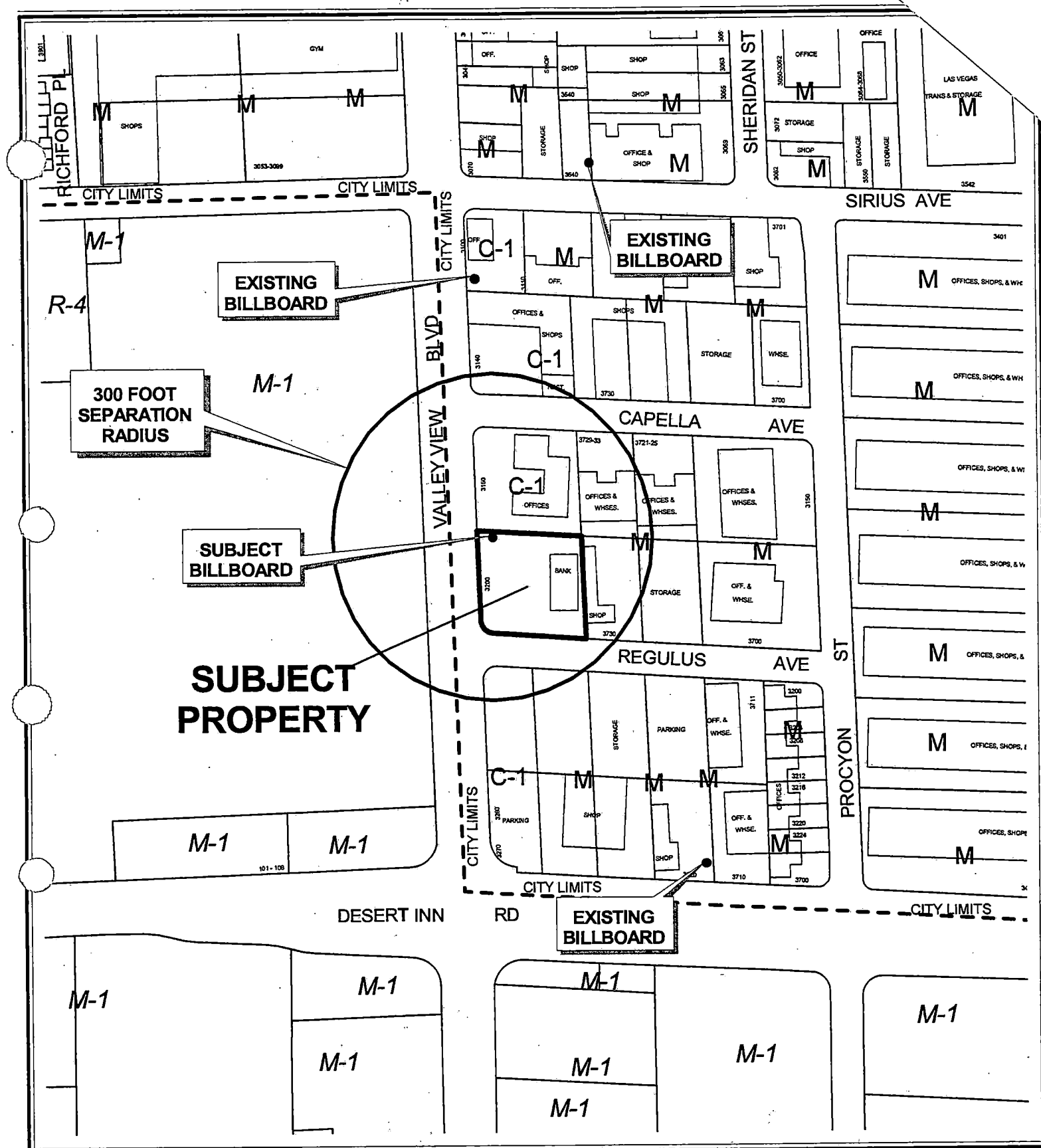
CASE: RQR-4664

RADIUS: 750 FT

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

0 200 400 Feet





CASE: RQR-4664

SEPARATION RADIUS: 300 FT

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

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-4664 - APPLICANT: CLEAR CHANNEL OUTDOOR -

OWNER: NEVADA COMMERCE BANK

**** CONDITIONS ****

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

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a required Two-Year Review of an approved Special Use Permit (U-0023-95) for one 672 square foot (14 foot by 48 foot), 40 foot high off-premise advertising (billboard) sign, located at 3200 South Valley View Boulevard.

B) Applicant's Justification

A justification letter is not required for this application.

BACKGROUND INFORMATION

A) Previous Actions

04/19/95 The City Council approved a Special Use Permit (U-0023-95) for one 40 foot tall, 14 Foot X 48 Foot off-premise advertising (billboard) sign on this site, subject to a five year review.

06/07/00 The City Council approved a five-year review on an approved Special Use Permit [U-0023-95(1)] for one 40-foot tall, 14 foot x 48 foot off-premise advertising (billboard) sign on the site, subject to a two-year review. The Planning Commission and staff recommended approval.

08/07/02 The City Council approved a two-year review on an approved Special Use Permit [U-0023-95(2)] for one 40-foot tall, 14 foot x 48 foot off-premise advertising (billboard) sign on the site, subject to a two-year review. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

A pre-application meeting is not required for this application.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.85

B) Existing Land Use

Subject Property: Bank
North: Offices
South: Shops
East: Shops
West: Offices

C) Planned Land Use

Subject Property: LI/R (Light Industrial)
North: LI/R (Light Industrial)
South: LI/R (Light Industrial)
East: LI/R (Light Industrial)
West: Clark County

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
M (Industrial)
East: M (Industrial)
West: Clark County

E) General Plan Compliance

a. Southeast General Plan

This site is designated SC (Service Commercial) on the Southeast Sector Map of the General Plan. The existing C-1 (Limited Commercial) Zoning is in conformance with the SC (Service Commercial) land use designation General Plan.

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

There are no Special Area Plans, Study areas, or Overlay Districts associated with this site.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

- 1) Any Special Use Permit within 500'

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

- 1) The Department of Public Works had no comments.
- 2) The Metropolitan Police Department found no significant enforcement issues.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

- A1) Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise signs in the right-of-way	Sign is not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in C-1 Zoning District	Y
Off-premise sign area (max.)	672 SF	672 SF	Y
Separation distance from other off-premise sign (min.)	300 Feet	Closest sign is approx. 470 Feet away.	Y
Separation distance from "U" or "R" zoning district	300 Feet	Greater than 300 Feet	Y
Off-premise sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet	Y
Setbacks (min.)	50 Feet from nearest ROW intersection	Approx. 190 feet	Y

RQR-4664 - Staff Report Page Four
August 26, 2004 - Planning Commission Meeting

The off-premise advertising (billboard) sign is in conformance with separation, size, and location standards of Title 19.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned C-1 (Limited Commercial), and an off-premise advertising (billboard) sign is a permitted use within the C-1 (Limited Commercial) zone subject to a Special Use Permit.

- Use

The continued off-premise sign use on the subject site is appropriate, in that the surrounding area has not changed substantially in the past two years. Therefore, continuation of the billboard use will be appropriate for the next two years.

- Conditions of U-0023-95

The conditions of the original request are:

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

b. Sign Condition

On 04/29/04 a site inspection of the subject property found that the off-premise advertising (billboard) sign was properly maintained and kept clear of graffiti. However, the photos taken of the site indicate the existence of two advertisements per sign face. A condition has been placed limiting advertisements to one per sign face.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

Title 19.14.010 allows the removal of an off-premise advertising (billboard) sign if conditions in the surrounding area have changed such that the off-premise advertising (billboard) sign no longer meets the standards for approval of a Special Use Permit. The area immediately surrounding the subject site has not changed substantially since the last three-year review of the Special Use Permit allowing the off-premise advertising (billboard) sign.

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

There are no physical constraints to the location of the use on the subject site.

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 off-premise advertising (billboard) sign is located on a lot at the northeast corner of Valley View Boulevard and Regulus Avenue, both existing fully developed streets.

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."**

RQR-4664 - Staff Report Page Six
August 26, 2004 - Planning Commission Meeting

The off-premise sign will be subject to regular inspection and will not compromise the public health, safety or welfare.

NOTICES MAILED 39

APPROVALS 0

PROTESTS 0

SRS



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-4664** APN: **162-08-410-018**

Name of Property Owner: **Nevada Commerce Bank**

Name of Applicant: _____

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

_____ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

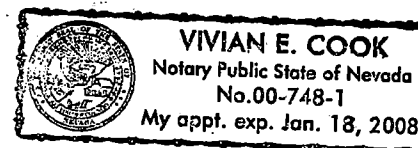
Signature of Property Owner/Authorized Agent: *Kate Elsea*

Print Name: **Kate Elsea, Vice President/Chief Financial Officer**

Subscribed and sworn before me

This 3rd day of June, 2004

Vivian E. Cook
Notary Public in and for said County and State





48'

14'

3'

40'

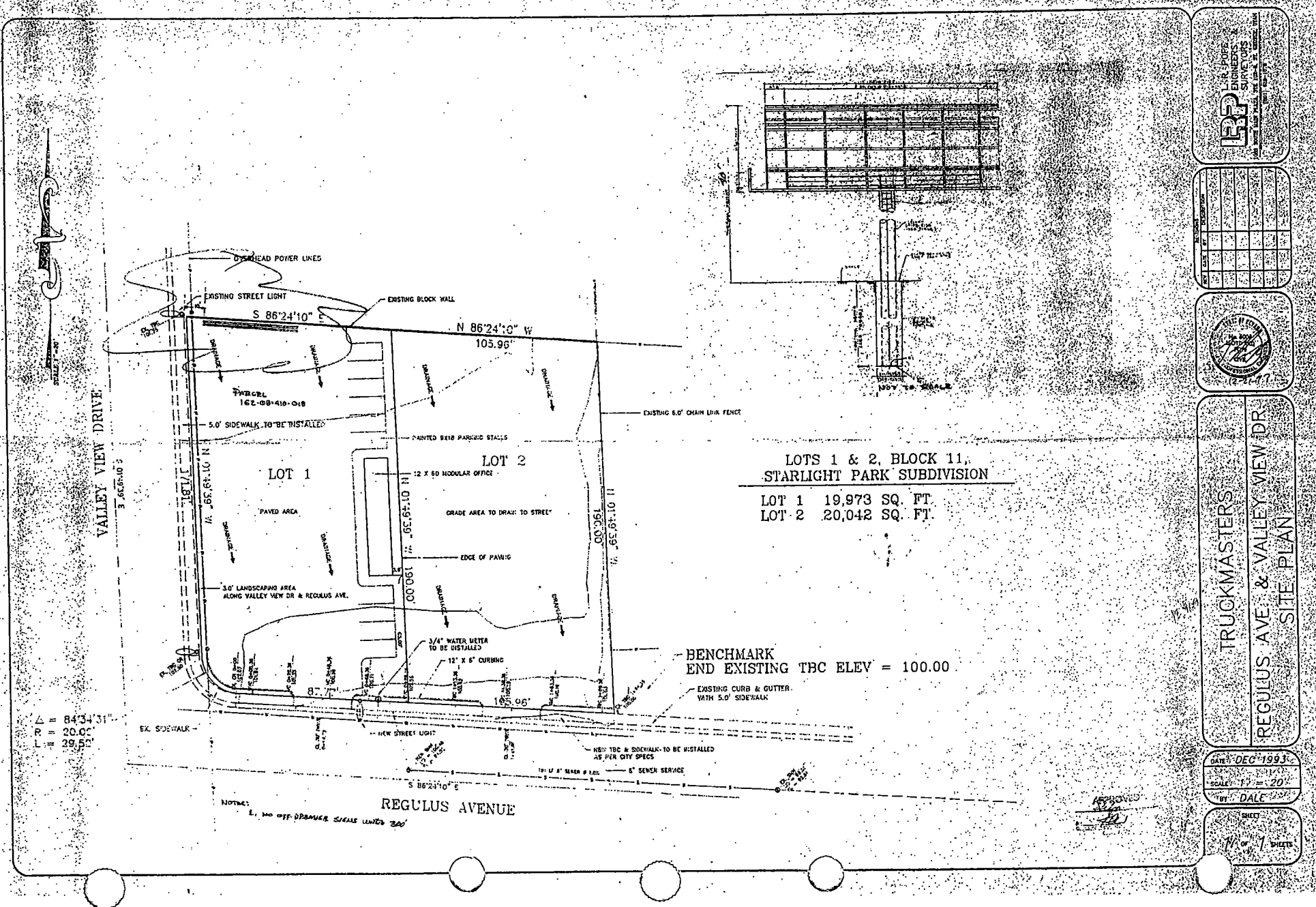
33'

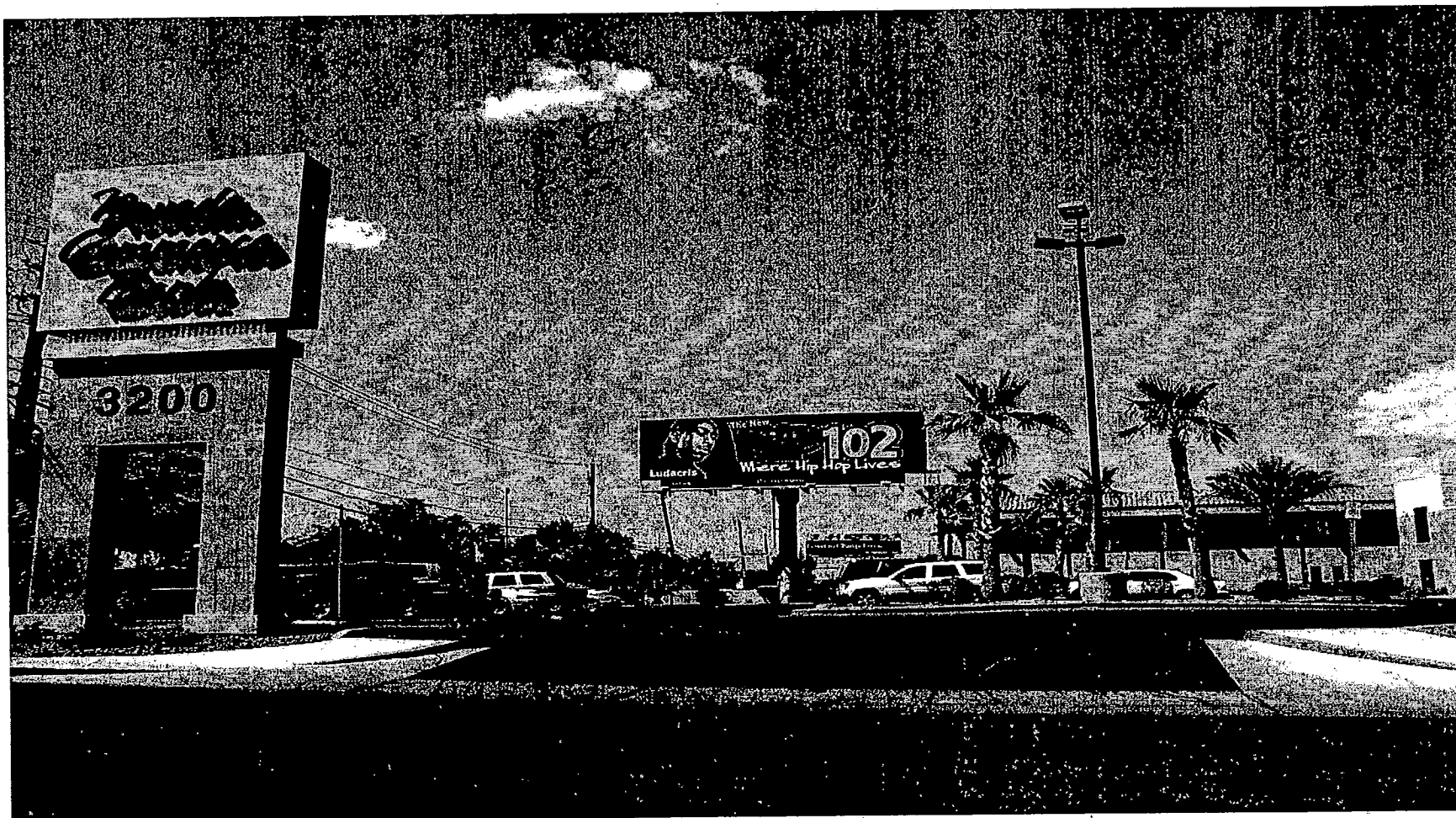
FRONT ELEVATION

RQR-4664
8/26/04 PC

NOT TO SCALE

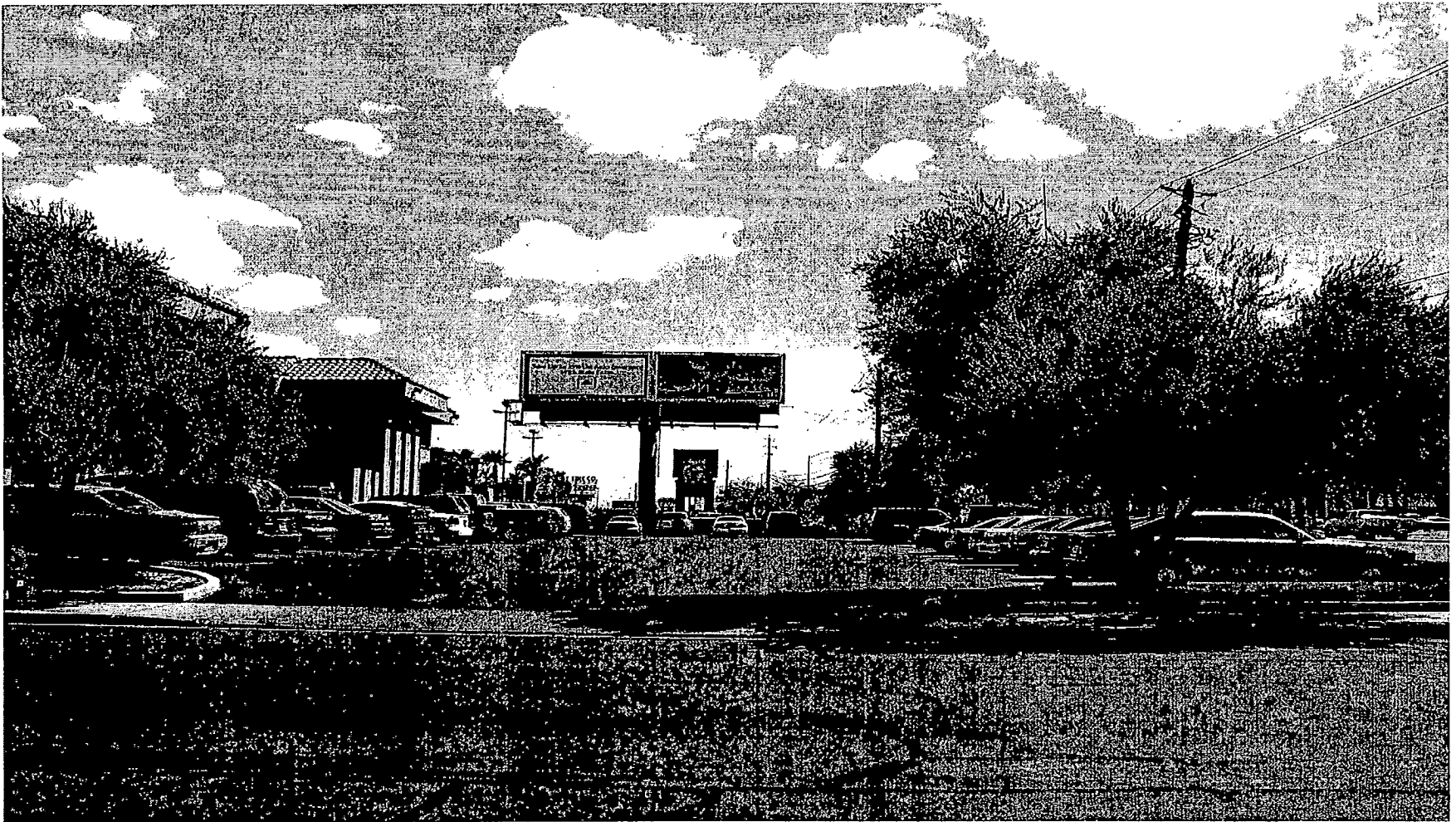
RQR-4664
8/26/04 PC





REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-4664 - APPLICANT: CLEAR CHANNEL
OUTDOOR - OWNER: NEVADA COMMERCE BANK
3200 VALLEY VIEW BOULEVARD
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04



REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-4664 - APPLICANT: CLEAR CHANNEL
OUTDOOR - OWNER: NEVADA COMMERCE BANK
3200 VALLEY VIEW BOULEVARD
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-4811 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL - Request for a Special Use Permit FOR A 40 FOOT HIGH, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3311 Meade Avenue (APN 162-08-303-004), M (Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 10/06/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571] – Motion carried with DAVENPORT abstaining on Item 13 [SDR-4835] as the owner of the property is Robert O’Neil

To be heard by the City Council on 10/06/2004

MINUTES:

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

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 9 – SUP-4811

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 7 [SDR-4740] and Item 12 [SDR-4827] be removed from One Motion/One Vote, as there were some conditions that needed clarification. Regarding Item 13 [SDR-4811], the applicant has agreed to all of the amended conditions, with the exception of the one regarding the overstreet pedestrian passageways. Staff agreed to deleting this condition and requested that this item remain as part of the One Motion/One Vote items.

COMMISSIONER STEINMAN requested Item 8 [RQR-4664] and Item 14 [SDR-4841] be pulled from One Motion/One Vote so a discussion could take place.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571].

(6:33 – 6:37)
1-948

CONDITIONS:

Planning and Development

1. The off-premise advertising sign (billboard) supporting structure shall have finish materials that complement the existing on-site building.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Special Use Permit shall be reviewed in five (5) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 9 – SUP-4811

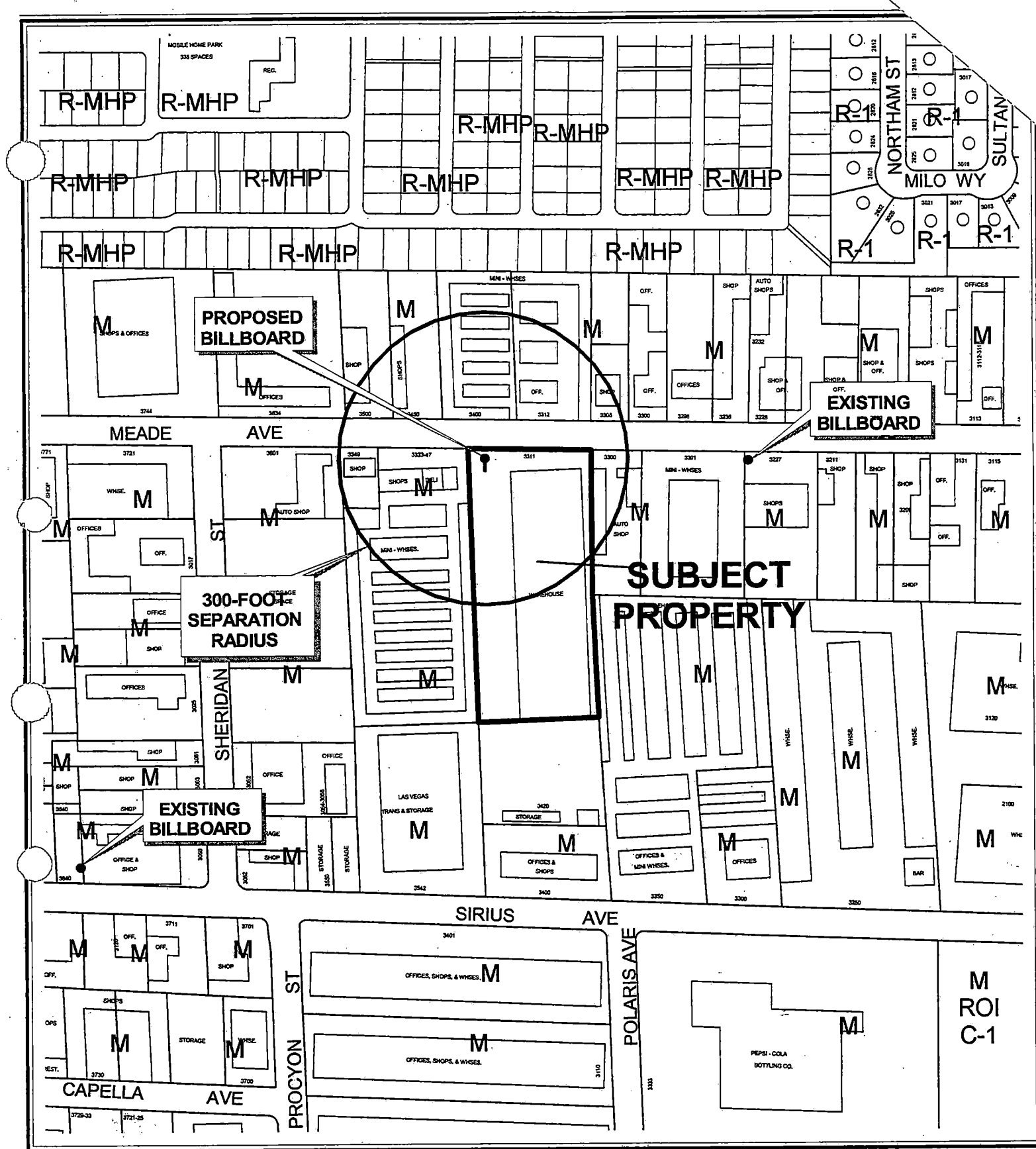
CONDITIONS – Continued:

5. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. Only one advertising sign is permitted per sign face.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



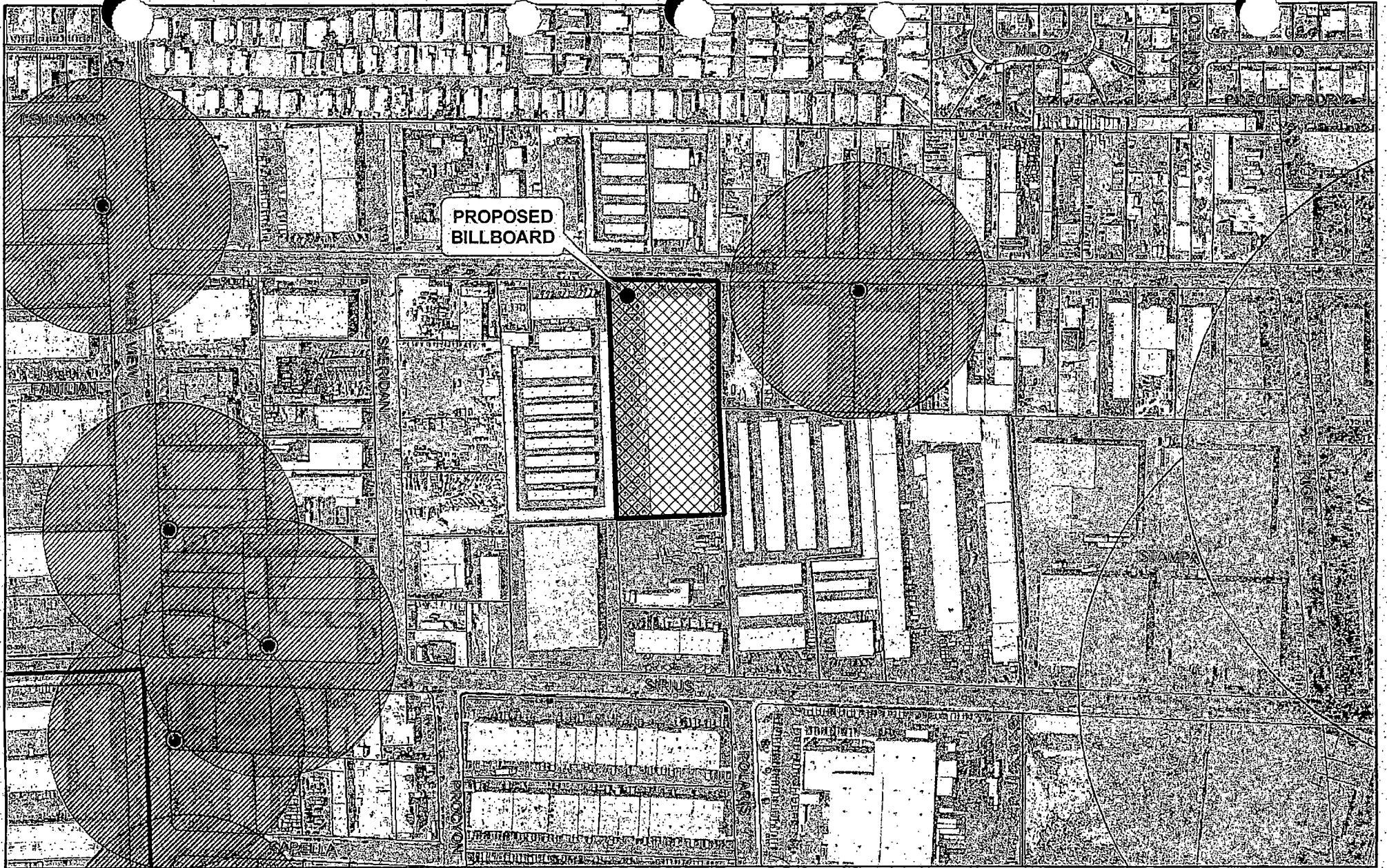


CASE: SUP-4811

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)





SUP-4811

City of Las Vegas Billboard Data

- | | | |
|--|--|---|
|  Subject Parcel |  300 Foot Buffer Around Billboard |  Outside City Boundary |
|  City of Las Vegas Billboard Location |  750 Foot Buffer Around Freeway Billboard |  Off Premise Sign Exclusion Area |
|  Clark County Billboard Location | |  Exempt - Off Premise Area Sign Area |



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4811 - APPLICANT: LAS VEGAS BILLBOARDS -

OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The off-premise advertising sign (billboard) supporting structure shall have finish materials that complement the existing on-site building.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Special Use Permit shall be reviewed in five (5) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.
5. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. Only one advertising sign is permitted per sign face.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Special Use Permit for a 40-foot high, 12-foot x 24-foot off-premise advertising (billboard) sign at 3311 Meade Avenue.

B) Applicant's Justification

The applicant justifies the requested Special Use Permit application by stating that the use is appropriate and would not be out of context with the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

There is no previous case material associated with the subject parcel.

B) Pre-Application Meeting

- 06/29/04 A pre-application conference was held and resulted in the following:
1. Special Use Permit submittal requirements discussed.
 2. Special Use Permit conditions for billboards were discussed.
 3. Sign's orientation determined to be towards Meade Avenue.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.23

B) Existing Land Use

Subject Property: Industrial Warehouse
North: Mini-Warehouses
 Industrial Office Building
South: Office/Shops
 Storage

SUP-4811 - Staff Report Page Two
August 26, 2004 - Planning Commission Meeting

East: Auto Shops
Warehouses
West: Mini-Warehouses
Commercial Kitchen

C) Planned Land Use

Subject Property: LI/R (Light Industry / Research)
North: LI/R (Light Industry / Research)
South: LI/R (Light Industry / Research)
East: LI/R (Light Industry / Research)
West: LI/R (Light Industry / Research)

D) Existing Zoning

Subject Property: M (Industrial)
North: M (Industrial)
South: M (Industrial)
East: M (Industrial)
West: M (Industrial)

E) General Plan Compliance

The subject parcel is designated LI/R (Light Industry / Research) on the Southeast Sector Land Use Map of the General Plan. The current M (Industrial) zoning is in conformance with the General Plan. An off-premise advertisement (billboard) sign is a permissible use within an M (Industrial) zoning district by means of a Special Use Permit.

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

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise signs in the right-of-way	Sign is not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in a M Zoning District	Y
Off-premise sign area (max.)	672 SF	288 SF	Y
Separation distance from other off-premise sign (min.)	300 Feet	545+ Feet	Y
Separation distance from "U" or "R" zoning district	300 Feet	385+ Feet	Y
Off-premise sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet	Y
Setbacks (min.)	50 Feet from nearest ROW intersection	500+ feet	Y

The proposed off-premise advertisement (billboard) sign meets all of the requirements set forth by Title 19.14.100.

B) General Analysis and Discussion

- Zoning

The subject billboard is an allowed use within the M (Industrial) zoning district with approval of a Special Use Permit.

SUP-4811 - Staff Report Page Four
August 26, 2004 - Planning Commission Meeting

- Use

Title 19.14.100 (B) (2) states:

This application meets the technical requirements for distance separation between billboards and from residential properties. The Special Use Permit application will be conditioned so as to assure an aesthetic compatibility to the surrounding area.

- Conditions

In addition to the minimum distance separation conditions as listed under section A.a-1 of this report, Title 19.14.100(D) specifies the following additional provisions regarding off-premise advertising signs:

1. All structural elements of an off-premise sign to which the display panels are attached shall be screened from view. Display surface panels, which are removed for the purpose of changing the advertising message, shall be replaced within thirty days with display panels containing a new advertising message or uniformly painted blank panels.
2. All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.
3. For any off-premise sign that is proposed within six hundred sixty feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, a State of Nevada sign permit shall be obtained and a copy attached to the application prior to the issuance of a construction permit or sign certificate by the City.
4. No sign certificate shall be issued for an individual off-premise sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:
 - a. An accurate site plan of the lot, at the scale the Director requires;
 - b. The location of buildings, parking lots, driveways and landscaped areas on the lot;
 - c. An accurate indication of the location of all existing and proposed off-premise signs; and
 - d. Drawings that allow the computation of the area and the height of any off-premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.

5. The permittee or holder of a sign certificate shall notify the Director of any significant change in the characteristics of an off-premise sign, such as illumination, embellishment areas or moving parts, and provide any additional supplemental drawings as the Director may require.

A condition has been recommended requiring conformance to all minimum requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements, which includes the above conditions. Additional conditions have been recommended if this application to ensure the billboard and the property are properly maintained and the off-premise advertising sign (billboard) supporting structure uses finish materials to complement the existing on-site building.

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 off-premise advertisement (billboard) sign use can be conducted in a harmonious and compatible manner with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.

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

There are no physical constraints to the permissibility of the off-premise advertising (billboard) sign use on this site.

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 site has access from Meade Avenue, a 60-foot public right-of-way, which will be adequate in size to meet the requirements of the proposed use.

SUP-4811 - Staff Report Page Six
August 26, 2004 - Planning Commission Meeting

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.”**

If approved, the off-premise advertising (billboard) sign will be subject to regular inspection and will not compromise the public health, safety or welfare, as it will be subject to the provisions of the Sign Code and the Uniform Building Code.

NOTICES MAILED 47

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4811** APN: 162-08-303-004

Name of Property Owner: Schwartz, Milton

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: _____

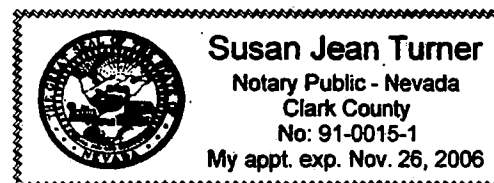
Signature of Property Owner/Authorized Agent: _____

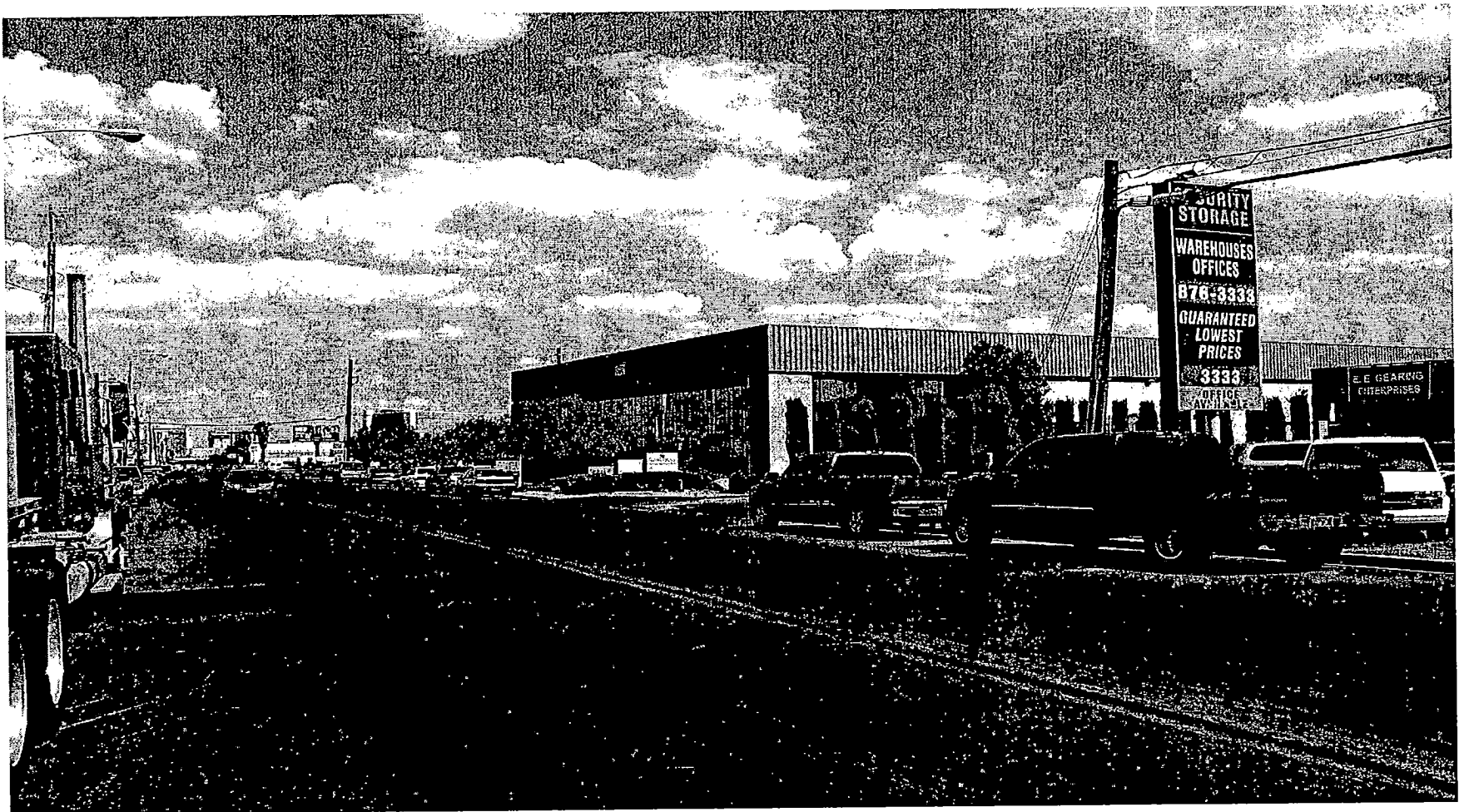
Print Name:

Subscribed and sworn before me

This 3rd day of June, 2007

Austin Jean Turner
Notary Public in and for said County and State





SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4811 - APPLICANT: LAS VEGAS BILLBOARDS -
OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL
3311 MEADE AVENUE
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-4812 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL - Request for a Special Use Permit FOR A 40 FOOT HIGH, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 10/06/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571] – Motion carried with DAVENPORT abstaining on Item 13 [SDR-4835] as the owner of the property is Robert O’Neil

To be heard by the City Council on 10/06/2004

MINUTES:

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

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 10 – SUP-4812

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 7 [SDR-4740] and Item 12 [SDR-4827] be removed from One Motion/One Vote, as there were some conditions that needed clarification. Regarding Item 13 [SDR-4811], the applicant has agreed to all of the amended conditions, with the exception of the one regarding the overstreet pedestrian passageways. Staff agreed to deleting this condition and requested that this item remain as part of the One Motion/One Vote items.

COMMISSIONER STEINMAN requested Item 8 [RQR-4664] and Item 14 [SDR-4841] be pulled from One Motion/One Vote so a discussion could take place.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571].

(6:33 – 6:37)

1-948

CONDITIONS:

Planning and Development

1. The off-premise advertising sign (billboard) supporting structure shall have finish materials that complement the existing on-site building.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Special Use Permit shall be reviewed in five (5) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.

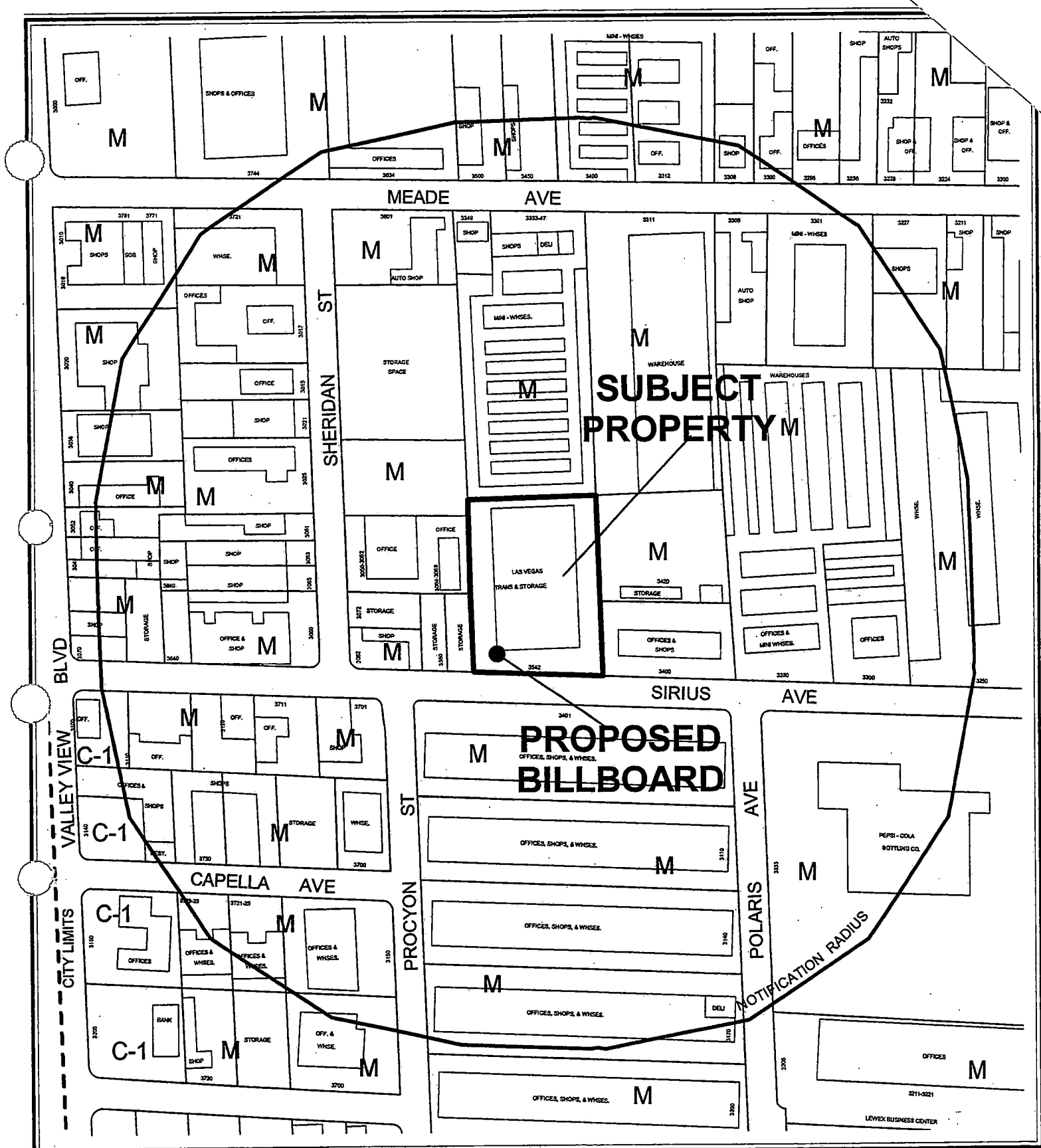
PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 10 – SUP-4812

CONDITIONS – Continued:

5. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. Only one advertising sign is permitted per sign face.
7. All City Code requirements and design standards of all City departments must be satisfied.

C
Public Works

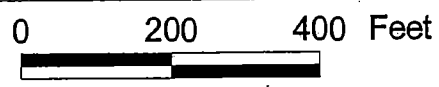
8. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.
- C

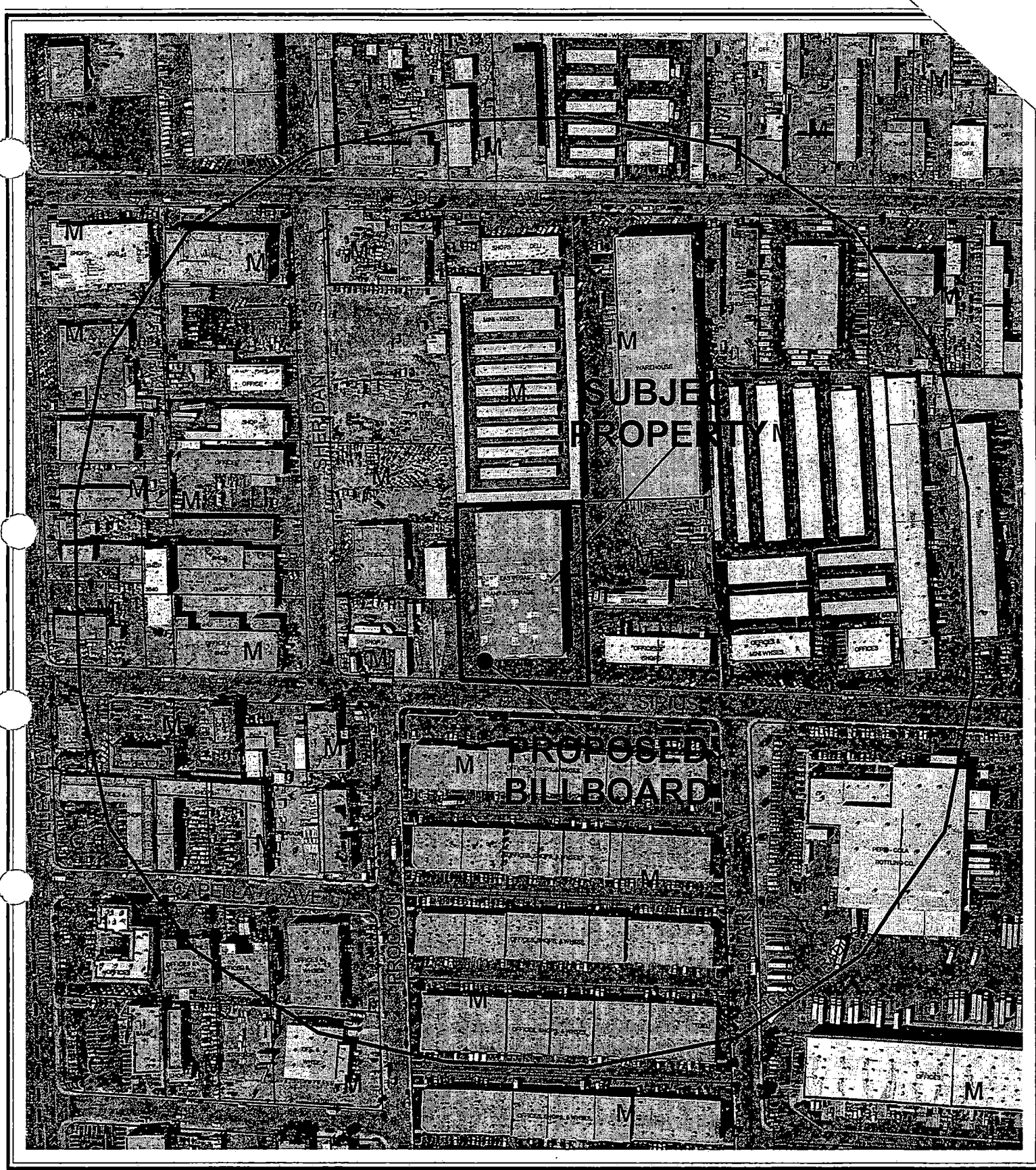


CASE: SUP-4812

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)





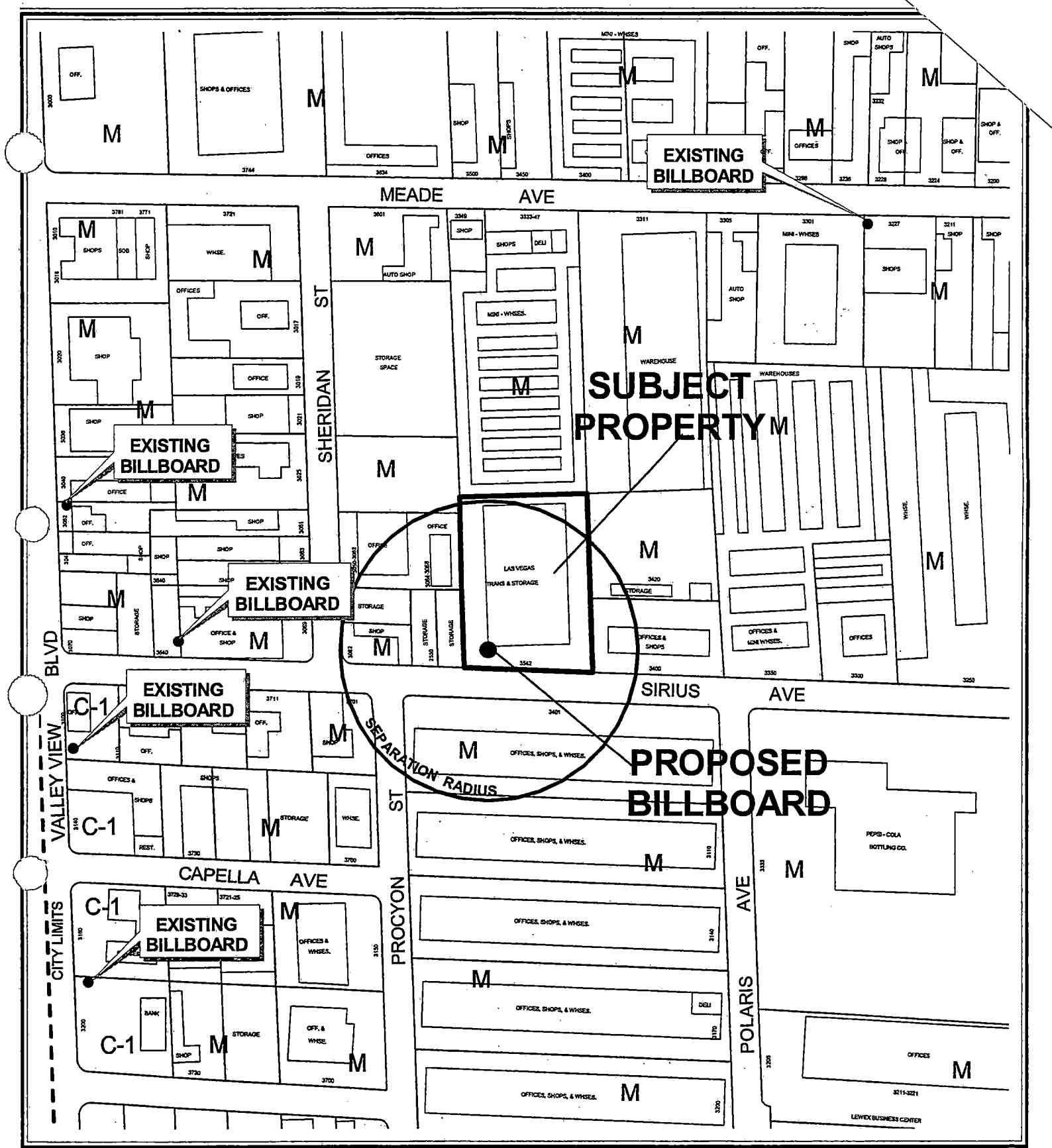
CASE: SUP-4812

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





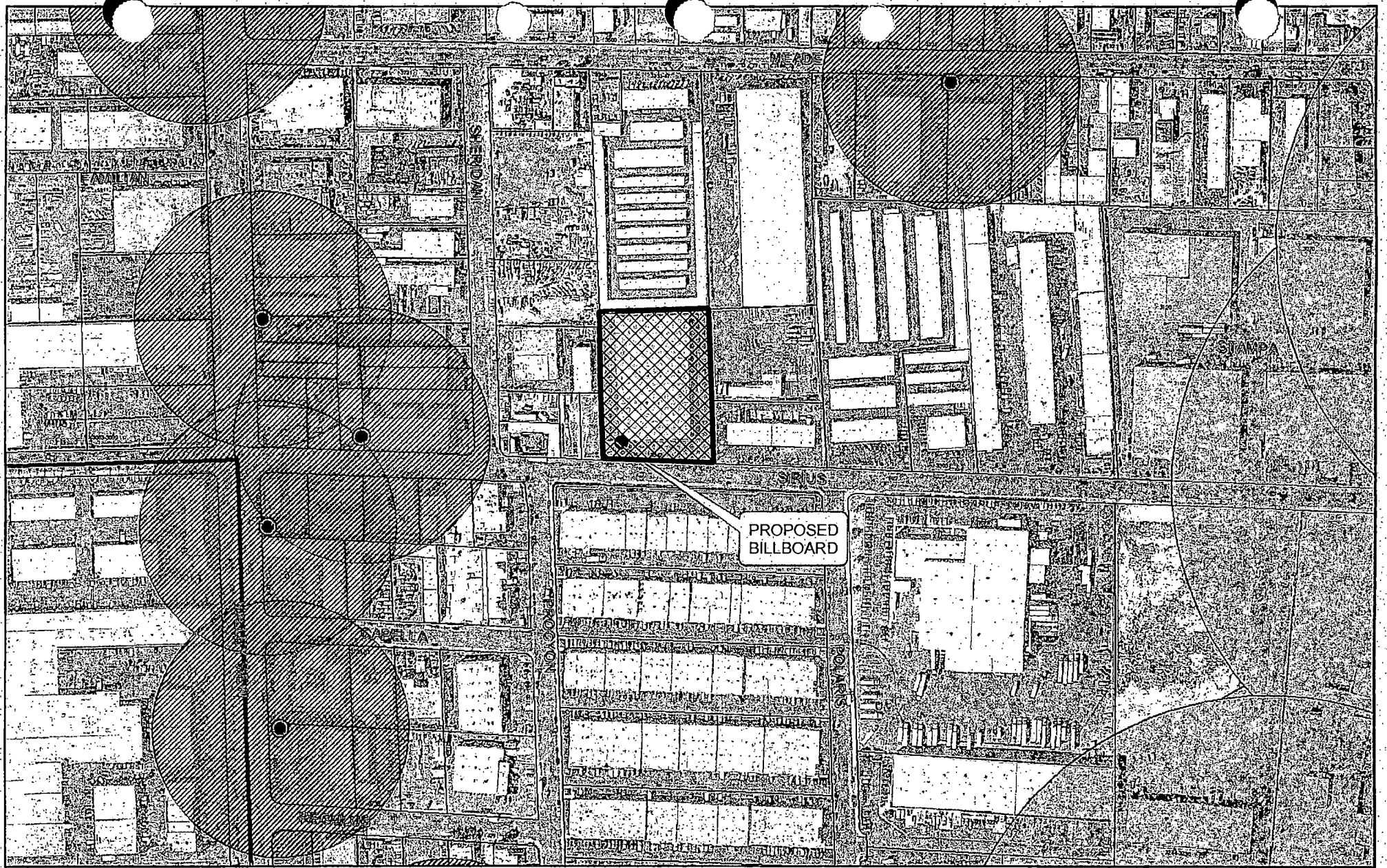
CASE: SUP-4812

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





SUP-4812

City of Las Vegas Billboard Data

- | | | |
|--------------------------------------|--|-------------------------------------|
| Subject Parcel | 300 Foot Buffer Around Billboard | Outside City Boundary |
| City of Las Vegas Billboard Location | 750 Foot Buffer Around Freeway Billboard | Off Premise Sign Exclusion Area |
| Clark County Billboard Location | | Exempt - Off Premise Area Sign Area |



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4812 - APPLICANT: LAS VEGAS BILLBOARDS -

OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The off-premise advertising sign (billboard) supporting structure shall have finish materials that complement the existing on-site building.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Special Use Permit shall be reviewed in five (5) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.
5. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. Only one advertising sign is permitted per sign face.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Special Use Permit for a 40-foot high, 12-foot x 24-foot off-premise advertising (billboard) sign at 3542 Sirius Avenue.

