

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers, 400 Stewart Avenue
 Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>
 Page 1

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT:

Compliance with the Open Meeting Law

NOTICE:

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

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

MINUTES:

Approval of the August 12, 2004 Planning Commission Meeting minutes by reference (___ vote)

ACTIONS:

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

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

Page 3

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-4913 - TENTATIVE MAP - FORT APACHE COMMONS (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: FORT APACHE COMMONS PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.70 acres adjacent to the west side of Fort Apache Road, approximately 530 feet south of Charleston Boulevard (APN 163-05-110-005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
2. TMP-4914 - TENTATIVE MAP - PECCOLE OFFICE BUILDING (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: PECCOLE PROFESSIONAL PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.96 acres adjacent to the northeast corner of Hualapai Way and Alta Drive (APN 138-31-210-007) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

ONE MOTION - ONE VOTE:

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

3. SUP-4902 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: PROSPER SAMUEL MINIZ - Request for a Special Use Permit FOR A PROPOSED 73-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 6040 West Sahara Avenue (APN 163-01-401-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

4. SUP-4918 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: COKE MAGGIE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PRIVATE STREET on property adjacent to the southwest corner of Coke Street and Horse Drive (APN 125-09-702-001 and 002), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation], Ward 6 (Mack).
5. VAC-4862 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DAVID B. BARKER AND STEPHANIE ANN BARKER - Petition to Vacate a 25-foot wide public drainage easement at 1940 and 1941 Ski Slope Circle, Ward 1 (Moncrief).
6. VAC-4892 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Petition to Vacate public streetlight, fire hydrant and other appurtenant easements generally located east of Campbell Road, north of Elkhorn Road, Ward 6 (Mack).
7. VAC-4956 - VACATION - PUBLIC HEARING - APPLICANT: NEVADA STATE BANK - OWNER: THE SIDNEY FAMILY TRUST - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located north of Cheyenne Avenue, west of Fort Apache Road, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

9. ABEYANCE - ZON-4554 - REZONING RELATED TO GPA-4548 - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), Ward 3 (Reese).
10. ABEYANCE - VAR-4677 - VARIANCE RELATED TO GPA-4548 AND ZON-4554 - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Variance TO ALLOW 0.78 ACRES OF OPEN SPACE WHERE 3.67 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 223-unit single-family residential development on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).
11. ABEYANCE - SDR-4555 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4548, ZON-4554 AND VAR-4677 - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 223-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).
12. ABEYANCE - GPA-4609 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request to Amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

13. ABEYANCE - VAR-4671 - VARIANCE RELATED TO GPA-4609 - PUBLIC HEARING - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request for a Variance TO ALLOW A REAR SETBACK OF 28.9 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 84.75 FEET IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).
14. ABEYANCE - SDR-4606 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4609 - PUBLIC HEARING - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request for a Site Development Plan Review FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF DISTANCE REQUIREMENT TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED AND A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).
15. 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).
16. 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).
17. 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue
 Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>
 Page 7

18. ABEYANCE - MSP-4622 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER - Request for a Master Sign Plan FOR TWO EXISTING AUTO DEALERSHIPS on 9.39 acres at 5050 West Sahara Avenue (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
19. ABEYANCE - 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).
20. ABEYANCE - RENOTIFICATION - WVR-4754 - WAIVER RELATED TO MOD-4632 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC - Request for Waivers 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 AND OF 18.12.130 TO ALLOW A PRIVATE DRIVE GREATER THAN 150 FEET WITHOUT A CIRCULAR TURN-AROUND OR EMERGENCY SERVICE VEHICLE ACCESS GATE, 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).
21. ABEYANCE - 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

22. ABEYANCE - VAR-4725 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. KENNY - Request for a Variance TO ALLOW NINE PARKING SPACES WHERE 22 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED OFFICE ADDITION on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
23. VAR-5032 - VARIANCE RELATED TO VAR-4725 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. KENNY - Request for a Variance TO ALLOW THE ENLARGEMENT OF AN EXISTING NONCONFORMING BUILDING TO BE 205 PERCENT OF THE SIZE OF THE ORIGINAL FOOTPRINT, WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
24. ABEYANCE - SDR-4724 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5032 AND VAR-4725 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. KENNY - Request for a Site Development Review FOR A PROPOSED TWO-STORY, 4,320 SQUARE FOOT OFFICE ADDITION on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
25. ABEYANCE - RENOTIFICATION - SUP-4728 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.48 acres at 821, 827, and 829 South Casino Center Boulevard and 205 Hoover Avenue (APN 139-34-410-062, 063, 064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).
26. ABEYANCE - RENOTIFICATION - SDR-4727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4728 - PUBLIC HEARING - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of Downtown Centennial Plan building setback standards FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF A 22-STORY BUILDING OF 169 RESIDENTIAL UNITS AND 6,159 SQUARE FEET OF RETAIL on 0.48 acres at 821, 827, and 829 South Casino Center Boulevard and 205 Hoover Avenue (APN 139-34-410-062, 063, 064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

Agenda *City of Las Vegas*

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

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

Page 9

27. VAR-5039 - VARIANCE - PUBLIC HEARING - APPLICANT: URBAN ESTATES - OWNER: FRANK HAWKINS JR. - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.5 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED AT 711 N. Tonopah Drive (APN: 139-29-704-017), R-1 (Single Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Proposed: R-PD13 (Residential Planned Development - 13 Units per Acre) Zone, Ward 5 (Weekly).
28. ZON-4923 - REZONING RELATED TO VAR-5039 - PUBLIC HEARING - APPLICANT: URBAN ESTATES - OWNER: FRANK HAWKINS JR. - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-PD13 (RESIDENTIAL PLANNED DEVELOPMENT - 13 UNITS PER ACRE) on 4.50 acres at 711 North Tonopah Drive (APN 139-29-704-017), Ward 5 (Weekly).
29. SDR-4924 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5039 AND ZON-4923 - PUBLIC HEARING - APPLICANT: URBAN ESTATES - OWNER: FRANK HAWKINS JR. - Request for a Site Development Plan Review FOR A PROPOSED 60-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.50 acres at 711 North Tonopah Drive (APN 139-29-704-017), R-1 (Single-Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) [PROPOSED: R-PD13 (Residential Planned Development - 13 Units per Acre)], Ward 5 (Weekly).
30. VAR-4922 - VARIANCE - PUBLIC HEARING - APPLICANT: HARRY PAPPAS - OWNER: CAROL PAPPAS, ET AL - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED AND AN EIGHT-FOOT SIDE YARD SETBACK WHERE NINE FEET IS THE MINIMUM REQUIRED in conjunction with a proposed single-family dwelling on 0.28 acres at 3217 Westleigh Avenue (APN 162-05-220-006), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 1 (Moncrief).
31. VAR-4925 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARON JAMERSON - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FOUR FEET WHERE FIVE FEET IS THE MINIMUM REQUIRED AND A VARIANCE TO ALLOW A NINE-FOOT SEPARATION BETWEEN DWELLINGS WHERE 10 FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH AN EXISTING SINGLE-FAMILY RESIDENCE on 0.12 acres at 880 Balzar Avenue (APN 139-21-510-273), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

32. VAR-4926 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OTIS AND SHARON JAMERSON - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FOUR FEET WHERE FIVE FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH AN EXISTING SINGLE-FAMILY RESIDENCE on 0.12 acres at 886 Balzar Avenue (APN 139-21-510-274), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

33. SDR-4908 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NNN OAKLEY BUILDING 2003, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers for perimeter and parking lot landscaping standards and for side and rear building setbacks FOR A PROPOSED 112,900 SQUARE-FOOT PARKING STRUCTURE on 2.95 acres at 4750 West Oakley Boulevard (APN 162-06-201-004), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 1 (Moncrief).

34. SDR-4935 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards for the two-story minimum height requirement in the Urban Center Mixed-Use District and the 70 percent minimum clear glazing requirement at the ground floor level along primary pedestrian routes FOR A PROPOSED 43,200 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 3.94 acres adjacent to the southwest corner of Durango Drive and Elkhorn Road (APN 125-20-101-008 and 009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

DIRECTOR'S BUSINESS:

35. TXT-5036 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.02.050 (D) to provide a consistent definition for determining the allowable units per acre in a residential subdivision.
36. TXT-5037 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14.100 relating to standards for Off-Premise Signs.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

CITIZENS PARTICIPATION:

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

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **3rd** day of **September, 2004**, a copy of the **September 9, 2004** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole J Conn

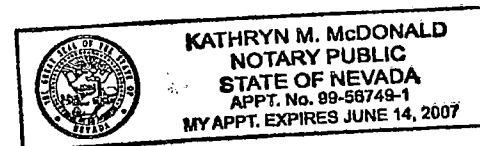
SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

3 day of SEPTEMBER, 2004

Kathryn M. McDonald
NOTARY PUBLIC in and for said County and State



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 3rd day of September, 2004, at the hour of 3:00, there were posted copies of the September 9, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Las Vegas Library
833 Las Vegas Boulevard North
3. In the Grant Sawyer Building
555 East Washington Boulevard
4. City Clerk's Bulletin Board
400 Stewart Avenue, 2nd Floor Skybridge
(In the walkway area next to the entrance to Human Resources)
5. On the Public Bulletin Board at the Plaza Level to the City Hall
400 Stewart Avenue
(Near the entrance to the Court Clerk's Office)

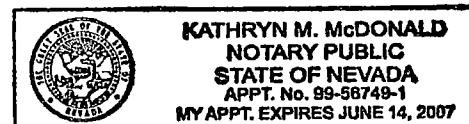
John Holliday
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 3rd day of September, 2004.

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



Agenda **City of Las Vegas**
PLANNING COMMISSION MEETING
SEPTEMBER 9, 2004
Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>
Page 1

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT:

Compliance with the Open Meeting Law

NOTICE:

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

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

MINUTES:

Approval of the August 12, 2004 Planning Commission Meeting minutes by reference (___ vote)

ACTIONS:

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

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-4913 - TENTATIVE MAP - FORT APACHE COMMONS (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: FORT APACHE COMMONS PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.70 acres adjacent to the west side of Fort Apache Road, approximately 530 feet south of Charleston Boulevard (APN 163-05-110-005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
2. TMP-4914 - TENTATIVE MAP - PECCOLE OFFICE BUILDING (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: PECCOLE PROFESSIONAL PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.96 acres adjacent to the northeast corner of Hualapai Way and Alta Drive (APN 138-31-210-007) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

ONE MOTION - ONE VOTE:

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

3. SUP-4902 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: PROSPER SAMUEL MINTZ - Request for a Special Use Permit FOR A PROPOSED 73-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 6040 West Sahara Avenue (APN 163-01-401-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

4. SUP-4918 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: COKE MAGGIE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PRIVATE STREET on property adjacent to the southwest corner of Coke Street and Horse Drive (APN 125-09-702-001 and .002), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation], Ward 6 (Mack).
5. VAC-4862 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DAVID B. BARKER AND STEPHANIE ANN BARKER - Petition to Vacate a 25-foot wide public drainage easement at 1940 and 1941 Ski Slope Circle, Ward 1 (Moncrief).
6. VAC-4892 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Petition to Vacate public streetlight, fire hydrant and other appurtenant easements generally located east of Campbell Road, north of Elkhorn Road, Ward 6 (Mack).
7. VAC-4956 - VACATION - PUBLIC HEARING - APPLICANT: NEVADA STATE BANK - OWNER: THE SIDNEY FAMILY TRUST - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located north of Cheyenne Avenue, west of Fort Apache Road, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

9. ABEYANCE - ZON-4554 - REZONING RELATED TO GPA-4548 - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), Ward 3 (Reese).
10. ABEYANCE - VAR-4677 - VARIANCE RELATED TO GPA-4548 AND ZON-4554 - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Variance TO ALLOW 0.78 ACRES OF OPEN SPACE WHERE 3.67 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 223-unit single-family residential development on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).
11. ABEYANCE - SDR-4555 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4548, ZON-4554 AND VAR-4677 - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 223-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).
12. ABEYANCE - GPA-4609 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request to Amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

13. ABEYANCE - VAR-4671 - VARIANCE RELATED TO GPA-4609 - PUBLIC HEARING - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request for a Variance TO ALLOW A REAR SETBACK OF 28.9 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 84.75 FEET IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).
14. ABEYANCE - SDR-4606 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4609 - PUBLIC HEARING - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request for a Site Development Plan Review FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF DISTANCE REQUIREMENT TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED AND A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).
15. 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).
16. 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).
17. 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

18. ABEYANCE - MSP-4622 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT:
AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER - Request for a Master Sign Plan FOR TWO EXISTING AUTO DEALERSHIPS on 9.39 acres at 5050 West Sahara Avenue (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
19. ABEYANCE - 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).
20. ABEYANCE - RENOTIFICATION - WVR-4754 - WAIVER RELATED TO MOD-4632 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC - Request for Waivers 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 AND OF 18.12.130 TO ALLOW A PRIVATE DRIVE GREATER THAN 150 FEET WITHOUT A CIRCULAR TURN-AROUND OR EMERGENCY SERVICE VEHICLE ACCESS GATE, 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).
21. ABEYANCE - 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

22. ABEYANCE - VAR-4725 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. KENNY - Request for a Variance TO ALLOW NINE PARKING SPACES WHERE 22 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED OFFICE ADDITION on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
23. VAR-5032 - VARIANCE RELATED TO VAR-4725 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. KENNY - Request for a Variance TO ALLOW THE ENLARGEMENT OF AN EXISTING NONCONFORMING BUILDING TO BE 205 PERCENT OF THE SIZE OF THE ORIGINAL FOOTPRINT, WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
24. ABEYANCE - SDR-4724 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5032 AND VAR-4725 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. KENNY - Request for a Site Development Review FOR A PROPOSED TWO-STORY, 4,320 SQUARE FOOT OFFICE ADDITION on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
25. ABEYANCE - RENOTIFICATION - SUP-4728 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.48 acres at 821, 827, and 829 South Casino Center Boulevard and 205 Hoover Avenue (APN 139-34-410-062, 063, 064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).
26. ABEYANCE - RENOTIFICATION - SDR-4727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4728 - PUBLIC HEARING - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of Downtown Centennial Plan building setback standards FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF A 22-STORY BUILDING OF 169 RESIDENTIAL UNITS AND 6,159 SQUARE FEET OF RETAIL on 0.48 acres at 821, 827, and 829 South Casino Center Boulevard and 205 Hoover Avenue (APN 139-34-410-062, 063, 064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

FDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

27. **VAR-5039 - VARIANCE - PUBLIC HEARING - APPLICANT: URBAN ESTATES - OWNER: FRANK HAWKINS JR.** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.5 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED AT 711 N. Tonopah Drive (APN: 139-29-704-017), R-1 (Single Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Proposed: R-PD13 (Residential Planned Development - 13 Units per Acre) Zone, Ward 5 (Weekly).
28. **ZON-4923 - REZONING RELATED TO VAR-5039 - PUBLIC HEARING - APPLICANT: URBAN ESTATES - OWNER: FRANK HAWKINS JR.** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-PD13 (RESIDENTIAL PLANNED DEVELOPMENT - 13 UNITS PER ACRE) on 4.50 acres at 711 North Tonopah Drive (APN 139-29-704-017), Ward 5 (Weekly).
29. **SDR-4924 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5039 AND ZON-4923 - PUBLIC HEARING - APPLICANT: URBAN ESTATES - OWNER: FRANK HAWKINS JR.** - Request for a Site Development Plan Review FOR A PROPOSED 60-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.50 acres at 711 North Tonopah Drive (APN 139-29-704-017), R-1 (Single-Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) [PROPOSED: R-PD13 (Residential Planned Development - 13 Units per Acre)], Ward 5 (Weekly).
30. **VAR-4922 - VARIANCE - PUBLIC HEARING - APPLICANT: HARRY PAPPAS - OWNER: CAROL PAPPAS, ET AL** - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED AND AN EIGHT-FOOT SIDE YARD SETBACK WHERE NINE FEET IS THE MINIMUM REQUIRED in conjunction with a proposed single-family dwelling on 0.28 acres at 3217 Westleigh Avenue (APN 162-05-220-006), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 1 (Moncrief).
31. **VAR-4925 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARON JAMERSON** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FOUR FEET WHERE FIVE FEET IS THE MINIMUM REQUIRED AND A VARIANCE TO ALLOW A NINE-FOOT SEPARATION BETWEEN DWELLINGS WHERE 10 FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH AN EXISTING SINGLE-FAMILY RESIDENCE on 0.12 acres at 880 Balzar Avenue (APN 139-21-510-273), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone: 229-6301

TDD: 386-9108

<http://www.lasvegasnevada.gov>

Page 10

32. VAR-4926 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OTIS AND SHARON JAMERSON - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FOUR FEET WHERE FIVE FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH AN EXISTING SINGLE-FAMILY RESIDENCE on 0.12 acres at 886 Balzar Avenue (APN 139-21-510-274), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).
33. SDR-4908 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NNN OAKY BUILDING 2003, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers for perimeter and parking lot landscaping standards and for side and rear building setbacks FOR A PROPOSED 112,900 SQUARE-FOOT PARKING STRUCTURE on 2.95 acres at 4750 West Oakley Boulevard (APN 162-06-201-004), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 1 (Moncrief).
34. SDR-4935 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards for the two-story minimum height requirement in the Urban Center Mixed-Use District and the 70 percent minimum clear glazing requirement at the ground floor level along primary pedestrian routes FOR A PROPOSED 43,200 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 3.94 acres adjacent to the southwest corner of Durango Drive and Elkhorn Road (APN 125-20-101-008 and 009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).
- DIRECTOR'S BUSINESS:
35. TXT-5036 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.02.050 (D) to provide a consistent definition for determining the allowable units per acre in a residential subdivision.
36. TXT-5037 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14.100 relating to standards for Off-Premise Signs.

Agenda *City of Las Vegas*
PLANNING COMMISSION MEETING
SEPTEMBER 9, 2004
Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>
Page 11

CITIZENS PARTICIPATION:

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

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

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

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

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: VICE CHAIRMAN NIGRO

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., RICK SCHROEDER – PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE

MINUTES:

The briefing was not held.

MEETING ADJOURNED AT N/A



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 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: 6:01 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, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: VICE CHAIRMAN NIGRO

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., RICK SCHROEDER – PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – 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 8 [GPA-4548]	TABLED
Item 9 [ZON-4554]	TABLED
Item 10 [VAR-4677]	TABLED
Item 11 [SDR-4555]	TABLED
Item 18 [MSP-4622]	Abeyance to 11/04/2004 Planning Commission meeting
Item 19 [MOD-4632]	Abeyance to 9/23/2004 Planning Commission meeting
Item 20 [WVR-4754]	Abeyance to 9/23/2004 Planning Commission meeting
Item 21 [SDR-4751]	Abeyance to 9/23/2004 Planning Commission meeting
Item 34 [SDR-4935]	Abeyance to 9/23/2004 Planning Commission meeting
Item 36 [TXT-5037]	Abeyance to 9/23/2004 Planning Commission meeting

Regarding Item 8 [GPA-4548], Item 9 [ZON-4554], Item 10 [VAR-4677] and Item 11 [SDR-4555], this would have been a third abeyance; instead, the applicant has requested to table these items. The applicant will have to reactivate the application and do a re-notification to the neighbors and pay the re-notification fee. CHAIRMAN TRUESDELL verified with MR. CLAPSADDLE that the applicant would be obligated to hold another neighborhood meeting.

Regarding Item 19 [MOD-4632], Item 20 [WVR-4754] and Item 21 [SDR-4751], MR. CLAPSADDLE received, at tonight's meeting, a request letter from the applicant to hold these items for two weeks. CHAIRMAN TRUESDELL asked if the applicant was present. TABITHA FIDDYMENT, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She stated that the applicant, BOB GRONHAUER, has been directly involved with this application since its inception. Today, his wife gave birth to a baby girl, which is why the request has been made to abey the item until 9/23/2004 Planning Commission meeting. Staff concurred with the request.

Regarding Item 18 [MSP-4622], staff received a request from the applicant to hold this item in abeyance until 11/04/2004 Planning Commission meeting. The applicant needs to meet with the owner and redesign the site.

Regarding Item 34 [SDR-4935], there was some misunderstanding between the applicant and staff regarding staff's report, so staff would like to hold this item until the 9/23/2004 Planning Commission meeting. Staff will meet with the applicant to work out differences in the report. CHAIRMAN TRUESDELL asked if the applicant was present at tonight's meeting. GORDON SPENCER, Spencer Design Studio of Houston, appeared on behalf of RANDY BLACK, Diversified Interests. MR. SPENCER stated that they have met with staff in working with them to ensure the applicant is meeting all the requirements. He stated he was surprised at staff's recommendation for denial of the application. CHAIRMAN TRUESDELL then clarified for MR. SPENCER that at this time, the Commission is only voting on whether or not to hold the application in abeyance. He then confirmed with MR. SPENCER that he agreed to hold the item in abeyance. At that time, the Commission and staff would address any pending issues between staff and the applicant. MR. CLAPSADDLE commented that staff would work with the applicant prior to the 9/23/2004 Planning Commission meeting to resolve any pending issues.

Regarding Item 36 [TXT-5036], this is a text amendment, which is a follow-up from the joint meeting regarding billboards. Staff would like to abey this item to 9/23/2004 Planning Commission meeting to work out some pending issues.

An unidentified male speaker in the audience stated that he was in attendance to oppose Item 3 [SUP-4902]. CHAIRMAN TRUESDELL informed him that this item was not part of this motion.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

SUBJECT:

Approval of the minutes of the August 12, 2004, Planning Commission Meeting

MOTION:

GOYNES - APPROVED – Motion carried with EVANS and TRUESDELL abstaining as they were both absent from the aforementioned meeting and NIGRO excused

MINUTES:

There was no discussion.

(6:02)

1-45

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 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: SEPTEMBER 9, 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: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-4913 - TENTATIVE MAP - FORT APACHE COMMONS (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: FORT APACHE COMMONS PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.70 acres adjacent to the west side of Fort Apache Road, approximately 530 feet south of Charleston Boulevard (APN 163-05-110-005), C-1 (Limited Commercial) 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:

GOYNES – APPROVED subject to conditions Consent Item 1 [TMP-4913] and Item 2 [TMP-4914] – UNANIMOUS with NIGRO excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:09)

1-256

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 1 – TMP-4913

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area included in the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The development shall conform to the Conditions of Approval for the Rezoning (Z-0139-88) and Site Development Plan Review (SDR-1318) applications.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map reflecting the Conditions of Approval in this report shall be approved by staffs of the Planning and Development Department and Public Works Department. Drawings of a proposed perimeter wall that shows compliance with the development standards shall be included.
5. The development shall comply with all City Codes and State Subdivision Statutes.

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. Add a note to the Final Map stating, "All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."
8. Add a note to the Final Map stating, "All subdivided parcels comprising this commercial subdivision shall have perpetual unobstructed access to driveways servicing the overall subdivision site."

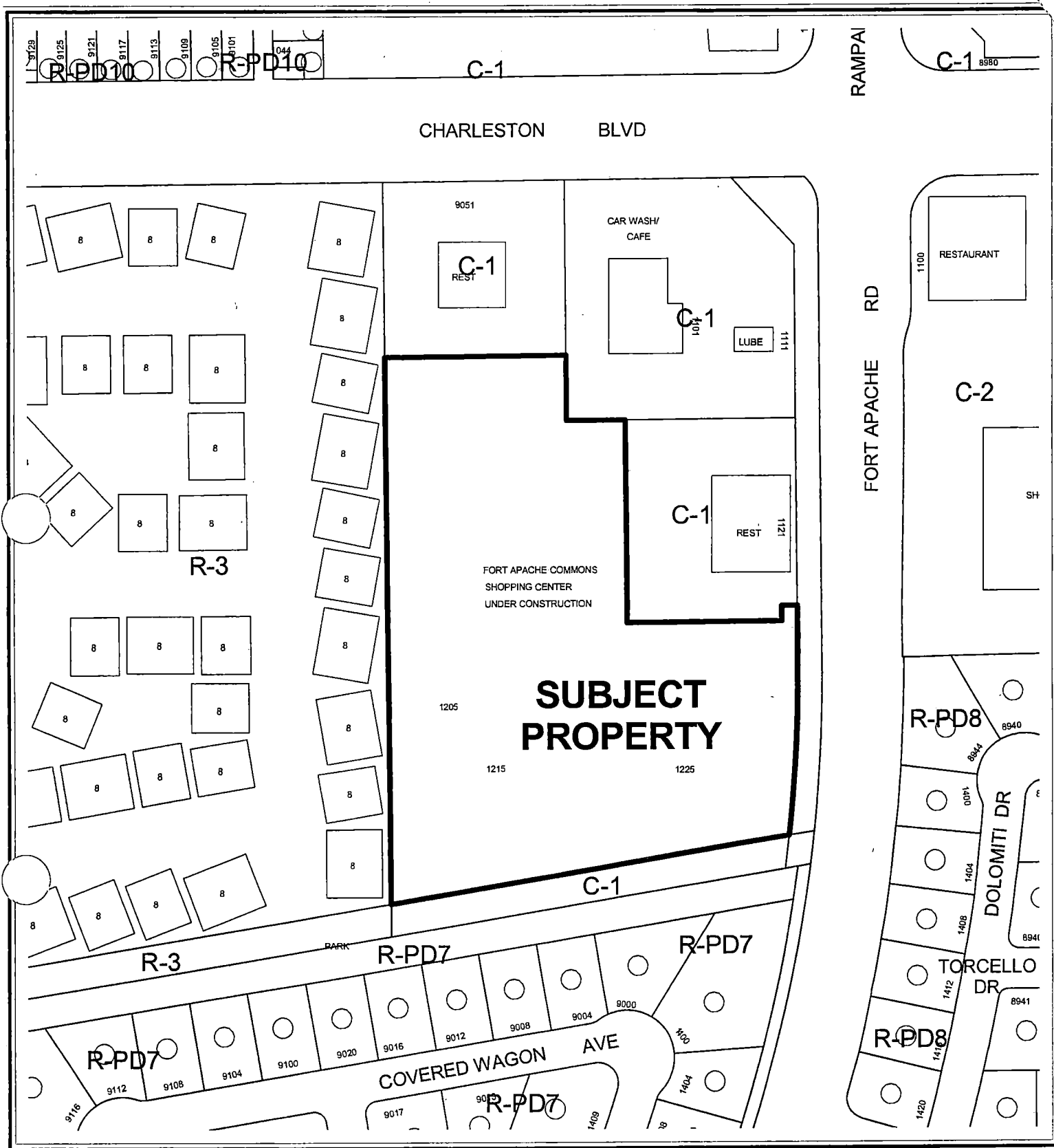
PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 1 – TMP-4913

CONDITIONS – Continued:

9. Site development to comply with all applicable conditions of approval for Z-139-88, SDR-1318 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

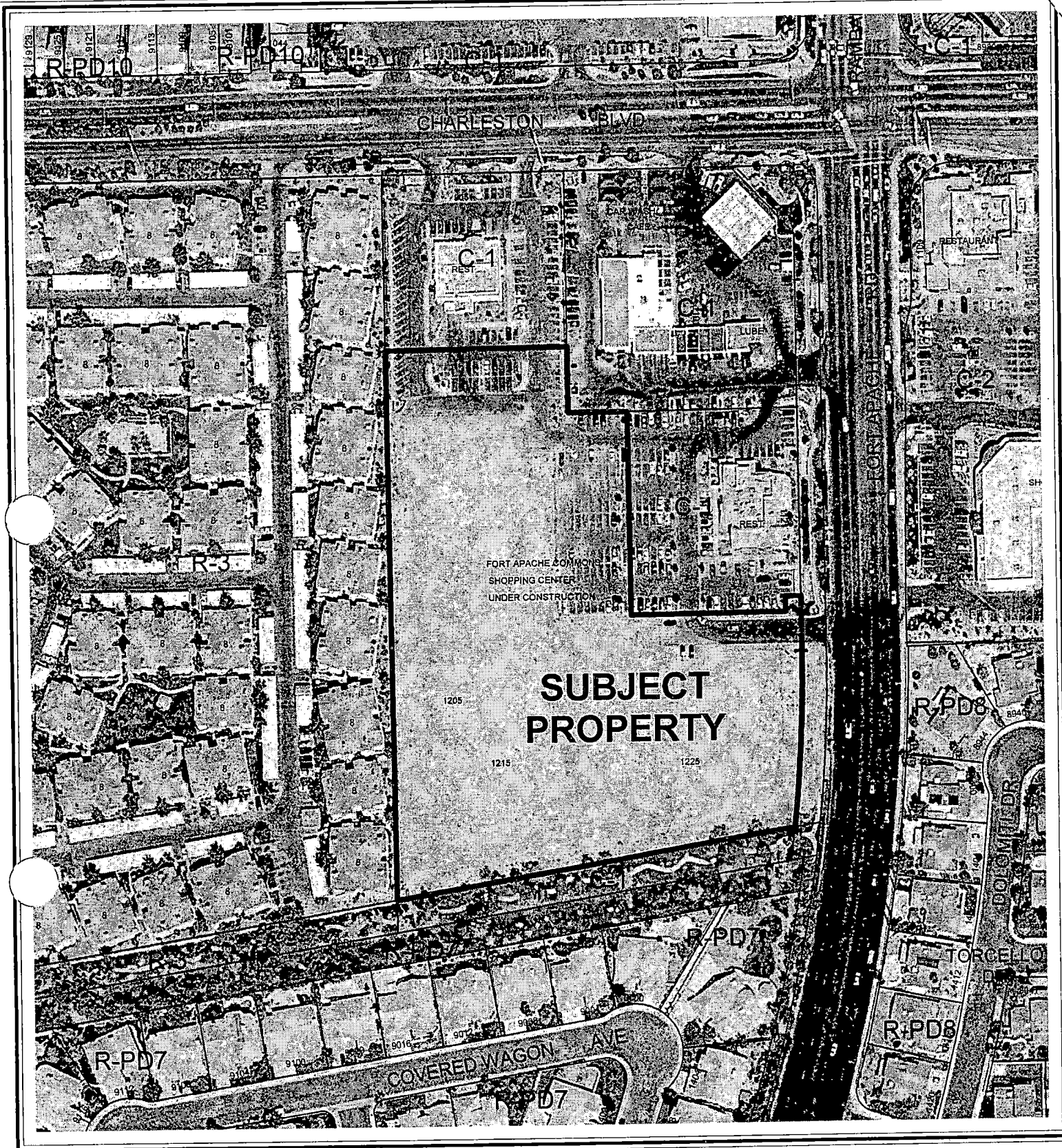
Clark County Health District

11. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the map or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
12. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
13. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part 1, and that the capacity is available to meet the demands upon the system.
14. Improvement plans must be submitted to this office for review and approval before the final map can be signed. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all UTILITY PLANS to expedite review of the required sewer "BACK WATER VALVES" on your improvement plans.



CASE: **TMP-4913**

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



CASE: TMP-4913

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

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-4913 - FORT APACHE COMMONS (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: FORT APACHE COMMONS PARK, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area included in the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The development shall conform to the Conditions of Approval for the Rezoning (Z-0139-88) and Site Development Plan Review (SDR-1318) applications.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map reflecting the Conditions of Approval in this report shall be approved by staffs of the Planning and Development Department and Public Works Department. Drawings of a proposed perimeter wall that shows compliance with the development standards shall be included.
5. The development shall comply with all City Codes and State Subdivision Statutes.

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

TMP-4913 - Conditions Page Two
September 9, 2004 Planning Commission Meeting

7. Add a note to the Final Map stating, "All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."
8. Add a note to the Final Map stating, "All subdivided parcels comprising this commercial subdivision shall have perpetual unobstructed access to driveways servicing the overall subdivision site."
9. Site development to comply with all applicable conditions of approval for Z-139-88, SDR-1318 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Clark County Health District

11. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the map or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
12. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
13. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part 1, and that the capacity is available to meet the demands upon the system.
14. Improvement plans must be submitted to this office for review and approval before the final map can be signed. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all UTILITY PLANS to expedite review of the required sewer "BACK WATER VALVES" on your improvement plans.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a one-lot commercial subdivision on 5.7 acres adjacent to the west side of Fort Apache Road, approximately 530 feet south of Charleston Boulevard.

B) Applicant's Justification

The applicant indicates in a letter attached to the application that a commercial building is presently under construction on this site, and the owner expresses an interest to create a commercial subdivision to sell off portions of the property as well as create and retain a lot on which to build covered parking structures.

BACKGROUND INFORMATION

A) Previous Actions

- 02/15/89 The City Council approved a request for Rezoning (Z-0139-88) for property, of which the subject property is a part, located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard from N-U (Non Urban) Zone in part to a C-1 (Limited Commercial) Zone. The Planning Commission recommended approval of this application on 01/12/89.
- 12/04/02 The City Council approved a request for a Special Use Permit (SUP-1047) for a tavern and a waiver of the separation distance requirements for taverns and a request for a Site Development Plan Review (SDR-1048) for a retail and office development on this site. The Planning Commission recommended approval on 11/07/02.
- 02/05/03 The City Council approved a request for a Site Development Plan Review for 32,610 square feet of office space and 20,430 square feet of retail space on the subject property. The Planning Commission and staff recommended approval of the request on 01/09/03

B) Pre-Application Meeting

06/29/04 Staff met with the prospective applicant and reviewed details of the proposed Tentative Map for a one-lot commercial subdivision. The applicant was advised that external grading and topography needed to be added to the map.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 5.7 Acres

B) Existing Land Use

Subject Property: Commercial Shopping Center (Fort Apache Commons)
North: Commercial Shopping Centers (Rampart Commons and Boca Park Marketplace)
South: 100-foot landscape and drainage easement; single-family dwellings south of landscape and drainage easement
East: Commercial shopping center
West: Apartments (Oasis del Mar)

C) Proposed Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial) and M (Medium Density Residential)
South: PR (Park/Recreation/Open Space); ML (Medium-Low Density Residential) south of 100-foot wide strip of PR
East: SC (Service Commercial) and L (Low Density Residential)
West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: R-PD7 (Residential Planned Development - 7 Units per Acre)
East: C-2 (General Commercial) and R-PD8 (Residential Planned Development - 8 Units per Acre)
West: R-3 (Medium Density Residential)

E) General Plan Compliance

The subject site is located on the Southwest Sector Map of the General Plan. The Map designates the subject site as SC (Service Commercial). This designation is intended to allow low to medium intensity retail, office or other commercial uses that serve primarily local area patrons. The site is zoned C-1 (Limited Commercial) which is a zone permitted in the SC district.

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 Area Plans, Overlay Districts, Study Areas, Trails, or other planning policies that affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.08 and the Site Development Review (SDR-1318) plan for the subject site, the following development standards apply to the development approved for the property:

Standards	Required	Provided	Compliance
Min. Lot Width	100 Feet	510 Feet	Y
Min. Setbacks			
• Front	20 Feet	646 Feet	Y
• Side	10 Feet	83 Feet	Y
• Corner	15 Feet	62 Feet	Y
• Rear	20 Feet	77 Feet	Y
Max. Lot Coverage	50 %	14.5%	Y
Trash Enclosure	Enclosed and Roofed	Y	Y
Loading Zone	4 Spaces	3 Spaces	N
Mech. Equipment	Screened	Screened	Y

An additional loading space is to be provided for the approved development and is shown on the Tentative Map. The Tentative Map, as conditioned, will conform to these standards.

The development standards also require a perimeter wall where adjacent to residential development. The wall is to consist of decorative wall materials such as stone, decorative block, slump stone, and wrought iron with a minimum of 20 percent contrasting material. A condition of approval of the Site Development Plan Review (SDR-1318) required the developer to construct a solid wall along the south property line at least eight feet in height and designed to match the existing walls in the area. Drawings of the proposed wall need to be submitted to show compliance with this condition of approval and the development standards. This matter is addressed as a condition of approval with this application.

A2) Parking and Traffic Standards

Pursuant to Title 19.10 and the Site Development Review (SDR-1318) plan for the subject site, the following Parking Standards apply to this project:

Uses	GFA sq. ft.	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Retail Uses	20,430	1 space/250	82 spaces			
Office uses	32,610	1 space/300	109 spaces			
Totals			191 spaces	6 spaces	191 spaces	6 spaces

The approved development complies with the minimum parking standards.

B) General Analysis Discussion

- General information

This is a request for approval of a one-lot commercial subdivision with an approved development that is to consist of 20,430 square feet of retail floor space, 32,610 square feet of office space, and a 5,000-square foot tavern.

- Cross Section

The east-west and north-south cross sections submitted with the Tentative Map do not show a proposed block wall. However, cross section C with the grading plan illustrates the construction of an eight-foot high perimeter with additional height for retention of storm water. A block wall already exists along the west property line where there does exist residential development.

- Special Conditions of Approval

A. From approved applications (Z-0139-88 and SDR-1318).

Applications for Rezoning (Z-0139-88) and a Site Development Plan Review (SDR-1318) for the subject site established conditions of approval. In addition to the standard conditions, the following conditions were imposed:

1. Prior to construction, the developer will construct a wall along the paseo eight feet in height and designed to match the existing walls along the paseo. The developer, after construction of this wall, will use green windscreen material along the paseo wall during construction.

2. There will be no exterior lighted signage that faces the Paseo area. A signage Design Plan for the entire project shall be submitted at a later date for Peccole Ranch Community Association Design Review Committee approval.
3. The landscaping plans shall be submitted at a later date for Peccole Ranch Community Association Design Review Committee approval.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the minimum required number of loading spaces.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
6. Dedicate 50 feet and/or 100 feet of right-of-way for Grand Canyon Road and Fort Apache Road, 75 feet of right-of-way for Sahara Avenue, a 54-foot radius on the northeast corner of Grand Canyon Road and Sahara Avenue, a 54-foot radius on the northwest corner of Fort Apache Road, and Sahara Avenue, a 54-foot radii at the north/south street intersecting Charleston Boulevard west of Fort Apache Road and any additional rights-of-way required for future parcels as required by the Department of Public Works.
7. Extend an oversized public sanitary sewer from the Gate Canyon Country Club Unit No. 4 subdivision to a point on Charleston Boulevard approximately 1,300 lineal feet west of Fort Apache Road as required by the Department of Public Works.
8. Contribute \$25,000 for traffic signal systems at Sahara Avenue and Fort Apache Road, \$25,000 for Grand Canyon and Sahara Avenue, \$25,000 for Fort Apache Road and Charleston Boulevard and \$50,000 for the north/south street west of Fort Apache Road and Charleston Boulevard development of the adjoining parcels as required by the Department of Public Works.

With the exception of the loading zone, the Tentative Map conforms to these conditions.

B. From the Clark County Health District.

The Clark County Health District has requested the Tentative Map be approved with conditions of approval.

The above special conditions are added to the list of other conditions for the Tentative Map.

DDS

TMP-4913 - Staff Report Page Six
September 9, 2004 Planning Commission Meeting

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Same

Yes X No

City Official: _____

Partner(s): _____

APN: _____

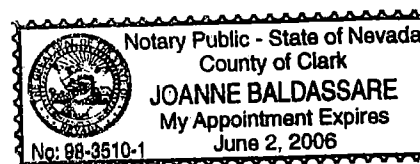
Signature of Property Owner/Authorized Agent: Fredrick P. Waid

Print Name: Fredrick P. Waid

Subscribed and sworn before me

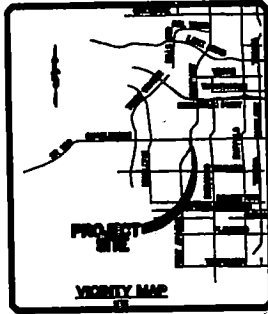
This 26th day of July, 2004

Joanne Baldassare
Notary Public in and for said County and State



TENTATIVE MAP FOR FORT APACHE COMMONS A COMMERCIAL SUBDIVISION

APR. 2001-01-100-000
PAGE 1 OF 100. THIS MAP IS A PART OF THE TENTATIVE
MAP FOR 1/40 OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 03 WEST, S.W.1/4, S.W.1/4,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



ARM
100-01-00-000

OWNER
FORT APACHE COMMONS, INC.
100 N. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NEVADA 89101
PH 702-462-1111 FAX 702-462-1112

ENGINEER/ARCHITECT
JAMES H. HARRIS, INC.
400 N. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NEVADA 89101
PH 702-462-1111 FAX 702-462-1112

REMARKS
THIS MAP IS A TENTATIVE MAP OF THE
CITY OF LAS VEGAS, NEVADA, AND IS NOT
TO BE USED FOR ANY OTHER PURPOSE.
THE CITY OF LAS VEGAS, NEVADA, IS
NOT RESPONSIBLE FOR ANY ERRORS OR
OMISSIONS IN THIS MAP.

NAME OF MAP
FORT APACHE COMMONS, INC.
100 N. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NEVADA 89101
PH 702-462-1111 FAX 702-462-1112

LEGAL DESCRIPTION
1/40 OF SECTION 5, TOWNSHIP 24 NORTH,
RANGE 03 WEST, S.W.1/4, S.W.1/4,
CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA.

NOTES
1. THIS MAP IS A TENTATIVE MAP.
2. THE CITY OF LAS VEGAS, NEVADA,
IS NOT RESPONSIBLE FOR ANY ERRORS
OR OMISSIONS IN THIS MAP.

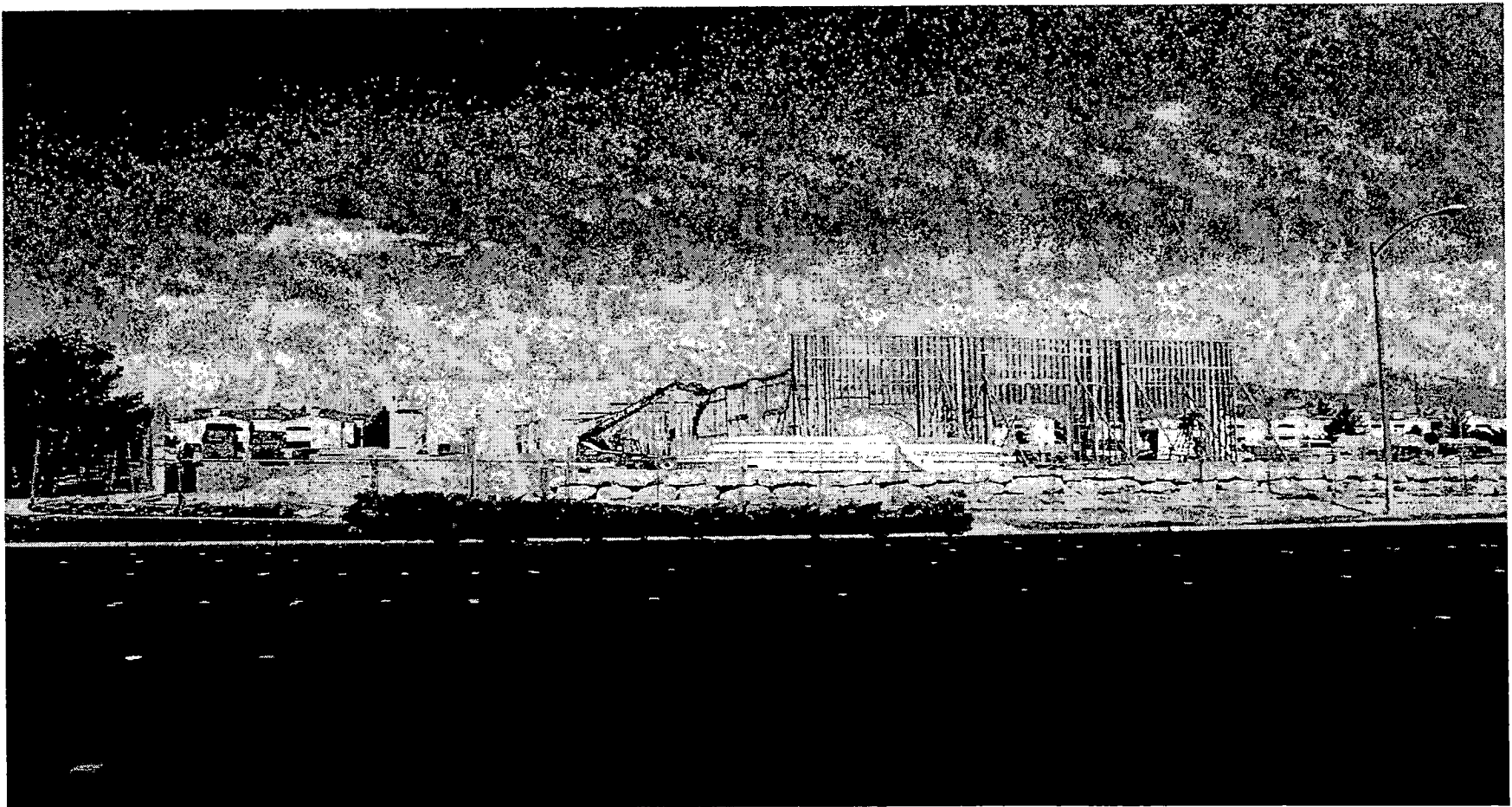
UTILITY SERVICE
1. WATER
2. SEWER
3. GAS
4. ELECTRICITY
5. TELEPHONE

Call
before you
OVERHEAD

Call
before you
Dig

**TMP-4913
09-09-04 PC**

PROPOSED MAP JAMES H. HARRIS, INC. 400 N. LAS VEGAS BLVD., SUITE 100 LAS VEGAS, NEVADA 89101 PH 702-462-1111 FAX 702-462-1112	
TENTATIVE MAP JAMES H. HARRIS, INC. 400 N. LAS VEGAS BLVD., SUITE 100 LAS VEGAS, NEVADA 89101 PH 702-462-1111 FAX 702-462-1112	
PORT APACHE-COMMONS COMMERCIAL SUBDIVISION	
SHEET NO. 2001-001	SHEET NO. 1 OF 1



TMP-4913 - TENTATIVE MAP - FORT APACHE COMMONS (A COMMERCIAL SUBDIVISION) -
APPLICANT/OWNER: FORT APACHE COMMONS PARK, LIMITED LIABILITY COMPANY
THE WEST SIDE OF FORT APACHE ROAD, APPROXIMATELY 530 FEET SOUTH OF CHARLESTON
BOULEVARD
SEPTEMBER 9, 2004 PLANNING COMMISSION

08/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-4914 - TENTATIVE MAP - PECCOLE OFFICE BUILDING (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: PECCOLE PROFESSIONAL PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.96 acres adjacent to the northeast corner of Hualapai Way and Alta Drive (APN 138-31-210-007) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) 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:

GOYNES – APPROVED subject to conditions Consent Item 1 [TMP-4913] and Item 2 [TMP-4914] – UNANIMOUS with NIGRO excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:09)

1-256

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 2 – TMP-4914

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area included in the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The development shall conform to the Conditions of Approval for the Site Development Plan Review (SDR-3173) and the application for Rezoning (Z-146-94).
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. Prior to submittal of a Final Map Technical Review or of review of Civil Improvement plans, whichever occurs first, a revised Tentative Map reflecting the Conditions of Approval in this report shall be approved by staffs of the Planning and Development Department and Public Works Department. The Tentative Map shall be revised to reflect accurate data as noted above.
5. The development shall comply with all City Codes and State Subdivision Statutes.

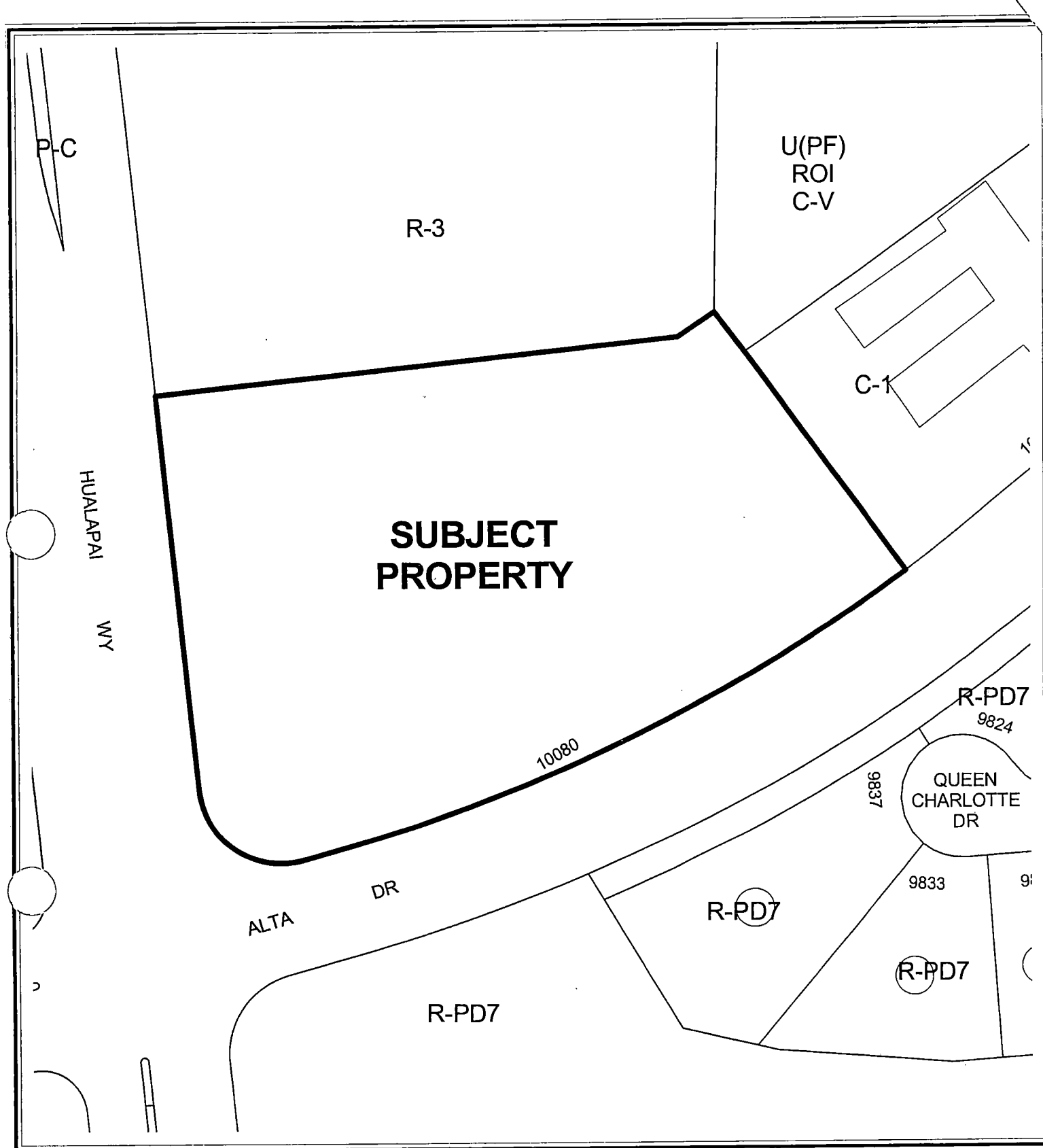
Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. Add a note to the Final Map stating, "All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 2 – TMP-4914

CONDITIONS – Continued:

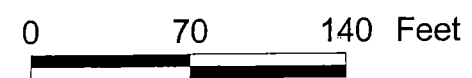
8. Add a note to the Final Map stating, "All subdivided parcels comprising this commercial subdivision shall have perpetual unobstructed access to driveways servicing the overall subdivision site."
9. Site development to comply with all applicable conditions of approval for Z-146-94, SDR-3173 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: TMP-4914

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-4914 - PECCOLE OFFICE BUILDING (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: PECCOLE PROFESSIONAL PARK, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area included in the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The development shall conform to the Conditions of Approval for the Site Development Plan Review (SDR-3173) and the application for Rezoning (Z-146-94).
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. Prior to submittal of a Final Map Technical Review or of review of Civil Improvement plans, whichever occurs first, a revised Tentative Map reflecting the Conditions of Approval in this report shall be approved by staffs of the Planning and Development Department and Public Works Department. The Tentative Map shall be revised to reflect accurate data as noted above.
5. The development shall comply with all City Codes and State Subdivision Statutes.

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

TMP-4914 - Conditions Page Two
September 9, 2004 Planning Commission Meeting

7. Add a note to the Final Map stating, "All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."
8. Add a note to the Final Map stating, "All subdivided parcels comprising this commercial subdivision shall have perpetual unobstructed access to driveways servicing the overall subdivision site."
9. Site development to comply with all applicable conditions of approval for Z-146-94, SDR-3173 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a one-lot commercial subdivision on 2.96 acres adjacent to the northeast corner of Hualapai Way and Alta Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

01/04/95 The City Council approved a request to Rezone (Z-0146-94) the site from N-U (Non-Urban) zoning to C-1 (Limited Commercial). The Planning Commission and staff recommended approval on 12/08/94.

11/20/03 The Planning Commission approved a Site Development Plan (SDR-3173) for a proposed 41,059 square-foot office building. Staff recommended approval of the application on the same date.

B) Pre-Application Meeting

07/12/04 The staff met with the prospective applicant to review the provisions for a commercial subdivision. After reviewing preliminary drawings, it was noted that additional details that need to be provided include: cross-section drawings; a change in the numerical designation of the lot from Lot #14 to Lot 1 of a new subdivision name; denoting the name of the public streets on the map; showing drainage flow grades; and showing details of any perimeter walls to be provided.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 2.96

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Golf course, single-family subdivision
East: School
West: Single family subdivision

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: M (Medium Density Residential)
South: PR (Park / Recreation), ML (Medium Low Density Residential)
East: SC (Service Commercial), PF (Public Facility)
West: ML (Medium Low Density Residential)

D) Existing Zoning

Subject Property: N-U (Non-urban) zoning under resolution of intent to C-1 (Limited Commercial)
North: R-3 (Medium density Residential)
South: R-PD7 (Residential planned Development – 7 Units Per Acre)
East: U (PF [Public Facility] General Plan Designation) under resolution of intent to C-1 (Limited Commercial)
U (PF [Public Facility] General Plan Designation) under resolution of intent to C-V (Civic)
West: P-C (Planned Community)

D) General Plan Compliance

The subject property is located within the Southwest Sector of the General Plan. The land use designation for this site is SC (Service Commercial). The property is under a Resolution of Intent to C-1 (Limited Commercial), which is a zoning district allowed within the SC designation. The proposed office development for this property is a use allowed within the C-1 zoning district.

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

There are no special districts or zones affecting this site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to an approved office development for the subject tract:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	116,411 sq ft	Y
Min. Lot Width	100 Feet	Approx. 450 ft	Y
Min. Setbacks			
• Front	20 Feet	20 ft min	Y
• Side	10 Feet	20 ft min	Y
• Corner	15 Feet	20 ft min	Y
• Rear	20 Feet	Approx. 173	Y
Max. Lot Coverage	50 %	25 %	Y
Max. Building Height	None	42 ft	Y

The proposed development meets the requirements of Title 19.

A2) Residential Adjacency Standards

The proposed development conforms to residential adjacency standards.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the development on the subject tract:

Uses	GFA sq. ft.	Required		Provided	
		Ratio	Parking		Parking
			Regular	Handicap	
Office	29,059	1/300 GFA	93	4	111

The proposed development meets parking standards.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 tree/6 spaces	19 trees	31
Buffer:	30 ft. OC side yard		6
• Min. Trees	20 ft. OC Rear yard	24 trees	
• Min. Zone Width	8 feet rear, side		10 ft rear, 20 ft. feet side
• Wall height	8 Feet		

A waiver of the landscaping requirements for the east buffer zone was granted with the Site Development Plan Review (SDR-3173).

B) General Analysis Discussion

- General information

This Tentative Map is a commercial subdivision of 2.96 acres for a proposed 41,059 square foot office building.

- Cross Section

The submitted cross sections for this site do not show any retaining walls and lack details to determine if any retaining walls are warranted. However, the applicant confirmed in a telephone conversation on August 16, 2004 that there would not be any retaining walls. One block wall along the east side of this site is shown as existing and non-retaining.

- Special Conditions of Approval

A Site Development Plan Review (SDR-3173) for the subject site established conditions of approval for the proposed development. In addition to the standard conditions, the following conditions were imposed:

1. The trash enclosure shall be covered and screened as required by the Commercial Design Standards. The enclosure shall be relocated to be a minimum of 50 feet from the residential zone to north.
2. Construct all incomplete half-street improvements (sidewalk) on Hualapai Way and Alta Drive adjacent to this site concurrent with development of this site. Provide Pedestrian Access Easements for all sidewalks not located within the public right-of-way.

All conditions will be enforced through recommended conditions of this Tentative Map.

TMP-4914 - Staff Report Page Five
September 9, 2004 Planning Commission Meeting

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: **Peccole Professional Park, 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?

