Agenda City of Las Vegas

PLANNING COMMISSION MEETING

September 23, 2004

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 http://www.lasvegasnevada.gov

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the minutes of the August 26, 2004 Planning Commission Meeting minutes by reference (_____ Vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

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

2. **ABEYANCE - TMP-4838 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION** - Request for a Tentative Map FOR A 213 LOT SUBDIVISION on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

3. **TMP-4968 - TENTATIVE MAP - BELCASTRO SUBDIVISION - APPLICANT/OWNER: SAMER NAKHLE** - Request for a Tentative Map FOR A 4 LOT SINGLE FAMILY SUBDIVISION on 2.50 acres adjacent to the east side of Belcastro Street, approximately 320 feet north of Del Rey Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

4. **TMP-4977 - TENTATIVE MAP - RANCHO POINT - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: RANCHO POINT, LLC AND HELEN SLAVIN** - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISION on 3.23 acres adjacent to the east side of Rancho Drive, approximately 640 feet south of Alexander Road (APN 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

5. **TMP-4997 - TENTATIVE MAP – VILLAS AT CLIFF SHADOWS - APPLICANT: KB HOME - OWNER: LEE, BRIAN AND JULIE AND NATIONAL GROUP #1, LLC, ET AL** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 2.55 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

6. **TMP-5005 - TENTATIVE MAP - ELKHORN RD & FORT APACHE - APPLICANT: QAF INVESTMENTS - OWNER: BECKER FAMILY TRUST** - Request for a Tentative Map FOR A 30 LOT SINGLE FAMILY SUBDIVISION on 5.00 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN 125-20-101-001), T-C (Town Center) Zone, Ward 6 (Mack).

7. **TMP-5140 - TENTATIVE MAP - POD 121 AT PROVIDENCE - APPLICANT: WOODSIDE HOMES - OWNER: CLIFFS EDGE, ET AL** - Request for a Tentative Map FOR A 107 LOT SINGLE FAMILY SUBDIVISION on 22.38 acres adjacent to the east side of Egan Crest Way, between Elkhorn Road and Dorrell Lane (APN 126-24-501-004 and a portion of 126-24-501-017), PD (Planned Development) Zone, Ward 6 (Mack).

8. **ANX-4957 – ANNEXATION - MATRIX DEVELOPMENT AND STAR LIVING TRUST** - Petition to annex property generally located on the north side of Ann Road, east and west of Mustang Road, containing approximately 9.72 acres (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

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

10. **SUP-4984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OCHA CUISINE - OWNER: RICHARD L CALCATERRA 1985 TRUST AND MELISSA F CALCATERRA 1985 TRUST** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 2211 Las Vegas Boulevard South (APN 162-03-410-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

11. **SDR-4979 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BANKWEST OF NEVADA** - Request for a Site Development Plan Review FOR A 6,510 SQUARE FOOT FINANCIAL INSTITUTION AND A WAIVER OF TOWN CENTER DEVELOPMENT GROUND FLOOR GLAZING STANDARDS on 1.54 acres at 8501 West Centennial Parkway (APN 125-29-510-004), T-C (Town Center) Zone, Ward 6 (Mack).

12. **MSP-5001 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC.** - Request for a Master Sign Plan FOR A PROPOSED 39,910 SQUARE FOOT WAL-MART NEIGHBORHOOD MARKET on 8.03 acres adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN 138-23-719-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

13. **MSP-5003 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC.** - Request for a Master Sign Plan FOR A PROPOSED 39,910 SQUARE FOOT WAL-MART NEIGHBORHOOD MARKET on 8.17 acres adjacent to the northeast corner of Craig Road and Jones Boulevard (APN 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

14. **MSP-5152 - MASTER SIGN PLAN - NON-PUBLIC HEARING - APPLICANT: LONGFORD MEDICAL CENTER, LLC - OWNER: BUFFALO WASHINGTON, LLC** - Request for a Master Sign Plan FOR A PROPOSED 132,000 SQUARE-FOOT MEDICAL OFFICE COMPLEX on 5.96 acres adjacent to the north side of Summerlin Parkway, approximately 630 feet south of Washington Avenue (APN 138-27-301-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

15. **VAC-4948 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC** - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located south of Elkhorn Road, between Puli Road and Shaumber Road, Ward 6 (Mack).