B) Applicant's Justification

The applicant justifies the requested Special Use Permit application by stating that the use is appropriate and would not be out of context with the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

There is no previous case material associated with the subject parcel.

B) Pre-Application Meeting

06/29/04 A pre-application conference was held and resulted in the following:
1. Special Use Permit submittal requirements discussed.
2. Special Use Permit conditions for billboards were discussed.
3. Sign's orientation determined to be towards Meade Avenue.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.09

B) Existing Land Use

Subject Property: Building Supply Warehouse
North: Mini-Warehouses
 Commercial Kitchen
South: Offices
 Shops
 Warehouses

SUP-4812 - Staff Report Page Two
August 26, 2004 - Planning Commission Meeting

East: Office/Shops
Storage
West: Office
Storage

C) Planned Land Use

Subject Property: LI/R (Light Industry / Research)
North: LI/R (Light Industry / Research)
South: LI/R (Light Industry / Research)
East: LI/R (Light Industry / Research)
West: LI/R (Light Industry / Research)

D) Existing Zoning

Subject Property: M (Industrial)
North: M (Industrial)
South: M (Industrial)
East: M (Industrial)
West: M (Industrial)

E) General Plan Compliance

The subject parcel is designated LI/R (Light Industry / Research) on the Southeast Sector Land Use Map of the General Plan. The current M (Industrial) zoning is in conformance with the General Plan. An off-premise advertisement (billboard) sign is a permissible use within an M (Industrial) zoning district by means of a Special Use Permit.

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

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise signs in the right-of-way	Sign is not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in a M Zoning District	Y
Off-premise sign area (max.)	672 SF	288 SF	Y
Separation distance from other off-premise sign (min.)	300 Feet	610+ Feet	Y
Separation distance from "U" or "R" zoning district	300 Feet	1,250+ Feet	Y
Off-premise sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet	Y
Setbacks (min.)	50 Feet from nearest ROW intersection	300+ feet	Y

The proposed off-premise advertisement (billboard) sign meets all of the requirements set forth by Title 19.14.100.

B) General Analysis and Discussion

- Zoning

The subject billboard is an allowed use within the M (Industrial) zoning district with approval of a Special Use Permit.

SUP-4812 - Staff Report Page Four
August 26, 2004 - Planning Commission Meeting

- Use

This application meets the technical requirements for distance separation between billboards and from residential properties. The Special Use Permit application will be conditioned to assure an aesthetic compatibility to the surrounding area.

- Conditions

In addition to the minimum distance separation conditions as listed under section A.a-1 of this report, Title 19.14.100(D) specifies the following additional provisions regarding off-premise advertising signs:

1. All structural elements of an off-premise sign to which the display panels are attached shall be screened from view. Display surface panels, which are removed for the purpose of changing the advertising message, shall be replaced within thirty days with display panels containing a new advertising message or uniformly painted blank panels.
2. All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.
3. For any off-premise sign that is proposed within six hundred sixty feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, a State of Nevada sign permit shall be obtained and a copy attached to the application prior to the issuance of a construction permit or sign certificate by the City.
4. No sign certificate shall be issued for an individual off-premise sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:
 - a. An accurate site plan of the lot, at the scale the Director requires;
 - b. The location of buildings, parking lots, driveways and landscaped areas on the lot;
 - c. An accurate indication of the location of all existing and proposed off-premise signs; and
 - d. Drawings that allow the computation of the area and the height of any off-premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.
5. The permittee or holder of a sign certificate shall notify the Director of any significant change in the characteristics of an off-premise sign, such as illumination, embellishment areas or moving parts, and provide any additional supplemental drawings as the Director may require.

Conditions have been recommended requiring conformance to all minimum requirements under Title 19.14 for an Off-Premise Sign use and to ensure the billboard and property are properly maintained.

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 off-premise advertisement (billboard) sign use can be conducted in a harmonious and compatible manner with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.

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

There are no physical constraints to the permissibility of the off-premise advertising (billboard) sign use on this site.

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 site has access from Sirius Avenue, a 60-foot public right-of-way, which will be adequate in size to meet the requirements of the proposed use.

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

If approved, the off-premise advertising (billboard) sign will be subject to regular inspection and will not compromise the public health, safety or welfare, as it will be subject to the provisions of the Sign Code and the Uniform Building Code.

SUP-4812 - Staff Report Page Six
August 26, 2004 - Planning Commission Meeting

NOTICES MAILED 51

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4812** APN: 162-08-303-027

Name of Property Owner: Schwartz, Milton

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

Nc

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): _____

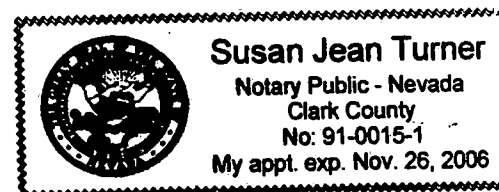
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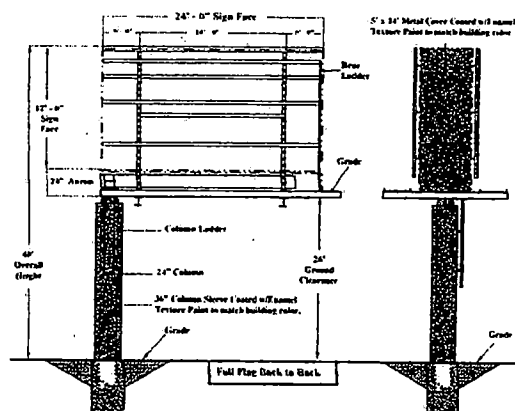
Signature of Property Owner/Authorized Agent: _____

Print Name: _____

Subscribed and sworn before me

This 3rd day of June, 2004
Susan Jean Turner
 Notary Public in and for said County and State





PROPERTY OWNER: MILTON SCHWARTZ FAMILY TRUST
2293 DUNVILLE ST.
LAS VEGAS, NV 89146-3149

PROPERTY ADDRESS: 3542 SIRIUS AVE.
LAS VEGAS, NV 89102

CONTACT: STEVE RANNEY @
LAS VEGAS BILLBOARDS
5665 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89118
837-7822

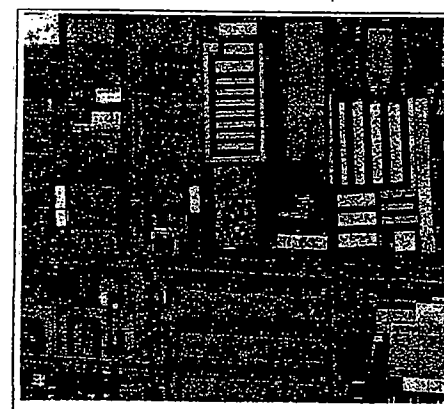
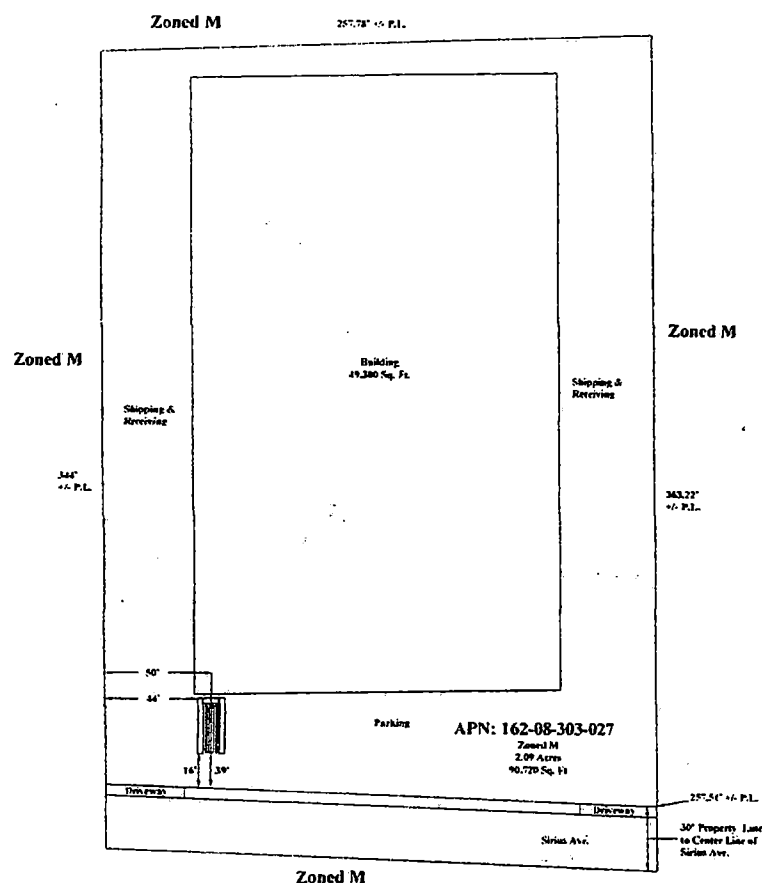
APN: 162-08-303-027
ZONED: M
12' X 24' FULL FLAG, BACK TO BACK
40' OVERALL HEIGHT
NO ADJACENT OFF-PREMISE SIGN WITHIN 300' RADIUS
NO R-E ZONE WITHIN 300'
SCALE 1" = 30'



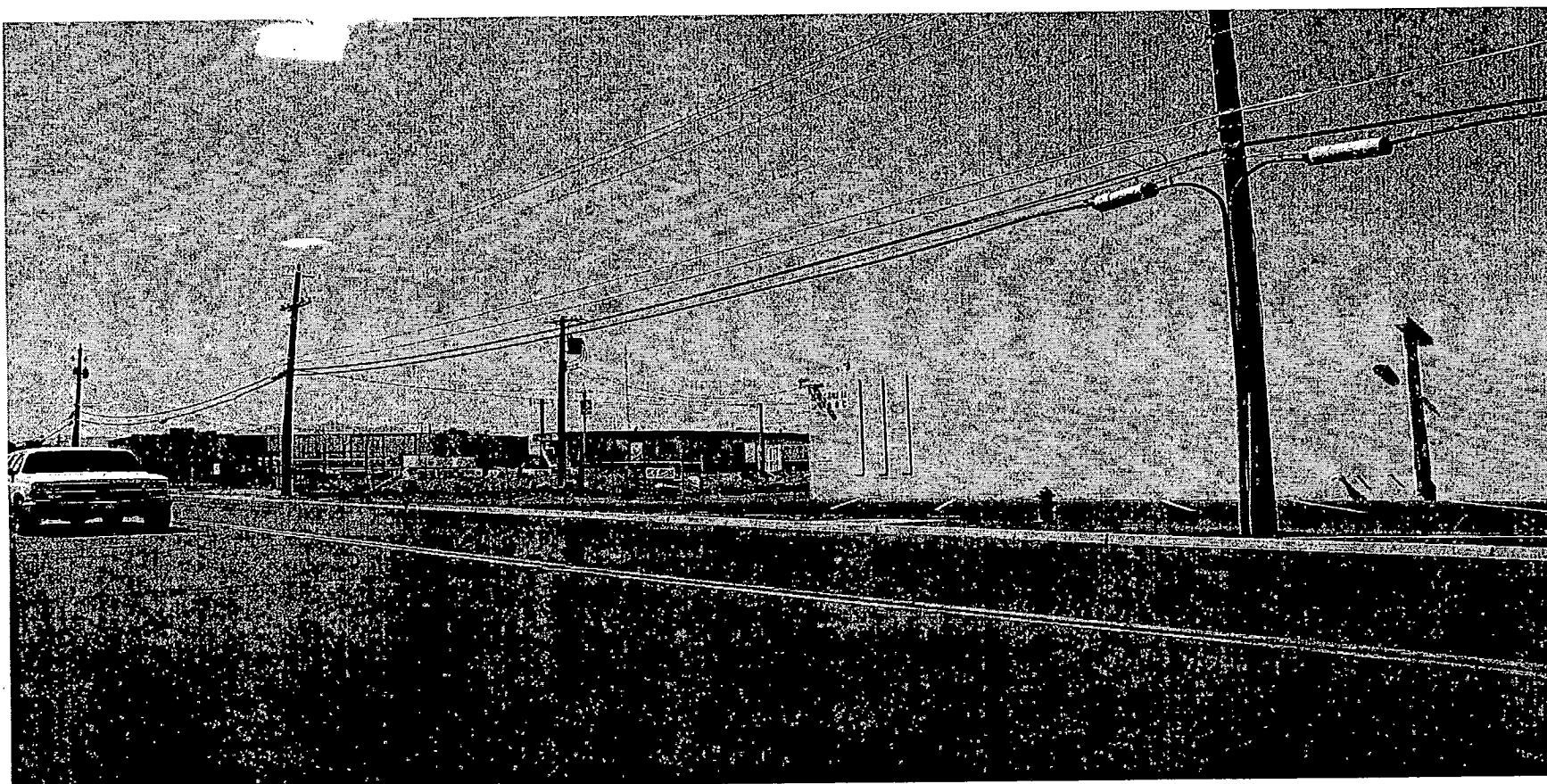
SIGN ANALYSIS TABLE

TYPE OF SIGN:	12' X 24' OFF-PREMISE SIGN
SIGN HEIGHT:	40' OVERALL HEIGHT
SIGN WIDTH:	24' OVERALL WIDTH
SIGN AREA:	288 SQUARE FT.
ILLUMINATION TYPE:	HALOGEN LIGHTING
ANIMATION:	NONE

LOCATION:
10' FRONT SETBACK FROM SIRIUS AVE. TO LEADING EDGE OF SIGN.
20' FRONT SETBACK FROM SIRIUS AVE. TO CENTER OF COLUMN.
40' SIDE SETBACK FROM WEST PROPERTY LINE TO LEADING EDGE OF COLUMN.
20' SIDE SETBACK FROM WEST PROPERTY LINE TO CENTER OF COLUMN.



SUP-4812
8/26/04 PC



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4812 - APPLICANT: LAS VEGAS BILLBOARDS -
OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL
3542 SIRIUS AVENUE
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-4823 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK on 13.00 acres adjacent to the west side of Cliff Shadows Parkway, approximately 660 feet south of Alexander Road (a portion of APN 137-12-101-008), C-V (Civic) Zone, Ward 4 (Brown).

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571] – **UNANIMOUS** with **DAVENPORT** abstaining on Item 13 [SDR-4835] as the owner of the property is Robert O'Neil

To be heard by the City Council on 10/06/2004

MINUTES:

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

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 11 – SDR-4823

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 7 [SDR-4740] and Item 12 [SDR-4827] be removed from One Motion/One Vote, as there were some conditions that needed clarification. Regarding Item 13 [SDR-4811], the applicant has agreed to all of the amended conditions, with the exception of the one regarding the overstreet pedestrian passageways. Staff agreed to deleting this condition and requested that this item remain as part of the One Motion/One Vote items.

COMMISSIONER STEINMAN requested Item 8 [RQR-4664] and Item 14 [SDR-4841] be pulled from One Motion/One Vote so a discussion could take place.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571].

(6:33 – 6:37)
1-948

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 August 11, 2004, except as amended by conditions herein.
3. The proposed trail through the site shall be constructed as an equestrian trail.
4. Conformance to all applicable Conditions of approval for Rezoning ZON-2603.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

Public Works

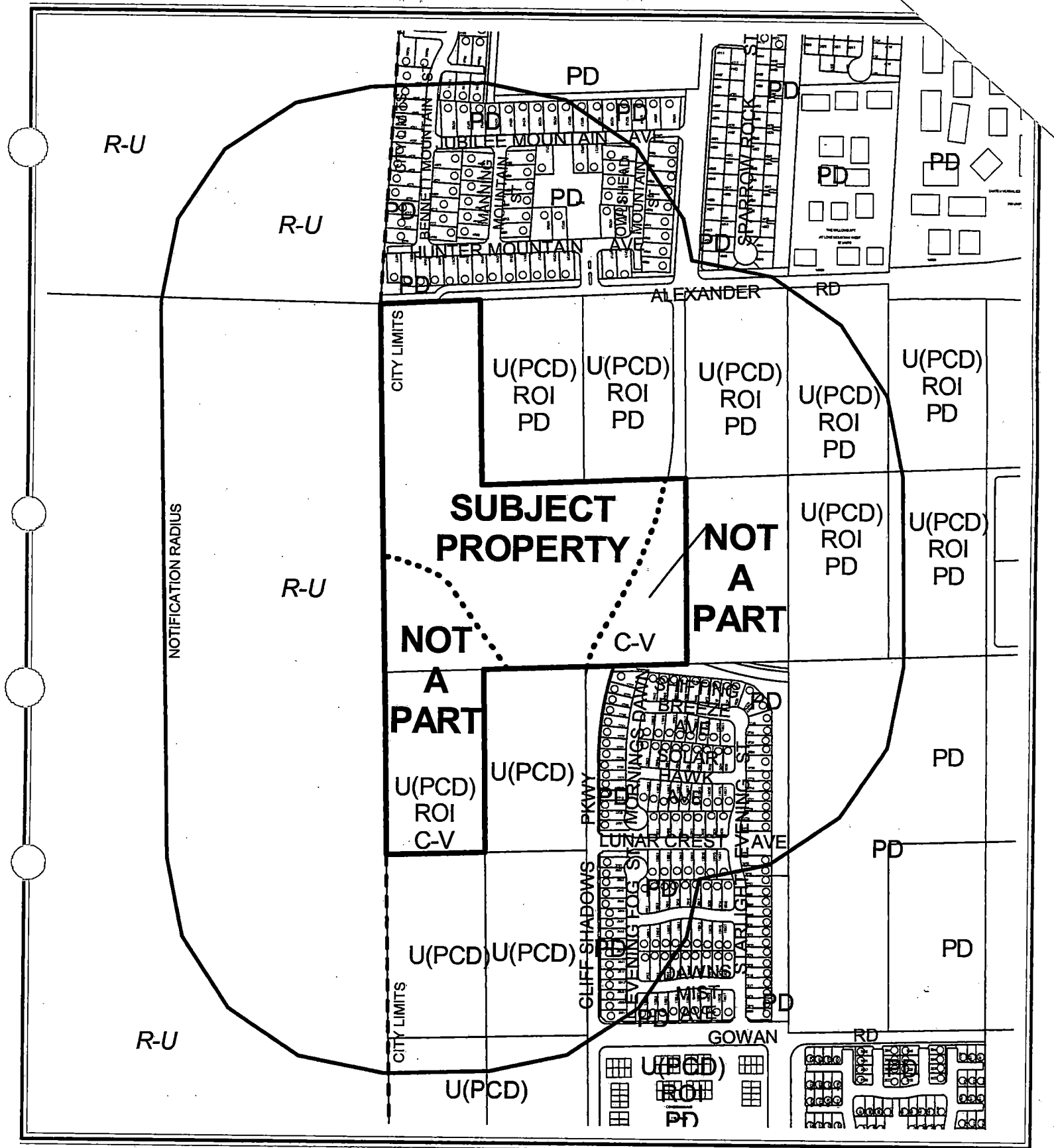
6. Construct half-street improvements including appropriate overpaving, if legally able on Cliff Shadows Parkway and Alexander Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 11 – SDR-4823

CONDITIONS – Continued:

shall be restored at its original location and to its original width concurrent with development of this site.

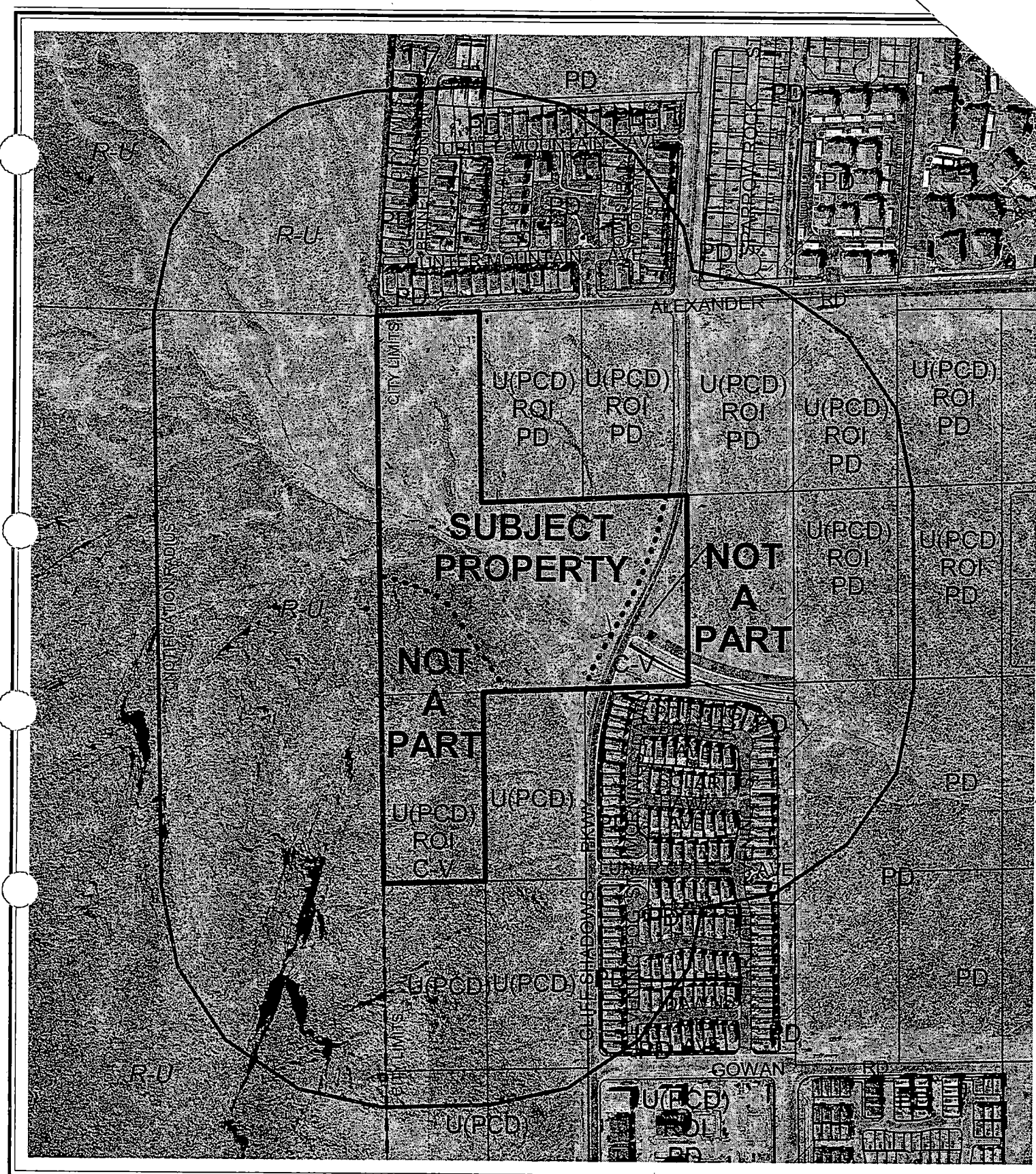
7. An update to the Lone Mountain West Master Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings.
8. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.



CASE: SDR-4823

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: SDR-4823

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4823 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped August 11, 2004, except as amended by conditions herein.
3. The proposed trail through the site shall be constructed as an equestrian trail.
4. Conformance to all applicable Conditions of approval for Rezoning ZON-2603.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

Public Works

6. Construct half-street improvements including appropriate overpaving, if legally able on Cliff Shadows Parkway and Alexander Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. An update to the Lone Mountain West Master Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division 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.
8. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for a Site Development Plan Review for a proposed City Park on 13.00 acres adjacent to the west side of Cliff Shadows Parkway, approximately 6660 feet south of Alexander Road.

B) *Applicant's Justification*

The justification letter indicates the City of Las Vegas proposes to construct a park and trail head at Gilmore Avenue and Cliff Shadows Parkway. The facility will include group and individual picnic areas, children's play areas, horse pits, restrooms and walking paths.

BACKGROUND INFORMATION

A) *Previous Actions*

08/20/03 The City Council approved a Rezoning (ZON-2603) to C-V (Civic) on this site as part of a larger request. The Planning Commission and staff recommended approval on July 24, 2003.

B) *Pre-Application Meeting*

06/23/04 The applicant was advised of the requirements of a Site Development Plan Review.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this request.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 20.00
Net Acres: 13.00

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped and Single Family Residences
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

This site is designated PCD (Planned Community Development) on the Centennial Hills Sector Map of the General Plan. The existing C-V (Civic) Zoning with a Lone Mountain West Plan designation of PROS (Park, Recreation, Open Space) is in conformance with the General Plan.

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

SDR-4823 - Staff Report Page Three
August 26, 2004 - Planning Commission Meeting

The subject site is located in Lone Mountain West Master Plan area and is designated as PROS (Park, Recreation, Open Space). This designation allows for the proposed City Park development on this site. Per the Lone Mountain West Trails Plan, an equestrian trail is required across this site to connect the trail to the south with the trailhead at the northwest corner of the site.

PROJECT DESCRIPTION

The submitted plans depict a group and individual picnic areas, children's play areas, horseshoe pits, restrooms and walking paths. A trail is shown on the plan that meanders through the site from the southeast corner of the park up to the northwest corner where a trailhead is proposed. The subject trail is not designated as an Equestrian Trail as required by the Trails Plan. One parking lot is shown towards the southeast portion of the site with access to Cliff Shadows Parkway. Another parking lot is shown towards the northwest portion of the site with access to Alexander Road. This parking lot has been designed with five large spaces to accommodate users with larger vehicles with horse trailers in order to provide access to the trailhead. The elevations of the restroom s building depict concrete block exteriors and metal roofs.

On August 11, 2004, the architect submitted revised plans that increased the size of the parking lot areas. Most notably, the parking lot at the northwest corner of the site was expanded to allow for spaces to accommodate larger vehicles with horse trailers, which will provide access to the existing trailhead.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for projects in the C-V (Civic) zoning district are established on a case-by-case basis.

A2) Residential Adjacency Standards

There are no structures proposed to residential properties, therefore the Residential Adjacency Standards do not apply.

A3) Parking and Traffic Standards

There is no minimum parking requirements established by Title 19.10 for a park development.

B) General Analysis and Discussion

- Zoning

The proposed City Park is an allowed use in the C-V (Civic) zoning district.

- Site Plan

The proposed site plan depicts an appropriate layout for a park. A condition has been added requiring the proposed trail through the site to be an equestrian trail as required by the Lone Mountain West Trials Plan.

- Elevation

The proposed elevations for the structures within the proposed park are appropriate for a development of this type.

FINDINGS

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

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

The proposed development meets the minimum code requirements and proposes a use that can be conducted in a manner that are harmonious and compatible with the surrounding land uses.

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

The proposed development is in conformance with the standards set forth in Title 19 and the Lone Mountain West Standards for park developments with the exception of the required equestrian trail. A condition has been added requiring the equestrian trail to be provided.

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

Access is provided via one driveway from Cliff Shadows Parkway, an 80 foot wide secondary arterial and one driveway from Alexander Road, a 60 foot wide collector street. The street facilities are adequate in size to meet the requirements of the proposed use.

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

The proposed building and landscaping materials will be appropriate for a commercial development of this type.

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 for the structures within the proposed park are appropriate for a development of this type.

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

The proposed development will be subject to inspections for Certificate of Occupancy and for Emergency Preparedness, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 444

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: CITY OF LAS VEGAS

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

X 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: Dana Frank

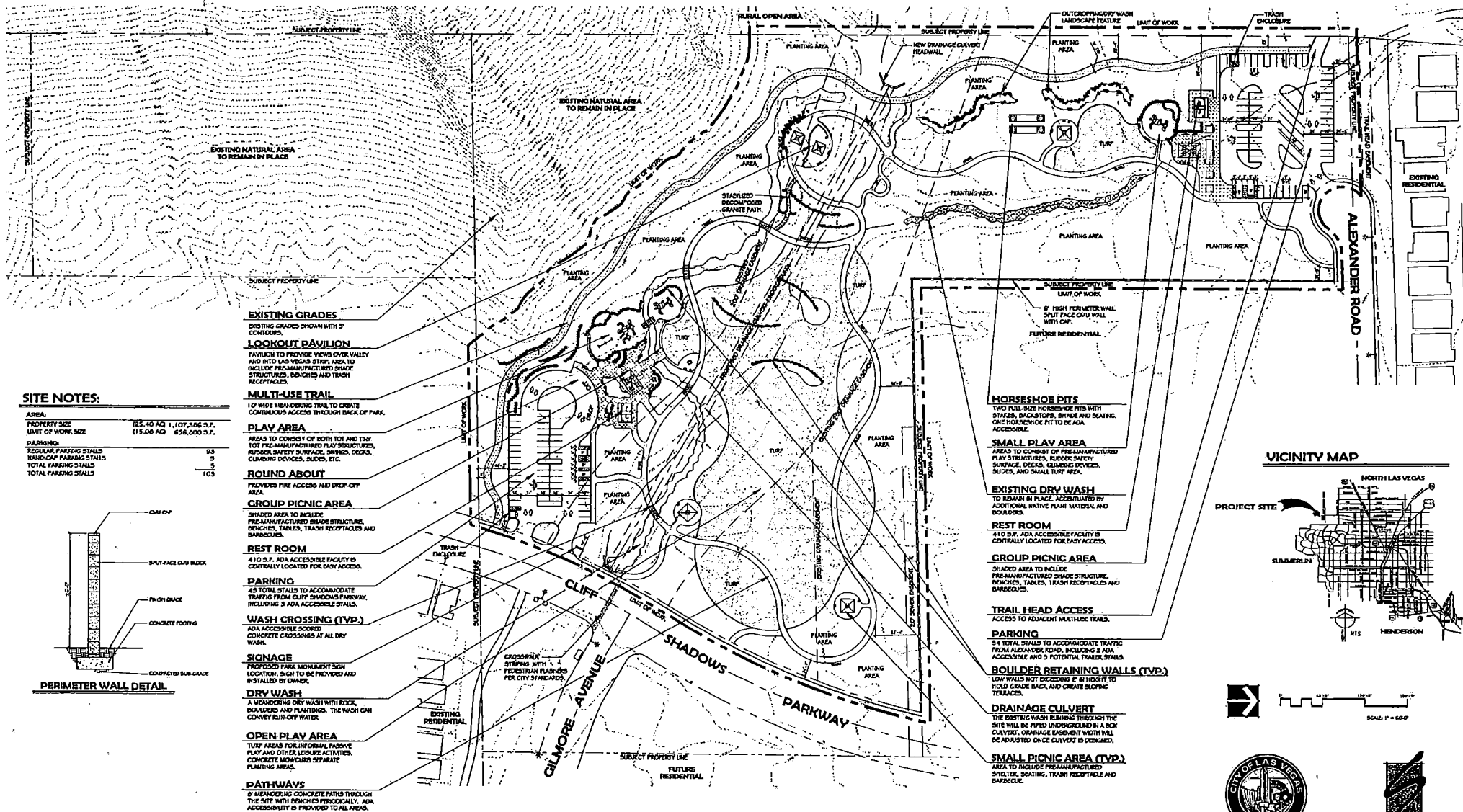
Print Name: David Roark

Subscribed and sworn before me

This 28th day of June, 2004

Jill Malone
Notary Public in and for said County and State





GILMORE CLIFF SHADOWS PARK & TRAIL HEAD

PRELIMINARY SITE PLAN

RECEIVED
AUG 11 2004

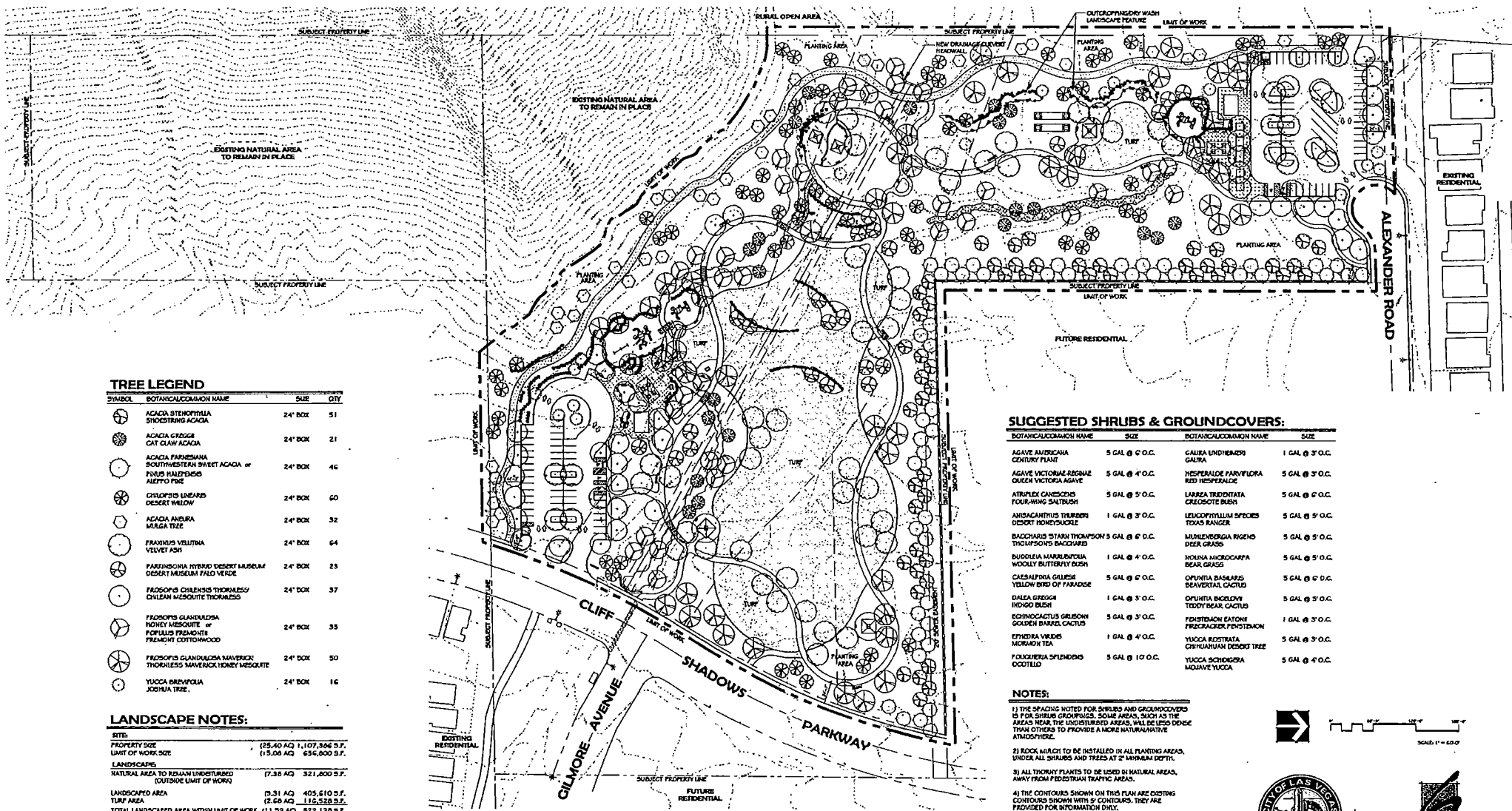
REVISED
8.11.04

SDR-4823
8/26/04 PC



DATE: 07.26.04 (prelim)

Chris McLeod, Design, 8.11.04
Las Vegas, NV 89103
703.897.3000



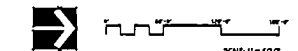
GILMORE CLIFF SHADOWS PARK & TRAIL HEAD

PRELIMINARY LANDSCAPE PLAN

RECEIVED
AUG 11 2004

REVISED
8.11.04

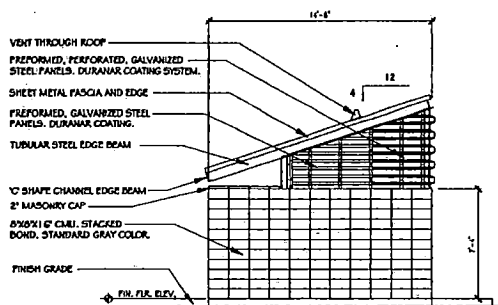
SDR-4823
8/26/04 PC



DEPARTMENT OF PUBLIC WORKS
ENGINEERING/INTEGRATION
OFFICE OF ARCHITECTURAL
SERVICES

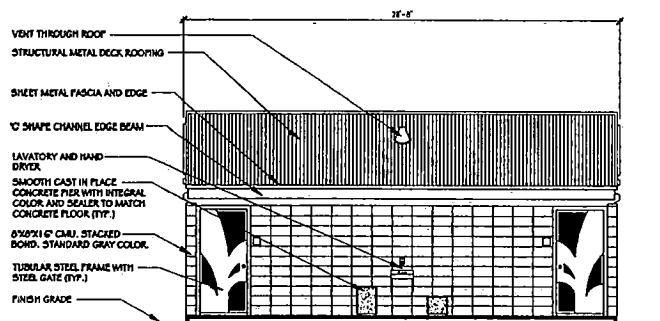


6385 McLeod Drive, Suite 5
Las Vegas, NV 89120
702.877.8800



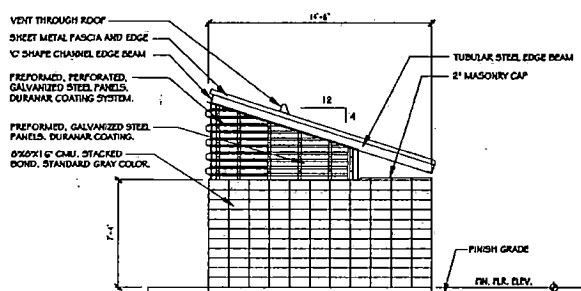
A SIDE 1 ELEVATION

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



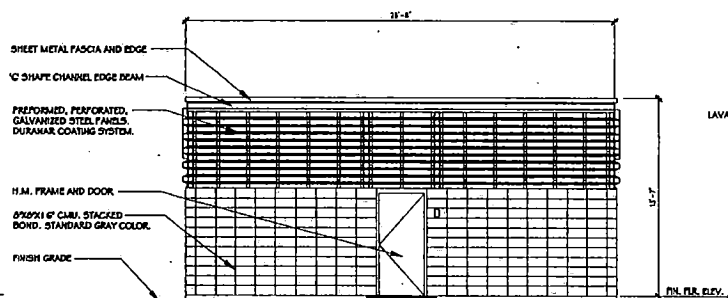
B FRONT ELEVATION

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



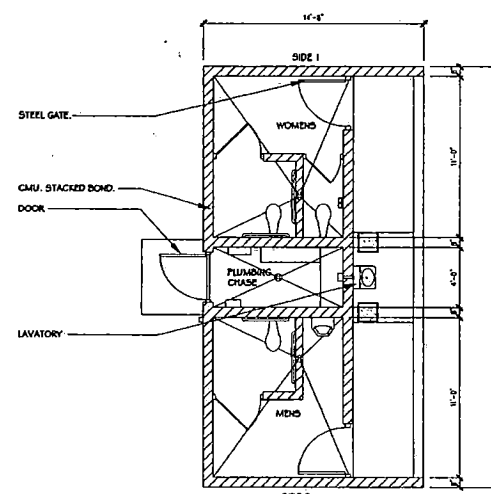
C SIDE 2 ELEVATION

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



D BACK ELEVATION

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



E FLOOR PLAN

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

EXTERIOR FINISH SCHEDULE

MATERIAL	FINISH
CONCRETE	INTEGRAL COLORED CONCRETE AND CONCRETE SEALER, INTEGRAL COLORED CONCRETE AND CONCRETE SEALER, SCOFFED COLOR, ADOBE TAN.
CMU BLOCK	STANDARD GRAY, PAINTED, COLOR: ICI #00YY 35/1 60 TANTALIZING TAN.
DOOR AND FRAME	PAINT, COLOR: ICI #00YY 35/1 60 TANTALIZING TAN.
SHEET METAL FASCIA, EDGING & 10 DRAIN	PAINT, COLOR: ICI #00YY 20/1 05 MUTTY BROWN.
STEEL GATED AND FRAME	PAINT, COLOR: ICI #00YY 20/1 05 MUTTY BROWN.
STEEL PANELS	PAINT, COLOR: ICI #10YY 46/1 54 FORTRESSO STONE.

GILMORE CLIFF SHADOWS PARK & TRAIL HEAD

RESTROOM BUILDING



DEPARTMENT OF PUBLIC WORKS
ENGINEERING INTEGRATION
OFFICE OF ARCHITECTURAL
SERVICES



SOUTHWICK
LANDSCAPE
ARCHITECTS

DATE: 07/26/04

6862 Midland Drive, Suite 1
Las Vegas, NV 89121
703 1st

SDR-4823
8/26/04 PC



SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4823 - APPLICANT/OWNER: CITY OF
LAS VEGAS
WEST SIDE OF CLIFF SHADOWS PARKWAY, APPROXIMATELY 660 FEET SOUTH OF ALEXANDER ROAD
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-4827 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: THE RANDALL COMPANY - OWNER: FORT APACHE/CHEYENNE
HOLDINGS, LLC - Request for a Site Development Plan Review FOR A 18,720 SQUARE
FOOT OFFICE DEVELOPMENT AND FOR A WAIVER OF FOUNDATION
LANDSCAPING OF THE COMMERCIAL DEVELOPMENT STANDARDS on 1.75 acres
adjacent to the west side of Fort Apache Road approximately 430 feet north of Cheyenne Avenue
(APN 138-07-801-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under
Resolution of Intent to O (Office), Ward 4 (Brown).

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions and amending the following conditions:

3. All development shall be in conformance with the site plan, landscape plan and building elevations *presented to the Planning Commission at the August 26, 2004 meeting.*
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect parking lot landscape finger islands and the provision of the minimum required 24-inch box trees with four 5-gallon and four 1-gallon shrubs within the fingers.

– UNANIMOUS

To be heard by the City Council on 10/06/2004

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 12 – SDR-4827

MOTION – Continued:

NOTE: Chairman Truesdell stated that JMA Architecture Studios is doing limited consulting for his company, but no discussions have taken place regarding this item. He felt there was not any conflict, so he would vote on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the public hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this application meets the standards of the Code, with the exception of the foundation landscaping requirements. Staff questioned why the six-foot standard around the building could not be met.

SCOTT BROWN, JMA Architecture Studios, 10150 Covington Cross, appeared on behalf of the applicants, Pedro Latch and Steve Randall. MR. BROWN concurred with staff's recommendations, with the exception of the foundation landscaping requirements. Using the overhead, he gave a brief overview of the proposed project. He pointed out that one of the goals was to be sensitive to the residents, so the proposed office buildings on this property are smaller office buildings. A neighborhood meeting was held two weeks ago, and the residents were pleased with the aesthetics and landscaping on the project. MR. BROWN then requested that the Waiver on the foundation landscaping requirements be approved.

MR. CLAPSADDLE confirmed with MR. BROWN that the Site Plan at the meeting was different than what was originally submitted, and it also reflected additional landscaping. MR. CLAPSADDLE informed COMMISSIONER STEINMAN that a Waiver would still be required for foundational landscaping on the side of the building. Staff did not object to the revised Site Plan but requested that the applicant submit the revised Site Plan prior to City Council. COMMISSIONER STEINMAN stated the revised Site Plan looks much better than the original. In response to COMMISSIONER STEINMAN'S question regarding a resident's view of the carport and the height of the rear block wall. MR. BROWN guaranteed that the residents would not see the carport. The residents agreed to having an 8-foot tall carport with an added course of block to increase the height of the block wall and to alleviate a view of the carport. MR. BROWN also agreed that the block wall would be upgraded, as COMMISSIONER STEINMAN felt that it was unattractive. MR. BROWN stated that the Site Plan would be submitted to staff the very next day. COMMISSIONER EVANS expressed that it is incumbent on the applicant to ensure that staff receives pertinent information prior to the public meetings, as the Commission relies on staff to access the proposed projects and make recommendations to the Commission. MR. BROWN concurred.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the public hearing closed.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 12 – SDR-4827

MINUTES – Continued:

(6:52 – 7:01)

1-1642

CONDITIONS:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. 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 July 13, 2004 except as amended by conditions herein.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect parking lot landscape finger islands and the provision of the minimum required 24-inch box trees with four 5-gallon and four 1-gallon shrubs within the fingers. Foundation landscaping shall be provided in conformance to Code standards.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems will be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened from the view of abutting streets.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building, including the bank teller and ATM drive-through. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. 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.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 12 – SDR-4827

CONDITIONS – Continued:

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

Public Works

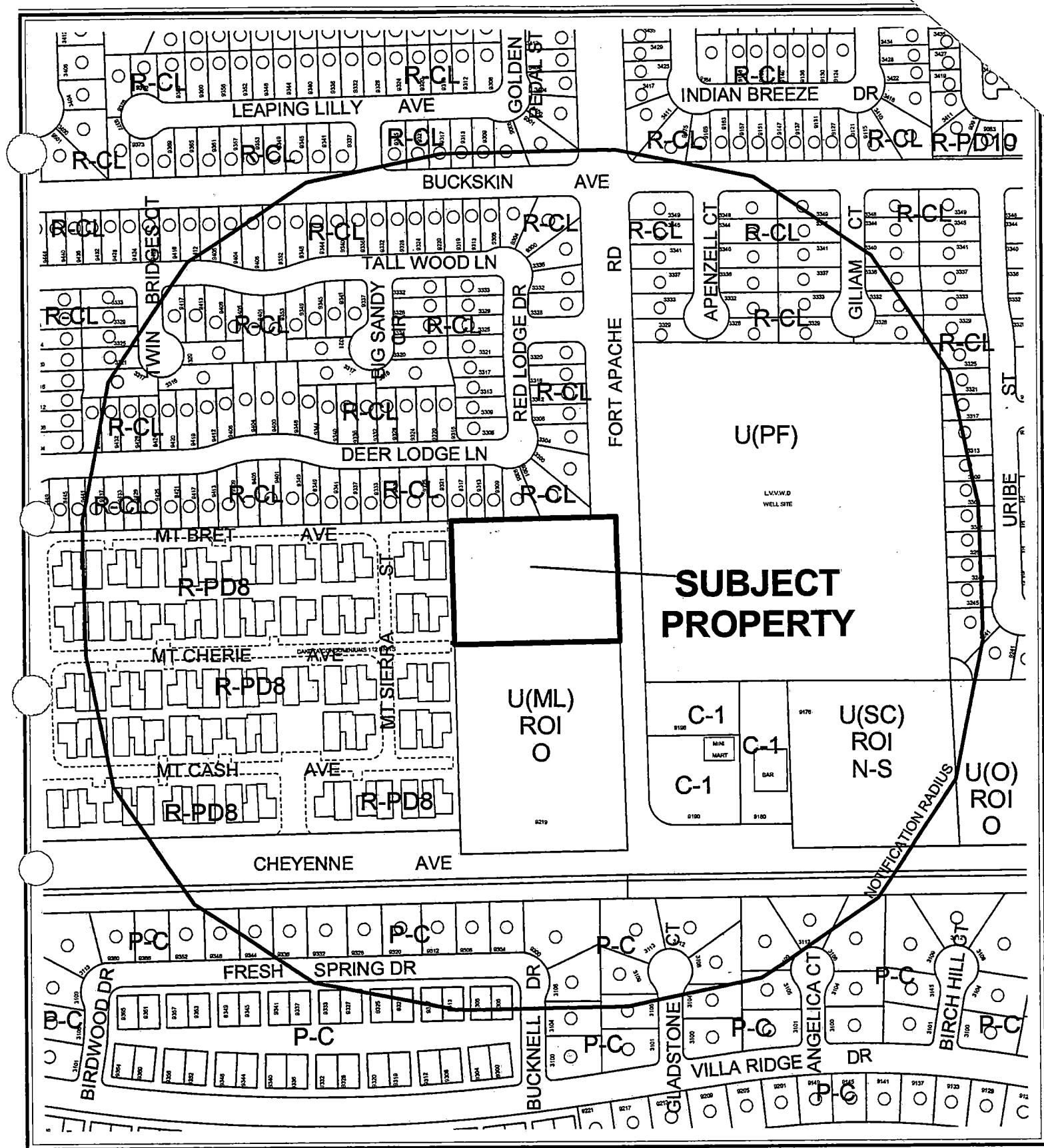
11. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the south boundary of this site prior to construction of hard surfacing (asphalt or concrete).

12. Driveways shall be designed, located and constructed with 25 feet ingress and egress radii in accordance with Standard Drawing #222A.

13. Site development to comply with all applicable conditions of approval for ZON-2576 and all other subsequent site-related actions.

Neighborhood Services

14. The applicant will obtain the permission of the owner of parcel #138-07-816-007 to raise the existing block wall one course of brick. The applicant will submit to the city an engineers report on the wall prior to construction. With City approval the applicant will raise the wall one course of bricks.



CASE: SDR-4827

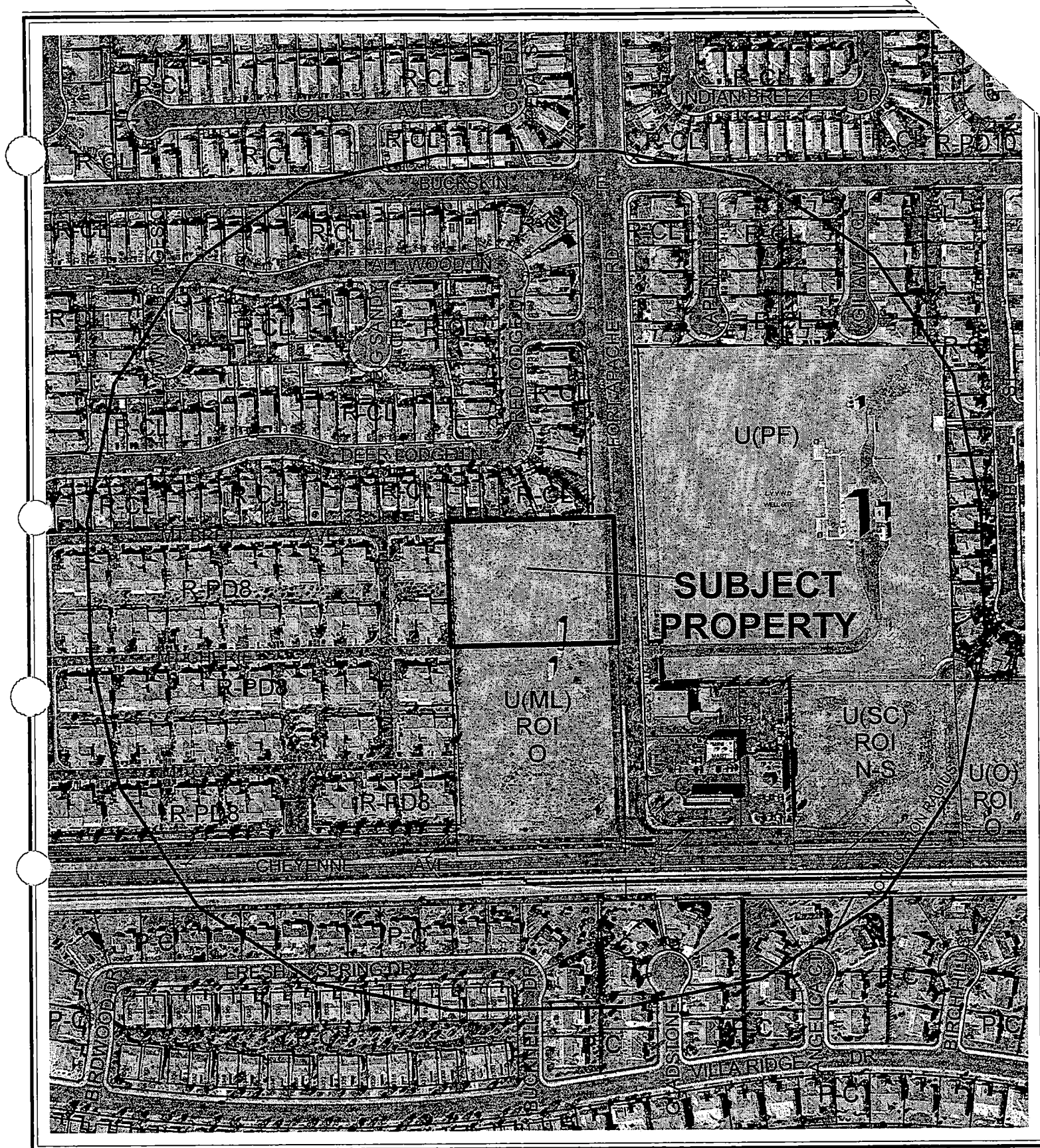
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER
RESOLUTION OF INTENT TO O (OFFICE)

0 200 400 Feet





CASE: SDR-4827

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER
RESOLUTION OF INTENT TO O (OFFICE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4827 - APPLICANT: THE RANDALL COMPANY -

OWNER: FORT APACHE/CHEYENNE HOLDINGS LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. 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 July 13, 2004 except as amended by conditions herein.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect parking lot landscape finger islands and the provision of the minimum required 24-inch box trees with four 5-gallon and four 1-gallon shrubs within the fingers. Foundation landscaping shall be provided in conformance to Code standards.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems will be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened from the view of abutting streets.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building, including the bank teller and ATM drive-through. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

SDR-4827 - Conditions Page Two
August 26, 2004 - Planning Commission Meeting

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the south boundary of this site prior to construction of hard surfacing (asphalt or concrete).
12. Driveways shall be designed, located and constructed with 25 feet ingress and egress radii in accordance with Standard Drawing #222A.
13. Site development to comply with all applicable conditions of approval for ZON-2576 and all other subsequent site-related actions.