 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: **138-31-210-007**

Signature of Property Owner/Authorized Agent:

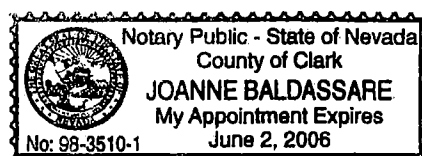
Print Name: Larry A. Miller

Subscribed and sworn before me

This 22nd day of June, 20 04

Joanne Baldassare

Notary Public in and for said County and State



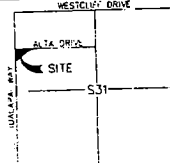
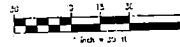
TENTATIVE MAP

PECCOLE OFFICE BUILDING
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF
SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, NEVADA

NOT A PART
LOT 15
PARCEL MAP FILE 90, PAGE 18
OWNER: CHURCH LOS PRESIDENT BISHOP
DOC: 971230-188

LOT 1
AREA = 128,958 S.F. (2.96 ACRES)

NOT A PART
LOT 17
PARCEL MAP FILE 90, PAGE 18
OWNER: PECCOLE REAL TRUST
PECCOLE NEVADA CORPORATION
DOC: 2000019-00075



SECTION 31 TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.M. 45 VEGAS, NEVADA

LINE	LENGTH	BEARING
1	35.00	S30°16'00"E
2	50.37	S89°16'45"W
3	5.00	S89°54'11"W
4	20.00	N73°54'11"E
5	13.07	S0°42'50"W
6	55.94	S05°09'49"E
7	21.54	S37°22'11"E
8	11.27	S05°02'40"E

CURVE	LENGTH	RADIUS	DELTA
C1	484.68	1236.00	23°09'07"
C2	427.48	1236.00	20°10'20"
C3	53.41	1236.00	2°58'57"
C4	216.92	1165.00	10°40'06"
C5	32.84	55.00	15°48'14"
C6	10.84	105.00	16°24'38"
C7	128.83	1165.00	6°20'12"
C8	103.17	54.00	10°27'44"
C9	4.13	25.00	9°27'44"

SITE DATA
PRESENT ZONING: UNDEVELOPED/RESERVE CONSERVATION
PROPOSED ZONING: LIGHT COMMERCIAL (LC-1)
NET ACREAGE: 2.96
OFF-PAVEMENT DRIVEWAY: 15.00' FROM OFF-PAVEMENT
INFORMATION: RECORDING PERMITS AND PROPOSERS
ZONING

LEGAL DESCRIPTION
A PORTION OF THE SOUTHWEST QUARTER
(SW 1/4) OF THE NORTHWEST QUARTER
(NW 1/4) OF SECTION 31, TOWNSHIP 20
SOUTH, RANGE 60 EAST, M.D.M. 45
100-31-210-001

BENCHMARK
PROJECT VERTICAL DATUM: MIDDLE CITY OF
LAS VEGAS BENCHMARK NO. 1000000000
BENCHMARK NO. 1000000000
ELEVATION = 885.493 METERS
(2905.19 U.S. SURVEY FEET)
NAD83 DATUM
METERS = 1.0936 - U.S. SURVEY FEET
1. THE ELEVATIONS SHOWN HEREON ARE BASED
ON THE
2. CONVERSION TO THE 2000 MSL/DEN
BENCHMARK TIE IS 1000.00 (1:1)

BASIS OF MEASUREMENT
THE SOUTH LINE OF THE SOUTHWEST QUARTER
OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60
EAST, M.D.M. 45, CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA, ALSO BEING THE CENTERLINE
OF CHALLENGER BOULEVARD, WAS TAKEN AS
SOUTH. BEARING WEST PER PERMITS IN FILE 31,
PAGE 48 OF PARCEL MAPS, RECORDING RECORDS,
CLARK COUNTY, NEVADA.

PROPERTY OWNER/DEVELOPER
PECCOLE PROFESSIONAL, P.A., LLC
801 S. RAMPART BLVD., SUITE 200
LAS VEGAS, NEVADA 89105
PHONE: (702) 933-1111

ENGINEER
WRIGHT CIVIL ENGINEERS, INC.
7425 PLEAS DRIVE
LAS VEGAS, NEVADA 89128
PHONE: (702) 935-7000

CORR. STATEMENT
ANY PROTECTIVE COPIES SHALL BE
STAMPED BY THE DEVELOPER
ON THIS DEVELOPMENT PRIOR TO
FINAL APPROVAL OF FINAL MAP

UTILITY AGENCIES
POWER: NEVADA POWER COMPANY
TELEPHONE: SBC
SEWER: CITY OF LAS VEGAS SEWER DIVISION
WATER: CITY OF LAS VEGAS WATER DIVISION
NATURAL GAS: SOUTHWEST GAS CORPORATION
WASTE DISPOSAL: WASTE SERVICES
CABLE TELEVISION: CABLE COMMUNICATIONS

LEGEND	
---	ADJACENT PROPERTY LINE
---	CENTERLINE
---	CURVE AND OUTLET
---	FENCE LINE
---	GAS LINE
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	SEWER LINE
---	STORM DRAIN LINE
---	WALL
---	WATER LINE
---	FE LINE
---	CONTOUR LINES
---	FOUND MONUMENT AS NOTED
---	FIRE HYDRANT
---	WATER VALVE
---	WATER METER
---	WATCH BOX
---	STREET LIGHTS BOX
---	ELECTRIC VAULT
---	TRAFFIC SIGNAL BOX
---	STREET LIGHT
---	SANITARY SEWER MANHOLE
---	STORM DRAIN MANHOLE
---	INVERT

NOTE
1. THERE ARE NO KNOWN, MAPPED, OR OBSERVABLE ELEVATIONS OR FEATURES ON OR NEAR THIS
PROPERTY.
2. THERE IS NO KNOWN GROUNDWATER WITHIN 20 FEET OF DEPTH OF THE SURFACE.
3. THE PROPOSED AREAS ARE NOT PREVIOUSLY MAPPED.
4. THIS PROPERTY DOES NOT DEPEND UPON ANY SPECIAL FLOOD HAZARD ZONE.
5. SURVEY AND TOPGRAPHY HAVE NOT BEEN MADE IN RELEVANT WAY AND SITE DRIVE AND AN EXISTING
STREET NAME IN A TA DRIVE.
6. THIS SITE IS PROPOSED TO BE A COMMERCIAL, SUBDIVISION.

PECCOLE NEVADA CORP.
801 S. RAMPART BLVD., SUITE 200
LAS VEGAS, NEVADA 89105
TEL: (702) 933-1111

WRIGHT CIVIL ENGINEERS, INC.
7425 PLEAS DRIVE
LAS VEGAS, NEVADA 89128
TEL: (702) 935-7000

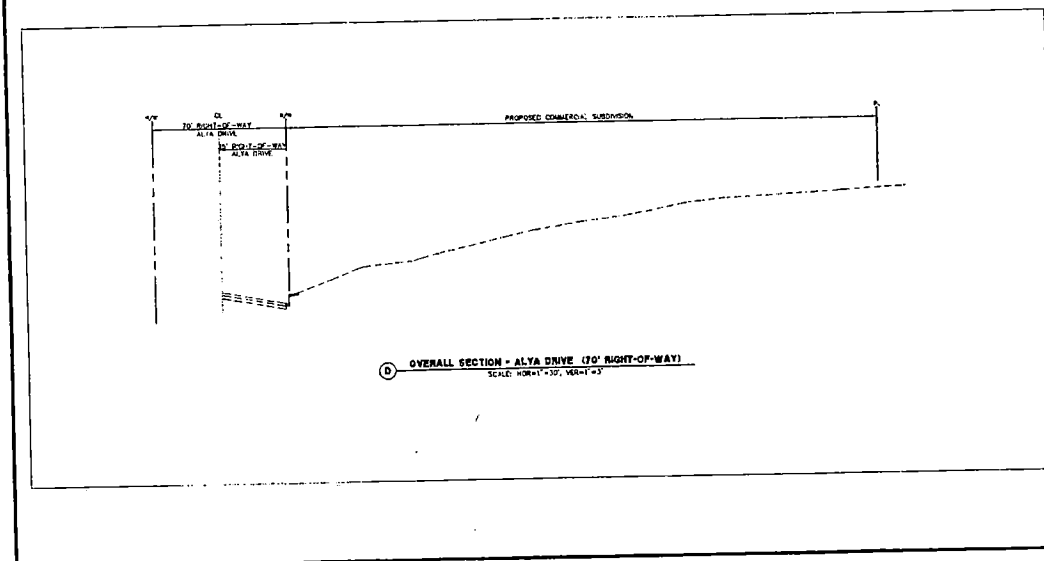
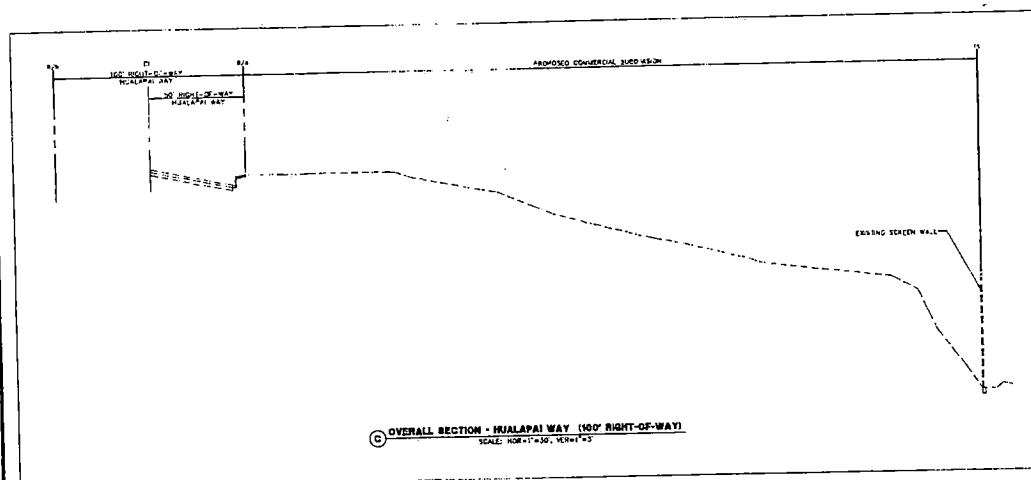
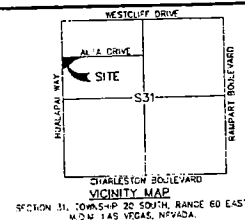
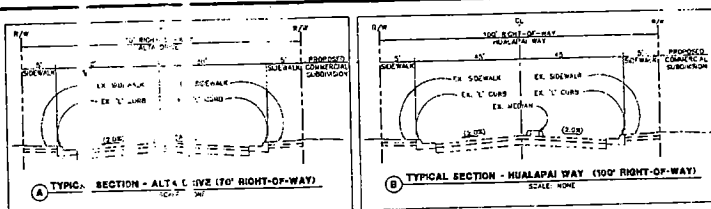
WRIGHT CIVIL ENGINEERS

TENTATIVE MAP
PECCOLE OFFICE BUILDING
(COMMERCIAL SUBDIVISION)

DATE: 04/12/04
BY: [Signature]
CHECKED BY: [Signature]
DATE: 04/12/04
PROJECT NO: 2000019-00075
SHEET NO: 1 OF 2
SCALE: 1" = 50'

STREET
TM
1 OF 2 SHEETS
DRAWING NO.
23-764-10-2-04

TMP-4914
09-09-04 PC



TMP-4914
09-09-04 PC

PECCOLE NEVADA CORP. 830 S. RAMPART BLVD. SUITE 270 LAS VEGAS, NV 89103 TEL: (702) 398-1895		WRIGHT CIVIL ENGINEERS, INC. 7435 S. RAMPART BLVD. SUITE 100 LAS VEGAS, NV 89103 TEL: (702) 398-1895	
SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MONTELEONE, NEVADA.		SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MONTELEONE, NEVADA.	
PECCOLE OFFICE BUILDING (COMMERCIAL SUBDIVISION)		PECCOLE OFFICE BUILDING (COMMERCIAL SUBDIVISION)	
DATE: 04/12/04	DATE: 04/12/04	DATE: 04/12/04	DATE: 04/12/04
DESIGNED BY: JCS	DESIGNED BY: JCS	DESIGNED BY: JCS	DESIGNED BY: JCS
CHECKED BY: JCS	CHECKED BY: JCS	CHECKED BY: JCS	CHECKED BY: JCS
PROJECT NO. 23138	PROJECT NO. 23138	PROJECT NO. 23138	PROJECT NO. 23138
SHEET 2 OF 2		SHEET 2 OF 2	
23138.dwg		23138.dwg	



TMP-4914 - TENTATIVE MAP - PECCOLE OFFICE BUILDING (A COMMERCIAL SUBDIVISION) -
APPLICANT/OWNER: PECCOLE PROFESSIONAL PARK, LIMITED LIABILITY COMPANY
THE NORTHEAST CORNER OF HUALAPAI WAY AND ALTA DRIVE
SEPTEMBER 9, 2004 PLANNING COMMISSION

08/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

SUP-4902 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: PROSPER SAMUEL MINTZ - Request for a Special Use Permit FOR A PROPOSED 73-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 6040 West Sahara Avenue (APN 163-01-401-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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
4. Submitted at Planning Commission – Letter of Opposition w/4 Photos – Frederick Fellwock
Copies of Deed, Financial Interest and Insurance Documents submitted by Duffy Daugherty

MOTION:

McSWAIN – DENIED – Motion carried with DAVENPORT voting NO and NIGRO excused

This is Final Action

NOTE: Commissioner McSwain stated that she was acquainted with Frederick Fellwock when she was in the mortgage business. However, she has not had a business relationship with him for the past several years, so she felt comfortable with voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the public hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that staff did not receive any protests on this application. The proposed project is in conformance with the Code standards.

CHAIRMAN TRUESDELL asked if the applicant was present. FREDERICK FELLWOCK, 1908 Park Chester Drive, Las Vegas, NV 89108, Property Manager of the Sahara and Jones Plaza, and a real estate broker, stated that staff should have received a letter of protest from the

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 3 – SUP-4902

MINUTES – Continued:

owner of the property, DAVID MULKE. MR. FELLWOCK explained for CHAIRMAN TRUESDELL that MR. MULKE is the owner of the adjacent property, and the applicant owns one of the buildings in the plaza. CHAIRMAN TRUESDELL then requested the Cingular representative to speak. DUFFY DAUGHERTY, Cingular Wireless, 1211 Town Center Drive, Las Vegas, NV, explained to CHAIRMAN TRUESDELL that Cingular entered into a lease agreement with PROSPER SAMUEL MINTZ, and their legal representative has reviewed the agreement. Cingular designed the proposed project and felt that all issues were resolved. MR. DAUGHERTY also referenced and submitted a copy of the title report that reflected MR. MINTZ as the property owner. DEPUTY CITY ATTORNEY BRYAN SCOTT suggested, for the record, that staff verify the document MR. DAUGHERTY referred to. MR. CLAPSADDLE verified for the Commission that the financial interest form reflected PROSPER SAMUEL MINTZ as the property owner.

MR. FELLWOCK stated that there are four buildings in this plaza with three owners: PROSPER SAMUEL MINTZ, 7-11 and DAVID MULKE. He strongly opposed the project and pointed out that MR. MULKE did not receive proper notification. With the billboard on site and the addition of the proposed 73-foot tower, he felt that the plaza would look like an industrial area. He submitted and read into record a portion of his letter of opposition.

COMMISSIONER McSWAIN stated that the proposed cell tower is undoubtedly inappropriate for this location. She concurred with MR. FELLWOCK that the area already has a substantial amount of visual clutter. She would be open to supporting this type of project if it was at a location farther away from the existing clutter and something that would camouflage the appearance of a cell tower.

COMMISSIONER STEINMAN stated that the Commission has made efforts to stop the clutter along Sahara Avenue. In response to his questions regarding the proposed height and possible solutions to camouflage the appearance, MR. DAUGHERTY explained for COMMISSIONER STEINMAN that there are, in fact, solutions to camouflage, such as trees. He referenced similar existing high power transmission lines and poles that are located across the street from the proposed location on Sahara Avenue. Because of the existing billboard and the highly commercial use, the applicant felt that a monopole would be appropriate. However, the applicant would be willing to construct a monopalm tree, even though the expenses would substantially increase. In addition, MR. DAUGHERTY gave an example by stating the closer a lamp is to a surface, the amount of light would be lessened. Since the applicant is trying to cover a larger area, the height of the cell tower needs to be higher. He added that inside some of the casinos, some of their sites in the ceilings are at 15 to 20 feet, because that is where the people are. COMMISSIONER STEINMAN commented that Jones and Sahara is an established area with people on cell phones all the time. He questioned why there was a sudden need of a cell tower in

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 3 – SUP-4902

MINUTES – Continued:

an area that is highly traveled. MR. DAUGHERTY replied that it is the growth of cell phone users more so than any change in technology. The problem in this area is that customers receive busy signals when calling or their calls are not being completed because they cannot get channels from the airwaves. As a result, in fill sites are being constructed, such as the one on the corner of Jones and Charleston. He then verified for COMMISSIONER STEINMAN that this request is not in any relation to the Cingular/AT&T merger; it is a means to alleviate potential future problems, as the monopalm would be constructed in such a way to accommodate other carriers.

COMMISSIONER EVANS stated that there are hundreds of transmission lines along Sahara Avenue and asked about having a cellular system on top of existing power lines and would it interfere with the signal, as well as, the possibility of co-locating with an existing billboard. MR. DAUGHERTY responded that it does not necessarily interfere with the signal; the concern is a safety issue where it would be extremely dangerous for the employees climbing up these poles to work on the antennas. In addition, he stated he was aware of existing technology regarding co-existing with other billboards but felt that the height of the existing billboard may not be sufficient. COMMISSIONER EVANS then stated he would support the application only if the applicant would camouflage the appearance of the cell tower. MR. DAUGHERTY replied that the applicant could do a monopalm tree to disguise the cell tower. MR. DAUGHERTY informed COMMISSIONER GOYNES that the equipment would be screened from the traffic, as it would be located behind the building. The color would be that of a steel dull gray, unless the Commission required something different.

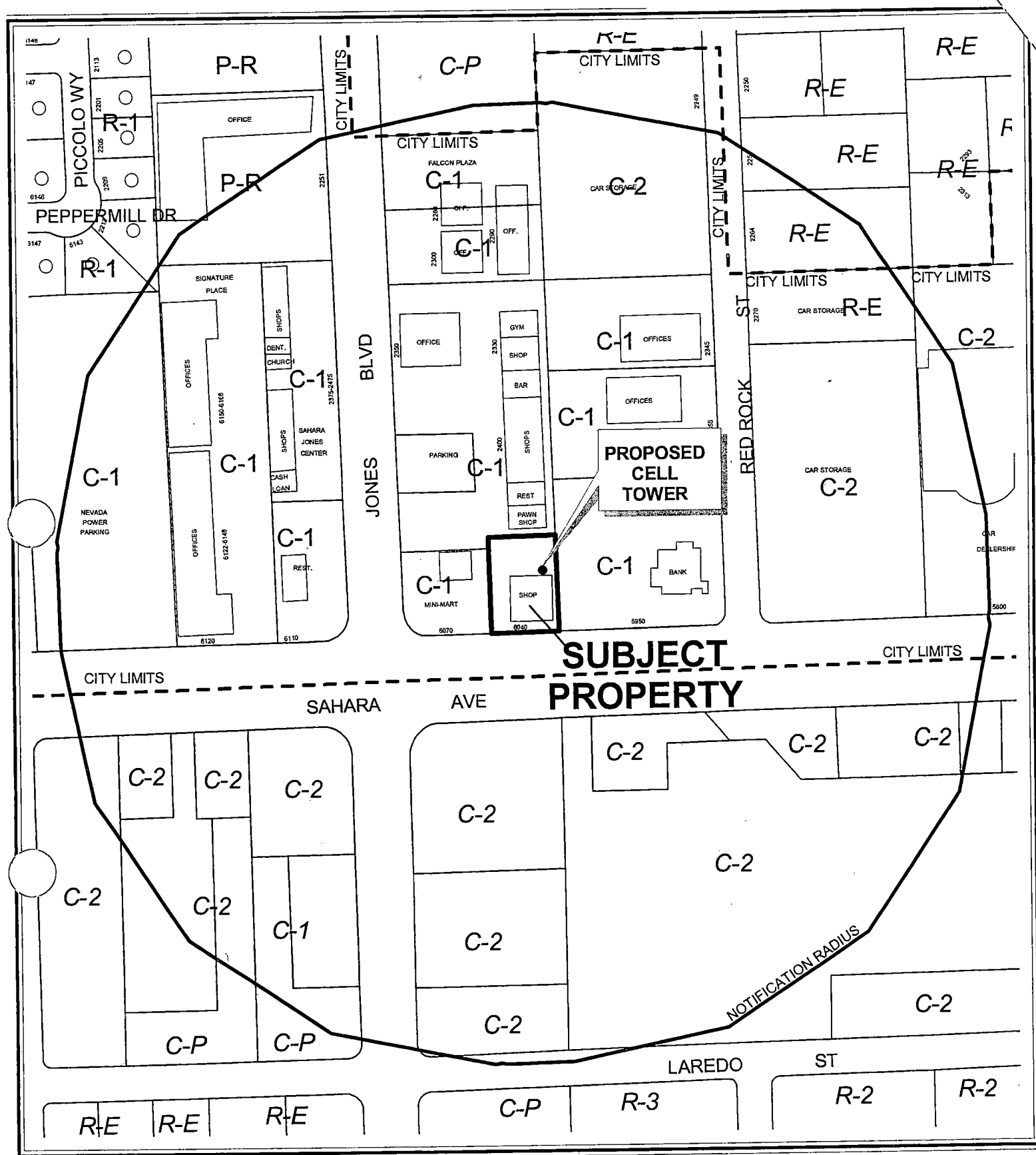
CHAIRMAN TRUESDELL stated that the proposed height at the proposed location would be an overburden to the building directly behind this site. He stated that, as a courtesy, MR. MINTZ should have spoken with MR. FELLWOCK. Having the antenna inside of a palm tree situated next to the existing palm tree on site would be friendlier to the community. He stated he would not support the application; however, he added that the applicant could withdraw the application or allow the Commission to vote on the application. MR. CLAPSADDLE informed CHAIRMAN TRUESDELL that there is nothing in the Code that stipulates the maximum height with stealth, as long as it meets the other standards of the Code.

COMMISSIONER McSWAIN expressed concern regarding monopoles co-locating with existing billboards and its impact relative to cluttering and asked that staff would monitor this closely when dealing with the billboard ordinance. MR. CLAPSADDLE concurred.

CHAIRMAN TRUESDELL declared the public hearing closed.

(6:13 – 7:18)

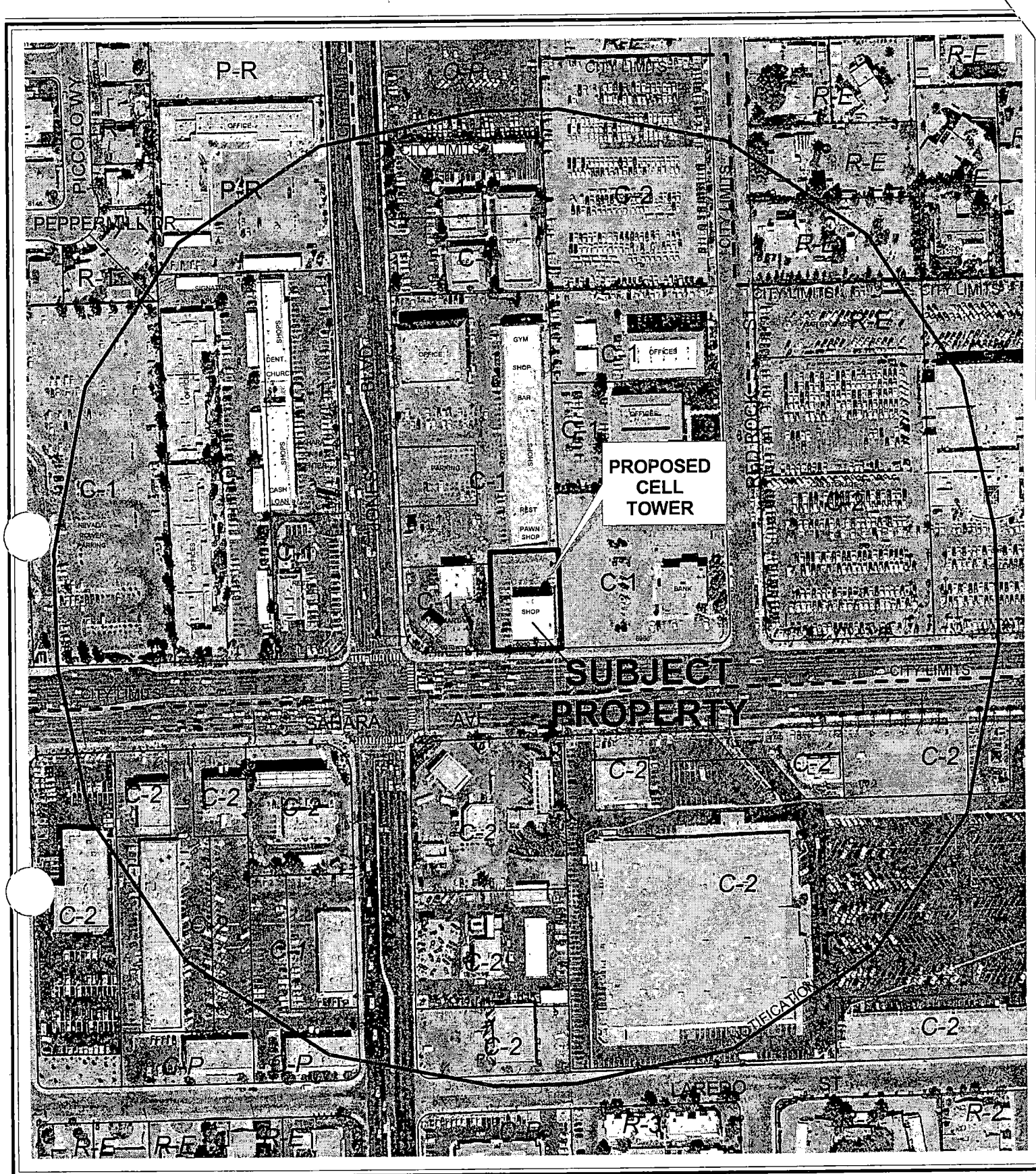
1-389



CASE: SUP-4902

RADIUS: 750 FT

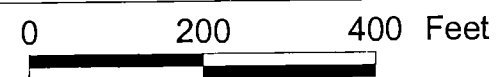
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: SUP-4902

RADIUS: 750 FT

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4902 - APPLICANT: CINGULAR WIRELESS -

OWNER: PROSPER SAMUEL MINTZ

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Wireless Communication Facility, Non-Stealth Design.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied, including the replacement of a parking space elsewhere on the site that would be eliminated with the construction of the tower.
4. The communications monopole and its associated equipment and facility 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 communications monopole and its associated equipment and facility.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed 73-foot tall Wireless Communication Facility, Non-Stealth Design at 6040 West Sahara Avenue.

B) Applicant's Justification

In a letter submitted with the application, the objective of the proposed facility is to provide coverage to the commercial district along West Sahara Avenue and nearby residential areas to satisfy customer demand for increased coverage and capacity to this immediate area.

BACKGROUND INFORMATION

A) Previous Actions

10/01/03 The City Council approved a Special Use Permit to allow Motorcycle/Motor Scooter Sales in conjunction with an existing retail store. The Planning Commission and staff recommended approval of the request on 08/28/03.

B) Pre-Application Meeting

07/06/04 Staff reviewed with the prospective applicant the procedures for submitting a Special Use Permit for a Wireless Communication Facility, Non-Stealth Design. It was explained that the project would require notification to other jurisdictions as a Project of Regional Significance.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit request nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.46

B) Existing Land Use

Subject Property: Commercial Building
North: Commercial Building
South: Commercial Building
East: Commercial Building
West: Commercial Building

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: Clark County
East: SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. This land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. It also includes offices either singly or grouped as office centers with professional and business services. The C-1 (Limited Commercial) zoning district is permitted within the SC (Service Commercial) General Plan designation and the proposed wireless communication facility is permitted within the C-1 district with 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	

Notices were sent to property owners of unincorporated Clark County parcels within the notification area as discussed below.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because it is a Special Use located within 500 feet of the unincorporated portion of Clark County.

An Environmental Impact Assessment questionnaire was circulated to Clark County for the mandated 15-day period. No comments were received.

ANALYSIS

A) *Zoning Code Compliance*

A1) Minimum Distance Separation Requirements

Pursuant to Title 19.04.050, the Wireless Communication Facility is to comply with the C-1 (Limited Commercial) setback requirements and have a 600-foot separation between the antenna and another wireless communication facility antenna tower or any pole or tower structure of any other type having a height of at least 60 feet.

Development standards for the C-1 (Limited Commercial) zoning district require a 10-foot side yard setback and a 20-foot rear yard setback. The site plan shows that the slim-line antenna pole is located approximately 15.5 feet from the side property line and 40 feet from the rear property line. The tower meets the required C-1 setback requirements.

There is no other Wireless Communication Facility or pole 60 feet or greater in height within 600 feet of the proposed pole's location. In addition, Residential Adjacency Standards require wireless communication facilities to adhere to a 3:1 proximity slope when adjacent to residential property developed for sale or designated for such development in the General Plan. The proximity slope requires a 73-foot antenna to be set back a minimum of 219 feet from the protected property. As there is no residence within this distance, the Residential Adjacency Standards are not applicable.

A2) Parking and Traffic Standards

Pursuant to Title 19.10, the parking standards below apply to the property on which the proposed Wireless Communication Facility is located.

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
General Retail (less than 25,000 SF)	5,300 SF.	1/175 GFA	31	See below	27	See below
Handicap Breakdown			29	2	26	1

The existing retail store is deficient in parking by the current code standards. Title 19.10.010(C) defines such an existing use as parking impaired. Records from the Clark County Assessor's office show that the existing building was constructed in 1986, prior to the standards contained in the current zoning code. Building permits and certificates of occupancy may be issued for parking impaired developments given that, as in this case, the use does not increase the building area or the number of parking spaces is not decreased.

The proposed use would reduce the existing number of required parking spaces by one, which would not be permitted. Consequently, a parking space is to be provided elsewhere on the lot upon erection of the tower.

B) General Analysis and Discussion

- Zoning

The subject property is zoned C-1 (Limited Commercial). The Wireless Communication Facility proposed for this site is within the range of uses permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

By definition, a Wireless Communication Facility, Non-Stealth Design is not designed to blend into the surrounding environment. The proposed 73-foot high slim-line monopole and ancillary buildings and equipment are located to the rear of an existing building on the property. The facility encroaches into the parking area behind the building and reduces the required parking for a parking impaired use. Such reduction in parking is not permitted. A parking space is to be provided elsewhere on the lot to replace the space that is eliminated.

- Conditions

Pursuant to Title 19.04.050, the following base conditions apply to a Wireless Communication Facility, Non-Stealth Design. These conditions are non-waivable.

- No residential use may exist on the property.

SUP-4902 - Staff Report Page Five
September 9, 2004 Planning Commission Meeting

- ii. Any antenna tower that forms part of the facility shall conform to both the setback requirements of the zoning district and the separation requirements of Section 19.08.060.
- iii. Except in the C-V Zoning District, no antenna tower that forms part of a facility may be located within six hundred feet of:
 - 1. Any other antenna tower that forms part of a wireless communication facility; or
 - 2. Any pole or tower structure of any other type that has a height of at least sixty feet.
- iv. Antenna towers and associated components shall be initially painted and thereafter repainted with a flat paint, using a color that is approved by the City Council. Except as otherwise required by the Federal Communications Commission or the Federal Aviation Administration, the color of any antenna tower must generally match the surroundings or background so as to minimize its visibility.
- v. Failure to perform necessary maintenance and repainting shall be grounds for administrative and other enforcement action, including action pursuant to Subsection IV below.
- vi. Any proposed antenna tower must be designed to accommodate at least two communication providers or, in the case of a tower that exceeds eighty feet in height, at least three communications providers.
- vii. No signals, lights, or other attention gaining devices are permitted on any antenna tower or antenna unless required by the Federal Communications Commission or the Federal Aviation Administration; provided, however, that this condition shall not be construed to prevent the mounting of an antenna on a signal, light or sign that has been legally permitted and installed.
- viii. All ground level equipment, buildings and the base of any antenna tower must be screened so as to not be visible from streets and residences, with appropriate landscaping designed to ensure compatibility with surrounding uses.
- ix. Any abandoned or unused antenna tower, and the associated components of any facility, shall be removed within six months after operations at the site cease. In the event that removal is not timely performed, the City may remove, or cause the removal of, the antenna tower and associated components, and assess the costs of removal against the property. Before taking such action, the City must deliver or mail to the property owner a notice of the City's intent to do so. The property owner shall have thirty days from the date notice is delivered or mailed to request a hearing. The failure to request a hearing shall be deemed to be a waiver of the right to be heard, and the City may immediately cause the removal of the antenna tower and any associated components, and may assess the costs against the property.

The proposed Wireless Communication Facility meets the requirements for a Special Use in the C-1 (Limited Commercial) zoning district, provided a parking space, which is eliminated, is replaced elsewhere on the lot.

FINDINGS

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

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

The proposed 73-foot tall Wireless Communication Facility, Non-Stealth Design use is compatible with adjacent commercial uses.

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

The proposed Wireless Communication Facility would be located behind an existing building, and except for the tower, the ancillary equipment would be hidden from view.

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

Access to the site is provided from Sahara Avenue, a 100-foot Primary Arterial as designated on the Master Plan of Streets and Highways. The proposed use does not generate traffic; therefore, these roadways will adequately serve the Wireless Communication Facility.

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."**

Approval of the Special Use Permit will not compromise the public health, safety, or public welfare, as the proposed wireless communication facility would be subject to inspection and regular maintenance.

NOTICES MAILED 33

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4902 APN: 163-01-401-009

Name of Property Owner: Prosper Samuel Mintz

Name of Applicant: Cingular Wireless

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: _____

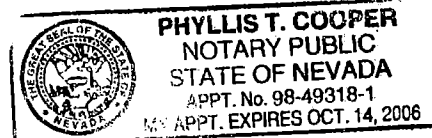
Signature of Property Owner/Authorized Agent: _____

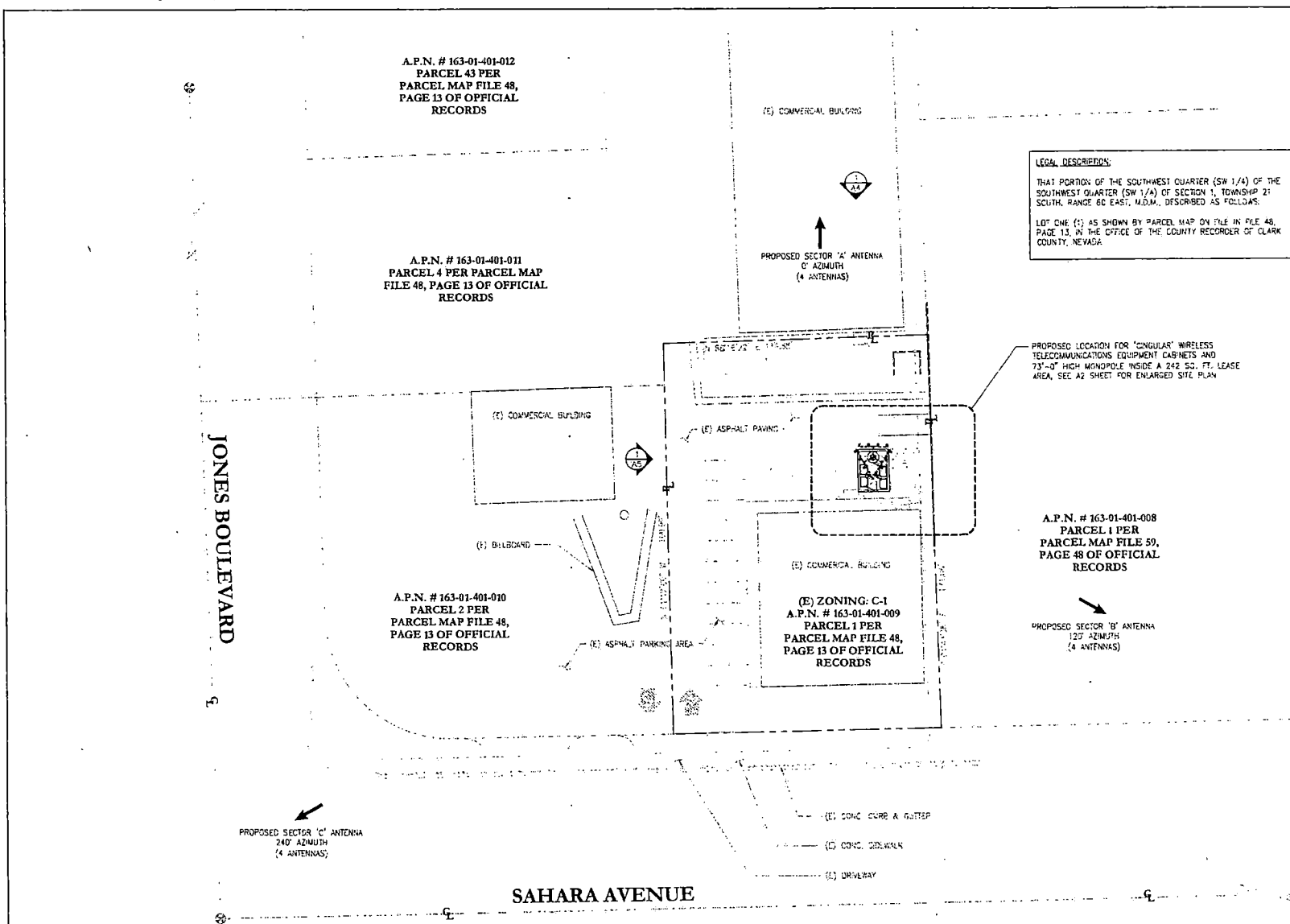
Print Name:

Subscribed and sworn before me

This 6th day of May, 2004

Gluecia T. Cooper
Notary Public in and for said County and State
County of Clark
State of Nevada





LEGAL DESCRIPTION:
 THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:
 LOT ONE (1) AS SHOWN BY PARCEL MAP ON FILE IN FILE 48, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

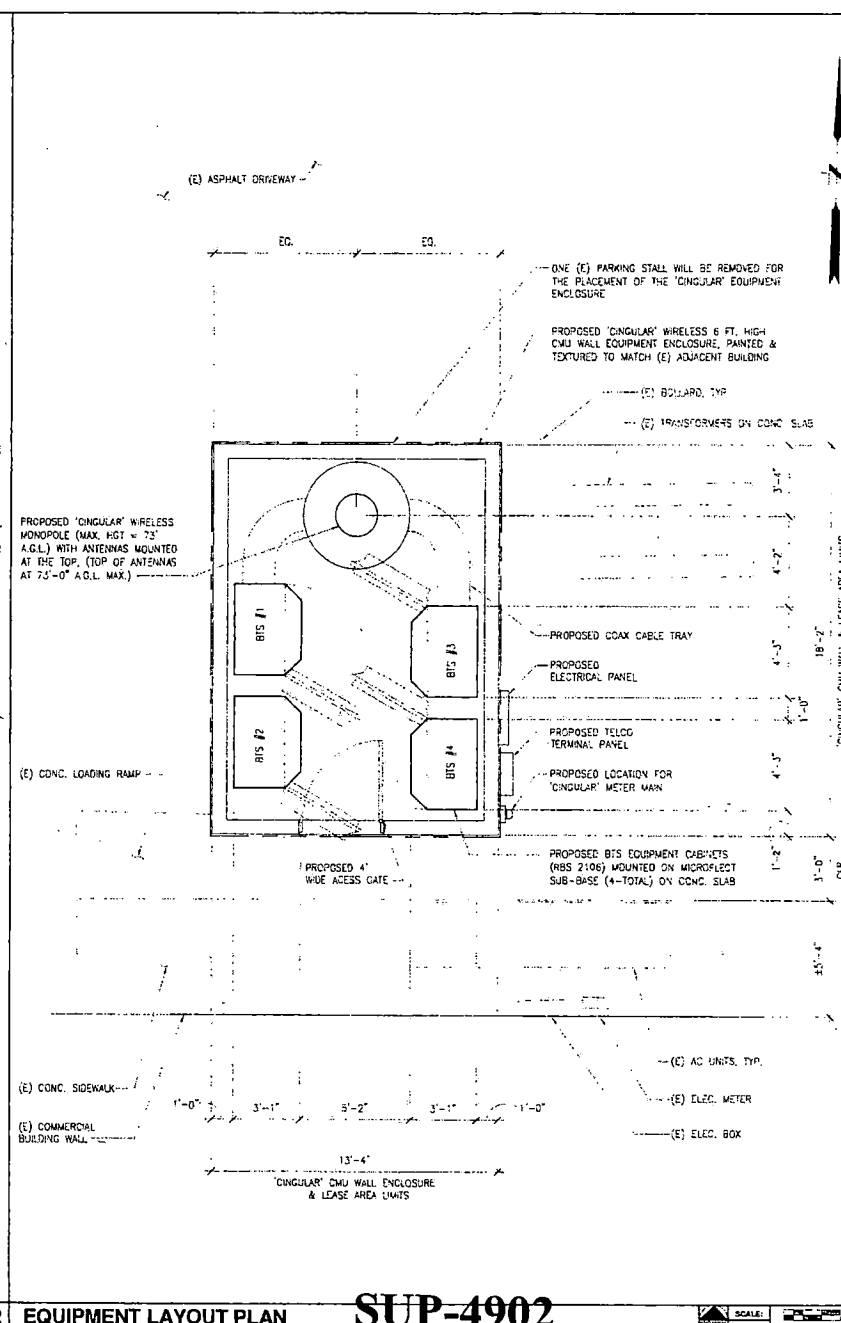
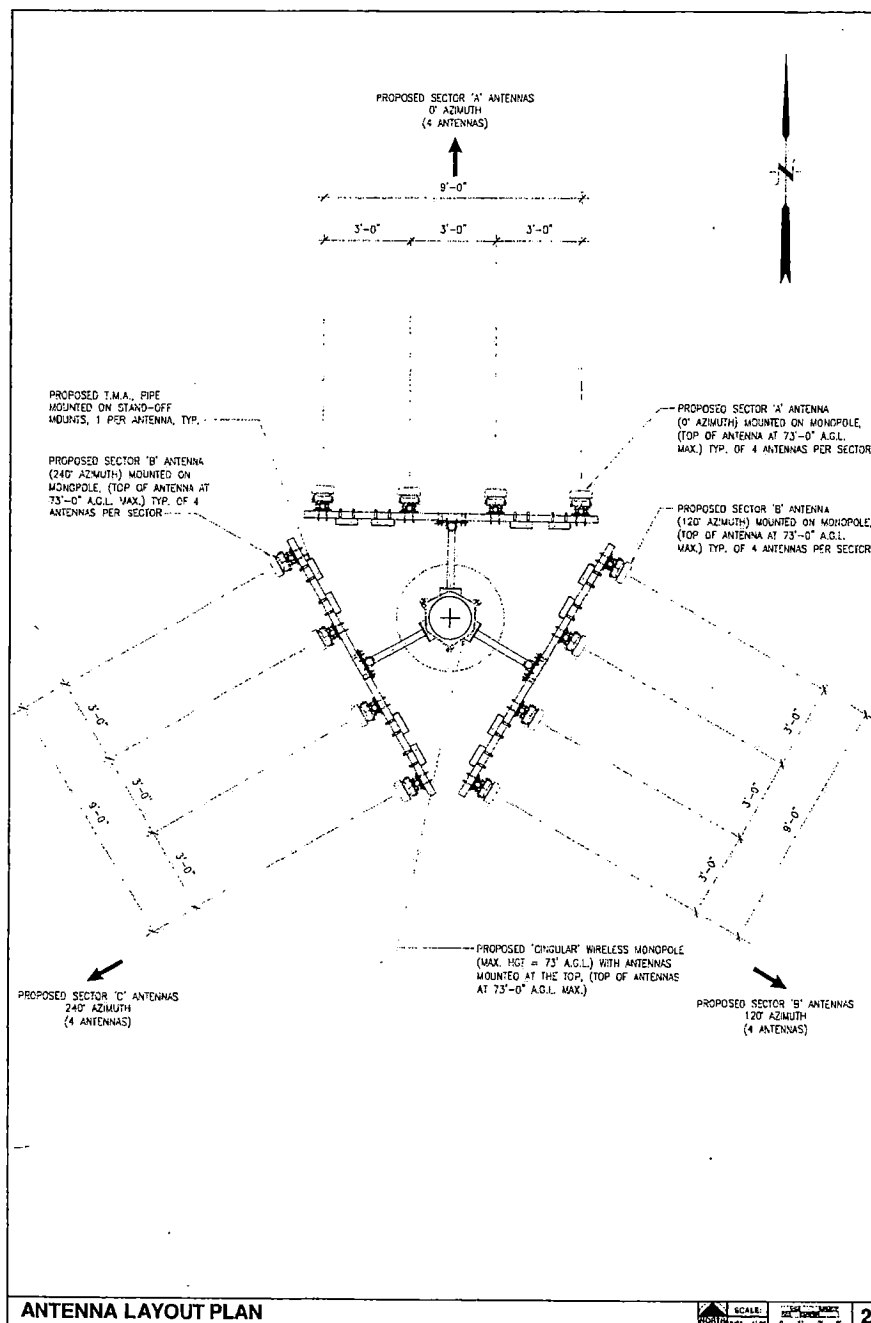
PROPRIETARY INFORMATION			
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CINGULAR WIRELESS IS STRICTLY PROHIBITED.			
DATE:	06/20/04		
ARCHITECT:	DKO		
DRAWN BY:	SSD		
CHECKED BY:	JTL		
ISSUE STATUS:			
N	DATE	DESCRIPTION	BY
---	05/20/04	PRELIMINARY 2D	SSD
---	06/12/04	REVIEW COMMENTS 2D	SSD
---	06/15/04	REVIEW COMMENTS 2D	HH
---	06/16/04	REVIEW COMMENTS 2D	HH
---	06/22/04	2D COLOR RENDER	HH
PROJECT NAME: JONES & SAHARA PROJECT NUMBER: LV-348-02 PROJECT ADDRESS: 6040 WEST SAHARA AVENUE, LAS VEGAS, NV 89146 SHEET TITLE: SITE PLAN SHEET NUMBER: A1			

SITE PLAN

SUP-4902
09-09-04 PC
REVISED 08-24-04

SCALE: 1" = 20'

1



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CINGULAR WIRELESS IS STRICTLY PROHIBITED.

DATE:	06/20/04
ARCHITECT:	DKD
DRAWN BY:	SSO
CHECKED BY:	JTL
ISSUE STATUS:	
DATE:	DESCRIPTION:
05/05/04	PRELIMINARY 2D
05/27/04	REVIEW COMMENTS 2D
06/10/04	REVIEW COMMENTS 2D
06/20/04	REVIEW COMMENTS 2D
06/20/04	2D COLOR RENDER

x cingular

222 TOWN CENTER DRIVE, SUITE 100
LAS VEGAS, NV 89144
TEL: 702-249-4442 FAX: 702-249-4000

DBI PACIFIC

ARCHITECTURE - ENGINEERING - PLANNING
2000 CALIFORNIA STREET, SUITE 200
SAN DIEGO, CA 92101
TEL: 619-592-8000 FAX: 619-592-1237

PROJECT NAME:
JONES & SAHARA

PROJECT NUMBER:
LV-348-02

PROJECT ADDRESS:
6040 WEST SAHARA AVENUE
LAS VEGAS, NV 89146

SHEET TITLE:
ANTENNA LAYOUT & EQUIPMENT LAYOUT PLAN

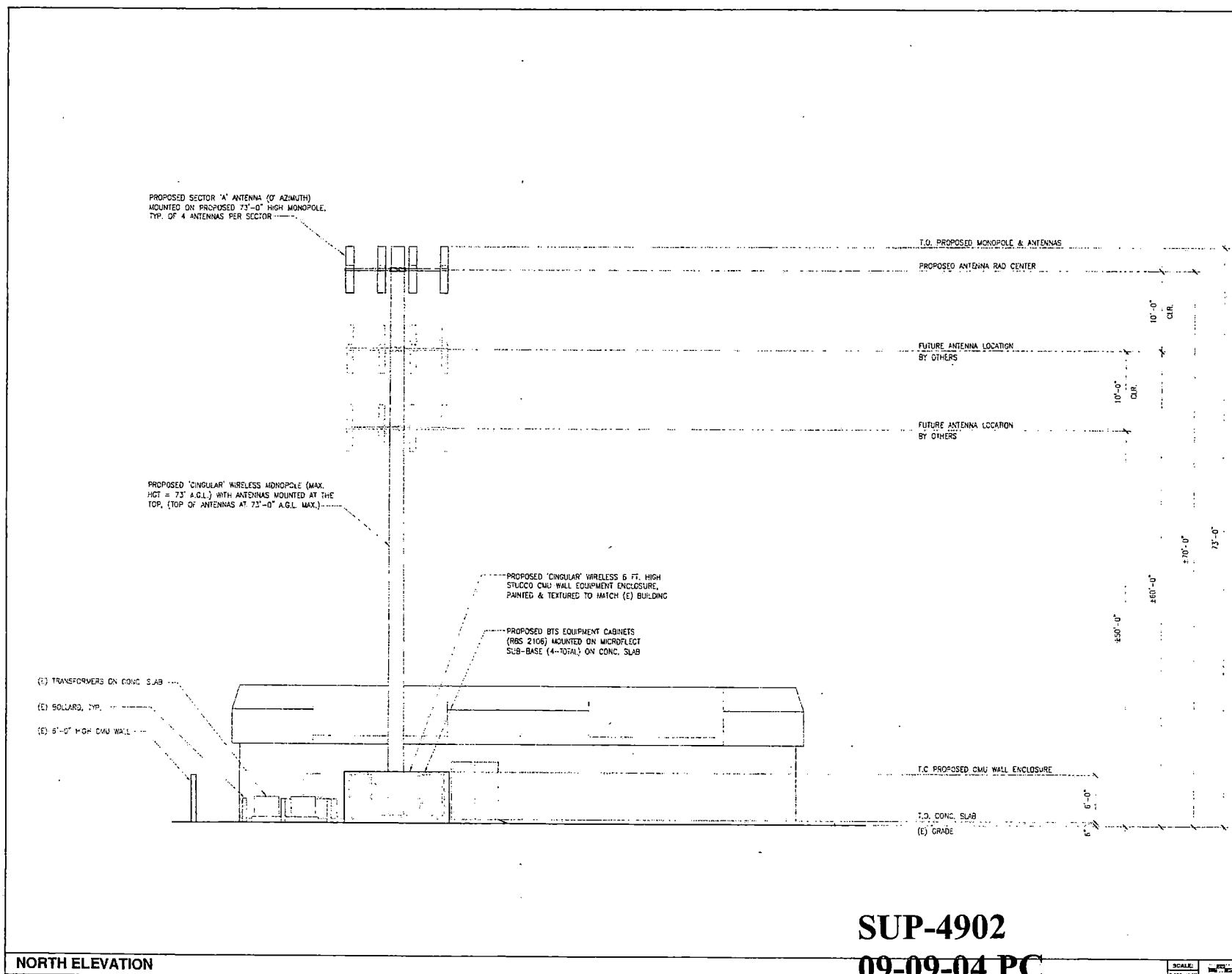
SHEET NUMBER:

A3

SUP-4902

09-09-04 PC

REVISED 08-24-04



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CINGULAR WIRELESS IS STRICTLY PROHIBITED.

DATE: 06/20/04

ARCHITECT: DKD

DRAWN BY: SSO

CHECKED BY: JTL

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
05/26/04	PRELIMINARY 2D	SSO
05/27/04	REVIEW COMMENTS 2D	SSO
06/18/04	REVIEW COMMENTS 2D	JTL
06/18/04	REVIEW COMMENTS 2D	JTL
06/20/04	2D COLOR RENDER	JTL

DATE: 06/20/04

ARCHITECT: DKD

DRAWN BY: SSO

CHECKED BY: JTL

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
05/26/04	PRELIMINARY 2D	SSO
05/27/04	REVIEW COMMENTS 2D	SSO
06/18/04	REVIEW COMMENTS 2D	JTL
06/18/04	REVIEW COMMENTS 2D	JTL
06/20/04	2D COLOR RENDER	JTL

DATE: 06/20/04

ARCHITECT: DKD

DRAWN BY: SSO

CHECKED BY: JTL

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
05/26/04	PRELIMINARY 2D	SSO
05/27/04	REVIEW COMMENTS 2D	SSO
06/18/04	REVIEW COMMENTS 2D	JTL
06/18/04	REVIEW COMMENTS 2D	JTL
06/20/04	2D COLOR RENDER	JTL

DATE: 06/20/04

ARCHITECT: DKD

DRAWN BY: SSO

CHECKED BY: JTL

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
05/26/04	PRELIMINARY 2D	SSO
05/27/04	REVIEW COMMENTS 2D	SSO
06/18/04	REVIEW COMMENTS 2D	JTL
06/18/04	REVIEW COMMENTS 2D	JTL
06/20/04	2D COLOR RENDER	JTL

DATE: 06/20/04

ARCHITECT: DKD

DRAWN BY: SSO

CHECKED BY: JTL

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
05/26/04	PRELIMINARY 2D	SSO
05/27/04	REVIEW COMMENTS 2D	SSO
06/18/04	REVIEW COMMENTS 2D	JTL
06/18/04	REVIEW COMMENTS 2D	JTL
06/20/04	2D COLOR RENDER	JTL

DATE: 06/20/04

ARCHITECT: DKD

DRAWN BY: SSO

CHECKED BY: JTL

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
05/26/04	PRELIMINARY 2D	SSO
05/27/04	REVIEW COMMENTS 2D	SSO
06/18/04	REVIEW COMMENTS 2D	JTL
06/18/04	REVIEW COMMENTS 2D	JTL
06/20/04	2D COLOR RENDER	JTL

DATE: 06/20/04

ARCHITECT: DKD

DRAWN BY: SSO

CHECKED BY: JTL

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
05/26/04	PRELIMINARY 2D	SSO
05/27/04	REVIEW COMMENTS 2D	SSO
06/18/04	REVIEW COMMENTS 2D	JTL
06/18/04	REVIEW COMMENTS 2D	JTL
06/20/04	2D COLOR RENDER	JTL

DATE: 06/20/04

ARCHITECT: DKD

DRAWN BY: SSO

CHECKED BY: JTL

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
05/26/04	PRELIMINARY 2D	SSO
05/27/04	REVIEW COMMENTS 2D	SSO
06/18/04	REVIEW COMMENTS 2D	JTL
06/18/04	REVIEW COMMENTS 2D	JTL
06/20/04	2D COLOR RENDER	JTL

DATE: 06/20/04

ARCHITECT: DKD

DRAWN BY: SSO

CHECKED BY: JTL

SUP-4902

09-09-04 PC

REVISED 08-24-04

SCALE:	DATE:	BY:	NO.
1/8"=1'-0"	09-09-04	SSO	1

A4



SUP-4902 - APPLICANT: CINGULAR WIRELESS - OWNER: PROSPER SAMUEL MINTZ
6040 WEST SAHARA AVENUE
SEPTEMBER 9, 2004 PLANNING COMMISSION

08/17/04



SUP-4902 - APPLICANT: CINGULAR WIRELESS - OWNER: PROSPER SAMUEL MINTZ
6040 WEST SAHARA AVENUE
SEPTEMBER 9, 2004 PLANNING COMMISSION

08/17/04

Fred Fellwock
Property Manager
Sahara Jones Plaza

THE CITY OF LAS VEGAS

Ref: SAHARA JONES PLAZA
2400 South Jones Blvd. #4
Las Vegas, Nevada 89146

TO WHOM IT MAY CONCERN:

I am here to condemn your blatant disregard for how your actions have impacted the rights of the adjacent property owners and the value of their property. You have acted on the recommendations of the City Planning Commission, which I also condemn. From Decatur and Sahara to Jones and Sahara there are NO billboards in the City, only the pylon sign identifying those business on that property. However, you approved the placement of a huge billboard above the Seven Eleven store on the corner. When David Mulkey developed the Sahara Jones Plaza some 18 years ago he was limited to the size of the pylon signs, as you can see from the photos of this one billboard is many times the size of the pylon signs.

When David Mulkey sold the property to the Seven Eleven, and the Town Pump, there was an agreement that required all sign and building changes to be approved by him, and all parking to be shared, that was a requirement of the buyer before purchasing the property. The Seven Eleven never notified the center, nor did the City of any planned billboard being erected. When the work started on the billboard we contacted the Southland Corporation and they said tough! The City Planning said we would have a second chance in two years to oppose the sign, David notified the counsel with a letter in opposition.

As you know you have already approved it is spite of the opposing letter from David Mulkey.

Now we are faced with the same thing with this 75 foot high cell tower.

Your actions and willful disregard is causing the center of Las Vegas, now at Jones & Sahara to look like a industrial area in Los Angeles. We applied for a similar size billboard off of 95 fwy that was more than a mile from any structures and it was turned down. Why would our City of Las Vegas allow sign and cell towers to be erected where they make an impact of the rights of the property owners and effect the value of the adjacent property.

Our center even though there are three different owners have the same architectural design and appear to be one property. Our center is only 75% occupied and potential clients, tenants have made statements about how bad the billboard looks and now there will also be a 75 foot high tower.

NOT IN YOUR BACKYARD! And not next to your property!