16. **VAC-4949 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC** - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located south of Elkhorn Road, between Shaumber Road and Hualapai Way, Ward 6 (Mack).

17. **VAC-4967 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SAMER NAKHLE** - Request for a Petition to vacate a portion of the south half of Holmby Avenue, east of Belcastro Street, south of Holmby Avenue, Ward 1 (Moncrief).

PUBLIC HEARING ITEMS:

18. **ABEYANCE - SDR-4619 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS** - Request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANT PADS WITHIN AN EXISTING COMMERCIAL CENTER on 10.69 acres adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard (APN 162-06-112-005, 162-06-112-007, and a portion of 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

19. **ABEYANCE - ZON-4828 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), Ward 1 (Moncrief).

20. **ABEYANCE - SDR-4837 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4828 - PUBLIC HEARING – APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Site Development Plan Review FOR A 39 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 1 (Moncrief).

21. **ABEYANCE - SUP-4814 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANDY CASH LOAN CENTERS - OWNER: CHEYENNE LORENZI, LTD** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE, AND A WAIVER OF THE 1,500 SQUARE FOOT INTERIOR SPACE REQUIREMENT adjacent to the southeast corner of Cheyenne Avenue and Rainbow Boulevard (APN 138-14-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

22. **ABEYANCE - SUP-4830 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH** - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

23. **ABEYANCE - WVR-4833 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 90 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), T-C (Town Center) Zone, Ward 6 (Mack).

24. **ABEYANCE - SDR-4832 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-4833 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC** - Request for an Site Development Plan Review FOR A 131 LOT SINGLE FAMILY DETACHED DEVELOPMENT on 11.3 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), TC (Town Center) Zone, Ward 6 (Mack).

25. **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).

26. **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: MLA (Medium-Low Attached Residential)], Ward 4 (Brown).

27. **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: MLA (Medium-Low Attached Residential)], Ward 4 (Brown).

28. **ABEYANCE - 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).

29. **ZON-4981 - REZONING - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: UNITED STATES OF AMERICA** - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 5.09 acres at the northwest corner of Tee Pee Lane and Farm Road (a portion of APN 125-18-601-015), Ward 6 (Mack).

30. **SDR-4982 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4981 - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: UNITED STATES OF AMERICA** - Request for a Site Development Plan Review FOR A 26 LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT on 5.09 acres at the northwest corner of Tee Pee Lane and Farm Road (a portion of APN 125-18-601-015), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

31. **ZON-4987 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LOENIDAS P. AND WANDA M. FLANGAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 3.88 acres adjacent to southeast corner of Jones Boulevard and La Madre Way (APN 125-36-401-017), Ward 6 (Mack).

32. **SUP-4988 - SPECIAL USE PERMIT RELATED TO ZON-4987 - PUBLIC HEARING - APPLICANT/OWNER: LOENIDAS P. AND WANDA M. FLANGAS** - Request for a Special Use Permit FOR PRIVATE STREETS IN A PROPOSED 13 LOT SINGLE FAMILY DEVELOPMENT adjacent to the southeast corner of Jones Boulevard and La Madre Way (APN 125-36-401-017), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Mack).

33. **WVR-4989 - WAIVER RELATED TO ZON-4987 AND SUP-4988 - PUBLIC HEARING - APPLICANT/OWNER: LOENIDAS P. AND WANDA M. FLANGAS** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATLEY 200 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS MINIMUM DISTANCE REQUIRED FOR A PROPOSED 13 LOT SINGLE FAMILY DEVELOPMENT on 3.88 acres adjacent to the southeast corner of Jones Boulevard and La Madre Way (APN 125-36-401-017), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Mack).