Neighborhood Services

14. The applicant will obtain the permission of the owner of parcel #138-07-816-007 to raise the existing block wall one course of brick. The applicant will submit to the city an engineers report on the wall prior to construction. With City approval the applicant will raise the wall one course of bricks.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for an office development and a Waiver of the foundation landscaping requirements on 1.75 acres approximately 430 feet north of the northwest corner of Cheyenne Avenue and Fort Apache Road.

B) Applicant's Justification

The property is currently zoned U (Undeveloped) [O (Office) General Plan Designation], so the addition of this office complex should pose no conflicting issues for the surrounding area. All height restrictions have been considered and accounted for with respect to adjacent residential uses. The buildings have been designed to be aesthetically sensitive to the surrounding residential areas.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0038-02) for the subject property. The Planning Commission recommended approval. The effective date was February 14, 2003.

08/20/03 The City Council approved a related General Plan Amendment (GPA-2575) to change the general plan from ML (Medium-Low Density Residential) to O (Office) and a Rezoning (ZON-2576) from U (Undeveloped) [ML (Medium Low) General Plan Designation] to O (Office) for this site. The Planning Commission and staff recommended denial.

B) Pre-Application Meeting

06/18/04 The elements of a Site Development Plan review application were discussed.

C) Neighborhood Meetings

06/23/03 Approximately 20 residents attended the neighborhood meeting for the associated General plan Amendment request (GPA-2575) to express concerns over the hours of operation, lighting, covered parking and building heights. The applicant agreed to the resident's request at the neighborhood meeting that another neighborhood meeting be held prior to the time that a Site Development Plan Review is approved.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.75

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Dwellings
South: Undeveloped
East: Las Vegas Valley Water District site
West: Single Family Dwellings

C) Planned Land Use

Subject Property: O (Office)
North: ML (Medium Low Density Residential)
South: O (Office)
East: PF (Public Facilities)
West: MLA (Medium Low Attached Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to Office
North: R-CL (Single Family – Compact Lot)
South: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to (O) Office
East: U (Undeveloped) [PF (Public Facility) General Plan Designation]
West: R-PD8 (Residential Planned Development – 8 Units Per Acre)

E) General Plan Compliance

The O (Office) category designation allows for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. The proposed office development supports the Office land use.

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

There are no special area plans, districts, or study areas that pertain to this request.

PROJECT DESCRIPTION

The proposed development will be approximately 430 feet north of the intersection of Fort Apache Road and Cheyenne Avenue, on the west side of Fort Apache Road. Access is from two driveways at the southeast and northeast corners of the site. Two buildings with landscaping and parking spaces are between the two entrances with the buildings separated from the street by landscaping. Two other buildings are along the west property line with parking between the buildings and the two buildings along the street. The buildings are single story with stuccoed walls, tiled roofs, and arched windows.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

SDR-4827 - Staff Report Page Four
August 26, 2004 - Planning Commission Meeting

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	76,048 SF	Y
Min. Lot Width	100 Feet	263	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	10 Feet	16.66 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	30 %	24.6%	Y
Max. Building Height	2 Stories / 35 Feet	Single Story	Y
Trash Enclosure		Y	Y

The proposal meets the requirements of Title 19 for development.

A2) Residential Adjacency Standards

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

- a) Proximity slope. The proposal meets the requirement for residential adjacency.
- b) Building setback. The proposal meets the requirement of adjacent residential setbacks.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
General Office	18,720 SF.	1 space / 300 SF GFA	60	3	69	4

The proposal meets the requirements of Title 19 for parking.

A4) Landscape Standards

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

SDR-4827 - Staff Report Page Five
August 26, 2004 - Planning Commission Meeting

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/Space	7Trees	0
Buffer:			
• Min. Trees	1 Trees/ 20 Linear Feet	56 Trees	56
• Min. Zone Width	8 Feet		8.58 Feet
• Wall height	8 Feet		Not Shown

The proposal meets the requirements of the Urban Design Guidelines except for trees in the parking lot and the number of parking lot fingers. Three parking lot fingers are needed and a tree is required in each finger. A condition will be added to require compliance to these standards.

A5) Sign Standards

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

Monument Signs: 19.14.060.C

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 1 total	1 / Street frontage 1 total
Maximum Area	75 SF.	Not Shown
Maximum Height	10 Feet	Not Shown
Minimum Setback	5 Feet	5 Feet
Illumination	None	Not Shown

Wall Signs: [type in sign reference]

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 4total	1 / Street frontage 4 total
Maximum Area	50 SF / sign	10.5 SF/ sign
Maximum Projection	2 Feet	Not Shown
Illumination	Internal/External	Not Shown

Insufficient information was provided that would enable further confirmation of compliance.

B) General Analysis and Discussion

- Zoning

The proposed office use buildings are harmonious with the O (Office) zoning designation.

KW

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- **Site Plan**

The site plan indicates a rectangular shaped parcel that will be developed with the parking essentially in the center of the site. This site development plan review is for a 18,720 square foot development on a 76,048 square foot project site. The primary access to the site is from Fort Apache Road, a 80-foot Secondary Collector. Two of the buildings will be located up to the street and the other two at the rear with a portion of the parking lot in between. Two trash enclosures are in the approximate center of the site at the ends of a parking row, approximately 68' from the closest residential property line. A monument sign (height and area not specified) is proposed between the front buildings and Fort Apache Road.

- **Waivers**

The applicant is requesting a waiver of the foundation-landscaping requirement of Title 19. The applicant has not justified their request for the waiver so it is recommended the waiver be denied and the applicant should show that landscaping around each of the buildings.

- **Landscape Plan**

The site plan is in compliance with the landscaping standards of Title 19 except for the foundation landscaping and parking lot landscaping. A condition has been added to require the provision of three more landscaped parking lot fingers on the landscape plan.

- **Elevation**

The elevations show four single-story, stuccoed, and tile roofed buildings that are compatible with the residential development around the site.

- **Floor Plan**

The floor plans show building shells typical of office development.

FINDINGS

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

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

The proposed development is compatible with the adjacent land uses and the development of the area. Conditions have been listed that will ensure that this development has minimal impact on neighboring residences.

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

The proposed office development is consistent with Title 19, and with the intent of the Landscape, Wall and Buffer Standards with the exception of requested waivers for building and parking lot landscape requirements. Conditions are recommended to revise the site plan and landscape plan to comply with Title 19 standards for parking lot and building foundation landscaping.

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

The site is accessed via Fort Apache Road, an 80-foot secondary collector. The right-of-way provides adequate access to the site and the use will 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 minimum number of trees in the parking lot as required by Title 19 and other landscaping shall adhere to the requirements of the Las Vegas Urban Design Guidelines and Standards.

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

The building elevations are compatible with the development in the area, and will foster an aesthetic environment that is compatible with the nearby commercial and residential uses.

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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 should not compromise the health, safety and general welfare.

NOTICES MAILED 292

APPROVALS 0

PROTESTS 0

Name of Applicant: STEVE RANDALL

Yes ☐ No ☒

City Official: _____

Partner(s): _____

APN: _____

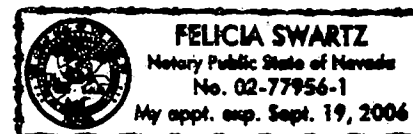
Signature of Property Owner/Authorized Agent: Marilyn Hubler

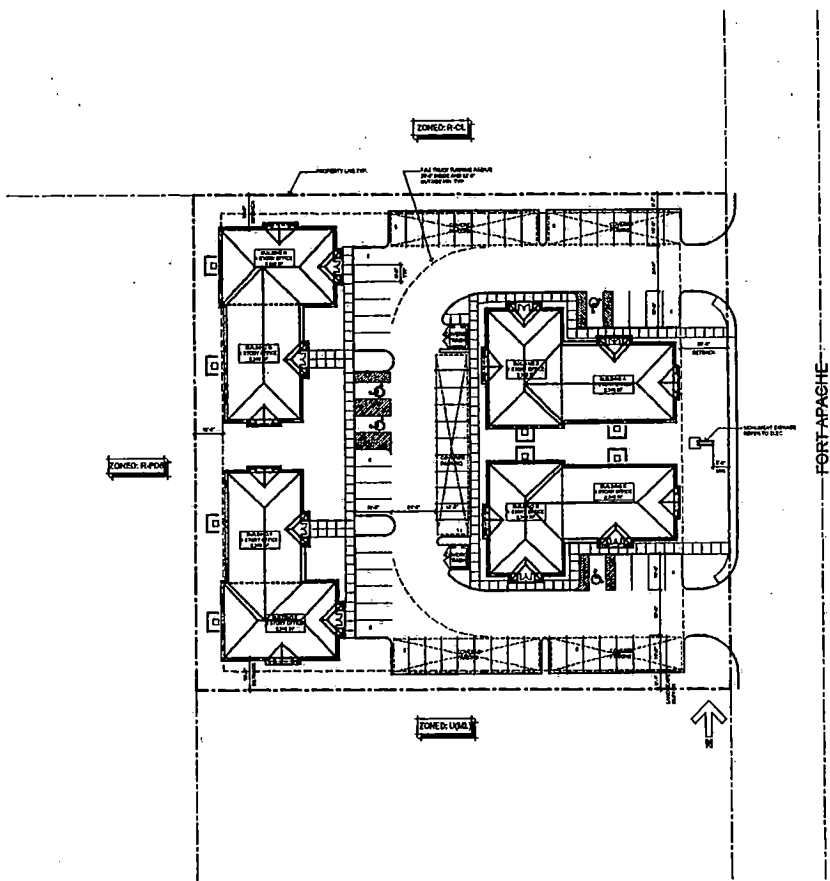
Print Name: MARILYN GUBLER

Subscribed and sworn before me

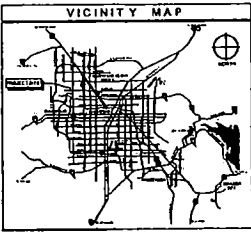
This 15th day of June, 2004

Felicia Swartz
Notary Public in and for said County and State





SITE DATA	06.07.04
JURISDICTION:	CITY OF LAS VEGAS
PARCEL #:	138-07-001-010
SITE AREA:	76,048 SF 1.75 ACRE
BUILDING AREA:	18,720 SF (4 @ 4,680 sq.)
COVERAGE:	24.6 %
PARKING REQUIRED:	66 SPACES (1/300)
PARKING PROVIDED:	73 SPACES (3.9/1,000)
H.C. PARKING REQUIRED:	4 SPACES
H.C. PARKING PROVIDED:	4 SPACES



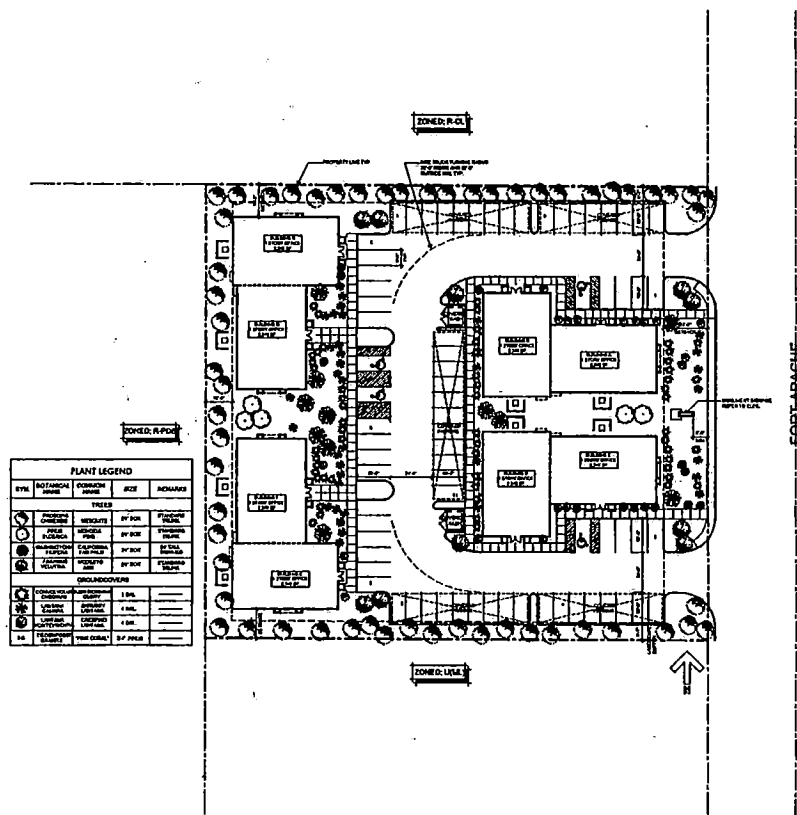
SITE PLAN
TAMARINDO PROFESSIONAL PARC

APPROVED BY: DATE:

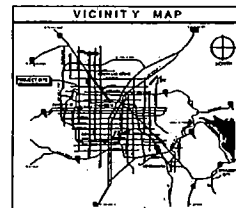
SDR-4827
8/26/04 PC

10180 DOWNTOWN CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2033 FAX: (702) 731-2039 WWW.JMAARCH.COM
PROJECT NO: 200401153
DATE: 6-30-04
SCALE: 1"=30'-0"

JMA ARCHITECTURE STUDIOS



SITE DATA 08.07.04
 JURISDICTION: CITY OF LAS VEGAS
 PARCEL #: 136-07-001-010
 SITE AREA: 78,045 SF
 1.75 ACRES
 BUILDING AREA: 18,720 SF
 (4 @ 4,680 sq.)
 COVERAGE: 24.8 %
 PARKING REQUIRED: 86 SPACES
 (1700)
 PARKING PROVIDED: 73 SPACES
 (3.9/1,000)
 H.C. PARKING REQUIRED: 4 SPACES
 H.C. PARKING PROVIDED: 4 SPACES



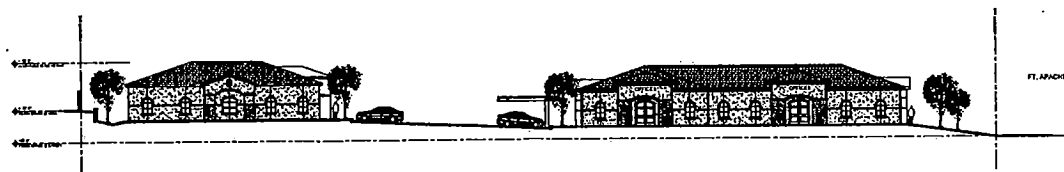
SDR-4827
 8/26/04 PC

LANDSCAPE PLAN
 TAMARINDO PROFESSIONAL PARC

APPROVED BY: DATE:

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
 PHONE: (702) 731-2833 FAX: (702) 731-2099 WWW.JMAARCH.COM
 PROJECT NO: 200401153
 DATE: 8-30-04
 SCALE: 1"=30'-0"

JMA ARCHITECTURE STUDIOS



SITE SECTION
TAMARINDO PROFESSIONAL PARC

APPROVED BY: _____ DATE: _____

10130 GOWING TOM CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3833 FAX: (702) 731-3038 WWW.JMAARCH.COM
PROJECT NO: 200401153
DATE: 6-30-04
0 6 12 24
SCALE: 1/16"=1'-0"

SDR-4827
8/26/04 PC

STUDIO



FLOOR PLAN
TAMARINDO PROFESSIONAL PARC

APPROVED BY: _____ DATE: _____

10150 CONVENTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3033 FAX: (702) 731-3039 WWW.JBAARCH.COM

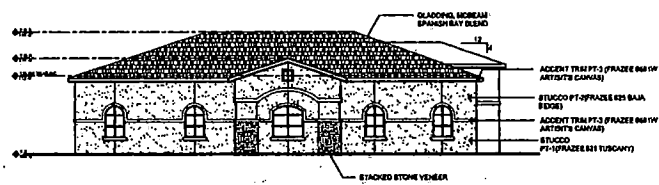
PROJECT NO: 200401153

DATE: 6-30-04

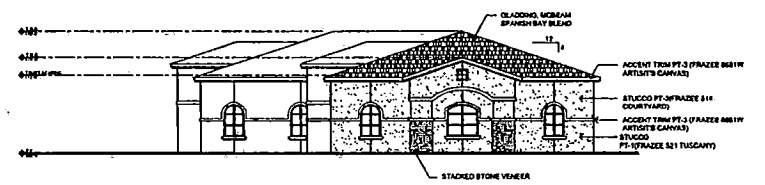


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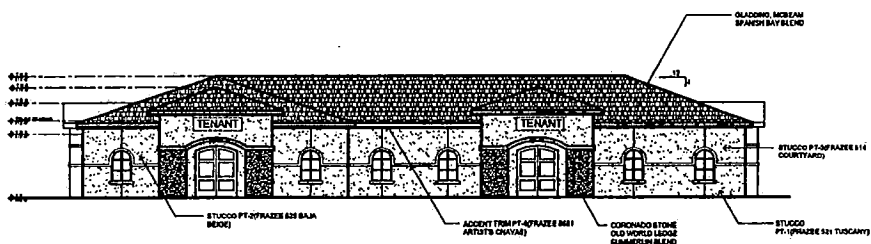
JMA ARCHITECTURE STUDIOS



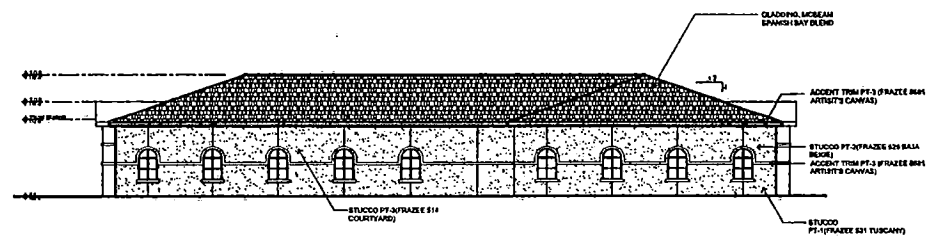
A WEST ELEVATION
1/8"=1'-0"



B EAST ELEVATION
1/8"=1'-0"



C NORTH ELEVATION
1/8"=1'-0"



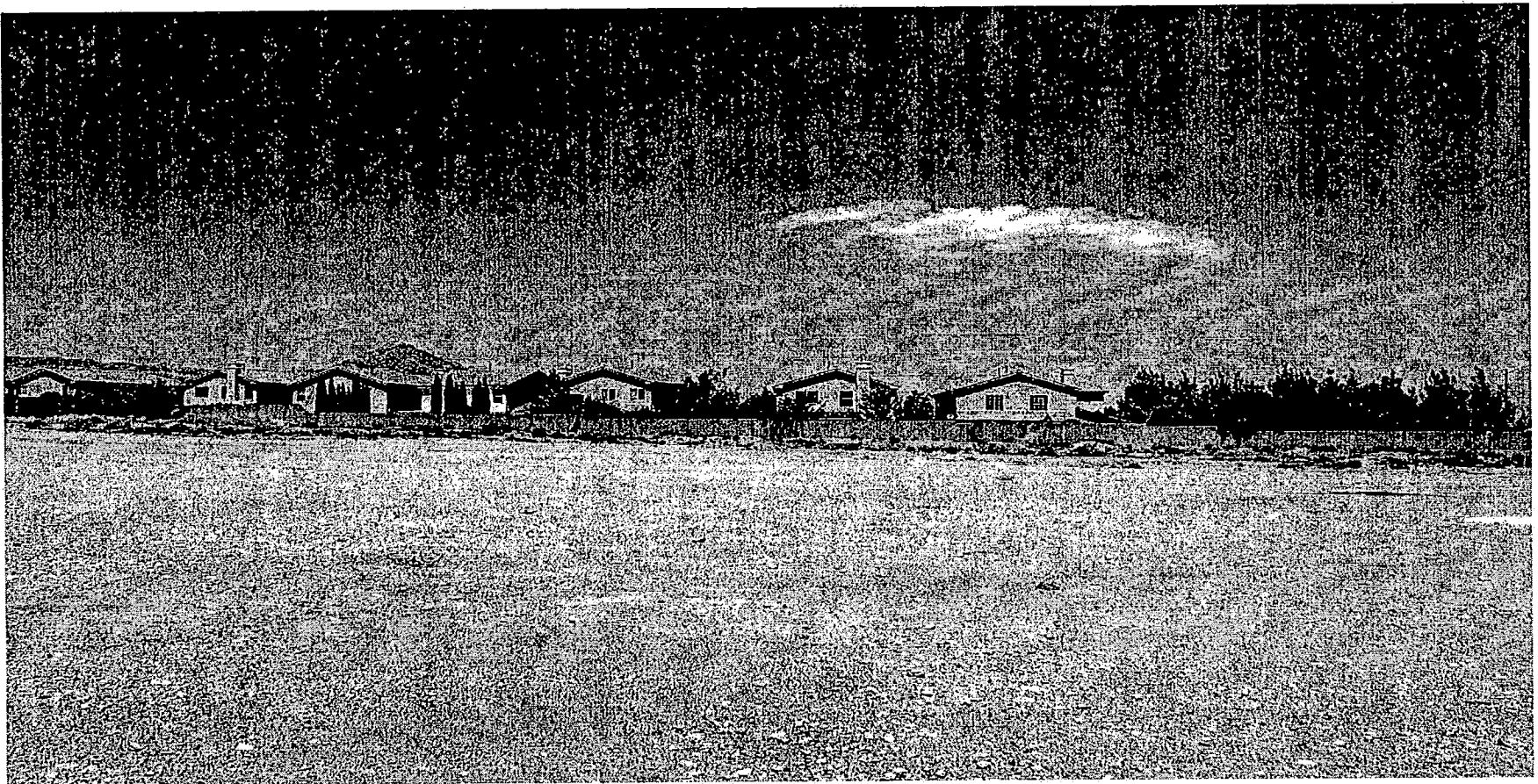
D SOUTH ELEVATION
1/8"=1'-0"

ELEVATIONS
TAMARINDO PROFESSIONAL PARC

SDR-4827
8/26/04 PC

10130 COWBOY CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3033 FAX: (702) 731-3039 WWW.JMAARCH.COM
PROJECT NO: 200401153
DATE: 8-30-04
SCALE: 1/8"=1'-0"

APPROVED BY: DATE:



SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4827 - APPLICANT: THE RANDALL
COMPANY - OWNER: FORT APACHE/CHEYENNE HOLDINGS LIMITED LIABILITY COMPANY
WEST SIDE OF FORT APACHE ROAD APPROXIMATELY 430 FEET NORTH OF CHEYENNE AVENUE
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-4835 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: HENRY BRENT COMPANY AND STEADFAST AMX I AND
STEADFAST AMX II, LLC - OWNER: THIRD STREET PROMENADE, LLC - Request
 for a Site Development Plan Review FOR A PROPOSED VALET OPERATION on 0.73 acres
 of Third Street between Ogden Avenue and Stewart Avenue (APN 139-34-510-012 through 019
 and 030), C-2 (General Commercial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 9 [SUP-4811], Item 10 [SUP-4812],
 Item 11 [SDR-4823] and Item 15 [VAC-4571] and subject to amended conditions and
 adding the following conditions on Item 13 [SDR-4835]:

- The project shall be reviewed in one year by the City Council.
- All physical improvements over the vacated right-of-way shall require administrative site development plan review.
- The Fire Department and Department of Building and Safety occupancy limitations set on the bridge shall be enforced by the applicant.
- Public sidewalks shall be closed only during private events.
- Equipment for staging shall be stored off 3rd Street.
- Stages are to be set up and removed within 48 hours of events.
- Expanded sidewalks shall be constructed within six months of approval.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 13 – SDR-4835

MOTION – Continued:

– UNANIMOUS carried with DAVENPORT abstaining on Item 13 [SDR-4835] as the owner of the property is Robert O'Neil, and he may be the individual that has a business agreement with him.

This is Final Action

NOTE: After Vice Chairman Nigro made the initial motion for approval, Commissioner Davenport informed Deputy City Attorney Bryan Scott that as a caution, he needed to abstain on Item 13 [SDR-4835], as he realized there may be a potential conflict. Thereafter, a motion to reconsider Item 13 was made by Vice Chairman Nigro so Commissioner Davenport could abstain.

MINUTES:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 7 [SDR-4740] and Item 12 [SDR-4827] be removed from One Motion/One Vote, as there were some conditions that needed clarification. Regarding Item 13 [SDR-4811], the applicant has agreed to all of the amended conditions, with the exception of the one regarding the over street pedestrian passageways. Staff agreed to delete this condition and requested the item remain as part of the One Motion/One Vote items.

COMMISSIONER STEINMAN requested Item 8 [RQR-4664] and Item 14 [SDR-4841] be pulled from One Motion/One Vote so a discussion could take place.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571].

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 13 – SDR-4835

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 plans, date stamped 08/16/04, except as amended by conditions herein.
3. All development shall conform to the Conditions of Approval for the Vacation application (VAC-3926) that was previously approved for the site.
4. This Site Development Plan shall be reviewed in two (2) years, at which time the City Council may require the full implementation of the Downtown Centennial Plan streetscape and landscape treatment and/or other modifications and improvements to the vacated right-of-way as may be appropriate. The applicant shall be responsible for notification costs of the review.
5. The new sidewalk areas at the intersections of Ogden and Stewart Avenues shall conform to the decorative treatment specified in the Downtown Centennial Plan and shall be installed within six months from the date of approval.
6. Any new utility or power service line provided to the site shall be placed underground from the property line to the point of on-site connection or service panel location.
7. No habitable structures shall be constructed in the vacated right-of-way.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. Third Street Promenade, LLC ("TSP") and the Henry Brent Company, ("HB") shall be responsible for the site improvement plans submitted under Site Development Plan Review, SDR-4835, and "TSP" and "HB" shall, at its expense, provide, maintain, operate, repair, clean: all driveways, valet parking areas, walkways, entrances, exits, areas of ingress and egress, landscaped areas, provide special events, lighting facilities, signage, traffic control, security, as necessary in furtherance of the special event area, streetscape promenade or other activities located within the vacated portion of Third Street between Ogden and Stewart Avenues. The operation shall include, without limitation, keeping the same in good condition and repair and keeping the same reasonable free and clear of foreign objects, papers, debris, and obstructions, standing water, snow and ice.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 13 – SDR-4835

CONDITIONS – Continued:

Public Works

10. 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.
11. Vacation (VAC-3926) must record prior to the issuance of any permits.



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4835 – APPLICANT: HENRY BRENT COMPANY & STEADFAST AMX I & STEADFAST AMX II, LLC - OWNER: THIRD STREET PROMENADE, LLC

**** 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 plans, date stamped 08/16/04, except as amended by conditions herein.
3. All development shall conform to the Conditions of Approval for the Vacation application (VAC-3926) that was previously approved for the site.
4. This Site Development Plan shall be reviewed in two (2) years, at which time the City Council may require the full implementation of the Downtown Centennial Plan streetscape and landscape treatment and/or other modifications and improvements to the vacated right-of-way as may be appropriate. The applicant shall be responsible for notification costs of the review.
5. The new sidewalk areas at the intersections of Ogden and Stewart Avenues shall conform to the decorative treatment specified in the Downtown Centennial Plan and shall be installed within six months from the date of approval.
6. Any new utility or power service line provided to the site shall be placed underground from the property line to the point of on-site connection or service panel location.
7. No habitable structures shall be constructed in the vacated right-of-way.
8. All City Code requirements and design standards of all City departments must be satisfied.

SDR-4835 - Conditions Page Two
August 26, 2004 - Planning Commission Meeting

9. Third Street Promenade, LLC ("TSP") and the Henry Brent Company, ("HB") shall be responsible for the site improvement plans submitted under Site Development Plan Review, SDR-4835, and "TSP" and "HB" shall, at its expense, provide, maintain, operate, repair, clean: all driveways, valet parking areas, walkways, entrances, exits, areas of ingress and egress, landscaped areas, provide special events, lighting facilities, signage, traffic control, security, as necessary in furtherance of the special event area, streetscape promenade or other activities located within the vacated portion of Third Street between Ogden and Stewart Avenues. The operation shall include, without limitation, keeping the same in good condition and repair and keeping the same reasonable free and clear of foreign objects, papers, debris, and obstructions, standing water, snow and ice.

Public Works

10. 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.
11. Vacation (VAC-3926) must record prior to the issuance of any permits.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed pedestrian mall on 0.73 acres of Third Street between Ogden Avenue and Stewart Avenue.

B) Applicant's Justification

The applicant states that the development of the street will bring new life to this area of town, and will help in the revitalization of downtown and provide a new "destination stop" to the area.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 12/26/62 | The Board of City Commissioners approved Ordinance 1014, which reaffirmed the C-2 (General Commercial) Zone on the parcels that border to the east and west of the subject site. |
| 09/14/98 | The City Council approved a Petition to Vacate Third Street between Stewart Avenue and Ogden Avenue (VAC-0030-98). The Planning Commission recommended approval on August 13, 1998. Staff recommended approval. |
| 01/05/00 | The City Council approved a Site Development Plan Review (SD-0030-99) for a proposed pedestrian mall on Third Street between Stewart Avenue and Ogden Avenue. The Planning Commission recommended approval on November 18, 1999. Staff recommended approval. |
| 10/12/00 | The Planning Commission approved a second Extension of Time on an approved Vacation [VAC-0030-98(2)] to vacate Third Street between Stewart Avenue and Ogden Avenue. Staff recommended approval. |
| 09/19/01 | Planning and Development Department Staff administratively approved a third Extension of Time [VAC-0030-98(3)] to vacate Third Street between Stewart Avenue and Ogden Avenue. The expiration date was September 19, 2002. |

SDR-4835 - Staff Report Page Two
August 26, 2004 - Planning Commission Meeting

05/05/04 The City Council approved a Vacation (VAC-3926) of the Third Street right-of-way between Stewart Avenue and Ogden Avenue. The Planning Commission recommended approval of the request on April 8, 2004.

08/12/04 The Planning Commission recommended approval of the Special Use Permit for taverns.

B) Pre-Application Meeting

06/23/04 At the pre-application conference, it was noted that the proposed site plan would need to conform to the conditions of approval of the Vacation application (VAC-3926); in addition, it was noted that there were existing utilities in the right-of-way that would need to be addressed as part of the development plan, and that the valet operation would need to be reviewed by the Traffic Division to verify any impacts to traffic flow. It was also noted that any streetscape amenities may need to conform to Downtown Centennial Plan standards.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.73

B) Existing Land Use

Subject Property: Right-of-Way
North: Public Facility Use
South: Parking Use
East: Gaming Establishment Use (Non-Restricted)
West: Retail Use, Vacant

C) Planned Land Use

Subject Property: C (Commercial)
North: C (Commercial)
South: C (Commercial)
East: C (Commercial)
West: C (Commercial)

SDR-4835 - Staff Report Page Three
August 26, 2004 - Planning Commission Meeting

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 subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a Commercial land use designation. The Commercial designation allows uses comparable to O (Office), SC (Service Commercial), and the GC (General Commercial) categories. The proposed use of the vacated right-of-way is consistent with the land use designation.

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

Redevelopment Plan Area

As previously noted, the property is within the boundaries of the Las Vegas Redevelopment Area, with a Commercial land use designation. The proposed use of the former right-of-way is in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The property is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Casino Center District. The district is home to the historic and classic Las Vegas casinos of "Glitter Gulch," and it is intended to retain and enhance these facilities, while diversifying the commercial offerings and protecting the existing public facilities. The proposed use is consistent with the Downtown Centennial Plan.

Casino Overlay District

The property is within the boundaries of the Casino Overlay District, as defined in Title 19.06.100, but is outside the boundaries of the Special Signage Sub-district. No additional restrictions or regulations apply to the property as a result of its inclusion in the district.

Trails

Third Street is designated as the route for the Art Trail by the Downtown Centennial Plan. The trail is intended to connect the downtown area with the Arts District to the south, and will consist of widened sidewalks with a specialized paving treatment and directional signage. It is intended that the Art Trail improvements will be funded by grants and constructed at one time, rather than having individual property owners construct the trail piecemeal as occurs in other areas of the City. As the proposed plan retains the existing sidewalks, its approval will not impede the future construction of the Art Trail.

PROJECT DESCRIPTION

This Site Development Plan Review application is required as a condition of the approval of the Vacation for Third Street (VAC-3926) between Ogden Avenue and Stewart Avenue. The submitted plan indicates that the existing street configuration will essentially be retained, with minor changes to the width of the sidewalks and the on-street parking arrangement. It is intended that the street area will be used primarily for valet parking for the Lady Luck Casino and the businesses on the west side of the street, with the ability to close the street to vehicular access with removable bollards for special events and performances. Two plan variations have been submitted for the special events; one version depicts the use of a temporary stage structure for concerts, and the other depicts the use of the vacated right-of-way for a street festival or other similar event. No permanent habitable structures will be constructed in the vacated right-of-way, nor does the plan indicate that any changes will be made to the existing landscaping.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

As no structures are to be constructed as part of this request, the development standards contained in the Downtown Centennial Plan do not apply to the proposed project.

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August 26, 2004 - Planning Commission Meeting

A2) Residential Adjacency Standards

Residential Adjacency Standards are not applicable as no structure is being developed on the subject property.

A3) Parking and Traffic Standards

Minimum parking space requirements do not apply to the proposed development.

The Public Works Department reviewed the proposed valet parking plan, and recommended a one-way circulation plan with vehicles entering from Stewart Avenue and exiting on to Ogden Avenue. The applicant has revised the site plan in accordance with the recommendations of the Public Works Department.

A4) Landscape and Open Space Standards

The landscape and streetscape standards of the Downtown Centennial Plan are compared with the proposed development plan, as described below:

Standards	Required		Provided
	Ratio	Trees	
North/South Street	1 Palm Tree @ 35' o.c. max. (min. 25' height)	24 Trees total (12 each side)	10 Trees (shade trees)
Sidewalk	11' Sidewalk	N/A	12'-18'

The existing sidewalks vary from 12 feet to 18 feet in width, and conform to the minimum dimension specified by the Downtown Centennial Plan. The Centennial Plan would also typically require the installation of palm trees along both sides of the street; there are currently 10 shade trees located on the north end of the street. The applicant has not proposed any changes to the existing landscaping.

A5) Sign Standards

No signage is proposed as part of this application request. Minor directional signage will be installed for the valet parking service and to indicate the closure of the street to two-way traffic.

B) General Analysis and Discussion

- Zoning

The proposed use of the vacated right-of-way is consistent with the allowable uses of the C-2 (General Commercial) zoning district. No permanent structures are to be constructed as part of this application request.

- Site Plan

The site plan depicts the retention of the existing street travel lanes, which will be used for the valet parking service. A one-way circulation system will be utilized, with traffic entering from Stewart Avenue and exiting on to Ogden Avenue. The two central lanes will be used for circulation, with a pick-up lane and drop-off lane occupying the west and east on-street parking areas. A separate area for motorcycle parking will be provided mid-block. The sidewalks will be widened adjacent to the street openings on either end, in order to reduce the apparent width of the street and to facilitate the closure of the street during special events; removable bollards will be utilized for the street closure. The sidewalk area will also be widened on the southwest side of the vacated right-of-way, in order to allow outdoor dining for the new businesses that will be located on that side of the street.

- Waivers

While the proposed landscape plan does not conform to the streetscape treatment specified in the Downtown Centennial Plan, the property in question is technically no longer a public right-of-way, and a Waiver is not required.

- Landscape Plan

The landscape plan does not indicate the use of any additional landscaping. Ten street trees are currently located in the sidewalk area on the north end of the street. The Downtown Centennial Plan would require the use of 25-foot tall palm trees in an amenity zone along the public sidewalk, with a decorative sidewalk treatment at each intersection. In addition, the Centennial Plan would require the installation of new street lights and street furniture. Staff would recommend that the new sidewalks to be installed at the intersections be designed in accordance with the Centennial Plan, and that the addition of other landscape and streetscape amenities in conformance with the plan be reviewed in two year's time. Conditions #4 and #5 address this issue.

FINDINGS

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

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

The proposed development is compatible with the adjacent development and businesses.

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

The proposed development is consistent with the General Plan and with Title 19. The streetscape treatment is not consistent with the Downtown Centennial Plan.

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

The Traffic Engineering Division has reviewed and approved the revised circulation plan. The proposed valet parking service and street closure will not significantly impact circulation in the immediate area.

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

No permanent structures are proposed as part of the Site Development Plan Review request. No changes are proposed to the existing landscaping in the sidewalk area.

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

No buildings are proposed as part of the application request.

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August 26, 2004 - Planning Commission Meeting

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

Adequate measures have been taken to protect the public health, safety and general welfare.

NOTICES MAILED 85

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: Third Street Promenade, LLC

Name of Applicant: Henry Brent

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: _____

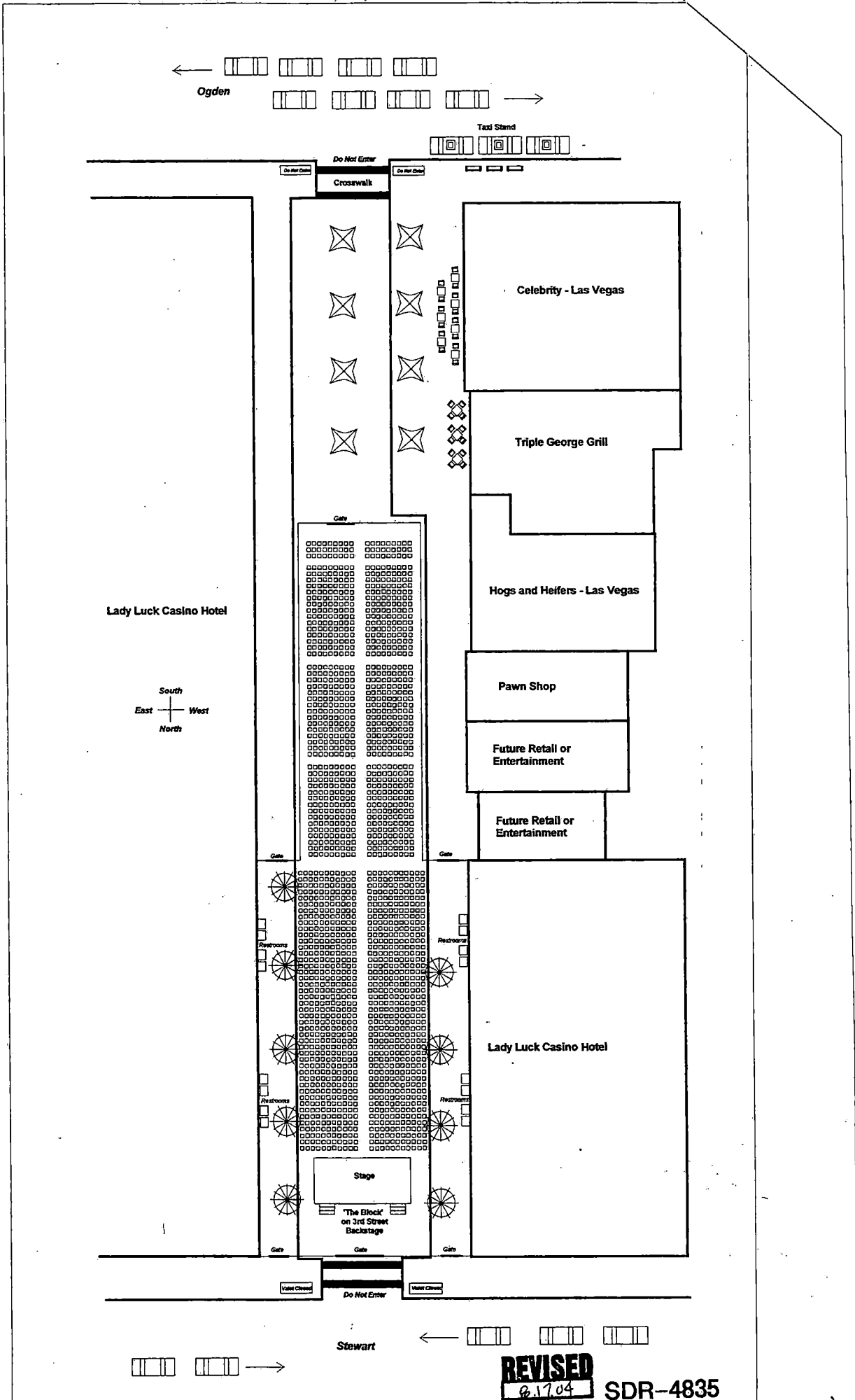
Signature of Property Owner/Authorized Agent: _____

Print Name: Andrew Donner, Manager

Subscribed and sworn before me

This 8th day of July, 2004
Maick Saldaño
 Notary Public in and for said County and State

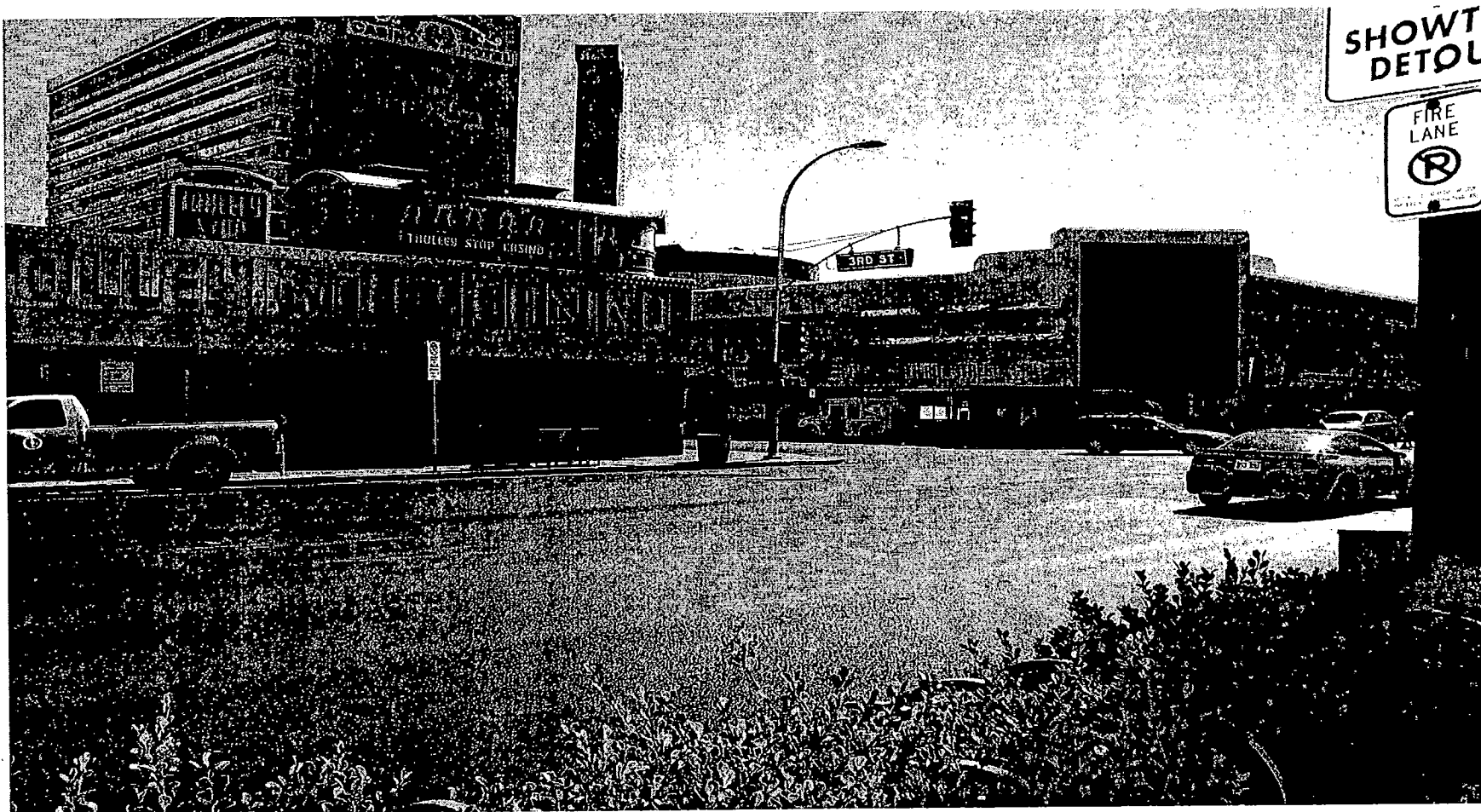




REVISED
8.17.04

SDR-4835
8/26/04 PC

8/16



SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4835 - APPLICANT: HENRY BRENT
COMPANY & STEADFAST AMX I & STEADFAST AMX II, LIMITED LIABILITY COMPANIES - OWNER:
THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY
THIRD STREET BETWEEN OGDEN AVENUE AND STEWART AVENUE
AUGUST 26, 2004 PLANNING COMMISSION

8/9/04



SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4835 - APPLICANT: HENRY BRENT
COMPANY & STEADFAST AMX I & STEADFAST AMX II, LIMITED LIABILITY COMPANIES - OWNER:
THIRD STREET PROMENADE, LIMITED LIABILITY COMPANY
THIRD STREET BETWEEN OGDEN AVENUE AND STEWART AVENUE
AUGUST 26, 2004 PLANNING COMMISSION

8/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-4841 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: FURNITURE MART LAND HOLDINGS II, LLC - OWNER: WMCI
ASSOCIATES, LLC - Request for a Site Development Plan Review FOR A 345,670
SQUARE FOOT TEMPORARY EXHIBIT SPACE on 30.2 acres at 495 South Grand Central
Parkway (APN 139-33-610-004, 139-33-511-003 and 004), PD (Planned Development) Zone,
Ward 5 (Weekly).

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 10/06/2004

MINUTES:

CHAIRMAN TRUESDELL declared the public hearing open.

DAVID CLAPSADDLE, Planning and Development, confirmed that staff recommended approval.

ROBERT HALLGATE, Director, Planning and Development, WMCI Associates, concurred with staff's conditions. In addition, he gave a brief overview for COMMISSIONER STEINMAN and informed him that the current building under construction would be 1,300,000 square feet, which would be completed in the first quarter of 2005. The first show is planned for

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 14 – SDR-4841

MINUTES – Continued:

July 2005. He also added that this request would give approximately an additional 350,000 square feet of exhibit space. COMMISSIONER STEINMAN then asked if the applicant planned to build additional buildings as part of the complex. MR. HALLGATE replied that Phase II would compile 1.6 million square feet. Phase III is approximately 1.5 million square feet. Phase IV, the Convention Center space, was originally 1 million square feet. The location is being changed so the square footage would increase to approximately 3 million square feet. MR. HALLGATE then stated that the temporary pavilion facility is located to the north of Discovery Drive. There has been an excess overflow, and the plan is to have the tenants in the Phase II building. ROBERT GENZER, Planning and Development, stated that there have been numerous meetings with the applicant regarding this project. Although staff understands the need, there is a concern with the continued use of temporary structures at this particular location. He stressed Condition 5, which gives the City Council the right to revoke the five-year approval at the two-year period review should there be changes. MR. GENZER also referenced how upcoming nearby projects, such as the Union Park development, would not want to have temporary structures for a long-term period. COMMISSIONER STEINMAN expressed his concern for the ongoing appearance of these temporary structures. MR. HALLGATE replied that the upcoming new permanent facilities will eventually eliminate these temporary structures and it will be exciting for everyone. He then clarified for CHAIRMAN TRUESDELL that the coverall structure has a 15-year life expectancy, which exceeds the timeframe the structure would be needed.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the public hearing closed.

(7:01 – 7:08)

1-2037

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 City Code requirements and design standards of all City departments must be satisfied.
3. All development shall be in conformance with the site plan and building elevations date stamped 08/26/04, except as amended by conditions herein.
4. Site development to comply with all applicable conditions of approval for Z-0100-97 (3) and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 14 – SDR-4841

CONDITIONS – Continued:

5. Approval of this site plan is for 5 years, with a Required Review at two years from the Final Action of this Site Development Plan Review. The City Council reserves the right to revoke the 5 year approval at the two year period if conditions in the area change such that the temporary structures become incompatible with surrounding development.
6. A landscaping plan must be submitted prior to the time application is made for a building permit, to reflect a minimum of 204 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. The landscape plan submitted prior to application is made for a building permit will show that no landscaped area will be turf.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened (via structural components and landscaping) in views from the abutting streets and highways.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
11. A Master Sign Plan shall be submitted for approval of the Planning Commission prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. A revised traffic study shall be submitted prior to application being made for a building permit for the temporary structures and parking.

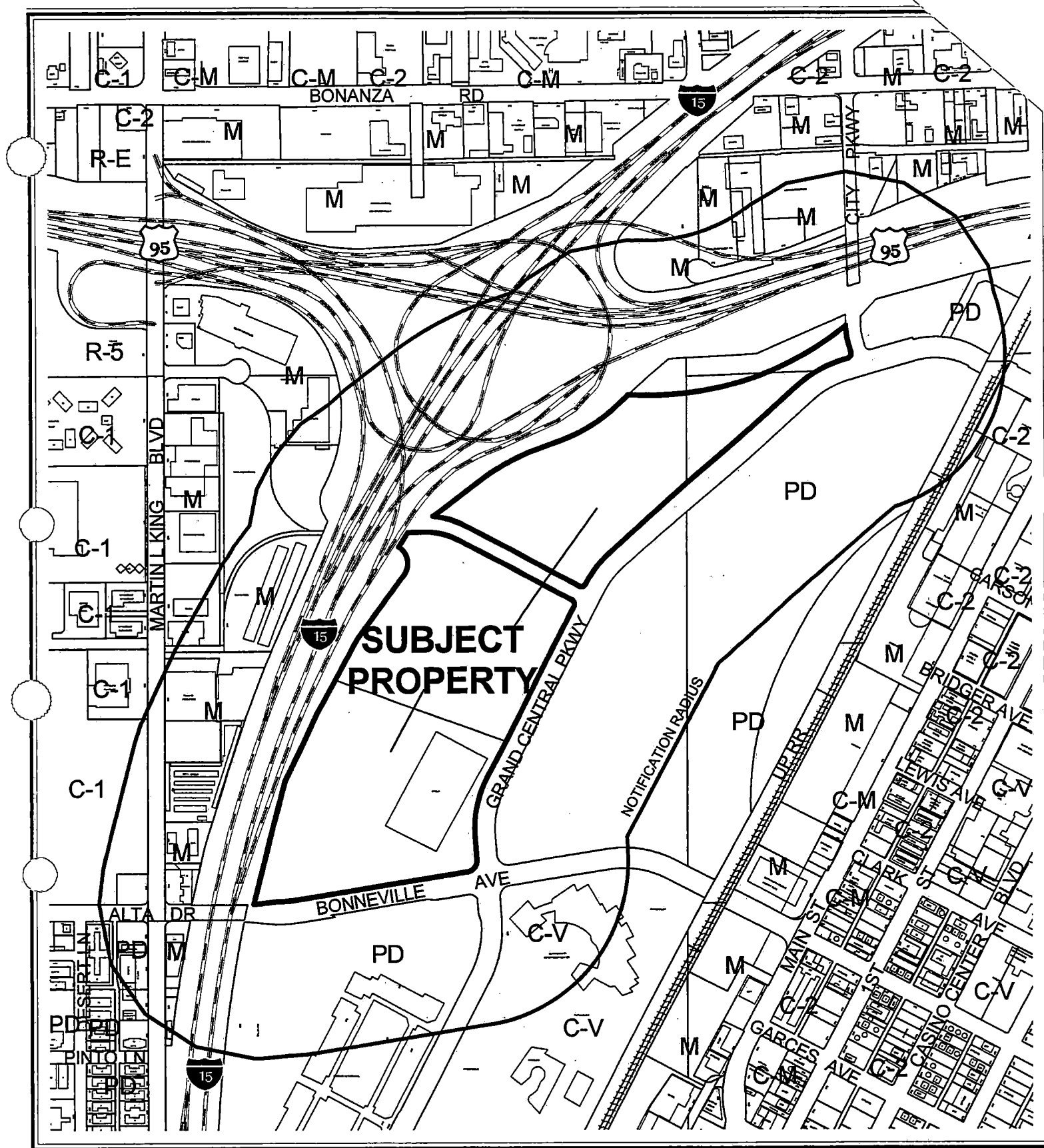
Public Works

14. Dedicate those portions of Discovery Drive necessary for the required bus turn out and to align with the existing portion of Discovery Drive west of this site concurrent with onsite development of this site.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 14 – SDR-4841

CONDITIONS – Continued:

15. Construct full-width improvements on Discovery Drive (aka World Drive) through this site concurrent with development of any portion of the project that abuts Discovery Drive. Also, concurrent with development, remove all substandard improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards
16. All temporary trailers shall be connected to the City of Las Vegas public sewer system.
17. Meet with the Traffic Engineering Representative in Land Development to determine the placement of proposed driveway access acceptable to the City Traffic Engineer prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. The traffic study (including parking analysis) shall be completed and approved prior to the start of phase II.
19. A Drainage Plan and Technical Drainage Study for the parcel 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.