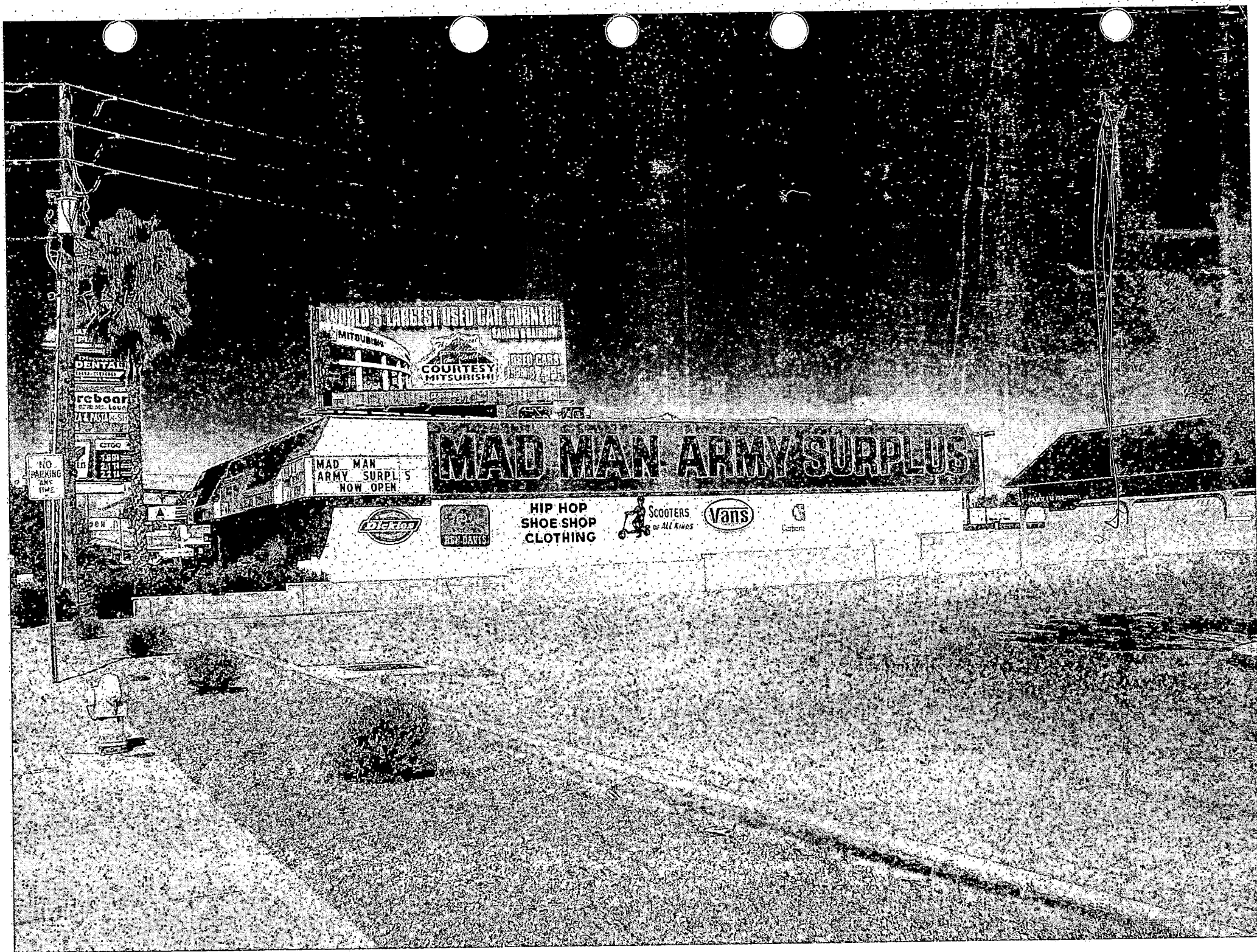
Sincerelly,

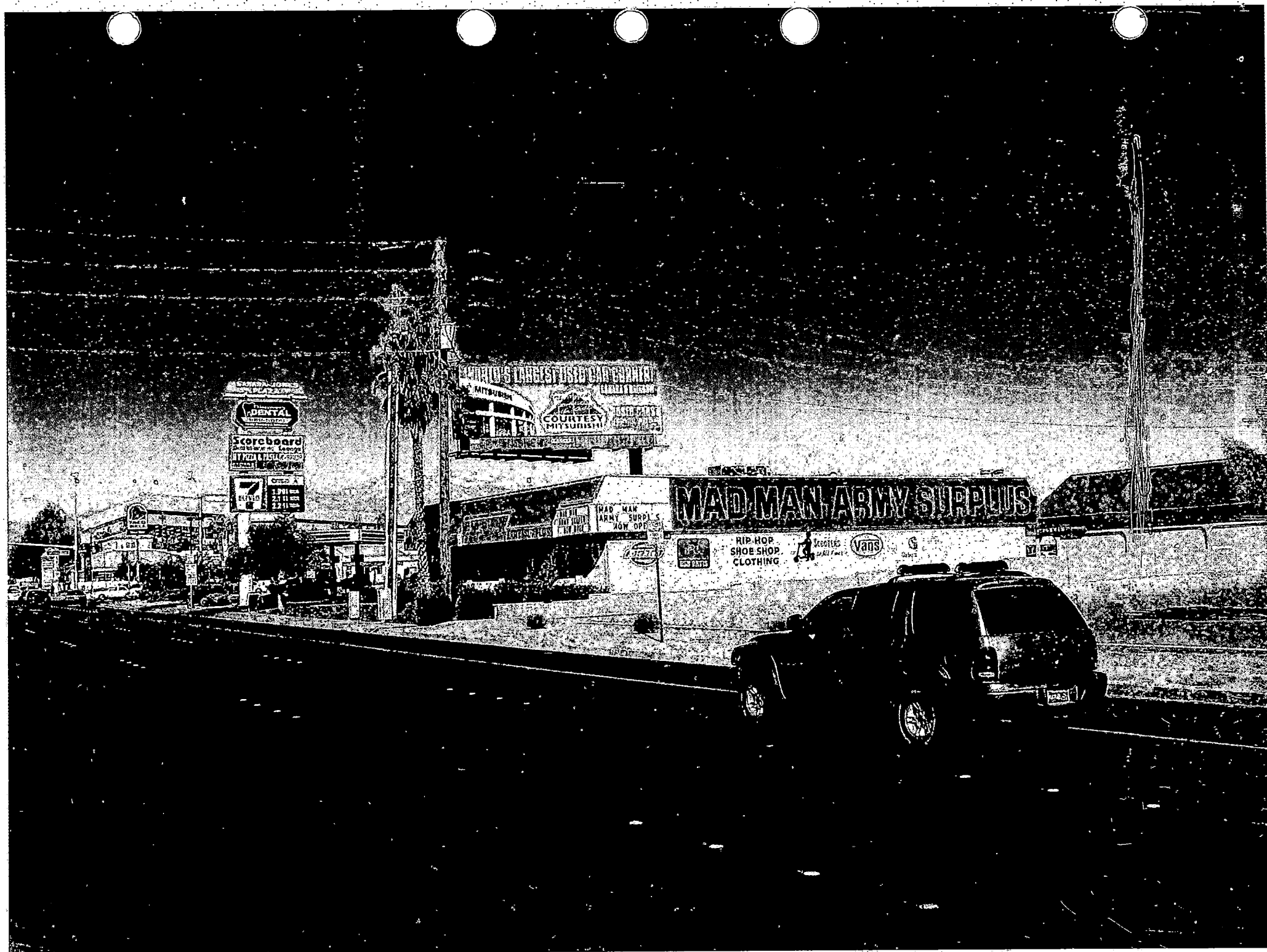
Fred Fellwock
702-222-1900

Submitted at Planning Commission

Date 07-09-04 Item #3

#3 SNR 4902 @









NEVADA TITLE COMPANY
2500 North Buffalo, Suite # 150
Las Vegas, Nevada 89128
(702) 251-5000

ATTENTION: CINGULAR WIRELESS

April 26, 2004

Your Number LV-348-02
Order Number: 04-04-1439-SD

Dated as of April 1, 2004 at 7:30 a.m.

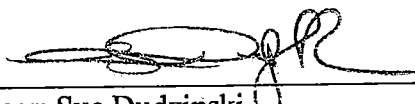
In response to the above referenced application of a Policy of Title Insurance,

Nevada Title Company

hereby reports that it is prepared to issue, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit "A" attached. Copies of the Policy forms should be read. They are available from the office, which issued this report.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a Policy of Title Insurance, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be required.


Title Officer: Sue Dudzinski

The form of Policy of Title Insurance contemplated by this report is:

- ☐ California Land Title Association Standard Owner's/Lenders
- ☐ American Land Title Association Lender's Policy
- ☐ American Land Title Association Owners Policy
- ☐ Preferred Homeowners Policy

Submitted at Planning Commission

Date 09-09-04 Item #3

#3 SUP 4902


SCHEDULE A

THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN
THIS SCHEDULE COVERED BY THIS REPORT IS:

A Fee

Title to said estate or interest at the date hereof is vested in:

Prosper Samuel Mintz, a single man

The land referred to in this report is situated in the State of Nevada, County of Clark, and
is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF FOR LEGAL DESCRIPTION:

Address: 6040 West Sahara Avenue Las Vegas, NV

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST
QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT 1 AS SHOWN BY PARCEL MAP ON FILE IN FILE 48, PAGE 13 IN THE
OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

EFFECTIVE JULY 1, 2003, ALL DOCUMENTS, EXCEPT MAPS, SUBMITTED FOR RECORDING WITH THE OFFICE OF THE CLARK/NYE COUNTY RECORDER, MUST COMPLY WITH NRS 247.110, AS FOLLOWS:

- a) Be on 20# paper that is 8 ½ inches by 11 inches in size
- b) Have a margin of 1 inch on the left and right sides and at the bottom of each page; and
- c) Have a space of 3 inches by 3 inches at the upper right corner of the first page and have a margin on 1 inch at the top of each succeeding page.
- d) Not contain printed material on more than one side of each page.
- e) Print that is NO smaller than 10-point Times New Roman font and contains no more than 9 lines of text per vertical inch.
- f) MUST NOT be printed in any ink other than black

ANY DOCUMENT NOT COMPLYING WITH THESE GUIDELINES WILL BE SUBJECT TO AN ADDITIONAL, MINIMUM COUNTY NON-COMPLIANCE RECORDING CHARGE OF \$25.00 PER DOCUMENT.

1. **SUBSEQUENT YEAR TAXES:** Taxes for the fiscal year 2004-2005 and subsequent years, a lien not yet due or payable.
Taxes for the fiscal year 2003-2004 are paid in full.
2. Any supplemental taxes which may become a lien on the subject property by reason of increased valuations due to land use or improvement, NRS 361.260, or otherwise.
3. Any lease, grant, exception or reservation of minerals or rights thereto, and covenants, conditions, restrictions, lien rights of a homeowner's association, reservations and easements disclosed by a plat or other map, if any, appearing as a matter of public record, but deleting therefrom any such matter based on race, color, religion, sex, handicap, familial status or national origin in violation of 42 U.S.C. 3604(a).

4. Deed of Trust to secure an indebtedness of \$299,993.66 and any other amounts payable under the terms thereof:
Recorded: February 21, 2003 in Book 20030221 Document No. 02502 of Official Records.
Dated: February 19, 2003
Trustor: PROSPER SAMUEL MINTZ
Trustee: FIRST AMERICAN TITLE COMPANY OF NEVADA, A NEVADA CORPORATION
Beneficiary: CATHERINA ZIBIL

The amount due, terms and conditions of the indebtedness should be determined by contacting the owner of the debt.

5. The title to said land is presumptively subject to the community interest of the spouse, if applicable, of the vestee herein; a conveyance from said spouse is required unless such requirement is eliminated by having the vestee complete a statement of information.
6. Water rights, claims or title to water, whether or not shown by the public records.
7. Subject to the rights of party or parties in possession in accordance with any unrecorded leases affecting portions of said land for the term and upon the terms, covenants, conditions and provisions therein contained.

NOTE: Should an inspection of the real property disclose any work of improvement in progress, this Company may be unwilling to provide mechanic's lien coverage.

8. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
9. Any Claim of Lien for labor and/or materials that may be filed against said land by reason of work or improvement thereon, as disclosed by an inspection of said premises.
10. Prior to the issuance of an ALTA form Policy of Title Insurance, it shall be required that this Company be furnished with an ALTA/ACSM LAND TITLE SURVEY conforming to the minimum standard requirements as revised in 1999.
11. REQUIREMENT: In the event this file converts to a request for title insurance, please advise the Title Department at least one week prior to close of the transaction.

We reserve the right to make additional exceptions and/or requirements.

12. Please provide the name(s) of the prospective purchaser(s) to the Title Department at least one week prior to the close of escrow so that we may complete this report. Additional requirements may be made at that time.

NOTE: This report is a preliminary investigation only of the property contained herein. This is not an abstract, it is a report derived from our review of various documents of record. No reliance should be placed on the contents hereof without first obtaining the approval of an Officer of the Company.

TAX INFORMATION:

2003-2004

Tax District: 200

Tax Rate: 3.2877

Parcel No.: 163-01-401-009

Real Estate: \$96,359.00

Improvements: \$77,046.00

Assessed Valuation: \$173,405.00

Acreage Assessed: .45

Status: Taxes for the fiscal year 2003-2004, in the amount of \$5,701.04 are paid in full.

NOTE: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.

CMR

SCHEDULE C

Privacy Notice (15 U.S.C. 6801 and 16 CFR Part 313): Nonpublic personal information about you is provided to us from information you submit on forms and documents and from others who are involved in your transaction. We do not disclose any nonpublic personal information about our customers or former customers to anyone, except as permitted by law. We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information. A fullpage explanation of our privacy policy is being delivered to you separately. If you do not receipt it, or if you have questions about it, please call us, and a duplicate copy will be provided to you.

EXHIBIT 1 (REV. 6/2/98)
CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990
EXCLUSIONS FROM COVERAGE

THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS POLICY AND THE COMPANY WILL NOT PAY LOSS OR DAMAGE, COSTS, ATTORNEYS' FEES OR EXPENSES WHICH ARISE BY REASON OF:

- A. ANY LAW, ORDINANCE OR GOVERNMENTAL REGULATION (INCLUDING BUT NOT LIMITED TO BUILDING OR ZONING LAWS, ORDINANCES, OR REGULATIONS) RESTRICTING, REGULATING, PROHIBITING OR RELATING TO (1) THE OCCUPANCY, USE, OR ENJOYMENT OF THE LAND; (2) THE CHARACTER, DIMENSIONS OR LOCATION OF ANY IMPROVEMENT NOW OR HEREAFTER ERECTED ON THE LAND; (3) A SEPARATION IN OWNERSHIP OR A CHANGE IN THE DIMENSIONS OR AREA OF THE LAND OR ANY PARCEL OF WHICH THE LAND IS OR WAS A PART; OR (4) ENVIRONMENTAL PROTECTION, OR THE EFFECT OF ANY VIOLATION OF THESE LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS, EXCEPT TO THE EXTENT THAT A NOTICE OF THE ENFORCEMENT THEREOF OR A NOTICE OF A DEFECT, LIEN, OR ENCUMBRANCE RESULTING FROM A VIOLATION OR ALLEGED VIOLATION AFFECTING THE LAND HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY.
- B. ANY GOVERNMENTAL POLICE POWER NOT EXCLUDED BY (A) ABOVE, EXCEPT TO THE EXTENT THAT A NOTICE OF THE EXERCISE THEREOF OR NOTICE OF A DEFECT, LIEN OR ENCUMBRANCE RESULTING FROM A VIOLATION OR ALLEGED VIOLATION AFFECTING THE LAND HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY.
2. RIGHTS OF EMINENT DOMAIN UNLESS NOTICE OF THE EXERCISE THEREOF HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT NOT EXCLUDING FROM COVERAGE ANY TAKING WHICH HAS OCCURRED PRIOR TO DATE OF POLICY WHICH WOULD BE BINDING ON THE RIGHTS OF A PURCHASER FOR VALUE WITHOUT KNOWLEDGE.
3. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS:
 - A. WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT CREATED, SUFFERED, ASSUMED OR AGREED TO BY THE INSURED CLAIMANT;
 - B. NOT KNOWN TO THE COMPANY, NOT RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT KNOWN TO THE INSURED CLAIMANT AND NOT DISCLOSED IN WRITING TO THE COMPANY BY THE INSURED CLAIMANT PRIOR TO THE DATE THE INSURED CLAIMANT BECAME AN INSURED UNDER THIS POLICY;
 - C. RESULTING IN NO LOSS OR DAMAGE TO THE INSURED CLAIMANT;
 - D. ATTACHING OR CREATED SUBSEQUENT TO DATE OF POLICY; OR
 - E. RESULTING IN LOSS OR DAMAGE WHICH WOULD NOT HAVE BEEN SUSTAINED IF THE INSURED CLAIMANT HAD PAID VALUE FOR THE INSURED MORTGAGE OR FOR THE ESTATE OR INTEREST INSURED BY THIS POLICY.
4. UNENFORCEABILITY OF THE LIEN OF THE INSURED MORTGAGE BECAUSE OF THE INABILITY OR FAILURE OF THE INSURED AT DATE OF POLICY, OR THE INABILITY OR FAILURE OF ANY SUBSEQUENT OWNER OF THE INDEBTEDNESS, TO COMPLY WITH THE APPLICABLE DOING BUSINESS LAWS OF THE STATE IN WHICH THE LAND IS SITUATED.
5. INVALIDITY OR UNENFORCEABILITY OF THE LIEN OF THE INSURED MORTGAGE, OR CLAIM THEREOF, WHICH ARISES OUT OF THE TRANSACTION EVIDENCED BY THE INSURED MORTGAGE AND IS BASED UPON USURY OR ANY CONSUMER CREDIT PROTECTION OR TRUTH-IN-LENDING LAW.
6. ANY CLAIM, WHICH ARISES OUT OF THE TRANSACTION VESTING IN THE INSURED THE ESTATE OR INTEREST INSURED BY THIS POLICY OR THE TRANSACTION CREATING THE INTEREST OF THE INSURED LENDER, BY REASON OF THE OPERATION OF FEDERAL BANKRUPTCY, STATE INSOLVENCY OR SIMILAR CREDITORS' RIGHTS LAWS.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEYS' FEES OR EXPENSES) WHICH ARISE BY REASON OF:

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
2. ANY FACTS, RIGHTS, INTEREST, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

CALIFORNIA LAND TITLE ASSOCIATION
HOMEOWNER'S POLICY OF TITLE INSURANCE (6/2/98)
AMERICAN LAND TITLE ASSOCIATION
HOMEOWNER'S POLICY OF TITLE INSURANCE (10/17/98)
EXCLUSIONS

IN ADDITION TO THE EXCEPTIONS IN SCHEDULE B, YOU ARE NOT INSURED AGAINST LOSS, COSTS, ATTORNEY'S FEES, AND EXPENSES RESULTING FROM:

1. GOVERNMENTAL POLICE POWER, AND THE EXISTENCE OR VIOLATION OF ANY LAW OR GOVERNMENT REGULATION. THIS INCLUDES ORDINANCES, LAWS AND REGULATIONS CONCERNING:
 - A. BUILDING
 - B. ZONING
 - C. LAND USE
 - D. IMPROVEMENTS ON THE LAND
 - E. LAND DIVISION
 - F. ENVIRONMENTAL PROTECTIONTHIS EXCLUSION DOES NOT APPLY TO VIOLATIONS OR THE ENFORCEMENT OF THESE MATTERS IF NOTICE OF THE VIOLATION OR ENFORCEMENT APPEARS IN THE PUBLIC RECORDS AT THE POLICY DATE.
THIS EXCLUSION DOES NOT LIMIT THE COVERAGE DESCRIBED IN COVERED RISK 14, 15, 16, 17 OR 24.
2. THE FAILURE OF YOUR EXISTING STRUCTURES, OR ANY PART OF THEM, TO BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE BUILDING CODES. THIS EXCLUSION DOES NOT APPLY TO VIOLATIONS OF BUILDING CODES IF NOTICE OF THE VIOLATION APPEARS IN THE PUBLIC RECORDS AT THE POLICY DATE.
3. THE RIGHT TO TAKE THE LAND BY CONDEMNING IT, UNLESS:
 - A. A NOTICE OF EXERCISING THE RIGHT APPEARS IN THE PUBLIC RECORDS AT THE POLICY DATE; OR
 - B. THE TAKING HAPPENED BEFORE THE POLICY DATE AND IS BINDING ON YOU IF YOU BOUGHT THE LAND WITHOUT KNOWING OF THE TAKING.
4. RISKS:
 - A. THAT ARE CREATED, ALLOWED, OR AGREED TO BY YOU, WHETHER OR NOT THEY APPEAR IN THE PUBLIC RECORDS;
 - B. THAT ARE KNOWN TO YOU AT THE POLICY DATE, BUT NOT TO US, UNLESS THEY APPEAR IN THE PUBLIC RECORDS AT THE POLICY DATE;
 - C. THAT RESULT IN NO LOSS TO YOU; OR
 - D. THAT FIRST OCCUR AFTER THE POLICY DATE - THIS DOES NOT LIMIT THE COVERAGE DESCRIBED IN COVERED RISK 7, 8D, 22, 23, 24 OR 25.
5. FAILURE TO PAY VALUE FOR YOUR TITLE.
6. LACK OF A RIGHT:
 - A. TO ANY LAND OUTSIDE THE AREA SPECIFICALLY DESCRIBED AND REFERRED TO IN PARAGRAPH 3 OF SCHEDULE A; AND
 - B. IN STREETS, ALLEYS, OR WATERWAYS THAT TOUCH THE LAND. THIS EXCLUSION DOES NOT LIMIT THE COVERAGE DESCRIBED IN COVERED RISK 11 OR 18.

AMERICAN LAND TITLE ASSOCIATION
RESIDENTIAL TITLE INSURANCE POLICY (6/1/87)
EXCLUSIONS

IN ADDITION TO THE EXCEPTIONS IN SCHEDULE B, YOU ARE NOT INSURED AGAINST LOSS, COSTS, ATTORNEYS' FEES, AND EXPENSES RESULTING FROM:

1. GOVERNMENTAL POLICE POWER, AND THE EXISTENCE OR VIOLATION OF ANY LAW OR GOVERNMENT REGULATION. THIS INCLUDES BUILDING AND ZONING ORDINANCES AND ALSO LAWS AND REGULATIONS CONCERNING:
 - LAND USE
 - IMPROVEMENTS ON THE LAND
 - LAND DIVISION
 - ENVIRONMENTAL PROTECTIONTHIS EXCLUSION DOES NOT APPLY TO VIOLATIONS OR THE ENFORCEMENT OF THESE MATTERS WHICH APPEAR IN THE PUBLIC RECORDS AT POLICY DATE.
THIS EXCLUSION DOES NOT LIMIT THE ZONING COVERAGE DESCRIBED IN ITEMS 12 AND 13 OF COVERED TITLE RISKS.
2. THE RIGHT TO TAKE THE LAND BY CONDEMNING IT, UNLESS:
 - A NOTICE OF EXERCISING THE RIGHT APPEARS IN THE PUBLIC RECORDS ON THE POLICY DATE
 - THE TAKING HAPPENED PRIOR TO THE POLICY DATE AND IS BINDING ON YOU IF YOU BOUGHT THE LAND WITHOUT KNOWING OF THE TAKING

5
Recording Requested by:
First American Title Insurance Co.
APN: 163-01-401-009
Escrow Number: 2026069-JS

20020903
02566

WHEN RECORDED MAIL TAX
STATEMENTS TO:

Prosper Samuel Mintz
9764 Rhea Avenue
Northridge, CA 91324

GRANT BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert Darrall, Trustee of the Darrall 1996 Trust, dated December 30, 1996

do(es) hereby GRANT, BARGAIN AND SELL TO:

Prosper Samuel Mintz, a single man

The real property situated in the County of Clark, State of Nevada described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof for complete legal description

Subject to:

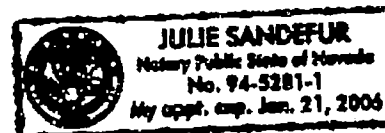
1. All general and special taxes for the current year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Darrall 1996 Trust, dated December 30, 1996

Robert Darrall Trustee
Robert Darrall, Trustee

State of Nevada)
County of Clark) ss.



This instrument was acknowledged before
me on August 28, 2002 by
Robert Darrall, Trustee of the
Darrall 1996 Trust, dated December 30, 1996

Julie Sandefur
Notary Public
(My Commission expires 1-21-06)

20020903
02566

File Number: LV-108-2026069

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 1,
Township 21 South, Range 60 East, M.D.B. & M., described as follows:

Lot One (1) as shown by Parcel Map on file in File 48, Page 13, in the Office of the County
Recorder of Clark County, Nevada.

108-2026069

6

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF: FIRST AMERICAN TITLE COMPANY
09-03-2002 14:57 KSP PAGE COUNT: 2

OFFICIAL RECORDS

BOOK/INSTR: 20020903-02566 FEE: 15.00
RPTT: 2,275.00

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

SUP-4918 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
COKE MAGGIE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit
FOR A PRIVATE STREET on property adjacent to the southwest corner of Coke Street and
Horse Drive (APN 125-09-702-001 and 002), U (Undeveloped) Zone [RNP (Rural
Neighborhood Preservation) General Plan Designation], Ward 6 (Mack).

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:

GOYNES – APPROVED subject to conditions on Item 4 [SUP-4918], Item 5 [VAC-4862],
Item 6 [VAC-4892] and Item 7 [VAC-4956] – **UNANIMOUS** with NIGRO excused

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 SEPTEMBER 9, 2004
Planning and Development Department
Item 4 – SUP-4918

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956].

DAVID CLAPSADDLE, Planning and Development Department, stated that it was understood that the unidentified male speaker in the audience desired to have Item 3 [SUP-4902] be removed from One Motion/One Vote. CHAIRMAN TRUESDELL concurred and then read into record the items that are One Motion/One Vote, which consisted of Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956]. MR. CLAPSADDLE stated, for the record, that staff received letters from these applicants agreeing to all conditions, with the exception of Item 5 [VAC-4862]. There was a miscommunication with the fax number. MR. CLAPSADDLE confirmed with the applicant (MR. BARKER), via telephone, that he agreed to the conditions and was present at tonight's meeting.

Regarding Item 6 [VAC-4892], COMMISSIONER DAVENPORT asked if the applicant, MARK JONES, was present at tonight's meeting. Seeing no one present, COMMISSIONER DAVENPORT then stated, for the record, that he knows a Mark Jones but did not feel it was the applicant on this particular item; so, he would be voting on this item.

COMMISSIONER McSWAIN stated that she would be abstaining on Item 6 [VAC-4892], as her company is presently doing work for Southwest Homes.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956].

(6:09 – 6:13)

1-277

CONDITIONS:

Planning and Development

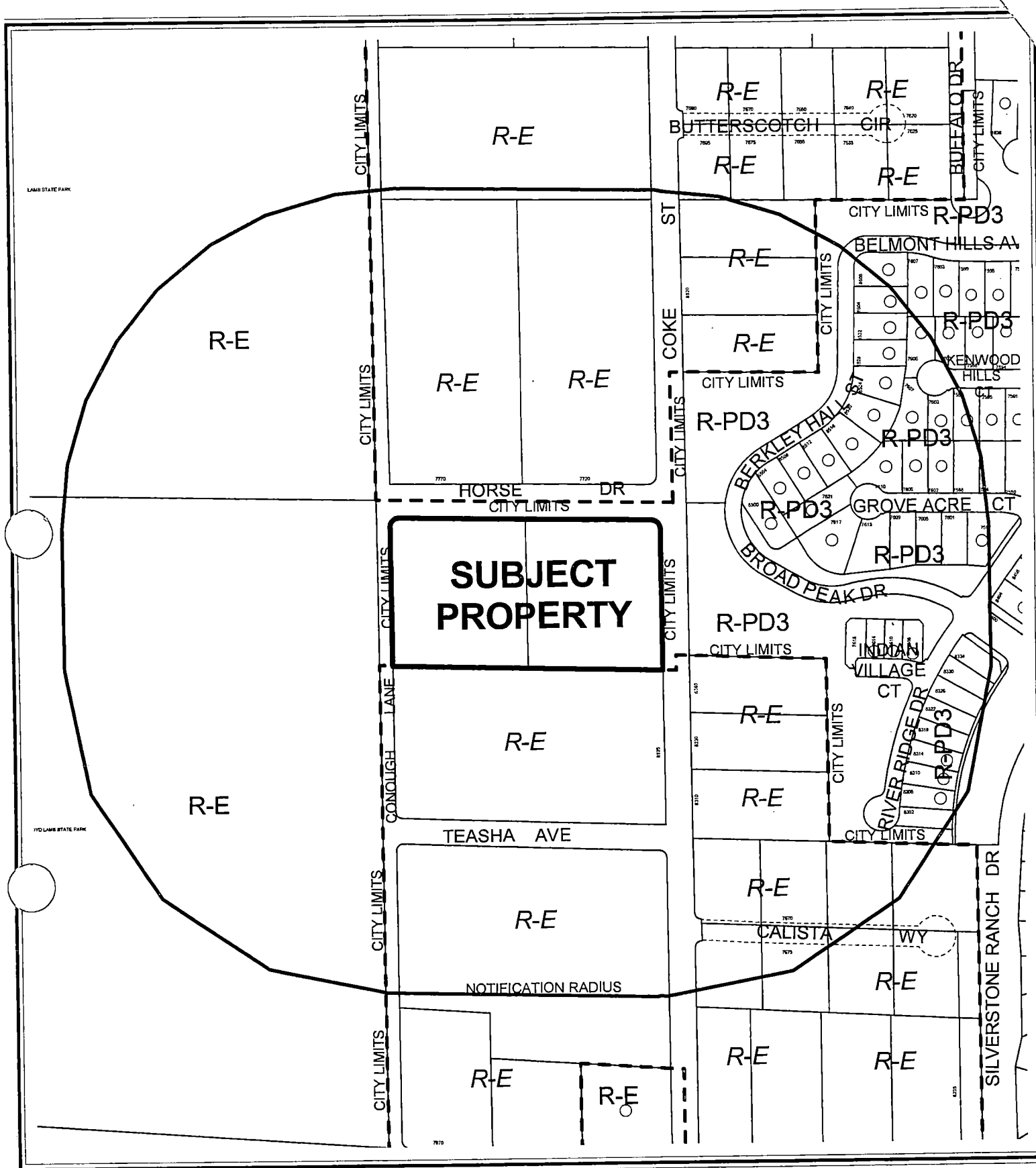
1. Conformance to all Minimum Requirements of Title 19.04.050 for the Private Streets use.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 4 – SUP-4918

CONDITIONS – Continued:

Public Works

4. Submit a petition of vacation for those portions of Horse Drive and Conough Lane, both within the City and Clark County, adjacent to this site prior to or concurrent with submittal of a Tentative Map for this site. Such petition shall be acted upon by City Council prior to the submittal of a Final Map for technical review. Horse Drive shall be terminated in a circular cul-de-sac meeting current City Standards, unless otherwise allowed by the City Engineer. The minimum vacation extent for Conough Lane shall be to the north right-of-way boundary of Teasha Avenue. We note that the vacation as shown on the submitted site plan indicates an offset Vacation. Such configuration shall not be permitted unless signed affidavits from the two property owners north of this site within Clark County are provided prior to submittal of the Tentative Map and the portion of the offset cul-de-sac proposed within Assessor's Parcel Number 125-09-602-004 is dedicated by separate document prior to submittal of a Final Map for technical review.
5. Private Streets shall be identified as "Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be Privately Maintained by the Homeowner's Association".
6. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
8. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.
10. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



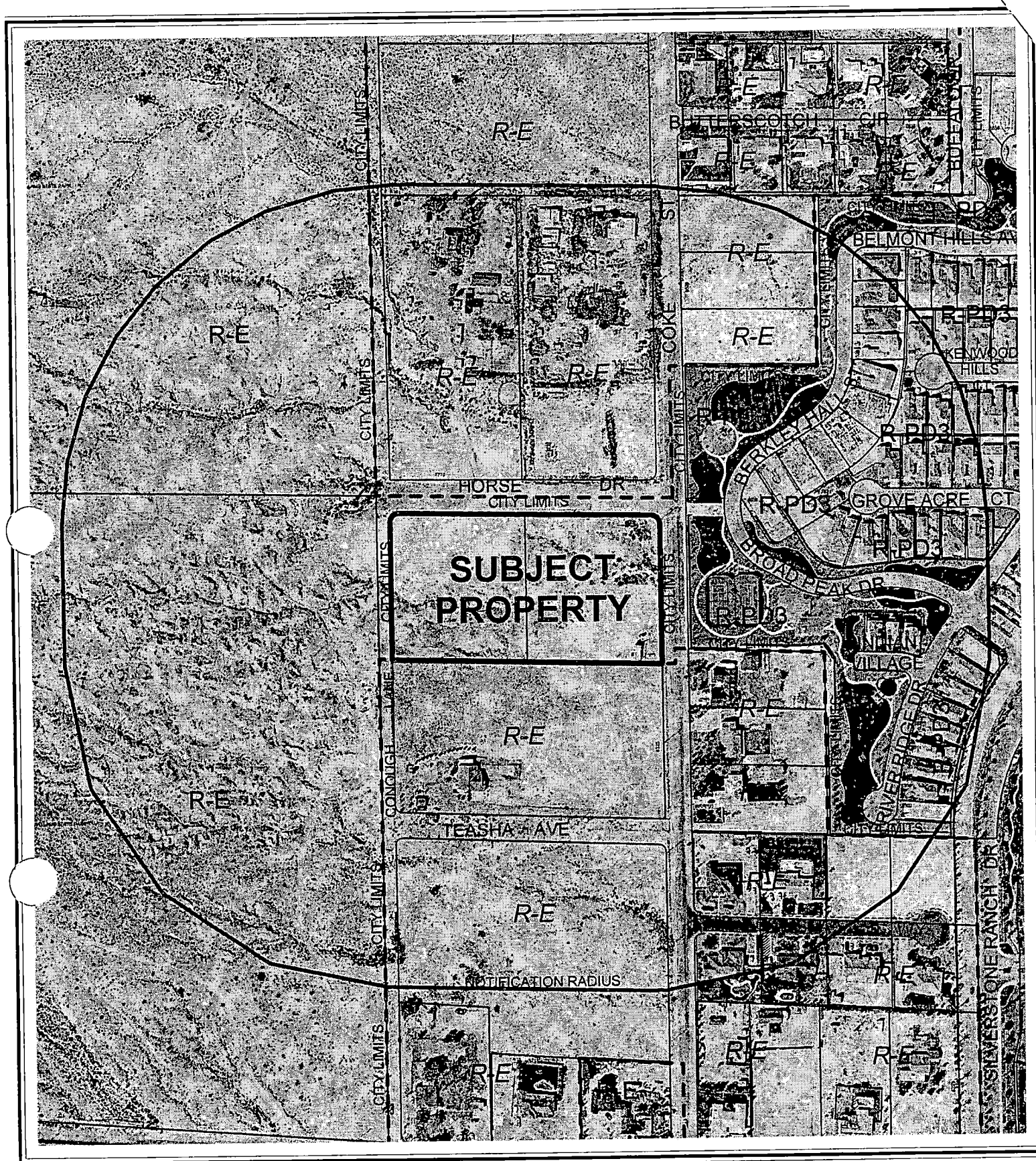
CASE: SUP-4918

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION]





0 200 400 Feet



CASE: SUP-4918

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION]



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4918 - APPLICANT/OWNER: COKE MAGGIE, LIMITED
LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all Minimum Requirements of Title 19.04.050 for the Private Streets use.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Submit a petition of vacation for those portions of Horse Drive and Conough Lane, both within the City and Clark County, adjacent to this site prior to or concurrent with submittal of a Tentative Map for this site. Such petition shall be acted upon by City Council prior to the submittal of a Final Map for technical review. Horse Drive shall be terminated in a circular cul-de-sac meeting current City Standards, unless otherwise allowed by the City Engineer. The minimum vacation extent for Conough Lane shall be to the north right-of-way boundary of Teasha Avenue. We note that the vacation as shown on the submitted site plan indicates an offset Vacation. Such configuration shall not be permitted unless signed affidavits from the two property owners north of this site within Clark County are provided prior to submittal of the Tentative Map and the portion of the offset cul-de-sac proposed within Assessor's Parcel Number 125-09-602-004 is dedicated by separate document prior to submittal of a Final Map for technical review.
5. Private Streets shall be identified as "Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be Privately Maintained by the Homeowner's Association".
6. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

SUP-4918 - Conditions Page Two
September 9, 2004 Planning Commission Meeting

8. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.
10. 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 Special Use Permit for a Private Street in conjunction with a proposed nine-lot single-family residential development adjacent to the southwest corner of Coke Street and Horse Drive.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed development of the site with 39-foot Private Streets utilizing rolled curbs will foster a rural lifestyle within the project.

BACKGROUND INFORMATION

A) Previous Actions

01/21/04 The City Council approved a request to annex (ANX-3103) 4.8 acres at the southwest corner of Coke Street and Horse Drive. Staff had recommended approval. The Planning Commission recommended approval on 11/06/03. The effective date of this annexation was 01/30/04.

B) Pre-Application Meeting

06/24/04 At the meeting, the applicant was advised of the requirements for this submission and the need to vacate portions of adjacent streets in order to allow recordation of the Final Map for the project as designed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.76

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Dwelling and Undeveloped
South: Single Family Dwelling and Undeveloped
East: Single Family Dwellings
West: Undeveloped (Floyd Lamb State Park)

C) Planned Land Use

Subject Property: RNP (Residential Neighborhood Preservation)
North: RNP (Residential Neighborhood Preservation)
South: RNP (Residential Neighborhood Preservation)
East: PCD (Planned Community Development)
West: PR-OS (Parks/Recreation/Open Space)

D) Existing Zoning

Subject Property: U (Undeveloped) RNP [Residential Neighborhood Preservation]
North: U (Undeveloped) RNP [Residential Neighborhood Preservation]
South: U (Undeveloped) RNP [Residential Neighborhood Preservation]
East: R-PD3 (Residential Planned Development - 3 Units per Acre)
West: R-E (Residence Estates)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan designates the site to be served by a proposed private street as RNP (Residential Neighborhood Preservation). The site is zoned U (Undeveloped). The zone requires a minimum of 20,000 square-foot lots, which is in conformance with the density of development permitted in the RNP land use designation. The request for a Private Street use is not directly related to any General Plan policy.

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	

There is no special area plan or zoning overlay that affects the subject site. The Master Plan Trails Element identifies an equestrian trail on Conough Lane to the west of the site; however, this trail is intended to be provided on the west side of the Conough Lane alignment and therefore it does not directly affect the subject property. Conough Lane is shown to be vacated on the submitted site plan.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because it is a Special Use located within 500 feet of the unincorporated portion of Clark County.

An Environmental Impact Assessment questionnaire was circulated for the mandated 15-day period. No negative comments were received.

ANALYSIS

A) *Zoning Code Compliance*

A1) Parking and Traffic Standards

The nine lots proposed for this development will contain a minimum of two parking spaces per lot in accordance with the Zoning Code. The proposed Private Street will have sufficient width to allow additional on street parking on either side of the street.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Private Street use.

B) *General Analysis and Discussion*

• Zoning

The proposed nine-lot residential development to be served by a proposed Private Street is a permitted use in the U (Undeveloped) zoning district, with the approval of a Special Use Permit.

• Use

The proposed 39-foot wide Private Street is intended to serve all nine lots of the proposed residential subdivision.

• Conditions

Title 19.04.050 lists several base conditions, which are required for the approval of a Special Use Permit for Private Streets. The following is a list of the base conditions; requirements indicated by an asterisk may not be waived:

1. Unless otherwise approved, every Private Street shall conform to the same design and construction standards required for public streets.
2. The Planning Commission may deny the creation of any Private Street if, in the Commission's judgment, the private street would have any of the following effects:
 - a. Negatively affect traffic circulation on public streets;
 - b. Impair access to property either on-site or off-site to the subdivision;
 - c. Impair access to or from public facilities including schools, parks and libraries; or
 - d. Delay the response time of emergency vehicles.
- *3. A property owners' association is mandatory for subdivisions developed with Private Streets. The association is responsible for the maintenance of Private Streets.
- *4. Private Streets shall be constructed on property separately owned by a property owners' association.
5. The entrances to all Private Streets must be marked with a sign stating that it is a Private Street. The subdivision must ensure access to the subdivision by the City or emergency services.
6. All restricted access entrances must be designed with sufficient turn-around space.
- *7. All legal subdivision documentation shall note that certain City services will not be provided on Private Streets.

The proposal meets these base conditions of approval. The development, as designed, is predicated on the assumption that portions of Conough Lane to the west of the site and Horse Drive to the north of the site will be vacated and used as developable area for the project. A condition of approval addresses this issue.

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 Private Street will not negatively affect the public streets or access to the subdivision. In addition, the Private Street will not impair access to or from public facilities nor delay the response time of emergency vehicles.

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

The subject site is suitable for a proposed 39-foot wide Private Street.

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

The applicant is proposing a 39-foot wide Private Street. Ingress and egress by the proposed Private Street would be to Coke Street, a 60-foot wide local street, which provides adequate access to the site.

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

The proposed Private Street would be subject to inspections for compliance to Title 18 (Subdivision Ordinance) requirements and to City design standards, and therefore, it would not compromise the public health, safety and welfare or the overall objectives of the General Plan.

NOTICES MAILED 47

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4918 APN: 125-09-501-004

Name of Property Owner: COKE MAGGIE, LLC

Name of Applicant: RAYMOND L. DESJARDINS

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

Yes XX No

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

City Official: _____

Partner(s): _____

APN: _____

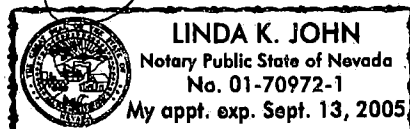
Signature of Property Owner/Authorized Agent: _____

Print Name: RAYMOND L. DESJARDINS

Subscribed and sworn before me

This 13th day of July, 2004

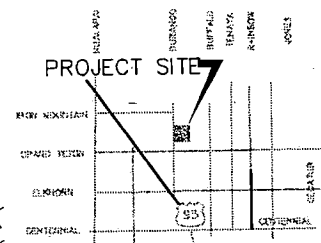
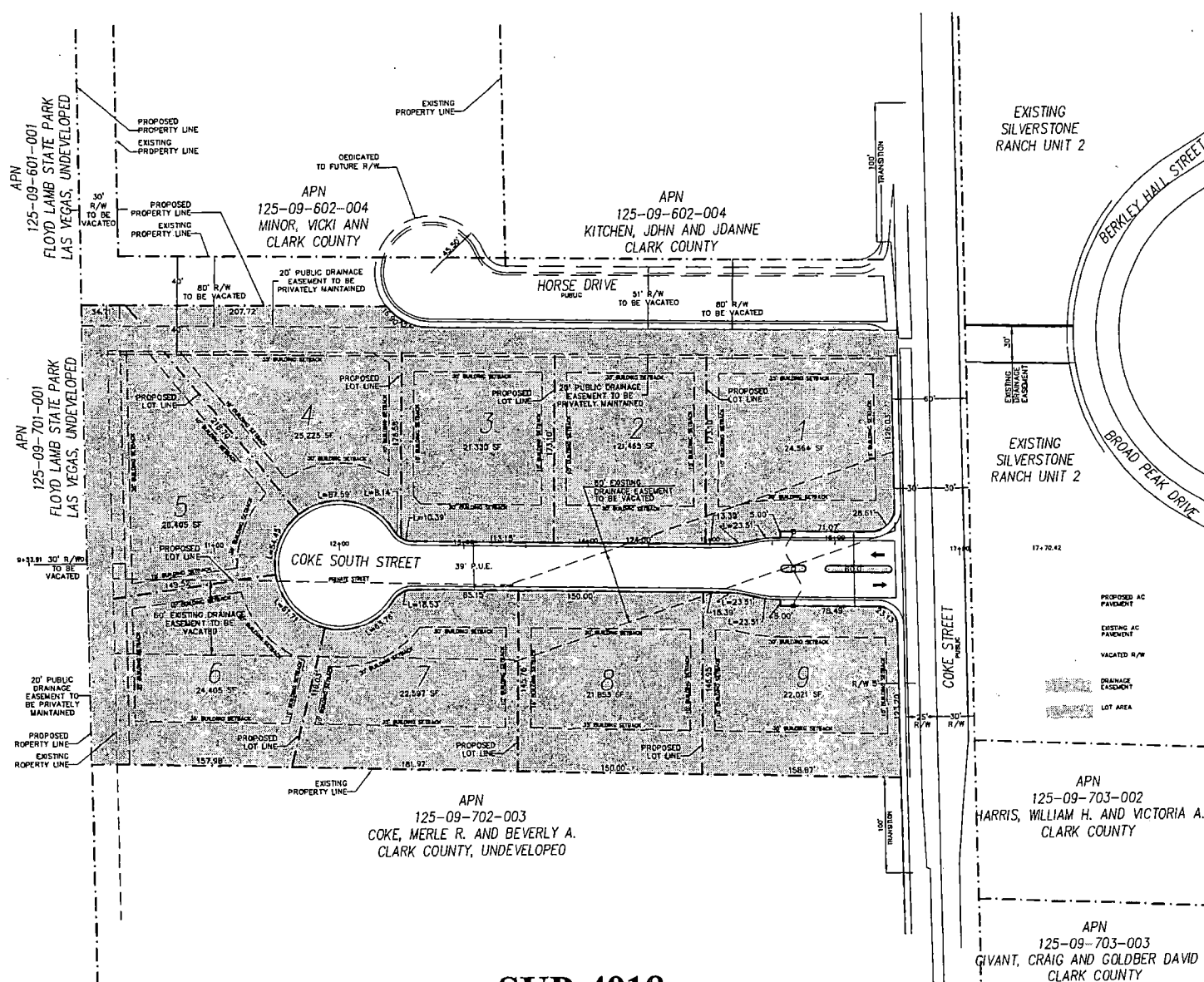
Leads K. Yoha
Notary Public in and for said County and State



Revised 2/12/02

f:\depot\Application Packet\Statement of Financial Interest.doc

SITE PLAN FOR COKE AND HORSE



VICINITY MAP



BASIS OF BEARING

NORTH 89°44'54" WEST, BEING THE NORTH LINE OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 09, TOWNSHIP
19 SOUTH, RANGE 60 EAST, AS SHOWN BY MAP THEREOF ON
FILE IN FILE 73 OF SURVEYS, PAGE 14, OFFICIAL RECORDS
OF CLARK COUNTY, NEVADA.

BENCH MARK

CLARK COUNTY VERTICAL CONTROL STATION "1LV90 9NES"
BEING A BLW BRASS CAP AT BUFFALO DRIVE AND IRON
MOUNTAIN ROAD

ELEVATION:
FEET = 2443.33' (NAVDBB)
METERS = 744.729 M (NAVDBB)

LEGAL DESCRIPTION

APN 125-09-702-001
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF THE NORTH EAST QUARTER (NE 1/4)
OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9,
TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.O.M., CLARK COUNTY
NEVADA.

APN 125-09--702-002
THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9,
TOWNSHIP 19 SOUTH, RANGE 6D EAST, M.O.M., CLARK COUNTY,
NEVADA.

APN
125-09-703-002
HARRIS, WILLIAM H. AND VICTORIA A.
CLARK COUNTY

APN
125-09-703-003
GIVANT, CRAIG AND GOLDBER DAVID S.
CLARK COUNTY

SUP-4918
09-09-04 PC

DESIGN INFORMATION

JOHN W. HENNINGSEN DESIGN GROUP, INC., 600 WEST 17TH AVENUE, SUITE 200, DENVER, CO 80202
TEL: 702-590-8100 FAX: 702-590-8101

SITE PLAN
COKE AND HORSE
BUILDING THE AMERICAN DREAM
CITY OF LAS VEGAS

DATE RECEIVED:

DATE 07/17/04
DRAWN BY M.A.
DESIGNED LGS
CHECKED BDB
PROJECT # 10068900

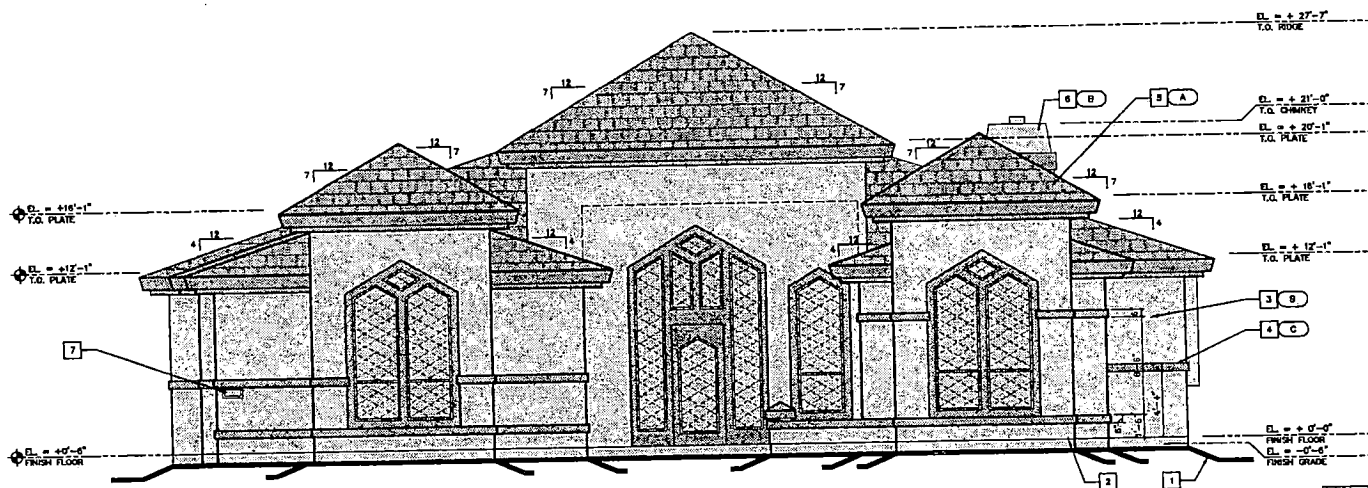
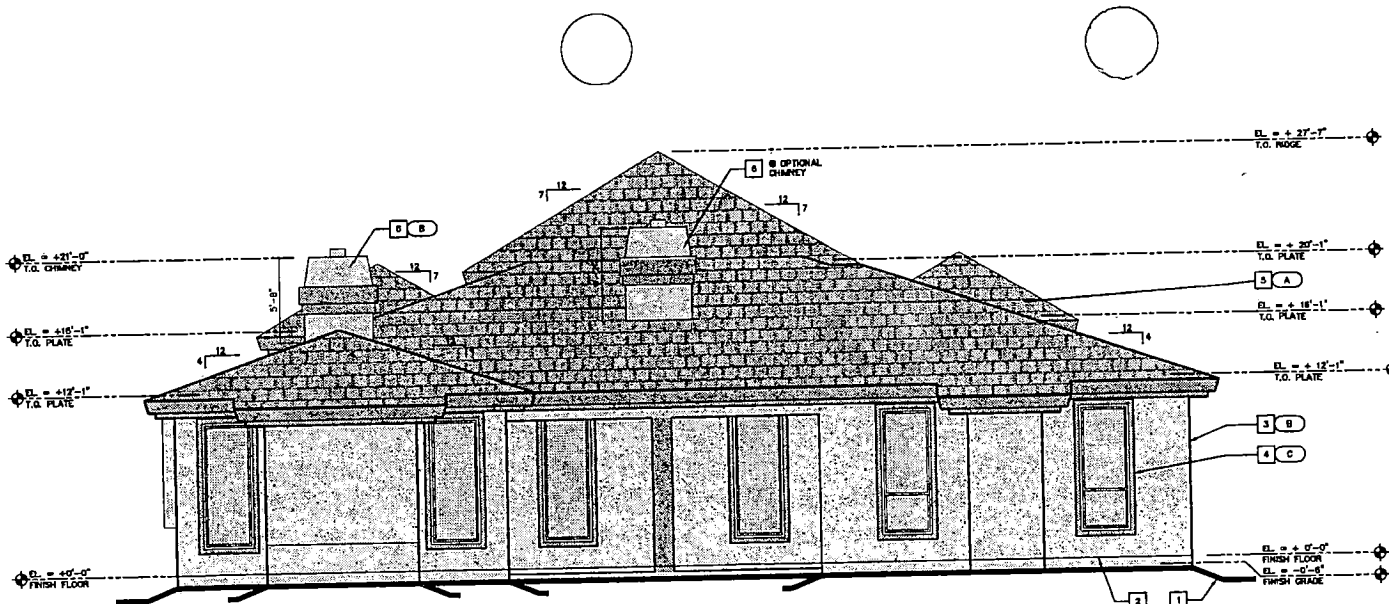
ELECTRICAL

SITE PLAN

SHEET NUMBER

1

OF 1



COLOR SCHEDULE		
SYMBOL	MATERIAL	
A	ROOF TILE	1. MFC: EAGLE ROOFING PRD. SPEC: MALIBU #413 2. MFC: EAGLE ROOFING PRD. SPEC: MALIBU #449
B	PAINT BODY	1. MFC: GLODEN SPEC: SPA BLUE #7095 40/050 2. MFC: GLODEN SPEC: IVORY SAMPLER 3077 50/178
C	PAINT ACCENT	1. MFC: GLODEN SPEC: LIGHT NAVAJO 4077 75/112 2. MFC: GLODEN SPEC: LIGHT NAVAJO 4077 75/112

SUP-4918
09-09-04 PC

REV.	DATE	BY	REVISION

Building the American Dream

7550 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89125
(702) 277-3290 - (702) 870-4818 (FAX)

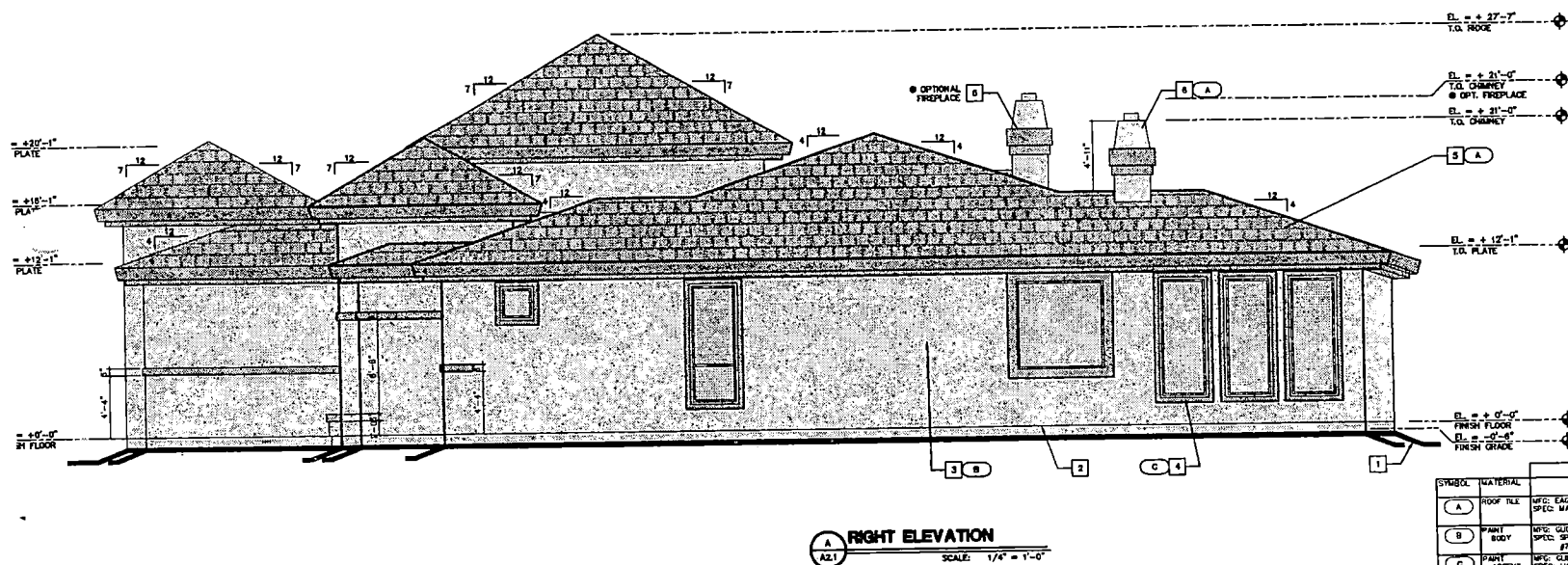
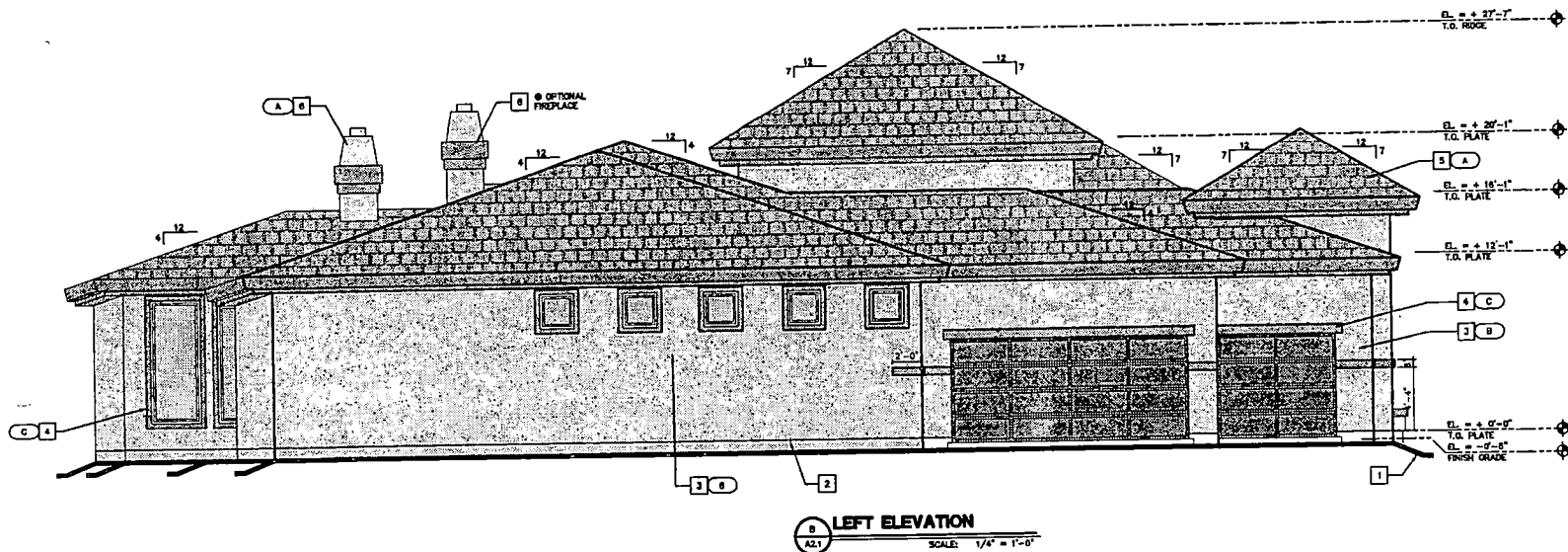
EXTERIOR ELEVATIONS

PARK RANCH ESTATES - PLAN 3284
NORTHWEST LAS VEGAS VALLEY
NORTH OF RACEL, WEST OF BUFFALO
LAS VEGAS, NEVADA

DESIGNED BY: EBL	EC
DRAWN BY: EC	RD
CHECKED BY: RD	
DATE ISSUED: 6/1/04	
JOB NUMBER: 2003-1001	
SCALE: 1/4" = 1'-0"	

THESE PLANS ARE PREPARED BY THE ARCHITECT AND ARE TO BE USED AS AN EXPLANATION OF THE DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT TO THE CONTRACTOR. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT TO THE CONTRACTOR.