34. **ZON-4991 - PUBLIC HEARING - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER), on 4.79 acres adjacent to the southeast corner of Regena Avenue and Riley Street (APN 125-29-502-010), Ward 6 (Mack).

35. **SDR-4985 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4991 - PUBLIC HEARING - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION** - Request for a Site Development Plan Review FOR A MEDICAL/PROFESSIONAL/RETAIL DEVELOPMENT on 22.31 acres adjacent to the southeast corner of Regena Avenue and Riley Street (APN 125-29-502-010 and 125-29-510-006, 125-29-601-002 and 020), U (Undeveloped) Zone [T-C (Town Center) General Plan Designation] and TC (Town Center) [PROPOSED: T-C (Town Center)] Ward 6 (Mack).

36. **VAR-4934 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KENNINGTON DEVELOPMENT, LLC** - Request for a Variance to ALLOW A LOT WIDTH OF 99 FEET WHERE 100 FEET IS THE MINIMUM WIDTH REQUIRED FOR A PROPOSED THREE LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 1.79 acres adjacent to the southeast corner of Jones Boulevard and Whispering Sands Drive (APN 125-13-201-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

37. **SUP-4933 - SPECIAL USE PERMIT RELATED TO VAR-4934 - PUBLIC HEARING - APPLICANT/OWNER: KENNINGTON DEVELOPMENT, LLC** - Request for a Special Use Permit to ALLOW A PRIVATE STREET FOR A PROPOSED THREE LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Jones Boulevard and Whispering Sands Drive (APN 125-13-201-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

38. **VAR-4986 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA** - Request for a Variance TO ALLOW 21 PARKING SPACES WHERE 32 ARE REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

39. **SDR-4990 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4986 - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA** - Request for a Site Development Plan Review FOR A RETAIL BUILDING AND WAIVERS OF SETBACK AND LANDSCAPING STANDARDS on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

40. **VAR-4971 - VARIANCE - PUBLIC HEARING - APPLICANT: TIM NEAL - OWNER: THOMAS W. AND KATHY L. CHYNOWETH 1994 LIVING TRUST** - Request for a Variance TO ALLOW A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE TO BE 5 FEET 6 INCHES FROM THE REAR PROPERTY LINE WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED at 1711 Brock Court (APN 163-03-612-003), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

41. **VAR-4976 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THOMAS AND HELLEN SMITH** - Request for a Variance to ALLOW A PROPOSED BALCONY ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE TO BE 5 FEET FROM THE REAR PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED at 8101 Villa De La Playa Street (APN 125-09-813-041), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Mack).

42. **SUP-4953 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KELLY'S KASINO - OWNER: SIXTH PLAZA, LLC** - Request for a Special Use Permit FOR A TAVERN AND WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING TAVERN adjacent to the southeast corner of Craig Road and Jones Boulevard (APN 138-01-312-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

43. **SUP-4975 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR FINANCE - OWNERS: JIMMY SPIROPOLOUS TRUST AND NICK AND MARK KEZIOS FAMILY TRUST** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED TO ALLOW A 19 FOOT MINIMUM DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED, AND 634 FEET FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 4225 West Sahara Avenue (APN 162-07-501-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

44. **SUP-4983 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SKINNY'S HOUSE - OWNER: JANINE AYERS** - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME at 4350 Mountain View Boulevard (APN 162-06-610-014), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

45. **SUP-4994 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MILFORD MAYNARD - OWNER: HUGH N. CANADY** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW 1,025 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS REQUIRED at 1591 North Decatur Boulevard (APN 138-25-503-005), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