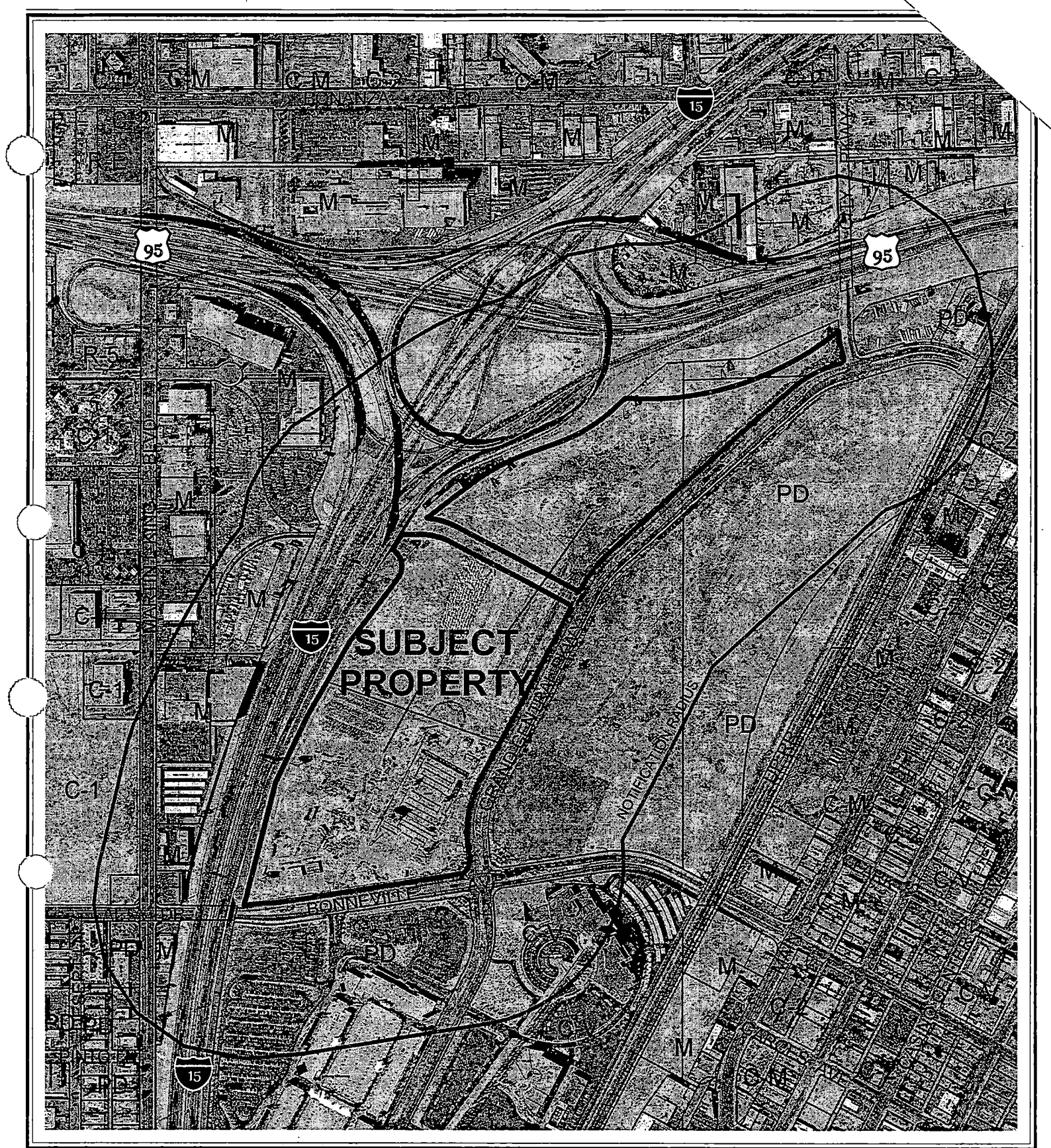
CASE: **SDR-4841**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 500 1000 Feet





CASE: SDR-4841

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 500 1000 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-4841 - APPLICANT: FURNITURE MART LAND
HOLDINGS II, LLC - OWNER: WMCI ASSOCIATES, LLC**

**** 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 City Code requirements and design standards of all City departments must be satisfied.
3. All development shall be in conformance with the site plan and building elevations date stamped 08/26/04, except as amended by conditions herein.
4. Site development to comply with all applicable conditions of approval for Z-0100-97 (3) and all other subsequent site-related actions.
5. Approval of this site plan is for 5 years, with a Required Review at two years from the Final Action of this Site Development Plan Review. The City Council reserves the right to revoke the 5 year approval at the two year period if conditions in the area change such that the temporary structures become incompatible with surrounding development.
6. A landscaping plan must be submitted prior to the time application is made for a building permit, to reflect a minimum of 204 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. The landscape plan submitted prior to application is made for a building permit will show that no landscaped area will be turf.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened (via structural components and landscaping) in views from the abutting streets and highways.

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August 26, 2004 - Planning Commission Meeting

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
11. A Master Sign Plan shall be submitted for approval of the Planning Commission prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. A revised traffic study shall be submitted prior to application being made for a building permit for the temporary structures and parking.

Public Works

14. Dedicate those portions of Discovery Drive necessary for the required bus turn out and to align with the existing portion of Discovery Drive west of this site concurrent with onsite development of this site.
15. Construct full-width improvements on Discovery Drive (aka World Drive) through this site concurrent with development of any portion of the project that abuts Discovery Drive. Also, concurrent with development, remove all substandard improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards
16. All temporary trailers shall be connected to the City of Las Vegas public sewer system.
17. Meet with the Traffic Engineering Representative in Land Development to determine the placement of proposed driveway access acceptable to the City Traffic Engineer prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. The traffic study (including parking analysis) shall be completed and approved prior to the start of phase II.

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August 26, 2004 - Planning Commission Meeting

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

Request for a Site Development Plan Review for a 345,670 square foot temporary exhibit space on 30.2 acres at 495 South Grand Central Parkway (APN 139-33-511-003 and 004).

B) Applicant's Justification

In response to increased demand from the furniture industry, the applicant wants to accelerate the development of World Market Center buildings and get large furniture shows up and running in July, 2005, ahead of the completion of the permanent facilities.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 11/23/98 | The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) on the subject property. The Planning Commission and staff recommended approval. |
| 02/07/01 | The City Council approved a Required Review [Z-0100-97(2)] on an approved Rezoning which included the 13 existing off-premise advertising (billboard) signs on property bounded by U.S.-95, I-15, and Grand Central Parkway, subject to a one year review. The Planning Commission and staff recommended approval. |
| 05/16/01 | The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square foot commercial development (Furniture Mart) on approximately 36.11 acres at the northwest corner of the intersection of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff recommended approval. |
| 04/03/02 | The City Council approved a Required Review [Z-0100-97(7)] on an approved Rezoning which included 12 existing off-premise advertising (billboard) signs on property bounded by U.S.-95, I-15, and Grand Central Parkway, subject to a one year review. The Planning Commission recommended approval. |

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August 26, 2004 - Planning Commission Meeting

05/21/03 City Council approved a Required Review (RQR-1974) of twelve billboards on subject parcels. Planning Commission and staff recommended approval on April 24, 2003.

B) Pre-Application Meeting

06/23/04 Applicant was informed that a drainage study update may be necessary, and that development of Discovery Drive should be coordinated with the City Engineer. Traffic issues were discussed; the Interstate -15 widening may impact the interim driveway, and C.I.P. timing should be checked. Applicant was informed of the need to do a traffic study during the first furniture show in July, 2005.

Applicant was informed of the need to screen all mechanical equipment, which is a standard condition of approval for a commercial site plan.

Applicant was informed that landscape buffers along the street and along the temporary structures should be shown on the plans.

Parking issues were discussed; the standard will be 1 space per 1000 square feet, which is the same standard used for Building #1, currently under construction. Applicant was asked to identify the use of shuttle busses as part of the parking plan. This request was complied with.

C) Neighborhood Meetings

Neighborhood meetings are not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 30.2

B) Existing Land Use

Subject Property: Undeveloped, and under construction

North: The "Spaghetti Bowl" (Interchanges between Interstate 15, Highway 93, Highway 95, and Martin Luther King Boulevard)

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August 26, 2004 - Planning Commission Meeting

South: Outlet Mall
East: Undeveloped (City of Las Vegas Union Park site)
West: Interstate 15

C) Planned Land Use

Subject Property: MXU (Downtown Mixed-Use)
North: ROW (Right of Way), LI/R (Light Industrial/Research)
South: MXU (Downtown Mixed-Use)
East: MXU (Downtown Mixed-Use)
West: ROW (Right of Way), LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property: PD (Planned Development)
North: ROW (Right of Way), M (Manufacturing)
South: PD (Planned Development)
East: PD (Planned Development)
West: ROW (Right of Way), M (Manufacturing)

E) General Plan Compliance

The Downtown Redevelopment Area Plan of the Southeast General Plan designates the subject site as MXU (Downtown Mixed Use). This land use category allows low and high-density residential, manufacturing, office, service and general commercial, and public facilities. The proposal conforms to the GC (General Commercial) category, which is allowed in the MXU (Downtown Mixed Use) designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Las Vegas Redevelopment Plan—Mixed Use	X	
Special Overlay District	X	
Downtown Centennial Plan—Parkway Center	X	
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This proposal's land use is designated by the Downtown Redevelopment Plan as Downtown Mixed Use. Also, as part of the Downtown Centennial Plan, this proposal is a substantial component of the Parkway Center, the large area west of the downtown office core, casino center and Fremont Street. The size and intensity of this site plan is appropriate to the Redevelopment Plan and overlay District.

PROJECT DESCRIPTION

The project consists of three large temporary exhibition structures, adjacent parking, overflow parking areas, a shuttle bus staging area, and drop-off areas. The project sits northeast of the site where the permanent Phase I structure for the World Market Center is currently under construction. This temporary development will be removed in phases as the permanent structures become available. Complete removal is expected by the end of 2008.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Parkway Center chapter of the Downtown Centennial Plan addresses certain site development standards, which are detailed as applicable in the table below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1,315,512 SF	N/A
Min. Lot Width	100 Feet	895 Feet	Y
Min. Setbacks			
• Front	0 Feet (for a minimum of 75% of lot width)	92 Feet	N
• Side	N/A	45 Feet	N/A
• Corner	N/A	95 Feet	N/A
• Rear	N/A	74 Feet	N/A
Max. Lot Coverage	Up to 100%	26%	Y
Min. Building Height	2 stories and/or 35 feet	50 Feet	Y
Max. Building Height	N/A	50 Feet	Y
F.A.R.	1.5	1.25	N

The proposed structures do not comply with the requirement for being located on the frontage line; as they are temporary structures, this requirement may be waived. In addition, the Floor Area Ratio (F.A.R.) for the Phase I structure and the temporary tent structures does not comply with the minimum 1.5 ratio, but the permanent Phase II and Phase III structures will bring the project into compliance.

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A2) Residential Adjacency Standards

No residences are adjacent to this proposal.

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. On-site parking will be provided as follows:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Warehousing/Wholesale	345,670 SF.	1/1,000 GFA	346	8	1,191 plus 300+ overflow	27 including 6 van spaces

A total of 1,224 developed parking spaces will be available on the site, which will serve the 1,300,000 square foot Phase I building in addition to the temporary exhibit space. An additional 300 overflow parking spaces will be available on the pad of the Phase II building site. Parking spaces for shuttle buses will be provided south of Discovery Drive and north of the temporary tent structures; the applicant has indicated that most of the visitors for the furniture shows will be arriving by shuttle or taxi. The demand for parking will increase upon completion of the Phase II building, but the tent structures are intended to be removed at that point in time.

A4) Landscape and Open Space Standards

The property is not subject to the automatic application of landscape requirements contained in Title 19; however, the Parkway Center standards require the following landscape elements:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/6 Spaces	204 Trees	Not indicated
Buffer:			
• Min. Trees	1 Trees/20 lineal feet	50 Trees	Not indicated
• Min. Zone Width	8 Feet		Not indicated
• Fence height	3'-6"		Not indicated

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August 26, 2004 - Planning Commission Meeting

A landscape plan has not been submitted with this proposal, but a list on the site plan includes 153 24-inch box trees and several dozen choices of shrubs, groundcover, and accents. Approval of this application is subject to Conditions of Approval related to landscaping.

A5) Sign Standards

No permanent signage has been proposed as part of this request. As the site is over 15 acres in area, if signage does become necessary, it will be subject to the following requirement: A Master Sign Plan must be submitted for approval of the Planning Commission or City Council prior to

the issuance of a Certificate of Occupancy for any building on the site. This requirement is listed as a Condition of Approval.

B) General Analysis and Discussion

- **Zoning**

The intensity of this PD (Planned Development) zoning district is compatible with adjacent uses and development standards of the Parkway Center / Downtown Centennial Plan.

- **Site Plan**

These large temporary structures are sensibly configured to minimize visual exposure, and increase walkability between exhibit spaces. The shuttle bus system has been thoughtfully planned out, in anticipation of show-goers finding themselves at the far ends of the tents that do not care to walk back through the exhibition space to return to the parking areas. Parking areas will be asphalt on a type II base.

- **Waivers**

There were no waivers requested by the applicant as companion reviews to this Site development Plan Review application.

- Elevation & Landscape Plan

The elevation drawing shows a generic white-tent design that includes very long walls with no articulation or visual interest. Tents 2 and 3 each measure over 1,100 feet in length. Dozens of industrial-sized ventilation units line the exteriors of these long tents, giving the appearance of an industrial district, rather than an area looking to be a magnet for attractive mixed-use development.

Significant landscape screening of the ventilation units and the overall perimeter of the three tents are essential to the marketability of the Parkway area and Union Park. Conditions of Approval #5, #6, #7, and #8 will bring about a more rigorous effort to beautify the temporary structures, parking/shuttle areas and the northern edge of Grand Central Parkway.

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 exhibition/wholesale development wholly compatible with the surrounding development pattern. It will serve to exemplify the viability of further development of the Parkway Center, Union Park, and the overall Downtown Redevelopment Area

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

The submitted site plans show that the proposal is consistent with Title 19, the Las Vegas Redevelopment Plan, and the Parkway Center Development Standards. Development of this infill parcel supports the Las Vegas 2020 Master Plan.

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

The traffic on Grand Central Parkway, Bonneville Avenue, and the future Discovery Drive will not be adversely affected by the access to the exhibition space. The project's parking plan uses of shuttle buses. This will reduce the quantity of pedestrians who would need to cross Discovery Drive to access the temporary exhibit space.

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

The use of steel frame and canvas structures is appropriate for a temporary exhibition space in this area of the City. The landscape is similar to developments near the site.

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

As far as temporary structures go, the proposed development is harmonious and compatible with adjacent and nearby downtown redevelopment areas. However, the ultimate developer of Union Park (formerly known as "the 61 acres") may find a challenge in selling an upscale project with views of these temporary structures. Therefore, Condition of Approval #4, listed above, requires a two-year review. City Council will consider the state of development in the area and the compatibility of this development at that time.

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

The development will be subject to frequent inspections as the development progresses that will secure and protect the health, safety, and general welfare of the public.

NOTICES MAILED 34

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4841** APN: 139-33-610-004

Name of Property Owner: Furniture Mart Land Holdings II LLC

Name of Applicant: _____

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

_____ Yes

_____ ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

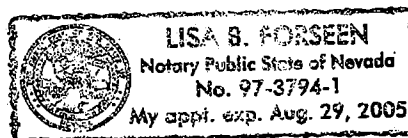
Signature of Property Owner/Authorized Agent: _____

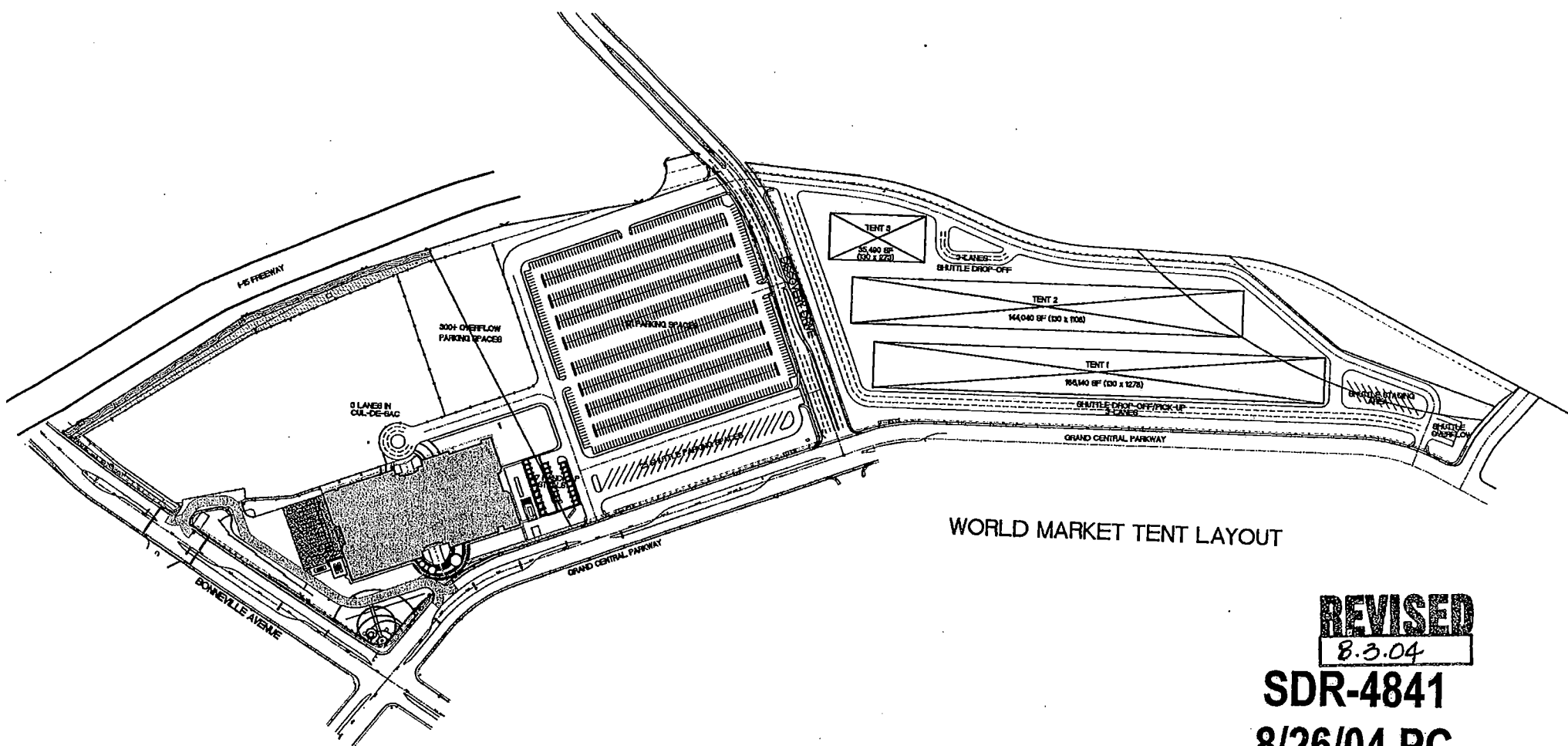
Print Name: JACK KARITAVI

Subscribed and sworn before me

This 13th day of July, 2004

Lisa M. Forseen
Notary Public in and for said County and State

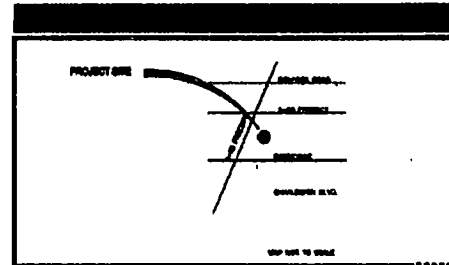
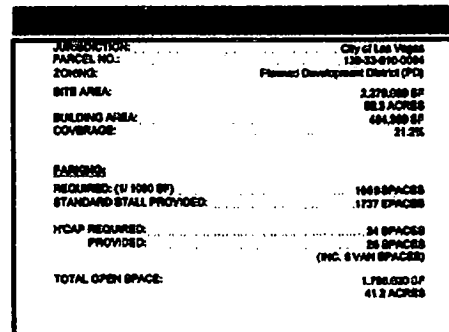




WORLD MARKET TENT LAYOUT

REVISED
8.3.04

SDR-4841
8/26/04 PC

[illegible]

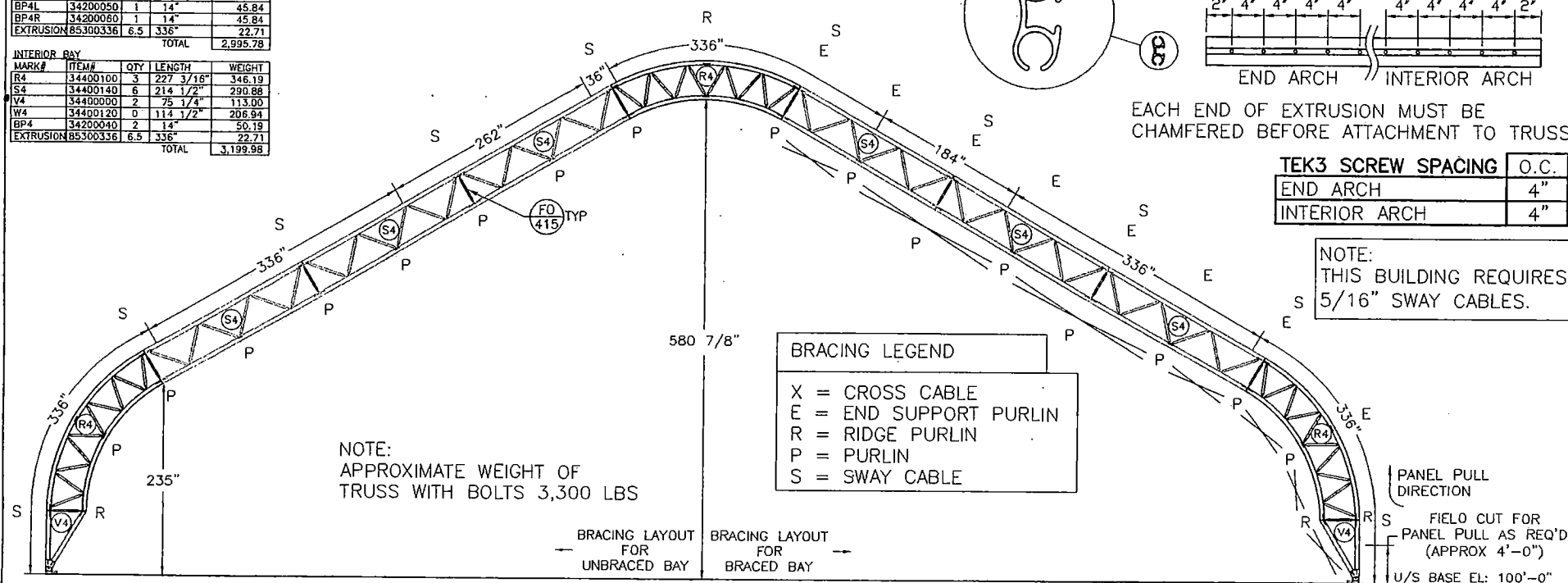
SEND CONFERENCE CIRCLE, CENTS AND TELEPHONE NUMBER WITH
 FORM. (707) 426-2000 FOR (707) 426-2000. WWW.ASAP-AMERICAN.COM

PROJECT NO: 2001870
DATE: JUL 12 2001

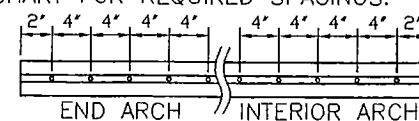
SDR-4841
8/26/04 PC

END BAY	MARK#	ITEM#	QTY	LENGTH	WEIGHT
R4E	34400110	3	227	3/16"	337.27
S4E	34400150	6	214	1/2"	283.82
V4L	34400010	1	75	1/4"	110.20
V4R	34400020	1	75	1/4"	110.20
W4E	34400130	0	114	1/2"	199.88
BP4L	34200050	1	14"		45.84
BP4R	34200060	1	14"		45.84
EXTRUSION	85300336	6.5	336"		22.71
			TOTAL		2,995.78

INTERIOR BAY	MARK#	ITEM#	QTY	LENGTH	WEIGHT
R4	34400100	3	227	3/16"	346.19
S4	34400140	6	214	1/2"	290.88
V4	34400000	2	75	1/4"	113.00
W4	34400120	0	114	1/2"	206.94
BP4	34200040	2	14"		50.19
EXTRUSION	85300336	6.5	336"		22.71
			TOTAL		3,199.98



USE TEK3 SELF DRILL SCREW 12-14
x 1 1/4" 2" FROM END.
SEE CHART FOR REQUIRED SPACINGS.



EACH END OF EXTRUSION MUST BE
CHAMFERED BEFORE ATTACHMENT TO TRUSS.

TEK3 SCREW SPACING	O.C.
END ARCH	4"
INTERIOR ARCH	4"

NOTE:
THIS BUILDING REQUIRES
5/16" SWAY CABLES.

BRACING LEGEND

X = CROSS CABLE
E = END SUPPORT PURLIN
R = RIDGE PURLIN
P = PURLIN
S = SWAY CABLE

PANEL PULL
DIRECTION

FIELD CUT FOR
PANEL PULL AS REQ'D
(APPROX 4'-0")

U/S BASE EL: 100'-0"

REC'D

AUG 05 2004

15' BAY	
ITEM#	LENGTH
V4 WEDGE	863195-12 195 1/2"
R4 HALF	863194-12 194 1/4"
W4 HALF	863188-12 188 1/4"
W4 TRUSS	863221-12 221 1/2"
S4 HALF	863203-12 203 3/4"
S4 MID	863278-12 276 1/4"
L4 TRUSS	863208-12 208 3/4"
G4 TRUSS	863186-12 186 3/4"

REVISED
B-6-04

1	RELEASED	RH	01 JUL 04
REV.	DESCRIPTION	BY	DATE

DEALER: COVER-ALL NEVADA
LAS VEGAS, NV
CUSTDMER: WORLD MARKET CENTER
LAS VEGAS, NV
PRDJECT: CONVENTION CENTER

THIS DRAWING IS PROPERTY OF
COVER-ALL BUILDING SYSTEMS INC.
ANY REPRODUCTION IN WHOLE OR IN
PART WITHOUT THE EXPRESSED
WRITTEN CONSENT OF COVER-ALL
BUILDING SYSTEMS INC. IS
PROHIBITED.

DRAWN BY: R HENBID
CHECKED BY: DATE: 01 JUL 04

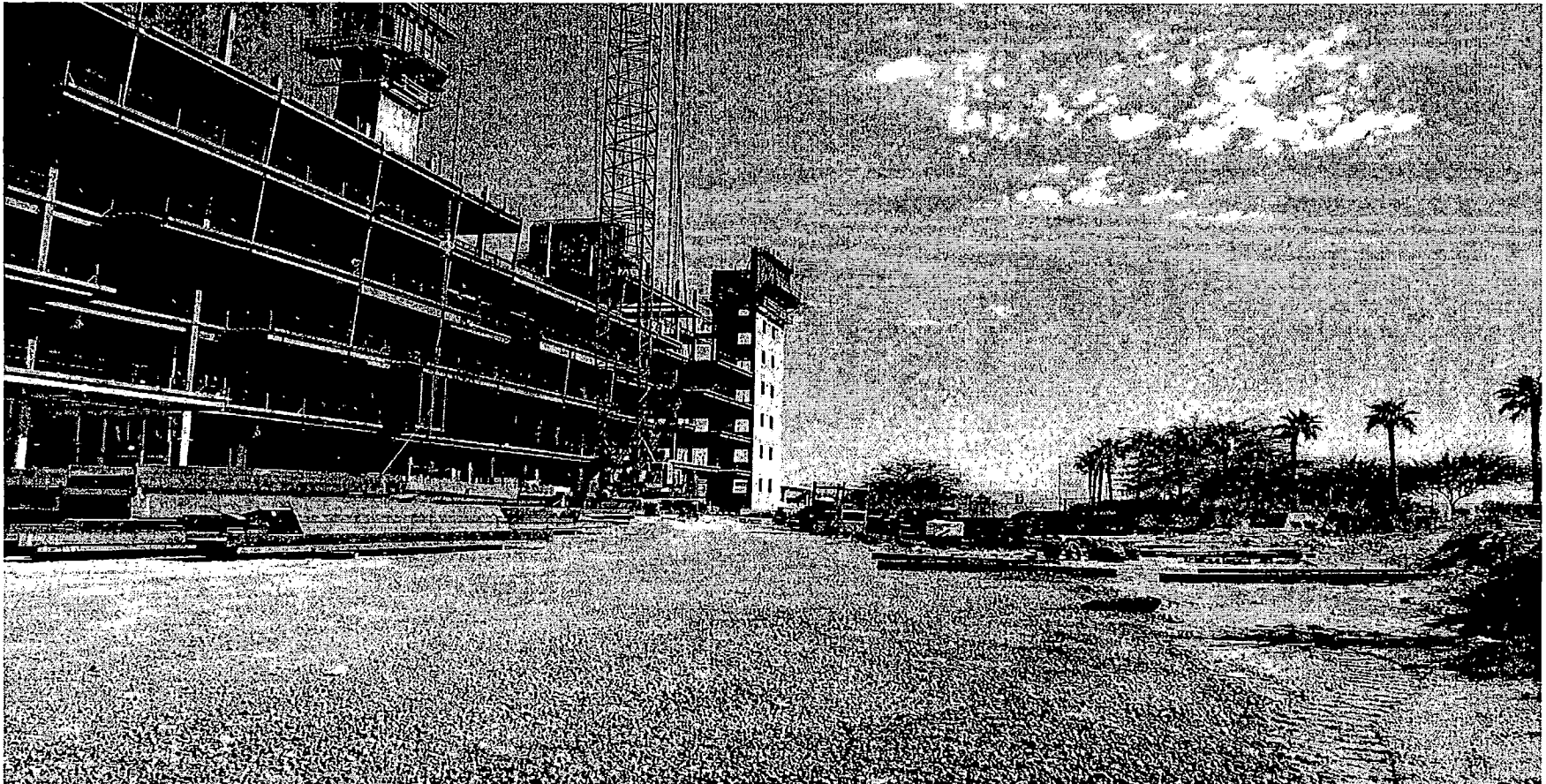
PROJECT ID: S4-393
ORDER ID: DSN 1516

SCALE: N.T.S.

COVER-ALL
BUILDING SYSTEMS
3815 WANUSKEWIN RD, SASKATOON, SASKATCHEWAN, S7P 1A4
PH: 1-306-657-2808 FAX: 1-306-657-2762
WEBSITE: www.coverall.net E-MAIL: tech@coverall.net

G:\2001\2001376\cadd\cd\Consultants\Vision (Tents)\S4-393\05 BUILDING PROFILE.dwg, 08/04/2004 04:50:39 PM, blehmann, JMA Architecture Studios

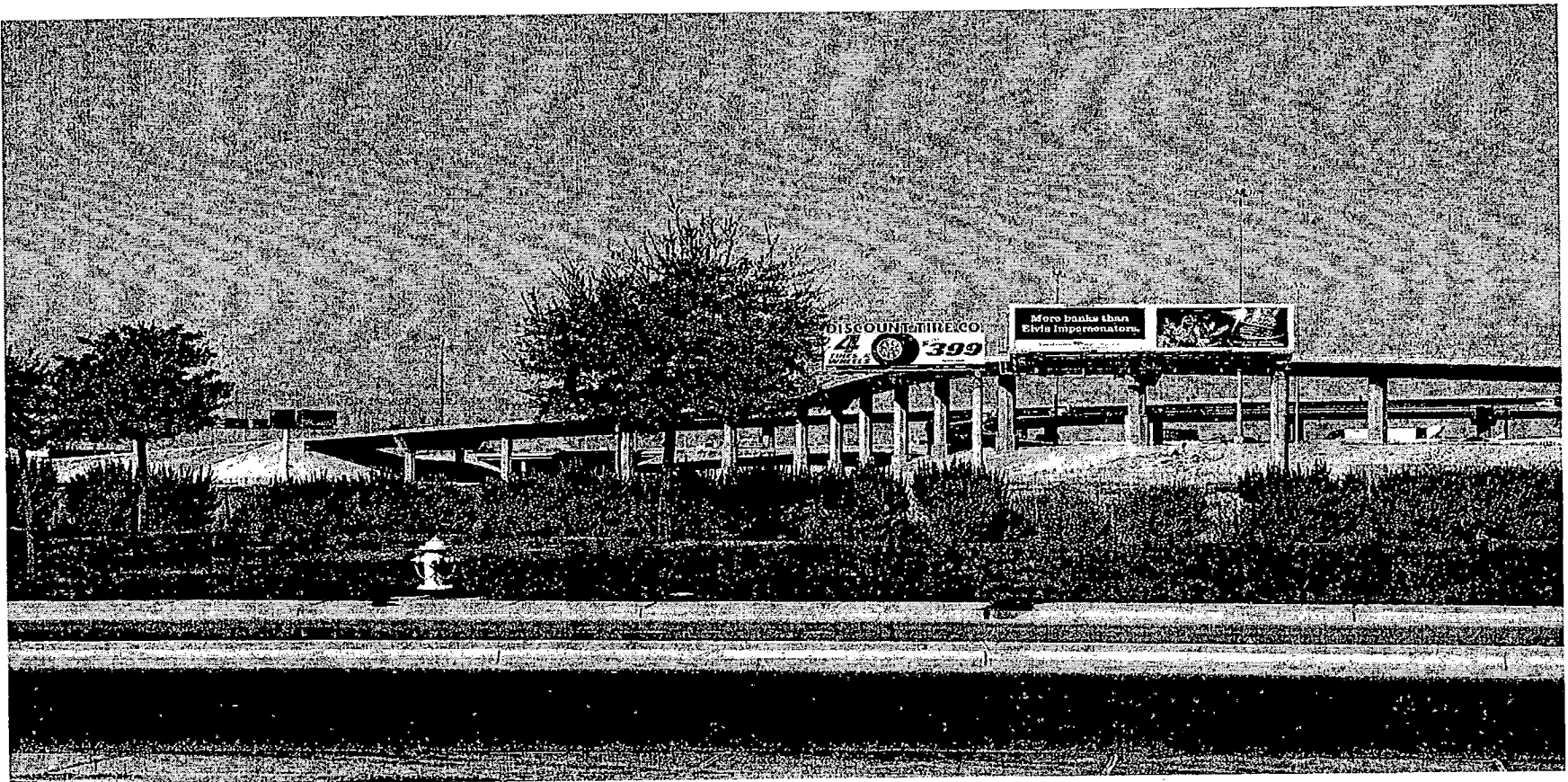
SDR-4841
8/26/04 PC



SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4841 - APPLICANT: FURNITURE MART
LAND HOLDINGS II, LIMITED LIABILITY COMPANY - OWNER: WMCI ASSOCIATES LIMITED
LIABILITY COMPANY

495 SOUTH GRAND CENTRAL PARKWAY
AUGUST 26, 2004 PLANNING COMMISSION

8/9/04



SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4841 - APPLICANT: FURNITURE MART
LAND HOLDINGS II, LIMITED LIABILITY COMPANY - OWNER: WMCI ASSOCIATES LIMITED
LIABILITY COMPANY

495 SOUTH GRAND CENTRAL PARKWAY
AUGUST 26, 2004 PLANNING COMMISSION

8/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-4571 - VACATION - PUBLIC HEARING - APPLICANT: CDPCN - OWNER: CITY OF LAS VEGAS HOUSING AUTHORITY - Request to for a Petition of Vacation to vacate a public drainage easement generally located north of Monroe Avenue, east of "J" Street, Ward 5 (Weekly).

SET DATE: 09/15/04

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571] – **UNANIMOUS** with **DAVENPORT** abstaining on Item 13 [SDR-4835] as the owner of the property is Robert O'Neil

To be heard by the City Council on 10/06/2004

MINUTES:

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

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 15 – VAC-4571

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 7 [SDR-4740] and Item 12 [SDR-4827] be removed from One Motion/One Vote, as there were some conditions that needed clarification. Regarding Item 13 [SDR-4811], the applicant has agreed to all of the amended conditions, with the exception of the one regarding the overstreet pedestrian passageways. Staff agreed to deleting this condition and requested that this item remain as part of the One Motion/One Vote items.

COMMISSIONER STEINMAN requested Item 8 [RQR-4664] and Item 14 [SDR-4841] be pulled from One Motion/One Vote so a discussion could take place.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4811], Item 10 [SUP-4812], Item 11 [SDR-4823], Item 13 [SDR-4835] and Item 15 [VAC-4571].

(6:33 – 6:37)
1-948

CONDITIONS:

Planning and Development

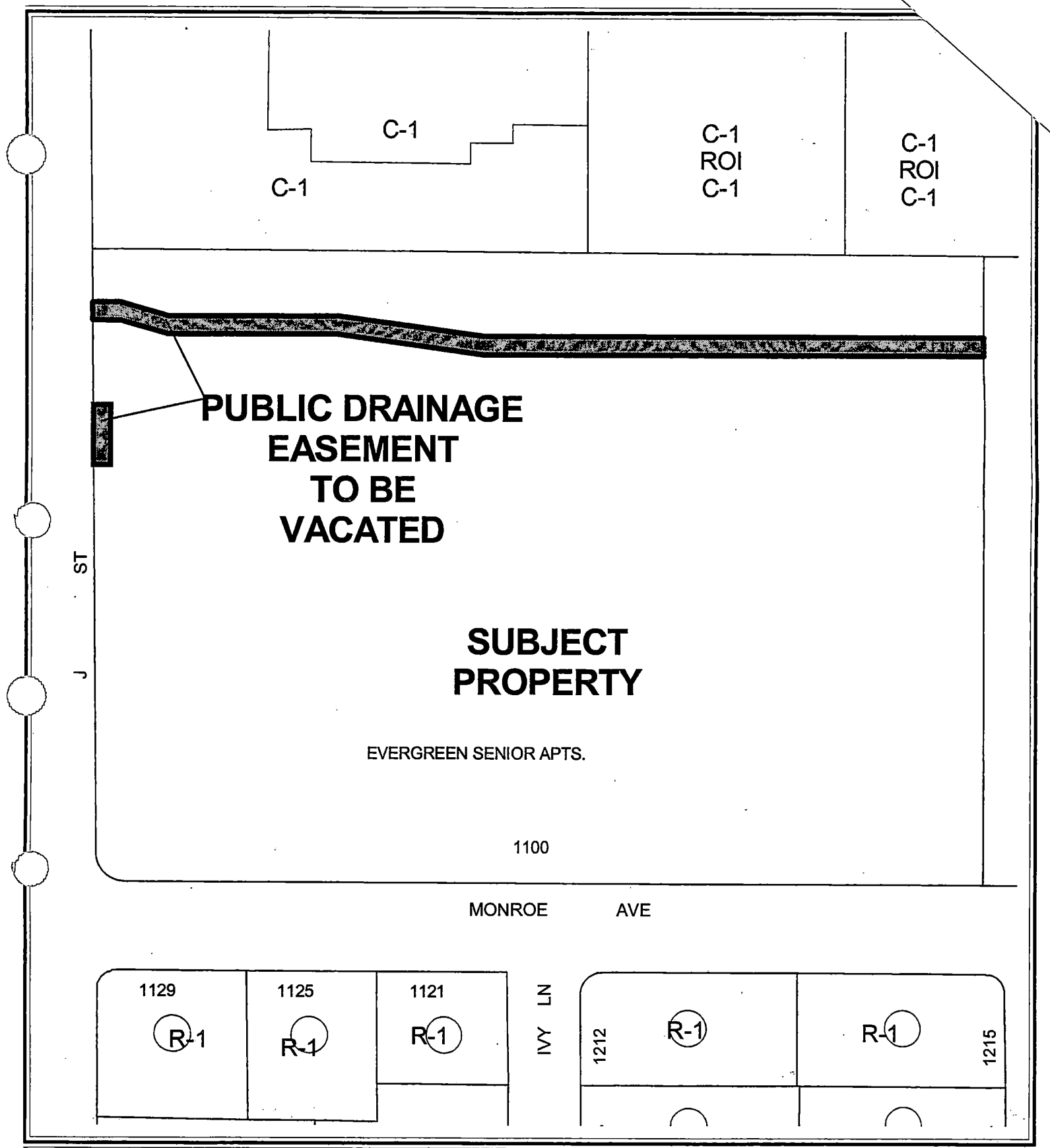
1. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 15 – VAC-4571

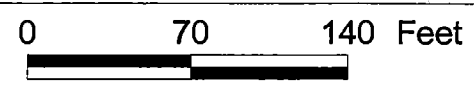
CONDITIONS – Continued:

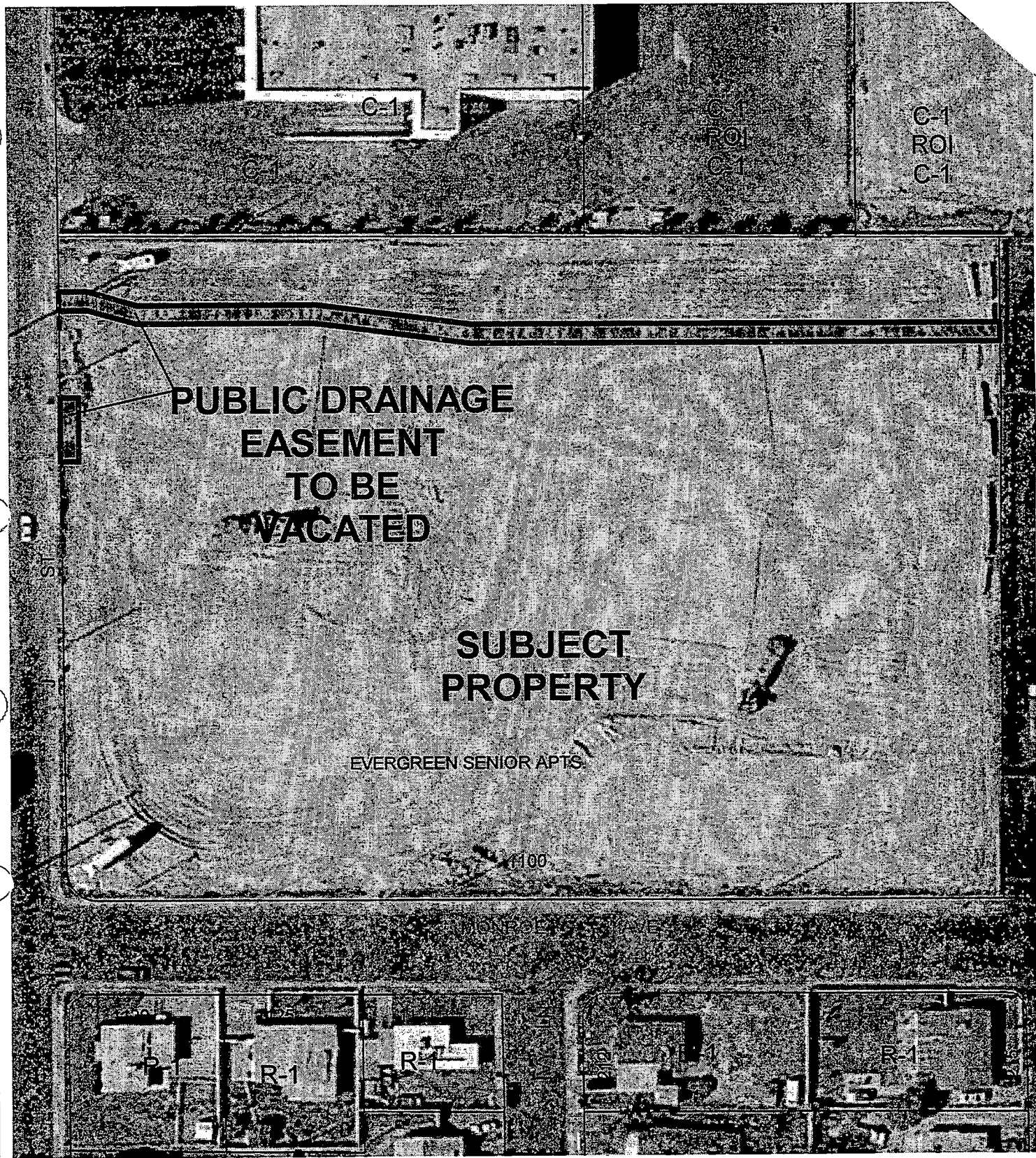
easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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



CASE: VAC-4571





CASE: VAC-4571

0 70 140 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-4571 - APPLICANT: CDPCN - OWNER: CITY OF LAS VEGAS HOUSING AUTHORITY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. 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 a public drainage easement generally located north of Monroe Avenue, east of "J" Street.

B) Applicant's Justification

The applicant's justification letter indicates the subject easement is no longer necessary in its current configuration and has been relocated.

BACKGROUND INFORMATION

A) Previous Actions

09/06/00 The City Council approved a Site Development Plan Review (SD-0039-00) for a 100-unit Senior Apartment Complex on this site. The Planning Commission and staff recommended approval on July 27, 2000.

05/22/03 The Planning and Development Department administratively approved Site Development Plan Review SDR-2173 for a proposed 100-unit Senior Apartment Complex on this site.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a public drainage easement located in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) Of Section 28, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public drainage easement because it is no longer needed in its current configuration. This request is appropriate, as the subject rights-of-way are not needed and will not result in reduced access traffic handling capability for the area.

VAC-4571 - Staff Report Page Two
August 26, 2004 - Planning Commission Meeting

B) Public Works discussion

This Vacation application proposes to only vacate public drainage easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-4571** APN: **139-28-503-022**

Name of Property Owner: City of Las Vegas Housing Authority

Name of Applicant: Community Development Programs Center
of Nevada.

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

Yes

☒ 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: Tariz M. Luis

Print Name: PARVIZ GHADIRI

Subscribed and sworn before me

This 27th day of May, 2004

Sharon Bullock
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - ZON-4623 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), Ward 6 (Mack).

C.C.: 10/06/04**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.
City Council Meeting**

11**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.
City Council Meeting**

0**RECOMMENDATION:**

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 18 [GPA-4631], Item 19 [ZON-4635], Item 20 [SDR-4638], Item 27 [MOD-4632], Item 28 [WVR-4754] and Item 29 [SDR-4751] to 9/09/2004 Planning Commission meeting, Item 3 [TMP-4838], Item 26 [SDR-4619], Item 30 [ZON-4828], Item 31 [SDR-4837], Item 47 [WVR-4883], and Item 48 [SDR-4832] to 9/23/2004 Planning Commission meeting, WITHDRAW WITHOUT PREJUDICE Item 4 [TMP-4842], Item 5 [TMP-4843] and Item 40 [SUP-4834], TABLE Item 16 [ZON-4623] and Item 17 [SDR-4626], and STRIKE Item 49 [MOD-4879] – UNANIMOUS

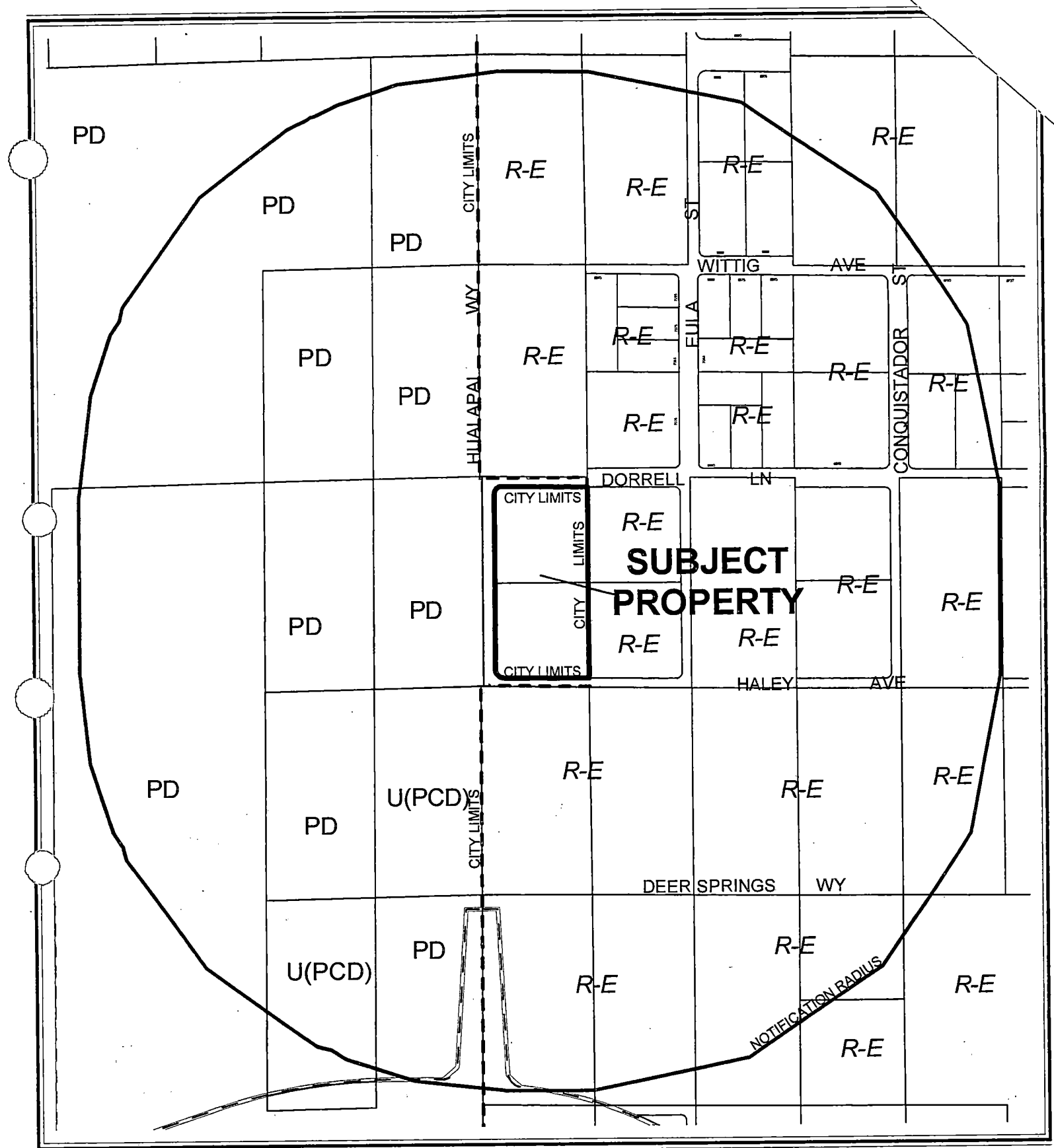
MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests.

No discussion took place.