SHEET #
A2.0
PLAN 3294



		COLOR SCHEME	
SYMBOL	MATERIAL	1	2
A	ROOF TILE	MFC: EAGLE ROOFING PROD. SPEC. MAURU #413	MFC: EAGLE ROOFING PROD. SPEC. MAURU #449
B	PAINT BODY	MFC: GUDSON SPEC. SP-6 BLUE (FORM: 40/030)	MFC: GUDSON SPEC. MORY SAMPLER 30TY 28/178
C	PAINT ACCENT	MFC: GUDSON SPEC. LIGHT NAVY/40 40TY 18/112	MFC: GUDSON SPEC. LIGHT NAVY/40 40TY 18/112

SUP-4918
09-09-04 PC

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

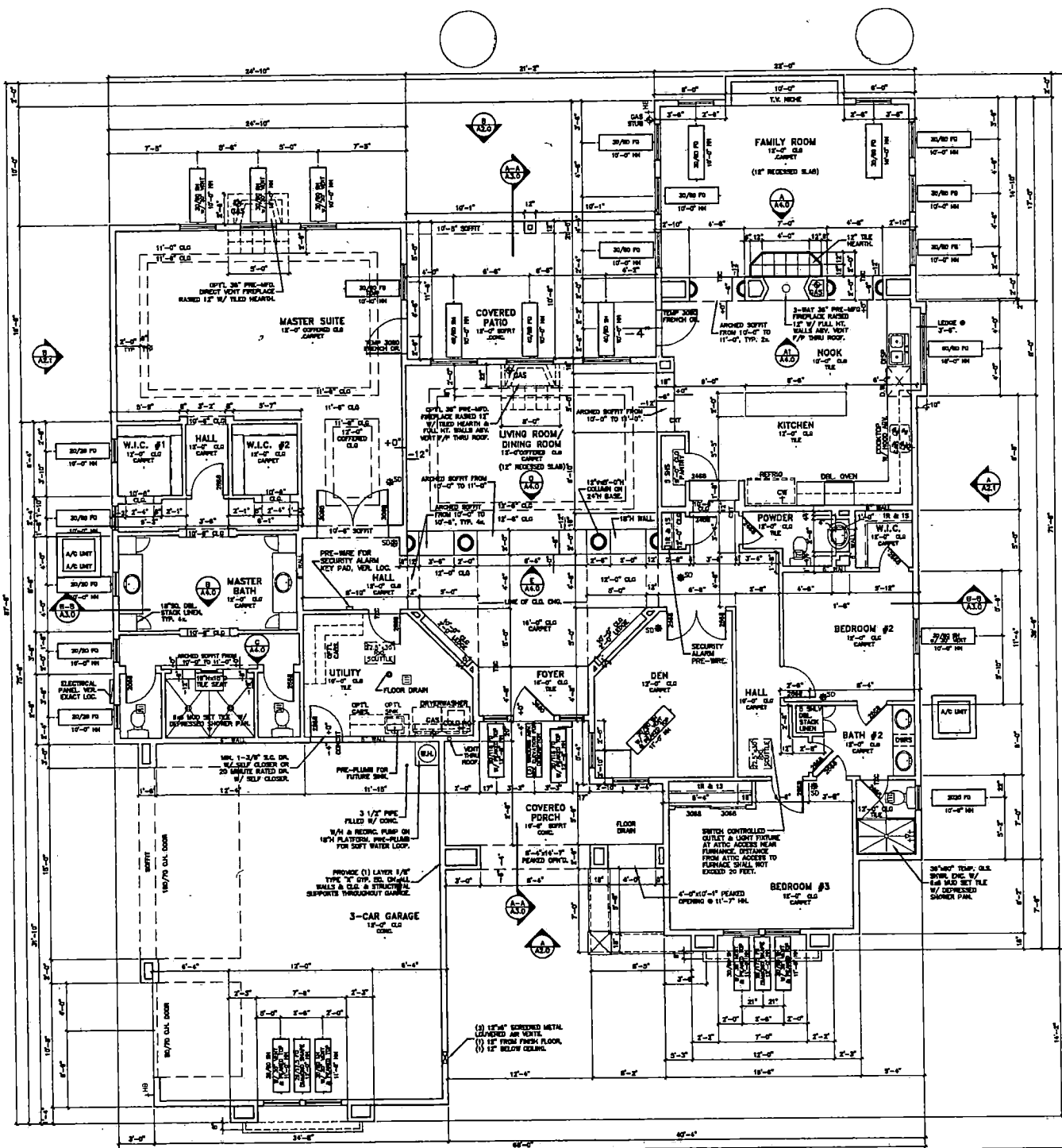
Building the American Dream
7550 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129
(702) 277-3230 - (702) 870-4818 (FAX)

EXTERIOR ELEVATIONS
PARK RANCH ESTATES - PLAN 3294
NORTHWEST LAS VEGAS VALLEY
NORTH OF RACEL, WEST OF BUFFALO
LAS VEGAS, NEVADA

DESIGNED BY: EBL	DRAWN BY: EC
CHECKED BY: RD	DATE ISSUED: 6/1/04
JOB NUMBER: 2003-1001	SCALE: 1/4" = 1'-0"

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR.

SHEET #
A2.1
PLAN 3294



GENERAL NOTES

1. ALSO SEE SHEET A10 FOR ADDITIONAL GENERAL NOTES AND PLAN REQUIREMENTS.
2. ALL EXTERIOR DOORS AND WINDOWS TO BE STANDARD HEIGHT 6'0" STANDARD FRAME OPENINGS UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
5. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
6. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
8. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
10. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
11. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
12. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
13. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
14. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
15. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
16. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
17. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
18. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
19. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
20. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
21. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
22. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
23. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
24. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
25. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
26. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
27. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
28. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
29. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
30. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
31. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
32. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
33. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
34. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
35. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
36. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
37. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
38. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
39. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
40. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
41. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
42. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
43. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
44. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
45. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
46. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
47. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
48. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
49. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
50. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
51. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
52. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
53. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
54. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
55. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
56. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
57. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
58. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
59. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
60. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
61. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
62. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
63. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
64. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
65. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
66. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
67. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
68. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
69. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
70. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
71. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
72. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
73. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
74. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
75. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
76. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
77. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
78. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
79. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
80. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
81. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
82. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
83. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
84. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
85. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
86. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
87. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
88. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
89. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
90. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
91. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
92. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
93. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
94. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
95. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
96. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
97. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
98. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
99. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.
100. ALL EXTERIOR DOORS TO BE 6'0" IN HEIGHT, UNLESS OTHERWISE NOTED.

SQUARE FOOTAGES

LIVING AREA	3,284 S.F.
BASEMENT LIVING AREA	3,043 S.F.
COVERED PORCH	190 S.F.
COVERED PATIO	243 S.F.
GARAGE AREA	750 S.F.
FRAMING	4,351 S.F.
SLAB AREA	4,115 S.F.
OVERALL WIDTH	68'-0"
OVERALL DEPTH	87'-0"

SUP-4918
09-09-04 PC

FLOOR PLAN

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

REV.	DATE	BY	REVISION
1			

Building the American Dream
7550 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129
(702) 277-2290 - (702) 870-4818 (FAX)

FLOOR PLAN

PARK RANCH ESTATES - PLAN 3294
NORTHWEST LAS VEGAS VALLEY
NORTH OF RACEL, WEST OF BUFFALO
LAS VEGAS, NEVADA

DESIGNED BY: EBL	DRAWN BY: EC
CHECKED BY: RO	DATE ISSUED: 6/1/04
JOB NUMBER: 2003-1001	SCALE: 1/4" = 1'-0"

THESE PLANS ARE PREPARED BY THE ARCHITECT AND ARE TO BE USED FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE PLANS AFTER THEY HAVE BEEN ISSUED. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE PLANS AFTER THEY HAVE BEEN ISSUED.

SHEET #
A1.0
PLAN 3294



SUP-4918 - APPLICANT/OWNER: COKE MAGGIE, LIMITED LIABILITY COMPANY
THE SOUTHWEST CORNER OF COKE STREET AND HORSE DRIVE
SEPTEMBER 9, 2004 PLANNING COMMISSION

08/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-4862 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DAVID B. BARKER AND STEPHANIE ANN BARKER - Petition to Vacate a 25-foot wide public drainage easement at 1940 and 1941 Ski Slope Circle, Ward 1 (Moncrief).

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:

GOYNES – APPROVED subject to conditions on Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956] – **UNANIMOUS** with NIGRO excused

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 SEPTEMBER 9, 2004
Planning and Development Department
Item 5 – VAC-4862

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956].

DAVID CLAPSADDLE, Planning and Development Department, stated that it was understood that the unidentified male speaker in the audience desired to have Item 3 [SUP-4902] be removed from One Motion/One Vote. CHAIRMAN TRUESDELL concurred and then read into record the items that are One Motion/One Vote, which consisted of Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956]. MR. CLAPSADDLE stated, for the record, that staff received letters from these applicants agreeing to all conditions, with the exception of Item 5 [VAC-4862]. There was a miscommunication with the fax number. MR. CLAPSADDLE confirmed with the applicant (MR. BARKER), via telephone, that he agreed to the conditions and was present at tonight's meeting.

Regarding Item 6 [VAC-4892], COMMISSIONER DAVENPORT asked if the applicant, MARK JONES, was present at tonight's meeting. Seeing no one present, COMMISSIONER DAVENPORT then stated, for the record, that he knows a Mark Jones but did not feel it was the applicant on this particular item; so, he would be voting on this item.

COMMISSIONER McSWAIN stated that she would be abstaining on Item 6 [VAC-4892], as her company is presently doing work for Southwest Homes.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956].

(6:09 – 6:13)

1- 277

CONDITIONS:

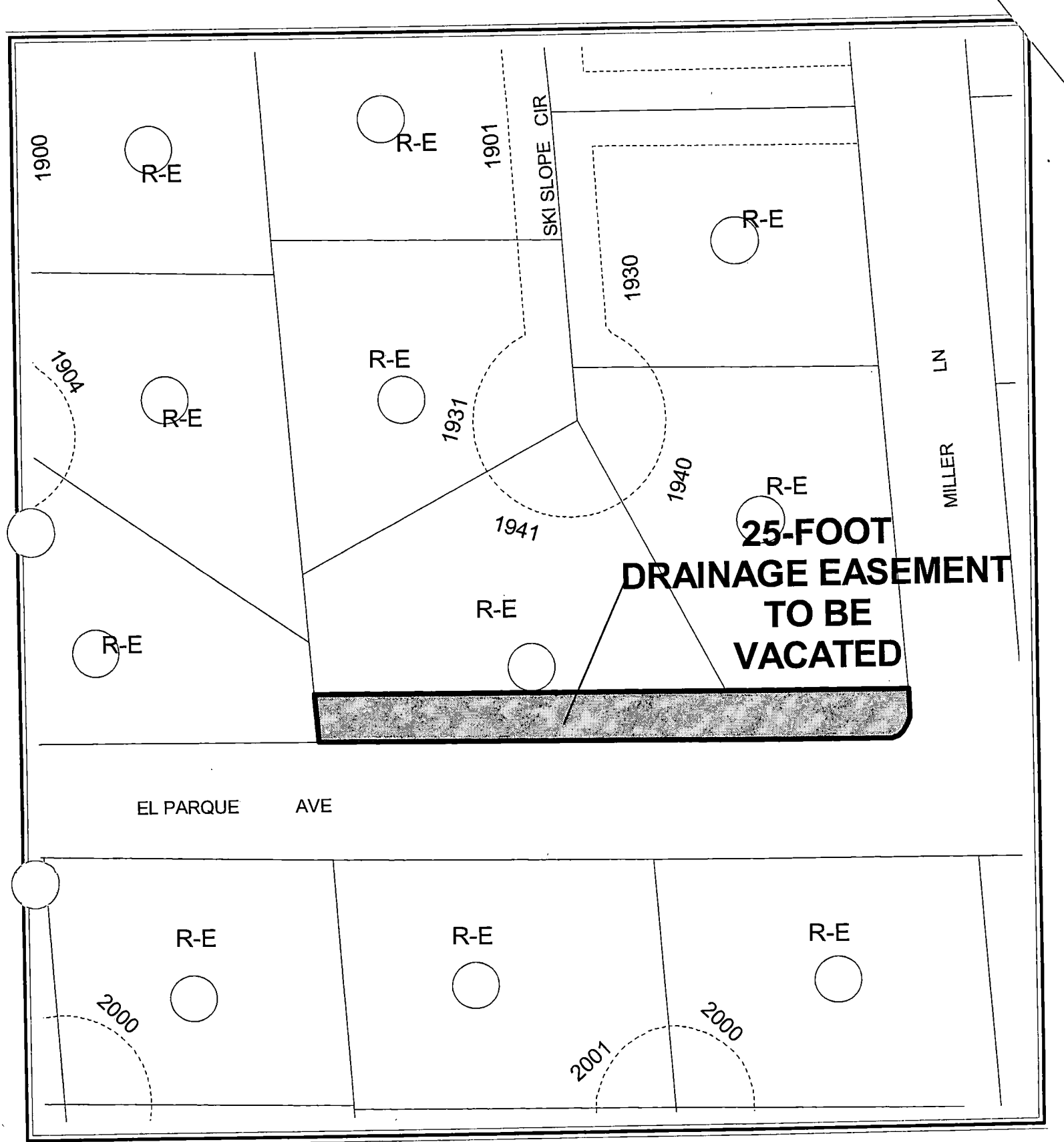
Planning and Development

1. This Petition of Vacation shall be revised to include the entire legal drainage easement adjacent to Assessor's Parcel Numbers 163-04-702-008 and 009.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, prior to the recordation of an Order of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 5 – VAC-4862

CONDITIONS – Continued:

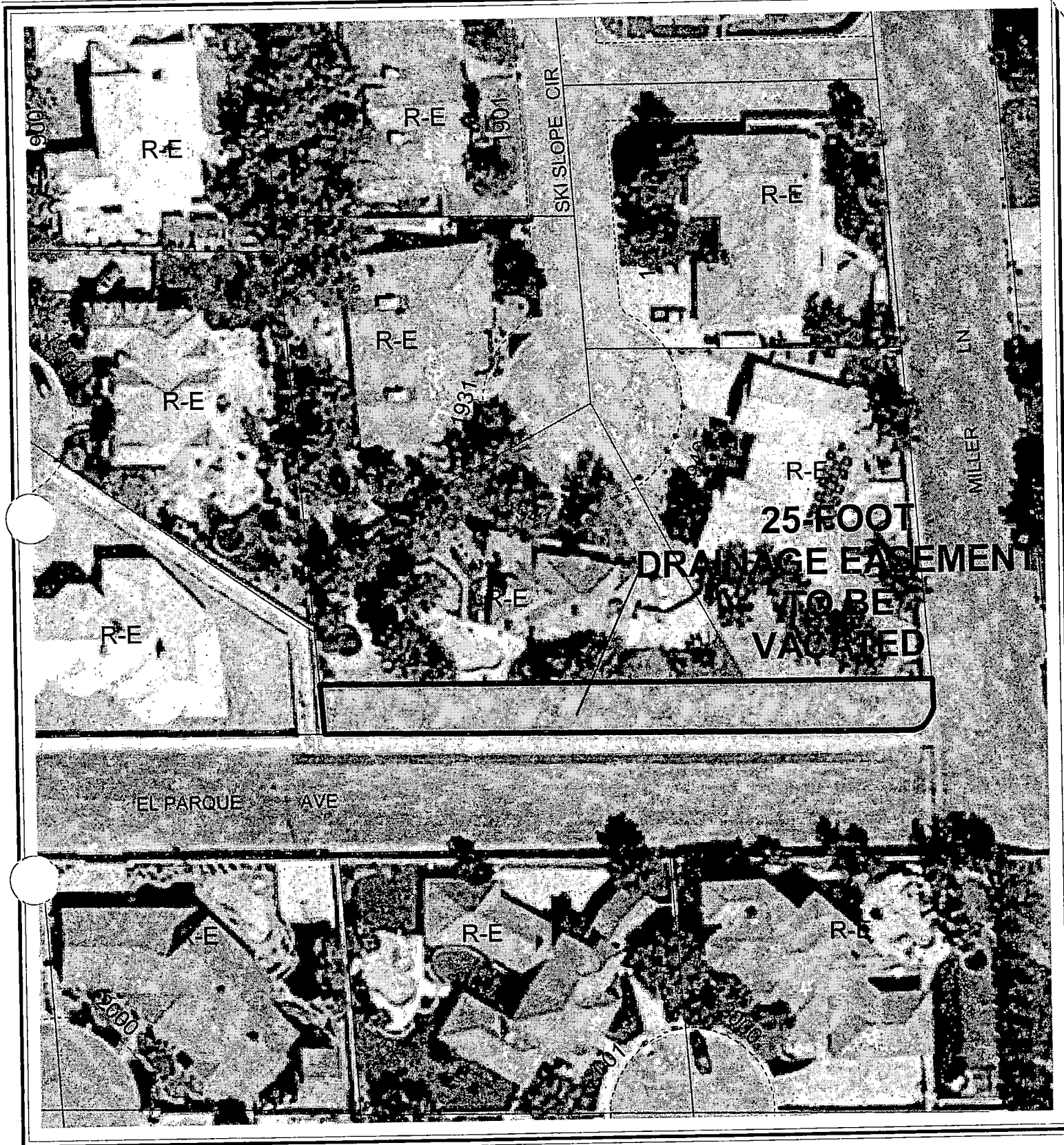
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.
6. Provide a plan acceptable to the City Engineer showing how the area proposed to be vacated will be incorporated into the abutting properties prior to recordation of the Order of Vacation.



CASE: VAC-4862

0 50 100 Feet





0 50 100 Feet

CASE: VAC-4862



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-4862 - APPLICANT/OWNER: DAVID B. BARKER AND
STEPHANIE ANN BARKER**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. This Petition of Vacation shall be revised to include the entire legal drainage easement adjacent to Assessor's Parcel Numbers 163-04-702-008 and 009.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, prior to the recordation of an Order of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.
6. Provide a plan acceptable to the City Engineer showing how the area proposed to be vacated will be incorporated into the abutting properties prior to recordation of the Order of Vacation.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is to Vacate a public drainage easement at 1940 and 1941 Ski Slope Circle.

B) Applicant's Justification

The letter states that the existing drainage easement is no longer necessary for flood control purposes due to upstream flood control measures that have been implemented subsequent to completion of their development. They indicated that adjacent property to the west is unencumbered by the easement, as the easement stops at their lot line.

BACKGROUND INFORMATION

A) Previous Actions

11/23/98 The City Council approved a General Plan Amendment (GPA-0027-98) to Amend a portion of the Southwest Sector Plan that includes the subject property from: R (Rural Density Residential) to: DR (Desert Rural Density Residential). The Planning Commission recommended approval of the City initiated application on 10/22/98.

DETAILS OF APPLICATION REQUEST

This subject request proposes to Vacate a public drainage easement located in the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 4, Township 21 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

An application was submitted to Vacate an existing drainage easement across 1941 Ski Slope Circle because it is no longer necessary for flood control purposes. Upstream flood control measures were implemented subsequent to completion of the applicants' development, rendering the easement unnecessary. The adjacent property to the west of the subject lot is unencumbered by the easement, as the easement stops at the applicants' lot line. The existing drainage easement

DDS

VAC-4862 - Staff Report Page Two
September 9, 2004 Planning Commission Meeting

also extends east across the lot at 1940 Ski Slope Circle. Vacation of the easement across these two lots would vacate the entire easement. For this reason this request has been expanded to consider vacation of the easement across both lots.

The applicants at 1941 Ski Slope Circle are interested in constructing a new block wall along the sidewalk along the north edge of El Parque. The 25-foot wide drainage easement would be incorporated into their yard.

B) Public Works discussion

In response to phone calls from the applicant (Barker, 1941 Ski Slope Circle) and the property owner to the east (Paul and Keri Demattia, 1940 Ski Slope Circle) to the City of Las Vegas regarding drainage problems, the Field Operations Department sent both property owners a letter dated November 17, 2003 explaining how the nuisance water could be eliminated from behind their property. In response to those letters, both property owners sent money to the City of Las Vegas and the City subsequently constructed sidewalk, curb and gutter and connected it to a recently constructed valley gutter and it was stipulated that the City would no longer maintain the area within the drainage easement. This, combined with development to the west of these properties, has eliminated the need for a drainage easement and the City of Las Vegas' position is that it is in the best interest of all concerned to extend the vacation across the entire length of the existing drainage easement to Miller Avenue.

This Vacation application proposes to vacate only a City of Las Vegas drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

DDS



Name of Applicant: David Barker

X No

Print Name: David Barker

 **LINDA K. STAPLES**
Notary Public State of Nevada
No. 98-3277-1
My exp. exp. July 16, 2006



VAC-4862 - APPLICANT/OWNER: DAVID B. BARKER AND STEPHANIE ANN BARKER
1940 AND 1941 SKI SLOPE CIRCLE
SEPTEMBER 9, 2004 PLANNING COMMISSION

08/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-4892 - VACATION - PUBLIC HEARING - APPLICANT/OWNER:
SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Petition to Vacate public streetlight, fire hydrant and other appurtenant easements generally located east of Campbell Road, north of Elkhorn Road, Ward 6 (Mack).

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:

GOYNES – APPROVED subject to conditions on Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956] – **UNANIMOUS** with NIGRO excused

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 SEPTEMBER 9, 2004
Planning and Development Department
Item 6 – VAC-4892

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956].

DAVID CLAPSADDLE, Planning and Development Department, stated that it was understood that the unidentified male speaker in the audience desired to have Item 3 [SUP-4902] be removed from One Motion/One Vote. CHAIRMAN TRUESDELL concurred and then read into record the items that are One Motion/One Vote, which consisted of Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956]. MR. CLAPSADDLE stated, for the record, that staff received letters from these applicants agreeing to all conditions, with the exception of Item 5 [VAC-4862]. There was a miscommunication with the fax number. MR. CLAPSADDLE confirmed with the applicant (MR. BARKER), via telephone, that he agreed to the conditions and was present at tonight's meeting.

Regarding Item 6 [VAC-4892], COMMISSIONER DAVENPORT asked if the applicant, MARK JONES, was present at tonight's meeting. Seeing no one present, COMMISSIONER DAVENPORT then stated, for the record, that he knows a Mark Jones but did not feel it was the applicant on this particular item; so, he would be voting on this item.

COMMISSIONER McSWAIN stated that she would be abstaining on Item 6 [VAC-4892], as her company is presently doing work for Southwest Homes.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956].

(6:09 – 6:13)

1-277

CONDITIONS:

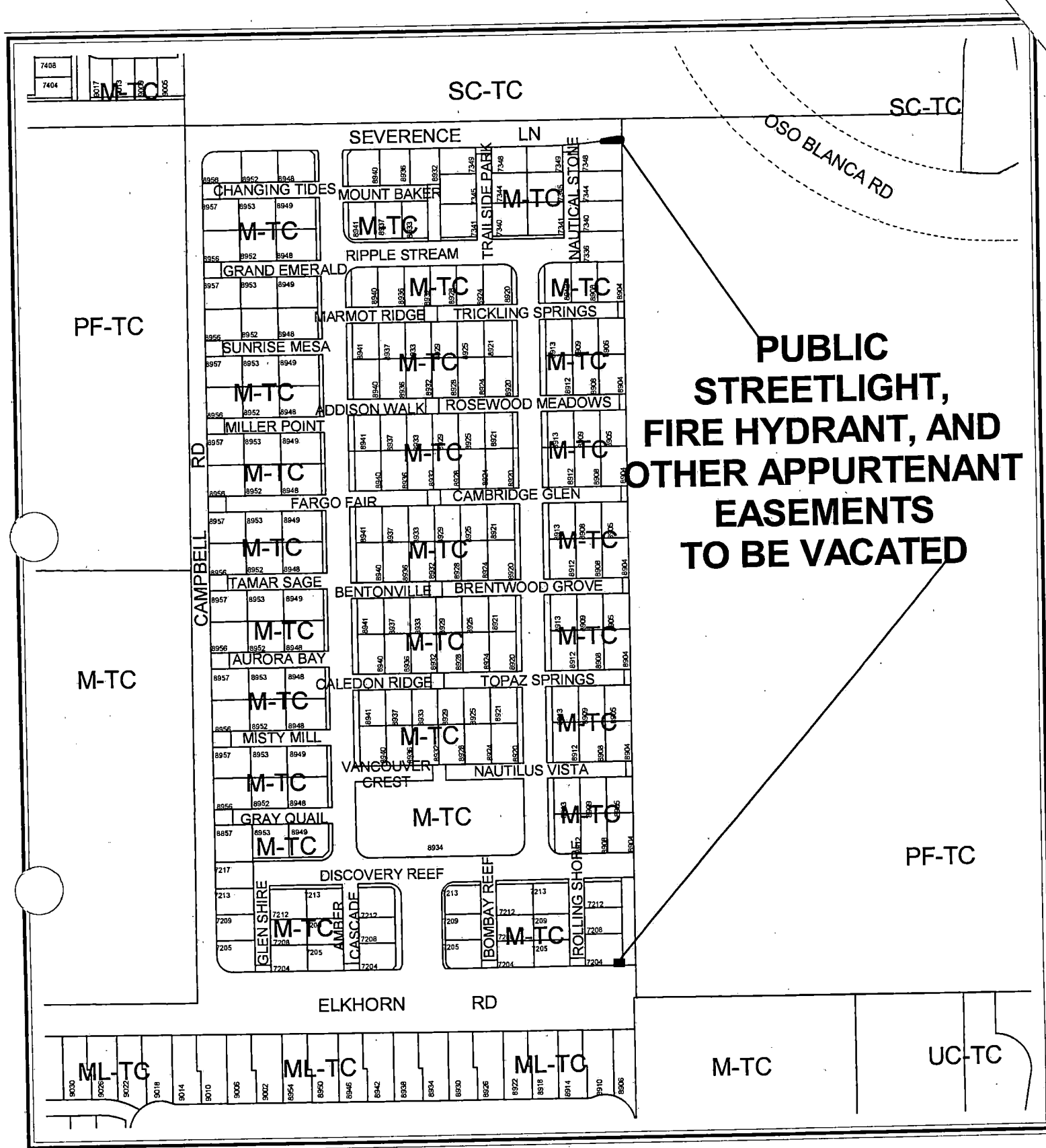
Planning and Development

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, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
2. All development shall be in conformance with code requirements and design standards of all City Departments.

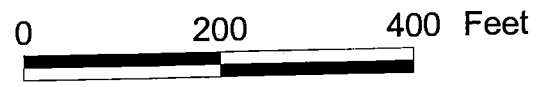
PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 6 – VAC-4892

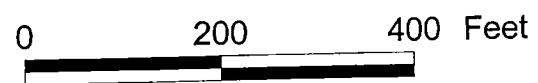
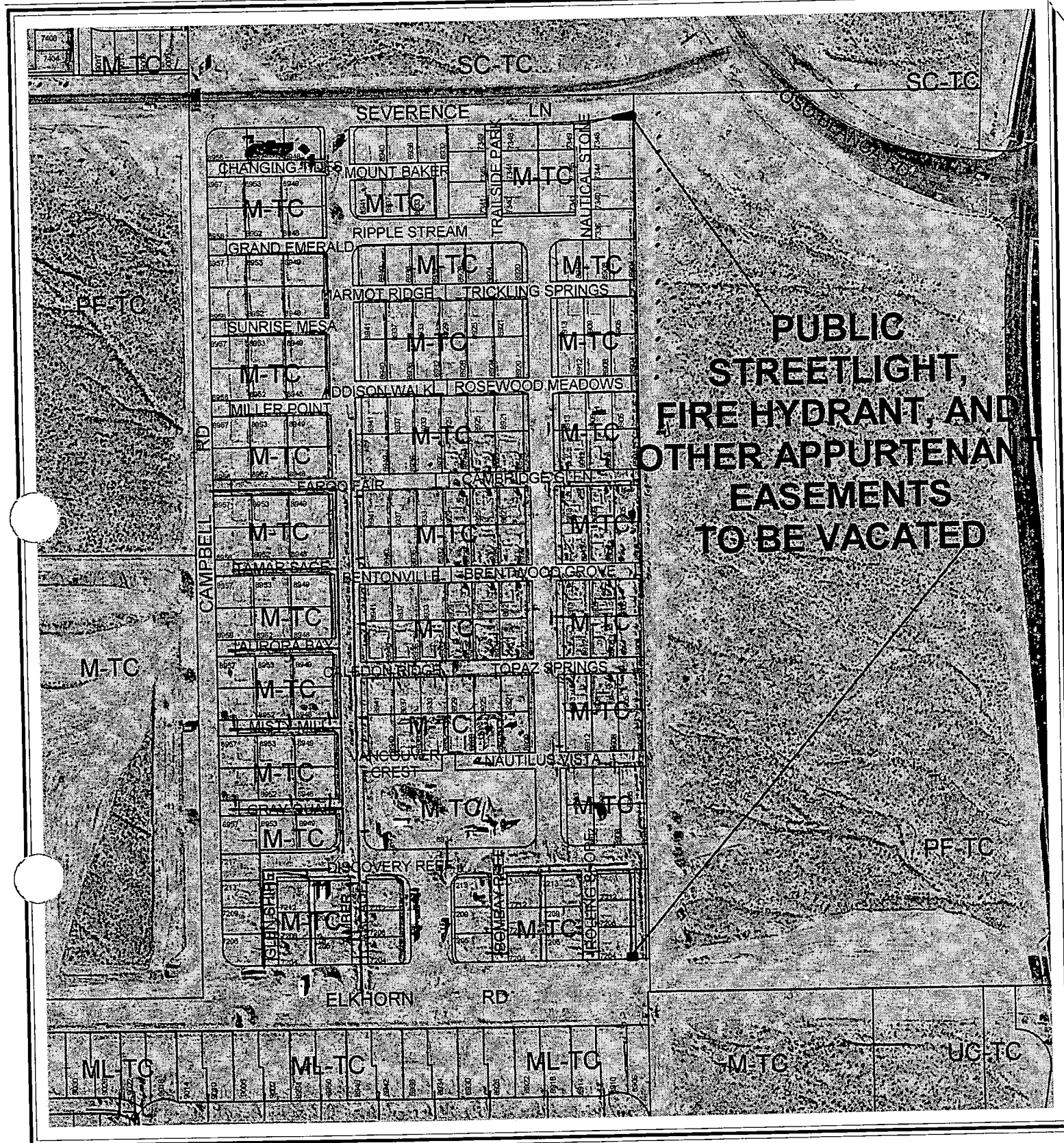
CONDITIONS – Continued:

- C
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 or easement 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.
- C



CASE: VAC-4892





CASE: VAC-4892



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-4892 - APPLICANT/OWNER: SOUTHWEST HOMES,
LIMITED LIABILITY COMPANY**

**** 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, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
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 or easement 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 is a Petition to Vacate public streetlight, fire hydrant and other appurtenant easements generally located east of Campbell Road, north of Elkhorn Road.

B) Applicant's Justification

The applicant justifies this application by stating that the streetlight, fire hydrant and other facilities are located within the required Town Center amenity zones and not in the area to be vacated. The granting of this vacation would not cause a hardship to existing property owners.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a request for a Rezoning (Z-0076-98) from U (Undeveloped) Zone, R-E (Residence Estates), R-PD7 (Residential Planned Development - 5 Units per Acre), R-PD11 (Residential Planned Development - 5 Units per Acre), R-PD13 (Residential Planned Development - 5 Units per Acre), R-PD18 (Residential Planned Development - 5 Units per Acre), R-CL Residential - Compact Lot), C-1 (Limited Commercial), C-2 General Commercial), C-V (Civic), and P-D (Planned Development) to T-C (Town Center) on 1,468 acres located within the area designated Town Center on the Northwest Amendment to the General Plan. The Planning Commission and staff recommended approval.

02/14/02 The Planning Commission approved a request for a Site Development Plan Review [Z-0076-98(26)] for a proposed 495-unit, four-story apartment complex on 20.6 acres adjacent to the northeast corner of Elkhorn Road and Campbell Road. Staff recommended approval.

05/15/02 The City Council approved a Petition to Vacate (VAC-0020-02) U. S. Government Patent Easements generally located adjacent to the north side of Elkhorn Road, between Campbell Road and El Capitan Way (aka Durango Drive). The Planning Commission and staff recommended approval.

VAC-4892 - Staff Report Page Two
September 9, 2004 Planning Commission Meeting

- 05/07/03 The City Council approved requests for a Special Use Permit (SUP-1926) for a proposed gated community with private streets within Town Center; a Variance (VAR-1927) to allow 0.78 acres of open space where 2.06 acres is the minimum required; and a Site Development Plan Review (SDR-1925) for a proposed 209-lot single-family residential development on 20.6 acres adjacent to the northeast corner of Elkhorn Road and Campbell Road. The Planning Commission and staff recommended denial.
- 07/10/03 The Planning Commission approved the Tentative Map (TMP-2470) for a 203-lot single-family residential subdivision (Centennial Park). Staff recommended approval.
- 03/08/04 The Final Maps for Centennial Park Unit 1 (FMP-2893) and Centennial Park Unit 2 (FMP-2892) were recorded in the Office of the Clark County Recorder.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public streetlight, fire hydrant, and other appurtenant easements located in a portion of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 17, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant requests to vacate portions of the five-foot easements reserved by the City of Las Vegas for access to streetlights, fire hydrants, and other facilities when U.S. Government Patent Easements were vacated through VAC-0020-02. These facilities are located within the amenity zones of Severence Lane and Elkhorn Road as required by the Town Center Development Standards; therefore, the proposed sites, which are outside of the right-of-way, may be vacated without burdening the City or existing property owners.

B) Public Works discussion

This Vacation application proposes to vacate only public streetlight, fire hydrant, and other appurtenant easements. As no right-of-way is proposed to be vacated, no franchise rights are involved. However, any interest by the Las Vegas Valley Water District (LVVWD) for the purpose of placing public fire hydrants would require relinquishment by the LVVWD.

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Southwest Homes

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

Yes ~~X~~ No

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

City Official: _____

Partner(s): _____

APN: _____

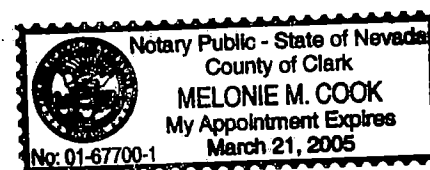
Signature of Property Owner/Authorized Agent: 12/

Print Name: 1022 Student

Subscribed and sworn before me

This 8 day of July, 2004

Melanie M. Cook
Notary Public in and for said County and State





VAC-4892 - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY
EAST OF CAMPBELL ROAD, NORTH OF ELKHORN ROAD
SEPTEMBER 9, 2004 PLANNING COMMISSION

08/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-4956 - VACATION - PUBLIC HEARING - APPLICANT: NEVADA STATE BANK - OWNER: THE SIDNEY FAMILY TRUST - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located north of Cheyenne Avenue, west of Fort Apache Road, Ward 4 (Brown).

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:

GOYNES – APPROVED subject to conditions on Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956] – **UNANIMOUS** with NIGRO excused

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 SEPTEMBER 9, 2004
Planning and Development Department
Item 7 – VAC-4956

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956].

DAVID CLAPSADDLE, Planning and Development Department, stated that it was understood that the unidentified male speaker in the audience desired to have Item 3 [SUP-4902] be removed from One Motion/One Vote. CHAIRMAN TRUESDELL concurred and then read into record the items that are One Motion/One Vote, which consisted of Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956]. MR. CLAPSADDLE stated, for the record, that staff received letters from these applicants agreeing to all conditions, with the exception of Item 5 [VAC-4862]. There was a miscommunication with the fax number. MR. CLAPSADDLE confirmed with the applicant (MR. BARKER), via telephone, that he agreed to the conditions and was present at tonight's meeting.

Regarding Item 6 [VAC-4892], COMMISSIONER DAVENPORT asked if the applicant, MARK JONES, was present at tonight's meeting. Seeing no one present, COMMISSIONER DAVENPORT then stated, for the record, that he knows a Mark Jones but did not feel it was the applicant on this particular item; so, he would be voting on this item.

COMMISSIONER McSWAIN stated that she would be abstaining on Item 6 [VAC-4892], as her company is presently doing work for Southwest Homes.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 4 [SUP-4918], Item 5 [VAC-4862], Item 6 [VAC-4892] and Item 7 [VAC-4956].

(6:09 – 6:13)

1-277

CONDITIONS:

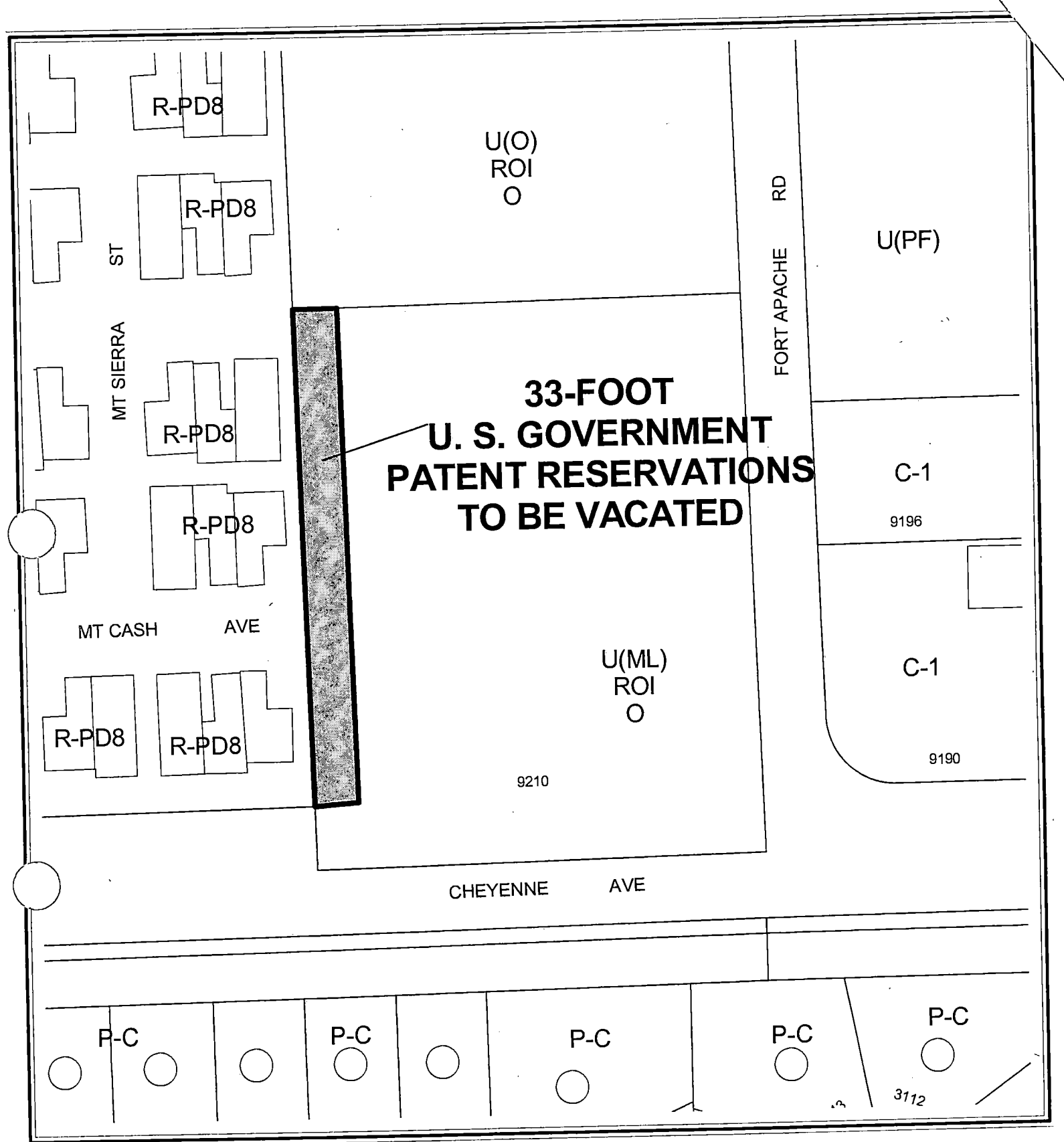
Planning and Development

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for zoning action ZON-4043 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

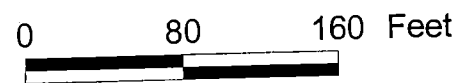
PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 7 – VAC-4956

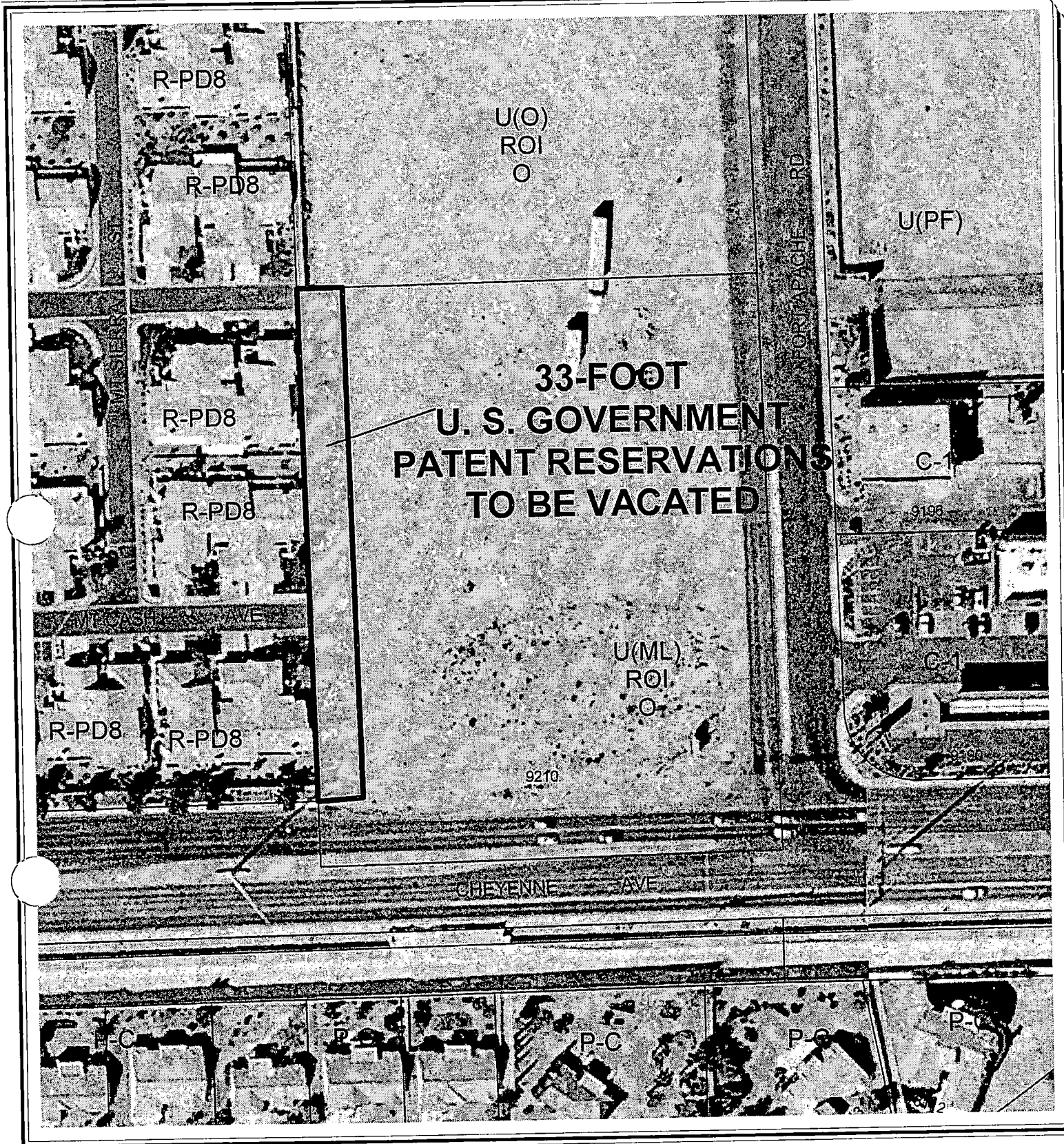
CONDITIONS – Continued:

3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



CASE: VAC-4956





0 80 160 Feet

CASE: VAC-4956



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-4956 - APPLICANT: NEVADA STATE BANK - OWNER:
THE SIDNEY FAMILY TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for zoning action ZON-4043 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate a U. S. Government Patent Reservation generally located north of Cheyenne Avenue, west of Fort Apache Road.

B) Applicant's Justification

The applicant justifies this request by stating that the subject vacation is needed to develop the parcel for landscaping and parking associated with a proposed financial institution.

BACKGROUND INFORMATION

A) Previous Actions

5/19/04 The City Council approved requests for a General Plan Amendment (GPA-4042) from ML (Medium-Low Density Residential) to O (Office); a Rezoning (ZON-4043) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office); a Special Use Permit (SUP-4045) for a Financial Institution with Drive-Through on property adjacent to residential uses and without separation from residential properties by an intervening building; and a Site Development Plan Review (SDR-4060) and a Waiver of parking lot landscaping standards for a proposed Financial Institution, General with Drive-Through on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road. The Planning Commission and staff recommended approval of all items.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the South Four Hundred Eighty Feet (480'), excepting the South Fifty Feet (50'), of the West Thirty-Three feet (33') of the East Half (E½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 8, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S. Government Patent Reservation because it is no longer needed in its current configuration. This will allow the development of a General Financial Institution with Drive-Through facilities on the subject parcel. The specific area to be vacated will contain required landscaping and parking spaces for this development. The request is appropriate, as the subject easement is not needed and will not result in reduced access or traffic handling capability for the area.

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request for U. S. Government Patent Reservations generally located north of Cheyenne Avenue, west of Fort Apache Road.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: Fry Sidney & Paula Family Trust and Fry Sidney Allen
& Paula F TRS

Name of Applicant: Nevada State Bank

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: _____

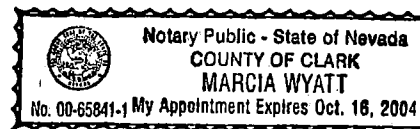
Signature of Property Owner/Authorized Agent: _____

Print Name: _____

~~Subscribed~~ and sworn before me

This 8 day of 8, 2004

Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

TABLE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 19 [MOD-4632],
Item 20 [WVR-4754], Item 21 [SDR-4751], Item 34 [SDR-4935] and Item 36 to 9/23/2004
Planning Commission meeting, Item 18 [MSP-4622] to 11/04/2004 Planning Commission
meeting, TABLE Item 8 [GPA-4548], Item 9 [ZON-4554], Item 10 [VAR-4677] and Item 11
[SDR-4555] – UNANIMOUS with NIGRO excused

MINUTES:

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

(6:02 – 6:09)

GREENETINDALL

ARCHITECTURE & RESIDENTIAL DESIGN

Steve Swanton
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

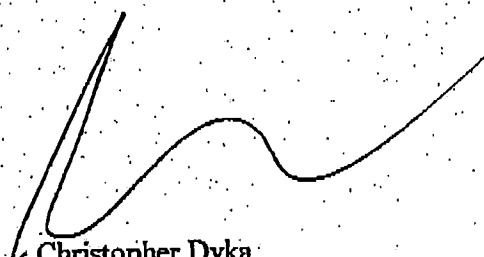
Re: Owens Court

Mr. Swanton,

I wish to table these items:

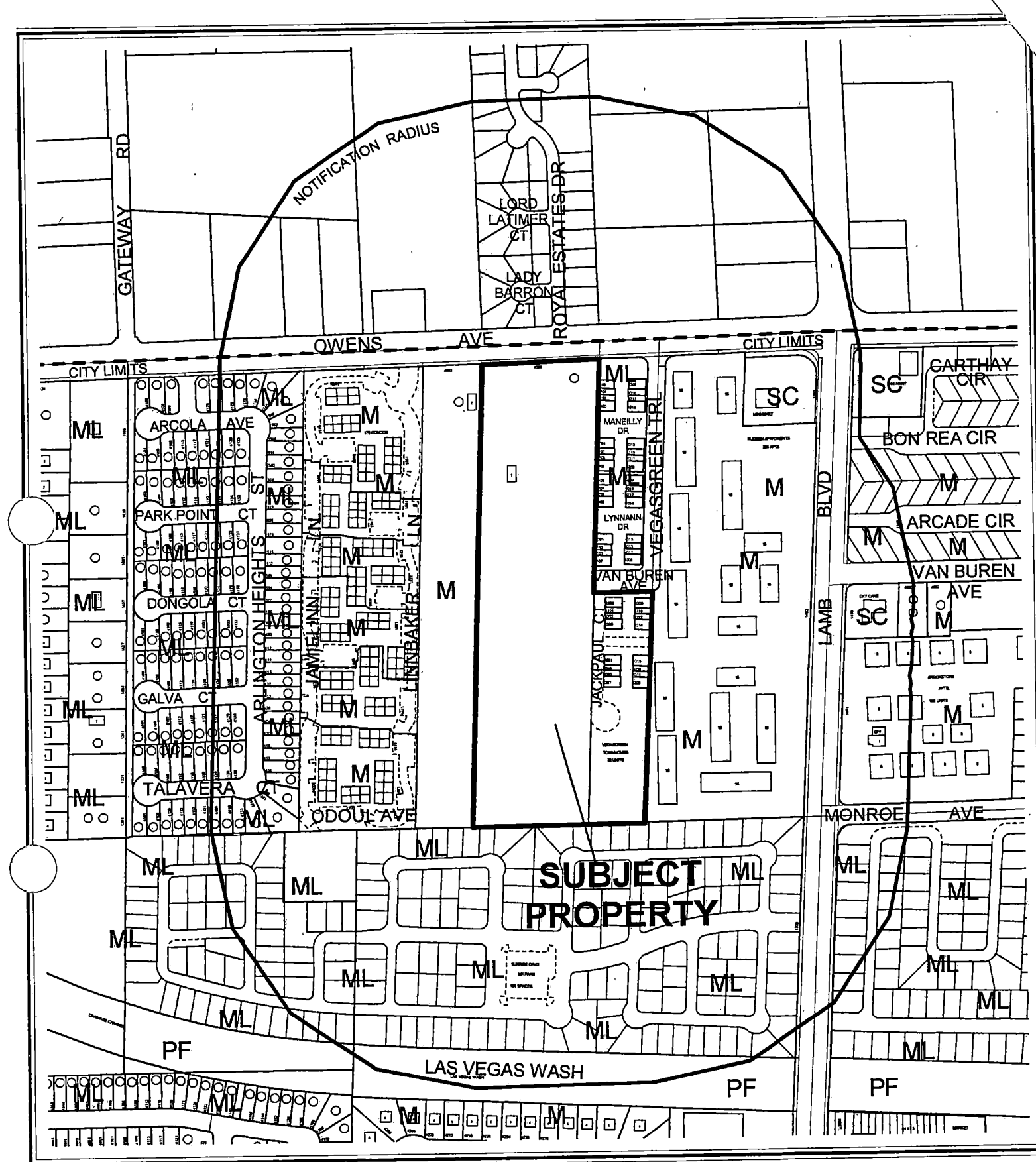
GPA-4548
ZAN-4554
VAR-4677
STR-4555

These items were to be heard on September 9th, 2004. We are currently revisiting design issues with structural widths and lengths. I will contact you when we are ready to place these items back on the agenda.