46. **SUP-4996 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING – OWNER: MARY BARTSAS 13, LLC** - Request for a Special Use Permit FOR A HOME IMPROVEMENT WAREHOUSE STORE adjacent to the northwest corner of Craig Road and Jones Boulevard (a portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

47. **SDR-4995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4996 - PUBLIC HEARING - APPLICANT: EN ENGINEERING – OWNER: MARY BARTSAS 13, LLC** - Request for a Site Development Plan Review FOR A 204,193 SQUARE FOOT COMMERCIAL DEVELOPMENT AND A WAIVER OF THE BUILD TO LINE STANDARDS on 16.5 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (a portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

48. **RQR-4959 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING – OWNER: FOSTER DAY CORPORATION** - Required Two Year Review of an approved Special Use Permit (U-0036-95) WHICH ALLOWED A 40 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

49. **SDR-4978 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS TUNIS, LLC - OWNER: CLARK COUNTY DEVELOPMENT CORPORATION** - Request for a Site Development Plan Review FOR A 5,660 SQUARE FOOT MEDICAL OFFICE BUILDING AND WAIVERS OF TRASH ENCLOSURE SEPARATION, FRONT YARD SETBACK, AND WIDTH OF PERIMETER LANDSCAPING on 0.45 acres on James Bilbray Drive, approximately 120 feet south of Smoke Ranch Road (APN 138-23-110-032), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 6 (Mack).

50. **SDR-4992 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON** - Request for a Site Development Plan Review FOR A PROPOSED 94 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.17 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APN 125-20-301-006, 007 and 015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and T-C (Town Center) Zone, Ward 6 (Mack).

51. **SDR-4999 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DLV REAL ESTATE – OWNER: DLV REAL ESTATE, ET AL** - Request for a Site Development Plan Review for A PROPOSED 153,100 SQUARE FOOT MIXED DEVELOPMENT on 1.38 acres adjacent to the north side of Coolidge Avenue, between Casino Center Boulevard and 3rd Street (APN 139-34-410-056, 057, 058 and 059 and 139-34-410-083, 084, 085 and 086), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial), Ward 1 (Moncrief).

52. **SCD-5000 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: WOODSIDE SOLANO, LLC** - Request for a Major Deviation to ALLOW A 14 FOOT FRONT SETBACK TO THE GARAGE WHERE 18 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE at 553 El Loro Street (APN 137-35-216-017), P-C (Planned Community) Zone, Ward 2 (Wolfson).

DIRECTOR'S BUSINESS:

53. **ABEYANCE - TXT-5037 – TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.14.100 relating to standards for Off-Premise Signs.

54. **TXT-5129 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.14.100, "Off-Premise Signs" in order to allow replacement of permitted off-premise (billboard) signs due to involuntary removal.

55. **TXT-5158 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.040(C)(7) to the change the title to "Locational Requirements", and, in the case of existing subdivisions, to allow private streets subject to perpetual access easements running in favor of the owners of the lots within the subdivision.

CITIZENS PARTICIPATION:

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

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carman Livingston Burney**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **September 10, 2004**, a copy of the **September 23, 2004 Planning Commission Agenda**, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman Livingston Burney

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

10th day of SEPTEMBER, 2004

NOTARY PUBLIC in and for said County and State

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

AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of September 16, 2004, at the hour of 1:00, there were posted copies of the September 23, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

2. In the Grant Sawyer Building
   555 East Washington Avenue
   (Go in through the main entrance. Straight ahead is the security desk. Ask one of the guards to unlock the bulletin board so that you may post the agenda.)

3. In the Las Vegas Library
   833 Las Vegas Boulevard North
   (Go through the double doors. To the right of the desk is the bulletin board. I am told that they keep it very neat. Take some extra pushpins as they may not have any).

4. City Clerk's Bulletin Board
   400 Stewart Avenue, 2nd Floor Skybridge
   (in the walkway area next to the entrance of the Human Resources Department. See City Clerk for key)

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

Don Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 16th day of September, 2004.