(6:31 – 6:33)

1-866



CASE: **ZON-4623**

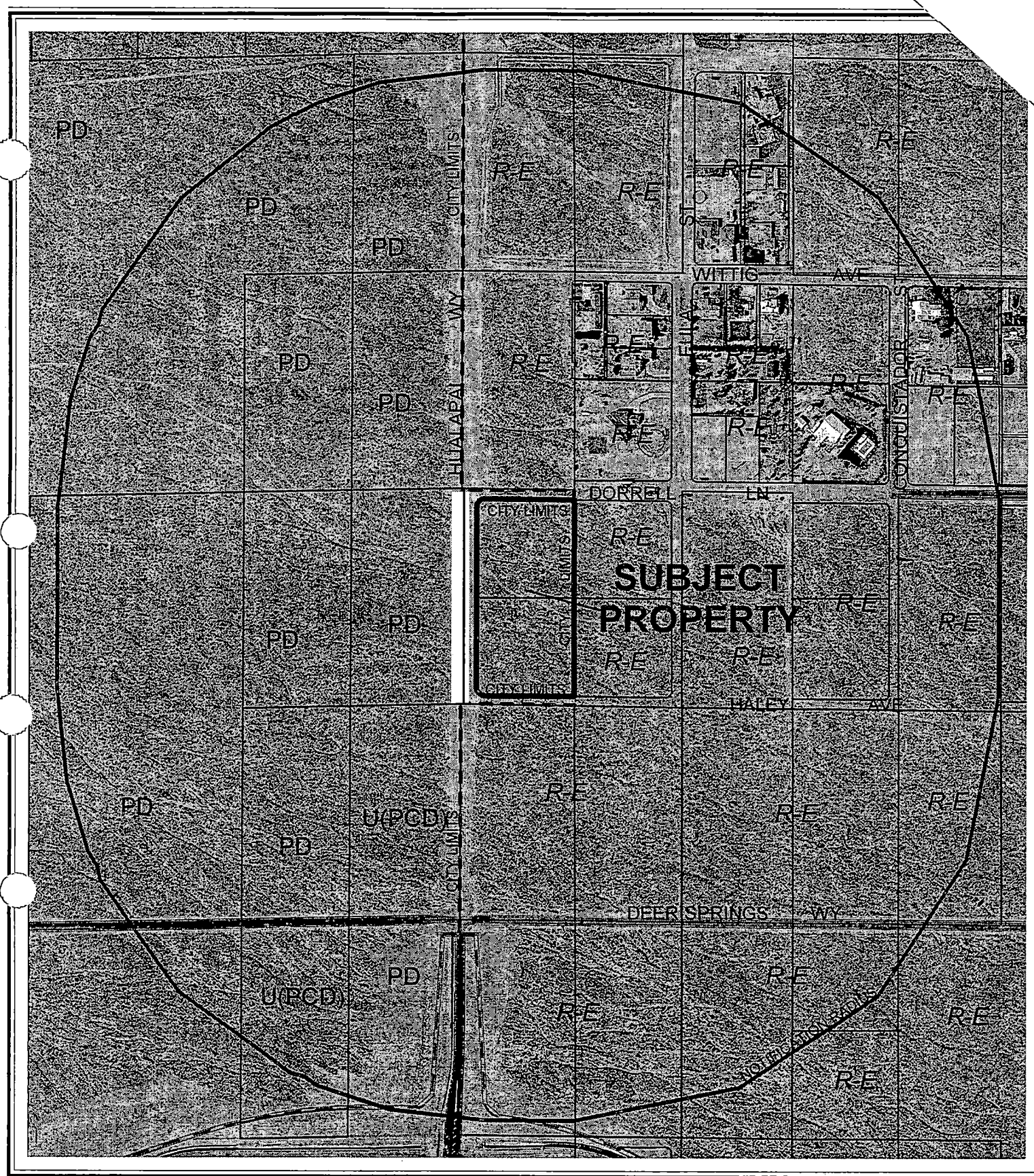
RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)





CASE: **ZON-4623**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The request shall be amended to R-PD3 (Residential Planned Development – 3 Units Per Acre).
3. A Site Development Plan Review (SDR-4626) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.
5. Construct half-street improvements including appropriate overpaving on Dorrell Lane, Hualapai Way and Haley Avenue adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
6. If not already constructed at the time of development provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

ZON-4623 - Conditions Page Two
August 26, 2004 - Planning Commission Meeting

7. Extend public sewer in Haley Avenue to the west edge of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is intended to rezone property located on the southeast corner of Hualapai Way and Dorrell Lane from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre).

B) Applicant's Justification

The applicant has stated that this request is justified because of the commercial development anticipated to the west as part of the Cliff's Edge Development. He has also stated that the requested zoning designation would be supported by the R (Rural Density Residential) land use designation, of the General Plan.

BACKGROUND INFORMATION

A) Previous Actions

7/07/04 The City Council heard the introduction of a bill to annex this property (ANX-4451). The effective date of that annexation will be August 13, 2004.

7/22/04 The Planning Commission heard related requests GPA-4621 and SDR-4626 as companion items to this request. The Site Plan review was held in abeyance to the 08/26/04 Planning Commission meeting. The GPA was withdrawn and this Rezoning application was changed from R-PD5 (Residential Planned Development – 5 Units Per Acre) to R-PD3 (Residential Planned Development – 3 Units Per Acre)

B) Pre-Application Meeting

5/26/04 Issues discussed included the need for R-PD5 (Residential Planned Development – 5 Units Per Acre) zoning, private streets, a 6-foot landscape planter along Hualapai Way, and approximately 20,800 square-feet of open space.

ZON-4623 - Staff Report Page Two
August 26, 2004 - Planning Commission Meeting

C) Neighborhood Meetings

06/22/04 No neighbors were in attendance at the meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.35

B) Existing Land Use

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation)
West	PCD (Planned Community Development)

D) Existing Zoning

Subject Property	Clark County
North	Clark County
South	Clark County
East	Clark County
West	PD (Planned Development)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designated this site for R (Rural Density Residential) land uses, which allow up to 3.59 units per acre. The R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district is permitted by the General Plan with a density up to the maximum of 3.59.

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

Clark County was notified of this request because adjacent properties are within that jurisdiction.

INTERAGENCY ISSUES

This request does not meet the criteria of a Project of Regional Significance.

A) Zoning Code Compliance

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-4626) application.

B) General Analysis and Discussion

The subject parcels are in an area of the city historically considered for very low intensity residential land uses. The character of the area is rural in nature with existing homes on half-acre lots at a minimum. Because the subject parcels are on the edge of this area, they are planned for development at three and a half units per acre to create a gradual increase in intensity from the rural neighborhood to the developing Cliff's Edge community to the west.

Because much of the land in this area is still undeveloped, there is no indication that an increase in density is necessary or even appropriate on this site. The applicant has stated that the parcel to the west will be developed commercially as part of the Cliff's Edge Master Plan. However, that is not unanticipated development. The land along the east side of Hualapai in this area is all designated as R (Rural Density Residential) to allow it to serve as a buffer. The requested density would remove a significant portion of this buffer and diminish the character of the rural neighborhood.

FINDINGS

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

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

The proposal conforms to the existing General Plan designation on this site. The size of the lots within the development, though, is incompatible with the neighborhood.

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

The density of development that would be allowed on the subject property is out of character and not compatible with the adjacent rural neighborhood. Homes built on the land to the east of the site, at two units per acre would each be very likely to have three homes backing up to them if this request is approved. That would result in the type of neighborhood property owners have anticipated.

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

Much of the land in this area is still undeveloped. Known development of the Cliff's Edge Master Plan area is one factor that led to the existing R (Rural Density Residential) general plan designation on this site. There are no development factors that justify an increase in density.

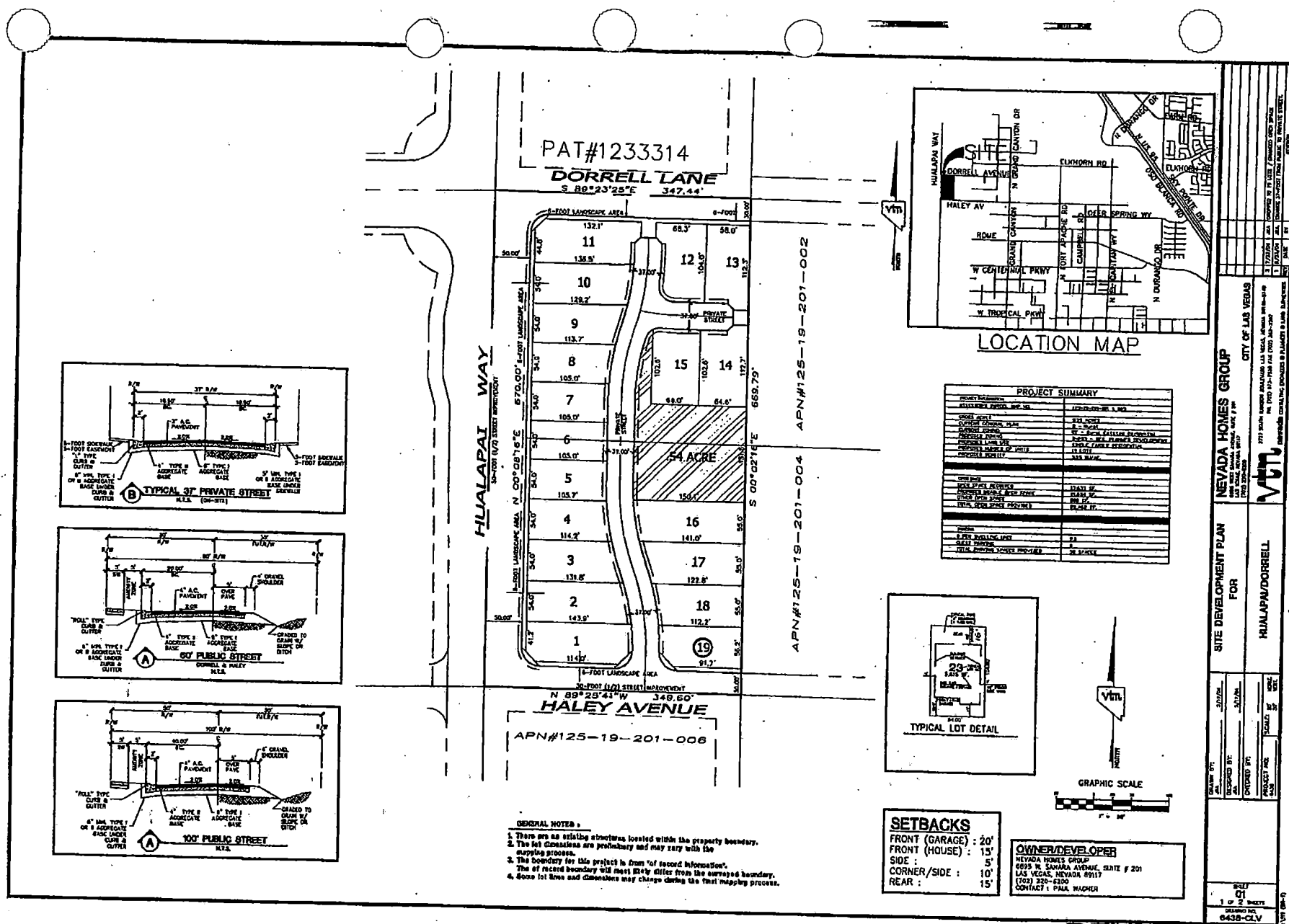
4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

Hualapai Way, a proposed 80-foot right-of-way alignment, will be adequate to serve this site.

NOTICES MAILED 44 [Mailed with GPA-4621 & SDR-4626]

APPROVALS 0

PROTESTS 11



RECEIVED

AUG 19 2004

ZON-4623

SDR-4626

8/26/04 PC

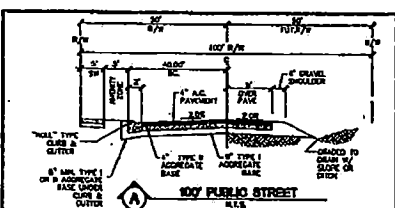
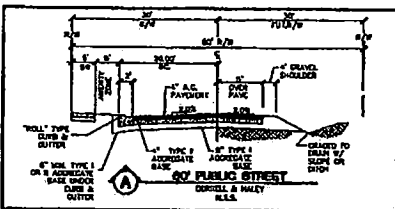
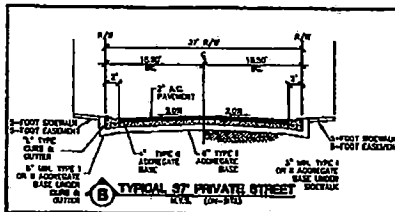
REVISED
8.19.04

8-19-04; 8:26AM; 3 3 3

TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
☉	20	24" BOX	VARIES	MONDO PINE
☉	17	24" BOX	VARIES	MONDO PINE
☉	30	VARIES	N/A	DATE PALM
☉	11	13" GALLON	VARIES	PHOTEA
☉	43	GALLON	VARIES	FLOWERING PLUM
☉	9	GALLON	VARIES	GROUND COVERS

GENERAL NOTES
1. Landscape shall conform to requirements of Title 19 City of Las Vegas.
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The proposed landscaping and plants are conceptual only. A detailed Landscape Plan shall be prepared by a licensed Landscape Architect as a part of the final engineering plan.
4. The number and types of plants may vary from this proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan, and alter the quantities shown in the Open Space area.

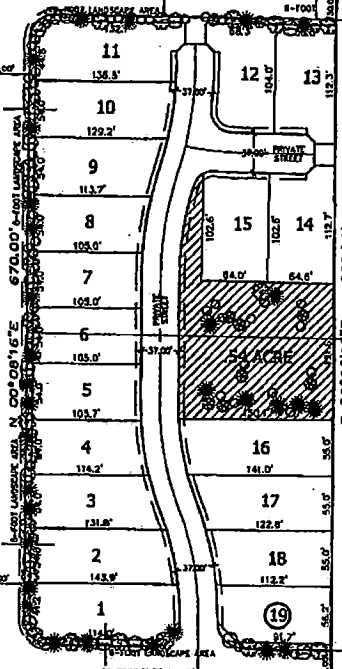


GENERAL NOTES
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from 'as record information'. The 'as record' boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

PAT#1233314

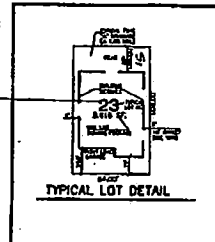
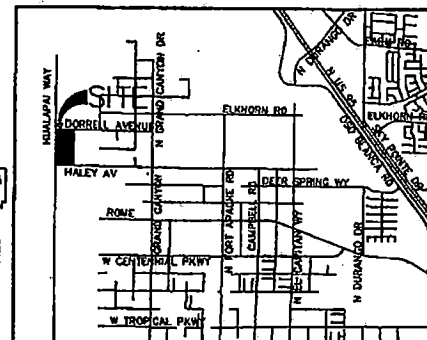
DORRELL LANE
S 89°23'25"E 347.44'

HUALAPAI WAY
S 89°08'16"E 670.00' (1.0) STREET IMPROVEMENT



HALEY AVENUE
N 89°25'41"W 349.60'

APN#125-19-201-006



PROJECT SUMMARY	
PROJECT LOCATION	LOT 19-201-006 & 19-201-007
APPLICANT	NEVADA HOMES GROUP
DESIGNED BY	PAUL WADNER
CHECKED BY	PAUL WADNER
DATE	8/19/04
PROJECT NO.	04258-CLV

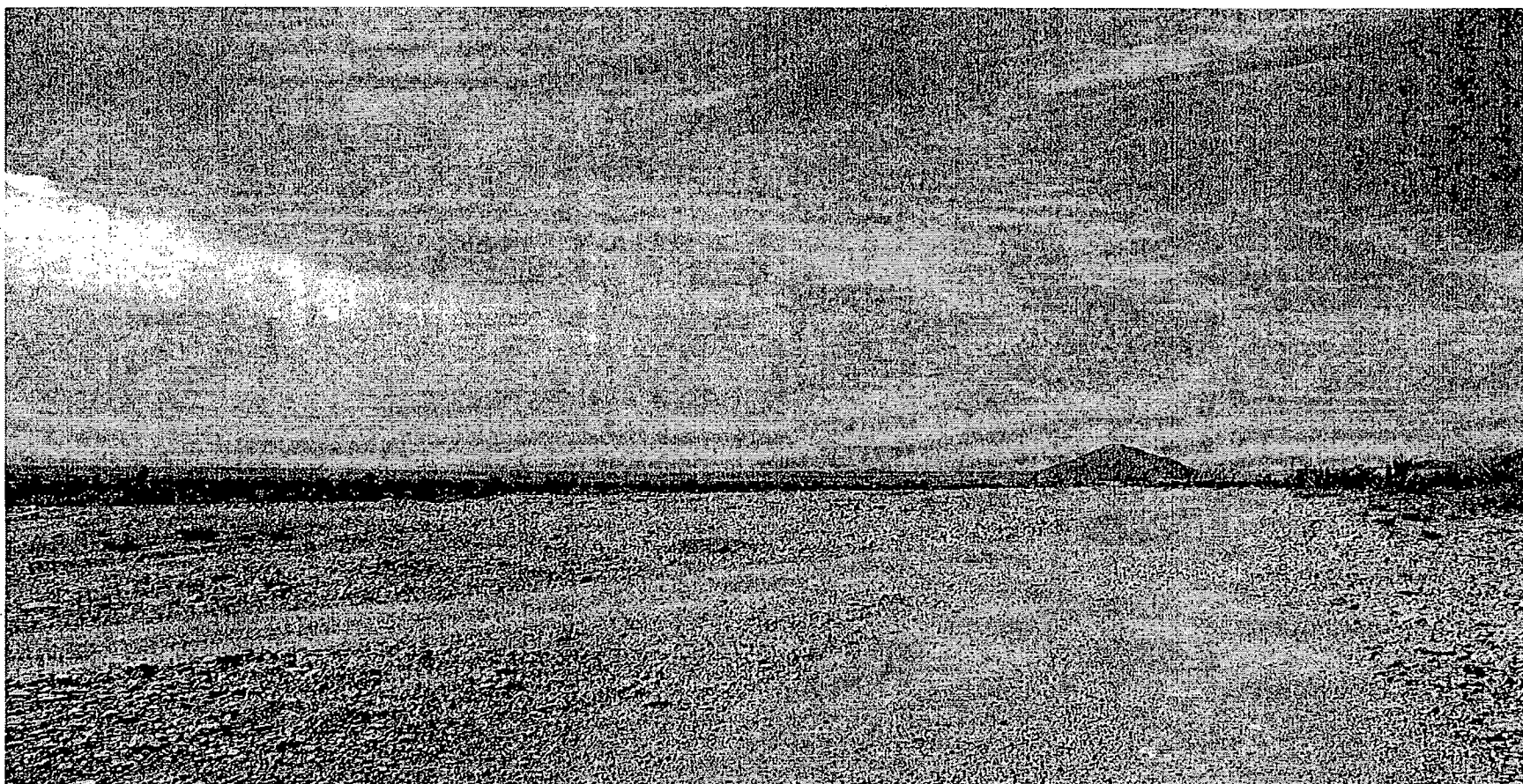
SETBACKS	
FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
8675 N. SAVANNA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 235-8100
CONTACT : PAUL WADNER

APN#125-19-201-004	APN#125-19-201-002
CONCEPTUAL LANDSCAPE PLAN FOR	
NEVADA HOMES GROUP	
HUALAPAI/DORRELL	
DATE: 8/19/04	SCALE: 1" = 40'
DESIGNED BY: PAUL WADNER	CHECKED BY: PAUL WADNER
PROJECT NO. 04258-CLV	
SHEET 02 OF 2 SHEETS	

RECEIVED
AUG 19 2004
ZON-4623
SDR-4626
8/26/04 PC

REVISED
8.19.04



ZON-4623 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY
COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE
AUGUST 26, 2004 PLANNING COMMISSION

7/1/04

Carole Lee Squires
9685 Elkhorn Rd.
Las Vegas, Nevada 89149
702/499-2209

August 20, 2004

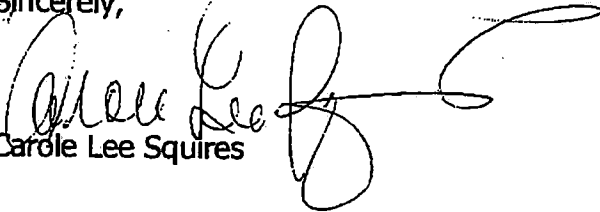
Kyle C. Walton, Senior Planner
Planning & Development Department
City of Las Vegas Planning Commission
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Case # ~~ZON 4623~~
Case # ~~SDR 4626~~

Dear Mr. Walton:

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses.

Sincerely,


Carole Lee Squires

RECEIVED

AUG 23 2004

2/26/04

To: Kyle C. Walton, Senior Planner
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED

AUG 23 2004

Re: Rezoning [REDACTED]
Site Development Plan Review - SDR [REDACTED]
APN: 125-19-201-001 and 003
Meeting Date: Aug. 26, 2004

From: Mary Sanders
9945 Wittig Ave..
Las Vegas, NV 89149
Ph (702) 658-1365
E-mail marys111@earthlink.net

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses. I am also concerned about the precedent this sets if accepted by your department and the Planning Commission.

My neighbor, Richard Lemmon has outlined the following in his letter to you. I fully agree with his comments and conclusions and ask that you deny Nevada Homes request for the SDR-4626. Richard Lemmon's reasoning is as follows:

The proposed site plan lies within the Rural Density Residential-R district of the Centennial Hills Sector Plan and abuts the Rural Neighborhood Preservation-RNP district.

The R District of the Plan by definition has a density of 2.5 to 3.59 dwelling units/gross acre. The plan goes on to state "The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development."

The abutting RNP district has a density of 0 to 2 dwelling units/gross acre with corresponding lot sizes of approximately 22,000 sq. ft. and up.

The proposed site plan has a density of 3.55 dwelling units/gross acre with lot sizes ranging from 5,662 sq. ft. to 7,622 sq. ft. In fact, the 11 lots on the East side of the proposed plan collectively sit on 1.69 acres with a density of 6.5 dwelling units per acre. The proposed density and lot sizes are not compatible with the abutting RNP district.

To be consistent with the Sector Plan the maximum density of the applicant parcel should be 2.5 dwelling units/gross acre with a corresponding lot size of approximately 17,000 sq. ft. This would allow for a maximum of 13 lots of approximately equal size not the 19 proposed.

In section 2.7 of the Centennial Hills Sector Plan Consistency and Development Review Policies it states in part "It is the intent of the City Council that no development permit... may be approved...unless such development activity is determined to be in compliance and consistent with the Centennial Hills Sector Plan."

In section 2.7 A. Plan Consistency Policies the plan states in part "It is the intent of the City Council that: ...The dwelling unit density, lot area and frontage must be compatible with surrounding residential uses."

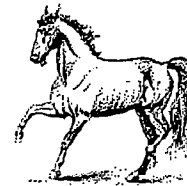
In order to approve the proposed plan you would have to go against the policies stated in the Centennial Hills Sector Plan and you would be setting an undesirable precedent for future proposals.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary Sanders".

Mary Sanders

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393



July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
 Opposition to Case No ZON 4623
 Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-4626 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Site Development Plan Review FOR A 27 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units Per Acre)], Ward 6 (Mack).

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 18 [GPA-4631], Item 19 [ZON-4635], Item 20 [SDR-4638], Item 27 [MOD-4632], Item 28 [WVR-4754] and Item 29 [SDR-4751] to 9/09/2004 Planning Commission meeting, Item 3 [TMP-4838], Item 26 [SDR-4619], Item 30 [ZON-4828], Item 31 [SDR-4837], Item 47 [WVR-4883], and Item 48 [SDR-4832] to 9/23/2004 Planning Commission meeting, WITHDRAW WITHOUT PREJUDICE Item 4 [TMP-4842], Item 5 [TMP-4843] and Item 40 [SUP-4834], TABLE Item 16 [ZON-4623] and Item 17 [SDR-4626], and STRIKE Item 49 [MOD-4879] – UNANIMOUS

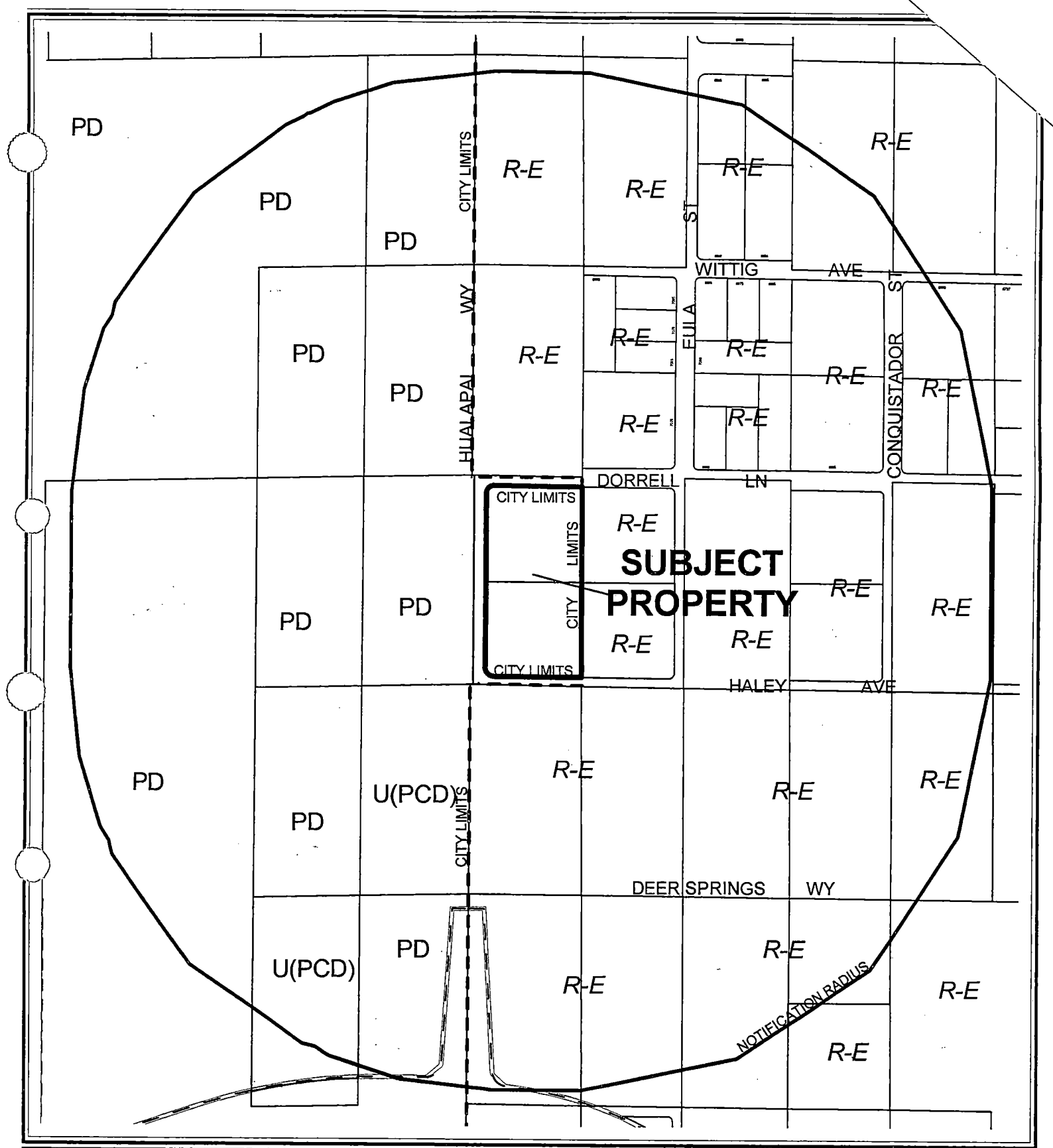
MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests.

No discussion took place.

(6:31 – 6:33)

1-866



CASE: **SDR-4626**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-4626 - APPLICANT: NEVADA HOMES GROUP -
OWNER: HUALAPAI NEVADA, LLC**

**** CONDITIONS ****

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

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. A Rezoning (ZON-4623) to a R-PD3 (Residential Planned Development) Zoning District approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 8/18/04, except as amended by conditions herein.
5. The required open space area shall be redesigned and consolidated into a larger usable area.
6. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear. Building height shall not exceed two stories or 35 feet, whichever is less.
7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

SDR-4626 - Conditions Page Two
August 26, 2004 - Planning Commission Meeting

9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Private streets and private drives shall be common lots that are offered as a public utility easements (P.U.E), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Landscape and maintain all unimproved rights-of-way adjacent to this site.
17. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Site development to comply with all applicable conditions of approval for ZON-4623 and all other subsequent site-related actions.

SDR-4626 - Conditions Page Three
August 26, 2004 - Planning Commission Meeting

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 19-lot single-family subdivision with a density of 3.55 dwelling units per acre.

B) Applicant's Justification

The applicant's justification letter states that this project will neither create a safety hazard nor negatively impact adjoining properties.

BACKGROUND INFORMATION

A) Previous Actions

7/07/04 The City Council heard the introduction of a bill to annex this property (ANX-4451). The effective date of that annexation will be August 13, 2004.

7/22/04 The Planning Commission heard related requests GPA-4621 and SDR-4626 as companion items to this request.

7/22/04 The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant an opportunity to revise the site plan.

B) Pre-Application Meeting

5/26/04 Issues discussed included the need for R-PD5 (Residential Planned development – 5 Units Per Acre) zoning, private streets, a 6-foot landscape planter along Hualapai Way, and approximately 20,800 square-feet of open space.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.35

SDR-4626 - Staff Report Page Two
August 26, 2004 - Planning Commission Meeting

B) Existing Land Use

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation)
West	PCD (Planned Community Development)

D) Existing Zoning

Subject Property	Clark County
North	Clark County
South	Clark County
East	Clark County
West	PD (Planned Development)

E) General Plan Compliance

The Centennial Hills Sector Plan designated this site for R (Rural Density Residential) land uses, which allow up to 3.5 units per acre. The R-PD3 (Residential Planned Development – 3 units per acre) zoning district is permitted under the Rural designation.

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

Clark County was notified of this request because adjacent properties are within that jurisdiction.

INTERAGENCY ISSUES

This request does not meet the criteria of a Project of Regional Significance.

PROJECT DESCRIPTION

This request is for a 19-lot single-family subdivision at a density of 3.55 units per acre. Access is provided to Haley Avenue with internal circulation provided by 37-foot wide private streets. An open space area of 0.54 acres is provided in what is generally the middle of the east half of the subdivision. A six-foot landscape planter is provided along the adjacent public rights-of-way.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

For R-PD (Residential Planned Development) developments, development standards are determined as part of the Site Development Plan Review.

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	5,616 Sq Ft	N/A
Min. Lot Width	N/A	54 feet	N/A
Min. Setbacks • Front • Side • Corner • Rear	N/A	15' to house 20' to garage 5 feet 10 feet 15 feet	N/A

If the request is approved, these are acceptable standards for this type of single family residential project.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to this request.

SDR-4626 - Staff Report Page Four
August 26, 2004 - Planning Commission Meeting

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
SF dwelling	N/A	2 spaces per unit	54	N/A	54	0

The parking provided for each dwelling unit satisfies the zoning requirements.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	N/A	N/A	N/A
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	49 Trees	59 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		6 Feet

The landscape buffer area meets the requirements of the Las Vegas Urban Design Guidelines and Standards.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
5.35 acres	3.55	1.65	5.86 %	13,939 SF	10.1 %	23,522.4 SF

The amount of open space provided meets the requirements of Title 19.

C) General Analysis and Discussion

- Zoning

The proposed R-PD3 (Residential Planned Development – 3 units per acre) zoning designation provides for single-family homes up to 3.59 dwelling units per acre. The adjacent properties to the east are zoned to allow development at two units per acre. The subject parcels are part of a buffer area, which includes the land to the north and south, which is planned for densities of no more than 3.59 dwelling units per acre. The proposed zoning district is compatible with the adjacent existing and planned land uses. The size of the lots is not. The proposed project will degrade the buffering intended to be between the rural areas and the Cliff's Edge Master Planned Community.

- Site Plan

The site plan depicts lot sizes of approximately 5,616 square feet fronting on 37-foot wide private streets. These lots are significantly smaller than what is intended for this area. Open space is provided in an area along the eastern boundary of the site, containing approximately 0.54 acres, and is centralized in the development.

- Waivers

There are no waivers requested as part of this application.

- Landscape Plan

The submitted landscape plan is conceptual only, but meets the requirements of Title 19 and the Las Vegas Urban Design Guidelines and Standards. Final landscape approval will be through the subdivision process.

- Elevation

Elevations depict one and two-story homes with two-car garages of design and materials typical to the valley.

- Floor Plan

Four floor plans have been submitted including a 1,663 sq. ft. single-story home and three two-story homes of 1,752; 2,084; and 2,309 square feet.

FINDINGS

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

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

The density and lot sizes proposed for this development are not compatible with adjacent development, either existing or planned.

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

The proposed development is not supported by the Centennial Hills Sector Plan as the proposed lots are substantially smaller than that exists in the rural neighborhood.

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

Hualapai Way and Dorrell Lane provide adequate access to this site. Internal circulation has no negative impact on adjacent properties.

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

The building and landscape materials proposed are typical of those used in similar developments and are appropriate in this area.

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

SDR-4626 - Staff Report Page Seven
August 26, 2004 - Planning Commission Meeting

The building elevations and designs are typical of single-family subdivisions and are not undesirable or unsightly in appearance.

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

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 44 [Mailed with GPA-4621 & ZON-4623]

APPROVALS 0

PROTESTS 11



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4626 APN: 125-19-201-001 & 003Name of Property Owner: Hualapai Nevada LLCName of Applicant: NEVADA HOMES GROUP

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

 Yes X No

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

City Official: _____

Partner(s): _____

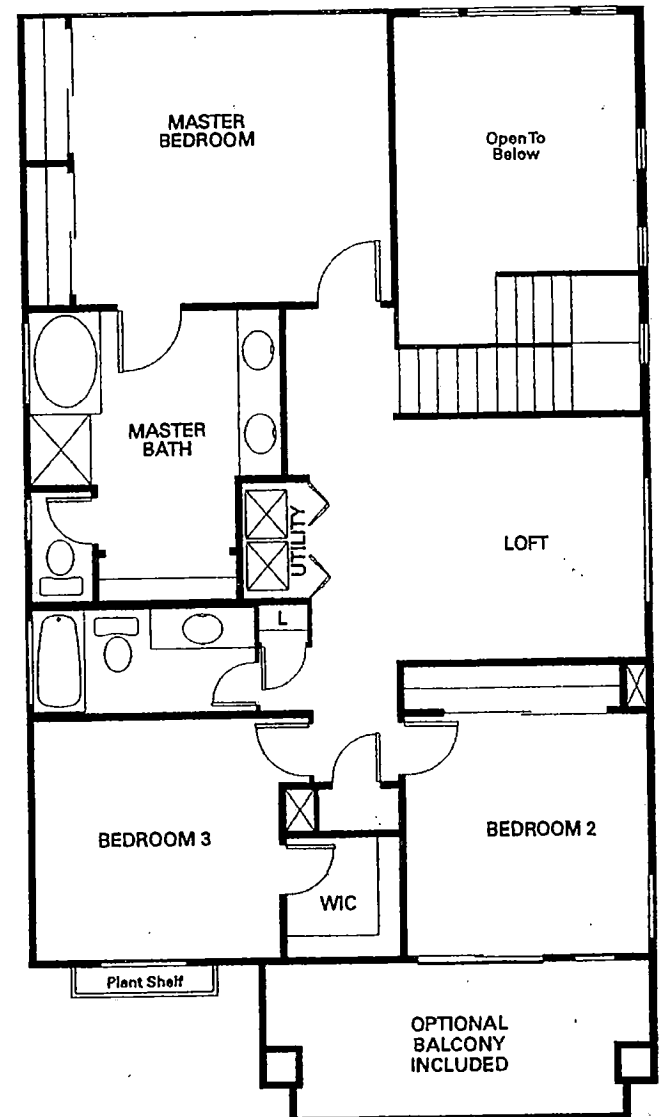
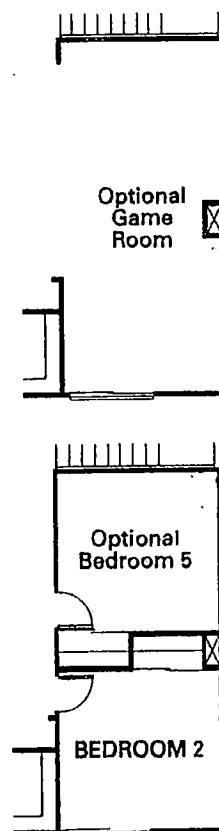
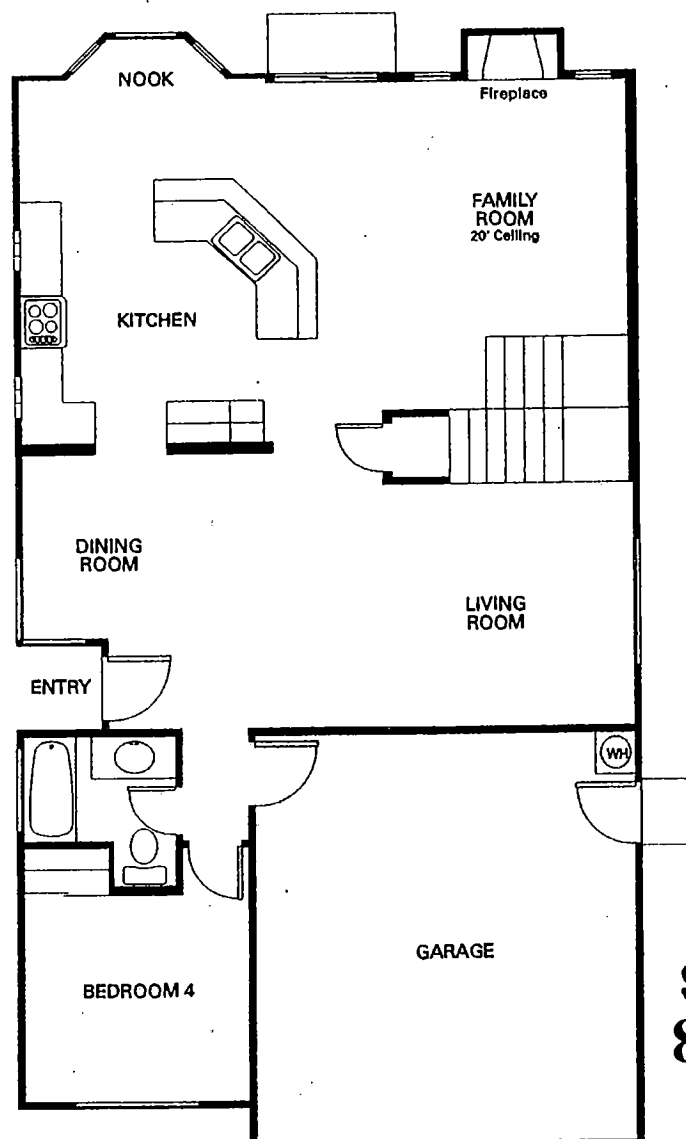
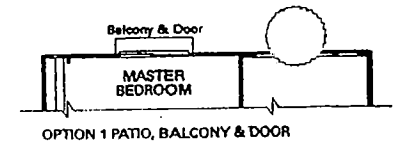
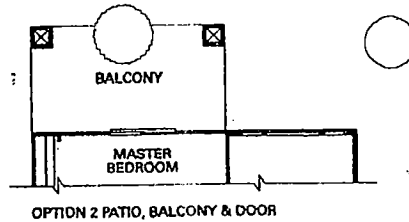
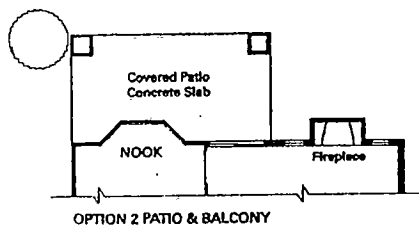
APN: _____

Signature of Property Owner/Authorized Agent: [Signature]Print Name: JOSEPH BONIFATTO

Subscribed and sworn before me

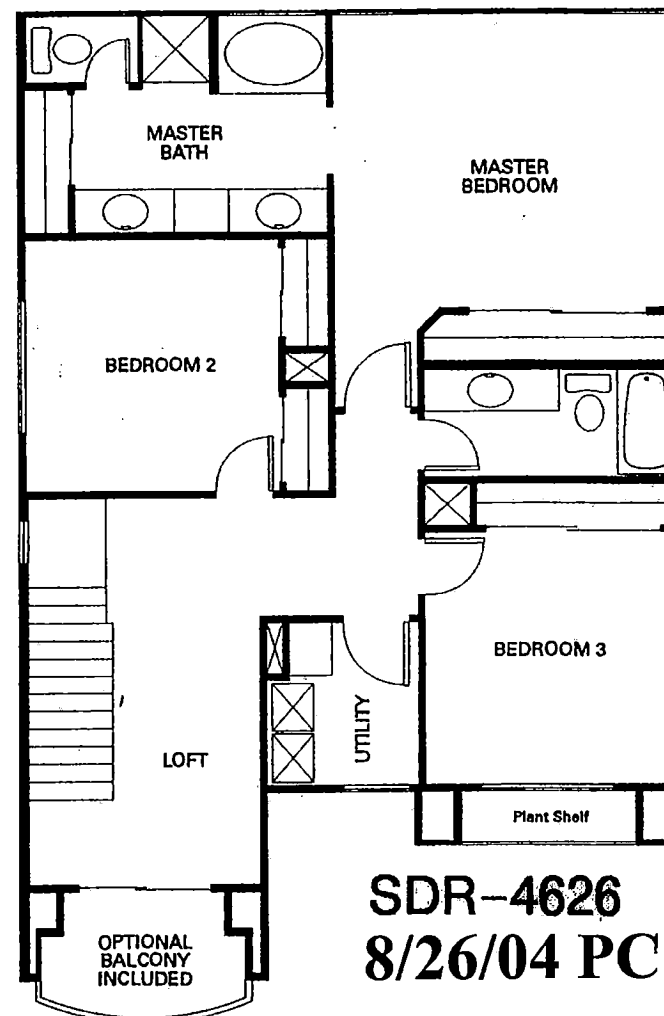
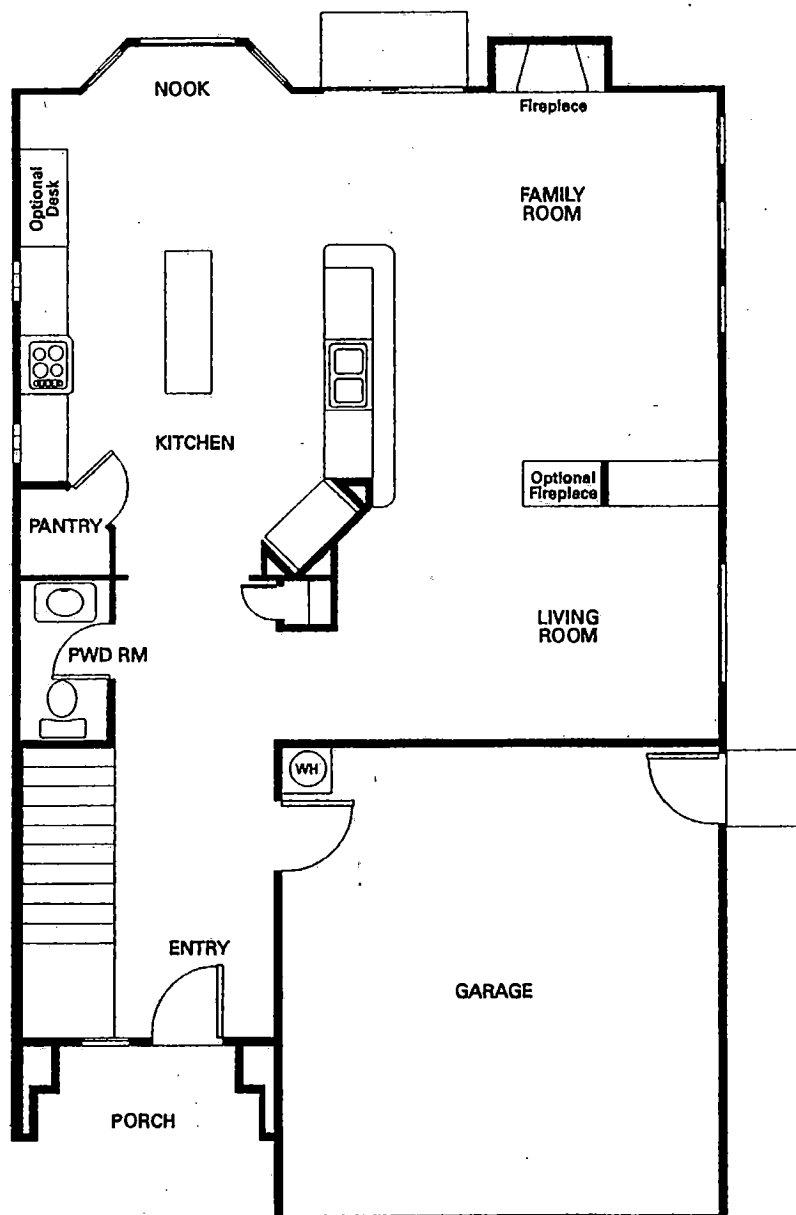
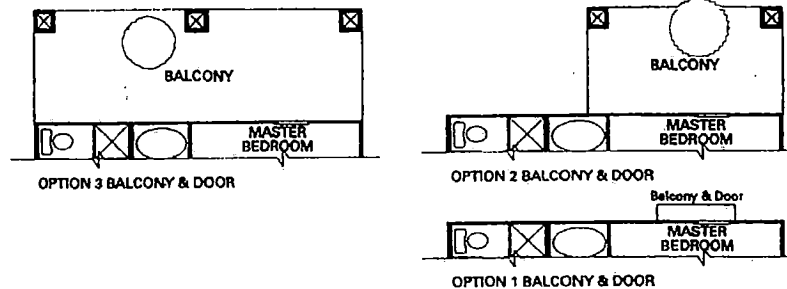
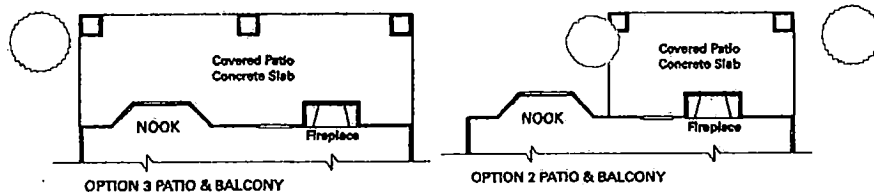
This 26 day of MAY, 2004Michael Atangan
Notary Public in and for said County and State





SDR-4626
8/26/04 PC **THE DIAMOND**
 Two Story, 2309 Sq. Ft.
 4 Bd Rm, Loft, 5 Bd Rm, 3 Bath

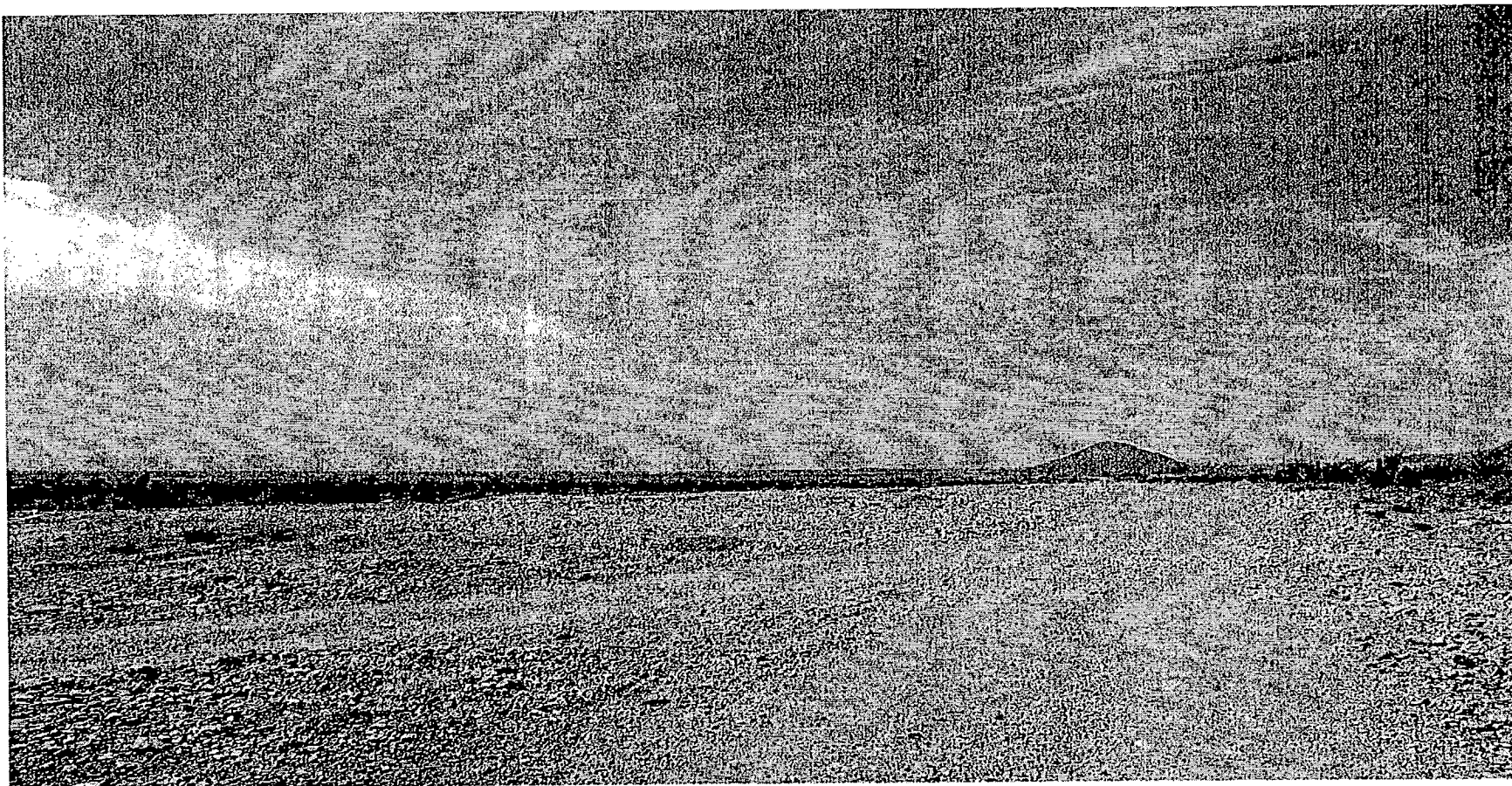




SDR-4626
8/26/04 PC

The Emerald
Two Story, 2084 Sq. Ft.
3 Bd. Rm., Loft, 2½ Bath





SDR-4626 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY
COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE
AUGUST 26, 2004 PLANNING COMMISSION

7/1/04

Carole Lee Squires
9685 Elkhorn Rd.
Las Vegas, Nevada 89149
702/499-2209

August 20, 2004

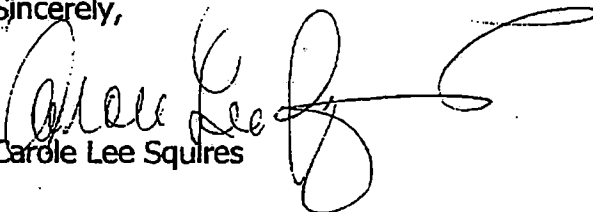
Kyle C. Walton, Senior Planner
Planning & Development Department
City of Las Vegas Planning Commission
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Case # ~~ZON 4623~~
Case # ~~SDR 4626~~

Dear Mr. Walton:

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses.

Sincerely,


Carole Lee Squires

RECEIVED

AUG 23 2004

8/26/04

To: Kyle C. Walton, Senior Planner
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED

AUG 23 2004

Re: Rezoning [REDACTED]
Site Development Plan Review - SDR [REDACTED]
APN: 125-19-201-001 and 003
Meeting Date: Aug. 26, 2004

From: Mary Sanders
9945 Wittig Ave..
Las Vegas, NV 89149
Ph (702) 658-1365
E-mail marys111@earthlink.net

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses. I am also concerned about the precedent this sets if accepted by your department and the Planning Commission.

My neighbor, Richard Lemmon has outlined the following in his letter to you. I fully agree with his comments and conclusions and ask that you deny Nevada Homes request for the SDR-4626. Richard Lemmon's reasoning is as follows:

The proposed site plan lies within the Rural Density Residential-R district of the Centennial Hills Sector Plan and abuts the Rural Neighborhood Preservation-RNP district.

The R District of the Plan by definition has a density of 2.5 to 3.59 dwelling units/gross acre. The plan goes on to state "The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development."

The abutting RNP district has a density of 0 to 2 dwelling units/gross acre with corresponding lot sizes of approximately 22,000 sq. ft. and up.

The proposed site plan has a density of 3.55 dwelling units/gross acre with lot sizes ranging from 5,662 sq. ft. to 7,622 sq. ft. In fact, the 11 lots on the East side of the proposed plan collectively sit on 1.69 acres with a density of 6.5 dwelling units per acre. The proposed density and lot sizes are not compatible with the abutting RNP district.

To be consistent with the Sector Plan the maximum density of the applicant parcel should be 2.5 dwelling units/gross acre with a corresponding lot size of approximately 17,000 sq. ft. This would allow for a maximum of 13 lots of approximately equal size not the 19 proposed.

In section 2.7 of the Centennial Hills Sector Plan Consistency and Development Review Policies it states in part "It is the intent of the City Council that no development permit... may be approved...unless such development activity is determined to be in compliance and consistent with the Centennial Hills Sector Plan."

In section 2.7 A. Plan Consistency Policies the plan states in part "It is the intent of the City Council that: ...The dwelling unit density, lot area and frontage must be compatible with surrounding residential uses."

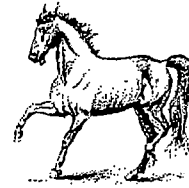
In order to approve the proposed plan you would have to go against the policies stated in the Centennial Hills Sector Plan and you would be setting an undesirable precedent for future proposals.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary Sanders".

Mary Sanders

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393



July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
 Opposition to Case No ZON 4623
 Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - GPA-4631 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CHARLES H. SHIELDS - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL) TO: O (OFFICE) on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Mack).