Christopher Dyka
Project Manager

3531 E. Russell Road, Suite I * Las Vegas, Nevada 89120
Tel (702) 597-5292 * Fax (702) 597-5598

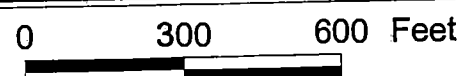
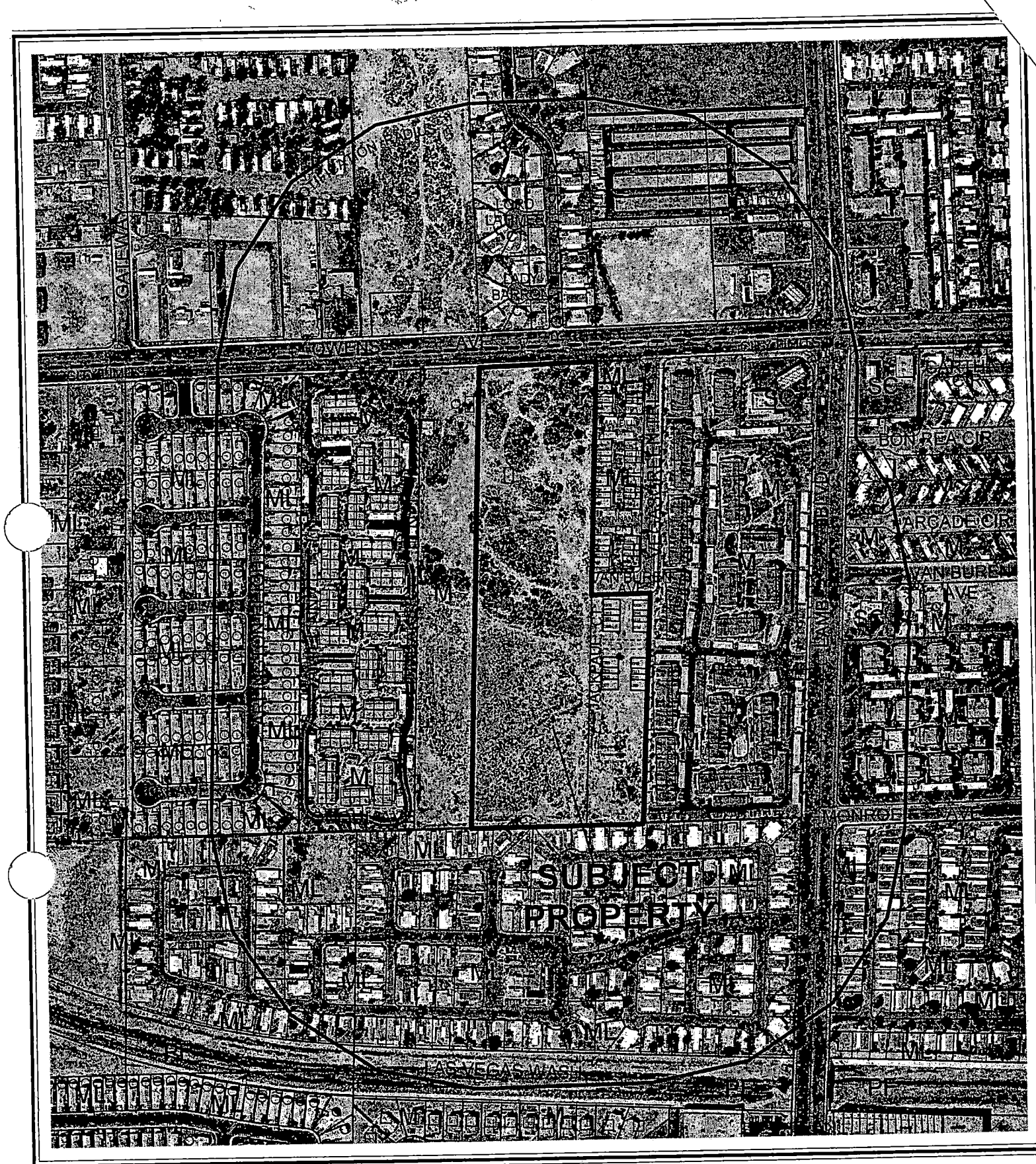


CASE: GPA-4548

RADIUS: 750 FT

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

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



CASE: GPA-4548

RADIUS: 750 FT

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

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-4548 - APPLICANT: RICHARD EHRLICH - OWNER:
RICHARD EHRLICH, ET AL

***ON AUGUST 30, 2004 THE APPLICANT
REQUESTED THIS ITEM BE TABLED.***



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4548 APN: 140-30-503-001 & 002
140-30-50-017

Name of Property Owner: _____

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

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

_____ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

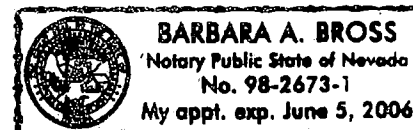
Print Name: Richard K. Ehrlich

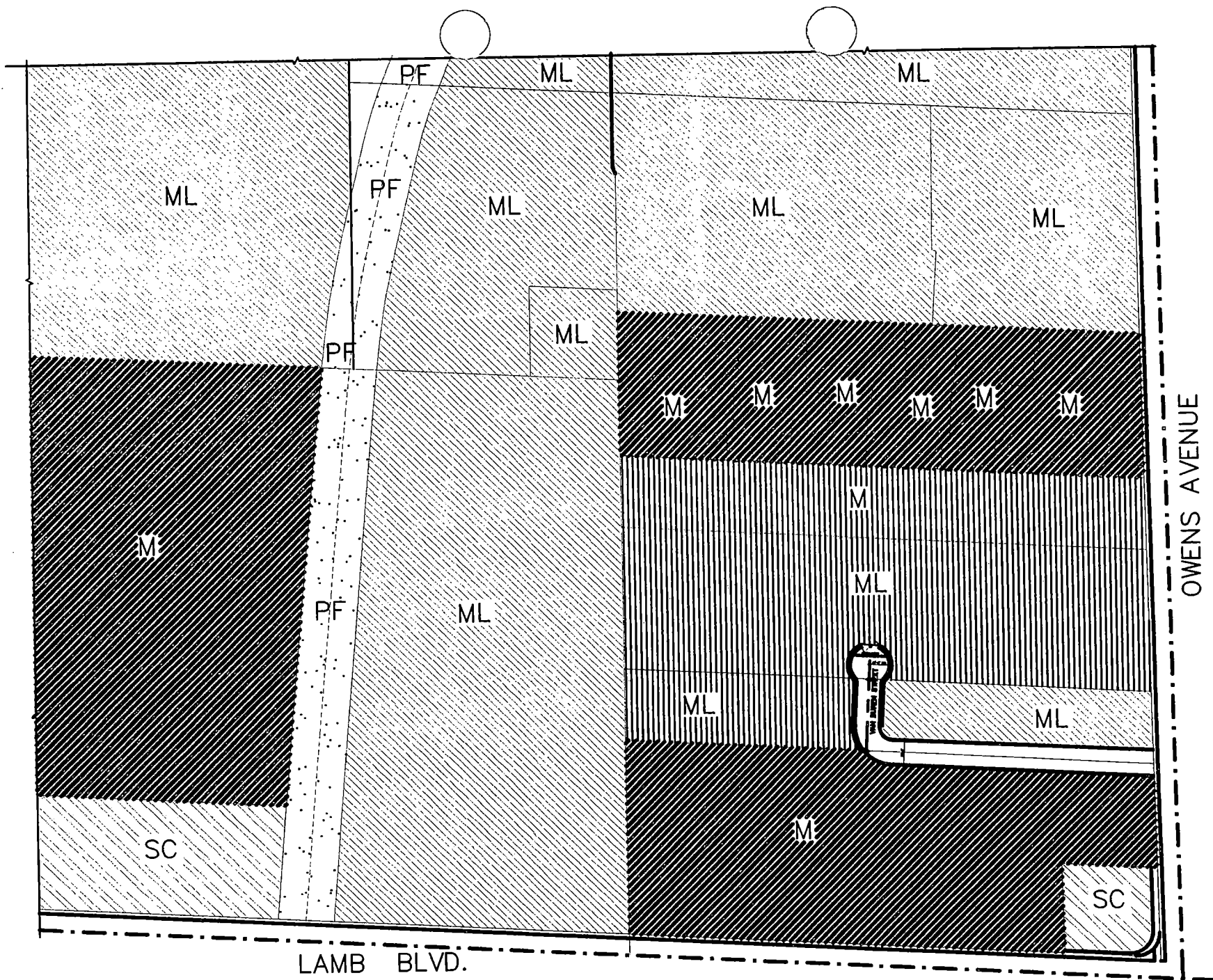
Subscribed and sworn before me

This 3rd day of March, 2004

Barbara A. Bros

Notary Public in and for said County and State





GPA-4548
07-08-04 PC

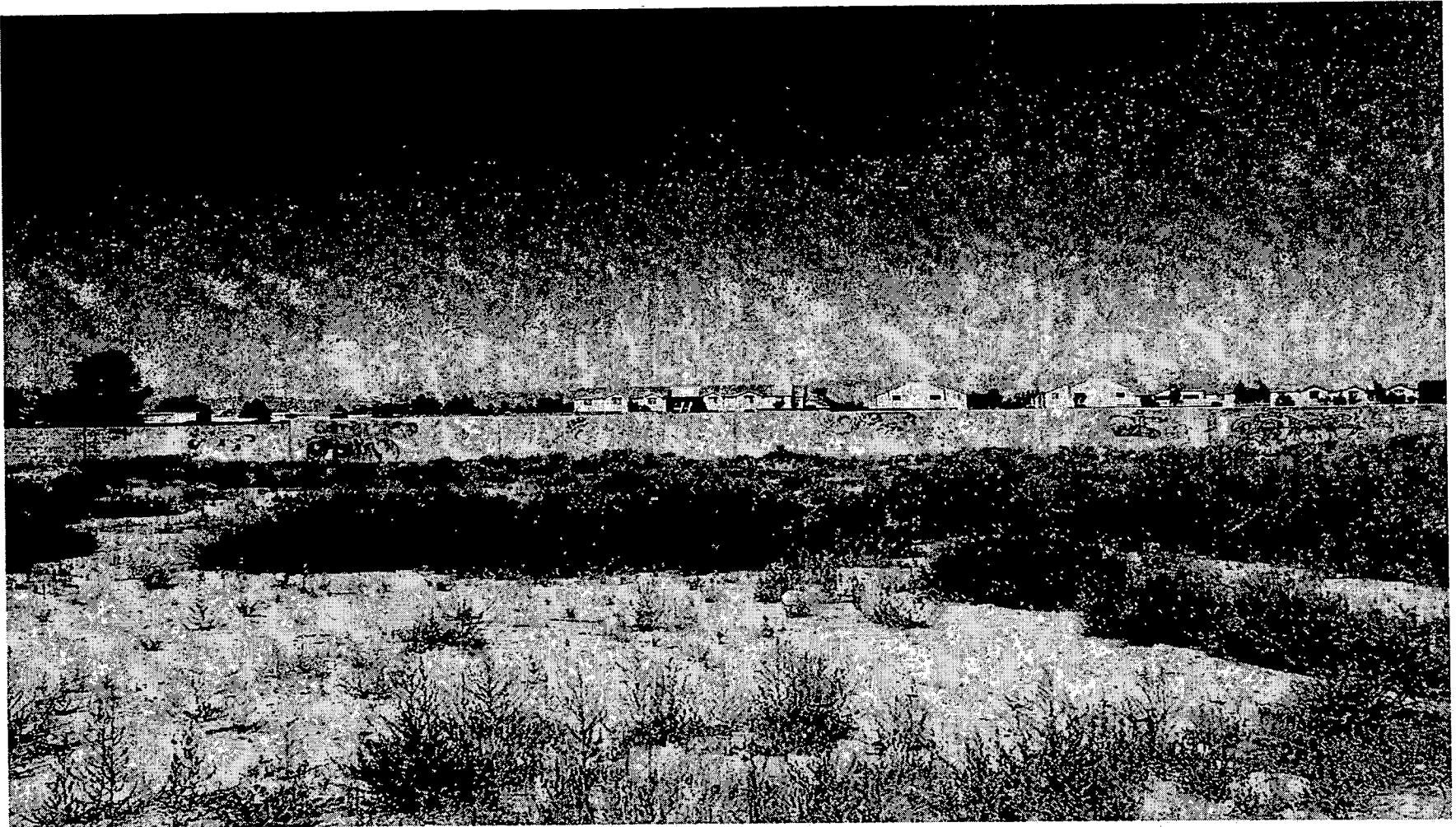
LOCATOR MAP

LOCATOR MAP

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

GREENETINDALL
 3331 EAST RUSSELL ROAD, SUITE 100
 LAS VEGAS, NEVADA 89119
 PHONE: 702.597.2222
 FAX: 702.597.2222
 WWW.GREENETINDALL.COM
 ARCHITECTURE RESIDENTIAL DESIGN GENERAL CONTRACTING

GT0419
 S-2



GPA-4548 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
SEPTEMBER 9, 2004 PLANNING COMMISSION

06/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

TABLE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 19 [MOD-4632], Item 20 [WVR-4754], Item 21 [SDR-4751], Item 34 [SDR-4935] and Item 36 to 9/23/2004 Planning Commission meeting, Item 18 [MSP-4622] to 11/04/2004 Planning Commission meeting, TABLE Item 8 [GPA-4548], Item 9 [ZON-4554], Item 10 [VAR-4677] and Item 11 [SDR-4555] – UNANIMOUS with NIGRO excused

MINUTES:

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

(6:02 – 6:09)

1-70

GREENETINDALL

ARCHITECTURE & RESIDENTIAL DESIGN

Steve Swanton
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

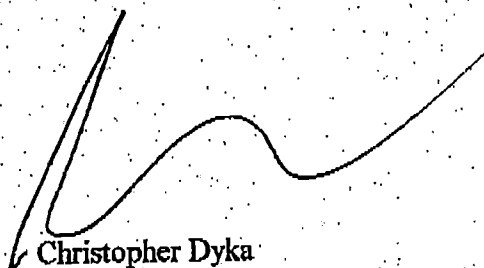
Re: Owens Court

Mr. Swanton,

I wish to table these items:

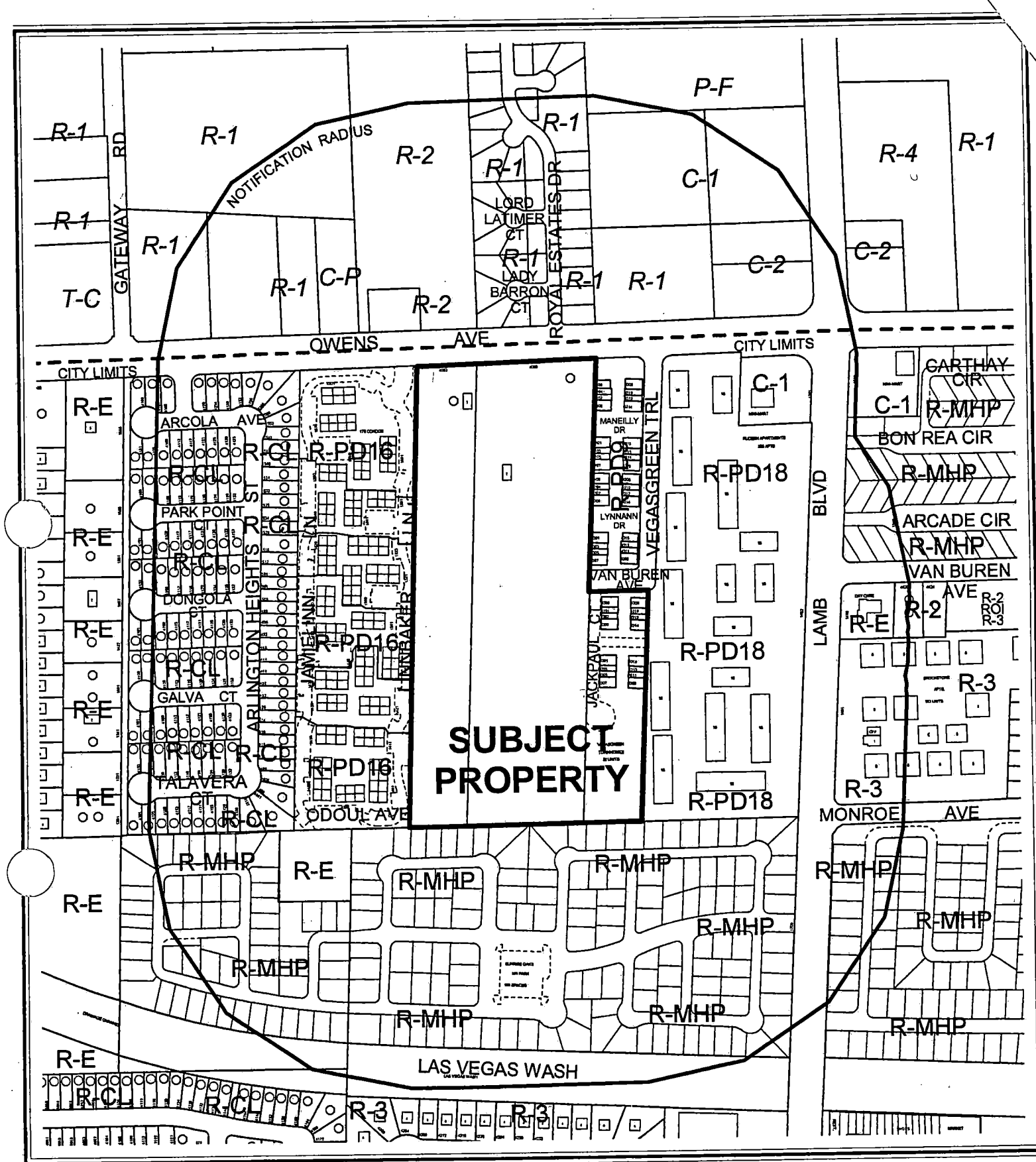
GPA-4548
ZAN-4554
VAR-4677
STR-4555

These items were to be heard on September 9th, 2004. We are currently revisiting design issues with structural widths and lengths. I will contact you when we are ready to place these items back on the agenda.



Christopher Dyka
Project Manager

3531 E. Russell Road, Suite I * Las Vegas, Nevada 89120
Tel (702) 597-5292 * Fax (702) 597-5598



CASE: ZON-4554

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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



CASE: ZON-4554

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4554 - APPLICANT: RICHARD EHRLICH - OWNER:
RICHARD EHRLICH, ET AL

***ON AUGUST 30, 2004 THE APPLICANT
REQUESTED THIS ITEM BE TABLED.***



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZDN-4554 APN: 140-30-503-001 & 002
140-30-503-017

Name of Property Owner: _____

Name of Applicant: ~~Mark A. Ruz~~ *Richard K. Ehrlich

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

_____ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

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

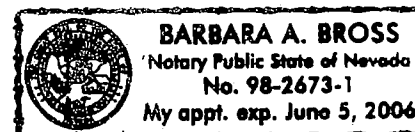
Print Name: Richard K. Ehrlich

Subscribed and sworn before me

This 3rd day of March, 2004

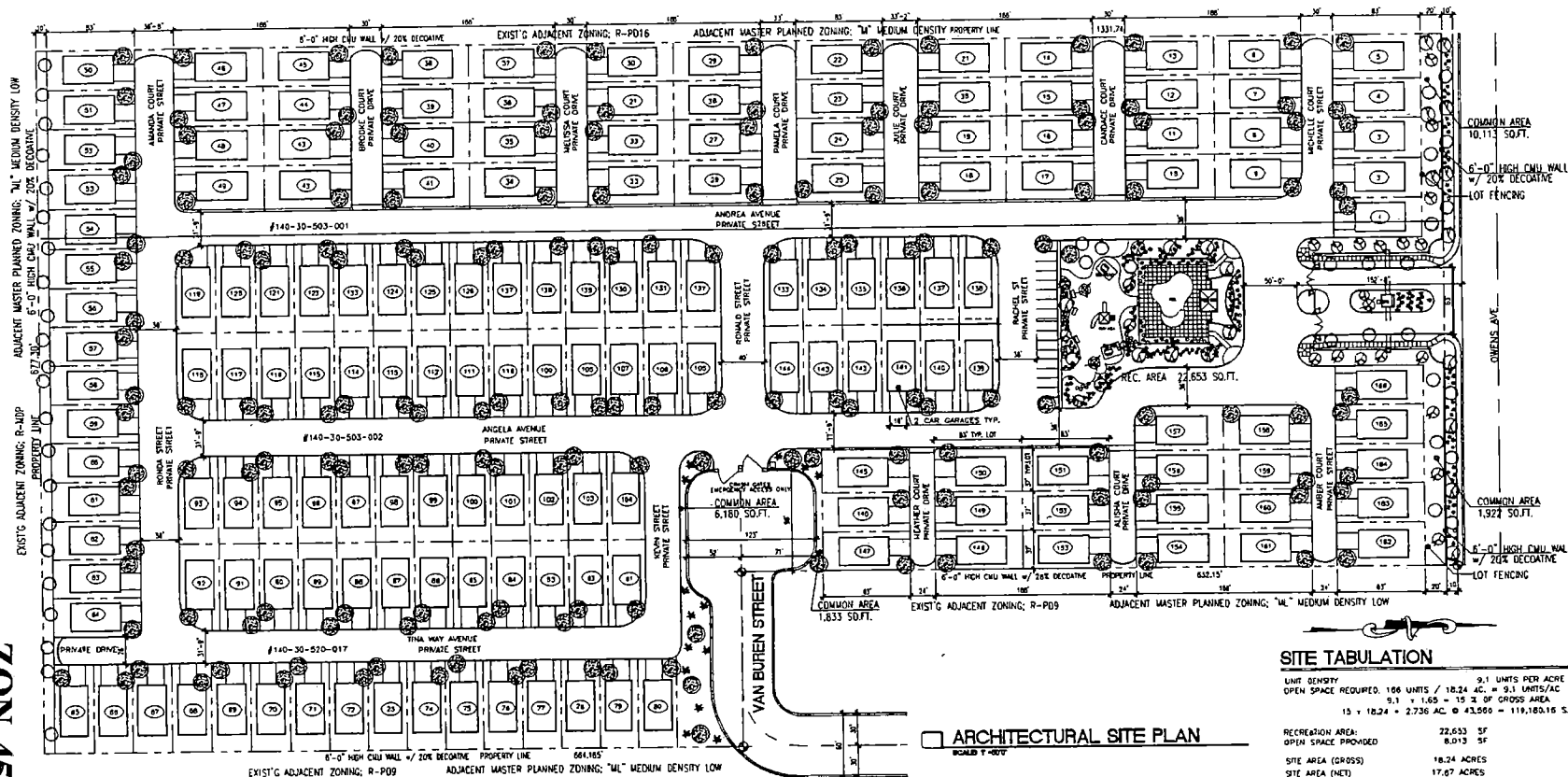
Barbara A. Bros

Notary Public in and for said County and State



ZON-4554
VAR-4677
SDR-4555
09-09-04 PC

REVISED
8.18.04



ARCHITECTURAL SITE PLAN
SCALE 1"=40'

SITE TABULATION

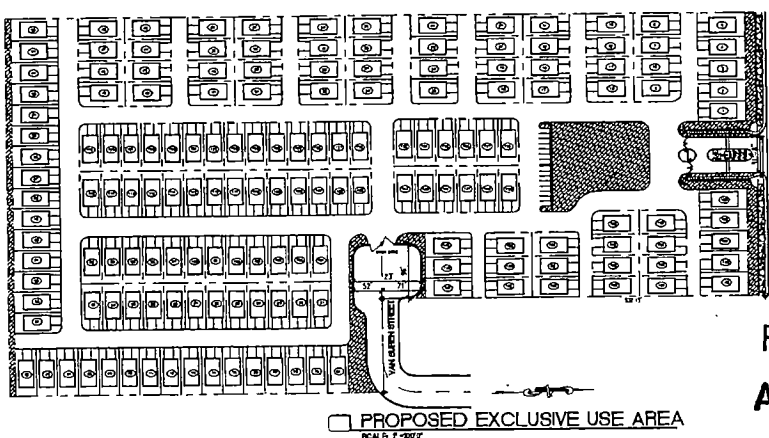
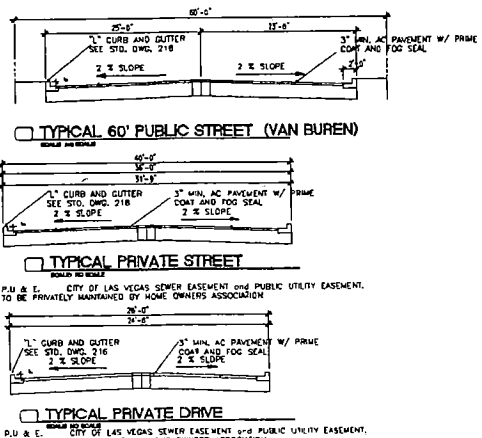
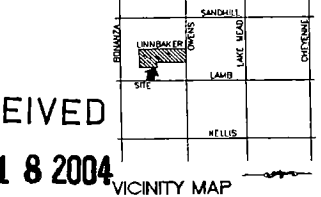
UNIT DENSITY	9.1 UNITS PER ACRE
OPEN SPACE REQUIRED	166 UNITS / 18.24 AC. = 9.1 UNITS/AC
RECREATION AREA	22,653 SF
OPEN SPACE PROVIDED	8,013 SF
SITE AREA (GROSS)	18.24 ACRES
SITE AREA (NET)	17.67 ACRES

2 PARKING SPACES PER UNIT = 332 PARKING SPACES
OTHER ON SITE SPACES = 15 PARKING SPACES

EXISTING ADJACENT ZONING: R-P016	ADJACENT MASTER PLANNED ZONING: M-MEDIUM DENSITY
PROPOSED APN: 140-30-503-001	R-P012 M-MEDIUM DENSITY
EXISTING APN: 140-30-503-002	R-P012 M-MEDIUM DENSITY
PROPOSED APN: 140-30-503-003	R-P012 M-MEDIUM DENSITY

APN: EXISTING 140-30-503-017, R-P09	EXISTING ADJACENT ZONING: R-P09
R-P013 M-MEDIUM DENSITY LOW	ADJACENT MASTER PLANNED ZONING: M-MEDIUM DENSITY LOW
EXISTING ADJACENT ZONING: R-P09	ADJACENT MASTER PLANNED ZONING: M-MEDIUM DENSITY LOW

ADJACENT MASTER PLANNED ZONING: M-MEDIUM DENSITY LOW

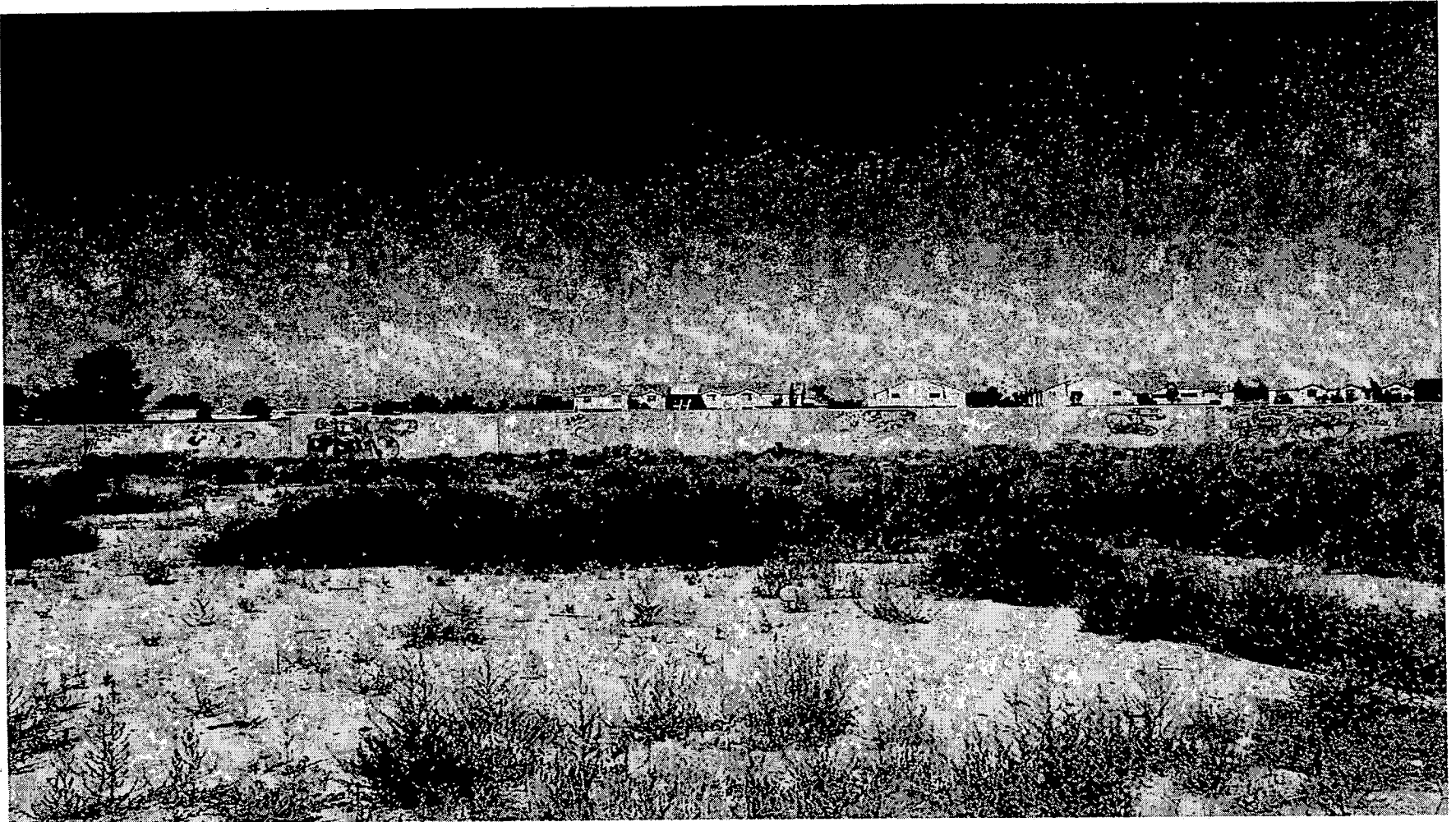


RECEIVED
AUG 18 2004

GREENETINDALL
ARCHITECTS
100 EAST RUSSELL ROAD, SUITE 1
LAS VEGAS, NEVADA 89119
PH: 702.735.1111
FAX: 702.735.1112
WWW.GREENETINDALL.COM

OWENS COURT
OWENS AVE BETWEEN SANDHILL AND LAKE MEAD
LAS VEGAS, NEVADA
CLARK COUNTY

100-10
0418
0000
7-9-04
S-1



ZON-4554 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
SEPTEMBER 9, 2004 PLANNING COMMISSION

06/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

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

TABLE**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to bring forward and **HOLD IN ABEYANCE** Item 19 [MOD-4632], Item 20 [WVR-4754], Item 21 [SDR-4751], Item 34 [SDR-4935] and Item 36 to 9/23/2004 Planning Commission meeting, Item 18 [MSP-4622] to 11/04/2004 Planning Commission meeting, TABLE Item 8 [GPA-4548], Item 9 [ZON-4554], Item 10 [VAR-4677] and Item 11 [SDR-4555] – UNANIMOUS with NIGRO excused

MINUTES:

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

(6:02 – 6:09)

1-70

GREENETINDALL

ARCHITECTURE & RESIDENTIAL DESIGN

Steve Swanton
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

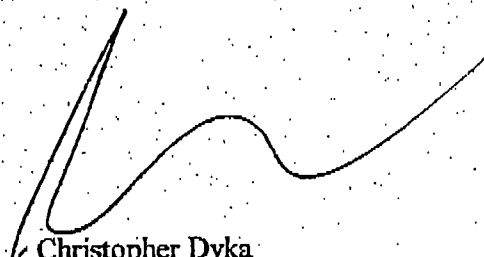
Re: Owens Court

Mr. Swanton,

I wish to table these items:

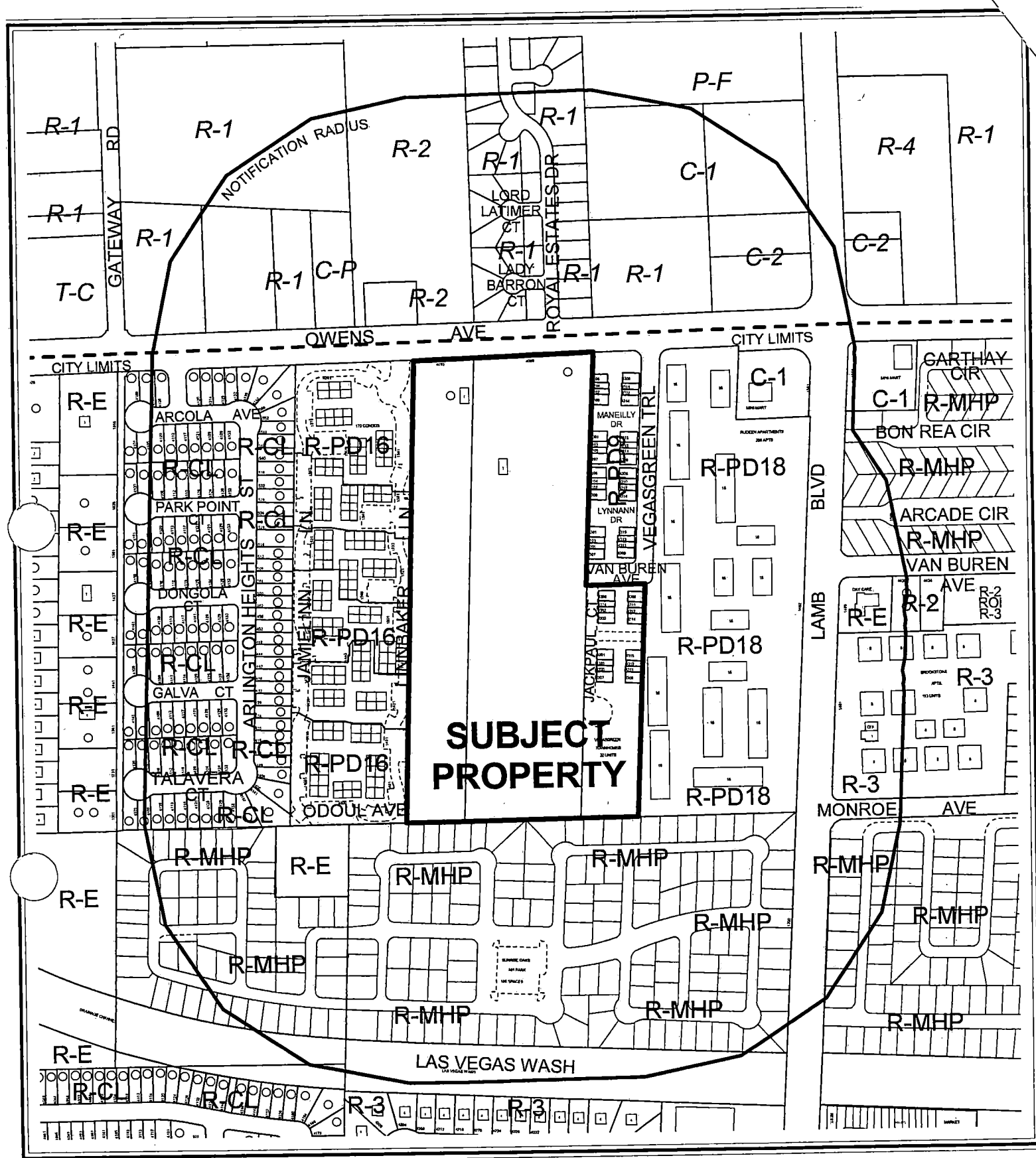
GPA-4548
ZAN-4554
VAR-4677
STR-4555

These items were to be heard on September 9th, 2004. We are currently revisiting design issues with structural widths and lengths. I will contact you when we are ready to place these items back on the agenda.



Christopher Dyka
Project Manager

3531 E. Russell Road, Suite I * Las Vegas, Nevada 89120
Tel (702) 597-5292 * Fax (702) 597-5598



CASE: VAR-4677

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-4677 - APPLICANT: RICHARD EHRLICH - OWNER:
RICHARD EHRLICH, ET AL

***ON AUGUST 30, 2004 THE APPLICANT
REQUESTED THIS ITEM BE TABLED.***



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR 4677 APN: 140-30-503-001
Name of Property Owner: Phoenix Gardens
Name of Applicant: _____

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

_____ Yes

_____ ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

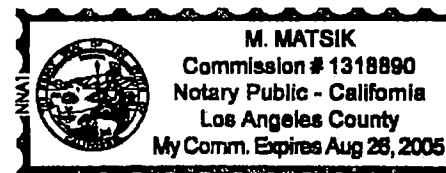
Signature of Property Owner/Authorized Agent: _____

Print Name: Richard K. Ehrlich

Subscribed and sworn before me

This 16 day of June, 2004

M. Matsik
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4677 APN: 140-30-503-002
Name of Property Owner: Creative LLC
Name of Applicant: _____

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

_____ Yes

_____ No

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

City Official: _____

Partner(s): _____

APN: _____

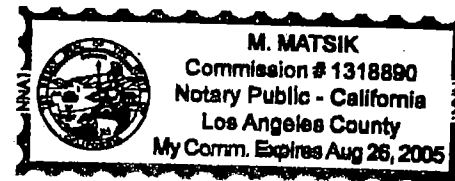
Signature of Property Owner/Authorized Agent: [Signature]

Print Name: Richard K. Ehrlich

Subscribed and sworn before me

This 16 day of June, 2004

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





Case Number: VAR-4677 APN: 140-30-520-017
Name of Property Owner: Richard Erlich
Name of Applicant: Richard Erlich

 Yes

☒ No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

Print Name:

Subscribed and sworn before me

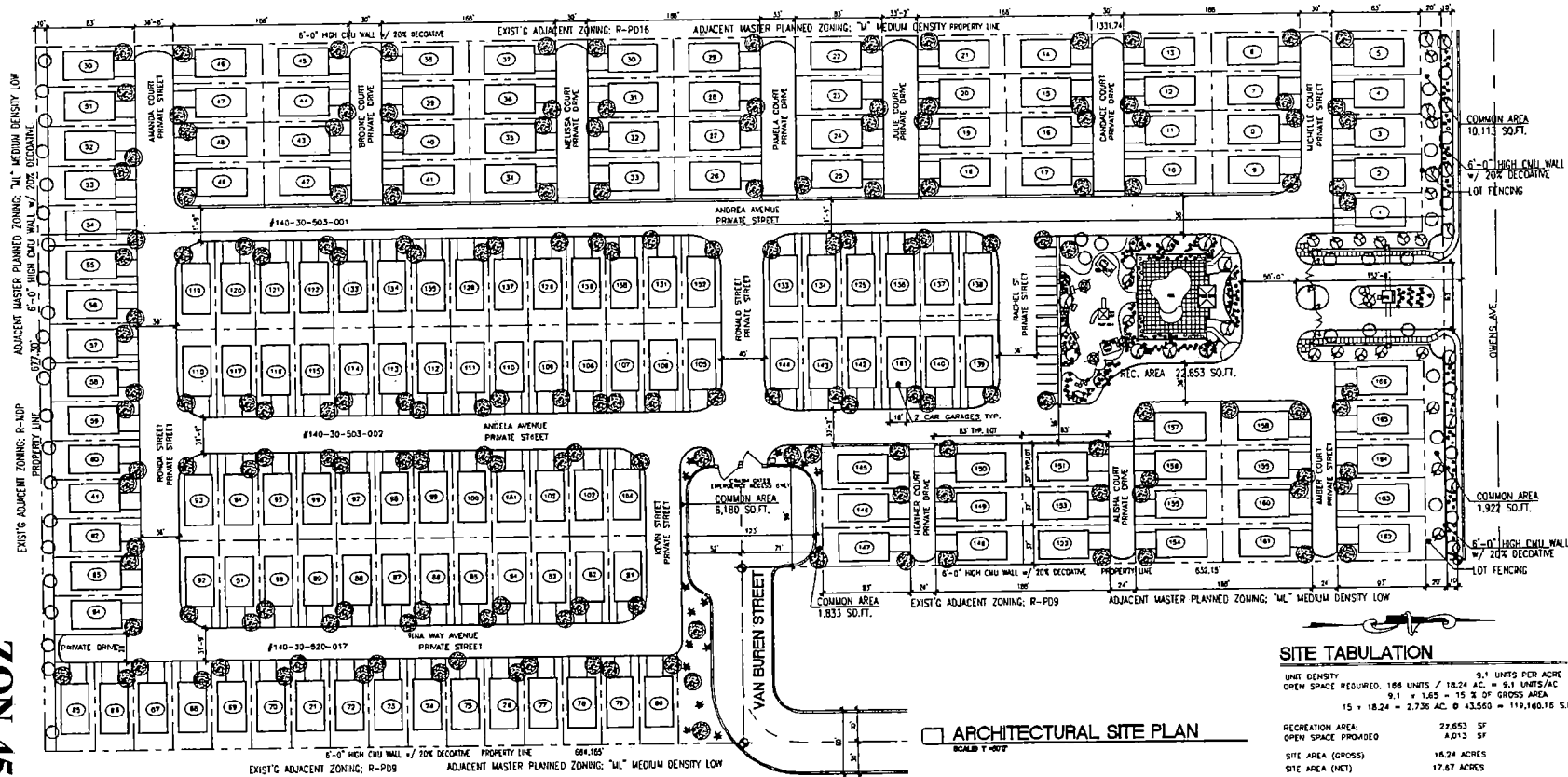
This 16 day of June, 2004

Notary Public in and for said County and State



ZON-4554
VAR-4677
SDR-4555
09-09-04 PC

REVISED
8.18.04

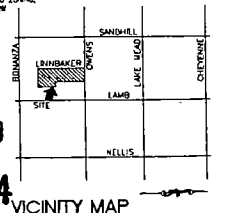


ARCHITECTURAL SITE PLAN
SCALE T=10'

SITE TABULATION

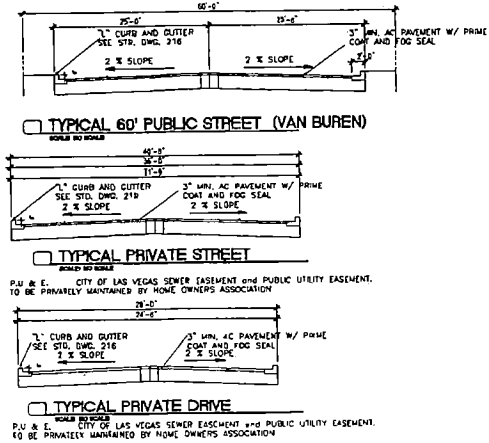
UNIT DENSITY	9.1 UNITS PER ACRE
OPEN SPACE REQUIRED	188 UNITS / 18.24 AC. = 9.1 UNITS/AC
OPEN SPACE PROVIDED	9.1 x 1.85 = 15.5% OF GROSS AREA
RECREATION AREA	22,653 SF
OPEN SPACE PROVIDED	4,013 SF
SITE AREA (GROSS)	18.24 ACRES
SITE AREA (NET)	17.87 ACRES
2 PARKING SPACES PER UNIT = 332 PARKING SPACES	
OTHER ON SITE SPACES = 15 PARKING SPACES	

EXIST'G ADJACENT ZONING: R-PD16	ADJACENT MASTER PLANNED ZONING: M-MEDIUM DENSITY
EXISTING APN: 140-30-503-001	R-E
PROPOSED APN: 140-30-503-001	R-PD9 M-MEDIUM DENSITY
EXISTING APN: 140-30-503-002	R-E
PROPOSED APN: 140-30-503-002	R-PD9 M-MEDIUM DENSITY
APN: EXISTING 140-30-503-017	EXIST'G ADJACENT ZONING: R-PD9
PROPOSED APN: 140-30-503-017	ADJACENT MASTER PLANNED ZONING: M-MEDIUM DENSITY LOW
EXIST'G ADJACENT ZONING: R-PD9	ADJACENT MASTER PLANNED ZONING: M-MEDIUM DENSITY LOW



RECEIVED
AUG 18 2004

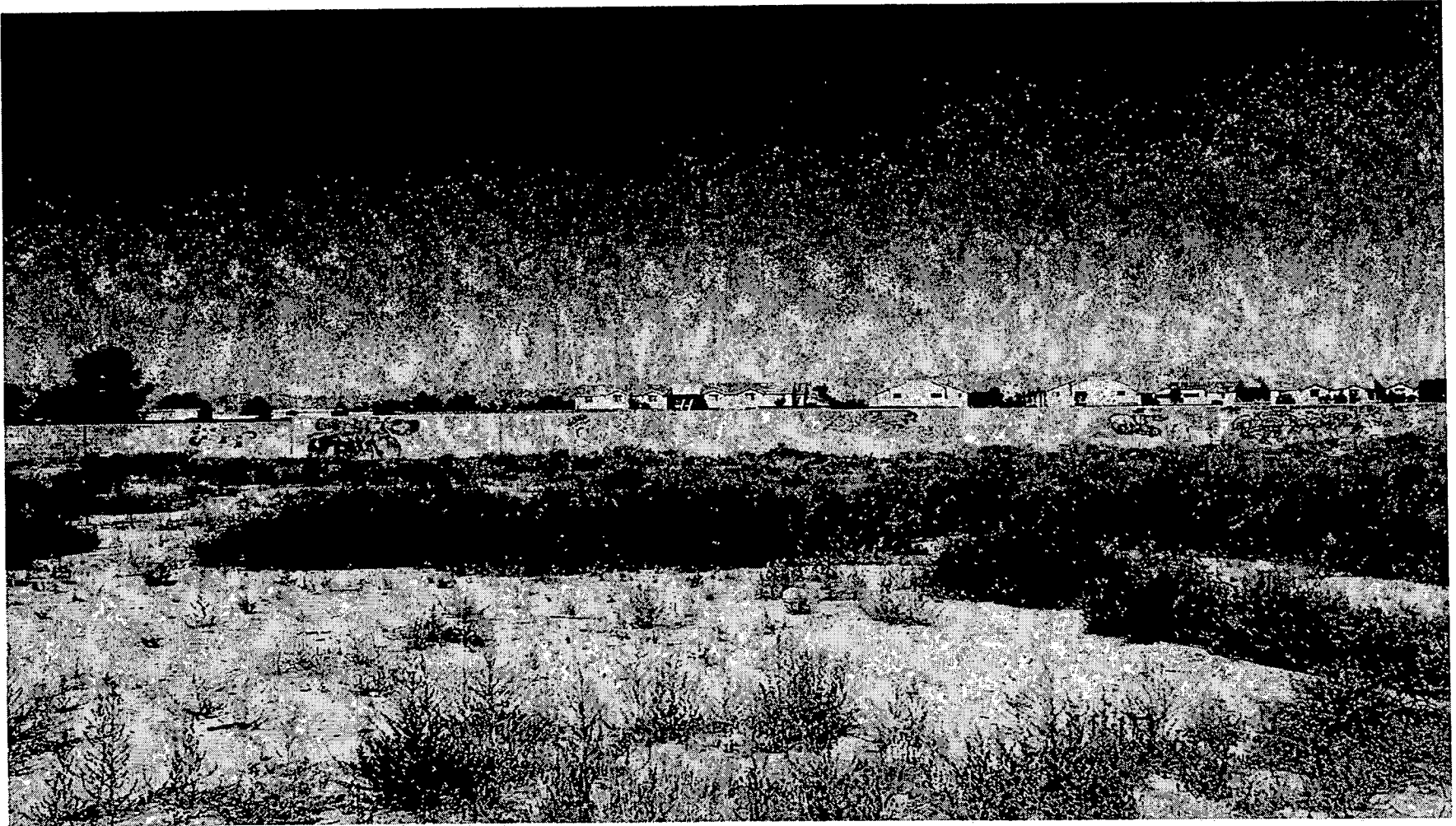
PROPOSED EXCLUSIVE USE AREA
SCALE T=100'



GREENETINDALL
303 EAST RUMBLEDA ROAD, SUITE 1
LAS VEGAS, NEVADA 89119
PHONE 702-477-9977
FACSIMILE 702-477-9977
ARCHITECTURE/ENGINEERING/DESIGN/GENERAL CONTRACTING

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

DATE: 04/18/04
BY: [Signature]
CHECKED: [Signature]
S-1



VAR-4677 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
SEPTEMBER 9, 2004 PLANNING COMMISSION

06/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

TABLE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to bring forward and HOLD IN ABEYANCE Item 19 [MOD-4632], Item 20 [WVR-4754], Item 21 [SDR-4751], Item 34 [SDR-4935] and Item 36 to 9/23/2004 Planning Commission meeting, Item 18 [MSP-4622] to 11/04/2004 Planning Commission meeting, TABLE Item 8 [GPA-4548], Item 9 [ZON-4554], Item 10 [VAR-4677] and Item 11 [SDR-4555] – UNANIMOUS with NIGRO excused

MINUTES:

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

(6:02 – 6:09)

GREENETINDALL

ARCHITECTURE & RESIDENTIAL DESIGN

Steve Swanton
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

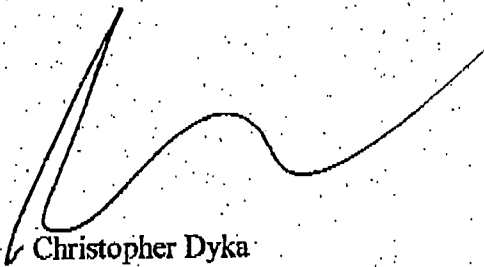
Re: Owens Court

Mr. Swanton,

I wish to table these items:

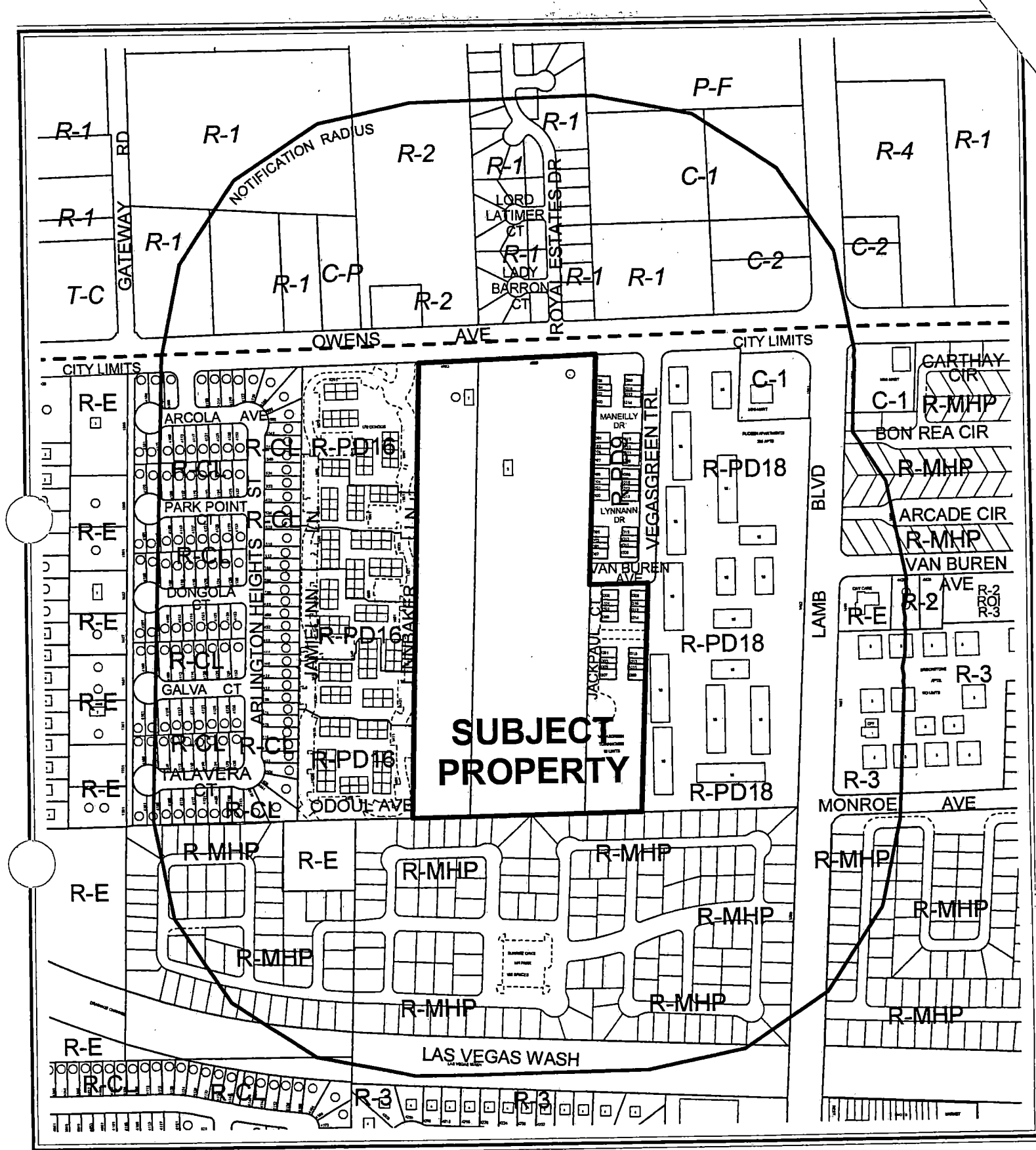
GPA-4548
ZAN-4554
VAR-4677
STR-4555

These items were to be heard on September 9th, 2004. We are currently revisiting design issues with structural widths and lengths. I will contact you when we are ready to place these items back on the agenda.



Christopher Dyka
Project Manager

3531 E. Russell Road, Suite I * Las Vegas, Nevada 89120
Tel (702) 597-5292 * Fax (702) 597-5598



CASE: SDR-4555

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4555 - APPLICANT: RICHARD EHRLICH - OWNER:
RICHARD EHRLICH, ET AL

***ON AUGUST 30, 2004 THE APPLICANT
REQUESTED THIS ITEM BE TABLED.***



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4555 APN: 140-38-503-001 0002 & 140-30-520-017

Name of Property Owner: _____

Name of Applicant: Richard K. Ehrlich

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

_____ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

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

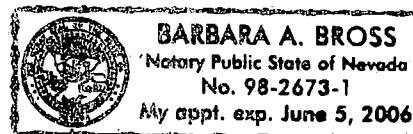
Print Name: Richard K. Ehrlich

Subscribed and sworn before me

This 27th day of April, 2004

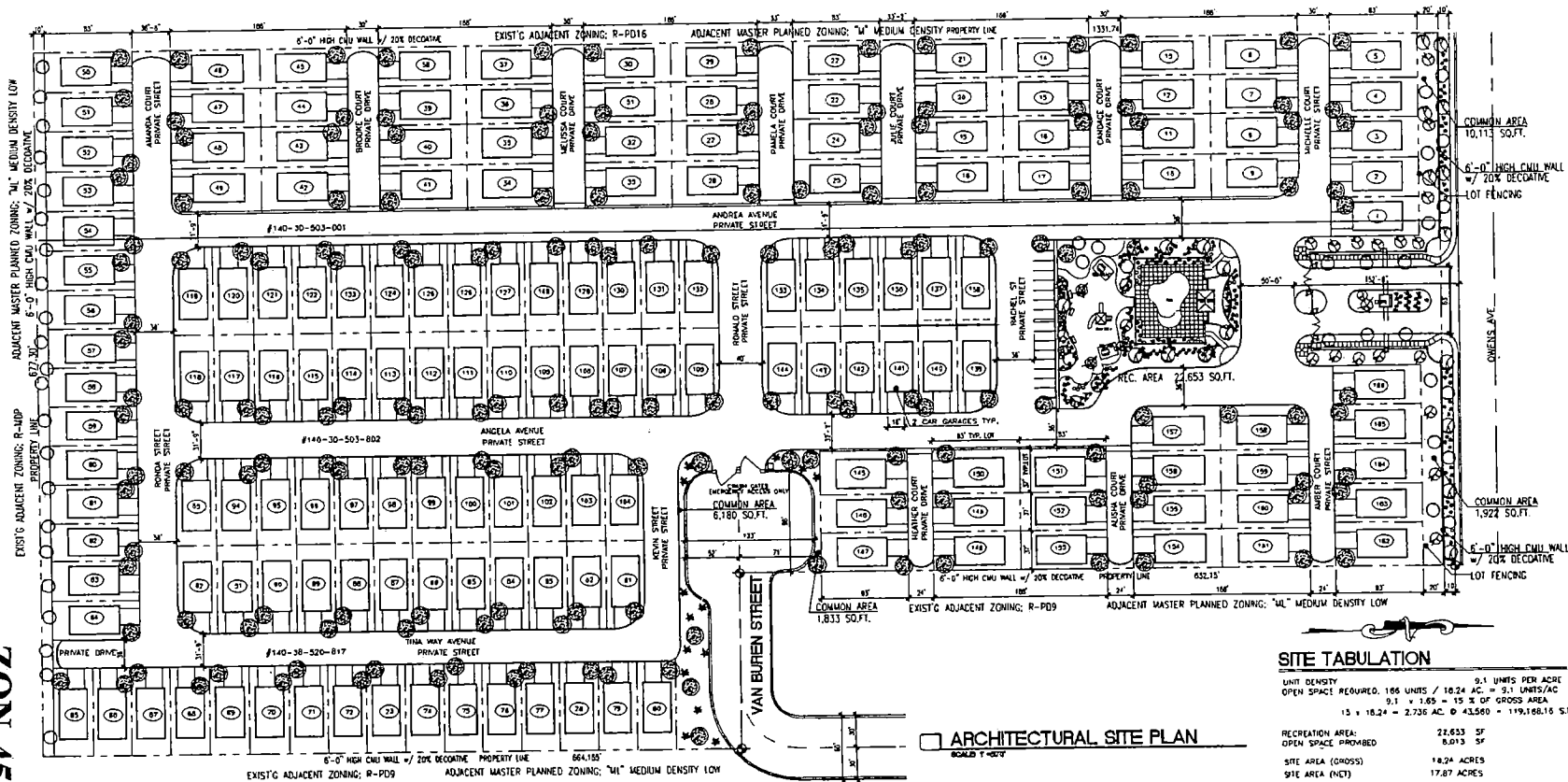
Barbara A. Bross

Notary Public in and for said County and State



ZON-4554
VAR-4677
SDR-4555
09-09-04 PC

REVISED
8.18.04



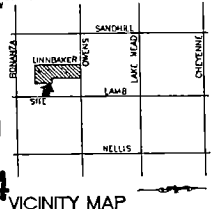
ARCHITECTURAL SITE PLAN
SCALE 1"=40'

SITE TABULATION

UNIT DENSITY	9.1 UNITS PER ACRE
OPEN SPACE REQUIRED, 186 UNITS / 18.24 AC. = 9.1 UNITS/AC	
9.1 x 1.65 = 15.1% OF GROSS AREA	
15 x 18.24 = 2.736 AC @ 43,580 = 119,166.16 S.F.	
RECREATION AREA:	22,633 SF
OPEN SPACE PROVIDED	8,013 SF
SITE AREA (GROSS)	18.24 ACRES
SITE AREA (NET)	17.87 ACRES

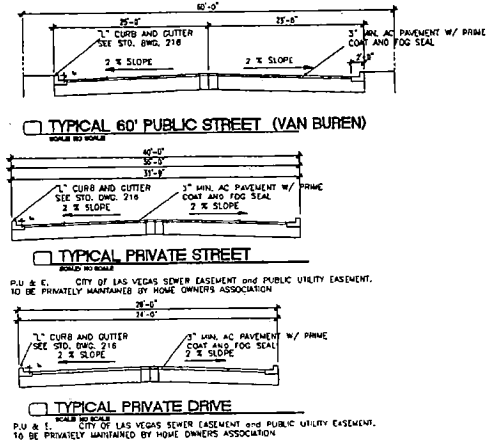
2 PARKING SPACES PER UNIT = 339 PARKING SPACES
OTHER ON SITE SPACES = 15 PARKING SPACES

EXIST'G ADJACENT ZONING: R-PD16	ADJACENT MASTER PLANNED ZONING: "M" MEDIUM DENSITY
EXISTING APN: 140-30-503-001	R-1
PROPOSED APN: 140-30-503-001	R-PD13 M - MEDIUM DENSITY
EXISTING APN: 140-30-503-002	R-1
PROPOSED APN: 140-30-503-002	R-PD12 M - MEDIUM DENSITY
EXISTING APN: 140-30-503-003	R-PD12 M - MEDIUM DENSITY
PROPOSED APN: 140-30-503-003	R-PD12 M - MEDIUM DENSITY
EXISTING APN: 140-30-503-004	R-PD12 M - MEDIUM DENSITY
PROPOSED APN: 140-30-503-004	R-PD12 M - MEDIUM DENSITY
EXISTING APN: 140-30-503-005	R-PD12 M - MEDIUM DENSITY
PROPOSED APN: 140-30-503-005	R-PD12 M - MEDIUM DENSITY



RECEIVED
AUG 18 2004

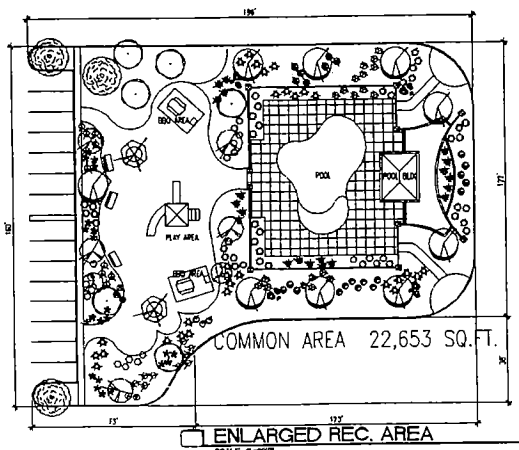
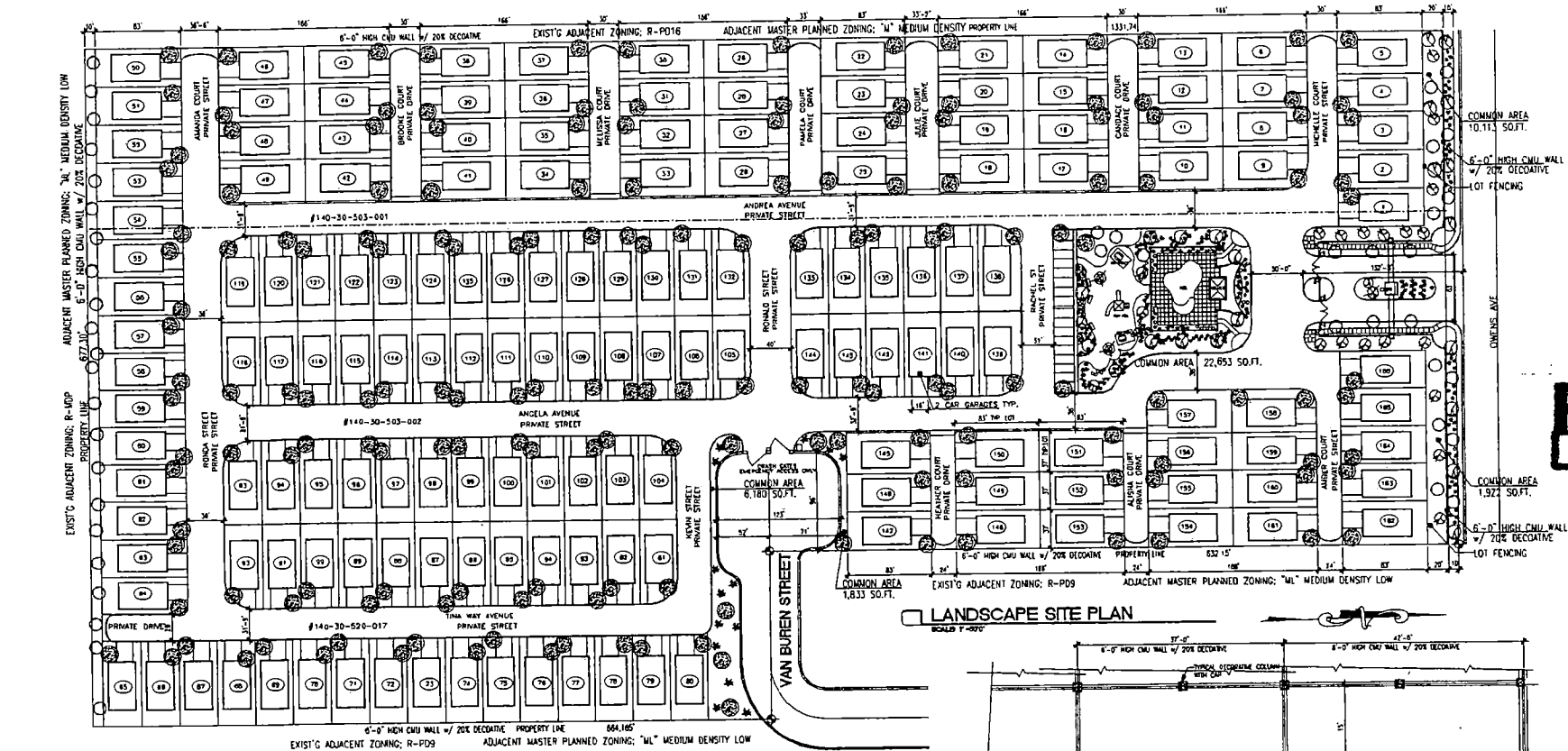
PROPOSED EXCLUSIVE USE AREA
SCALE 1"=40'