Kathryn M. McDonald

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

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

September 23, 2004

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 http://www.lasvegasnevada.gov

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: **Compliance with the Open Meeting Law**

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

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

MINUTES: **Approval of the minutes of the August 26, 2004 Planning Commission Meeting minutes by reference (_____ Vote)**

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

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

2. **ABEYANCE - TMP-4838 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION** - Request for a Tentative Map FOR A 213 LOT SUBDIVISION on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

3. **TMP-4968 - TENTATIVE MAP - BELCASTRO SUBDIVISION - APPLICANT/OWNER: SAMER NAKHLE** - Request for a Tentative Map FOR A 4 LOT SINGLE FAMILY SUBDIVISION on 2.50 acres adjacent to the east side of Belcastro Street, approximately 320 feet north of Del Rey Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

4. **TMP-4977 - TENTATIVE MAP - RANCHO POINT - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: RANCHO POINT, LLC AND HELEN SLAVIN** - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISION on 3.23 acres adjacent to the east side of Rancho Drive, approximately 640 feet south of Alexander Road (APN 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

5. **TMP-4997 - TENTATIVE MAP – VILLAS AT CLIFF SHADOWS - APPLICANT: KB HOME - OWNER: LEE, BRIAN AND JULIE AND NATIONAL GROUP #1, LLC, ET AL** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 2.55 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

6. **TMP-5005 - TENTATIVE MAP - ELKHORN RD & FORT APACHE - APPLICANT: QAF INVESTMENTS - OWNER: BECKER FAMILY TRUST** - Request for a Tentative Map FOR A 30 LOT SINGLE FAMILY SUBDIVISION on 5.00 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN 125-20-101-001), T-C (Town Center) Zone, Ward 6 (Mack).

7. **TMP-5140 - TENTATIVE MAP - POD 121 AT PROVIDENCE - APPLICANT: WOODSIDE HOMES - OWNER: CLIFFS EDGE, ET AL** - Request for a Tentative Map FOR A 107 LOT SINGLE FAMILY SUBDIVISION on 22.38 acres adjacent to the east side of Egan Crest Way, between Elkhorn Road and Dorrell Lane (APN 126-24-501-004 and a portion of 126-24-501-017), PD (Planned Development) Zone, Ward 6 (Mack).

8. **ANX-4957 – ANNEXATION - MATRIX DEVELOPMENT AND STAR LIVING TRUST** - Petition to annex property generally located on the north side of Ann Road, east and west of Mustang Road, containing approximately 9.72 acres (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

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

10. **SUP-4984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OCHA CUISINE - OWNER: RICHARD L CALCATERRA 1985 TRUST AND MELISSA F CALCATERRA 1985 TRUST** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 2211 Las Vegas Boulevard South (APN 162-03-410-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

11. **SDR-4979 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BANKWEST OF NEVADA** - Request for a Site Development Plan Review FOR A 6,510 SQUARE FOOT FINANCIAL INSTITUTION AND A WAIVER OF TOWN CENTER DEVELOPMENT GROUND FLOOR GLAZING STANDARDS on 1.54 acres at 8501 West Centennial Parkway (APN 125-29-510-004), T-C (Town Center) Zone, Ward 6 (Mack).

12. **MSP-5001 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC.** - Request for a Master Sign Plan FOR A PROPOSED 39,910 SQUARE FOOT WAL-MART NEIGHBORHOOD MARKET on 8.03 acres adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN 138-23-719-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

13. **MSP-5003 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC.** - Request for a Master Sign Plan FOR A PROPOSED 39,910 SQUARE FOOT WAL-MART NEIGHBORHOOD MARKET on 8.17 acres adjacent to the northeast corner of Craig Road and Jones Boulevard (APN 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

14. **MSP-5152 - MASTER SIGN PLAN - NON-PUBLIC HEARING - APPLICANT: LONGFORD MEDICAL CENTER, LLC - OWNER: BUFFALO WASHINGTON, LLC** - Request for a Master Sign Plan FOR A PROPOSED 132,000 SQUARE-FOOT MEDICAL OFFICE COMPLEX on 5.96 acres adjacent to the north side of Summerlin Parkway, approximately 630 feet south of Washington Avenue (APN 138-27-301-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

15. **VAC-4948 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC** - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located south of Elkhorn Road, between Puli Road and Shaumber Road, Ward 6 (Mack).