C.C.: 10/06/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the September 9, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

MOTION:

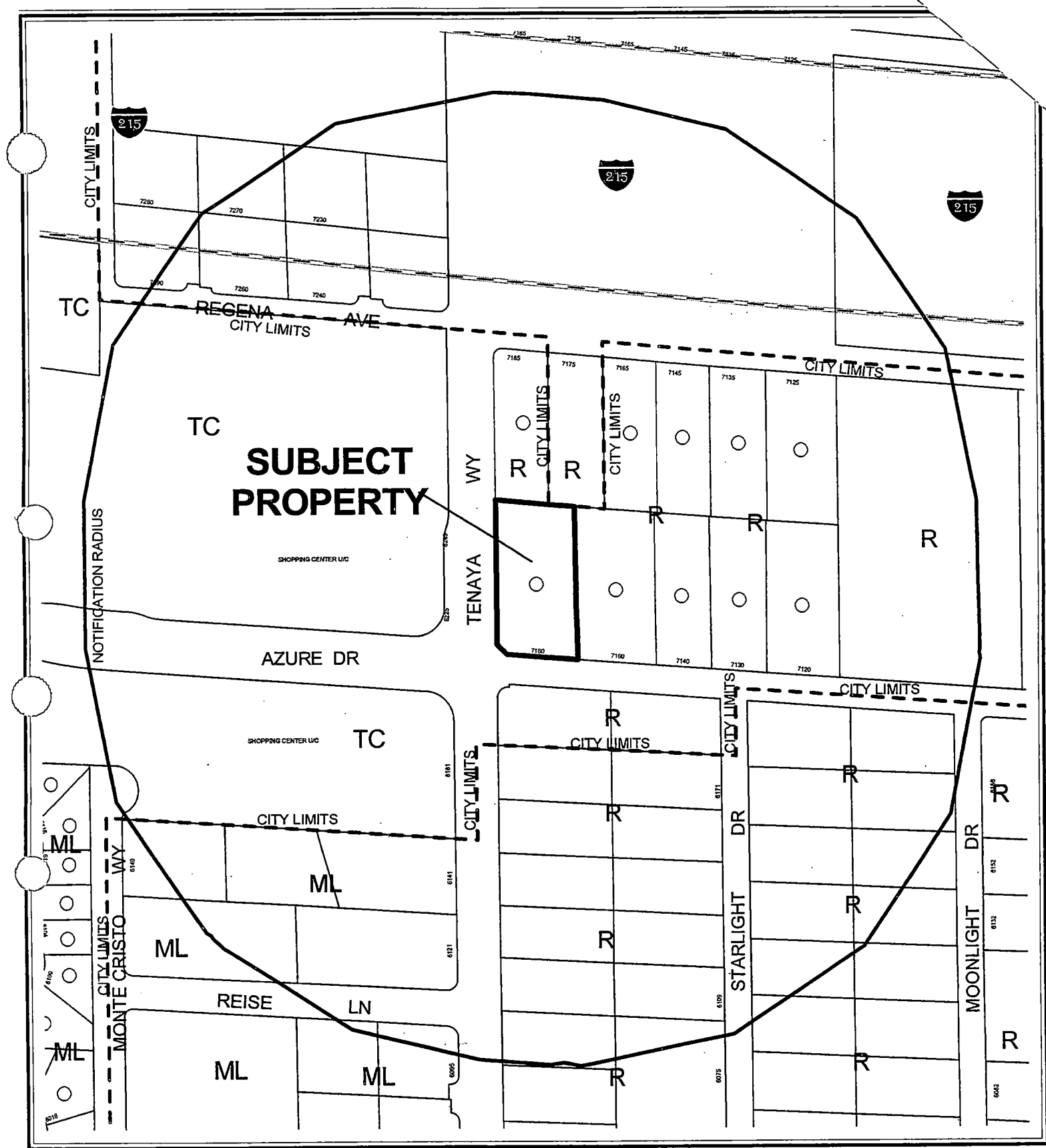
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 18 [GPA-4631], Item 19 [ZON-4635], Item 20 [SDR-4638], Item 27 [MOD-4632], Item 28 [WVR-4754] and Item 29 [SDR-4751] to 9/09/2004 Planning Commission meeting, Item 3 [TMP-4838], Item 26 [SDR-4619], Item 30 [ZON-4828], Item 31 [SDR-4837], Item 47 [WVR-4883], and Item 48 [SDR-4832] to 9/23/2004 Planning Commission meeting, WITHDRAW WITHOUT PREJUDICE Item 4 [TMP-4842], Item 5 [TMP-4843] and Item 40 [SUP-4834], TABLE Item 16 [ZON-4623] and Item 17 [SDR-4626], and STRIKE Item 49 [MOD-4879] – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests.

(6:31 – 6:33)

1-866

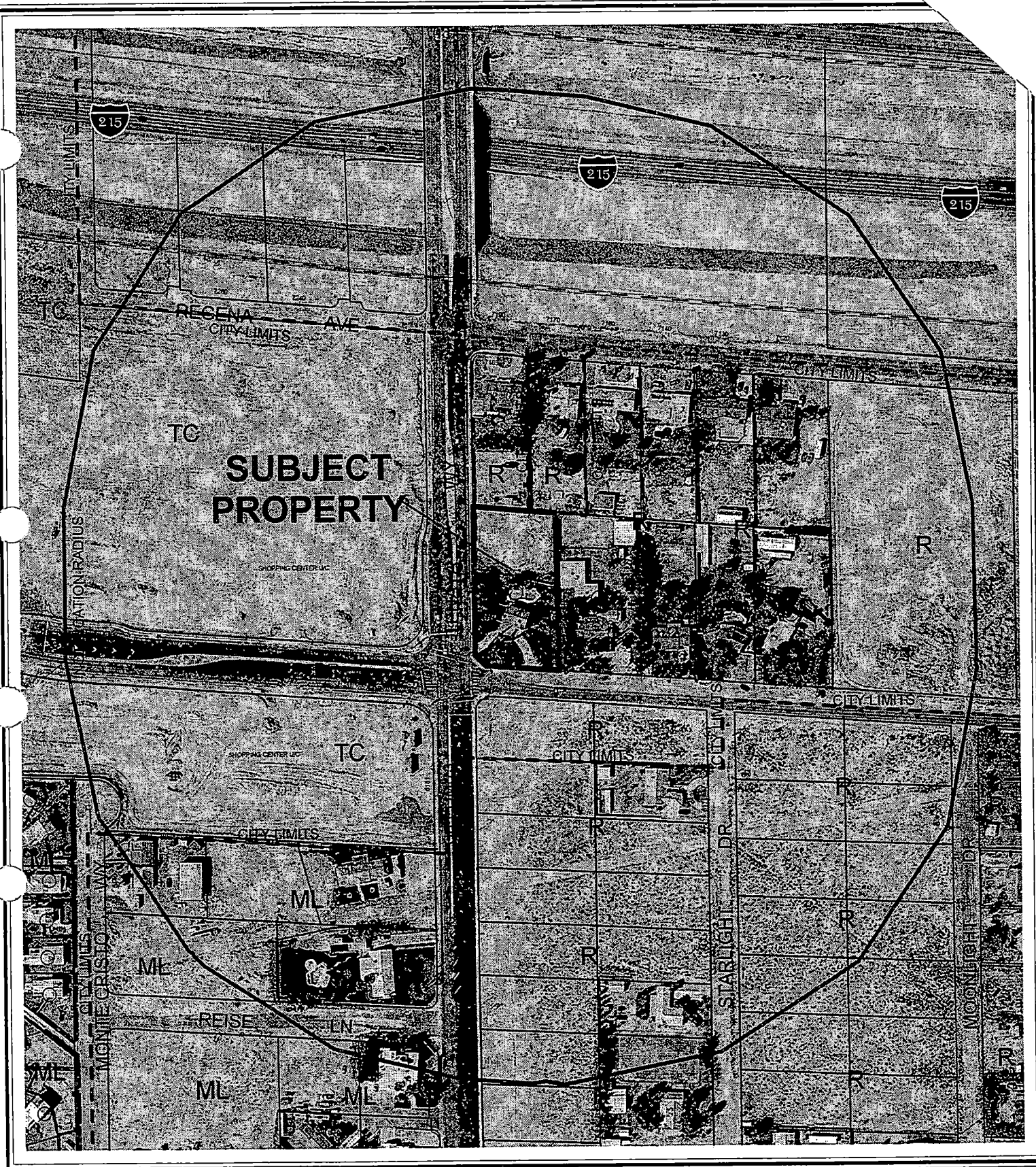


CASE: GPA-4631

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: O (OFFICE)



CASE: GPA-4631

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: O (OFFICE)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-4631 – GENERAL PLAN AMENDMENT – PUBLIC
HEARING - APPLICANT/OWNER: CHARLES H. SHIELDS

***ON AUGUST 23, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN
ABEYANCE TO THE SEPTEMBER 9, 2004
PLANNING COMMISSION MEETING***

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW3810 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com**TABITHA D. FIDDYMENT**
tfiddymenl@kkbr.com

August 19, 2004

VIA FACISIMILE
385-7268Kyle Walton
CITY OF LAS VEGAS PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, Nevada 89101**Re: Centennial Hills Family Practice – Planning Commission**
ABEYANCE OF GPA-4631/SDR-4638/ZON-4635

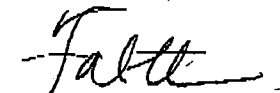
Dear Mr. Walton:

Please be advised that our office represents the applicant on the above referenced matter. The above items are scheduled to be heard at the August 26, 2004 Planning Commission hearing. Per your request and to allow for the processing of revised plans, the applicant seeks to have the items held for an additional two weeks until the September 9, 2004 Planning Commission hearing.

Thank you for your kind consideration and please contact this office should you have any questions or concerns.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW


Tabitha D. Fiddymenl

TDF/dmf

Cc: Leni Skaar, Councilman Mack's Liaison
Chuck Shields

RECEIVED

AUG 19 2004

KKBR

MERITAS LAW FIRMS WORLDWIDE



Case Number: GPA-4631 APN: 125-27-503-008
Name of Property Owner: Shields, Charles H. & Gail W.
Name of Applicant: Charles H. Shields

Yes ✓ No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

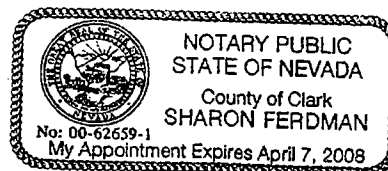
Print Name: GAIL SHIELDS CHARLES H. SHIELDS

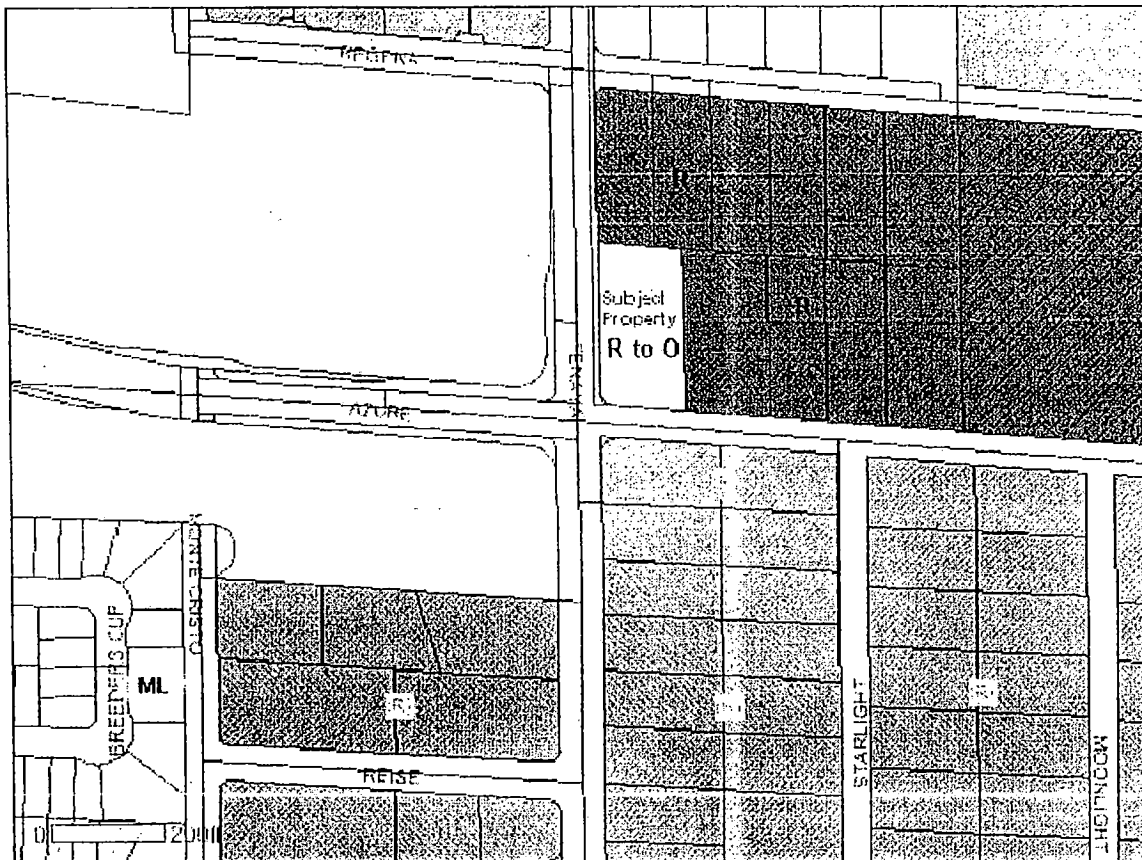
Subscribed and sworn before me

This 14 day of April, 2004

Sharon Feldman

Notary Public in and for said County and State





① GENERAL PLAN DESIGNATION PLAN
SCALE 1" = 10'-0"

revisions:
1
2
3

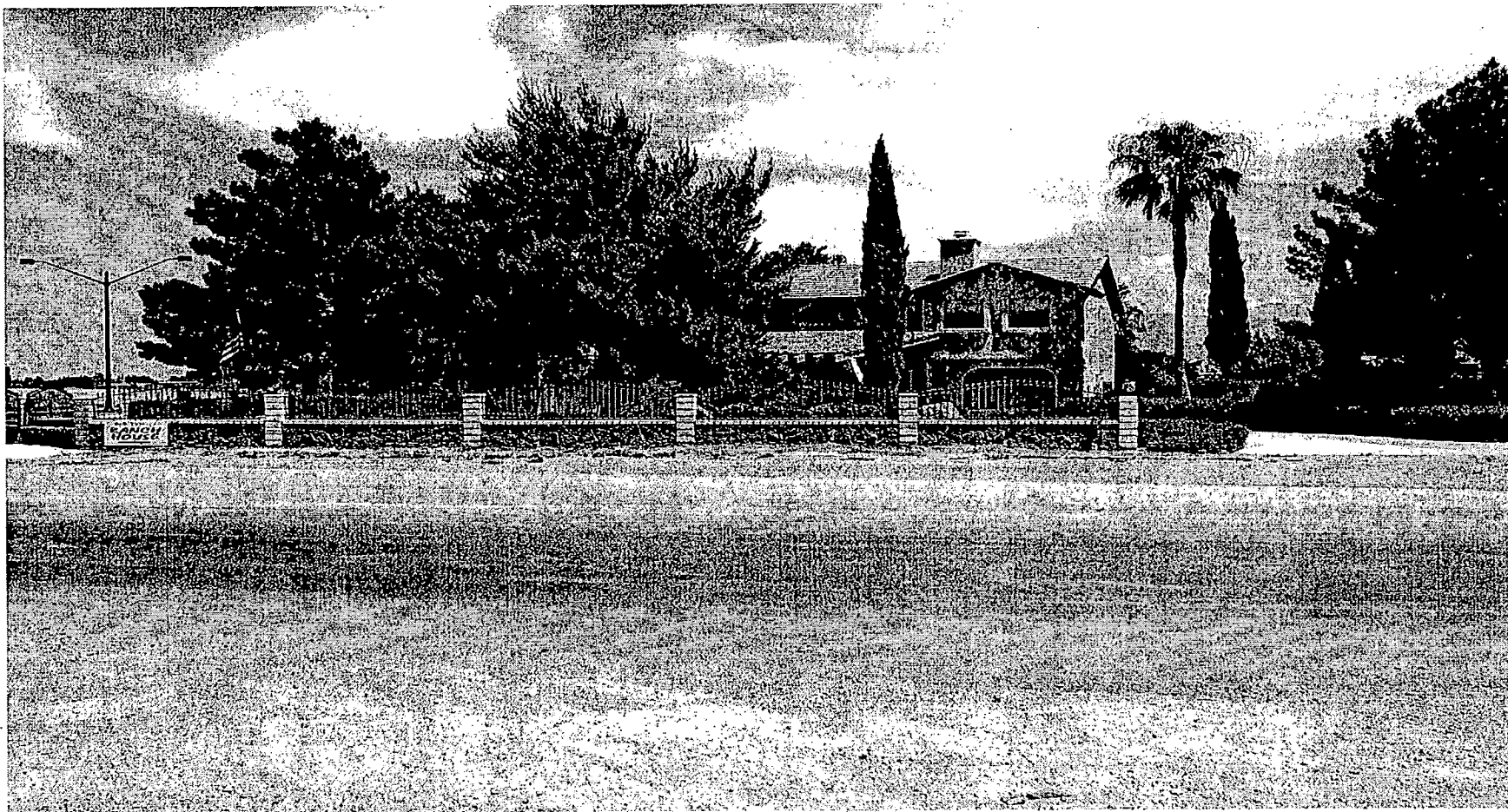
john
dani
burne, architect

OFFICE BUILDING
1180 W. AZURE DRIVE
for: Chuck & Gail Shields
City of Las Vegas Nevada

date: 8/26/04
proj. no.: 12345
drawn by:
chkd. by:

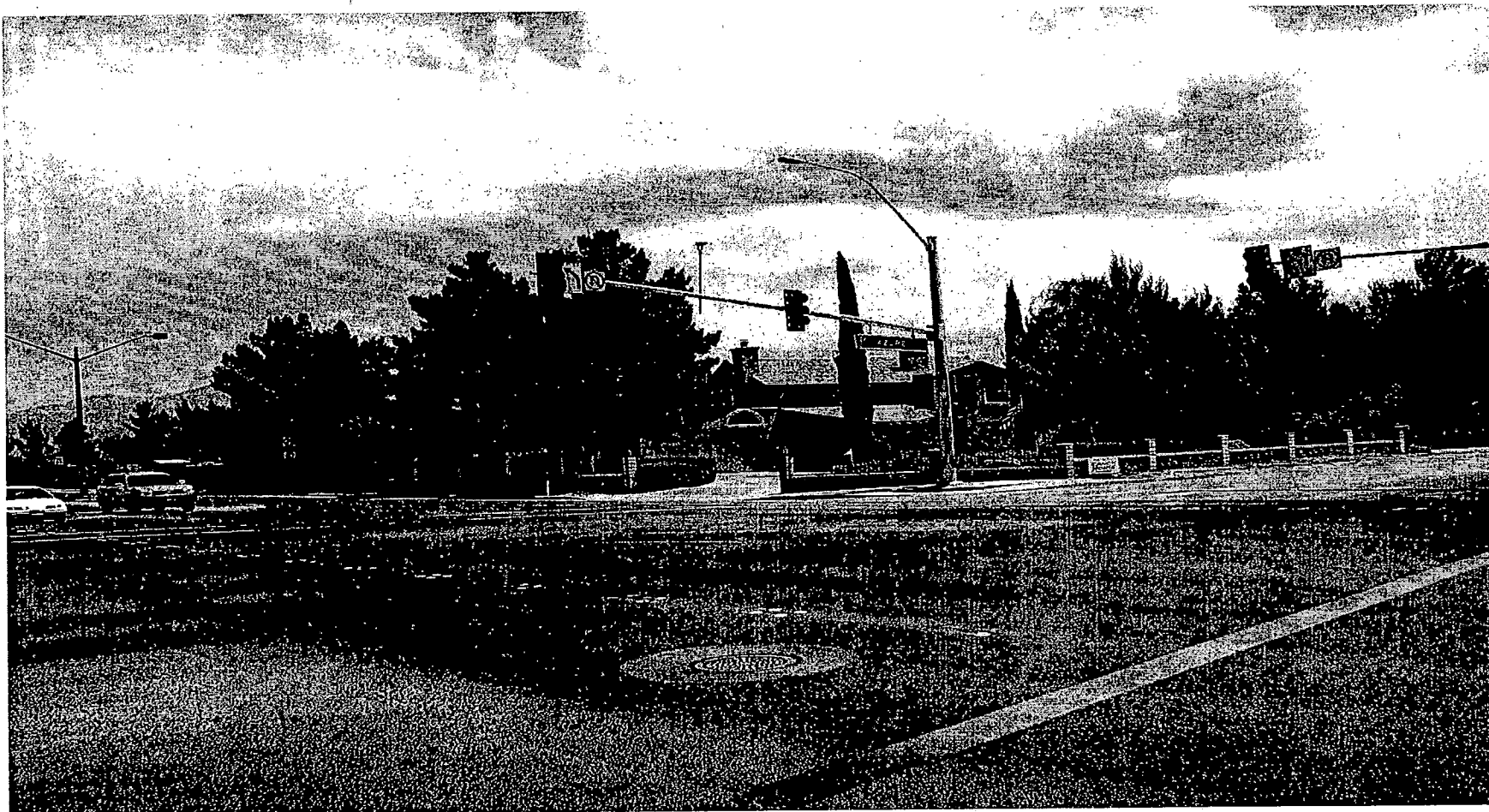
sheet no.:
GP

GPA-4631
8/26/04 PC



GPA-4631 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
AUGUST 26, 2004 PLANNING COMMISSION

7/1/04



GPA-4631 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
AUGUST 26, 2004 PLANNING COMMISSION

7/1/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - ZON-4635 - REZONING RELATED TO GPA-4631 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. SHIELDS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Mack).

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the September 9, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

MOTION:

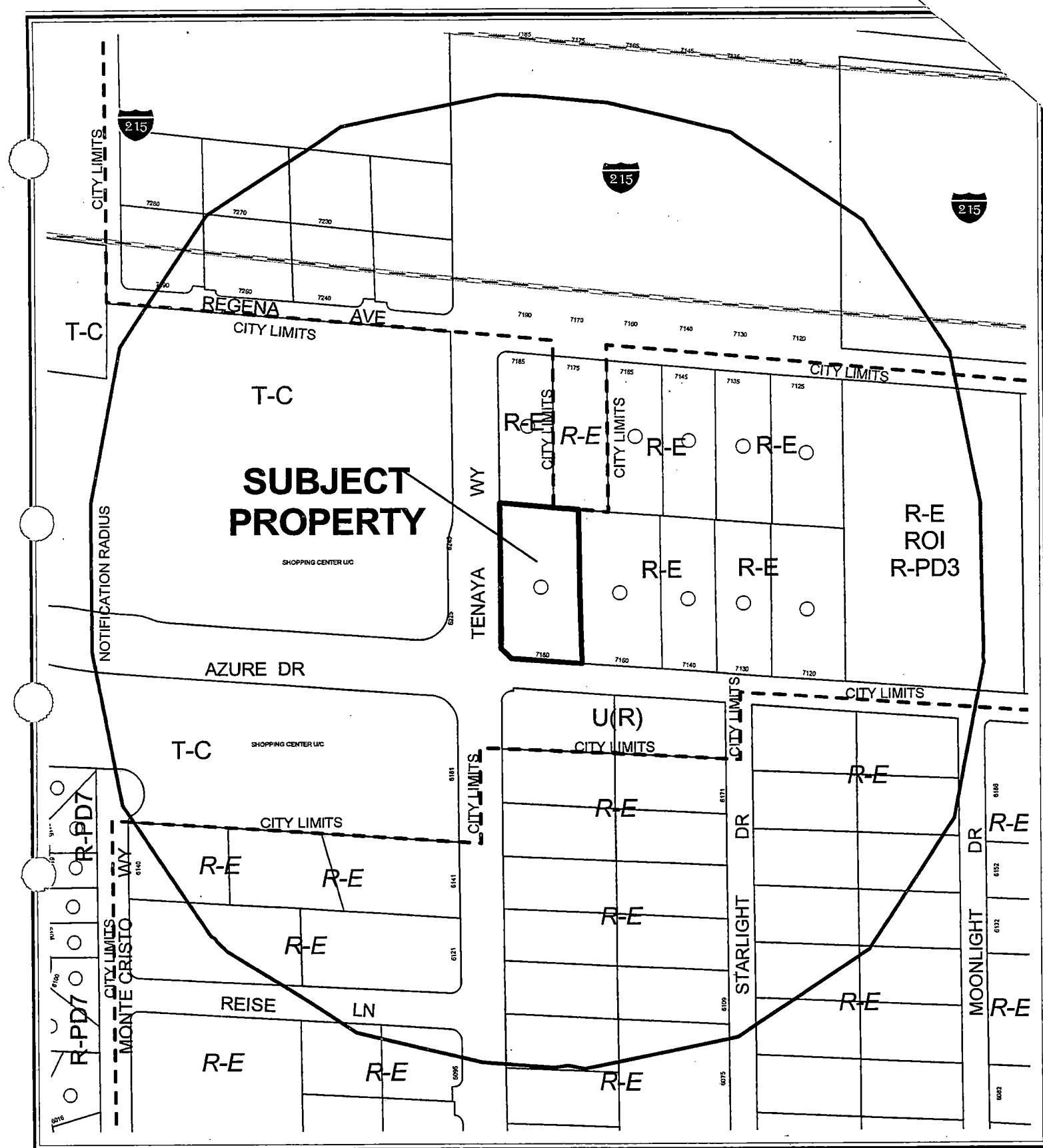
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 18 [GPA-4631], Item 19 [ZON-4635], Item 20 [SDR-4638], Item 27 [MOD-4632], Item 28 [WVR-4754] and Item 29 [SDR-4751] to 9/09/2004 Planning Commission meeting, Item 3 [TMP-4838], Item 26 [SDR-4619], Item 30 [ZON-4828], Item 31 [SDR-4837], Item 47 [WVR-4883], and Item 48 [SDR-4832] to 9/23/2004 Planning Commission meeting, WITHDRAW WITHOUT PREJUDICE Item 4 [TMP-4842], Item 5 [TMP-4843] and Item 40 [SUP-4834], TABLE Item 16 [ZON-4623] and Item 17 [SDR-4626], and STRIKE Item 49 [MOD-4879] – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests.

(6:31 – 6:33)

1-866



CASE: **ZON-4635**

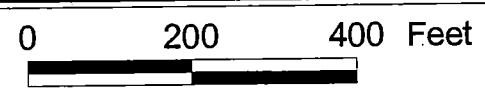
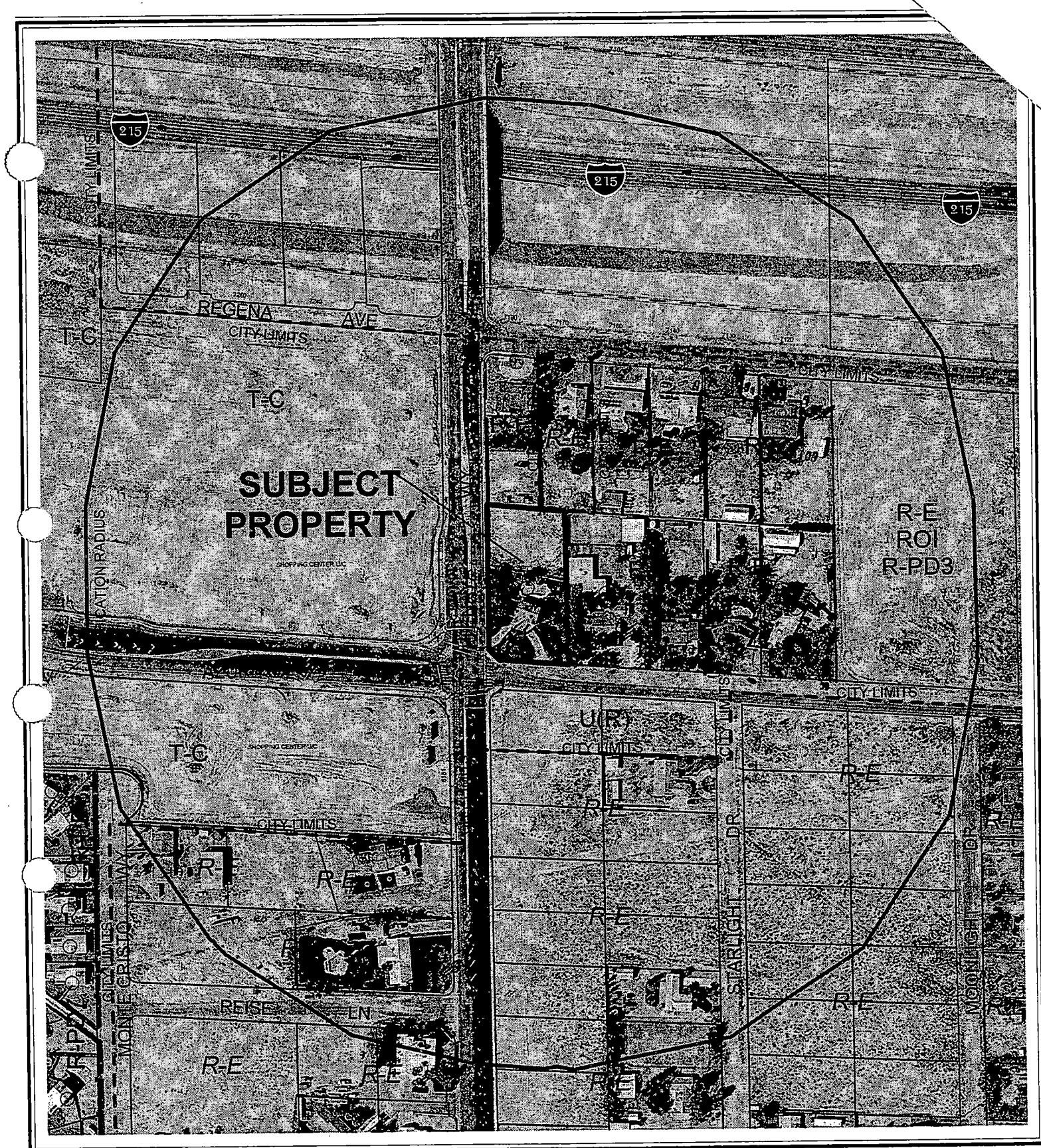
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: ZON-4635

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4635 – APPLICANT/ OWNER: CHARLES H. SHIELDS

***ON AUGUST 23, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN
ABEYANCE TO THE SEPTEMBER 9, 2004
PLANNING COMMISSION MEETING***

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW3810 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com**TABITHA D. FIDDYMENT**
tfiddymen@kkbr.com

August 19, 2004

VIA FACISIMILE
385-7268Kyle Walton
CITY OF LAS VEGAS PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, Nevada 89101**Re: Centennial Hills Family Practice – Planning Commission**
ABEYANCE OF GPA-4631/SDR-4638/ZON-4635

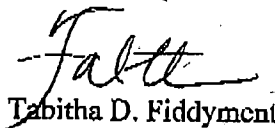
Dear Mr. Walton:

Please be advised that our office represents the applicant on the above referenced matter. The above items are scheduled to be heard at the August 26, 2004 Planning Commission hearing. Per your request and to allow for the processing of revised plans, the applicant seeks to have the items held for an additional two weeks until the September 9, 2004 Planning Commission hearing.

Thank you for your kind consideration and please contact this office should you have any questions or concerns.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW


Tabitha D. Fiddymen

TDF/dmf

Cc: Leni Skaar, Councilman Mack's Liaison
Chuck Shields

RECEIVED

AUG 19 2004

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4635** APN: 125-27-503-008

Name of Property Owner: Shields, Charles H. & Gail W.

Name of Applicant: Charles H. Shields

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

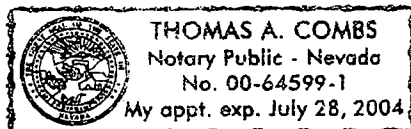
Signature of Property Owner/Authorized Agents:

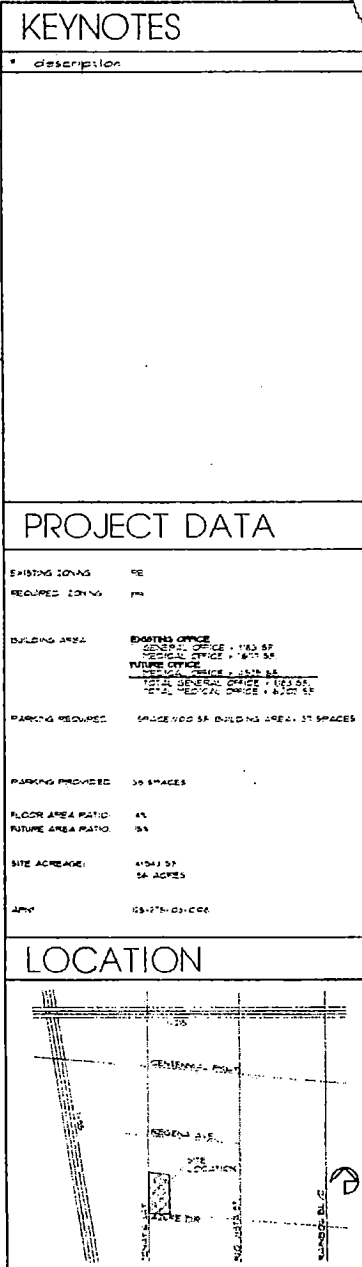
Print Name: GAIL SHIELDS CHARLES H. SHIELDS

Subscribed and sworn before me

This 14 day of April, 2024

Notary Public in and for said County and State





date	4-1-72
proj. no.	1004-11
drawn by	
checked by	

OFFICE BUILDING

1100 W. AZURE DRIVE
for: Chuck & Gail Shields

City of Las Vegas Nevada

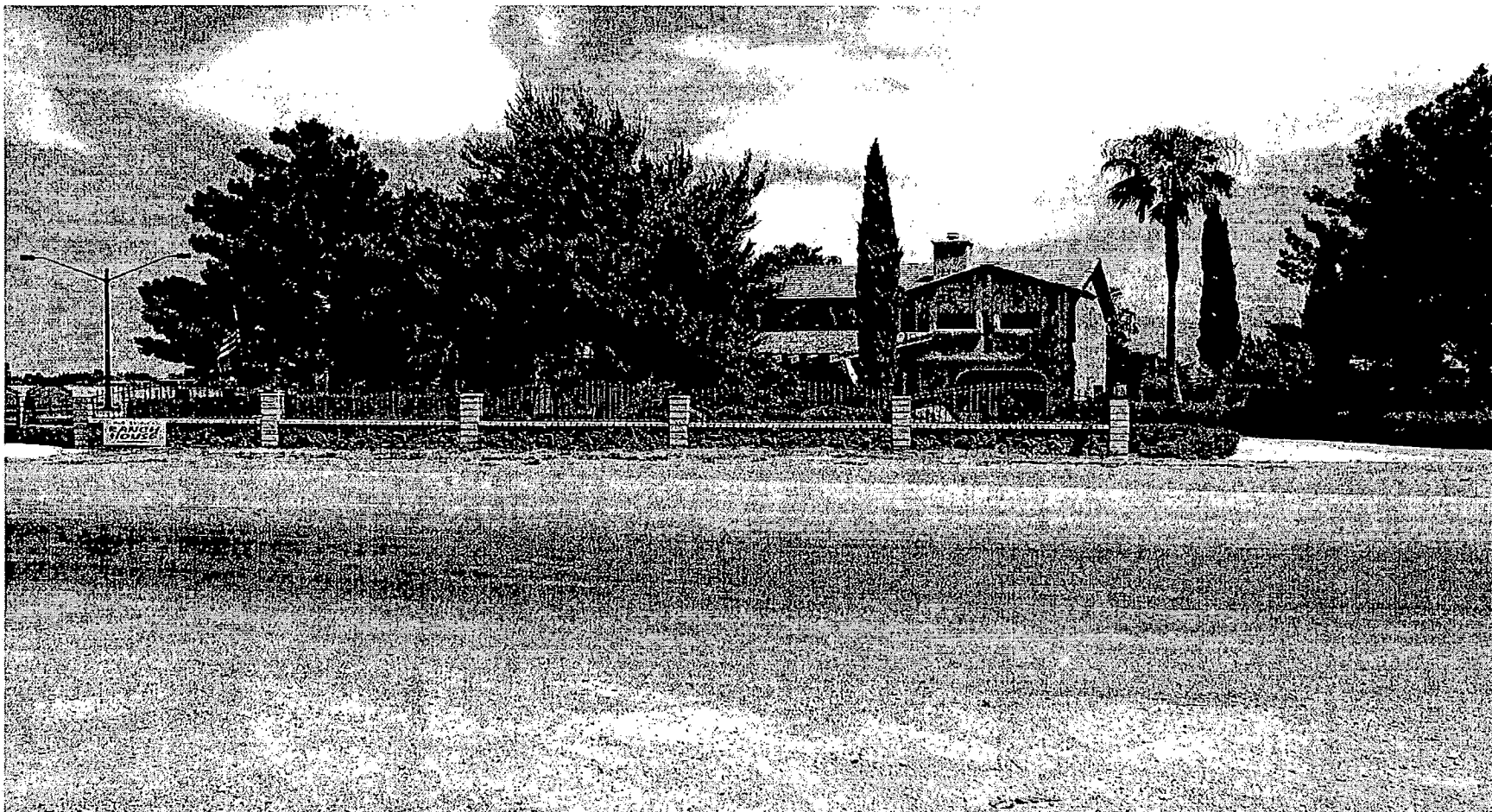
JOHN DAVID BURKE, architect

ARCHITECTS CORPORATION
1001 S. 14th, SUITE 202 LAS VEGAS, NV 89102

revisions:

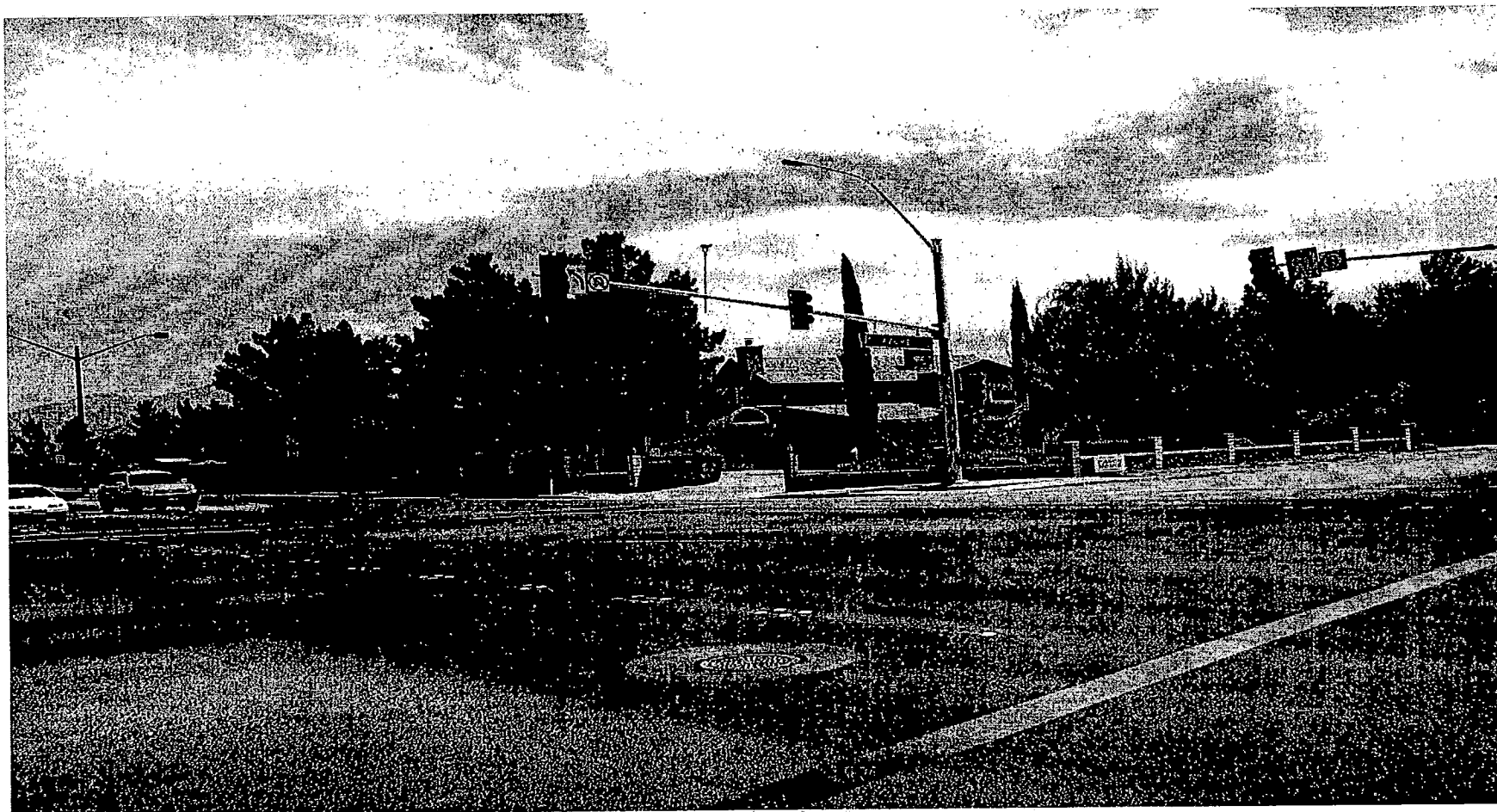
Δ Δ Δ

ZON-4635
8/26/04 PC^{RM}



ZON-4635 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
AUGUST 26, 2004 PLANNING COMMISSION

7/1/04



ZON-4635 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
AUGUST 26, 2004 PLANNING COMMISSION

7/1/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-4638 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4631 AND ZON-4635 - PUBLIC HEARING - APPLICANT/OWNERS: CHARLES H. SHIELDS - Request for a Site Development Plan Review FOR A PROPOSED OFFICE PARKING LOT on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 6 (Mack).

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the September 9, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

MOTION:

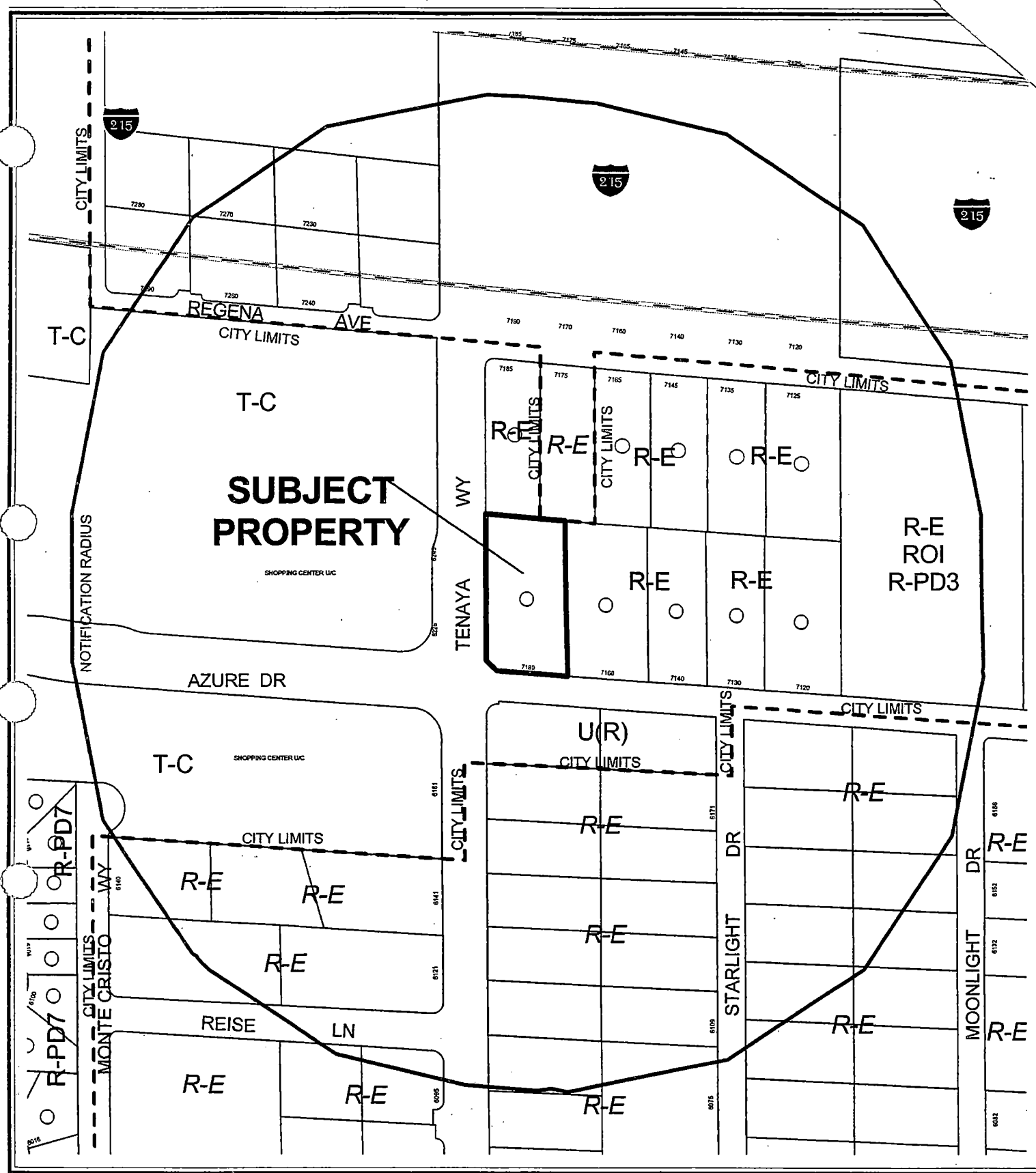
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 18 [GPA-4631], Item 19 [ZON-4635], Item 20 [SDR-4638], Item 27 [MOD-4632], Item 28 [WVR-4754] and Item 29 [SDR-4751] to 9/09/2004 Planning Commission meeting, Item 3 [TMP-4838], Item 26 [SDR-4619], Item 30 [ZON-4828], Item 31 [SDR-4837], Item 47 [WVR-4883], and Item 48 [SDR-4832] to 9/23/2004 Planning Commission meeting, WITHDRAW WITHOUT PREJUDICE Item 4 [TMP-4842], Item 5 [TMP-4843] and Item 40 [SUP-4834], TABLE Item 16 [ZON-4623] and Item 17 [SDR-4626], and STRIKE Item 49 [MOD-4879] – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests.

(6:31 – 6:33)

1-866



CASE: SDR-4638

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4638 – APPLICANT/OWNERS: CHARLES H. SHIELDS

***ON AUGUST 23, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN
ABEYANCE TO THE SEPTEMBER 9, 2004
PLANNING COMMISSION MEETING***

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW380 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com**TABITHA D. FIDDYMENT**

tfiddymnt@kkbr.com

August 19, 2004

VIA FACISIMILE

385-7268

Kyle Walton
CITY OF LAS VEGAS PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, Nevada 89101**Re: Centennial Hills Family Practice – Planning Commission
ABEYANCE OF GPA-4631/SDR-4638/ZON-4635**

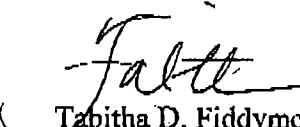
Dear Mr. Walton:

Please be advised that our office represents the applicant on the above referenced matter. The above items are scheduled to be heard at the August 26, 2004 Planning Commission hearing. Per your request and to allow for the processing of revised plans, the applicant seeks to have the items held for an additional two weeks until the September 9, 2004 Planning Commission hearing.