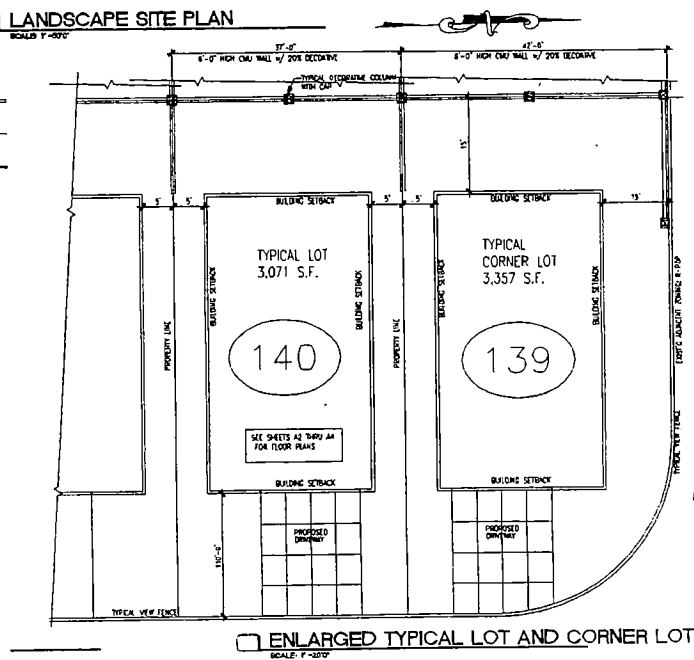
GREENETINDALL
NEW BAY LINDSAY BAY, SUITE 1
LAS VEGAS, NEVADA 89169
PHONE: 702.797.8877
FAX: 702.797.8877
WWW.GREENETINDALL.COM

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

PROJECT NO. 0450
DATE: 7-7-04
S-1



PLANT LEGEND				
TREE PLANT SCHEDULE				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY
(Symbol)	AFRICAN SUMAC (D)	Rhus lancea	24" BOX	4
(Symbol)	PAN TEX AM (D)	Fraxinus velutina	24" BOX	1
(Symbol)	SOUTHERN LIVE OAK (D)	Quercus virginiana	24" BOX	1
(Symbol)	JAPANESE PRIVET (D)	Ligustrum lucidum	24" BOX	3
(Symbol)	DESERT WILLOW (D)	Bignoniaceae	24" BOX	242
(Symbol)	LACEDARK ELM	Ulmaceae	24" BOX	8
(Symbol)	LACEDARK ELM	Ulmaceae	24" BOX	8
(Symbol)	VALLEY OAK	Fagaceae	24" BOX	8
(Symbol)	CHINESE PISTACHE	Anacardiaceae	24" BOX	12
SYMBOL	COMMON NAME	SIZE	QTY	
(Symbol)	CASSIA	18 GAL	25	
(Symbol)	RED TIP PHANTOMIA	15 GAL	20	
(Symbol)	RED FOUNTAIN GRASS	15 GAL	24	
(Symbol)	GOLDEN EUPHONIA	15 GAL	7	
(Symbol)	INDIAN HAWTHORN	15 GAL	31	
(Symbol)	JAPANESE PRIVET	15 GAL	32	
(Symbol)	SOFT YUCCA	15 GAL	45	
(Symbol)	BLUE PERISKE	15 GAL	13	



GREENETINDALL
100 EAST BOWEN ROAD, SUITE 1
DANA POINT, CALIFORNIA 92629
TEL: 949/261-1111
FAX: 949/261-1112
WWW.GREENETINDALL.COM

REVISED
8.18.04

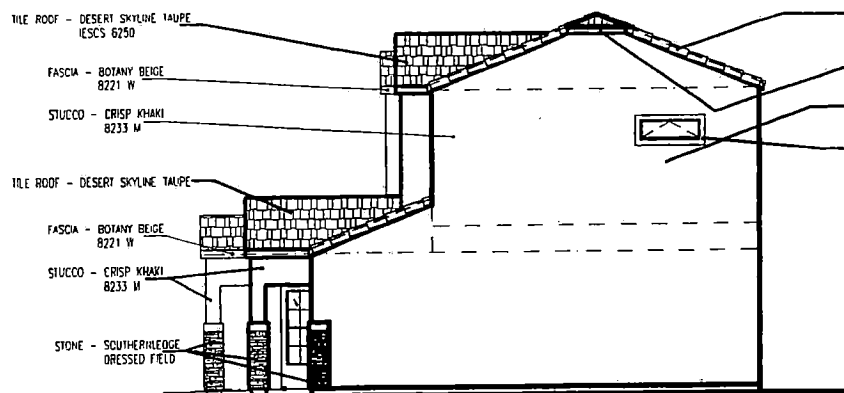
ZON-4554
VAR-4677
SDR-4555
09-09-04 PC

LANDSCAPE SITE PLAN
OWENS COURT
OWENS AVE Between Sandell and Lamb Blvd
DANA POINT, CALIFORNIA 92629

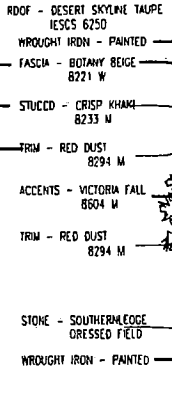
RECEIVED
AUG 18 2004

GT04010
L-1

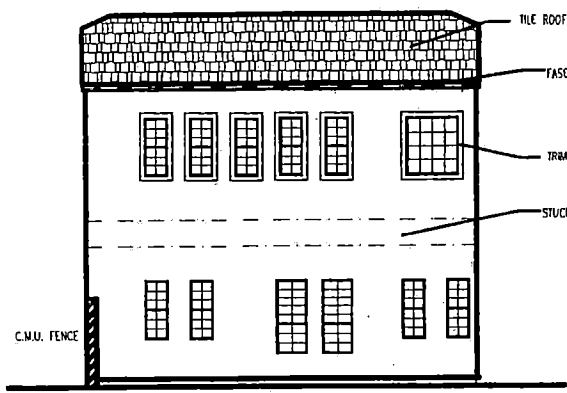
ZON 1554
SDR-1555
07-08-04 PC



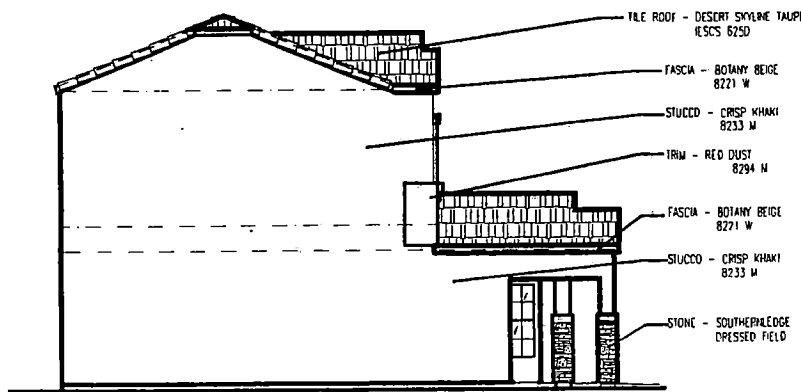
RIGHT SIDE ELEVATION



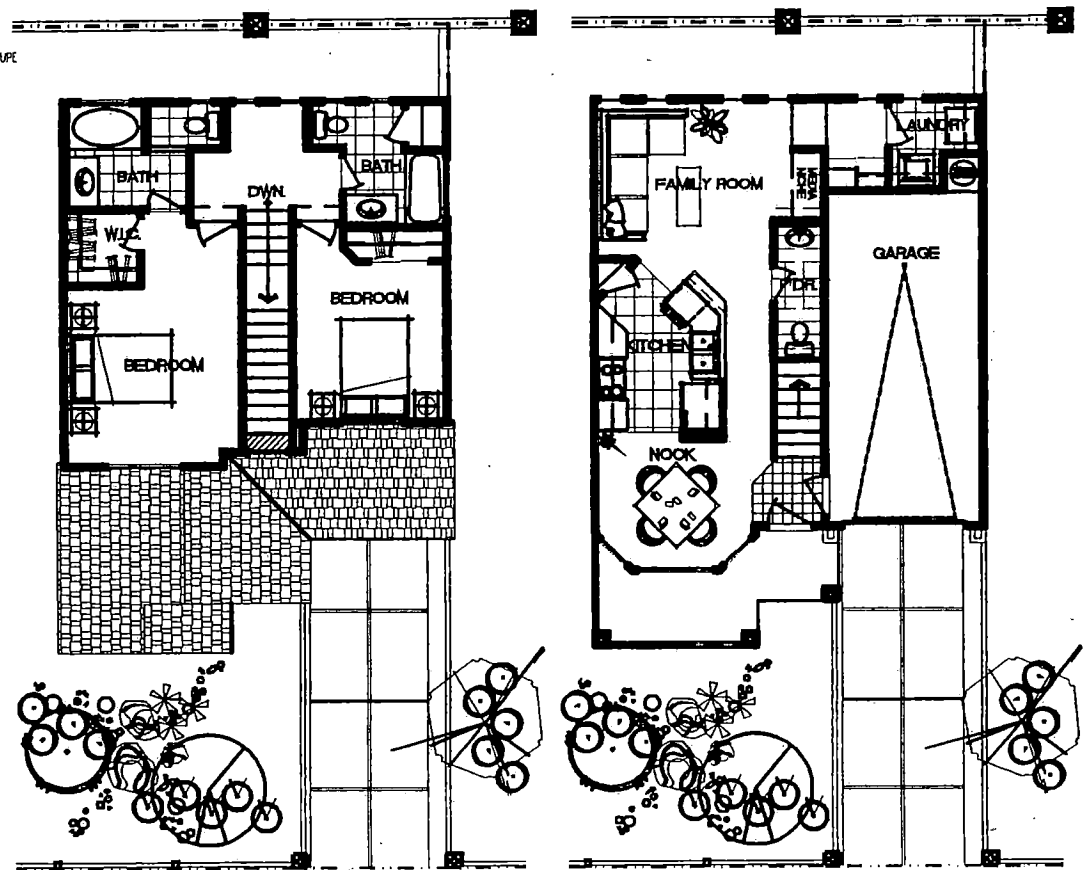
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



2nd. FLOOR

1st. FLOOR

GREENHILL
 1100 EAST 1000TH AVENUE, SUITE 100
 LAS VEGAS, NEVADA 89119
 (702) 735-1100
 FAX: (702) 735-1101
 WWW.GREENHILL.COM

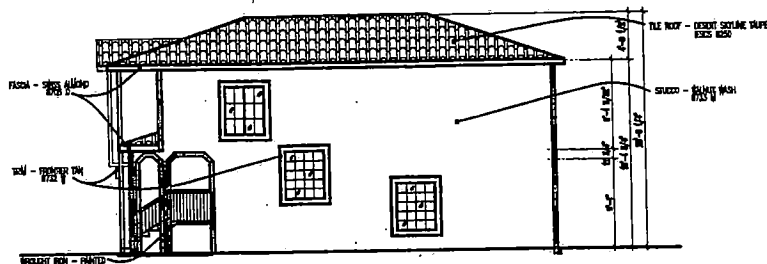
MODEL 1150
STANDARD PLAN

OWENS COURT
 OWENS AVE. BETWEEN BURNING WOOD AND LAND BOND
 LAS VEGAS, NEVADA
 CLARK COUNTY

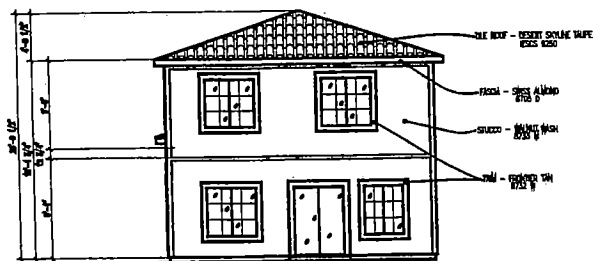
A-1



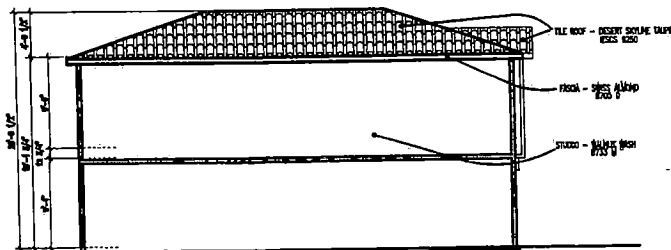
FRONT ELEVATION



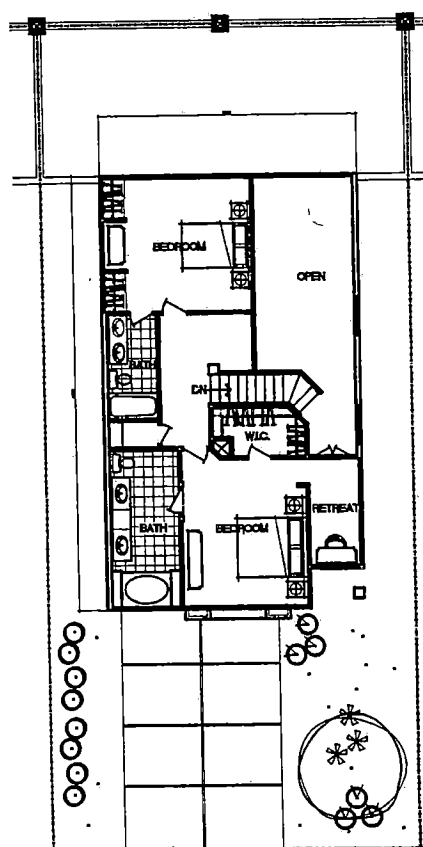
RIGHT SIDE ELEVATION



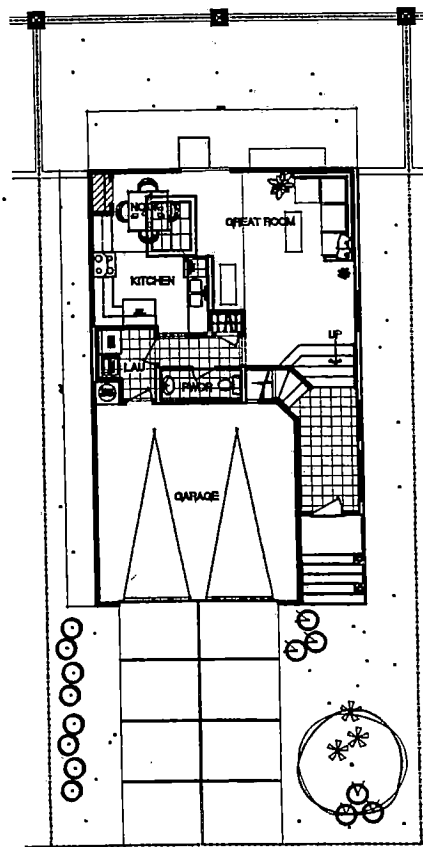
REAR ELEVATION



LEFT SIDE ELEVATION



2nd FLOOR PLAN



1st FLOOR PLAN
MODEL 1450

REVISED
8.18.04

ZON-4554
VAR-4677
SDR-4555
09-09-04 PC

GREENETINDALL

ARCHITECTS
1400 S. VILLAGE AVENUE
SUITE 100
LAS VEGAS, NEVADA 89102
PHONE: 702-735-1111
FAX: 702-735-1112
WWW.GREENETINDALL.COM

MODEL 1450
STANDARD PLAN

OWENS COURT

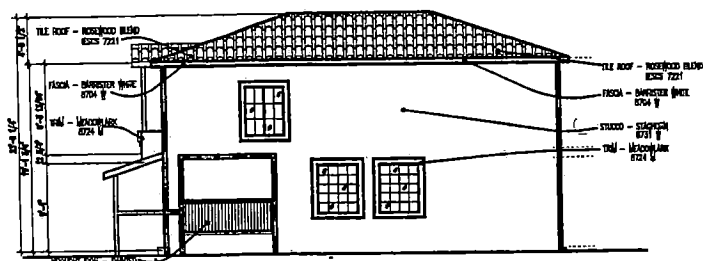
OWENS AVE BETWEEN SANDILL AND LAMB AVE
LAS VEGAS, NEVADA
CLARK COUNTY

RECEIVED

AUG 17 2004



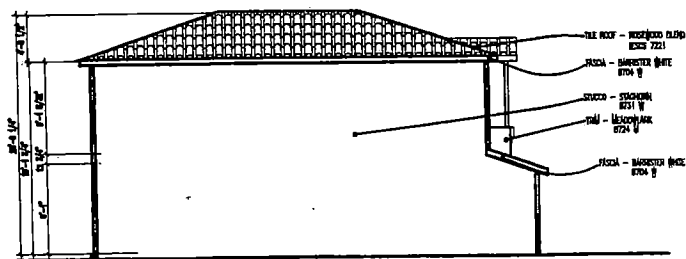
FRONT ELEVATION



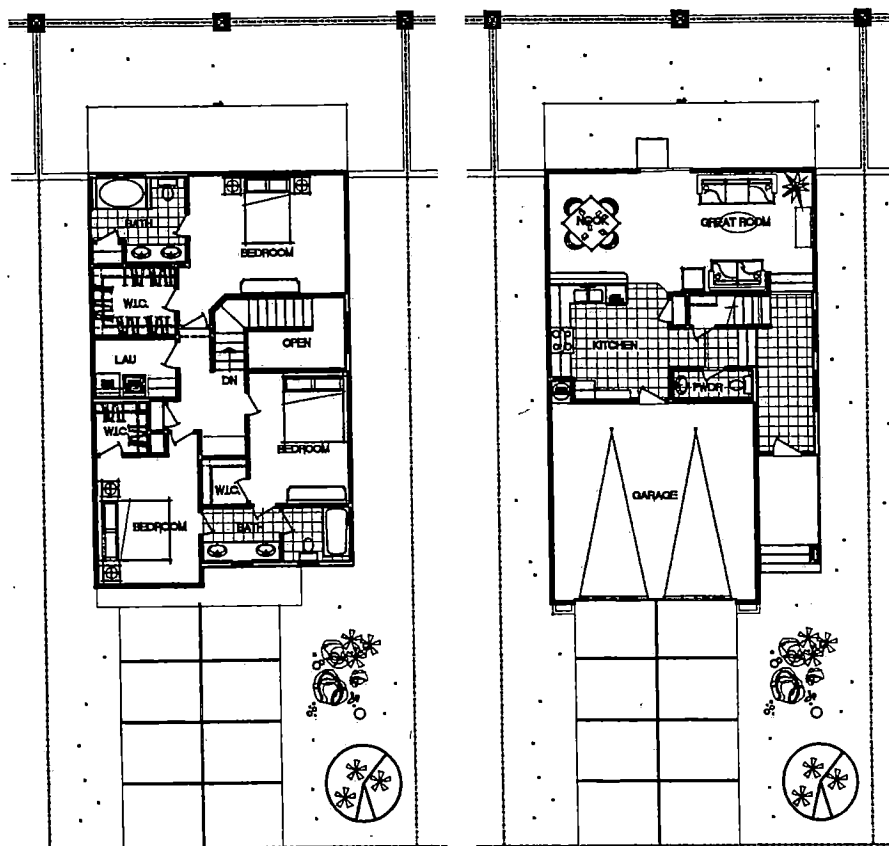
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



2nd FLOOR PLAN

1st FLOOR PLAN
MODEL 1618

REVISED
8.18.04

ZON-4554
VAR-4677
SDR-4555
09-09-04 PC

GREENETINDALL

1000 EAST KIRKLAND BLVD, SUITE 1
LAS VEGAS, NEVADA 89119
PH: 702-735-1100
FAX: 702-735-1101
WWW.GREENETINDALL.COM

1618 STANDARD
ELEVATION

OWENS COURT

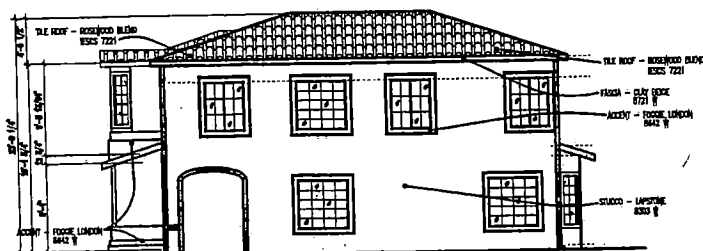
OWENS AVE BETWEEN SANDER and LAMB DR
LAS VEGAS, CLARK COUNTY, NEVADA

A-3

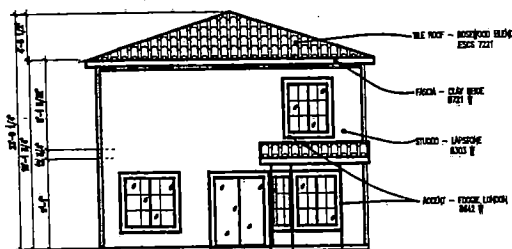
RECEIVED
AUG 17 2004



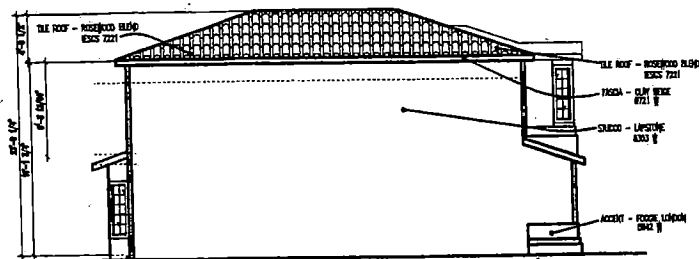
FRONT ELEVATION



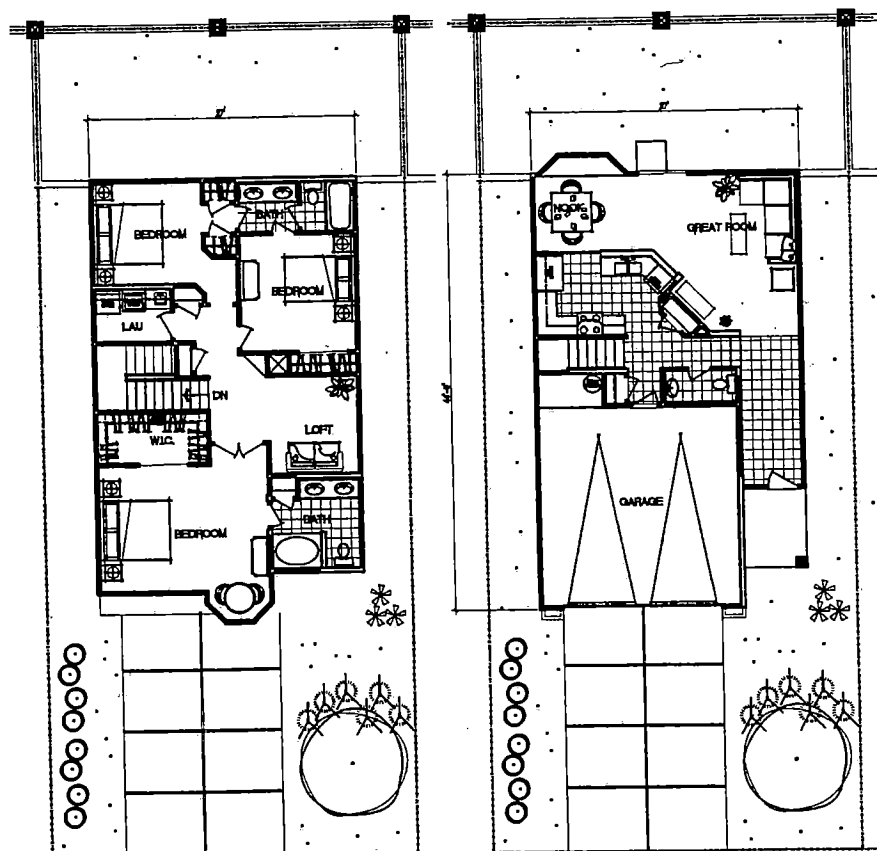
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



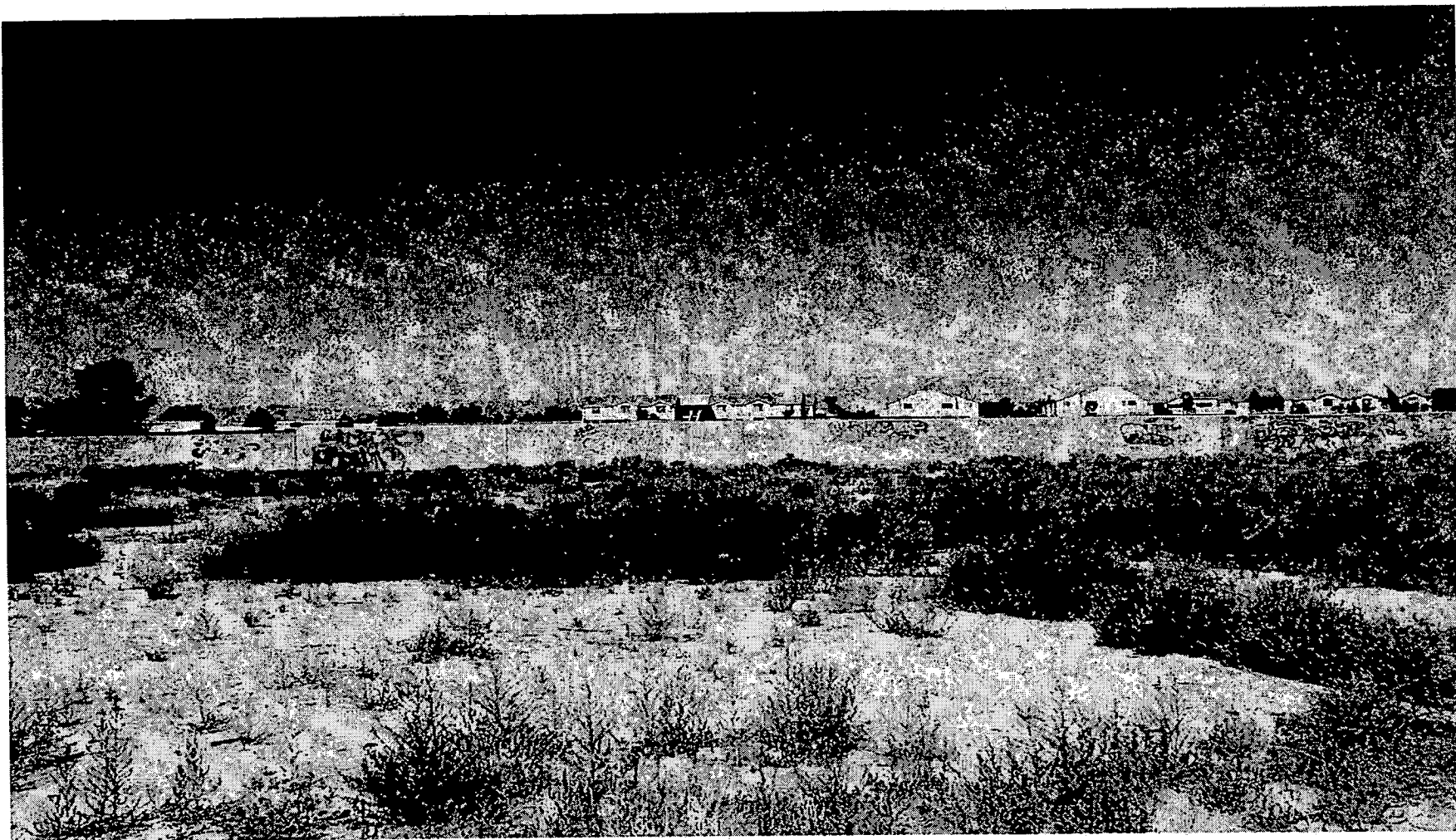
2nd FLOOR PLAN

1st FLOOR PLAN
MODEL 1761

REVISED
8.18.04

ZON-4554
VAR-4677
SDR-4555
09-09-04 PC

GREENETINDALL
1761 STANDARD ELEVATION
OWENS COURT
CLARK COUNTY, NEVADA
RECEIVED
AUG 17 2004



SDR-4555 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
SEPTEMBER 9, 2004 PLANNING COMMISSION

06/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - GPA-4609 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE
LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request
to Amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML
(MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 0.43
acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-
201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C. 10/06/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**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:

GOYNES – DENIED – Motion for APPROVAL did not carry due to the lack of super majority vote with McSWAIN and EVANS voting NO and NIGRO excused

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [GPA-4609], Item 13 [VAR-4671] and Item 14 [SDR-4606].

DAVID CLAPSADDLE, Planning and Development, gave a brief overview of the proposed project. The only waiver the applicant is requesting is relative to landscaping on the east side of the property; the applicant would like to have a five-foot planter instead of an eight-foot planter. In addition, the trash enclosure is required to be 50 feet away from residential, and staff has suggested a waiver for distance separation or place the trash receptacle on the inside out of view from the three residential properties east of the proposed site.

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 12 – GPA-4609

MINUTES – Continued :

MR. CLAPSADDLE continued by stating although the applicant requested GC (General Commercial) and the property is zoned C2, there is usually a transition of Office or Service Commercial between residential and commercial uses. Generally, there is Residential and Service Commercial first before General Commercial, so the applicant needed to do a General Plan Amendment (GPA) because the General Plan takes precedence whenever there is a conflict between the two. He added that staff has not received a new Site Plan. Staff recommended denial due to the following reasons: the number of Waivers requested, the lack of transition for General Commercial and the property does not meet residency adjacency standards.

TRINA FIORRE appeared with LUCY STEWART, 856 E. Sahara Avenue, DAVID MASON, 516 S. Sixth Street, Suite 400, Las Vegas, NV 89101 and DAVID CIRRUTI. MS. FIORRE thanked the staff for holding the item so a meeting could be held with the residents to address any and all concerns. She gave a brief overview of the proposed project. She pointed out that the proposed project would be located at the far end of the northwest side of town where the roads are dusty and there are currently no car washes in this area. She felt that the proposed car wash would be a great attribute to the area. MS. STEWART reiterated MR. CLAPSADDLE'S overview of the proposed project. She pointed out that the area was already zoned C2 prior to any residential development in the area. She added that the variances are being requested because the parcel is very narrow and the reduced landscaping would be to accommodate the parking spaces. There would be heavy landscaping adjacent to the residential area and the wall height would be increased. There would not be any windows in the rear to avoid views into residents' backyards. In addition, there would be a chain across the driveway when the car wash is closed to avoid access after business hours. An attendant would be on site during business hours, and there will be a trash receptacle that is enclosed. MR. MASON has also agreed to work with the residents regarding the placement of landscaping along Sky Pointe Drive.

MR. MASON stated that the meeting with the residents was successful. The residents' main concern was being able to see coming out onto Ranch House Road and the noise. The height of the building was not discussed at this meeting, and he was under the impression that the residents liked the proposed building. He felt that this project has an enormous amount of landscaping compared to other buildings they have done, such as the one on Rancho Boulevard and Charleston. It was his opinion that they have made efforts to work with the staff and residents in designing a project that is compatible with the surrounding area, even though the parcel was already zoned for C2 prior to the residents moving in this area.

JILL MORA, 6009 Pebble Gray Lane, a spokesperson for the residents and one of the original owners, stated that she was only aware of one meeting that took place. At that time, the developers presented the Site Plan. She was surprised that she and other residents were not notified of any other meetings, as she has made every effort to stay informed on this application.

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 12 – GPA-4609

MINUTES – Continued :

C She referenced two upcoming car washes that will be within 2-1/2 miles from the proposed car wash, and the one located at Ann Road and Tenaya (Terrible Herbst) is near completion. She has spent \$40,000 in upgrading her backyard. The residents understand that the applicant has made an investment and would like to work with them; however, the residents would like to see a project that would not impact them in a negative way. Her main concern was the noise level, their property values and the increased traffic as there are children in the neighborhood. There are already existing problems with the bar in the neighborhood, such as the noise, lights and motorcycle racing and the residents do not want to see a project that would only increase the problems. MS. MORA confirmed for COMMISSIONER EVANS that she is one of the homeowners whose property is immediately adjacent to the proposed car wash. She added that when she purchased her home, she and the other original homeowners were informed that the parcel would be a public park and not commercial. She then clarified for CHAIRMAN TRUESDELL that she was informed that her petition was received by staff and already in the record, which is why she did not bring them to tonight's meeting. CHAIRMAN TRUESDELL asked staff to review their documentation to verify if the petition was received.

C CAROL LEDUC, 7575 Rome Boulevard, strongly opposed the project. She stated she has lived in this area for approximately 11 years. She felt that although the property was purchased prior to the residents being in the area, it was still not the homeowners' fault that the applicant waited until now to try and build a project and now have to work with the residents. She added that the residents deserve to have peace and quiet in their neighborhood. They do not need a two-story car wash within their community, which would impose on their privacy and create additional noise.

C MR. MASON responded that a neighborhood meeting was coordinated with the president of the homeowner's association, but the meeting was postponed due to some residents being out of town. The neighborhood meeting was then held in August and everyone who attended the meeting was aware of the C2 zoning. He then stated that the property is directly in front of the 95 Freeway, and the proposed vacuum cleaners put out 64 decibels, which is less noise than vacuum cleaners used in residences. With the proposed landscaping and two-story building, the noise should be buffered. The hours of operation would be 8 a.m. to 8 p.m., but during the winter, the hours of operation would probably decrease.

COMMISSIONER McSWAIN appreciated MR. MASON'S comments and what has been proposed to mitigate the concerns; however, she agreed with the residents and would not want to have a vacuum cleaner running throughout the day in her neighborhood. There is a difference between ongoing vehicular traffic on the freeway versus vehicles waiting to go through a car wash. She understood that the property is already zoned C2, but the proposed car wash is not necessarily considered a buffer to a neighborhood abutting the freeway. MR. MASON asked if

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 12 – GPA-4609

MINUTES – Continued :

changing the structure to a one-story building would be acceptable to the Commission. COMMISSIONER McSWAIN replied that the issue is not if it was a one or two-story building; the problem is that it is a car wash that would generate traffic and noise abutting the residential area.

In response to COMMISSIONER GOYNES questions, MR. MASON replied that there would be an attendant on site to assist customers, the customers have a choice to vacuum their vehicles prior to entering the car wash, and there would be a machine where customers would pay before entering the car wash. MR. CIRUTTI then stated that the noise decibel reading on a dryer at 25 feet is 64, and the community standard at 50 feet is 72. The vacuum cleaners would be 50 feet from the property line and cannot be heard at the property line. With the exception of the dryer, the equipment inside the tunnel of the car wash would be within the interior of the building. There would be three dryers, each having a 10 horsepower motor, but they will not be heard from the property line. MR. CIRUTTI added that their business has been to develop car wash equipment that is suitable for residential communities, as they are a necessity for residents. He commented that there are sufficient residents with vehicles within the neighborhood that could support more than one car wash in the area. The clearance on the car wash allows up to a 90" clearance and a 13" tire width.

COMMISSIONER STEINMAN found it hard to believe that every resident in the surrounding neighborhood was under the impression that the parcel in question was designated to be a park. He then expressed concern with the entry at Sky Pointe Drive and suggested having a divider so vehicles do not swing too wide turning right and possibly collide with other vehicles entering off of Sky Pointe Drive. MR. MASON stated they would not oppose having a median there. COMMISSIONER STEINMAN then stated he tested the proposed vacuum at a car wash on Lone Mountain and Decatur and felt that the residents' concerns were legitimate. Although the noise subsides the farther you are from it, the noise level is still loud. He questioned if the proposed car wash is a permitted use under the C2 zoning. MR. CLAPSADDLE verified for COMMISSIONER STEINMAN that a car wash is a permitted use under the C2 zoning, so a Special Use Permitted is not required. COMMISSIONER STEINMAN felt it was difficult to object to the proposed car wash when the area is zoned C2 even though it is Medium Low density on the General Plan. MR. CLAPSADDLE responded that this was a typical issue that arose when the Rancho Corridor Study was done. There were a lot of parcels that the County had zoned C2 since 1959 that the City acquired, so there is sometimes a conflict between what the property is zoned for and what the General Plan calls for. When this occurs, the General Plan takes precedence over the zoning. In response to COMMISSIONER STEINMAN'S question regarding what would happen if the Commission denied the General Plan Amendment, MARGO WHEELER, Planning and Development, replied that the General Plan Amendment is to be

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 12 – GPA-4609

MINUTES – Continued :

viewed separately from the other applications. The Commission would be voting on whether or not the General Plan should be brought into conformance with the existing zoning. If the Commission voted No, then the site would be non compliant and staff would have to decide if a re-zoning would be required to bring the project into compliance with the General Plan. The General Plan is not a deciding factor in the use, as the use is permitted within the zoning. Each application should be viewed on its own merits relative to the Site Plan and any Variances.

COMMISSIONER EVANS commented that aside from the site being challenged and zoned C2, the Site Plan deals with important issues such as compatibility with the adjacent development, buffering and residential standards and is it harmonious with the surrounding area. CHAIRMAN TRUESDELL agreed that there is a nexus between the two but felt that the noise level is higher than the 64 decibels. GINA VENGLASS, Public Works, informed CHAIRMAN TRUESDELL that Public Works could not confirm or give a comparison with decibels regarding noise levels. The drone of the highway does have a significant impact on the noise level. Although there have been several applications proposed for this site, he felt that the Commission still needed to find something that would be appropriate for this parcel. In his opinion, this site is not a Medium Low site, as it would not be appropriate to have three homes on .43 acres facing the highway. He added that he believed appropriate disclosures were made when the original residents purchased their homes.

MR. CLAPSADDLE verified for COMMISSIONER McSWAIN that the proposed use would not be allowed in C1 zoning without a Special Use Permit. She agreed with CHAIRMAN TRUESDELL regarding this site not being a Medium Low site, but she is not inclined to support this application as she would not want to set precedence for the remaining corridor. MR. CLAPSADDLE then verified for CHAIRMAN TRUESDELL that even if this were Service Commercial, the zoning would still not be compatible with the General Plan. If the request were C1, it would require a Special Use Permit.

COMMISSIONER GOYNES concurred with CHAIRMAN TRUESDELL'S previous comments regarding the site not being Medium Low, rather Commercial and a car wash is not as intense as some other uses.

MS. WHEELER then read into record the added conditions. MR. CLAPSADDLE added that the date needed to be changed to 06/16/2004 on Condition 4 of Item 14 [SDR-4606]. COMMISSIONER GOYNES verified with MS. WHEELER and then MR. MASON was informed that the type of gate staff preferred is not the chain gate, rather a metal grid type of gate that is in parks and must be approved by staff. MS. WHEELER confirmed for COMMISSIONER DAVENPORT that the applicant would have to work with the Homeowner's

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 12 – GPA-4609

MINUTES – Continued :

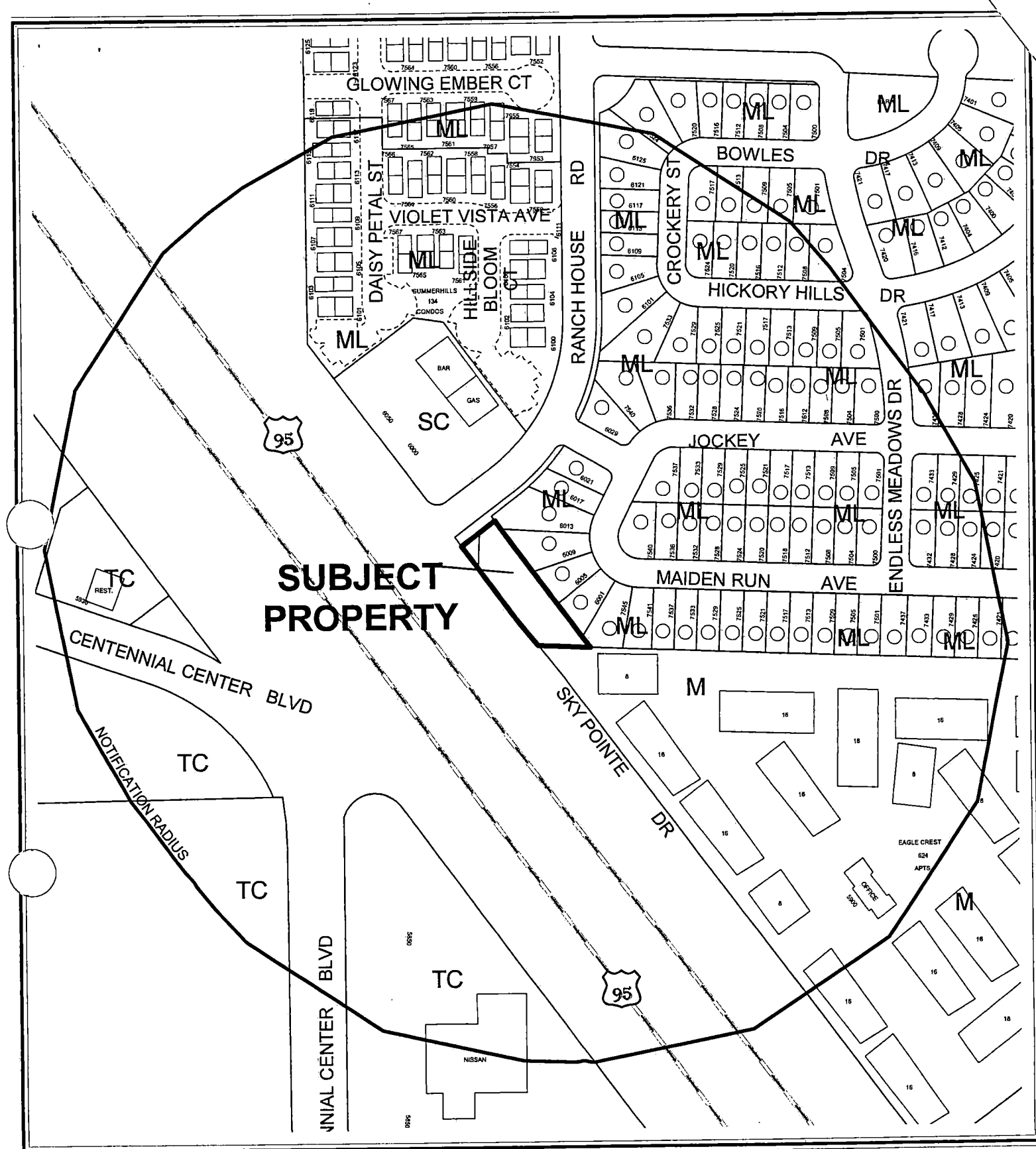
Association regarding the portion of landscaping on Ranch House Road. CHAIRMAN TRUESDELL asked for clarification as to why the developer did not complete the landscaping if it was part of their common association property, as he was concerned about taking action on an “unapproved strip”. MR. MASON replied that the developer told him that they were not aware they owned it. Regarding Condition 8 on Item 14 [SDR-4606], MR. CLAPSADDLE verified for CHAIRMAN TRUESDELL that the Code height of the wall pack lighting would not impose upon the residents’ backyards. COMMISSIONER STEINMAN also requested to add a condition stipulating the applicant shall install a divider on the property at the entrance of Sky Pointe Drive, one that is acceptable to the City Traffic Engineer. MR. MASON clarified that the divider would be on the property and not in the street and then concurred with the conditions.

DEPUTY CITY ATTORNEY BRYAN SCOTT verified for MR. CLAPSADDLE that the General Plan Amendment would go forward without the applicant having to file an appeal.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [GPA-4609], Item 13 [VAR-4671] and Item 14 [SDR-4606].

(6:34 – 7:18)

1-1095



CASE: GPA-4609

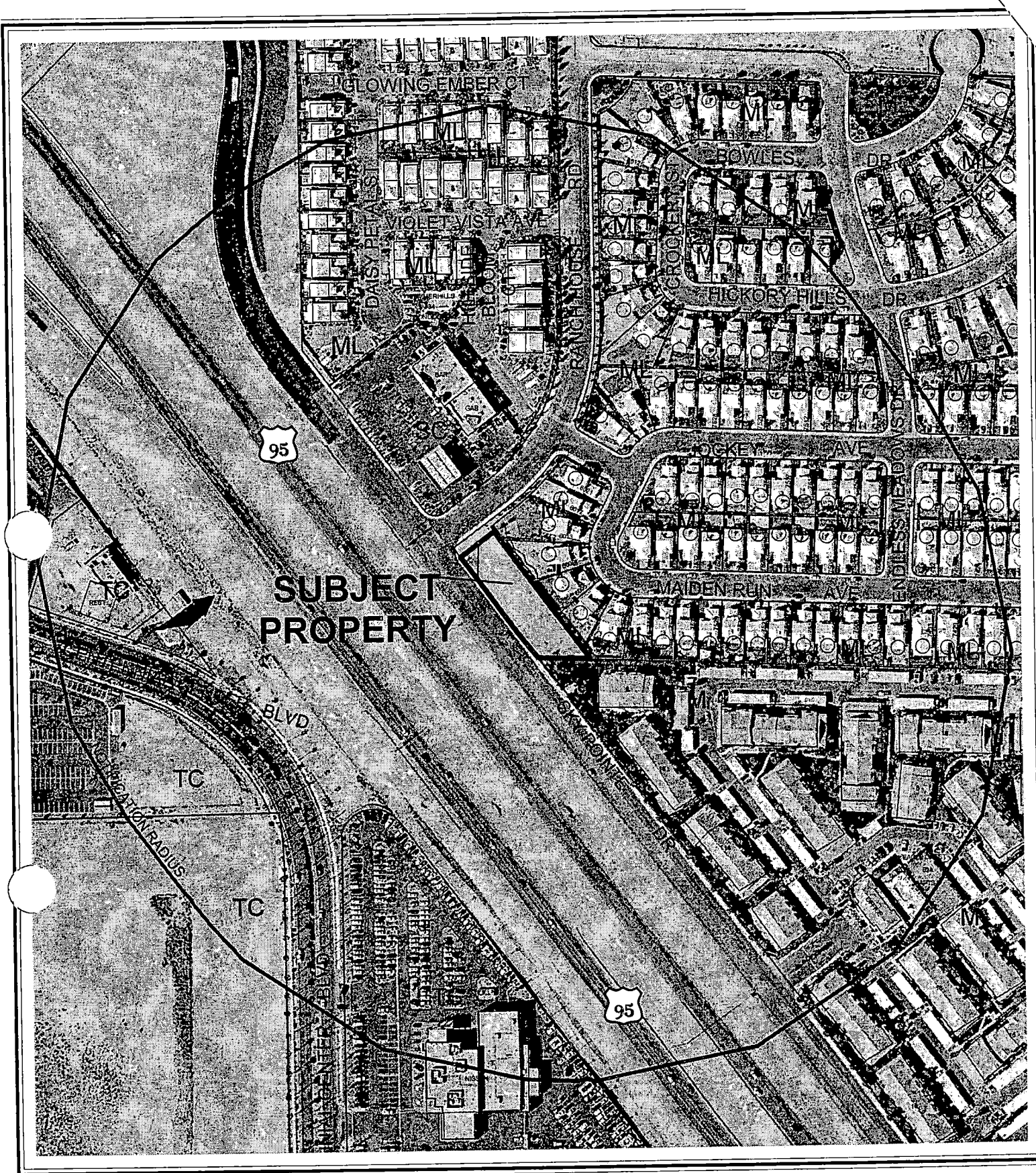
RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

GC (GENERAL COMMERCIAL)



CASE: GPA-4609

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

GC (GENERAL COMMERCIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-4609 - APPLICANT: H&GG, LIMITED PARTNERSHIP,
DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER:
JAMES SHOUGHRO**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL



**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road from ML (Medium Low Density Residential) to GC (General Commercial).

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Low, Medium-Low and Medium Density Residential land uses with a maximum density of 20 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject properties were designated for ML (Medium-Low Density Residential) land uses with a maximum density of 8 units per acre.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developed Area as described in the Plan.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for ML (Medium-Low Density Residential) land uses with a maximum density of 8 units per acre.
- 07/22/04 The Planning Commission held this item in abeyance to the 09/09/04 PC Meeting to allow the applicant time to revise the site plan and meet with the neighbors.
- 09/09/04 The Planning Commission will hear related items SDR-4606 and VAR-4671 as part of this agenda.

DETAILS OF APPLICATION REQUEST

Site Area: 0.42 Acres

AR

EXISTING LAND USE

Subject Property Vacant
North Single Family Dwellings
South U.S. 95
East Single Family Dwellings
West U.S. 95

PLANNED LAND USE

Subject Property ML (Medium Low Density Residential)
North ML (Medium Low Density Residential)
South ROW (Right-of-way)
East ML (Medium Low Density Residential)
West ROW (Right-of-way)

EXISTING ZONING

Subject Property C-2 (General Commercial)
North R-PD7 (Residential Planned Development - 7 Units Per Acre)
South ROW (Right-of-way)
East R-PD7 (Residential Planned Development - 7 Units Per Acre)
West ROW (Right-of-way)

E) General Plan Compliance: Centennial Hills General Plan

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designated this site for ML (Medium Low Density Residential) land uses, which allow up to 8 units per acre. A General Plan Amendment application has been submitted to request the GC (General Commercial) designation on this site. If that request is approved, the land use will be consistent with the current zoning of the parcel.

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

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

DEFINITIONS

ML (Medium Low Density Residential)(5.6 to 8 dwelling units/per gross acre.) This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

GC (General Commercial) General Commercial allows retail, service, wholesale, office, and other general business uses of a more intense commercial character. These uses include limited outdoor storage or display of products, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas with significant transition. Examples of General Commercial uses include: new and used car sales; recreational vehicles and boat sales; mortuaries; and other vehicle-oriented uses such as hotels, motels, apartment hotels, and similar uses. This category includes the Village and Town Center concept areas.

ANALYSIS

The GC (General Commercial) designation, and the associated zoning districts that it supports, is intended to allow retail, service, wholesale, office, and other general business uses of a more intense commercial character. These uses include limited outdoor storage or display of products, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas with significant transition. Because the subject parcel is adjacent to residential uses on two sides, with no significant transition between the two land uses, the request cannot be supported.

FINDINGS

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

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

The intensity of the proposed land use is not compatible with the residential development to the north and east.

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

The C-2 (General Commercial) zoning district that would be supported by this request would not be compatible with the adjacent R-PD7 (Residential Planned Development – 7 Units Per Acre) zoning districts.

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

The subject site is located in an area of the city where all utilities and services are currently in place and available to this site.

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

This application does not comply with Policy 2.1.2 of the Master Plan 2020 states that, “Development on vacant or underutilized lots within exiting residential neighborhoods be sensitive in use an design to surrounding development.”

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/27/04 Twelve people attended and had the following concerns:

- Vacuum noise
- Car stereo noise
- Car wash noise
- Traffic
- Lighting
- Kids from apartments hanging out late at night behind car wash and potentially vandalizing homes
- If built, please make wall 10', and increase landscape buffer along property line that is shared with homes
- Safety of children walking along Sky Pointe to bus stop on Ranch House Rd
- Property is poorly maintained as vacant lot
- Property is too narrow, car wash patrons will crash into landscaping and walls
- Will there be a full time attendant? Yes, during hours of operation (around 8am to 8pm)

GPA-4609 - Staff Report Page Five
September 9, 2004 - Planning Commission Meeting

- Neighbors will be in force at PC meeting, are very angry, will fight any commercial development on site, are having a petition signed in opposition
- City has been derelict in responding to numerous complaints about noise and traffic from bar on corner of Ranch House Rd and Sky Pointe
- Music and lights from gas station are constant nuisance at night

NOTICES MAILED: 228 [Mailed with SDR-4606 & VAR-4671] 7/22/04 PC

APPROVALS: 0

PROTESTS: 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4609 APN: 125-27-004, 7-005
Name of Property Owner: 17566 LIMITED PARTNERSHIP
Name of Applicant: SHAGS CAR WASH

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

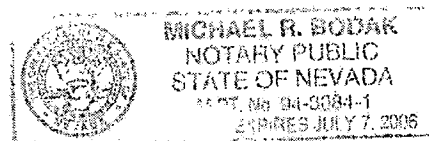
Signature of Property Owner/Authorized Agent: James Shougaro

Print Name: JAMES SHOUGARO

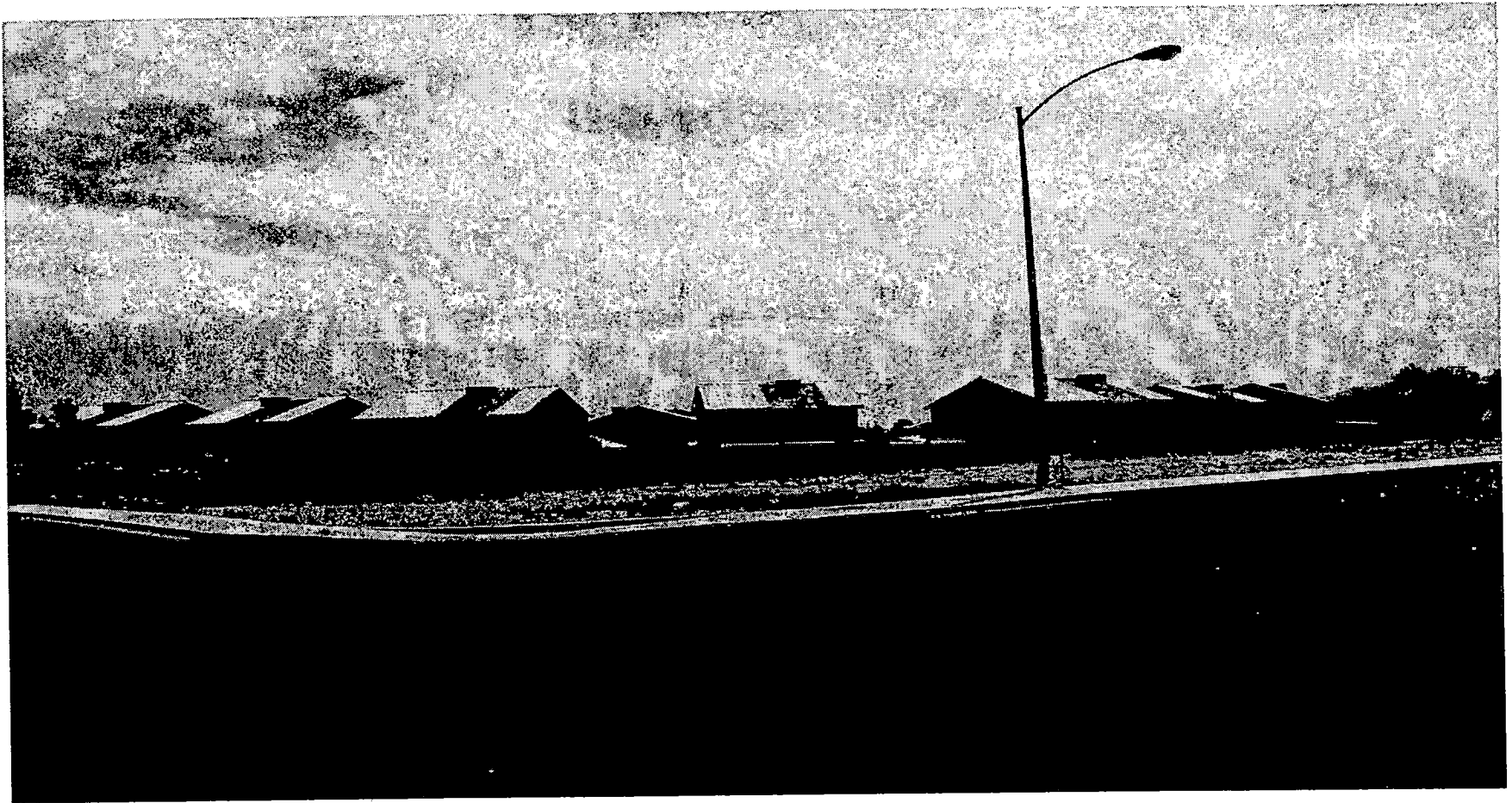
Subscribed and sworn before me

This 8th day of JUNE, 2004

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







GPA-4609 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING
TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO
THE NORTHEAST CORNER OF SKY POINTE DRIVE AND RANCH HOUSE ROAD
SEPTEMBER 9, 2004 PLANNING COMMISSION

7/1/04

July 19th, 04

TO: Planning Commission

RE: GPA-4609

This property should be bought by the city and used for a small park. It is the right size for a playground, Basketball court + Picnic area. There are no parks in this area close to the people to use.

I object to a car wash being allowed on this small property

Michael Goodwiler
602 Hillside Bloom #101
LV, NV 89130

GPA-4609
P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - VAR-4671 - VARIANCE RELATED TO GPA-4609 - PUBLIC HEARING - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request for a Variance TO ALLOW A REAR SETBACK OF 28.9 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 84.75 FEET IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C. 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

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:

GOYNES – APPROVED subject to conditions – Motion carried with McSWAIN and EVANS voting NO and NIGRO excused

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

MINUTES:

NOTE: See Item 12 [GPA-4609] for all related discussion on Item 12 [GPA-4609], Item 13 [VAR-4671] and Item 14 [SDR-4606].