16. **VAC-4949 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC** - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located south of Elkhorn Road, between Shaumber Road and Hualapai Way, Ward 6 (Mack).

17. **VAC-4967 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SAMER NAKHLE** - Request for a Petition to vacate a portion of the south half of Holmby Avenue, east of Belcastro Street, south of Holmby Avenue, Ward 1 (Moncrief).

PUBLIC HEARING ITEMS:

18. **ABEYANCE - SDR-4619 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS** - Request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANT PADS WITHIN AN EXISTING COMMERCIAL CENTER on 10.69 acres adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard (APN 162-06-112-005, 162-06-112-007, and a portion of 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

19. **ABEYANCE - ZON-4828 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), Ward 1 (Moncrief).

20. **ABEYANCE - SDR-4837 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4828 - PUBLIC HEARING – APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Site Development Plan Review FOR A 39 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 1 (Moncrief).

21. **ABEYANCE - SUP-4814 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANDY CASH LOAN CENTERS - OWNER: CHEYENNE LORENZI, LTD** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE, AND A WAIVER OF THE 1,500 SQUARE FOOT INTERIOR SPACE REQUIREMENT adjacent to the southeast corner of Cheyenne Avenue and Rainbow Boulevard (APN 138-14-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

22. **ABEYANCE - SUP-4830 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH** - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

23. **ABEYANCE - WVR-4833 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 90 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), T-C (Town Center) Zone, Ward 6 (Mack).

24. **ABEYANCE - SDR-4832 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-4833 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC** - Request for an Site Development Plan Review FOR A 131 LOT SINGLE FAMILY DETACHED DEVELOPMENT on 11.3 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), TC (Town Center) Zone, Ward 6 (Mack).

25. **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).

26. **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: MLA (Medium-Low Attached Residential)], Ward 4 (Brown).

27. **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: MLA (Medium-Low Attached Residential)], Ward 4 (Brown).

28. **ABEYANCE - 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).

29. **ZON-4981 - REZONING - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: UNITED STATES OF AMERICA** - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 5.09 acres at the northwest corner of Tee Pee Lane and Farm Road (a portion of APN 125-18-601-015), Ward 6 (Mack).

30. **SDR-4982 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4981 - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: UNITED STATES OF AMERICA** - Request for a Site Development Plan Review FOR A 26 LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT on 5.09 acres at the northwest corner of Tee Pee Lane and Farm Road (a portion of APN 125-18-601-015), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

31. **ZON-4987 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LOENIDAS P. AND WANDA M. FLANGAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 3.88 acres adjacent to southeast corner of Jones Boulevard and La Madre Way (APN 125-36-401-017), Ward 6 (Mack).

32. **SUP-4988 - SPECIAL USE PERMIT RELATED TO ZON-4987 - PUBLIC HEARING - APPLICANT/OWNER: LOENIDAS P. AND WANDA M. FLANGAS** - Request for a Special Use Permit FOR PRIVATE STREETS IN A PROPOSED 13 LOT SINGLE FAMILY DEVELOPMENT adjacent to the southeast corner of Jones Boulevard and La Madre Way (APN 125-36-401-017), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Mack).