Thank you for your kind consideration and please contact this office should you have any questions or concerns.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

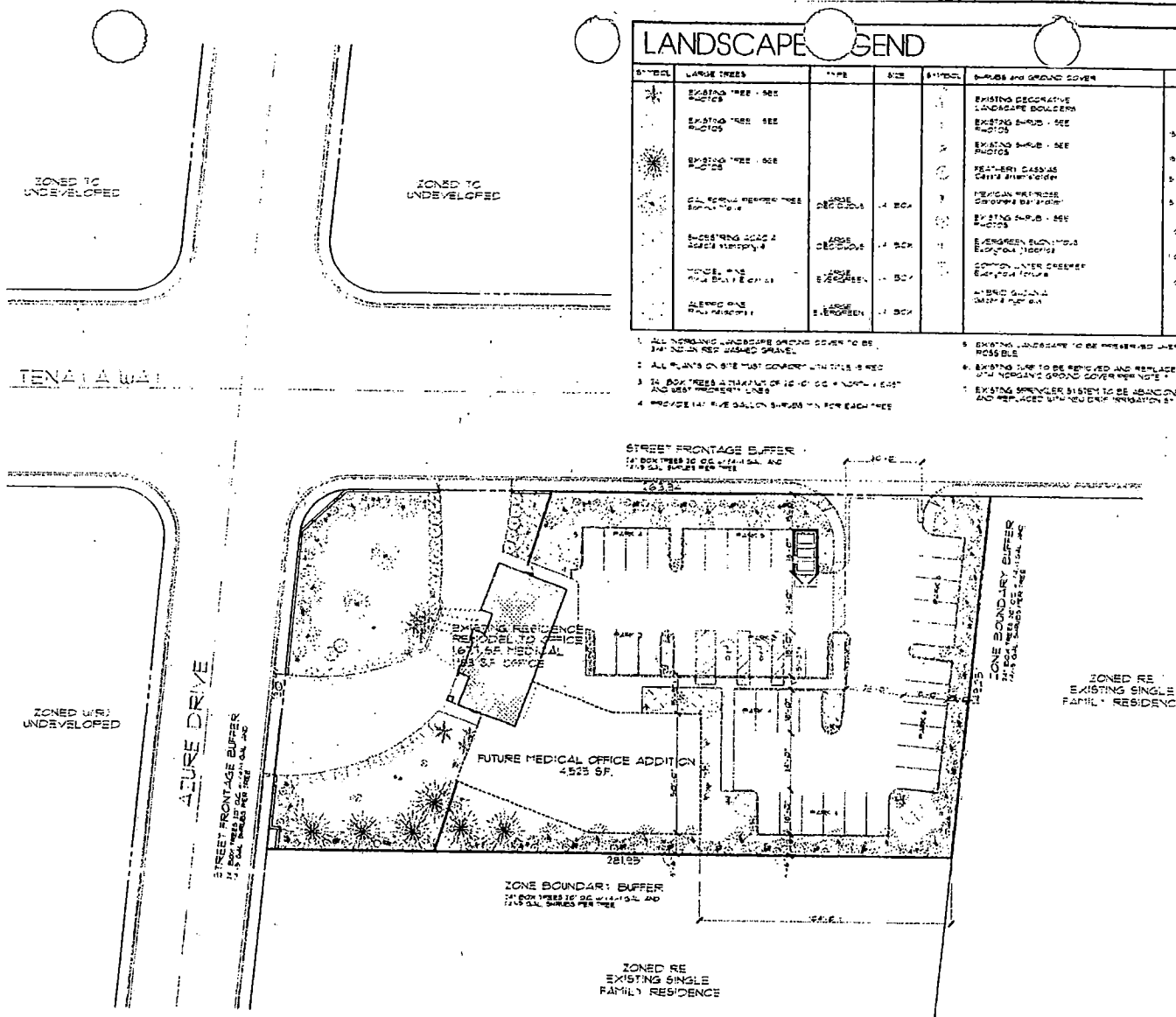

Tabitha D. Fiddymnt

TDF/dmf

Cc: Leni Skaar, Councilman Mack's Liaison
Chuck Shields

RECEIVED

AUG 19 2004



① SITE PLAN
SCALE: 1" = 20'-0"

revisions

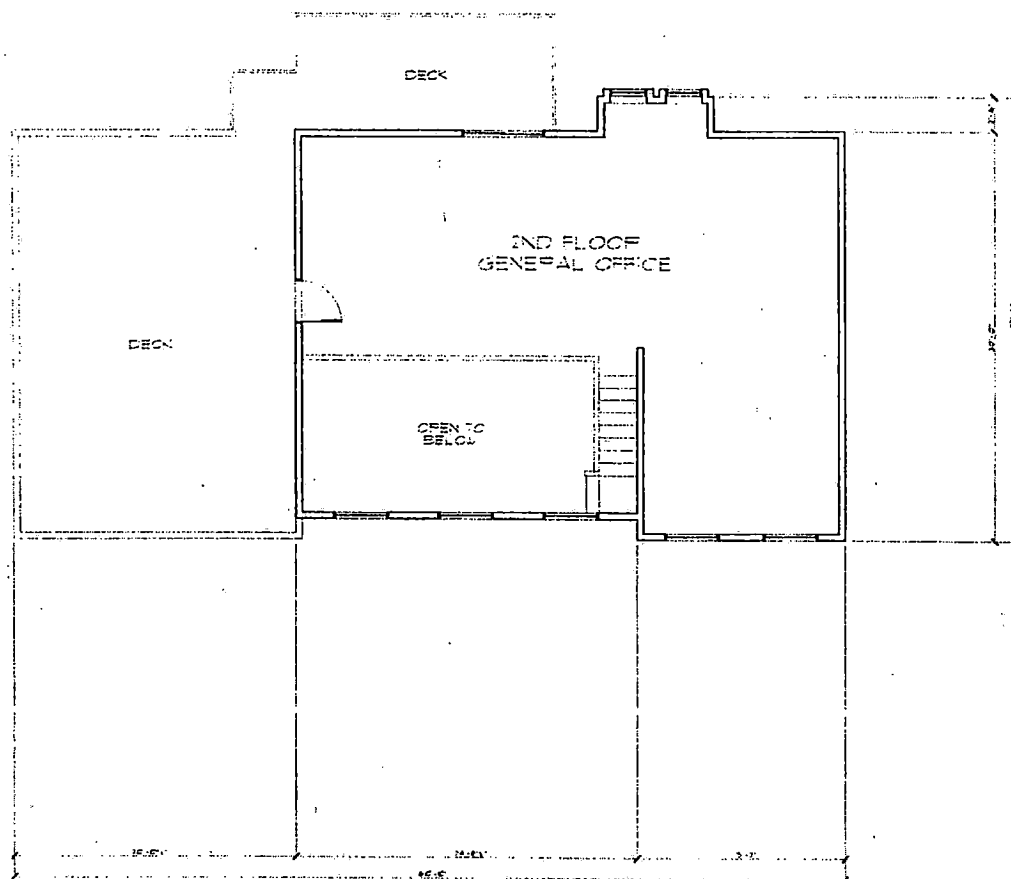
John
dani
burne, architect

OFFICE BUILDING
1180 W. AZURE DRIVE
for: Chuck & Gail Shields
City of Las Vegas Nevada

date: 8-1-04
proj. no.: 2024-11
drawn by: [blank]
chkd. by: [blank]

sheet no.: A1

SDR-4638
8/26/04 PC



① 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1ST FLOOR AREA = 1677 SF
2ND FLOOR AREA = 183 SF
TOTAL AREA = 2860 SF

KEYNOTES

^a description.

revisions

John
dau
parks architect

OFFICE BUILDING

7180 W AZURE DRIVE
for: Chuck & Gail Shields

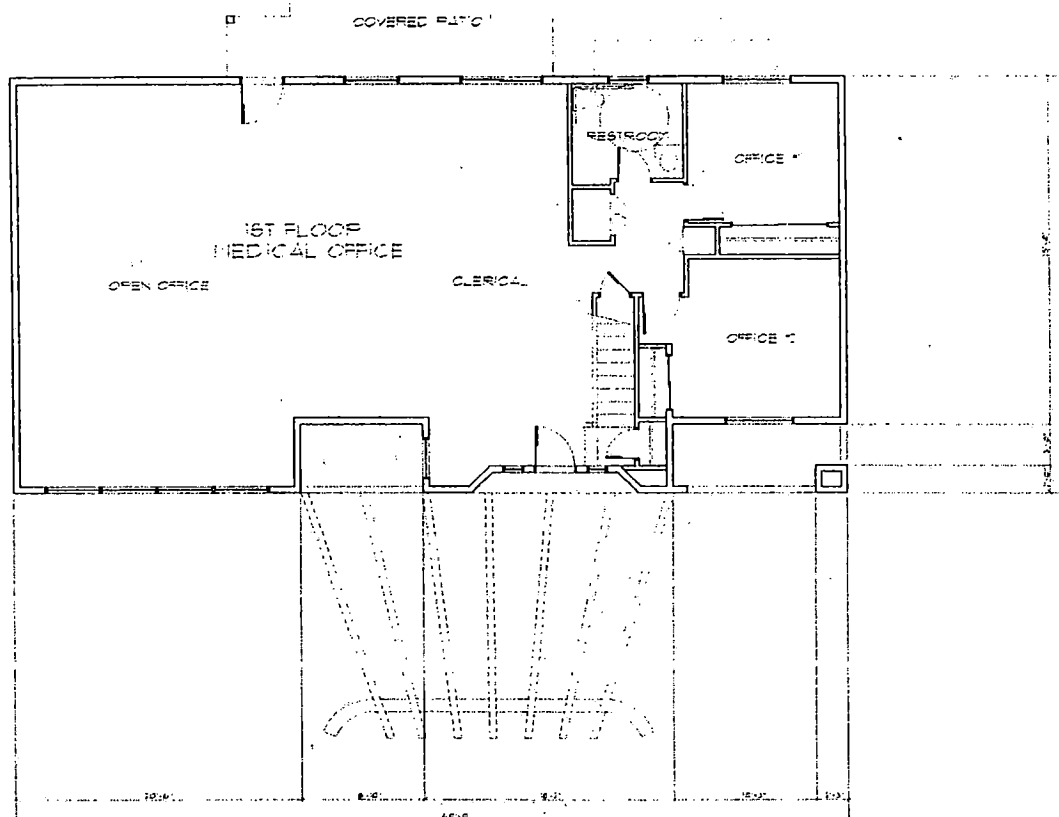
11-11-11

date	4-15-2004
proj. no.	7004-21
drawn by	
checked by	

sheet no.:

A3

SDR-4638
8/26/04 PC



1 FLOOR PLAN
SCALE 1/4" = 1'-0"

1ST FLOOR AREA • 1671 SF
2ND FLOOR AREA • 1183 SF
TOTAL AREA • 2854 SF

KEYNOTES

#	description
1	8" D. HIGH CONCRETE BLOCK WALL ENCLOSED WITH 1/2" OR 3/4" THICK METAL BACKING AND LET FIN LOCATION
2	2" X 4" STUDS
3	LANDSCAPED AREA - BY OTHERS
4	CONCRETE SIDEWALK CURB - CUTTER AS PER CLARK COUNTY
5	CONCRETE SIDEWALK - UNPAVED FINISH
6	LANDSCAPE CURB WALL
7	LANDSCAPE ACCESS ASSE
8	8" D. HIGH CONCRETE BLOCK WALL
9	LANDSCAPE - BY OTHERS
10	BUS STOP
11	2" X 4" STUDS

revisions

John
Cauli
burke, architect

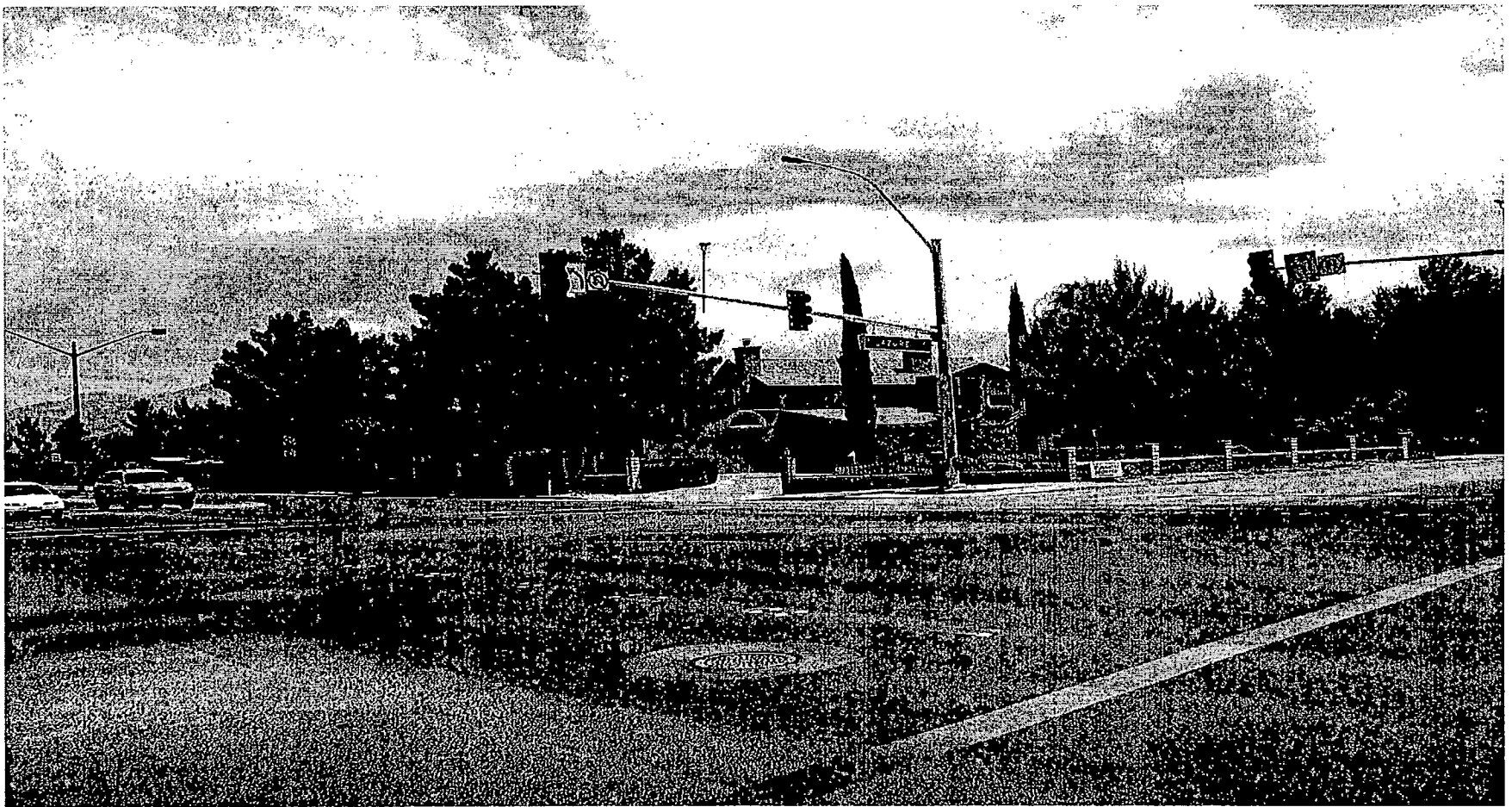
OFFICE BUILDING

7180 W. AZURE DRIVE
for: Chuck & Gail Shields
City of Las Vegas Nevada

date	proj. no.	drwn. by	chkd. by
4/1/2004	1000		

sheet no. A2

SDR-4638
8/26/04 PC



SDR-4638 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
AUGUST 26, 2004 PLANNING COMMISSION

7/1/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - GPA-4649 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request to amend a
 portion of the Southwest Sector Plan of the General Plan FROM: PF (PUBLIC FACILITY) TO:
 ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the northwest corner
 of Michael Way and Smoke Ranch Road (APN 138-13-403-001), Ward 5 (Weekly).

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED – UNANIMOUS

To be heard by the City Council on 10/06/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 21 [GPA-4649], Item 22 [ZON-4646], Item 23 [WVR-4846], Item 24 [VAR-4648] and Item 25 [SDR-4647].

DAVID CLAPSADDLE, Planning and Development, stated that this parcel is located on the northwest corner of Smoke Ranch Road and Michael Way. The minimum lot size is 6,500 square feet. He then gave a brief overview of the proposed project and stated that the application meets all parking, landscaping and open space requirements. No waivers are associated with this application.

MIKE LIVINGSTON, Architect, 1350 Town Center Drive, Suite 3032, Las Vegas, NV 89144, concurred with staff's recommendations and conditions.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 21 – GPA-4649

MINUTES – Continued

COMMISSIONER McSWAIN complimented MR. LIVINGSTON on a very nice project, but she expressed concern with traffic issues. MR. CLAPSADDLE replied that from a Planning perspective, the average trips per day generated by 14 homes is minimal and should not have an adverse impact on the neighborhood. DAVID GUERRA, Public Works, concurred with MR. CLAPSADDLE'S previous comment. He added that this item would fall under the traffic ordinance implemented this year in February. There are two Waivers of Title 18 regarding the distance separation requirements, which Public Works did not see a conflict with the design.

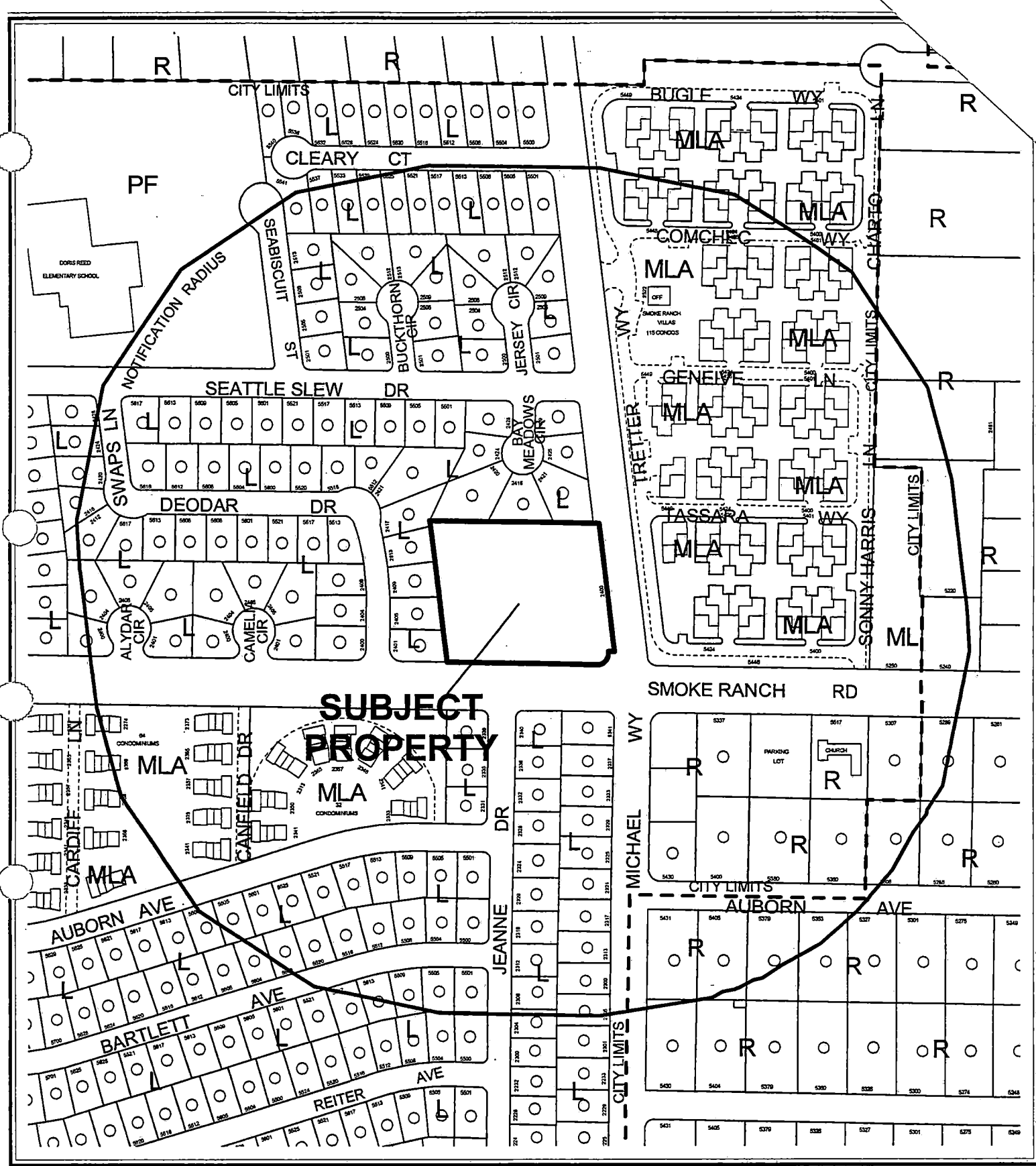
CHAIRMAN TRUESDELL commended the architect on the design of the project and stated he would support the application. COMMISSIONER GOYNES concurred.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 21 [GPA-4649], Item 22 [ZON-4646], Item 23 [WVR-4846], Item 24 [VAR-4648] and Item 25 [SDR-4647].

(7:08 – 7:16)

1-2330



CASE: GPA-4649

RADIUS: 750 FT

GENERAL PLAN OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY:

ML (MEDIUM-LOW DENSITY RESIDENTIAL)



CASE: GPA-4649

RADIUS: 750 FT

GENERAL PLAN OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY:

ML (MEDIUM-LOW DENSITY RESIDENTIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-4649 - APPLICANT/ OWNER: AQUINO BENITO
ARMAND, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

APPLICATION REQUEST

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

BACKGROUND DATA:

- | | |
|----------|--|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for ML (Medium-Low Density Residential) land uses with a maximum density of 12 dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 05/24/99 | The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. |
| 08/18/99 | The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 units per acre. |
| 08/18/99 | The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. |
| 05/05/04 | The City Council approved an update of the Southwest Sector Map (GPA-3985) of the city of Las Vegas General Plan. On this map, the subject properties were designated for PF (Public Facility). |
| 07/22/04 | The Planning Commission voted to hold this item and its companion items in abeyance to allow the companion waiver request (WVR-4846) to be heard with the other applications. |

DETAILS OF APPLICATION REQUEST

Site Area: 2.5 Acres

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

F) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently PF (Public Facility), which permits public development such as government agencies, parks, detention basins, and flood control systems. This plan amendment request is to change the Public Facility designation to ML (Medium Low Density Residential). An application to rezone (ZON-4646) the parcel to RPD-6 (Residential Planned Development - 6 Units Per Acre), which would allow residential development with a maximum density of 6.49 dwelling units per acre, has been filed with this plan amendment request. The R-PD6 (Residential Planned Development - 6 Units Per Acre) zoning implements the ML (Medium Low Density Residential) land use designation. The companion Variance (VAR-4648) is not related to any specific General Plan policies.

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

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

DEFINITIONS

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

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

ANALYSIS

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

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

FINDINGS

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

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

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

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

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

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

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

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

The request implements objective 2.6 of the Las Vegas 2020 Master plan that calls for quality infill development within established areas of the city.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/22/04 Fifteen people attended the meeting, who expressed concerns regarding landscaping, gated communities, two story homes, increased traffic and the schedule of construction.

GPA-4649 - Staff Report Page Five
August 26, 2004 - Planning Commission Meeting

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

APPROVALS: 0

PROTESTS: 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: AQUINO BENITO ARMAND ETAL ETAL

Name of Applicant: - SAME -

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

Yes

No No

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

City Official: _____

Partner(s): _____

APN: _____

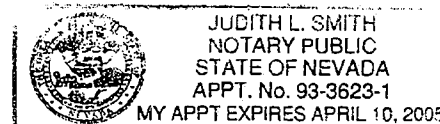
Signature of Property Owner/Authorized Agent:

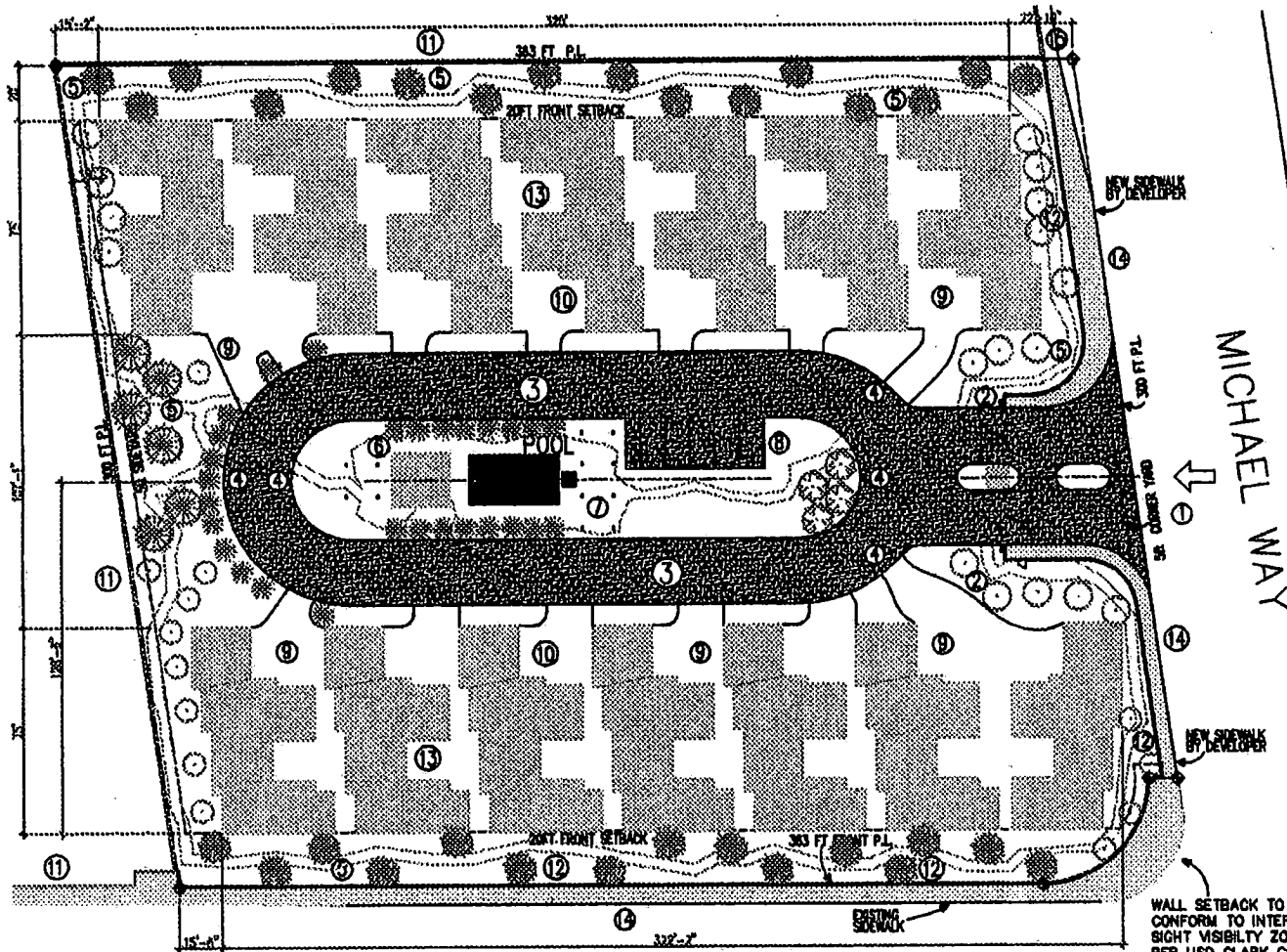
Print Name: AUGUSTO G. GABORRO

Subscribed and sworn before me

This 8th day of June, 2004

Justin L Smith
Notary Public in and for said County and State





SMOKE RANCH RD

MICHAEL WAY

WALL SETBACK TO CONFORM TO INTERSECTION
SIGHT VISIBILITY ZONE
PER USD CLARK COUNTY AREA
DWG 201.2
BACK OF CURB RADIUS
PER USD CLARK COUNTY AREA
DWG 201

RESIDENTIAL RPD-8 DEVELOPMENT STANDARD		
STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE A-1	8,500	108,900
DENSITY UNITS PER ACRE	8	5.7
MIN. LOT WIDTH (ft)	NA	NA
MIN. FRONT YARD SETBACK (ft)	NA	20
MIN. SIDE YARD SETBACK (ft)	NA	10
MIN. CORNER SIDE YARD SETBACK (ft)	NA	22
MIN. REAR YARD SETBACK (ft)	NA	20
MIN. DISTANCE BETWEEN BUILDINGS	NA	30
MAX. LOT COVERAGE	NA	NA
MAX. BUILDING HEIGHT (ft)	2 ST/33ft	2 ST/33ft

KEY NOTES

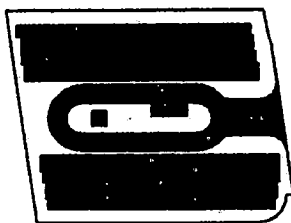
- ENTRY/EGRESS TO USD STANDARD 222A
- AUTOMATIC HORIZONTAL SMRG GATE & GUARD HOUSE
- NEW 24' WIDE PAVED ROAD
- 22' LR & 45' O.R. RADIUS
- LANDSCAPE BUFFER & JOGGING TRACK
- CLUB HOUSE
- POOL
- GUEST PARKING W/ H.G. SPACE
18' X 9' TYP
- TYPICAL DRIVEWAY
- TYPICAL FIRE-SPRINKLERED SINGLE FAMILY RESIDENCE
2 STOREY MAX HEIGHT 30 FT
- EXISTING BFT HOT CHU WALL
- NEW BFT HOT CHU WALL W/ 20% CONTRASTING MATERIAL
- TYPICAL COURTYARD
- SEWALK
- EXISTING FIRE HYDRANT

BUILDING SIZES

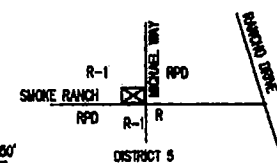
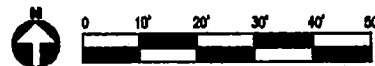
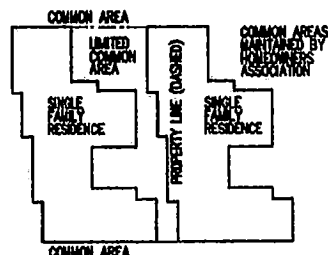
GROUND FLOOR FOOTPRINT	
11 UNITS AT 2320 SQ. FT.	25,520 SQ. FT.
1 UNIT AT 2202 SQ. FT.	2,202 SQ. FT.
1 UNIT AT 2202 SQ. FT.	2,202 SQ. FT.
POOL HOUSE	400 SQ. FT.
GUARD HOUSE	96 SQ. FT.
TOTAL	30,490 SQ. FT.

PROPERTY SIZE	2.45 ACRES	108,722 SQ. FT.
F.A.R. (FLOOR AREA RATIO)		28.5%
DENSITY		5.7 UNITS PER ACRE

PARKING	
11 UNITS EACH WITH DOUBLE GARAGE	22
2 PARKING SPACES IN EACH GARAGE COURT	22
6 OFF STREET GUEST PARKING W/ 1 H/C	6
TOTAL PARKING	48



OPEN SPACE REQUIREMENT
NON-OPEN SPACE SHOWN SHADED
1.65 X 5.7 = 9.45 %
9.45% X 108,722 SQ. FT. = 10,332 SQ. FT. REQUIRED
39,984 SQ. FT. PROVIDED

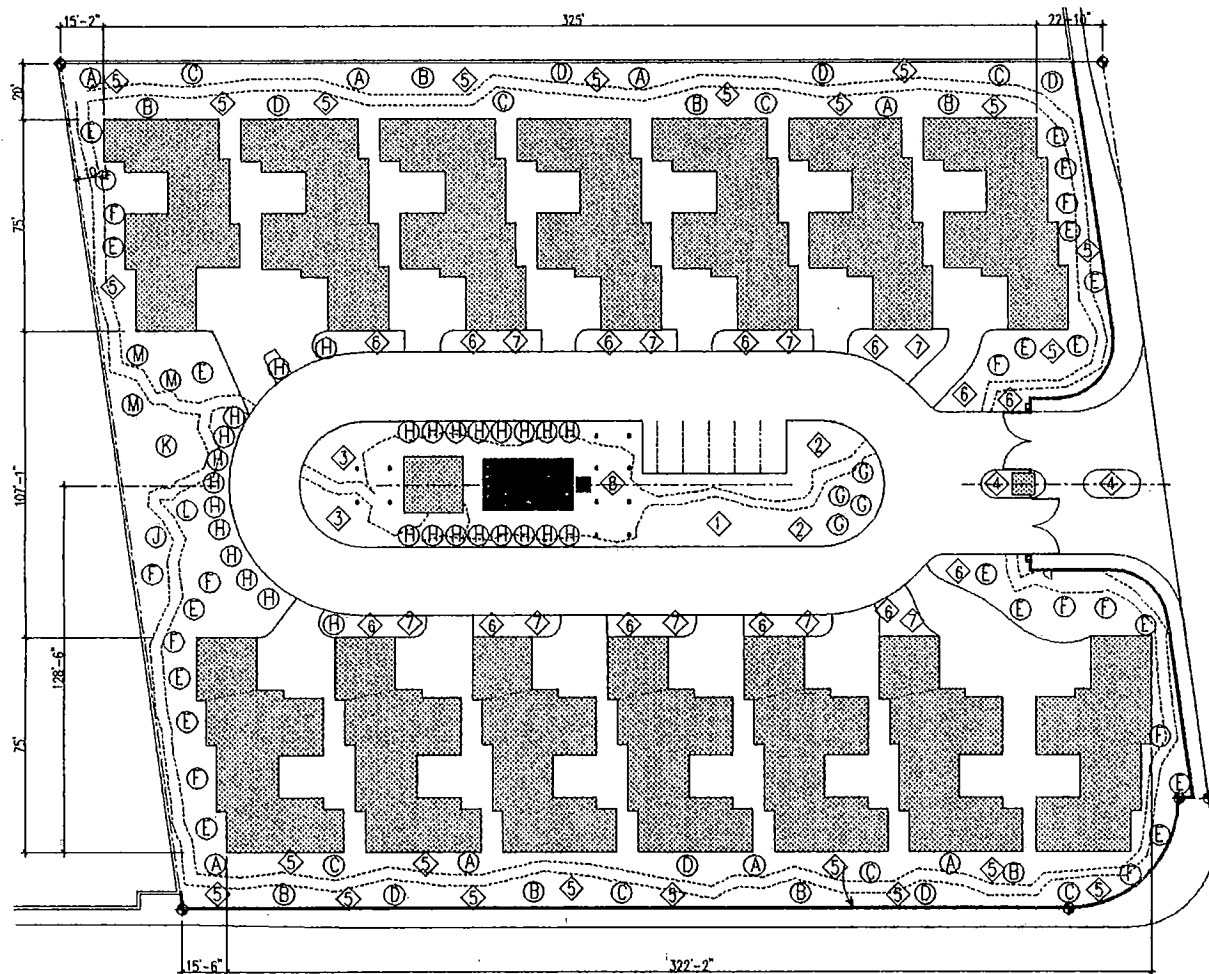


GPA-4649
8/26/04 PC

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

ZERLINA
SITE DEVELOPMENT PLAN

SP1



SMOKE RANCH RD

KEY TO TREES

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

KEY TO PLANTS

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

NOTES:

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



GPA-4649
8/26/04 PC

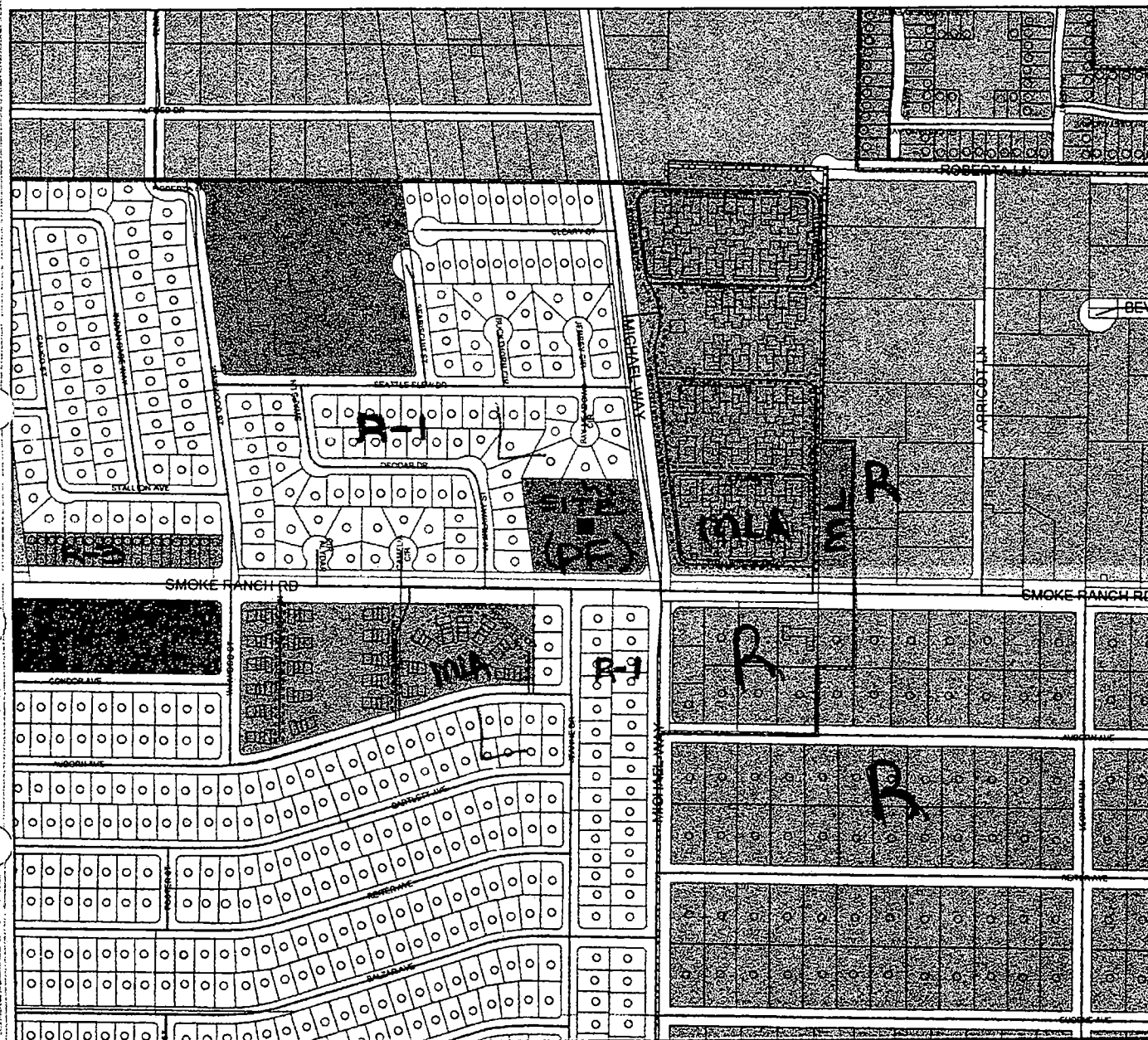
2.45 ACRE SITE 138-13-403-001
DISTRICT 5
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

ZERLINA
LANDSCAPE PLAN

DATE	REVISION	BY	CHKD
8/26/04	1	PC	PC

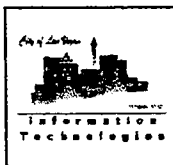
LS1

APN: 138-13-403-001



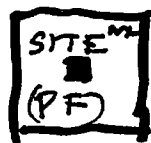
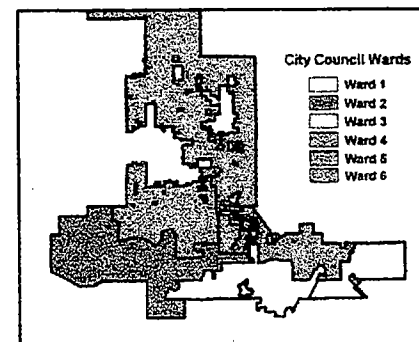
Zoning		
	R-2	C-1
U	R-3	C-2
R-A	R-4	C-M
R-E	R-5	M
R-D	R-MHP	C-V
R-PD	P-R	C-PB
R-1	N-S	P-C
R-MH	O	PD
R-CL	C-D	TC

0 150 300
Feet



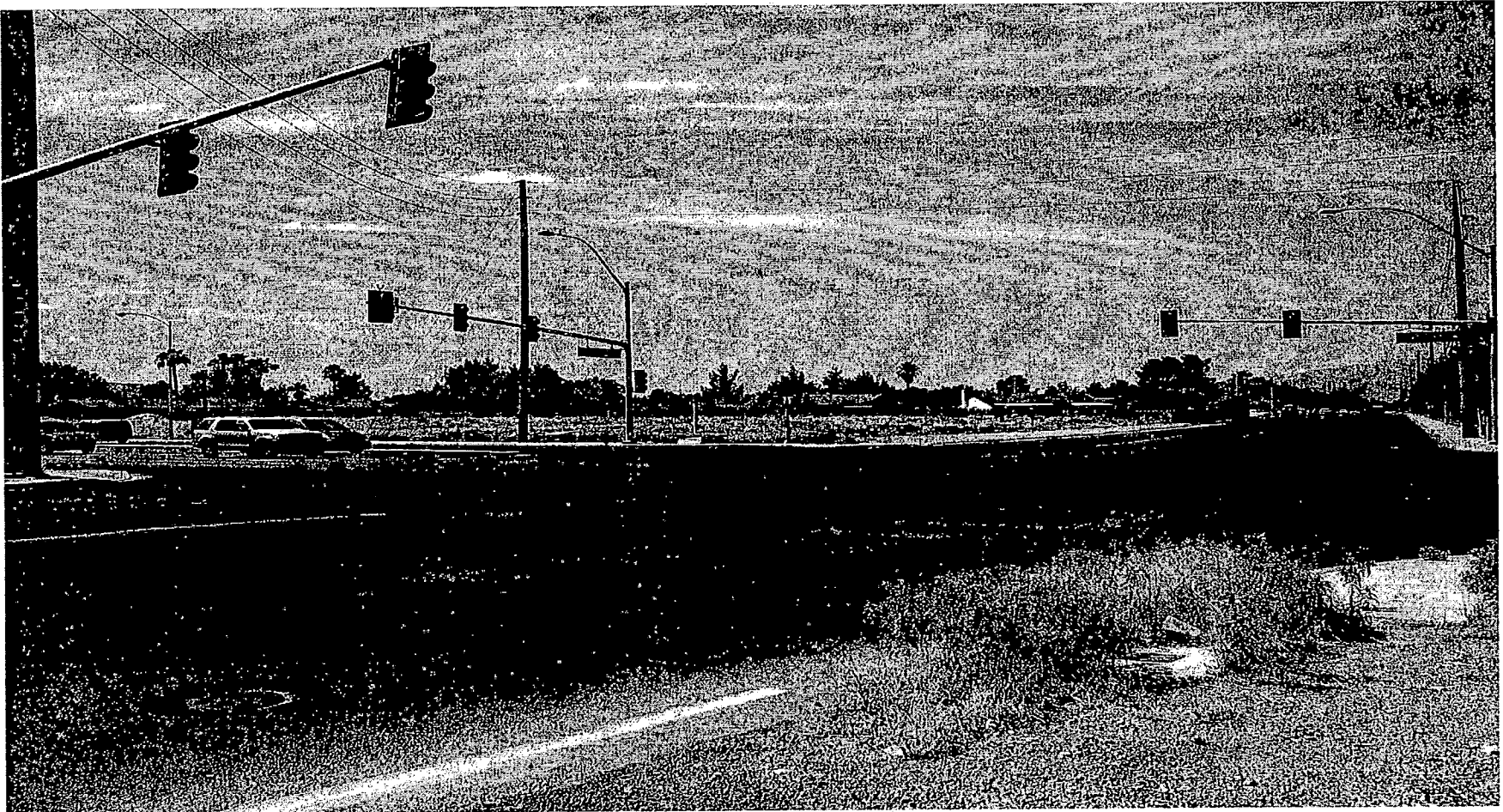
Created by: planningeis82 on May 18 2004

Due to continuous development activity
this map is for reference only.



INDICATES 2.5 ACRE SITE
REQUESTING CHANGE FROM PF TO ML

GPA-4649
8/26/04 PC



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

7/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - ZON-4646 - REZONING RELATED TO GPA-4649 - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), Ward 5 (Weekly).

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 10/06/2004

MINUTES:

NOTE: See Item 21 [GPA-4649] for all related discussion on Item 21 [GPA-4649], Item 22 [ZON-4646], Item 23 [WVR-4846], Item 24 [VAR-4648] and Item 25 [SDR-4647].

(7:08 – 7:16)

1-2330

CONDITIONS:

Planning and Development

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

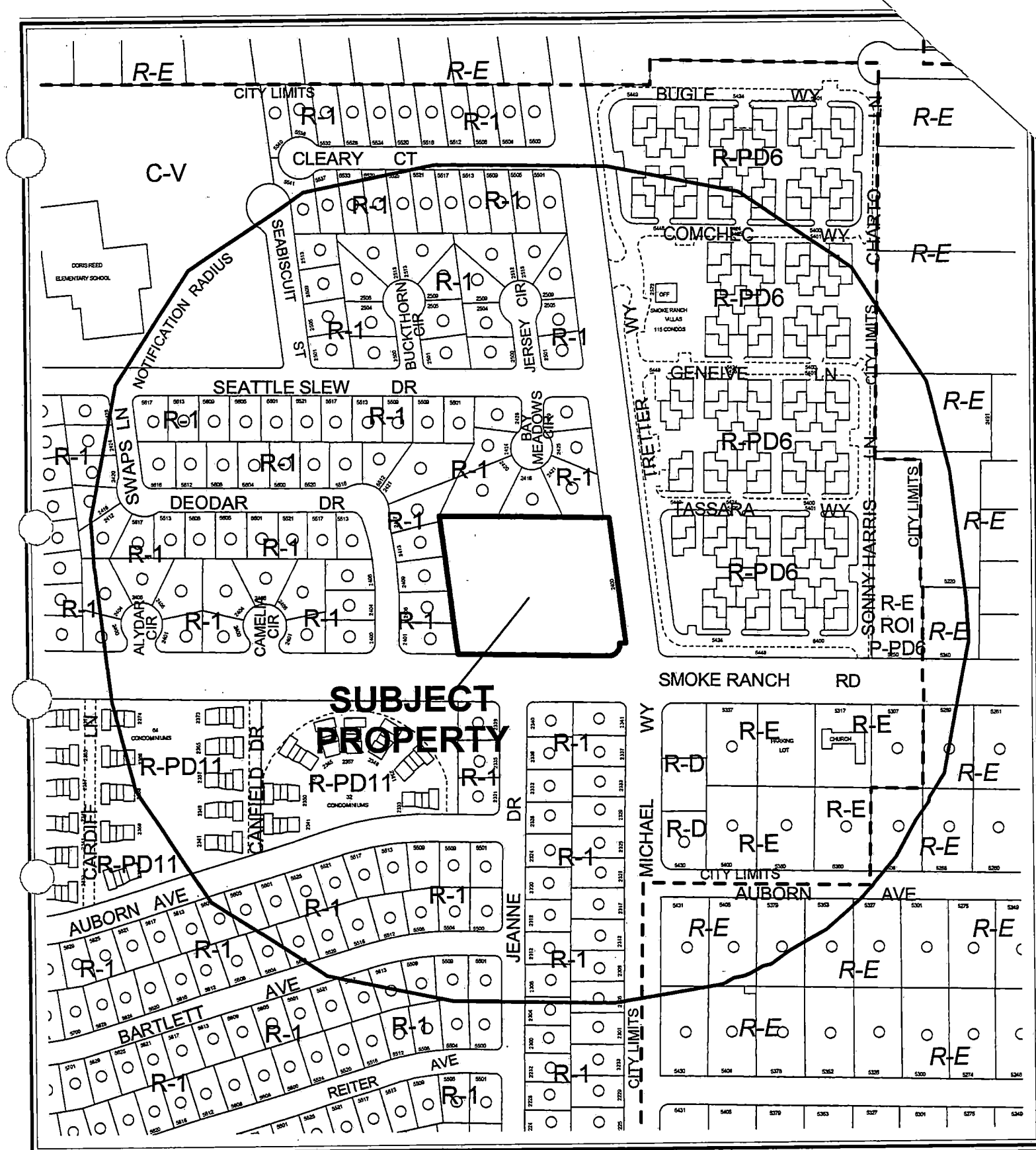
PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 22 – ZON-4646

CONDITIONS – Continued:

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

Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Michael Way and dedicate an additional 31.5 feet for a total 54 foot radius on the northwest corner of Smoke Ranch Road and Michael Way adjacent to this site prior to the issuance of any permits.
4. Construct all incomplete half-street improvements on Smoke Ranch Road and Michael Way adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



CASE: ZON-4646

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)



CASE: ZON-4646

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-4646 - APPLICANT/ OWNER: AQUINO BENITO
ARMAND, ET AL**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA4649) approved by the Planning Commission and City Council prior to any site grading and development activity on the site
2. A Resolution of Intent with a two-year time limit.

Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Michael Way and dedicate an additional 31.5 feet for a total 54 foot radius on the northwest corner of Smoke Ranch Road and Michael Way adjacent to this site prior to the issuance of any permits.
4. Construct all incomplete half-street improvements on Smoke Ranch Road and Michael Way adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from: R-E (Residence Estates) to: R-PD6 (Residential Planned Development - 6 Units Per Acre) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

07/22/04 The Planning Commission voted to hold this item and its companion items in abeyance to allow the related Waiver (WVR-4846) to be heard.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

06/22/04 Fifteen people attended the meeting, who expressed concerns regarding landscaping, gated communities, two story homes, increased traffic and the schedule of construction.

ZON-4646 - Staff Report Page Two
August 26, 2004 - Planning Commission Meeting

D) DETAILS OF APPLICATION REQUEST

Site Area: 2.5 Acres

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently PF (Public Facility), which permits public development such as government agencies, parks, detention basins, and flood control systems. An application to change the land use (GPA-4649) to ML (Medium Low Density Residential), which would allow residential development with a maximum density of 8 dwelling units per acre, has been filed with this rezoning request. The companion Variance (VAR-4648) is not related to any specific General Plan policies.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		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.

ZON-4646 - Staff Report Page Three
August 26, 2004 - Planning Commission Meeting

A) Zoning Code Compliance

A1) Development Standards

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

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

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

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
2.45 acres	5.7	1.65	9.41 %	10,032 SF	37.46%	39,984

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

B) General Analysis and Discussion

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

FINDINGS

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

ZON-4646 - Staff Report Page Four
August 26, 2004 - Planning Commission Meeting

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

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

The request advances objective 2.6 of the Las Vegas 2020 Master plan. Objective 2.6 calls for quality infill development within established areas of the city.

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

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

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

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

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

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

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

APPROVALS 0

PROTESTS 1



Case Number: ZON-4646 APN: 138-13-403-001
Name of Property Owner: AQUINO PREITO ARMANDO ETAL ETAL
Name of Applicant: - SAME -

 Yes No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

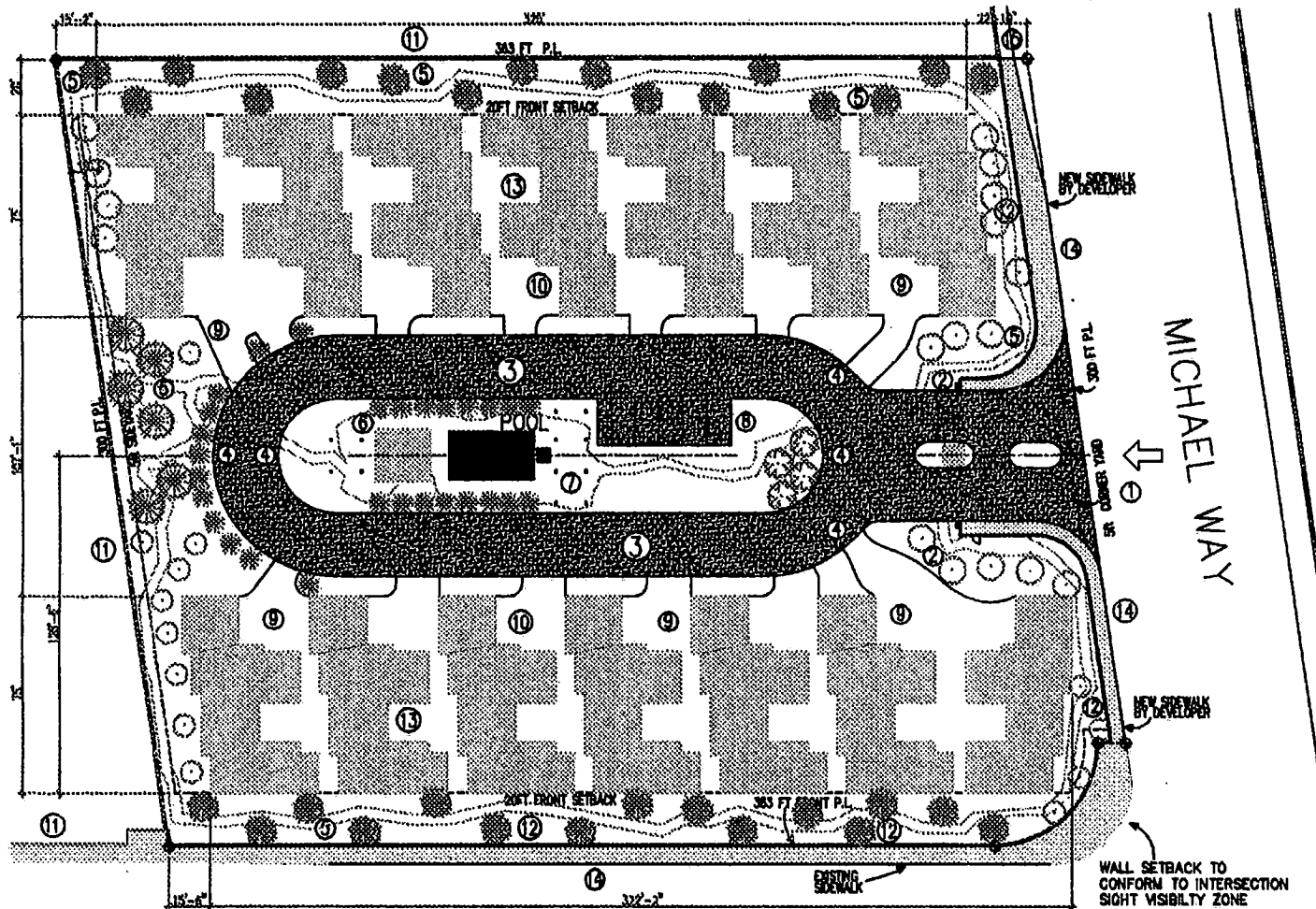
Print Name: AUGUSTO G. GABORRO

Subscribed and sworn before me

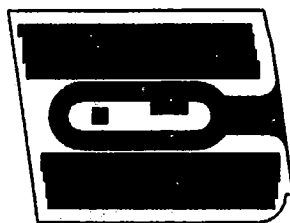
This 8th day of June, 2004

Notary Public in and for said County and State

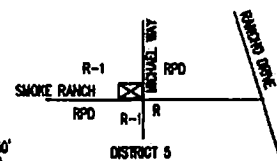
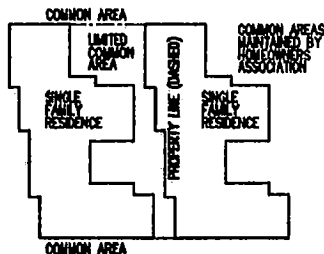




SMOKE RANCH RD



OPEN SPACE REQUIREMENT
NON-OPEN SPACE SHOWN SHADED
1.65 X 5.7 = 9.45 %
9.45% X 106,722 SQ FT = 10,032 SQ FT REQUIRED
38,984 SQ FT PROVIDED



ZON-4646

8/26/04 PC

STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE (A.C.)	6,500	106,900
DWELLING UNITS PER ACRE	6	5.7
MIN. LOT WIDTH (FT)	NA	NA
MIN. FRONT YARD SETBACK (FT)	NA	20
MIN. SIDE YARD SETBACK (FT)	NA	10
MIN. CORNER SIDE YARD SETBACK (FT)	NA	22
MIN. REAR YARD SETBACK (FT)	NA	30
MIN. DISTANCE BETWEEN BUILDINGS	NA	33
MAX LOT COVERAGE	NA	NA
MAX. BUILDING HEIGHT (FT)	2 ST/35FT	2 ST/35FT

KEY NOTES

- ENTRY/EGRESS TO USD STANDARD 222A
- AUTOMATIC HORIZONTAL SWING GATE & GUARD HOUSE
- NEW 24' WIDE PAVED ROAD
- 22' LR & 40' OR. RADIUS
- LANDSCAPE BUFFER & JOGGING TRACK
- CLUB HOUSE
- POOL
- GUEST PARKING W/ H.C. SPACE 18' X 9' TYP
- TYPICAL DRIVEWAY
- TYPICAL FIRE-SPRINKLERED SINGLE FAMILY RESIDENCE 2 STOREY MAX HEIGHT 36 FT
- EXISTING 8FT HOT CMU WALL
- NEW 8FT HOT CMU WALL W/ 20% CONTRASTING MATERIAL
- TYPICAL COURTYARD
- SIDEWALK
- EXISTING FIRE HYDRANT

BUILDING SIZES

GROUND FLOOR FOOTPRINT	
11 UNITS AT 2320 SQ. FT.	25,520 SQ. FT.
1 UNIT AT 2202 SQ. FT.	2,202 SQ. FT.
1 UNIT AT 2202 SQ. FT.	2,260 SQ. FT.
POOL HOUSE	400 SQ. FT.
GUARD HOUSE	96 SQ. FT.
TOTAL	30,488 SQ. FT.

PROPERTY SIZE	2.45 ACRES	106,722 SQ. FT.
F.A.R. (FLOOR AREA RATIO)		28.5%
DENSITY		5.7 UNITS PER ACRE

PARKING

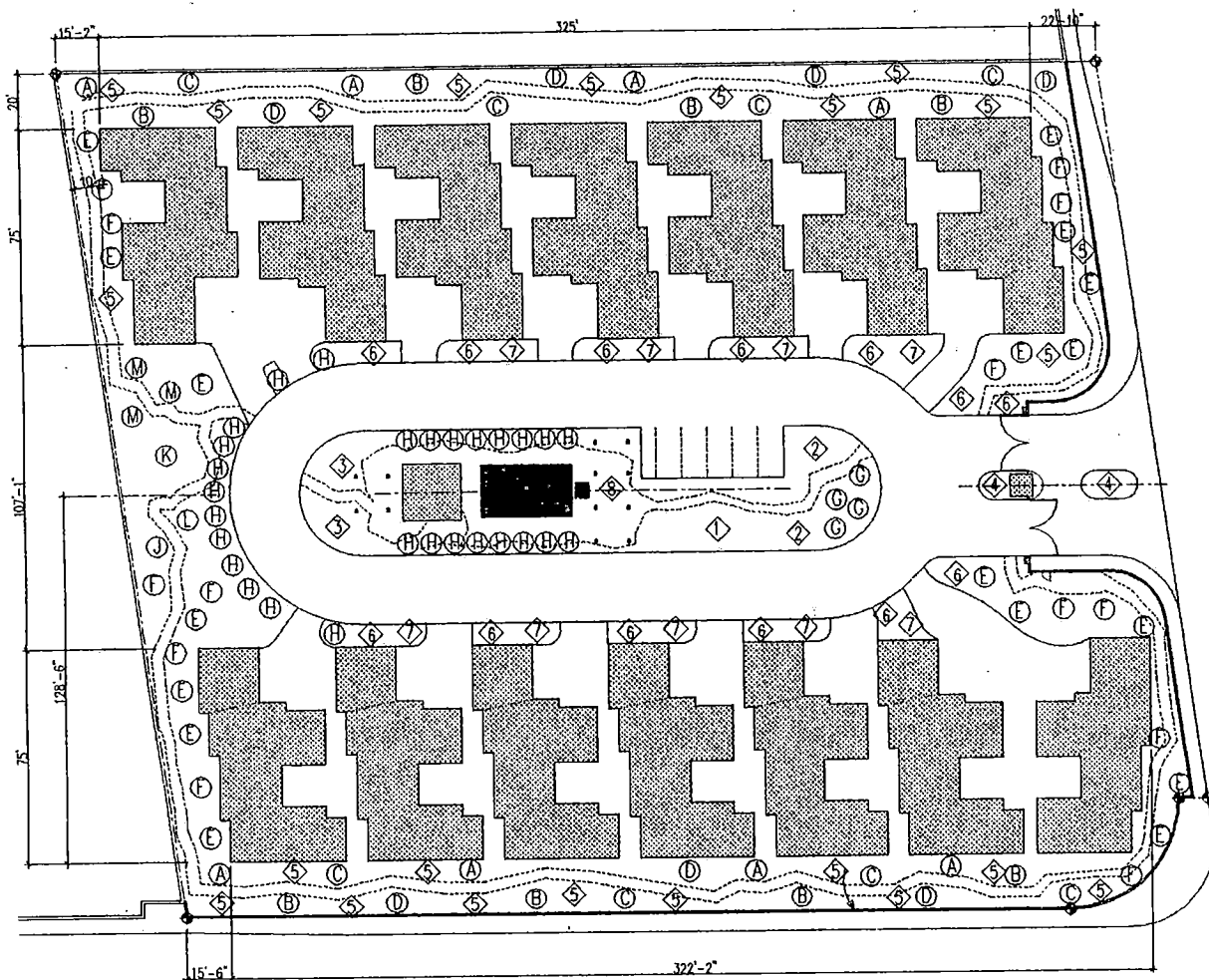
11 UNITS EACH WITH DOUBLE GARAGE	22
2 PARKING SPACES IN EACH GARAGE COURT	22
5 OFF STREET GUEST PARKING W/ 1 H/C	5
TOTAL PARKING	49

2.45 ACRE SITE 138-13-405-001
DISTRICT 5
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

ZERLINA
SITE DEVELOPMENT PLAN



SP1



SMOKE RANCH RD

KEY TO TREES

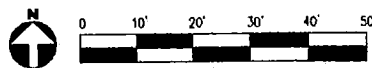
○	HGT	
A	5 FT	CRIMSON KING MAPLE
B	5 FT	SCARLET MAPLES
C	5 FT	SUGAR MAPLES
D	5 FT	NORWAY MAPLES
E	5 FT	CRAPE MAPLE - ZUNI
F	5 FT	CRAPE MAPLE - TONTO
G	5 FT	DATE PALM - PHOENIX DACTYLIFERA
H	5 FT	ITALIEN CYPRESS - CUPRESSUS SEMPERVIRENS
J	5 FT	CHESTNUT - COLASSAL
K	5 FT	CHESTNUT - CHINESE
L	5 FT	HARDY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

KEY TO PLANTS

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

NOTES:

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

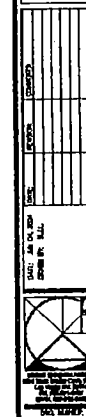


ZON-4646

8/26/04 PC

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

ZERLINA
LANDSCAPE PLAN



LS1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

WVR-4846 - WAIVER RELATED TO GPA-4649 AND ZON-4646 - PUBLIC HEARING
- APPLICANT/OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 157 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND A WAIVER OF Title 18.12.105 TO ALLOW A PRIVATE DRIVE TO BE 679 FEET WHERE 200 FEET IS THE MAXIMUM LENGTH PERMITTED on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 10/06/2004

MINUTES:

NOTE: See Item 21 [GPA-4649] for all related discussion on Item 21 [GPA-4649], Item 22 [ZON-4646], Item 23 [WVR-4846], Item 24 [VAR-4648] and Item 25 [SDR-4647].