(6:34 – 7:18)

1-1095

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 13 –VAR-4671

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-4606).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-4671 - APPLICANT: H&GG, LIMITED PARTNERSHIP,
DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH -

OWNER: JAMES SHOUGHRO

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-4606).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow a rear setback of 28.9 feet where residential adjacency standards require a minimum of 84.75 feet in conjunction with a proposed self-serve car wash and pet wash on 0.42 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road.

B) Applicant's Justification

The applicant has provided no justification for this request.

BACKGROUND INFORMATION

A) Previous Actions

07/22/04 The Planning Commission held this item in abeyance to the 09/09/04 PC Meeting to allow the applicant time to redesign the site plan and allow the new representative to meet with the neighbors.

09/09/04 The Planning Commission will hear related items GPA-4609 and SDR-4606 as part of this agenda.

B) Pre-Application Meeting

05/17/04 The applicant was informed that a landscape waiver and a waiver for the trash enclosure location would be required.

C) Neighborhood Meetings

06/23/04 Twelve people attended and had these concerns:

- Vacuum, Car, Wash noise
- Traffic
- Lighting
- Kids from apartments hanging out late at night behind car wash and potentially vandalizing homes.
- If built, please make wall 10', and increase landscape buffer along property line that is shared with homes.

VAR-4671 - Staff Report Page Two
September 9, 2004 - Planning Commission Meeting

- Safety of children walking along Sky Pointe to bus stop on Ranch House Rd.
- Property is poorly maintained as vacant lot.
- Property is too narrow, car wash patrons will crash into landscaping and walls.
- Will there be a full time attendant? Yes, during hours of operation (around 8am to 8pm).
- Neighbors will be in force at PC meeting, are very angry, will fight any commercial development on site, are having a petition signed in opposition.
- City has been derelict in responding to numerous complaints about noise and traffic from bar on corner of Ranch House Rd and Sky Pointe.
- Music and lights from gas stations is constant nuisance at night.

DETAILS OF APPLICATION REQUEST

Site Area: 0.42 Acres

EXISTING LAND USE

Subject Property	Vacant
North	Single Family Dwellings
South	U.S. 95
East	Single Family Dwellings
West	U.S. 95

PLANNED LAND USE

Subject Property	ML (Medium Low Density Residential)
North	ML (Medium Low Density Residential)
South	ROW (Right-of-way)
East	ML (Medium Low Density Residential)
West	ROW (Right-of-way)

EXISTING ZONING

Subject Property	C-2 (General Commercial)
North	R-PD7 (Residential Planned Development - 7 Units Per Acre)
South	Right-of-way
East	R-PD7 (Residential Planned Development - 7 Units Per Acre)
West	Right-of-way

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

At the depicted height of 28.25 feet the building should be a minimum of 84.75 feet from the east property line, which is adjacent to single family development. This variance is to allow the building to be constructed 28.9 feet from that property line.

B) General Analysis and Discussion

The elevations depict a 28-foot high structure, which does not comply with the Residential Adjacency Standards and is not compatible with residential development to the east. Approval of this application would result in a development that is out of character with the area and too intense for the size of this parcel.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by attempting to overbuild the subject site with a commercial building that is higher than what the subject site can accommodate. Alternative building designs would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

VAR-4671 - Staff Report Page Four
September 9, 2004 - Planning Commission Meeting

NOTICES MAILED 228 [Mailed with GPA-4609 & SDR-4606] 7/22/04 PC

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-4671** APN: **125-27-201-004, 1-005**
Name of Property Owner: **H & G LIMITED PARTNERSHIP**
Name of Applicant: **SHAG'S CAR WASH**

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

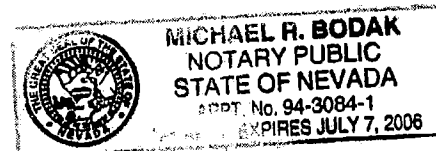
Signature of Property Owner/Authorized Agent: *James Shugart*

Print Name: JAMES SHUGART

Subscribed and sworn before me

This 15th day of June, 2004

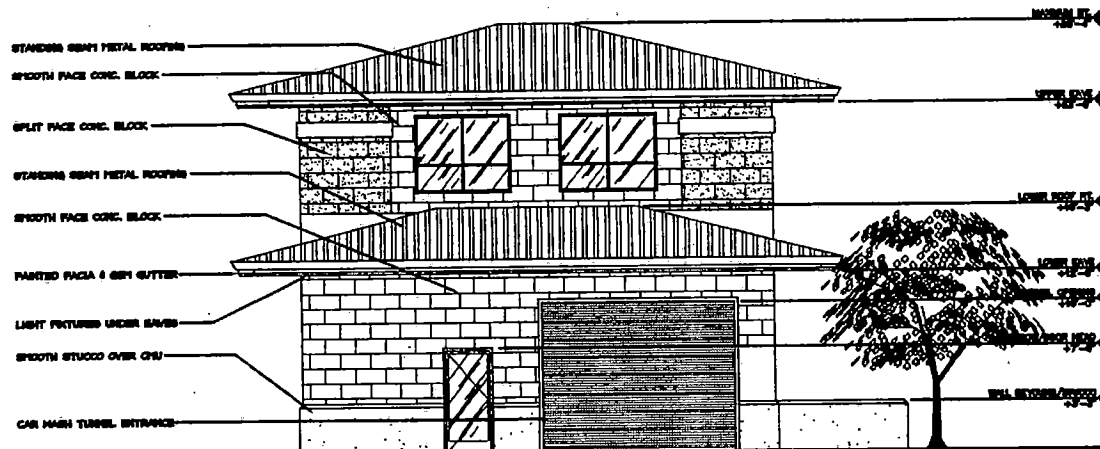
[Signature]
Notary Public in and for said County and State



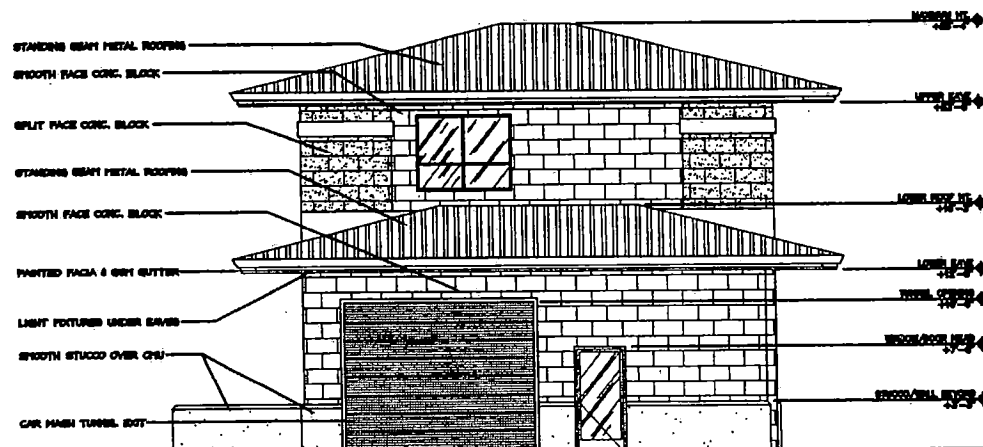


VAR-4671
09-09-04 PC

[illegible]



NORTH-WEST ELEVATION

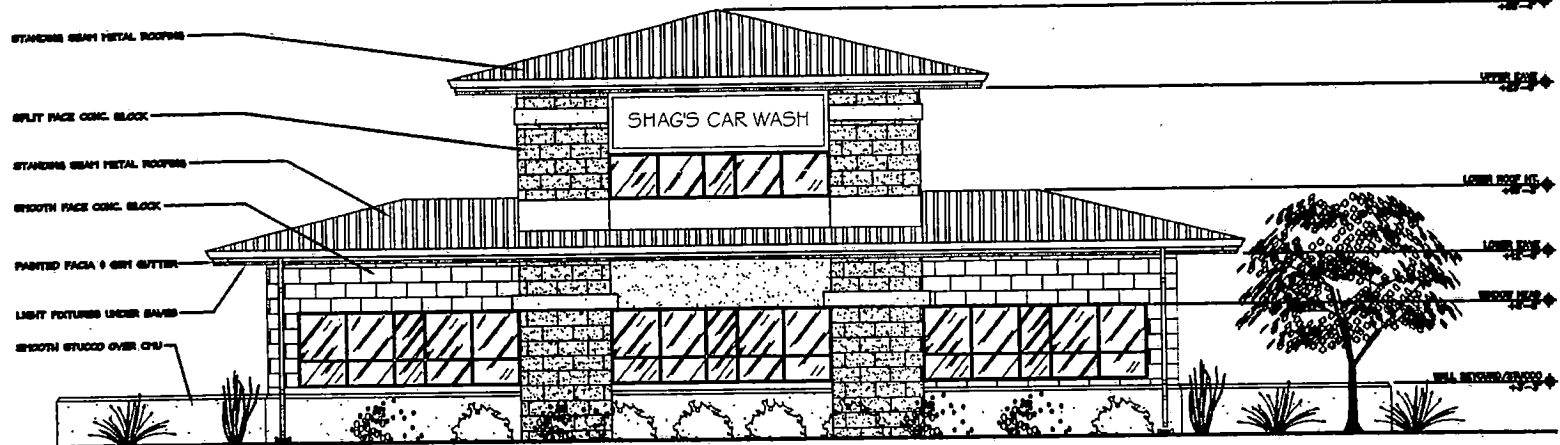


SOUTH-EAST ELEVATION

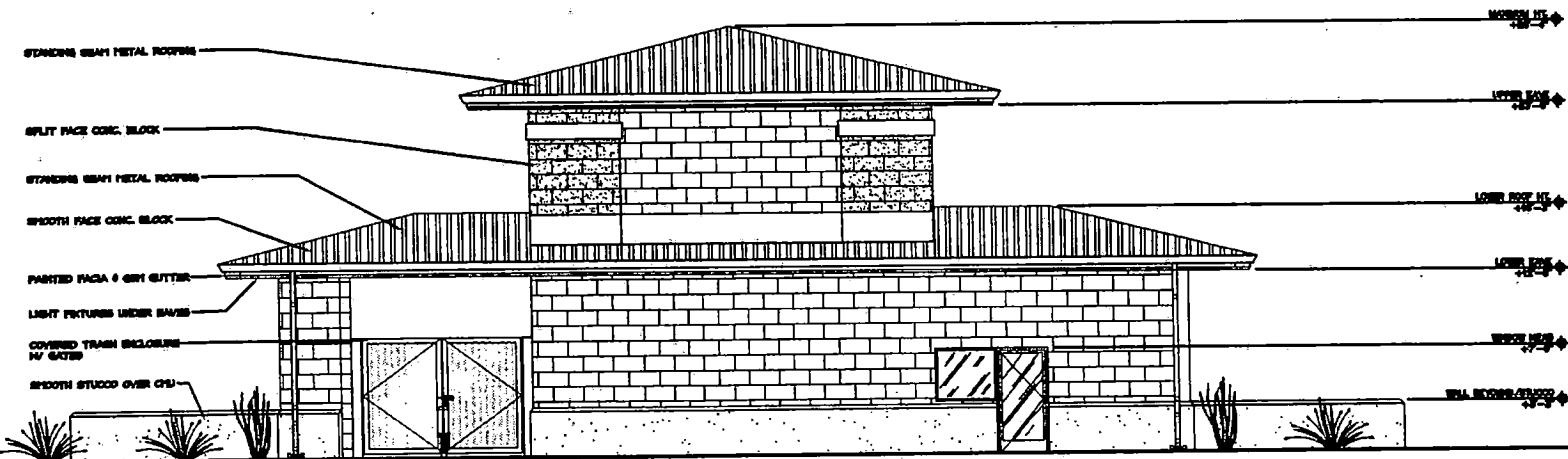
VAR-4671
09-09-04 PC

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

1-13-04 1-13-04 dup 2403-1013	PRELIMINARY ELEVATIONS	Automatic Car Wash Plan for Big's Car Wash APN 124-27-201-004 & 005 Las Vegas, Nevada	DOE PHILLIPS, AIA ARCHITECT PHILLIPS ARCHITECTS, INC. CORPORATE & RESIDENTIAL 1000 S. LAS VEGAS BLVD. SUITE 100 LAS VEGAS, NV 89101 (702) 735-1111
--	-----------------------------------	--	---



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

VAR-4671
09-09-04 PC

NO.	REVISION
1	ISSUED FOR PERMITTING
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION

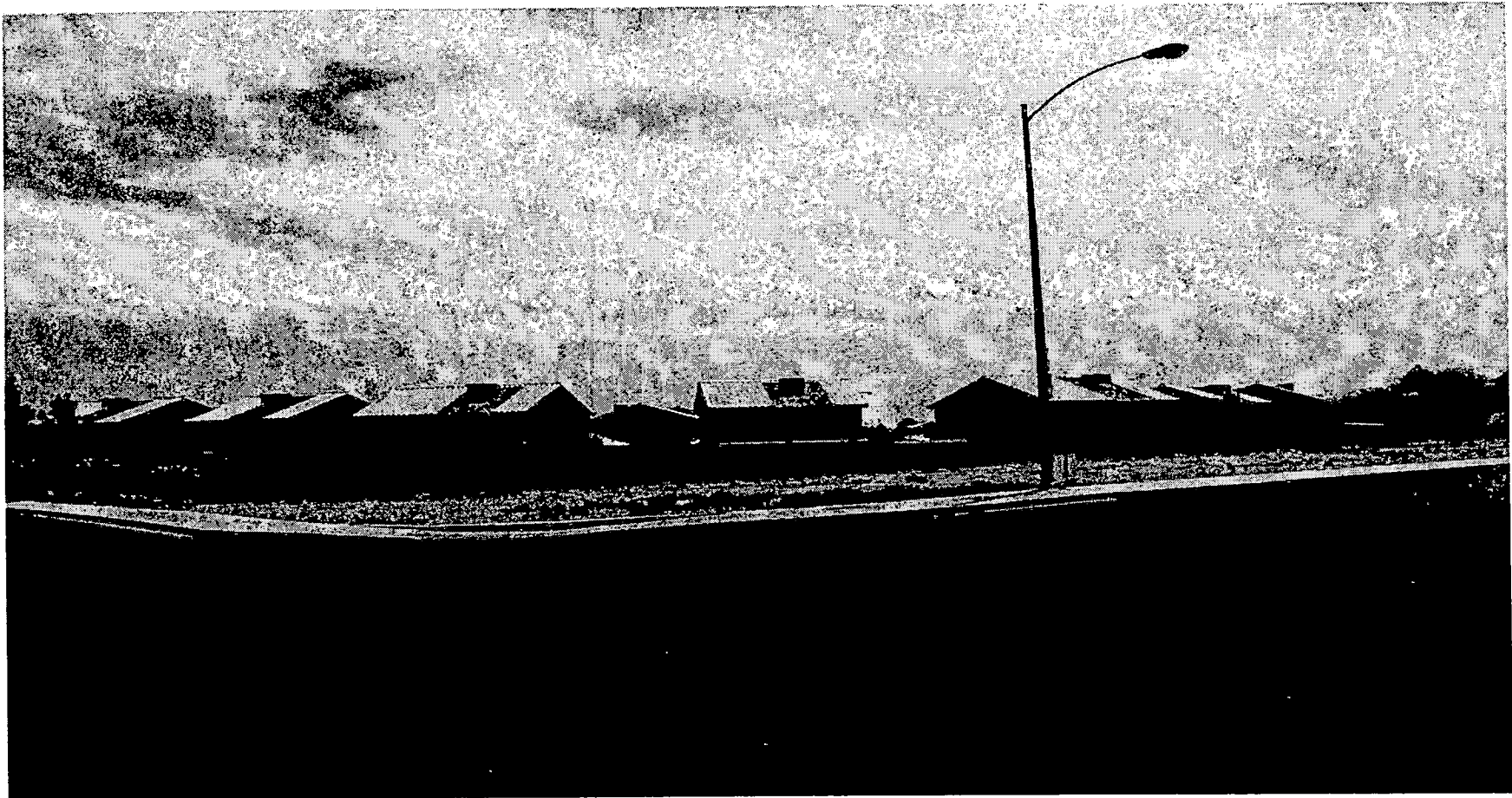
DOON PHILLIPS, AIA ARCHITECT
1000 S. RAMPART BLVD., SUITE 100
LAS VEGAS, NEVADA 89101
TEL: 702-735-1111
FAX: 702-735-1112
WWW.DPHILLIPSARCHITECT.COM

**PRELIMINARY
ELEVATIONS**

Automatic Car Wash
Plan for
Shag's Car Wash
APN 125-27-201-004 & 005
Las Vegas, Nevada

1-13-04
1/4"=1'-0"
DWG
2403-1013

PE1



VAR-4671 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO
THE NORTHEAST CORNER OF SKY POINTE DRIVE AND RANCH HOUSE ROAD
SEPTEMBER 9, 2004 PLANNING COMMISSION

7/1/04

July 19th, 04

Planning Commission

RE: VAR 4671

I object to the request for
a variance on this property. It is to
SMU for the proposed CAR wash.

Michael Goodwiler
6102 Hillside Bloom Ct #101
LV, NV 89130

VAR-4671
P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-4606 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4609 - PUBLIC HEARING - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request for a Site Development Plan Review FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF DISTANCE REQUIREMENT TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED and A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C. 10/06/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1

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:

GOYNES – APPROVED subject to conditions, adding the following conditions:

- No windows shall be placed on the second floor (office) facing the residences.
- An attendant shall be on site at all times during business hours, which shall be from 8 a.m. to 8 p.m.
- A gate will be placed across the driveway when the car wash is closed so there is no access to the site after business hours. Said gate to be approved by the Planning and Development Department.
- The applicant shall work with the Homeowners' Association regarding the placement of landscaping in the front yard to make sure there is no obstruction of views for cars pulling onto the street.
- Increase the height of the wall between the residences and the car wash to seven feet.

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 14 – SDR-4606

MOTION – Continued:

- There shall be no signage along the east side of the building.
- The applicant shall add a median on site at the entrance of Sky Pointe Drive, one that is acceptable to the City Traffic Engineer.

and amending the following condition:

4. All development shall be in conformance with the site plan and building elevations, date stamped 6/16/04, except as amended by conditions herein.
– Motion carried with McSWAIN and EVANS voting NO and NIGRO excused

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

MINUTES:

NOTE: See Item 12 [GPA-4609] for all related discussion on Item 12 [GPA-4609], Item 13 [VAR-4671] and Item 14 [SDR-4606].

(6:34 – 7:18)

1-1095

CONDITIONS:

Planning and Development

1. Approval of a General Plan Amendment (GPA-4609) and Variance (VAR-4671) by the City Council.
2. All proposed trash enclosures shall be enclosed and have a roof.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 8/17/04, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]

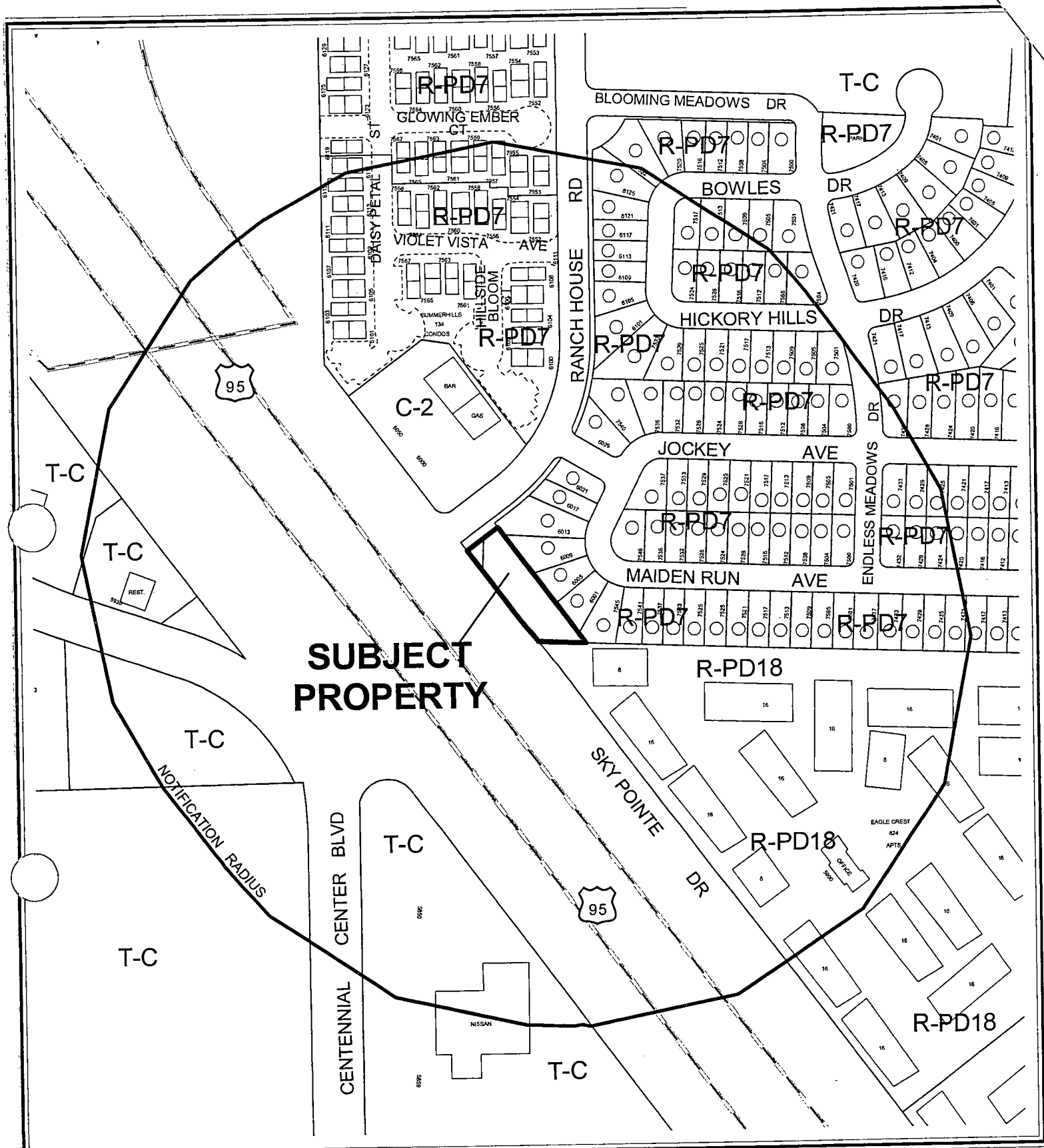
PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 14 – SDR-4606

CONDITIONS – Continued:

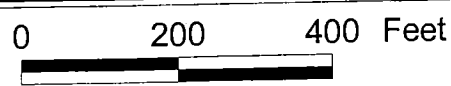
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

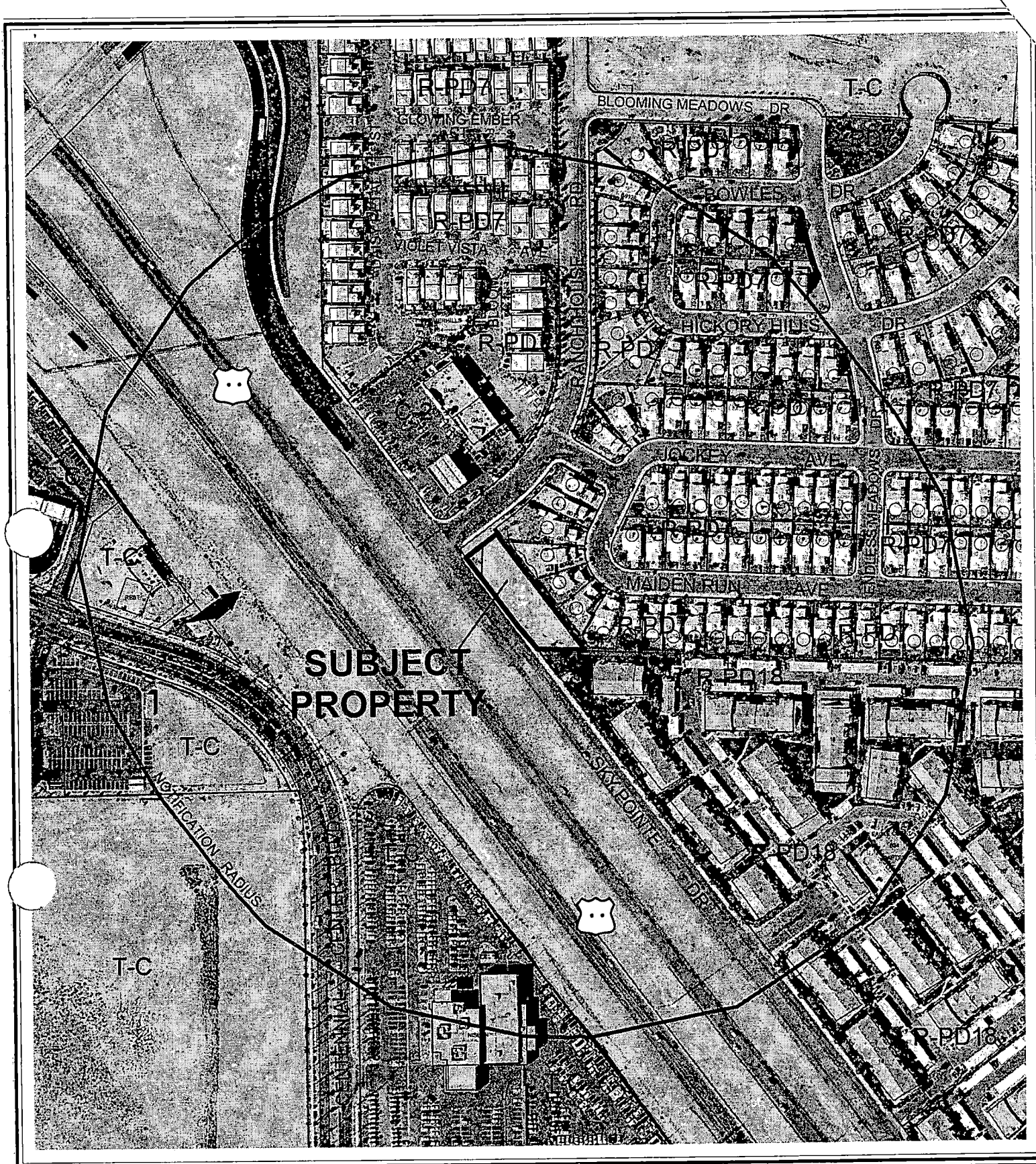
Public Works

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. The proposed driveways, accessing Sky Point Drive, shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. The developer of this site shall be responsible to connect to public sewer. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect to public sewer at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to the issuance of grading permits. Provide and improve all drainageways as recommended.



CASE: SDR-4606
RADIUS: 750 FT
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)





CASE: **SDR-4606**

RADIUS: 750 FT

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

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-4606 - APPLICANT: H&GG, LIMITED PARTNERSHIP,
DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH -
OWNER: JAMES SHOUGHRO**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of a General Plan Amendment (GPA-4609) and Variance (VAR-4671) by the City Council.
2. All proposed trash enclosures shall have a roof.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 8/17/04, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

SDR-4606 - Conditions Page Two
September 9, 2004 - Planning Commission Meeting

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. The proposed driveways, accessing Sky Pointe Drive, shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. The developer of this site shall be responsible to connect to public sewer. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect to public sewer at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to the issuance of grading permits. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a self serve car wash and pet wash; a waiver of distance requirement for a trash enclosure and a waiver to reduce perimeter landscaping requirements on 0.42 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road

B) Applicant's Justification

The applicant indicates this request is justified because the subject site is zoned C-2 (General Commercial) and is adjacent to Rancho Drive. According to the applicant, the waiver for the location of the trash enclosure and the waiver of the perimeter landscape requirement are justified due to the small size of the parcel.

BACKGROUND INFORMATION

A) Previous Actions

07/22/04 The Planning Commission held this item in abeyance to the 09/09/04 PC Meeting to allow the applicant time to revise the site plan and allow the new representative to meet with the neighbors.

09/09/04 A related General plan Amendment (GPA-4609) and a Variance (VAR-4671) will also be considered on this agenda.

B) Pre-Application Meeting

05/17/04 The applicant was informed that a landscape waiver and a waiver for the trash enclosure location would be required.

C) Neighborhood Meetings

06/23/04 Twelve people attended and had these concerns:

- Vacuum noise
- Car stereo noise
- Car wash noise
- Traffic
- Lighting
- Kids from apartments hanging out late at night behind car wash and potentially vandalizing homes

AR

SDR-4606 - Staff Report Page Two
September 9, 2004 - Planning Commission Meeting

- If built, please make wall 10', and increase landscape buffer along property line that is shared with homes
- Safety of children walking along Sky Pointe to bus stop on Ranch House Rd
- Property is poorly maintained as vacant lot
- Property is too narrow, car wash patrons will crash into landscaping and walls
- Will there be a full time attendant? Yes, during hours of operation (around 8am to 8pm)
- Neighbors will be in force at PC meeting, are very angry, will fight any commercial development on site, are having a petition signed in opposition
- City has been derelict in responding to numerous complaints about noise and traffic from bar on corner of Ranch House Rd and Sky Pointe
- Music and lights from gas station are constant nuisance at night

DETAILS OF APPLICATION REQUEST

Site Area: 0.42 Acres

EXISTING LAND USE

Subject Property	Vacant
North	Single Family Dwellings
South	U.S. 95
East	Single Family Dwellings
West	U.S. 95

PLANNED LAND USE

Subject Property	ML (Medium-Low Density Residential)
North	ML (Medium-Low Density Residential)
South	ROW (Right-of-way)
East	ML (Medium-Low Density Residential)
West	ROW (Right-of-way)

EXISTING ZONING

Subject Property	C-2 (General Commercial)
North	R-PD7 (Residential Planned Development - 7 Units Per Acre)
South	Right-of-way
East	R-PD7 (Residential Planned Development - 7 Units Per Acre)
West	Right-of-way

E) General Plan Compliance: Centennial Hills General Plan

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designated this site for ML (Medium Low Density Residential) land uses, which allow up to 8 units per acre. A General Plan Amendment application has been submitted to request the GC (General Commercial) designation on this site. If that request is approved, the land use will be consistent with the current zoning of the parcel.

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

There are no special area plans or districts that have an effect on the site.

PROJECT DESCRIPTION

The applicant is proposing a self-serve car wash with vacuum bays and an outdoor pet wash. Access to the site will be from a 32-foot wide drive to Sky Pointe Drive. Landscaping with 24-inch box trees spaced at 20 feet on center is provided along all property lines and in planters adjacent to the car wash building and vacuum bays. A trash enclosure is shown 25 feet from the east property line. Seven parking spaces are shown, with four along the east property line. The elevations for the car wash building depict a split face concrete block exterior with a standing seam metal roof at a height of 28 feet 3 inches.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	100 Feet	222 Feet	Y
Min. Setbacks			
• Front	20 Feet		Y
• Side	10 Feet		Y
• Corner	15 Feet		Y
• Rear	20 Feet		Y
Max. Building Height	2 Stories / 35 Feet	28 feet	Y
Trash Enclosure	50	25	N

The applicant indicates the small size of the property precludes compliance with the trash enclosure location requirement.

A2) Residential Adjacency Standards

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

At the depicted height of 28.25 feet the building should be a minimum of 84.75 feet from the east property line, which is adjacent to single family development. A Variance (VAR-4671) to allow the building to be 28.9 feet from that property line has been submitted with this site plan review.

A3) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/ 6 Spaces	1 Tree	1
Buffer:			26
• Min. Trees	1 Tree/20 Linear Feet	26 Trees	
• Min. Zone Width	8 Feet along east property line		5.3 feet

The applicant indicates the small size of the property precludes compliance with the landscaping requirement along the east property line.

B) General Analysis and Discussion

• Zoning

The proposed car wash with vacuums is a permitted use in the C-2 (General Commercial).

• Site Plan

The small size of the parcel causes the car wash and vacuum bays to be located adjacent to residential development. The proposed uses are too intense for a parcel of this size.

• Waivers

The combination of the small size of the parcel and the intensity of the proposed uses necessitates the location of a trash enclosure 25 feet from residentially developed property. Again, the use is too intense and therefore the waiver cannot be supported.

- Landscape Plan

The small size of the parcel and the intensity of use combine to necessitate a landscape waiver which staff is unable to support.

- Elevation

The elevations depict a 28-foot high structure, which does not comply with the Residential Adjacency Standards and is not compatible with residential development to the east.

FINDINGS

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

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

The noise and lighting associated with a car wash with vacuums is not compatible with the residential development to the east.

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

The fact that the applicant has requested two waivers and a variance suggests that the proposed use is too intense for the site.

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

The site is accessed from Sky Pointe Drive, a public street, and will not have a negative impact on adjacent roadways or neighborhood traffic.

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

The building and landscape materials are appropriate for this area.

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

SDR-4606 - Staff Report Page Six
September 9, 2004 - Planning Commission Meeting

The applicant has requested a waiver of the trash enclosure separation requirement, a waiver of the perimeter landscape requirement, and a variance from residential adjacency standard setback requirement. The small size of the parcel necessitates the location of car wash and vacuum bays in close proximity to residential development. Based on these factors, the proposed use is too intense for this site.

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

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

NOTICES MAILED 228 [Mailed with GPA-4609 & VAR-4671] 7/22/04 PC

APPROVALS 0

PROTESTS 1



Case Number: SDR-4606 APN: 125-27-004 1-005
Name of Property Owner: H & G LIMITED PARTNERSHIP
Name of Applicant: SHAGS CAR WASH

 Yes ~~X~~ No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Loana S. Muzina

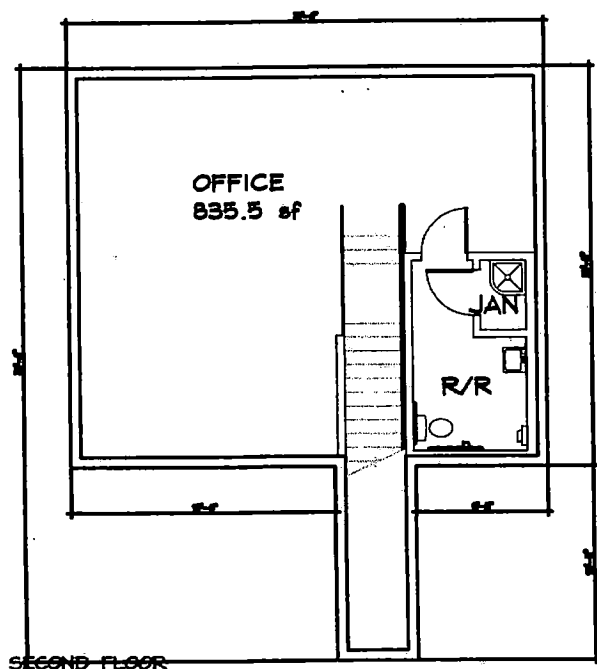
Print Name: JAMES SHOUGHRO

Subscribed and sworn before me

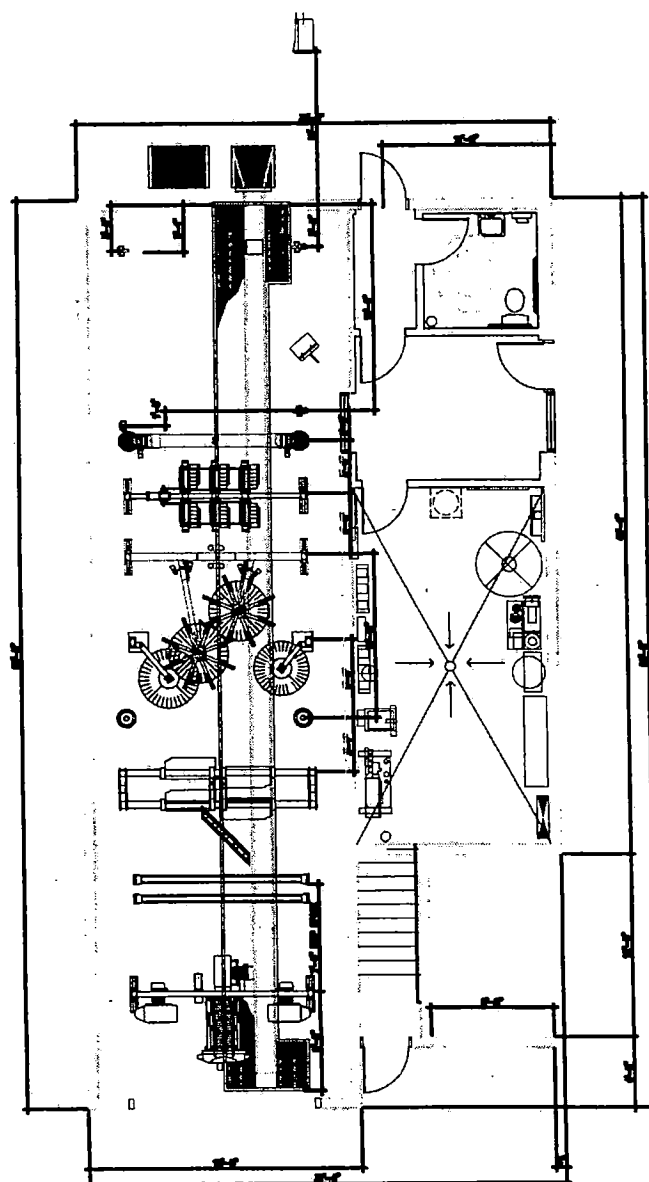
This 8th day of June, 2004

Notary Public in and for said County and State





FIRST FLOOR



SDR-4606

09-09-04 PC

REVISED
6.16.04

THIS PLAN, SPEC AND DESIGN, DRAWINGS, AND MATERIALS ARE THE PROPERTY OF CRYSTAL CLEAN AND ARE NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CRYSTAL CLEAN. ANY VIOLATION OF THIS AGREEMENT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

THESE
DRAWINGS
ARE
FOR
YOUR
REVIEW
ONLY
AND
DO
NOT
CONSTITUTE
A
FINAL
OFFER
OR
A
WARRANTY
OF
ANY
KIND.

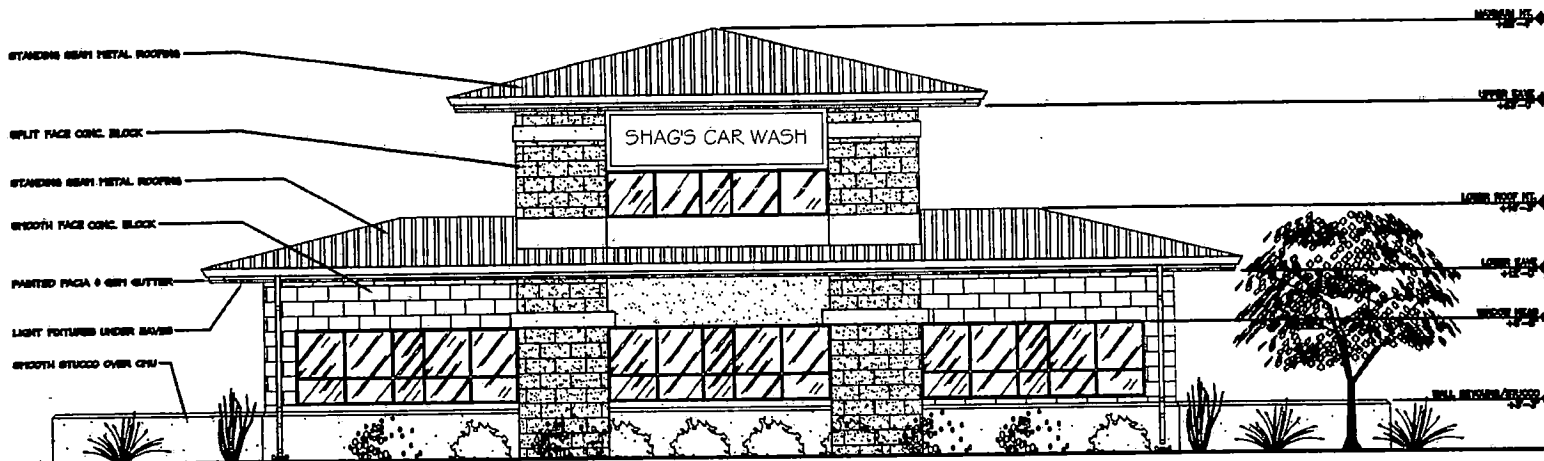
DON PHILLIPS - AIA ARCHITECT
DON PHILLIPS ARCHITECTS
1000 S. MOUNTAIN AVENUE
SUITE 100
LAS VEGAS, NV 89102

CRYSTAL CLEAN
ARCHITECTURE
1000 S. MOUNTAIN AVENUE
SUITE 100
LAS VEGAS, NV 89102

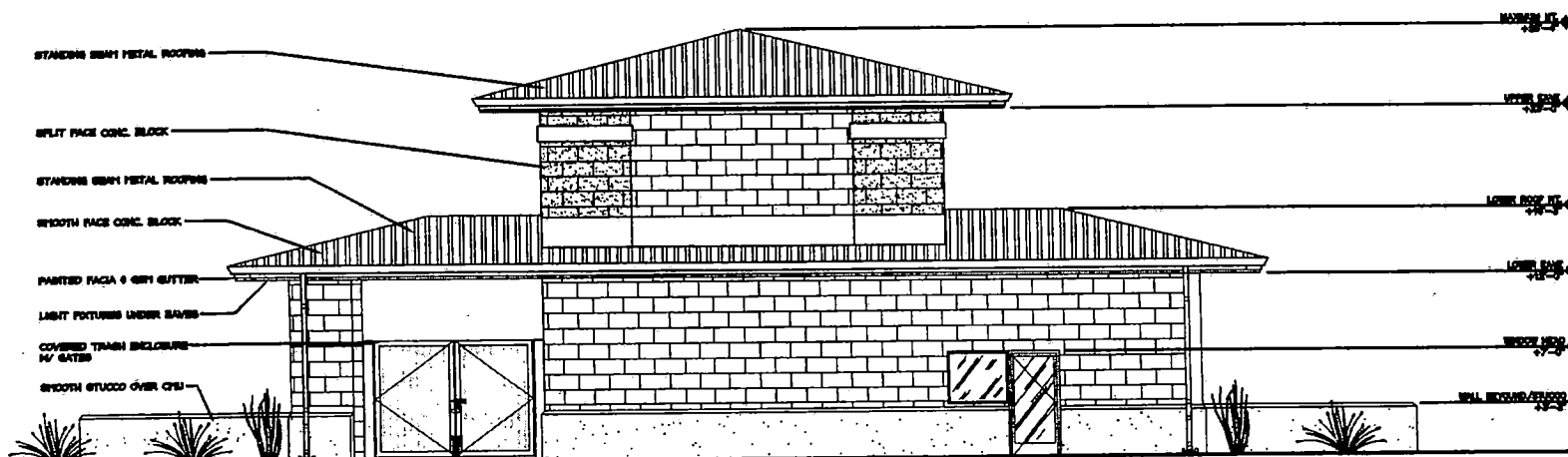
PRELIMINARY
FLOOR PLANS

Automatic Car Wash
plan for
Shag's Car Wash
APN 20-27-201-004 1.000
Las Vegas, Nevada

1-B-04
1/8"=1'-0"
2403-103
PFI
01



SOUTH-WEST ELEVATION



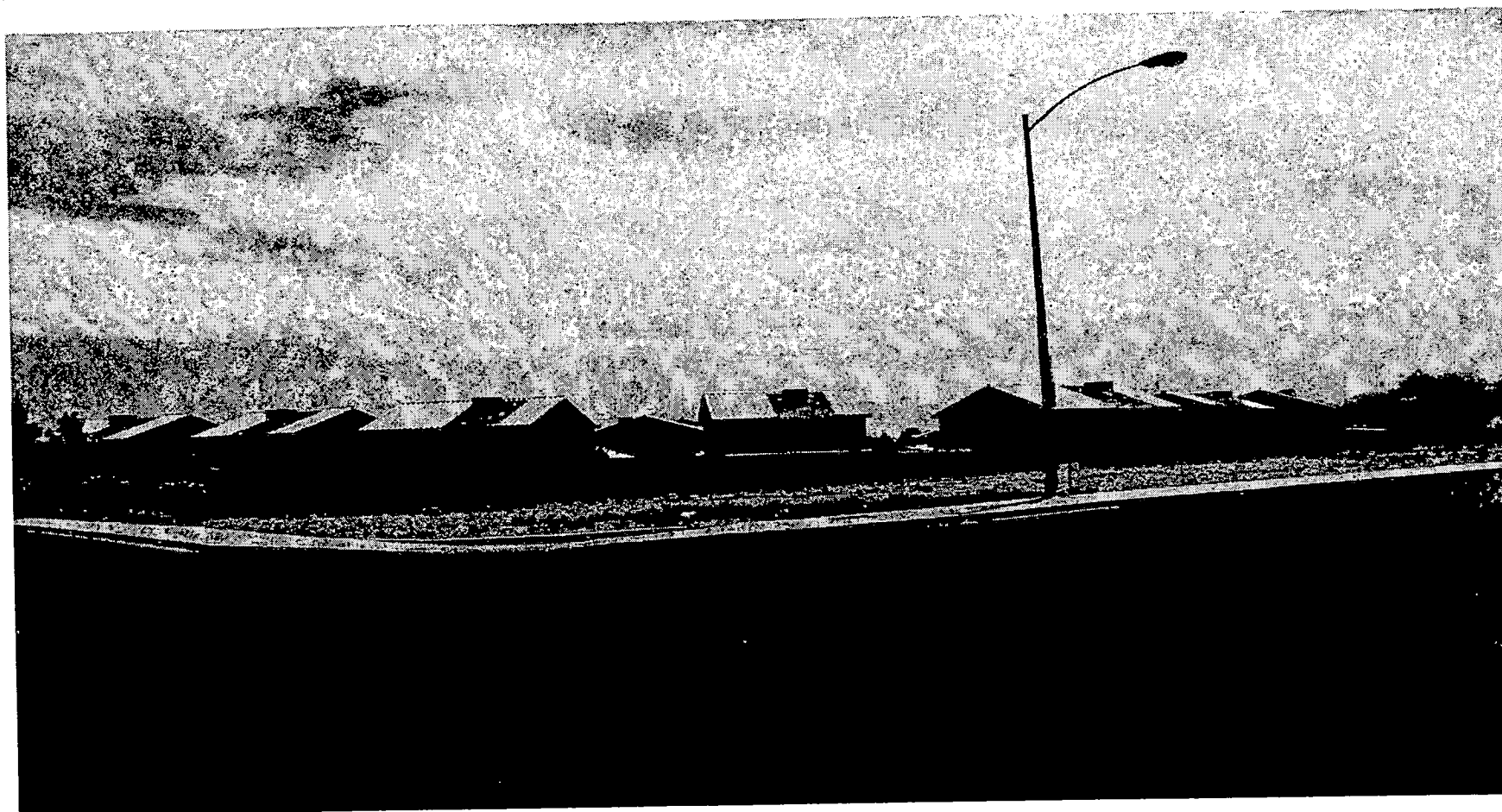
NORTH-EAST ELEVATION

SDR-4606
09-09-04 PC

REVISED
6.16.04

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DRAWING.

1-3-04 1/4"=1'-0" dup MCS-100 PEI	Automatic Car Wash Plan for Shag's Car Wash APN 125-37-301-004 & 006 Las Vegas, Nevada	PRELIMINARY ELEVATIONS	CRISTAL CLEAN ARCHITECT CRISTAL CLEAN ARCHITECT CRISTAL CLEAN ARCHITECT	CRISTAL CLEAN ARCHITECT CRISTAL CLEAN ARCHITECT CRISTAL CLEAN ARCHITECT
--	---	-------------------------------	---	---



SDR-4606 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING
TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO
THE NORTHEAST CORNER OF SKY POINTE DRIVE AND RANCH HOUSE ROAD
SEPTEMBER 9, 2004 PLANNING COMMISSION

7/1/04

July 17, 04

Planning Commission
RE SDR-4606-

I object to a car wash being
allowed on this property. It is too small,
too close to homes in the area.

The city should purchase this
property for a small park. There are no
parks in the area for residents to be
able to walk to.

Michele and Gooden
6102 Hillside Bloom Ct #101
LD. MO. 63132

SDR-4606
P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 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

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – DENIED – UNANIMOUS with NIGRO excused

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

MINUTES:

CHAIRMAN TRUESDELL declared the public hearing open on Item 15 [GPA-4631], Item 16 [ZON-4635] and Item 17 [SDR-4638].

DAVID CLAPSADDLE, Planning and Development, stated that the item was held in abeyance to allow the applicant time to redesign the site plan. The location map reflects the General Plan designations. To the west of this site, west of Tenaya Way, north of Azure and south of Azure is where the Town Center commercial nodes and the Town Center commercial areas were supposed to be located. Tenaya Way was one of the boundaries that was set for Town Center. The entire commercial was going to go on the west, Tenaya Way was going to be a boundary to keep

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 15 – GPA-4631

MINUTES – Continued

Office, Commercial, and other non-residential uses from encroaching into established residential neighborhoods. Staff felt changing the General Plan Amendment from Rural to Office would be an unwarranted intrusion into a very established rural residential use. Regarding the Site Plan Review, MR. CLAPSADDLE clarified that staff's report handed out at this meeting is the correct one that coincides with the applicant's revised Site Plan. The main change is that on the older site plan, the area that is "not apart" was taken up by parking. With the revised site plan, the medical office is limited to the south half of the site, which is more efficient with better landscaping and only takes up a portion of the site. The applicant needs to clarify what will accommodate the space on the northern portion of the site. The report reflects 1,183 square feet of office space, 1,677 square feet of medical office, and a future expansion is also proposed. It meets parking and residential adjacency standards. Substantial road improvements would have to be made on this site, such as a bus turnout, right-of-way dedication along Tenaya Way and physically move the wall five feet east to accommodate all the traffic improvements. Due to the amount of improvements needed, this would be an inappropriate site for commercial.

ATTORNEY TABITHA FIDDYMENT, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, expressed her opinion that the site is not rural in character. She gave a brief overview of the site plan and pointed out that the proposed project is immediately south of the Beltway, immediately adjacent to the existing Town Center building, and also immediately adjacent to Tenaya Way. One of the issues with Tenaya Way is that it generates a lot of traffic, mainly because of the Beltway, and will continue to do so as the Town Center develops. Due to traffic, the corner of Azure and Tenaya Way is in need of a traffic light. ATTORNEY FIDDYMENT felt that the proposed use is a perfect transitional buffer between Town Center, the Beltway to the north, Tenaya being alongside the property and a traffic light. She continued by stating the revised site plan reflects a conversion from the existing house to a medical office. There would not be any modifications to the exterior, as the residential character of the home would be maintained, and the exterior landscaping would remain as is. Regarding the "not a part" portion, the applicant is not proposing to have this portion as part of the General Plan Amendment. Although this is a unique parcel, the applicant felt confident that they could maintain a use that is consistent with the neighbors and provide them with a transitional buffer to the surrounding intense uses.

MICKEY SCHUMACHER, 7185 W. Regena Avenue, stated that his property is located directly behind the proposed site. He stated that he attended the meeting held with the residents. However, there were some changes ATTORNEY FIDDYMENT stated previously that he was not aware of. He stated that the residents were advised of the following: a) the existing home would remain as is, b) there would be an additional 4,500 square feet building behind the home, c) there would be 37 parking spaces in the rear and d) the wall and the driveway would not be

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 15 – GPA-4631

MINUTES – Continued:

C moved. Their home was built in 1986 in a rural preservation area, and he would like to maintain the area in the same manner. He did not feel that a medical office building would be compatible with the neighborhood, as each home was custom built. There are eleven homes in this particular neighborhood that share a community well. At the previous meeting, he and other residents expressed concerns regarding water and the septic tank, which would go into the backyard of the existing home adjacent to his backyard. He was advised by the attorney who made the presentation at this meeting that he was not sure, then later informed him that they would not be volunteering to do anything other than what they were advised to do. MR. SCHUMACHER stressed the fact that there is now water, sewer and gas available in front of the existing home. He added that he has now listed his home for sale as a horse property (RE), rural preservation area. Should the General Plan Amendment change, he felt it would impact how he markets his home and the value of his property.

KRISTEE GRAHAM, 7135 W. Regena Avenue, voiced her displeasure in having to change her schedule so that she could attend this meeting, for the third time, so that the residents' concerns are heard on record. She was displeased with the lack of communication relative to the changes that are being made. She is concerned with the children's safety during school hours, as they walk by these parking lots. Their backyards, which some have swimming pools, animals, and trampolines, would align directly behind this parking lot.

C CAROL LEDUC, 7575 Rome Boulevard, stated that they have always understood Tenaya to be the demarcation line, as their Council representatives told them. In addition, they were assured that there would not be any bleeding from the Town Center into the neighborhood. The area is not commercial Town Center, it is suburban mixed use, which is the lowest level allowed in Town Center. She felt that MRS. SHIELDS had been disingenuous with the neighborhood, as the residents have had to contend with many issues and will continue to fight to maintain their rural preservation neighborhood, particularly their horse properties. She felt that the developer's plan was to always have a medical office building on this site.

JENNIFER GATTI, 7145 W. Regena Avenue, stated she is one of the newer homeowners and is the designee for the well. She understands there is growth in the Valley and the need for change. However, the residents are opposed to spot zoning on this particular parcel, as it would have a negative impact on their homes. She referenced other upcoming developments in the area and how the zoning could also change from residential to commercial on the account of this one change should it happen.

ATTORNEY FIDDYMENT apologized for the miscommunication, as it was not their intention to be disingenuous. It was not the applicant's intention to show the residents the expansion; the reason for showing the "not a part" portion of the site is because it was decided, after meeting

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 15 – GPA-4631

MINUTES – Continued

with residents and staff, it would be more appropriate to leave that portion of land vacant and not include it in the rezoning.

COMMISSIONER GOYNES stated that this site is Residential, but there are some commercial uses on the other side of the street. He agreed with the comments made by the residents regarding the impact this change would have on the residential properties and felt that this proposed project should not be mixed in with horse property. He suggested the applicant may want to consider waiting until the shopping center is completed, as he may have an opportunity for an office building within an appropriate zoning.

COMMISSIONER McSWAIN concurred with COMMISSIONER GOYNES. She understood the need for demarcation to avoid impacting the rest of the neighborhood. In keeping with the spirit of the Town Center concept and what the neighbors expected, she would not be supporting this application.

CHAIRMAN TRUESDELL stated that Azure east of Tenaya is narrow and not designed to accommodate traffic. If commercial was placed on this parcel, then a demand would be created. He pointed out that this application is different than those that were presented previously. He added that a commitment was made to the residents, and he would not want to see any action taken that is not consistent for this entire parcel. He, too, would not be supporting this application.

For clarification purposes, DEPUTY CITY ATTORNEY BRYAN SCOTT stated if the Commission denied the Site Plan now, but the General Plan Amendment is approved at City Council at a later date, then the Site Plan would not be presented at Planning Commission again. He then commented with COMMISSIONER McSWAIN that the Commission could either deny Item 17 [SDR-4638] or abey the item to see how City Council votes on Item 15 [GPA-4631] and Item 16 [ZON-4635].

MS. WHEELER stated that if there are conditions the Commission would like to see imposed upon the project and approved by the City Council, then those conditions could be suggested and included in staff's report that will go forward to City Council. COMMISSIONER McSWAIN stated that she would like to see a condition stipulating the applicant is required to have hookups to the City sewer and water.

MS. VENGLASS clarified for ATTORNEY FIDDYMENT that because of the requested change from Residential to Commercial, the applicant would be required to do the bus turn-out, the landscaping and other required conditions even on a site that is already developed. CHAIRMAN TRUESDELL requested that if City Council approved the Site Plan, the applicant should submit

PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2004
Planning and Development Department
Item 15 – GPA-4631

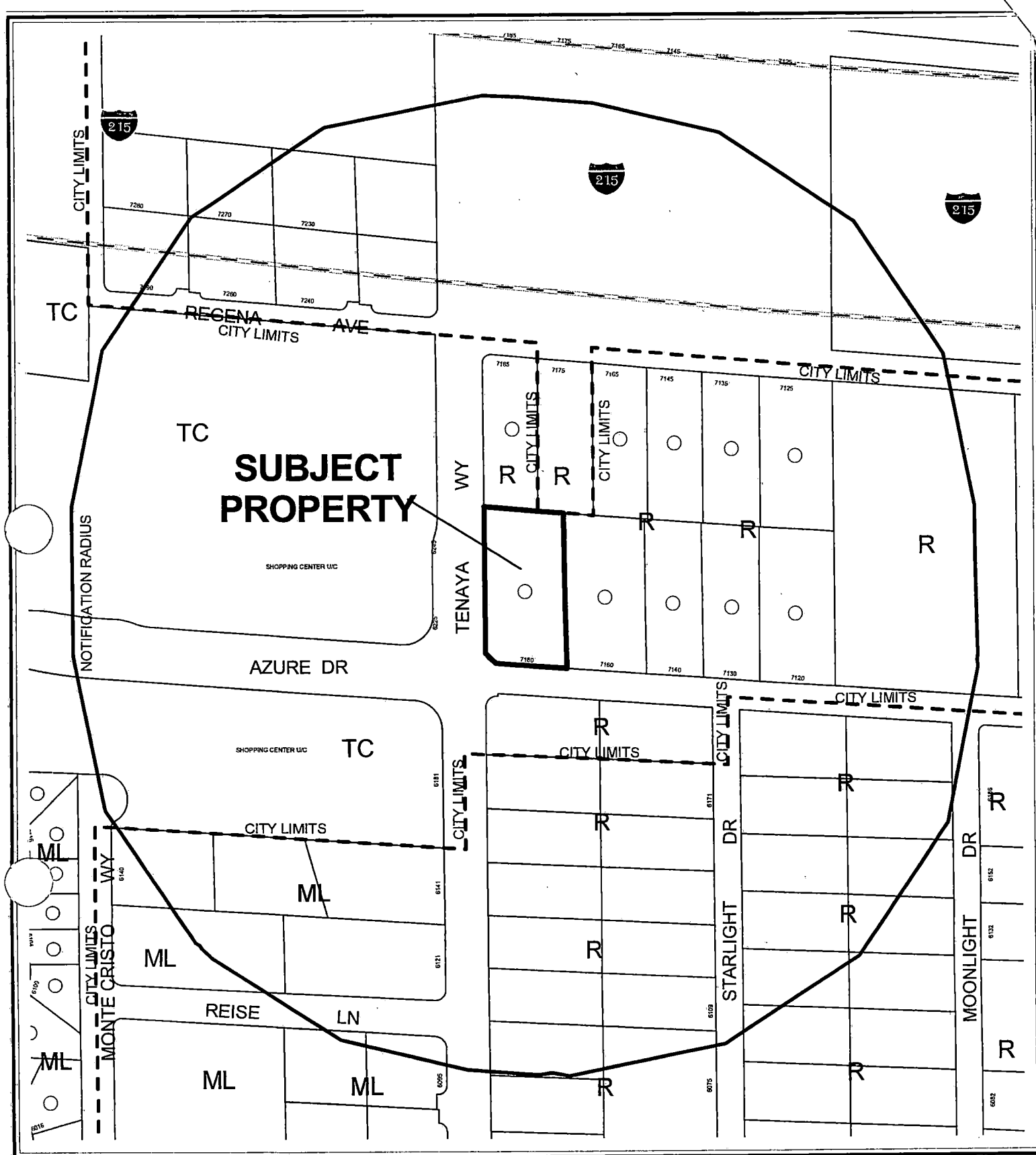
MINUTES – Continued

the Site Plan reflecting the entire parcel so that the neighbors could see what is approved. In addition, there would be no access off of Azure but on Tenaya Way. MS. VENGLASS informed the Commission that the current bus turnout reflected on the site plan would not work with the driveway indicated on the site plan.