(7:08 – 7:16)

1-2330

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 23 – WVR-4846

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4646), Variance (VAR-4648), and Site Development Plan Review (SDR-4647).
2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.





CASE: WVR-4846

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: WVR-4846 - APPLICANT/OWNER: AQUINO BENITO
ARMAND, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4646), Variance (VAR-4648), and Site Development Plan Review (SDR-4647).
2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow a 140-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. This is also a request to allow a private drive to be 679 feet in length where 200 feet is the maximum allowed.

B) Applicant's Justification

The request for a waiver is determined by the site dimensions and the need to locate the site entrance on the minor street, avoid the use of a cul-de-sac, and to be able to create a central open space area.

BACKGROUND INFORMATION

A) Previous Actions

08/26/04 Companion applications for a Rezoning (ZON-4226), an open space Variance (VAR-4226), and a Site Development Plan Review for a 13-lot single-family development (SDR-4227) will be heard in conjunction with this waiver request.

B) Pre-Application Meeting

A pre-application conference was not conducted for this request.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

Site Area: 2.5 Acres

WVR-4846 - Staff Report Page Two
August 26, 2004 - Planning Commission Meeting

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently PF (Public Facility), which permits public development such as government agencies, parks, detention basins, and flood control systems. An application to change the land use (GPA-4649) to ML (Medium Low Density Residential), which would allow residential development with a maximum density of 8 dwelling units per acre, has been filed with this waiver request. Development of the subject parcel supports the General Plan policy of efficient use of city and public facilities and resources by utilizing infill parcels for development.

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

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

PROJECT DESCRIPTION

The entrance to the proposed subdivision is planned to be approximately 157 feet north of the intersection of Smoke Ranch Road and Michael Way. The total distance between intersections according to Title 18 is supposed to be 220 feet. The internal street of the subdivision is a loop road 679 feet in length, where a maximum length of 200 feet is allowed by Code.

ANALYSIS

A) *Code Compliance*

A1) Development Standards

This request seeks to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width and the total length of a private drive. This requirement for intersection separation, found in Title 18.12.160, prescribes this minimum distance as 220 feet. The length of a private drive standard that limits a drive to 200 feet is found in Title 18.12.105.

The Department of Public Works has no objection to these waivers. They should not result in adverse impacts to the neighborhood

FINDINGS

The hardship generating the request for the Waiver is real, given the shape and location of the parcel and scale of the project. The site is a small infill parcel surrounded by older residential development. As the development supports the General Plan by utilizing an infill parcel and the size of parcel limits the scope of development the waivers can be supported.

NOTICES MAILED 373

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-4846** APN: 138-13-403-001
Name of Property Owner: AQUINO MENTO ARMANDO ETAL ETAL
Name of Applicant: - SAME -

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

Yes No No

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

City Official: _____

Partner(s): _____

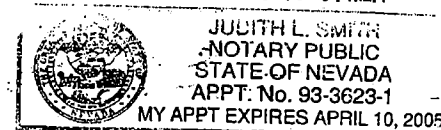
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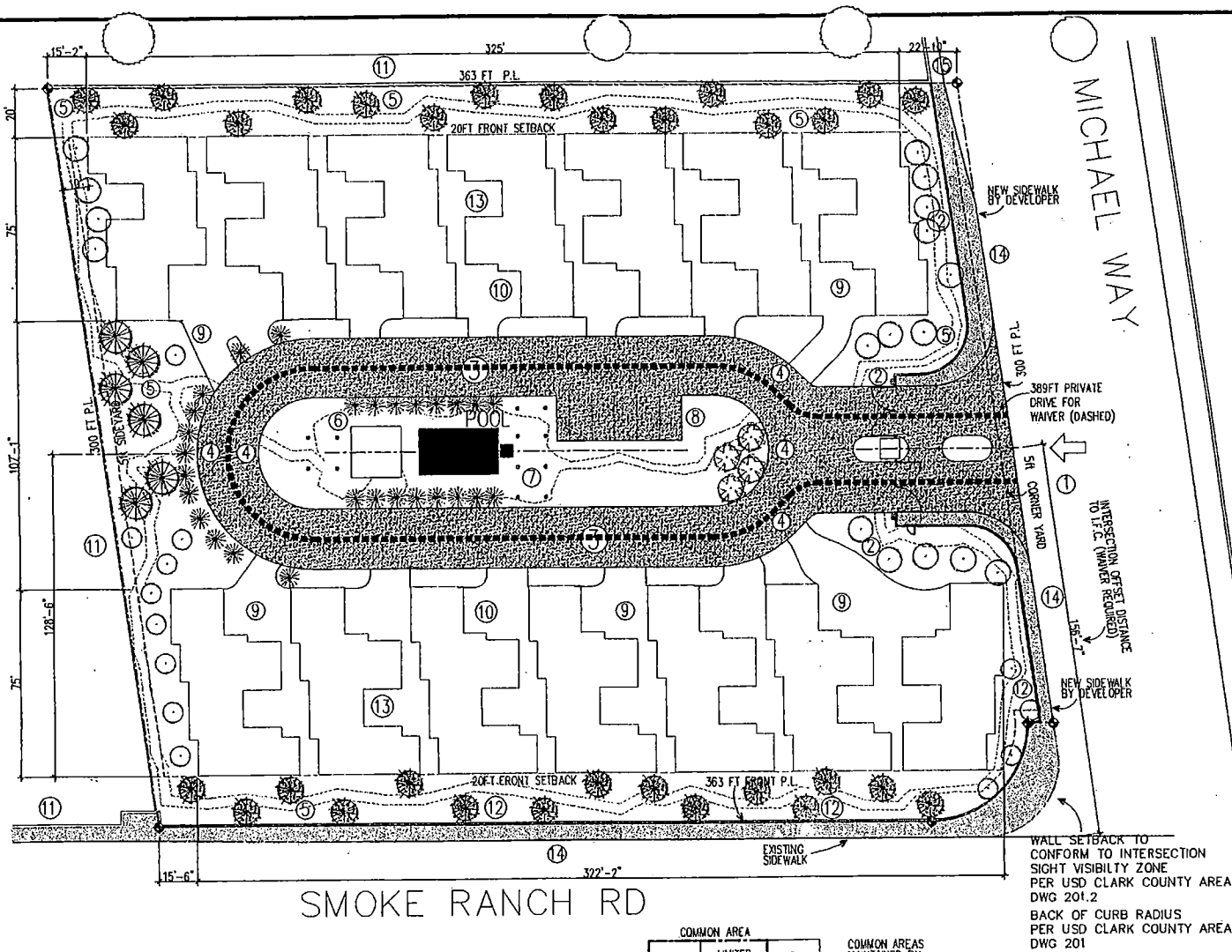
Signature of Property Owner/Authorized Agent:

Print Name: AUGUSTO G. GABORRO

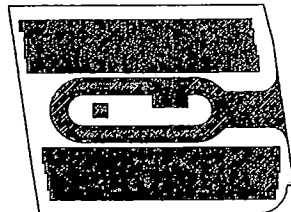
Subscribed and sworn before me

This 13th day of July, 2004
[Signature]
 Notary Public in and for said County and State

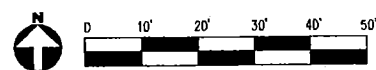
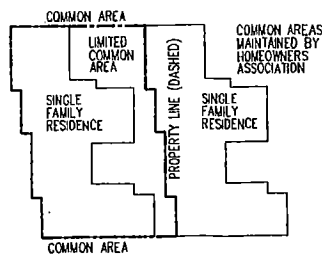




SMOKE RANCH RD



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



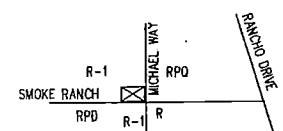
RESIDENTIAL RPD-6 DEVELOPMENT STANDARD		
STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE s.f.	6,500	108,900
DWELLING UNITS PER ACRE	6	5.7
MIN. LOT WIDTH (ft)	NA	NA
MIN. FRONT YARD SETBACK (ft)	NA	20
MIN. SIDE YARD SETBACK (ft)	NA	10
MIN. CORNER SIDE YARD SETBACK (ft)	NA	22
MIN. REAR YARD SETBACK (ft)	NA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

- KEY NOTES**
- ENTRY/EGRESS TO USD STANDARD 222A
 - AUTOMATIC HORIZONTAL SWING GATE & GUARD HOUSE
 - NEW 24" WIDE PAVED ROAD
 - 22' I.R. & 45' O.R. RADIUS
 - LANDSCAPE BUFFER & JOGGING TRACK
 - CLUB HOUSE
 - POOL
 - GUEST PARKING W/ H.C. SPACE 18' X 9' TYP
 - TYPICAL DRIVEWAY
 - TYPICAL FIRE-SPRINKLERED SINGLE FAMILY RESIDENCE 2 STOREY MAX HEIGHT 35 FT
 - EXISTING 8 FT HGT CMU WALL
 - NEW 8 FT HGT CMU WALL W/ 20% CONTRASTING MATERIAL
 - TYPICAL COURTYARD
 - SIDEWALK
 - EXISTING FIRE HYDRANT

BUILDING SIZES		
GROUND FLOOR FOOTPRINT		
11 UNITS AT 2320 SQ FT	25,520 SQ. FT	
1 UNIT AT 2202 SQ FT	2,202 SQ. FT	
1 UNIT AT 2202 SQ. FT	2,280 SQ. FT	
POOL HOUSE	400 SQ. FT	
GUARD HOUSE	96 SQ. FT	
TOTAL	30,498 SQ. FT	

PROPERTY SIZE 2.45 ACRES 106,722 SQ. FT
F.A.R. (FLOOR AREA RATIO) 28.5%
DENSITY 5.7 UNITS PER ACRE

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



WVR-4846
8/26/04 PC

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

ZERLINA
SITE DEVELOPMENT PLAN

DATE	BY	REVISION
08/26/04	WVR	1.0



SP1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - VAR-4648 - VARIANCE RELATED TO GPA-4649, ZON-4646 AND WVR-4846 - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Variance TO ALLOW A 2.5 ACRE R-PD SUBDIVISION WHERE 5.0 ACRES IS REQUIRED FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Weekly).

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 10/06/2004

MINUTES:

NOTE: See Item 21 [GPA-4649] for all related discussion on Item 21 [GPA-4649], Item 22 [ZON-4646], Item 23 [WVR-4846], Item 24 [VAR-4648] and Item 25 [SDR-4647].

(7:08 – 7:16)

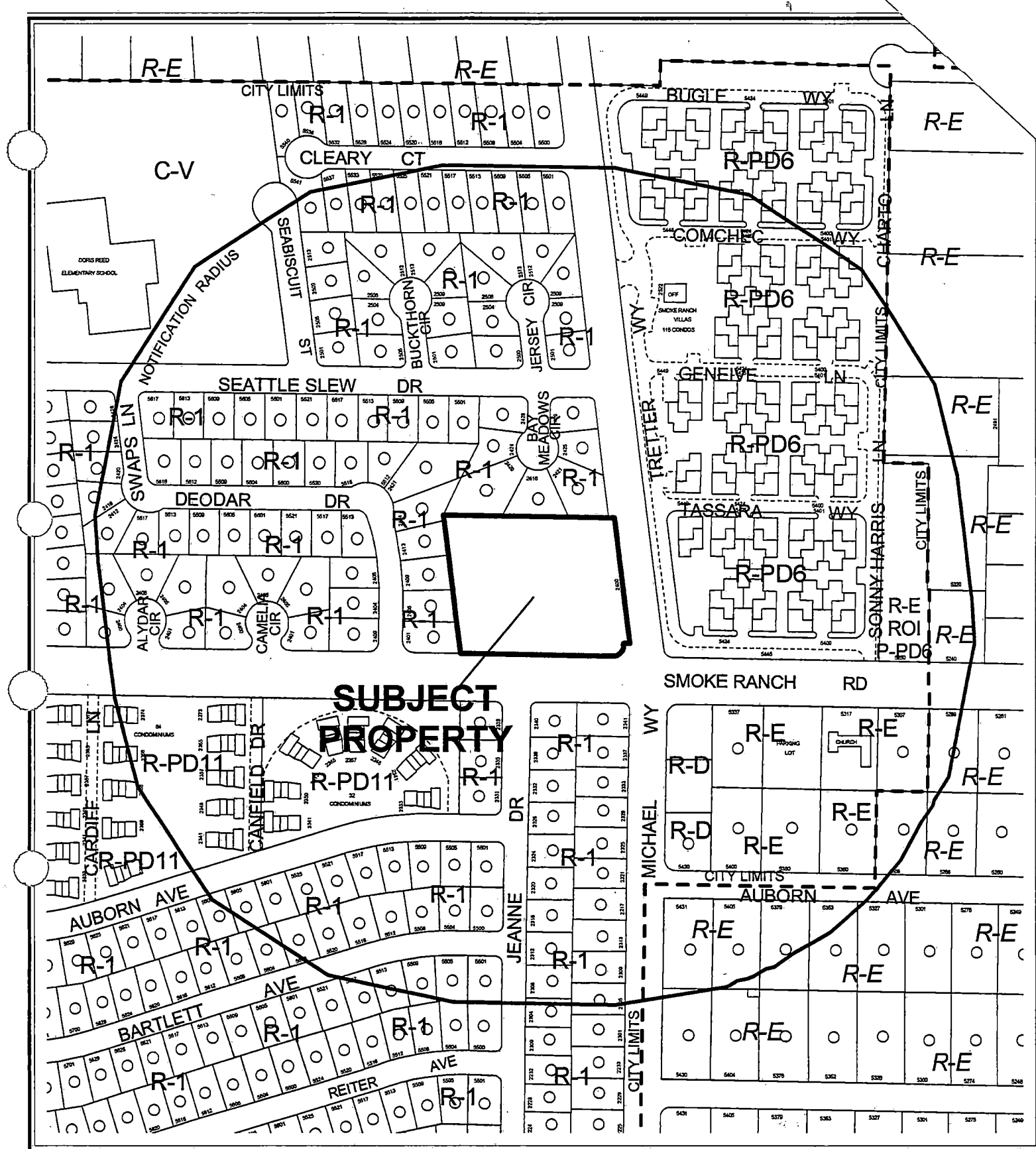
1-2330

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 24 – VAR-4648

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-4649), Rezoning (ZON-4646) and Site Development Plan Review (SDR-4647) approved by the City Council.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



CASE: VAR-4648

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-4648 - APPLICANT/ OWNER: AQUINO BENITO
ARMAND, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-4649), Rezoning (ZON-4646) and Site Development Plan Review (SDR-4647) approved by the City Council.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

07/22/04 The Planning Commission voted to hold this item and companion items in abeyance to allow the related Waiver (WVR-4846) to be heard.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

VAR-4648 - Staff Report Page Two
August 26, 2004 - Planning Commission Meeting

DETAILS OF APPLICATION REQUEST

Site Area: 2.5 Acres

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently PF (Public Facility), which permits public development such as government agencies, parks, detention basins, and flood control systems. An application (GPA-4649) to change the land use to ML (Medium-Low Density Residential), which would allow residential development with a maximum density of 8 dwelling units per acre, has been filed with this Variance request. This 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
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.

VAR-4648 - Staff Report Page Three
August 26, 2004 - Planning Commission Meeting

A) Zoning Code Compliance

A1) Development Standards

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

B) General Analysis and Discussion

This variance is to allow a R-PD (Residential Planned Development) development proposed at the northwest corner of Smoke Ranch Road and Michael Way to be located on a parcel of 2.45 acres, where the site area of 5.00 acres is the minimum required by Title 19.04.040. The innovative design of the project will permit development on this infill parcels. Each single family unit will have usable private open space, as well as access to interconnected public open space at approximately four time the amount required by Code.

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

APPROVALS 0

PROTESTS 0



Case Number: VAR-4648 APN: 138-13-403-001
Name of Property Owner: AQUINO BENITO ARMANDO ETAL ETAL
Name of Applicant: - SAME -

Yes No No

City Official: _____

Partner(s): _____

APN: _____

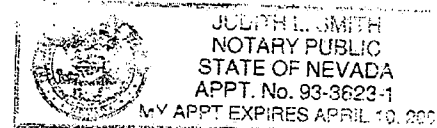
Signature of Property Owner/Authorized Agent:

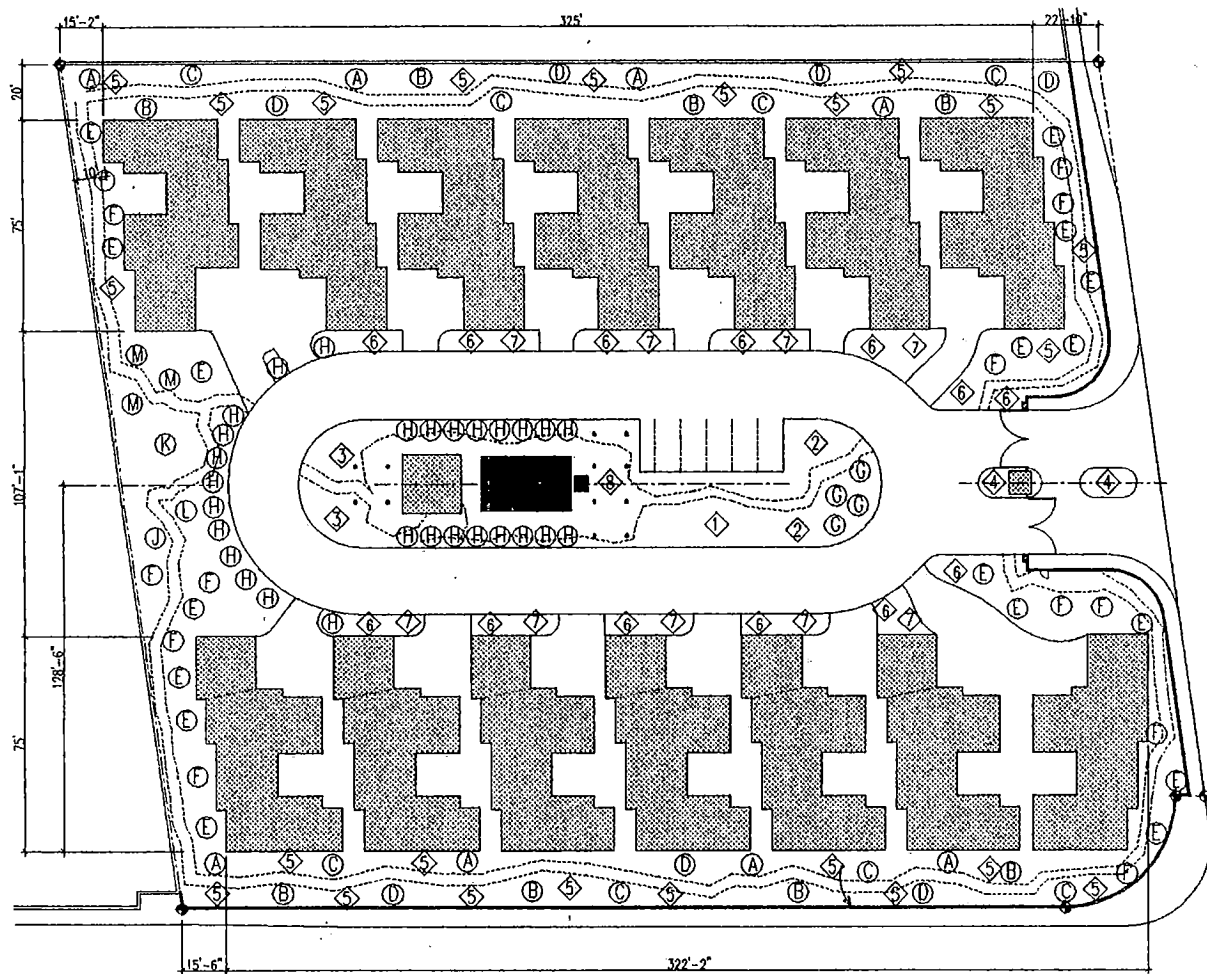
Print Name: AUGUSTO G. GABORRO

Subscribed and sworn before me

This 8th day of June, 2004

Notary Public in and for said County and State





SMOKE RANCH RD

KEY TO TREES

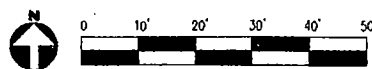
Symbol	HT
A	5 FT CRIMSON KING MAPLE
B	5 FT SCARLET MAPLES
C	5 FT SUGAR MAPLES
D	5 FT NORWAY MAPLES
E	5 FT CRAPE MAPLE - ZUNI
F	5 FT CRAPE MAPLE - TONTO
G	5 FT DATE PALM - PHOENIX DACTYLIFERA
H	5 FT ITALIEN CYPRESS - CUPRESSUS SEMPERVIRENS
J	5 FT CHESTNUT - COLASSAL
K	5 FT CHESTNUT - CHINESE
L	5 FT HARDY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

KEY TO PLANTS

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

NOTES:

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



VAR-4548

8/26/04 PC

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

ZERLINA
LANDSCAPE PLAN

DATE	REVISION
8/26/04	1



LS1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-4647 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4649, ZON-4646, WVR-4846 AND VAR-4648 - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Site Development Plan Review FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).

C.C.: 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 10/06/2004

MINUTES:

NOTE: See Item 21 [GPA-4649] for all related discussion on Item 21 [GPA-4649], Item 22 [ZON-4646], Item 23 [WVR-4846], Item 24 [VAR-4648] and Item 25 [SDR-4647].

(7:08 – 7:16)

1-2330

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 25 – SDR-4647

CONDITIONS:

Planning and Development

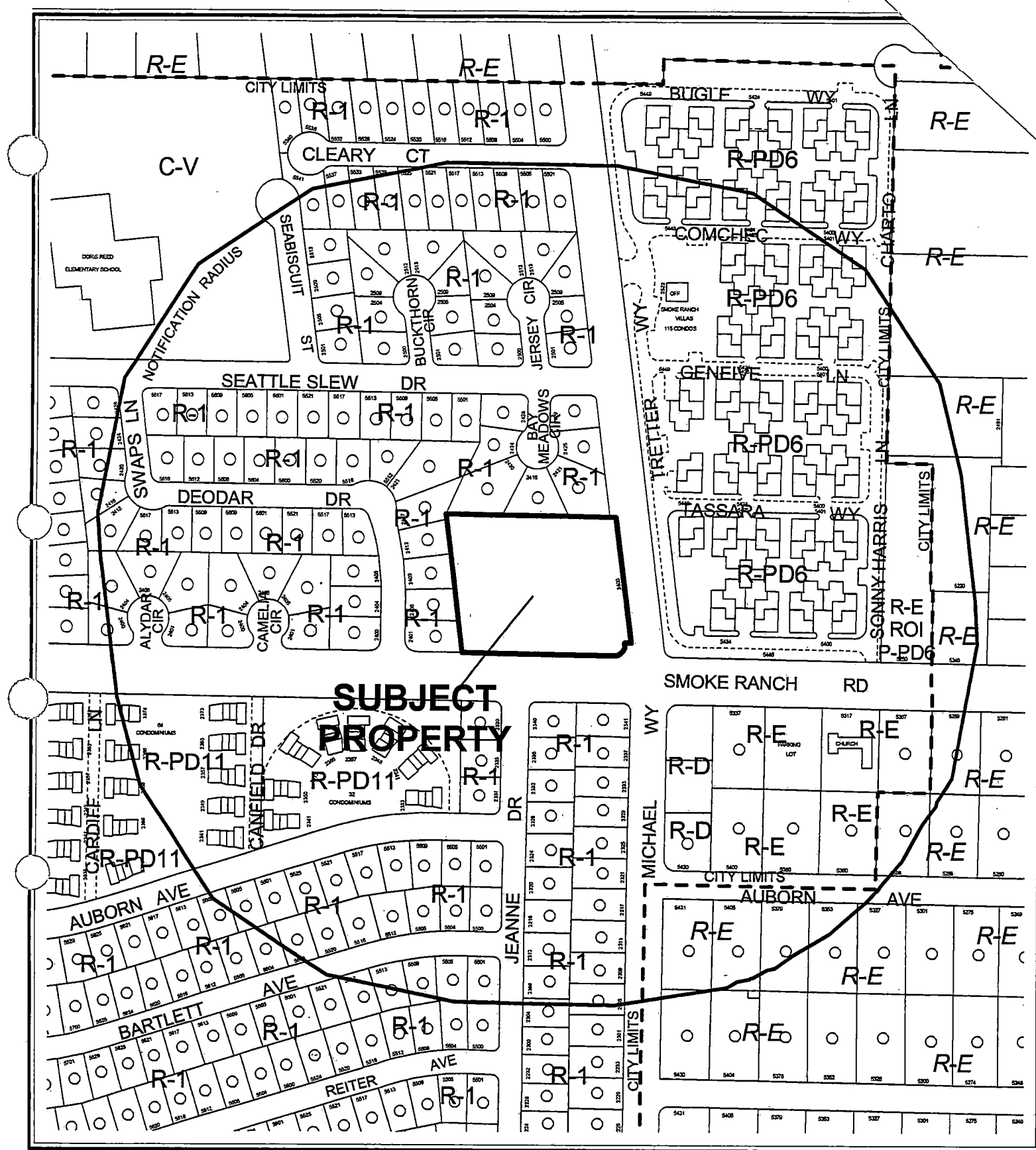
1. A General Plan Amendment (GPA-4649) from PF (Public Facility) to ML (Medium-Low Density Residential) land use designation, rezoning (ZON-4646) R-E (Residence Estates) to R-PD6 (Residential Planned Development- 6 Dwelling Units per Acre), and Variance (VAR-4648) approved by the City Council
2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The setbacks for this development are a minimum of 20 feet to the front of the house, 10 feet on the side, 22 feet on the corner side, and 20 feet in the rear
5. All development shall be in conformance with the site plan; landscape plan and building elevations, dated stamped August 18, 2004 except as amended by conditions herein.
6. The maximum building height allowed shall not exceed 2 stories or 35 feet whichever is less.
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.
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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
11. All City Code requirements and design standards of all City departments must be met except as amended by conditions herein.
12. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

PLANNING COMMISSION MEETING OF AUGUST 26, 2004
Planning and Development Department
Item 25 – SDR-4647

CONDITIONS – Continued:

Public Works

13. The proposed gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for ZON-4646 and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard private street/private drive intersections are proposed within this subdivision.



CASE: SDR-4647

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4647 - APPLICANT/ OWNER: AQUINO BENITO
ARMAND, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-4649) from PF (Public Facility) to ML (Medium-Low Density Residential) land use designation, rezoning (ZON-4646) R-E (Residence Estates) to R-PD6 (Residential Planned Development - 6 Units Per Acre), and Variance (VAR-4648) approved by the City Council.
2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The setbacks for this development are a minimum of 20 feet to the front of the house, 10 feet on the side, 22 feet on the corner side, and 20 feet in the rear.
5. All development shall be in conformance with the site plan; landscape plan and building elevations, dated stamped August 18, 2004 except as amended by conditions herein.
6. The maximum building height allowed shall not exceed 2 stories or 35 feet whichever is less.
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.
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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

SDR-4647 - Conditions Page Two
August 26, 2004 - Planning Commission Meeting

11. All City Code requirements and design standards of all City departments must be met except as amended by conditions herein.
12. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

Public Works

13. The proposed gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for ZON-4646 and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard private street/private drive intersections are proposed within this subdivision.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Review for a proposed 14-lot single-family residential development on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road.

B) Applicant's Justification

The proposed innovative site plan and building design are in conformance with the intent of a R-PD (Residential Planned Development) District providing enhanced residential amenities, efficient utilization of open space, and the separation of pedestrian and vehicular. As demonstrated on the site plan the proposed residential development will benefit the community to promote public health, safety, and general welfare in accordance to Title 19.18.030.

BACKGROUND INFORMATION

A) Previous Actions

- 02/08/99 The City Council approved a rezoning (Z-0094-98) at the proposed development site from R-E (Residence Estates) to C-V (Civic). The planning Commission recommended approval.
- 07/22/04 The Planning Commission voted to hold this item and its companion items in abeyance to allow the related Waiver (WVR-4846) to be heard.
- 08/26/04 The Planning Commission will hear related items GPA-4649, ZON-4646, WVR-4846 and VAR-4648 as part of this agenda.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

- 06/22/04 Fifteen people attended, who expressed concerns regarding landscaping, gated communities, two story homes, increased traffic and the schedule of construction.

D) DETAILS OF APPLICATION REQUEST

Site Area: 2.5 Acres

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently PF (Public Facility), which permits public development such as government agencies, parks, detention basins, and flood control systems. An application (GPA-4649) to change the land use to ML (Medium-Low Density Residential), which would allow residential development with a maximum density of 8 dwelling units per acre, has been filed with this Site Plan Review. The companion Variance (VAR-4648) is not related to any specific General Plan policies.

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

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

PROJECT DESCRIPTION

The proposed development is proposed to consist of 14 single-family homes on 2.5 acres, at a density of approximately 5.7 dwelling units per acre. The site has been designed with approximately 39,984 square feet of open space. Streets within this gated development are to be 24 feet wide privately maintained rights-of-way.

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

The proposal meets the locational and area requirements for R-PD developments.

A2) Residential Adjacency Standards

As the proposal is limiting the height of the homes to 2-stories or 35 feet the Residential Adjacency Standards pursuant to Title 19.08 do not apply to the subject development.

A3) Parking and Traffic Standards

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

SDR-4647 - Staff Report Page Four
August 26, 2004 - Planning Commission Meeting

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Single Family Detached	N/A	2 spaces/residence	22	N/A	26	1

The proposal meets the requirements Title 19 for parking.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1Trees/ 6 Spaces	1 Trees	1
Buffer:			
• Min. Trees	1Trees/ 30 Linear Feet	45 Trees	65
• Min. Zone Width	6 Feet		15.17 Feet
• Wall height	6 Feet		Not shown

The proposal exceeds the requirements of the Landscape, Wall & Buffer Standards.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
2.45 acres	5.7	1.65	9.41 %	10,032 SF	37.46%	39,984

The proposal meets the requirements for open space in R-PD development.

A5) Sign Standards

Signage was not part of this application. Signage, if any, will be evaluated during a subsequent review.

B) General Analysis and Discussion

- Zoning

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

- Site Plan

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

- Waivers

There were no waivers submitted by the applicant as companion reviews to this Site development Plan Review application.

- Landscape Plan

The landscape plan shows that the proposed development will have more than enough trees around the perimeter and within the development.

- Elevation

The elevation drawings show a generic design that includes a shallow pitched tile roof with an extended soffit; tall, slender room windows and clerestory windows in vaulted rooms. The tallest portion of a home has a hip roof while rest of the multiple roofs is gabled. The walls will be stucco and the doors and windows will have a rustic style.

- Floor Plan

The floor plan is laid out so the exterior of the building shows a staggered exterior so each elevation shows a multitude of faces.

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:

SDR-4647 - Staff Report Page Six
August 26, 2004 - Planning Commission Meeting

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

The single family detached development is compatible with the surrounding development pattern.

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

With the approval of the companion GPA the proposed development will be consistent with the General Plan. The submitted plans show that the proposal is consistent with Title 19 and Landscape, Wall and Buffer Standards. Development of this infill parcel supports the Las Vegas 2020 Master Plan.

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

The traffic on Smoke Ranch Road and Michael way will not be adversely affected by the access to subdivision.

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

The tile roofs and stucco exteriors are similar to the development around the site.

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

The proposed development is harmonious and compatible with adjacent neighborhoods.

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

The development will be subject to frequent inspections as the development progresses that will secure and protect the health, safety, and general welfare of the public.

SDR-4647 - Staff Report Page Seven
August 26, 2004 - Planning Commission Meeting

NOTICES MAILED 468

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: — SAME —

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

 Yes No No

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

City Official: _____

Partner(s): _____

APN: _____

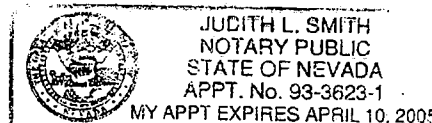
Signature of Property Owner/Authorized Agent: [Signature]

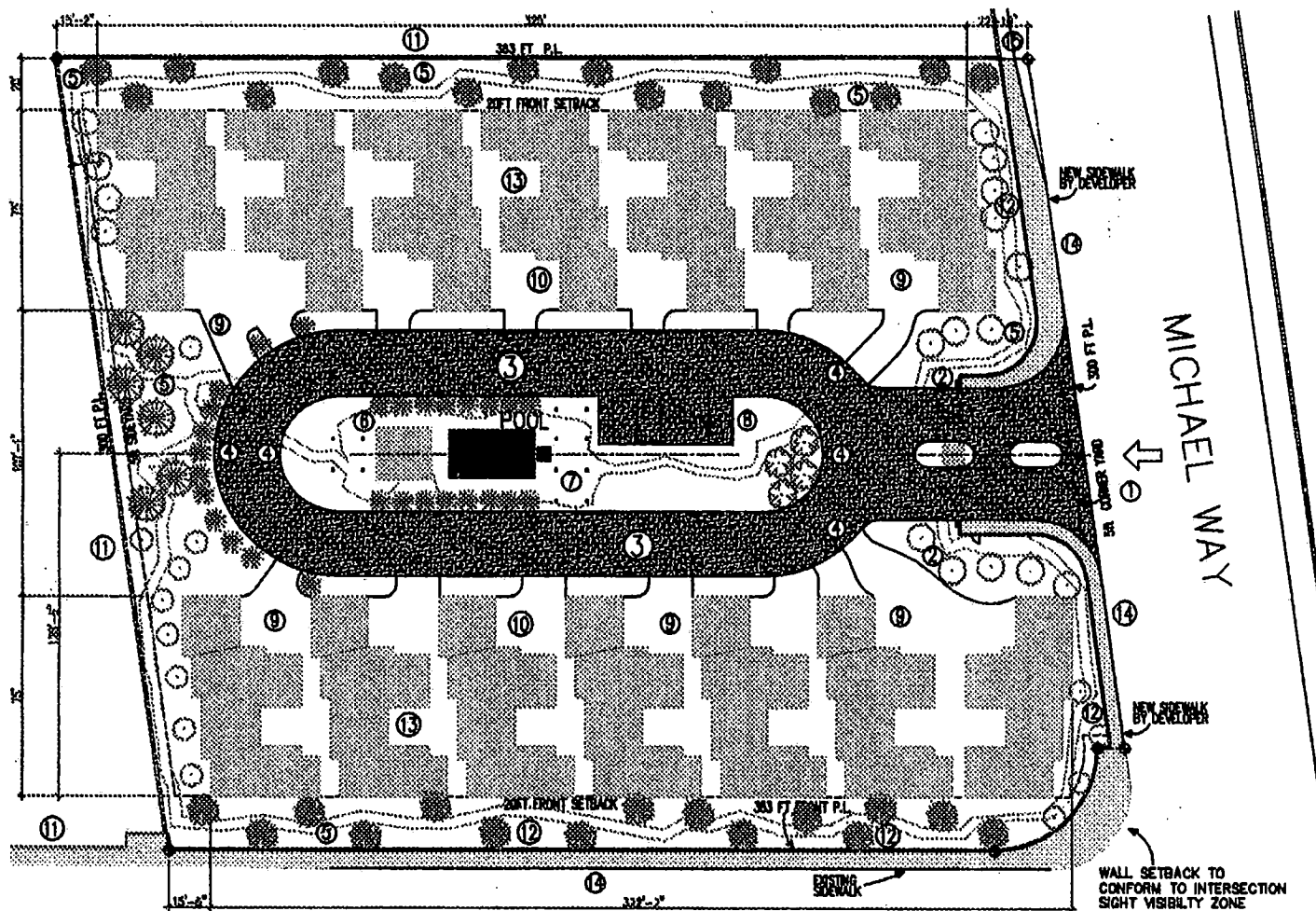
Print Name: AUGUSTO G. GABORRO

Subscribed and sworn before me

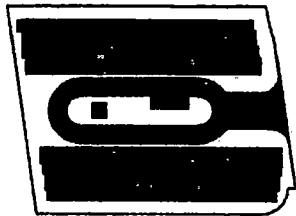
This 8th day of June, 2000

Notary Public in and for said County and State

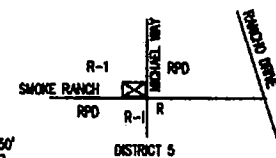
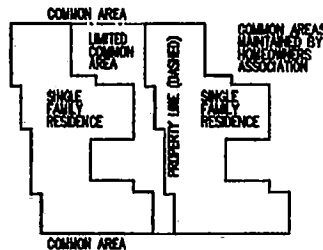




SMOKE RANCH RD



OPEN SPACE REQUIREMENT
NON-OPEN SPACE SHOWN SHADED
1.66 X 5.7 = 9.45 %
9.45% X 106,722 SQ FT = 10,032 SQ FT REQUIRED
33,984 SQ FT PROVIDED



RESIDENTIAL RPD-6 DEVELOPMENT STANDARD		
STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE A.C.	0.500	106.600
DENSITY UNITS PER ACRE	6	5.7
MIN. LOT WIDTH (F)	NA	NA
MIN. FRONT YARD SETBACK (F)	NA	20
MIN. SIDE YARD SETBACK (F)	NA	10
MIN. CORNER SIDE YARD SETBACK (F)	NA	22
MIN. REAR YARD SETBACK (F)	NA	20
MIN. DISTANCE BETWEEN BUILDINGS	NA	35
MAX. LOT COVERAGE	NA	NA
MAX. BUILDING HEIGHT (F)	2 ST/35FT	2 ST/35FT

KEY NOTES

- ENTRY/EGRESS TO USD STANDARD 222A
- AUTOMATIC HORIZONTAL SWING GATE & GUARD HOUSE
- NEW 24' WIDE PAVED ROAD
- 22' LR & 43' O.R. RADIUS
- LANDSCAPE BUFFER & JOGGING TRACK
- CLUB HOUSE
- POOL
- GUEST PARKING W/ H.C. SPACE
- 18' X 6' TYP
- TYPICAL DRIVEWAY
- TYPICAL FIRE-SPRINKLERED SINGLE FAMILY RESIDENCE
- 2 STOREY MAX HEIGHT 30 FT
- EXISTING 8FT HOT CHL WALL
- NEW 8FT HOT CHL WALL W/ 20% CONTRASTING MATERIAL
- TYPICAL COURTYARD
- SIDEWALK
- EXISTING FIRE HYDRANT

BUILDING SIZES

GROUND FLOOR FOOTPRINT	
11 UNITS AT 2320 SQ FT	25,520 SQ. FT
1 UNIT AT 2202 SQ FT	2,202 SQ. FT
1 UNIT AT 2202 SQ FT	2,280 SQ. FT
POOL HOUSE	400 SQ. FT
GUARD HOUSE	86 SQ. FT
TOTAL	30,488 SQ. FT

PROPERTY SIZE 2.45 ACRES 106,722 SQ. FT

F.A.R. (FLOOR AREA RATIO) 28.5%

DENSITY 5.7 UNITS PER ACRE

PARKING

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

2.45 ACRE SITE 199-13-403-001
DISTRICT 5
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

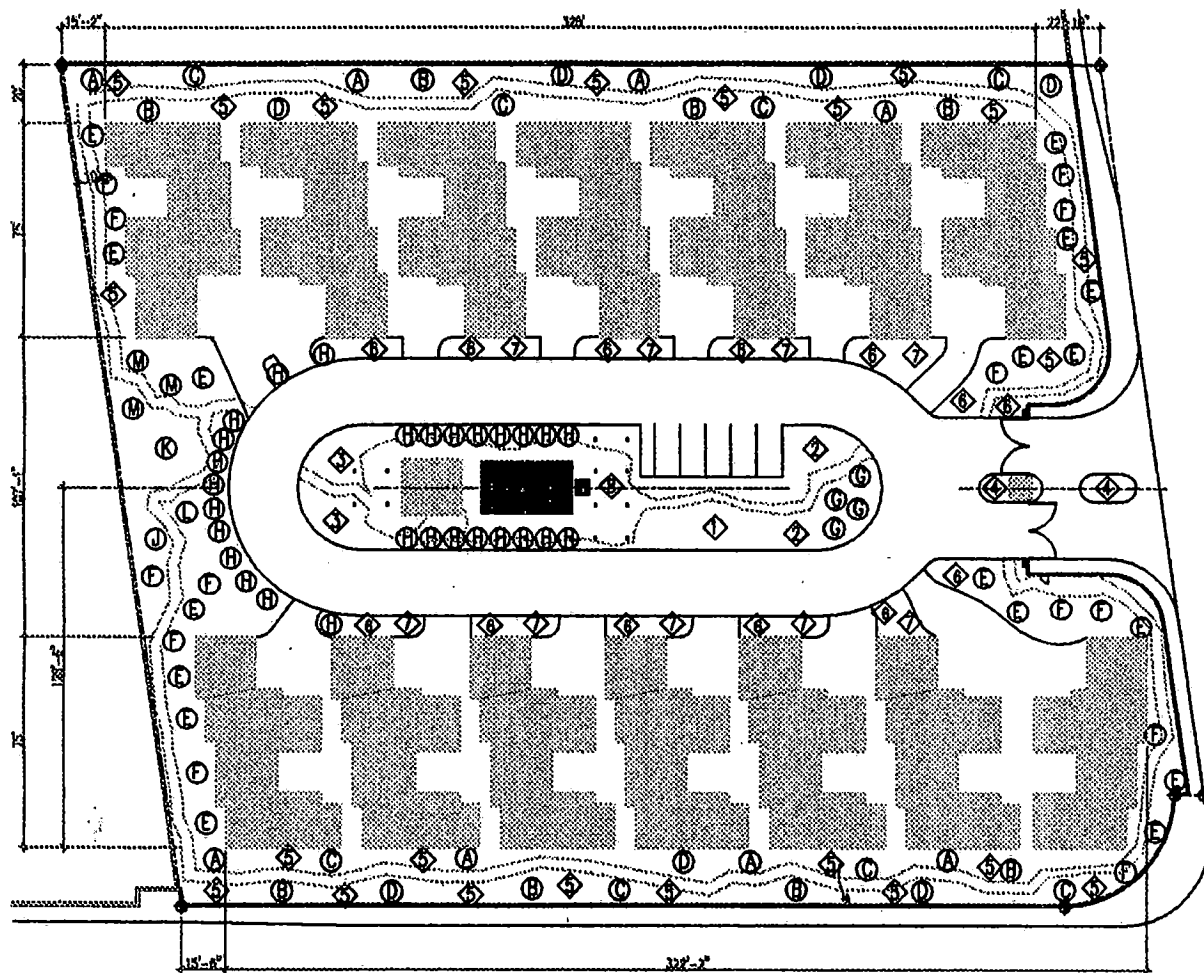
ZERLINA
SITE DEVELOPMENT PLAN



SP1

SDR-4647

8/26/04 PC



SMOKE RANCH RD

KEY TO TREES

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

KEY TO PLANTS

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

NOTES:

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



SDR-4647

8/26/04 PC

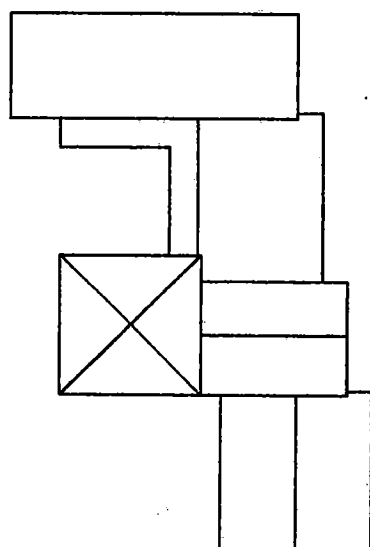
2.45 ACRE SITE 138-13-403-001
DISTRICT 6
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

ZERLINA
LANDSCAPE PLAN

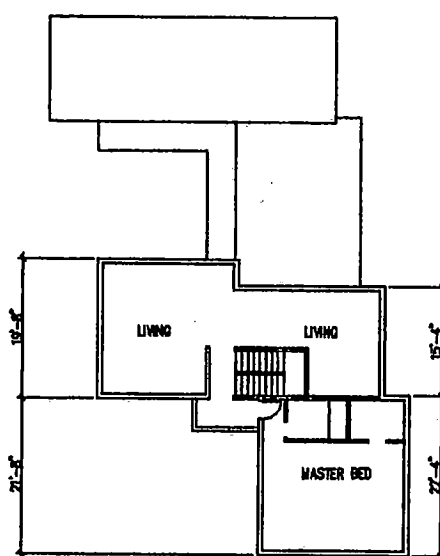
LS1

TYPE A GENERIC PLAN

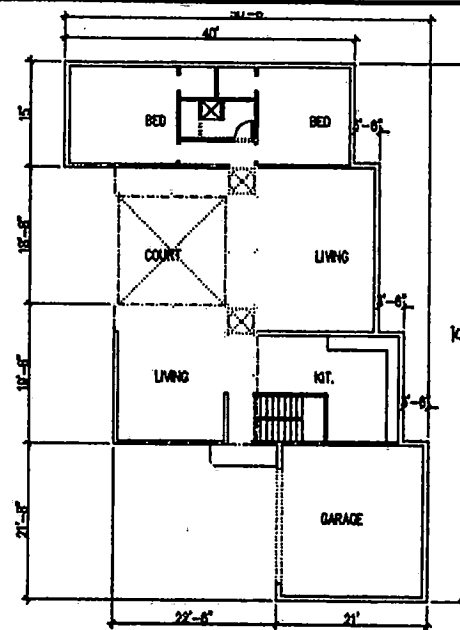
	SQ. FT.
LOWER AC	1884
UPPER AC	1210
TOTAL AC	3074
GARAGE	457
TOTAL	3531



ROOF



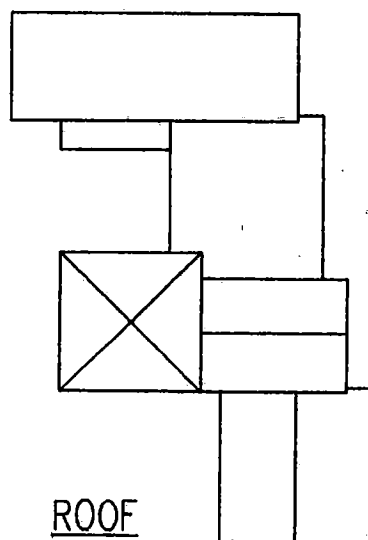
2NDFLOOR



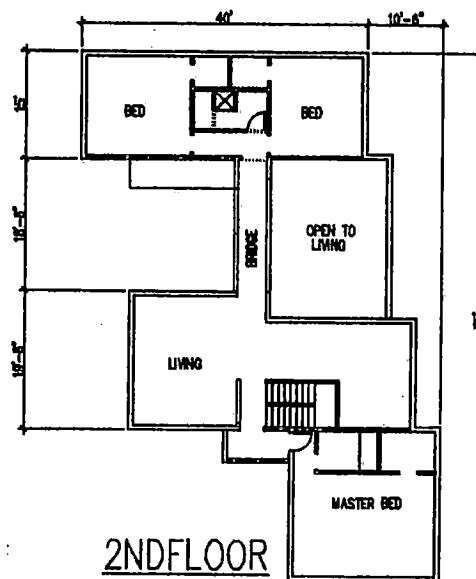
FIRST FLOOR

TYPE B GENERIC PLAN

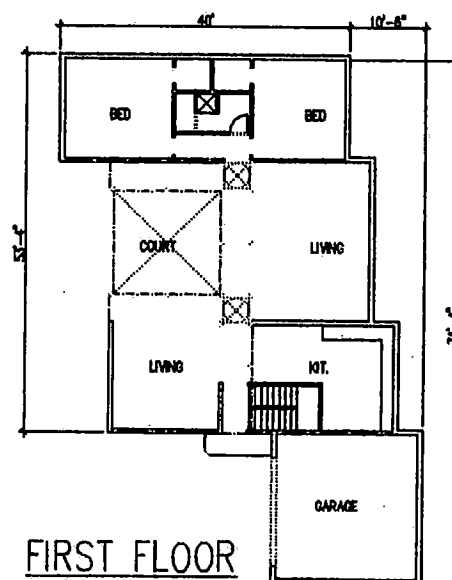
	SQ. FT.
LOWER AC	1884
UPPER AC	1902
TOTAL AC	3786
GARAGE	457
TOTAL	4223



ROOF



2NDFLOOR



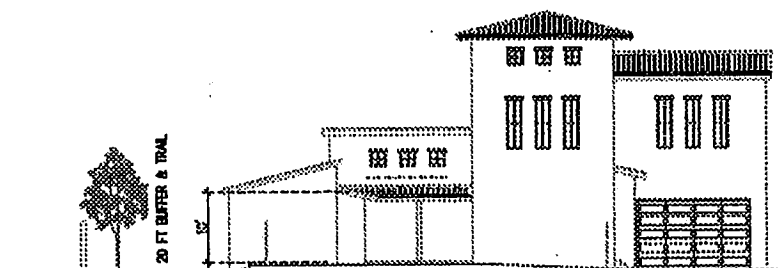
FIRST FLOOR

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

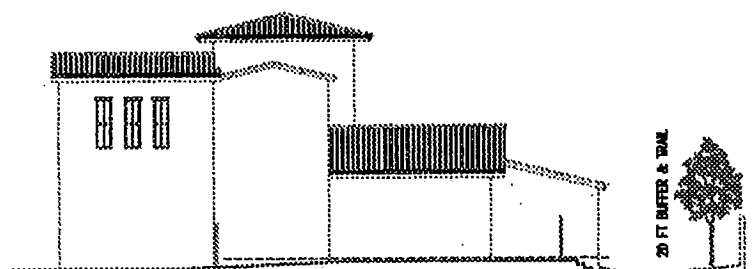
ZERLINA
UNIT FLOOR PLANS
TYPES A & B

SP3

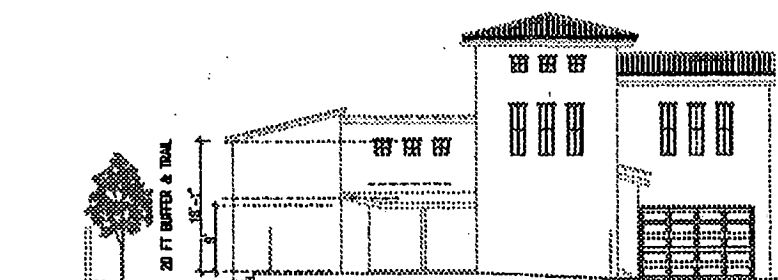
SDR-4647
8/26/04 PC



SIDE ELEVATION (TYPE A)



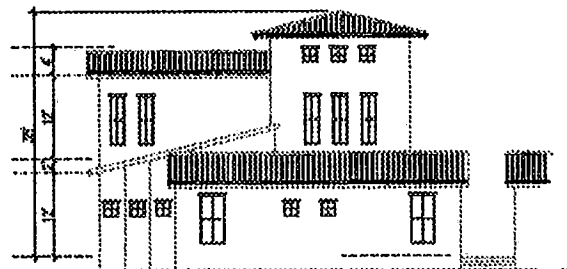
SIDE ELEVATION (TYPE A)



SIDE ELEVATION (TYPE B)



FRONT ELEVATION (TYPE A)



REAR ELEVATION (TYPE A)

TYP. MATERIALS

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

NOTE:

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

FOOTPRINT, HEIGHT AND MASSING WILL NOT CHANGE

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

ZERLINA
BUILDING ELEVATIONS



SP2

SDR-4647
8/26/04 PC