CHAIRMAN TRUESDELL declared the public hearing closed on Item 15 [GPA-4631], Item 16 [ZON-4635] and Item 17 [SDR-4638].

(7:18 – 7:48)

1-3032



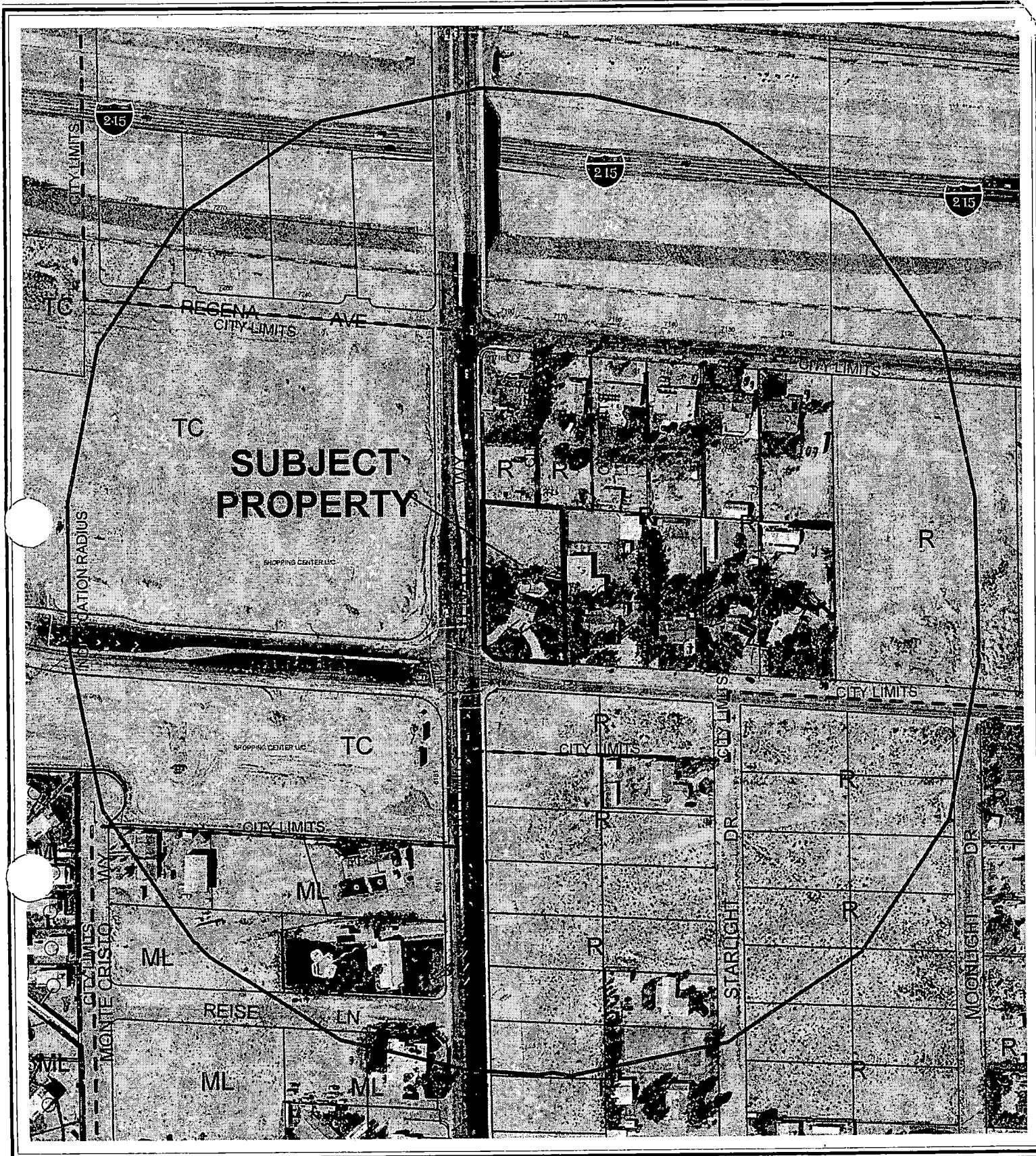
CASE: GPA-4631

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: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-4631 - GENERAL PLAN AMENDMENT - PUBLIC

HEARING - APPLICANT/OWNER: CHARLES H. SHIELDS

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL



**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R (Rural Density Residential) to O (Office) on 0.96 acres at 7180 West Azure Drive.

APPLICANT'S JUSTIFICATION

The applicant's justification letter states the proposed General Plan Amendment and Rezoning from Rural to Professional Office is the ideal transition from the high density, urban master planned community across Tenaya Way from the proposed site to the less dense residential developments to the southeast. Further, the burdens imposed by such a change will be consistent with those imposed by the TC (Town Center) uses as well as the current traffic flow on Tenaya and Azure Drive just south of the Beltway. The proposed plan amendment and rezoning is compatible with the TC (Town Center) to the east and further the goals of the general plan by promoting transitional zoning, where appropriate.

BACKGROUND DATA:

- | | |
|----------|---|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural) Residential land uses with a maximum density of three dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 05/24/99 | The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. |
| 05/20/00 | The subject property, as part of a larger was Annexed (A-0044-99) into the City of Las Vegas, effective May 20, 2000. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan. |
| 11/07/01 | The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100. |

GPA-4631 - Staff Report Page Two
September 9, 2004 - Planning Commission Meeting

- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for R (Rural Density Residential) land uses, (if residential - with a maximum density of 3.59 dwelling units per acre).
- 07/22/04 The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant an opportunity to revise the site plan and work with staff.
- 08/26/04 The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant an opportunity to revise the site plan and work with staff.
- 09/09/04 The Planning Commission will consider companion applications for a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking), and for a Site Development Plan Review (SDR-4638) for a medical office building on the subject site, concurrently with this application.

DETAILS OF APPLICATION REQUEST

Site Area: 0.96 Acres

EXISTING LAND USE

Subject Property	Single Family Residence
North	Single Family Residence; and Undeveloped (Clark County)
South	Undeveloped
East	Undeveloped
West	Single Family Residence

PLANNED LAND USE

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	SX-TC (Suburban Mixed Use – Town Center)
West	R (Rural Density Residential)

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	R-E (Residence Estates); Clark County
South	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
East	T-C (Town Center)
West	R-E (Residence Estates)

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD	X	
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

RNP (Rural Neighborhood Preservation) (Zero to 2.0 dwelling units per acre). The predominant residential lifestyle of these areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

In accordance with an interlocal agreement signed January 2, 2002, the City and Clark County designate those areas recognized for the above-described lifestyle as Rural Neighborhood Preservation areas. These areas are shown on Map 3, the "Centennial Hills Interlocal Land Use Plan", of the Centennial Hills Sector Plan. The Interlocal describes areas within the Centennial Hills Sector as "Excepted Areas". The "Excepted Areas" are those that will be annexed in to the City only by request of the individual property owners. Map 3 shows a boundary that encompasses those parcels that are within the "Excepted Areas" of the Interlocal and represents the limits of the Rural Neighborhood Preservation neighborhoods.

Parcels in the excepted areas at the time of the signing of the Interlocal shall remain Rural Neighborhood Preservation areas whether the parcels annex into the city or not.

R (Rural Density Residential) (2.5 to 3.59 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

TC (Town Center) The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

ANALYSIS

The proposed medical office conversion will be accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The site plan indicates the existing single-family residence will be converted to a combination general office (1,183 square feet) and a medical office (1,677 square feet). An expansion of the use, a separate building approximately 4,525 square feet in size, is planned for the future. On-site parking is located to the rear of the site. A circular drive is shown on the south end of the site that connects Azure and Tenaya. Perimeter landscaping that meets the minimum requirements of Title 19 is indicated on the landscape plan.

Adjacent to the site are single-family residences to the north and east, undeveloped residential designated property to the south, and undeveloped property in the Town Center Plan Area to the west. The Southeast Sector Plan of the General Plan designates the site as R (Rural Density Residential). This application proposes to change the land use designation to O (Office) to accommodate a medical office.

FINDINGS

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

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

The proposed O (Office) General Plan designation provides for small lot office conversions as a transition along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. The proposed O (Office) designation constitutes a "Spot Zoning" condition that is not compatible with the adjacent R (Rural Density Residential) General Plan designations and land uses to the north, south and east. Furthermore, the proposed O (Office) designation is not recommended for this particular site due to potential of the encroachment of office use into a Rural Preservation Neighborhood.

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

The proposed zoning of P-R (Professional Office and Parking) would permit the proposed medical office conversion on 0.96-acres. This zoning designation is compatible with the existing SX-TC (Service Commercial – Town Center) designated properties to the west, however the proposed P-R (Professional Offices and Parking) zoning is not compatible with the R-E (Residence Estates) zoned property to the north and east and the U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U

(Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to the south. The proposed P-R (Professional Offices and Parking) zoning would also create a spot zone situation.

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

There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 West Cheyenne (located at the northwest corner of Cheyenne and Metro Academy Way, west of Grand Canyon). Fire Station #41, located at 6989 Buffalo Drive (located south of Elkhorn Road) is the closest city facility to the site.

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

There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/22/04 A neighborhood meeting sponsored by the applicant was held. Five persons attended and the following comments were made.

- Professional offices not compatible with residential
- Spot zoning
- Location of gate
- 37 parking spaces
- Compatibility with horses on R-E property
- Effects on community well/septic system
- Adverse impact on property values of adjacent residential properties

NOTICES MAILED: 32 [Mailed with ZON-4635 & SDR-4638] 7-22-04 PC

APPROVALS: 1

PROTESTS: 1



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Charles H. Shields

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

Yes _____ **No** ✓

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

City Official: _____

Partner(s): _____

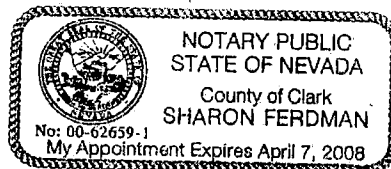
APN: _____

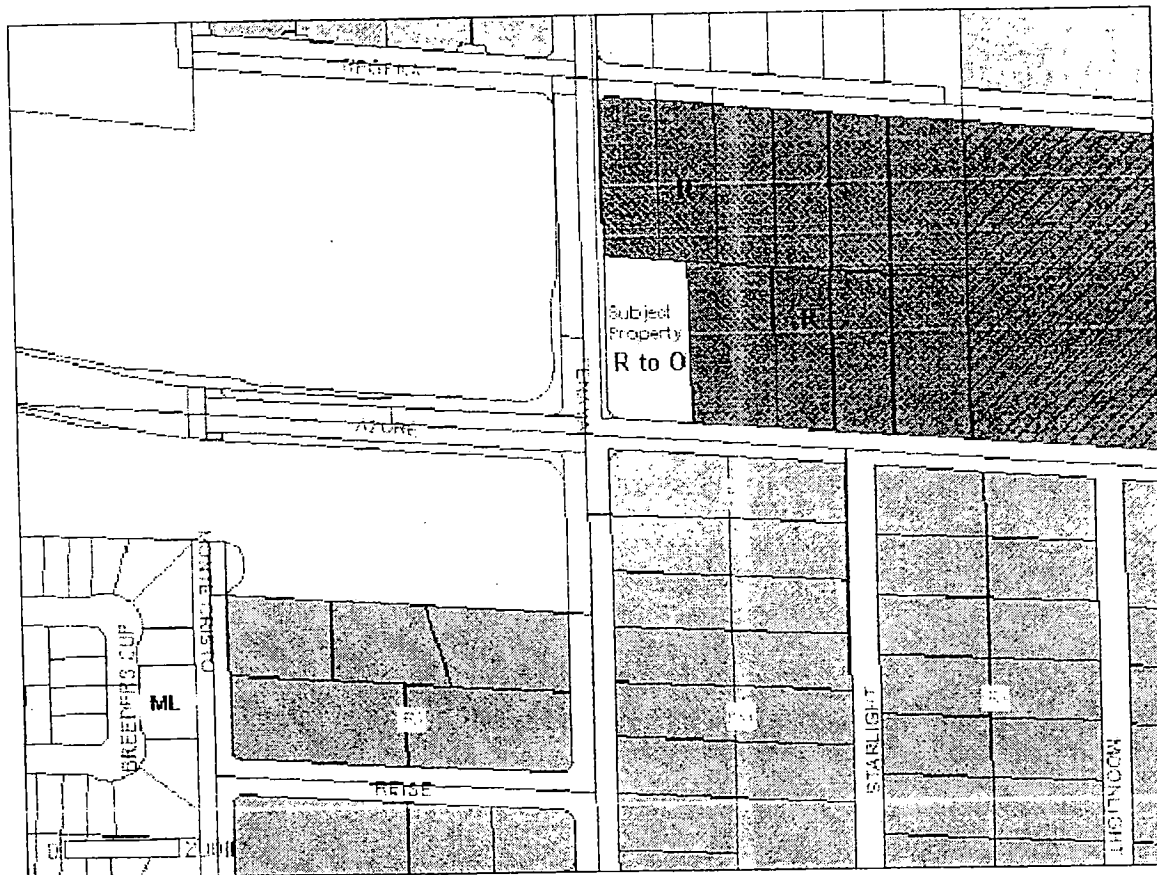
Signature of Property Owner/Authorized Agent:

Print Name: GAIL SHIELDS CHARLES H SHIELDS

Subscribed and sworn before me

This 14 day of April, 2007
Shaun Feldman
 Notary Public in and for said County and State





① GENERAL PLAN DESIGNATION PLAN
SCALE 1" = 100'

REVISIONS

1
2
3

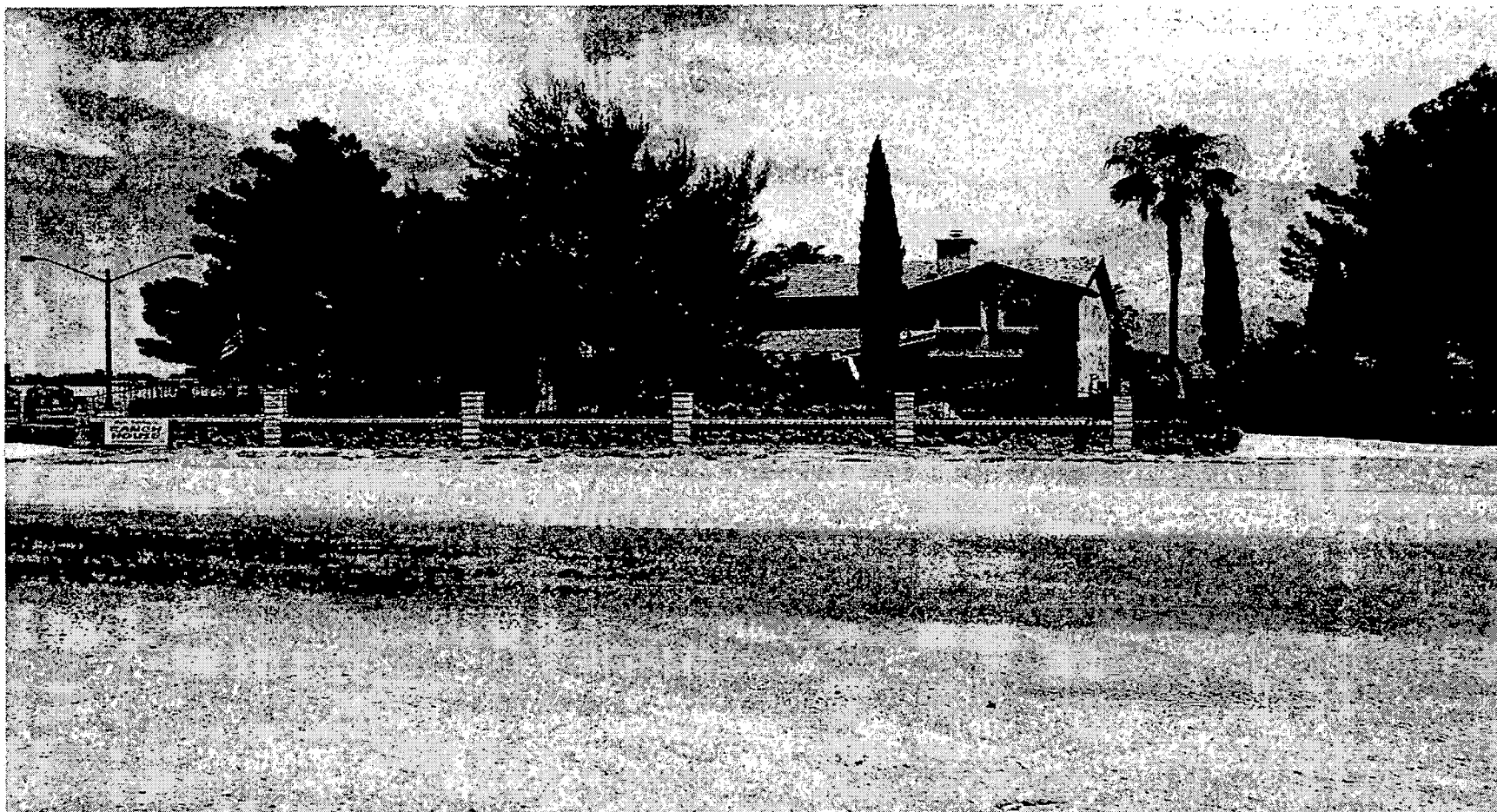
JOHN
DAVID
BURKE, ARCHITECT

OFFICE BUILDING
1180 W. AZURE DRIVE
for: Chuck & Gail Shields
City of Las Vegas Nevada

date: 11/11/04
proj. no. 1180
drawn by: [blank]
chkd. by: [blank]

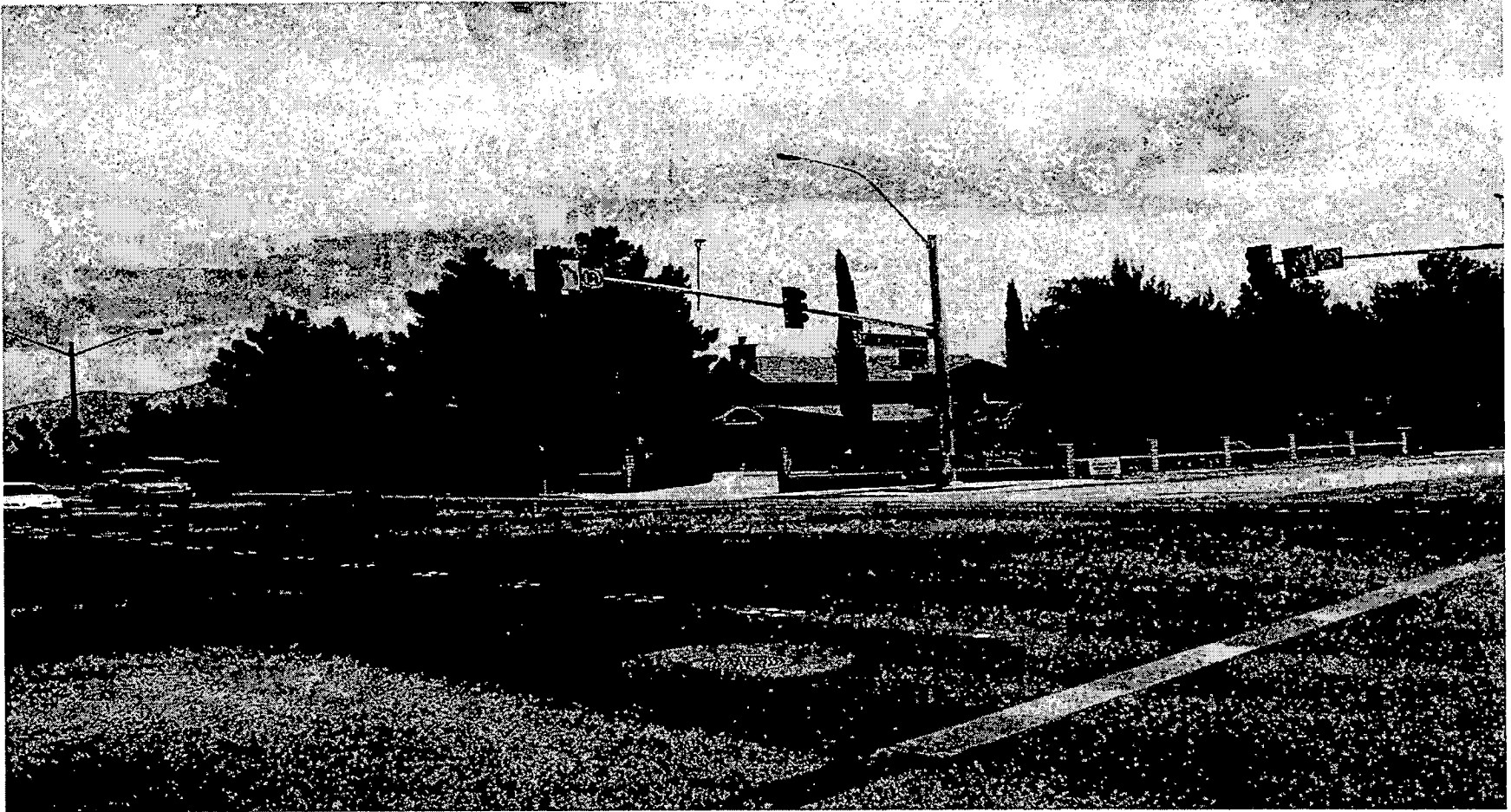
sheet no. GP

GPA-4631
09-09-04 PC



GPA-4631 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
SEPTEMBER 9, 2004 PLANNING COMMISSION

7/1/04



GPA-4631 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
SEPTEMBER 9, 2004 PLANNING COMMISSION

7/1/04

JEFF SPECIAL
KODI BEAR CONCEPTS INC.
DBA, THE RANCH HOUSE

6250 Rio Vista St
Las Vegas, NV 89130
Phone 702-645-1399
Fax 702-645-4009

July 12, 2004

Kyle Walton
Planning and Development Dept.
731 South 4th St.
Las Vegas, NV 89101

RE:
ZON4635
GPA4331
SDR4638

Dear Mr. Walton,

I am in support of the above mentioned applications regarding the property located at 7180 W. Azure Dr.
Las Vegas, NV 89130. There has been tremendous growth in this area and this land use would complement
the other types of growth well.

Sincerely,

Jeff Special

**READ INTO
THE RECORD**

17 July 04

RECEIVED
JUL 29 7 01 PM '04

Planning and Development Dept.
Current Planning Division
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101

Re: ZON-4635; GPA-4631; SDR-4638
Property located at 7180 W. Azure Drive 89130

Dear Sir or Madam:

I object to these actions. Mr. Brown and others have repeatedly told us, for the past many years, that there would be NO commercial ventures on the east side of Tenaya.

The amount of commercial enterprises being built around us is staggering. Enough is enough. We still have a neighborhood here with children playing in the streets and walking to school, people walking their dogs, and a sense of community. Once the door is opened to commercial expansion, this whole block will be negatively changed forever.

Please give serious consideration to disallowing these actions.

Sincerely,

Gwen Loucks
(Mrs.) Gwen Loucks
7165 W. Regena Avenue
Las Vegas, NV 89130

**READ INTO
THE RECORD**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 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 DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – DENIED – UNANIMOUS with NIGRO excused

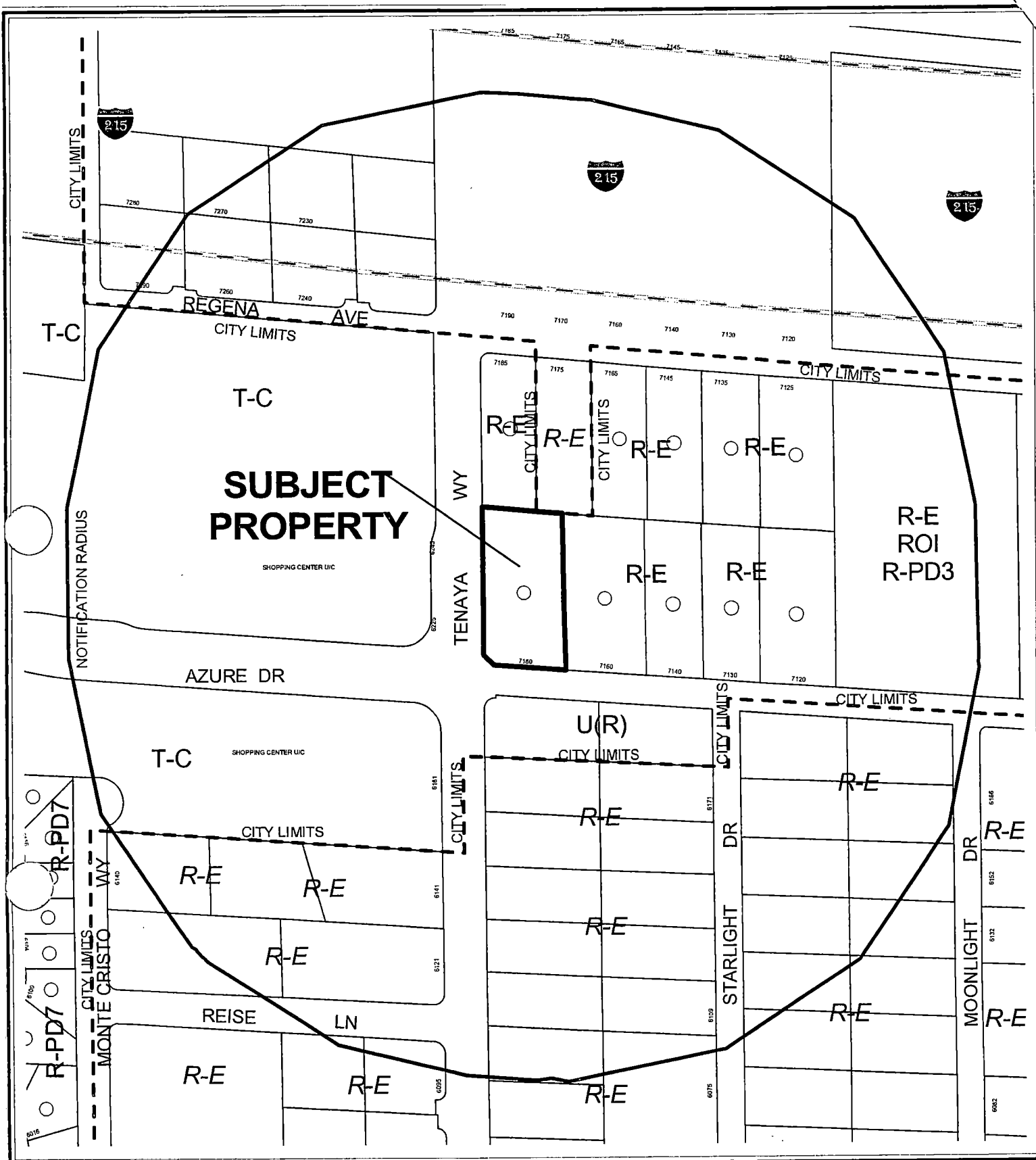
To be heard by the City Council on 10/06/2004

MINUTES:

NOTE: See Item 15 [GPA-4631] for all related discussion on Item 15 [GPA-4631], Item 16 [ZON-4635] and Item 17 [SDR-4638].

(7:18 – 7:48)

1-3032



CASE: ZON-4635

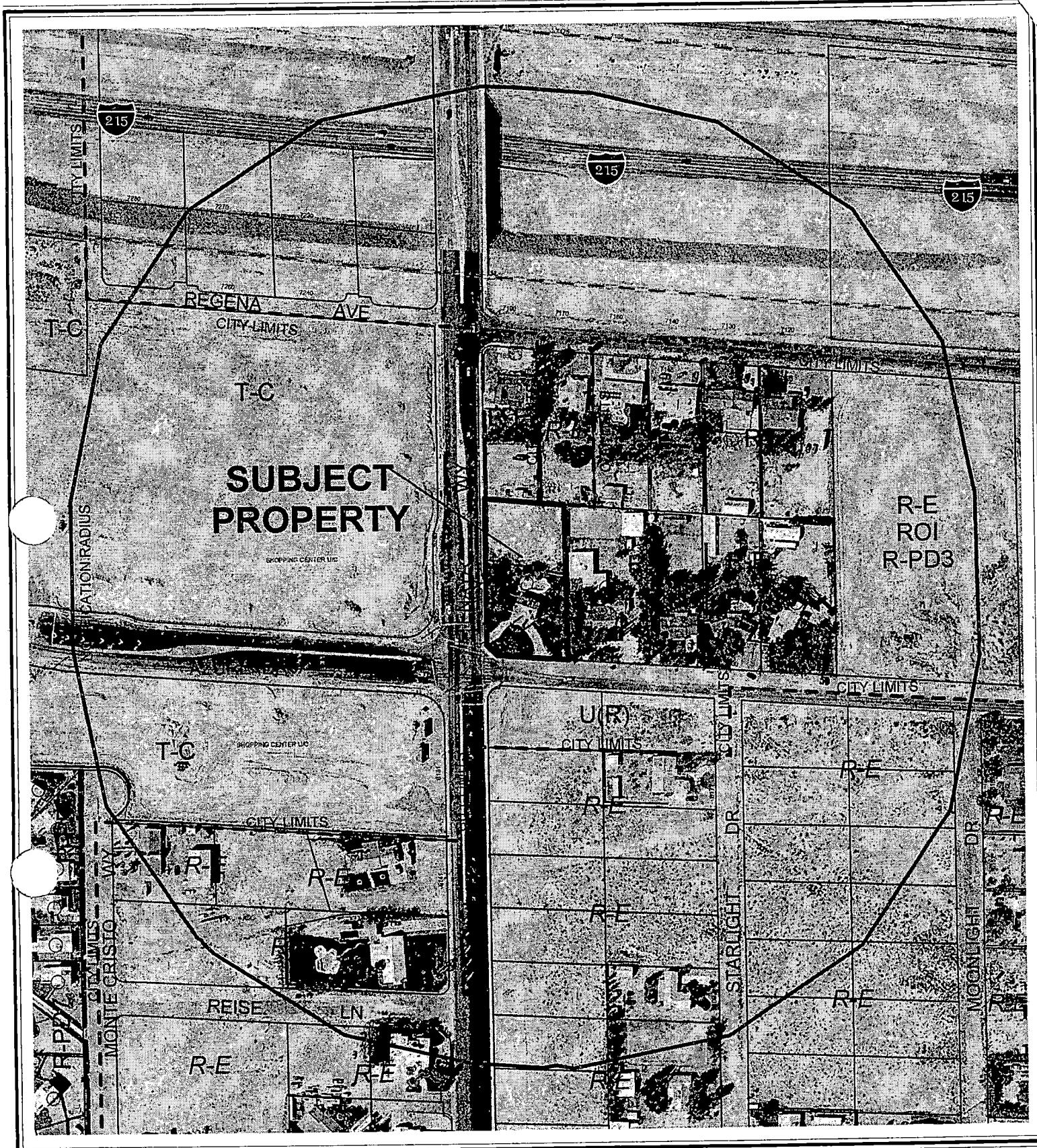
RADIUS: 750 FT

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)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 9, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4635 – APPLICANT/ OWNER: CHARLES H. SHIELDS

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-4631) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Tenaya Way and a 54-foot radius on the northeast corner of Tenaya Way and Azure Drive adjacent to this site prior to the issuance of any permits. Also dedicate appropriate right-of-way adjacent to this site for a bus turnout on Tenaya Way in accordance with Standard Drawings #234.1 or #234.3 and 234.2 prior to the issuance of any permits.
5. Construct all incomplete half-street improvements on Tenaya Way, including a bus turnout, to meet current City Town Center Standards adjacent to this site concurrent with development. In addition, construct half-street improvements, including appropriate transitional paving, on Azure Drive adjacent to this site concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. 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 submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
7. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

ZON-4635 - Conditions Page Two
September 9, 2004 - Planning Commission Meeting

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), Ward 6 (Mack).

B) Applicant's Justification

The applicant's justification letter states the proposed General Plan Amendment and Rezoning from Rural to Professional Office is the ideal transition from the high density, urban master planned community, across Tenaya Way from the proposed site, to the less dense residential developments to the southeast. Further, the burdens imposed by such a change will be consistent with those imposed by the TC (Town Center) uses as well as the current traffic flow on Tenaya and Azure Drive just south of the Beltway. The proposed plan amendment and rezoning is compatible with the TC (Town Center) to the east and further the goals of the general plan by promoting transitional zoning, where appropriate.

BACKGROUND INFORMATION

A) Previous Actions

- 05/20/00 The subject property, as part of a larger was Annexed (A-0044-99) into the City of Las Vegas, effective May 20, 2000.
- 07/22/04 The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant an opportunity to revise the site plan and work with staff.
- 08/26/04 The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant an opportunity to revise the site plan and work with staff.
- 09/09/04 The Planning Commission will consider companion applications for a General Plan Amendment (GPA-4631) from R (Rural) to O (Office), and for a Site Development Plan Review (SDR-4638) for a medical office building on the subject site, concurrently with this application.

B) Pre-Application Meeting

- 05/19/04 At a pre-application meeting the following issues were discussed.
- Landscape requirements were discussed, such as: a 15-foot buffer along streets, eight foot wide buffer along interior property lines with appropriate landscape materials; parking lot finger islands.

ZON-4635 - Staff Report Page Two
September 9, 2004 - Planning Commission Meeting

- If sidewalk is required, the sidewalk and the east half of Tenaya Way shall be designed and built per Town Center Standards for the "Loop Road."
- The parking standards will be based on one space per 200 square feet of building area, which requires 39 spaces and two handicap spaces.

C) *Neighborhood Meetings*

06/22/04 The applicant hosted a meeting and five persons attended. The following comments were made.

- Professional offices not compatible with residential
- Spot zoning
- Location of gate
- 37 parking spaces
- Compatibility with horses on R-E property
- Effects on community well/septic system
- Adverse impact on property values of adjacent residential properties

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 0.96 Acres

B) *Existing Land Use*

Subject Property: Single Family Residence
North: Single Family Residence
 Undeveloped (Clark County)
South: Undeveloped
East: Undeveloped
West: Single Family Residence

C) *Planned Land Use*

Subject Property: R (Rural Density Residential)
North: R (Rural Density Residential); Clark County
South: R (Rural Density Residential)
East: SX-TC (Suburban Mixed Use – Town Center)
West: R (Rural Density Residential)

D) *Existing Zoning*

Subject Property: R-E (Residence Estates)
North: R-E (Residence Estates); Clark County
South: U (Undeveloped) [R (Rural Density Residential) General Plan
 Designation]
East: T-C (Town Center)
West: R-E (Residence Estates)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the General Plan designates the site as R (Rural Density Residential). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size. A related General Plan Amendment (GPA-4631) application seeks to change land use designation to O (Office), which would support the proposed zoning to P-R (Professional Office and Parking). The O (Office) category designation allows for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-4638) application.

B) General Analysis and Discussion

The zone change to P-R (Professional Office and Parking) zone would be consistent with the proposed General Plan Amendment to O (Office). The P-R (Professional Office and Parking) allows for office uses in an area that is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low-density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. A low volume of direct daily client and customer contact characterizes these uses. To decrease the impact to adjacent residential uses, single-family structures should be retained or new development in the P-R (Professional Offices and Parking) district should be constructed to maintain a residential character. The P-R (Professional Offices and Parking) District is consistent with the Office category of the General Plan.

The proposed P-R (Professional Office and Parking) zoning designation is not compatible with the adjacent residential uses, which are, zoned R-E (Residence Estates) to the north and east and the U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to the south. If approved, spot zoning would occur. In addition, the proposed general and medical office does not meet the intent of the P-R (Professional Offices and Parking) zoning district "to be a transitional zone to allow low intensity administrative and professional offices, which are characterized by a low volume of direct daily client and customer contact." A medical office has a higher traffic volume and higher rate of customer contact on a daily basis than a low-intensity use office.

FINDINGS

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

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

The site is currently designated as R (Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan of the General Plan. A related General Plan Amendment application (GPA-4631) proposes to amend the land use designation to O (Office). The zone change to P-R (Professional Office and Parking) zone will be consistent with the proposed General Plan Amendment to O (Office).

The proposed office project is incompatible with the neighborhood. Therefore the proposed zoning is incompatible and does not conform to the General Plan because of the Plans' focus on the protection of existing neighborhoods.

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

The proposed zoning of P-R (Professional Office and Parking) would permit the proposed general/medical office conversion. However, because of the potential intensity of the Office land use designation and proposed medical office, the use is not compatible with the surrounding zoning classifications, including R-E (Residence Estates) to the north and east, and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to the south. The P-R (Professional Office and Parking) zoning district constitutes spot zoning and would encroach into a Rural Preservation Neighborhood.

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

The proposed general and medical office conversion is not appropriate on the subject property in relation to the adjacent rural residential uses in an area designated as a Rural Preservation Neighborhood. The proposed P-R (Professional Office and Parking) zoning classification and the proposed medical office will not be compatible with the surrounding land uses. The past trend of development has not shown that the neighborhood is in transition so there aren't any indicators that support the proposal.

ZON-4635 - Staff Report Page Five
September 9, 2004 - Planning Commission Meeting

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

The site is accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The rights-of-way provide adequate access to the site.

NOTICES MAILED 32 [Mailed with GPA-4631 & SDR-4638] 7/22/04 PC

APPROVALS 3

PROTESTS 1



STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4635 APN: 125-27-503-008
Name of Property Owner: Shields, Charles H. & Gail W.
Name of Applicant: Charles H. Shields

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

Yes _____ **No** ✓

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Charles H. Smith

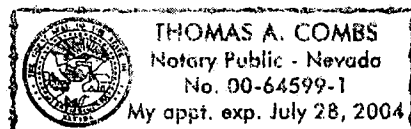
Print Name: GAIL SHIELDS CHARLES H. SHIELDS

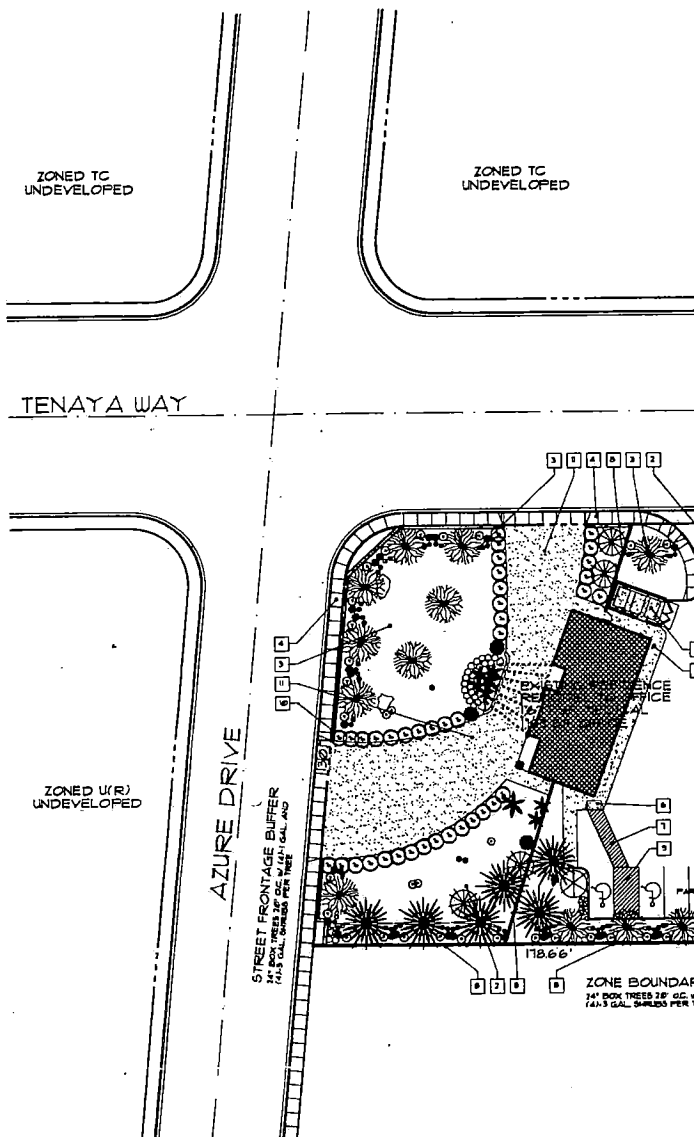
Subscribed and sworn before me

This 14 day of April, 2004

Thomas a Combes

Notary Public in and for said County and State





LANDSCAPE LEGEND

SYMBOL	LARGE TREES	TYPE	SIZE	SYMBOL	SHRUBS and GROUND COVER	SIZE
★	EXISTING TREE - SEE PHOTOS			○	EXISTING DECORATIVE LANDSCAPE BOULDERS	15 GAL
☼	EXISTING TREE - SEE PHOTOS			○	EXISTING SHRUB - SEE PHOTOS	15 GAL
☼	EXISTING TREE - SEE PHOTOS			○	EXISTING SHRUB - SEE PHOTOS	15 GAL
☼	EXISTING TREE - SEE PHOTOS			○	FEATHERY CASSIAS <i>Cassia artemisioides</i>	5 GAL
☼	CALIFORNIA PEPPER TREE <i>Schinus molle</i>	LARGE DECIDUOUS	24" BOX	○	MEXICAN PROSPERO <i>Prosopis juliflora</i>	5 GAL
☼	SHOESTRING ACACIA <i>Acacia stanleyana</i>	LARGE DECIDUOUS	24" BOX	○	EXISTING SHRUB - SEE PHOTOS	1 GAL
☼	MONDEL PINE <i>Pinus brutia</i>	LARGE EVERGREEN	24" BOX	○	EVERGREEN EUCYTHOUS <i>Eucythus japonica</i>	1 GAL
☼	ALEPPO PINE <i>Pinus halepensis</i>	LARGE EVERGREEN	24" BOX	○	COMMON WINTER CREEPER <i>Euroglossa fortunei</i>	1 GAL
				○	HYBRID GAZANIA <i>Gazania hybridus</i>	

- ALL INORGANIC LANDSCAPE GROUND COVER TO BE 3/4" INDIAN RED WASHED GRAVEL
- ALL PLANTS ON SITE MUST CONFORM WITH TITLE 15 REG.
- 24" BOX TREES A MAXIMUM OF 20'-0" O.C. • NORTH • EAST AND WEST PROPERTY LINES
- PROVIDE (1) FIVE GALLON SHRUBS MIN. FOR EACH TREE
- EXISTING LANDSCAPE TO BE PRESERVED WHERE POSSIBLE
- EXISTING TURF TO BE REMOVED AND REPLACED WITH INORGANIC GROUND COVER PER NOTE #1
- EXISTING SPRINKLER SYSTEM TO BE ABANDONED AND REPLACED WITH NEW DRIP IRRIGATION SYSTEM

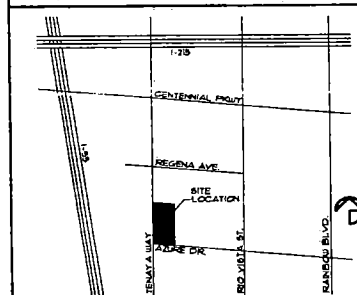
KEYNOTES

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF 3050 UPGRADE IRON GATES WITH STAMPED METAL BACKING AND LEFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	HANDICAP CURB RAMP
7	HANDICAP ACCESSIBLE ROUTE
8	EXISTING 6'-0" HIGH CONCRETE BLOCK WALL
9	VAN ACCESSIBLE HANDICAP ACCESS AISLE
10	EXISTING DECORATIVE ROCK WALL
11	NEW CONCRETE DRIVEWAY W/ROCKSALT FINISH

PROJECT DATA

EXISTING ZONING:	RE
REQUIRED ZONING:	PR
BUILDING AREA:	EXISTING OFFICE • 1083 SF. GENERAL OFFICE • 1083 SF. MEDICAL OFFICE • 1083 SF. TOTAL OFFICE • 3249 SF.
PARKING REQUIRED:	1 SPACE/200 SF. BUILDING AREA • 16 SPACES
PARKING PROVIDED:	16 SPACES
FLOOR AREA RATIO:	10.8%
SITE ACREAGE:	28,551 SF. .61 ACRES
APN#	05-213-03-000

LOCATION



1 SITE PLAN

SCALE: 1" = 20'-0"

REVISED
8.25.04

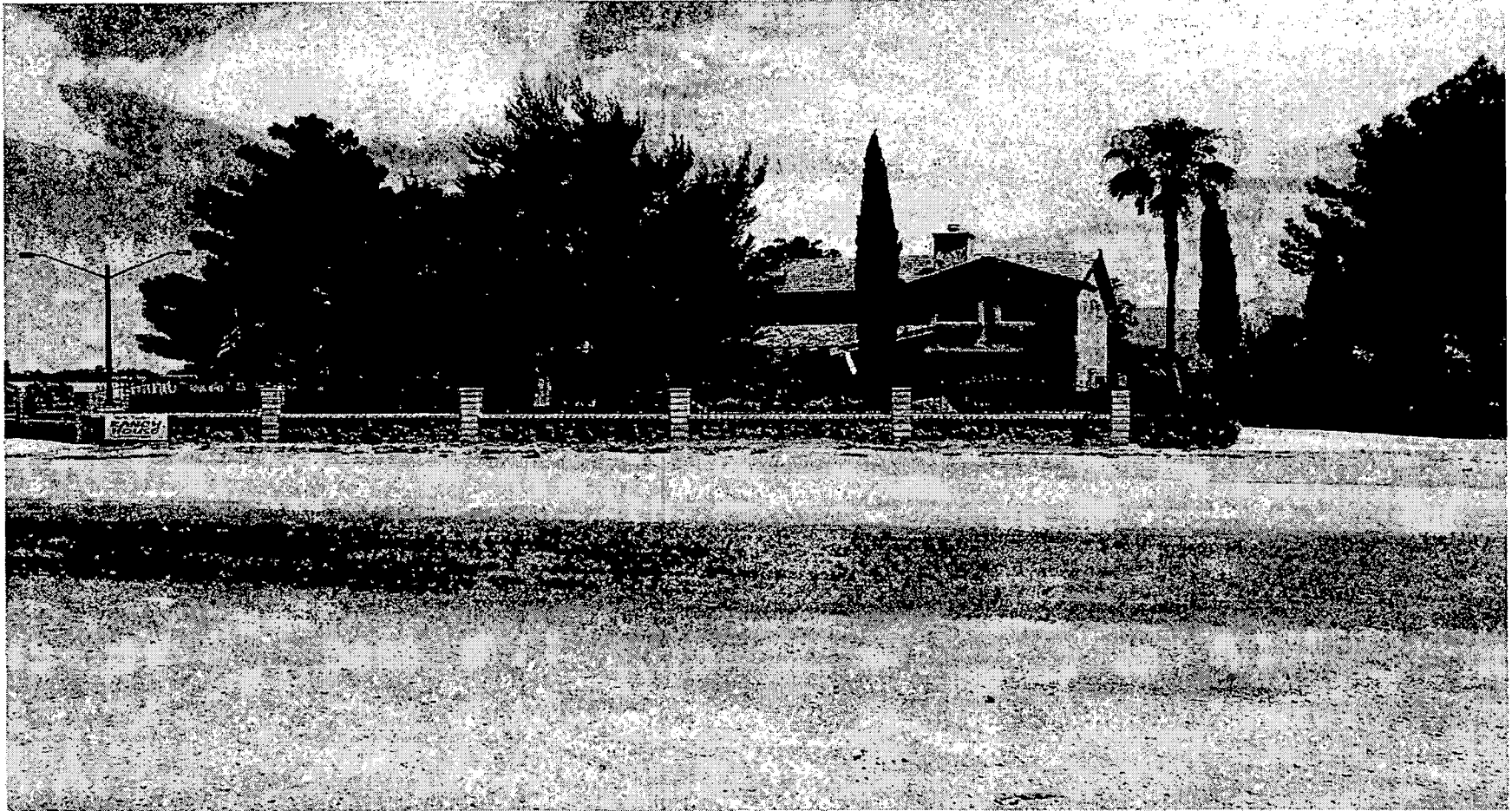
GPA-4631
ZON-4635
SDR-4638
8/26/04 PC

revisions
A1

john
dani
burke, architect
3471 WEST COLEMAN RD., 7501 LAS VEGAS, NV 89118 (702) 216-4863

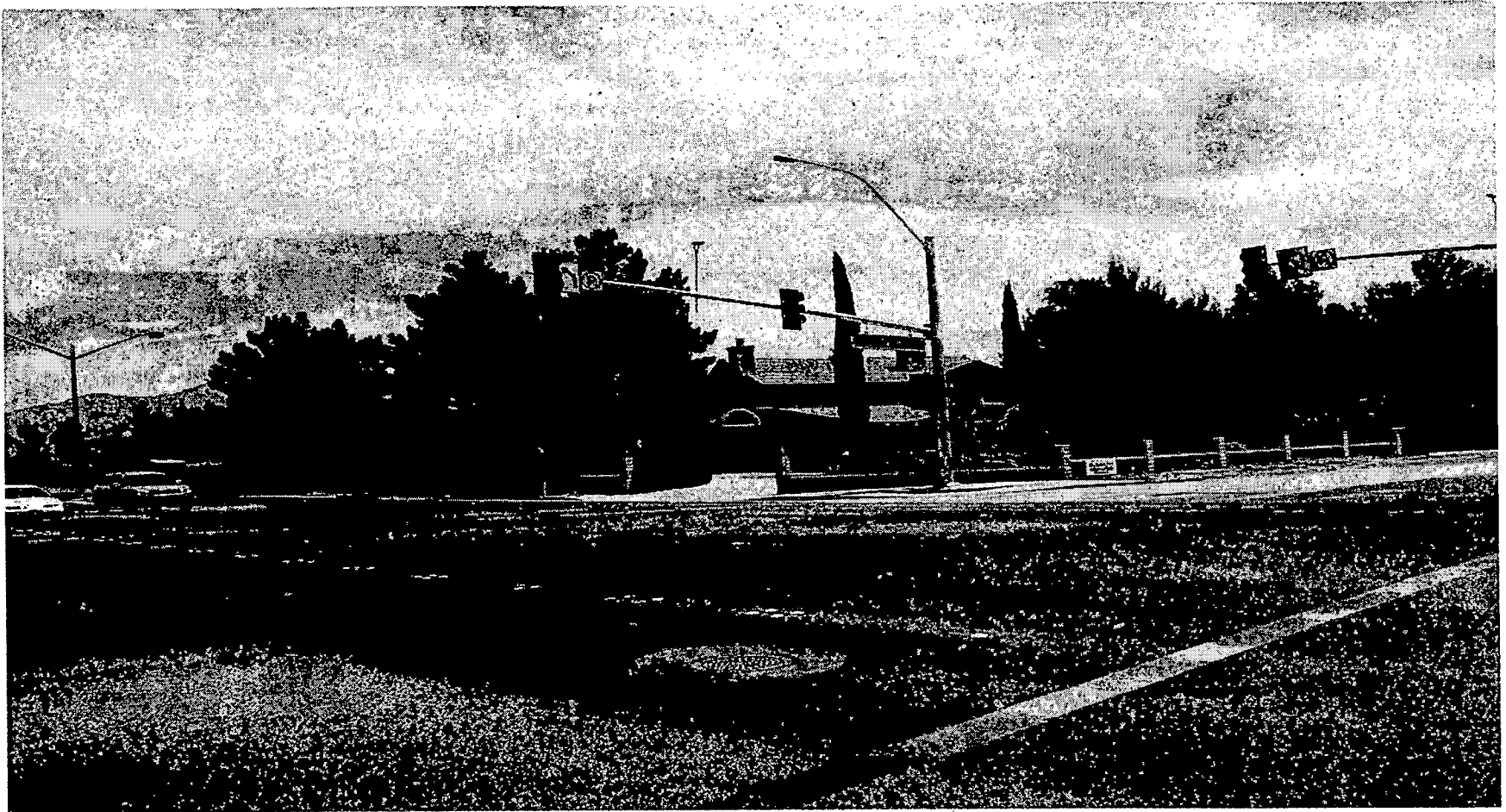
OFFICE BUILDING
1100 W. AZURE DRIVE
for: Chuck & Gail Shields
City of Las Vegas Nevada

date
proj. no.
drwn. by
chkd. by
sheet no.
A1



ZON-4635 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
SEPTEMBER 9, 2004 PLANNING COMMISSION

7/1/04



ZON-4635 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
SEPTEMBER 9, 2004 PLANNING COMMISSION

7/1/04

Attn: Kyle C. Walton
Planning & Development Department
City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

July 15, 2004

From: Dr. Annette Martin
5955 N. Juliano Road
Las Vegas, Nevada 89149

Regarding: ZON 4635

Dear Sirs,

I own property within the zoning notification area.

I wish to have the Board approve the Application presented by Charles H. Shields for Change of Zoning. (Proposed: P-R Professional Office and Parking)

Following are the parcels of nearby land that I jointly own , and I wish to vote for approval of Mr. Charles Shields application.

125-27-610-025
125-27-610-026
125-27-610-027
125-27-610-028
125-27-610-029
125-27-610-042
125-27-610-043
125-27-610-044
125-27-610-045
125-27-610-046
125-27-610-071

Thank you for your consideration of my wishes.

Sincerely,
Dr. Annette O. Martin
Dr. Annette O. Martin

**READ INTO
THE RECORD**

July 14, 2004

Kyle C. Walton
Planning & Development Department
400 Stewart Avenue
Las Vegas, Nevada

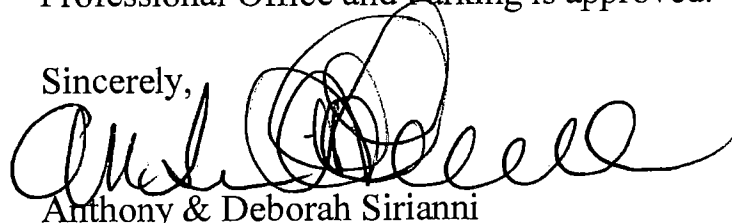
Regarding: ZON 4635

Listed below are jointly owned parcels within the zoning notification area.

125-27-610-025	125-27-610-042
125-27-610-26	125-27-610-043
125-27-610-27	125-27-610-044
125-27-610-027	125-27-610-045
125-27-610-028	125-27-610-046
125-27-610-029	125-27-610-071

We wish to have the Board approve the Change of Zoning Application presented by Charles Shields. It is our wish that the vote for Proposed: Professional Office and Parking is approved.

Sincerely,



Anthony & Deborah Sirianni
5815 N. Juliano Road
Las Vegas, Nevada 89149

**READ INTO
THE RECORD**

JEFF SPECIAL
KODI BEAR CONCEPTS INC.
DBA, THE RANCH HOUSE

6250 Rio Vista St
Las Vegas, NV 89130
Phone 702-645-1399
Fax 702-645-4009

July 12, 2004

Kyle Walton
Planning and Development Dept.
731 South 4th St.
Las Vegas, NV 89101

RE:
ZON4635
GPA4331
SDR4638

Dear Mr. Walton,

I am in support of the above mentioned applications regarding the property located at 7180 W. Azure Dr.
Las Vegas, NV 89130. There has been tremendous growth in this area and this land use would complement
the other types of growth well.

Sincerely,
Jeff Special

**READ INTO
THE RECORD**

17 July 04

RECEIVED
JUL 20 PM 6:18

Planning and Development Dept.
Current Planning Division
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101

Re: ZON-4635; GPA-4631; SDR-4638
Property located at 7180 W. Azure Drive 89130

Dear Sir or Madam:

I object to these actions. Mr. Brown and others have repeatedly told us, for the past many years, that there would be NO commercial ventures on the east side of Tenaya.

The amount of commercial enterprises being built around us is staggering. Enough is enough. We still have a neighborhood here with children playing in the streets and walking to school, people walking their dogs, and a sense of community. Once the door is opened to commercial expansion, this whole block will be negatively changed forever.

Please give serious consideration to disallowing these actions.

Sincerely,

Gwen Loucks
(Mrs.) Gwen Loucks
7165 W. Regena Avenue
Las Vegas, NV 89130

READ INTO
THE RECORD