33. **WVR-4989 - WAIVER RELATED TO ZON-4987 AND SUP-4988 - PUBLIC HEARING - APPLICANT/OWNER: LOENIDAS P. AND WANDA M. FLANGAS** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATLEY 200 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS MINIMUM DISTANCE REQUIRED FOR A PROPOSED 13 LOT SINGLE FAMILY DEVELOPMENT on 3.88 acres adjacent to the southeast corner of Jones Boulevard and La Madre Way (APN 125-36-401-017), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Mack).

34. **ZON-4991 - PUBLIC HEARING - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER), on 4.79 acres adjacent to the southeast corner of Regena Avenue and Riley Street (APN 125-29-502-010), Ward 6 (Mack).

35. **SDR-4985 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4991 - PUBLIC HEARING - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION** - Request for a Site Development Plan Review FOR A MEDICAL/PROFESSIONAL/RETAIL DEVELOPMENT on 22.31 acres adjacent to the southeast corner of Regena Avenue and Riley Street (APN 125-29-502-010 and 125-29-510-006, 125-29-601-002 and 020), U (Undeveloped) Zone [T-C (Town Center) General Plan Designation] and TC (Town Center) [PROPOSED: T-C (Town Center)] Ward 6 (Mack).

36. **VAR-4934 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KENNINGTON DEVELOPMENT, LLC** - Request for a Variance to ALLOW A LOT WIDTH OF 99 FEET WHERE 100 FEET IS THE MINIMUM WIDTH REQUIRED FOR A PROPOSED THREE LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 1.79 acres adjacent to the southeast corner of Jones Boulevard and Whispering Sands Drive (APN 125-13-201-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

37. **SUP-4933 - SPECIAL USE PERMIT RELATED TO VAR-4934 - PUBLIC HEARING - APPLICANT/OWNER: KENNINGTON DEVELOPMENT, LLC** - Request for a Special Use Permit to ALLOW A PRIVATE STREET FOR A PROPOSED THREE LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Jones Boulevard and Whispering Sands Drive (APN 125-13-201-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

38. **VAR-4986 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA** - Request for a Variance TO ALLOW 21 PARKING SPACES WHERE 32 ARE REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

39. **SDR-4990 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4986 - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA** - Request for a Site Development Plan Review FOR A RETAIL BUILDING AND WAIVERS OF SETBACK AND LANDSCAPING STANDARDS on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

40. **VAR-4971 - VARIANCE - PUBLIC HEARING - APPLICANT: TIM NEAL - OWNER: THOMAS W. AND KATHY L. CHYNOWETH 1994 LIVING TRUST** - Request for a Variance TO ALLOW A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE TO BE 5 FEET 6 INCHES FROM THE REAR PROPERTY LINE WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED at 1711 Brock Court (APN 163-03-612-003), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

41. **VAR-4976 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THOMAS AND HELLEN SMITH** - Request for a Variance to ALLOW A PROPOSED BALCONY ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE TO BE 5 FEET FROM THE REAR PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED at 8101 Villa De La Playa Street (APN 125-09-813-041), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Mack).

42. **SUP-4953 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KELLY'S KASINO - OWNER: SIXTH PLAZA, LLC** - Request for a Special Use Permit FOR A TAVERN AND WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING TAVERN adjacent to the southeast corner of Craig Road and Jones Boulevard (APN 138-01-312-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

43. **SUP-4975 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR FINANCE - OWNERS: JIMMY SPIROPOLOUS TRUST AND NICK AND MARK KEZIOS FAMILY TRUST** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED TO ALLOW A 19 FOOT MINIMUM DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED, AND 634 FEET FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 4225 West Sahara Avenue (APN 162-07-501-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

44. **SUP-4983 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SKINNY'S HOUSE - OWNER: JANINE AYERS** - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME at 4350 Mountain View Boulevard (APN 162-06-610-014), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

45. **SUP-4994 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MILFORD MAYNARD - OWNER: HUGH N. CANADY** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW 1,025 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS REQUIRED at 1591 North Decatur Boulevard (APN 138-25-503-005), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

46. **SUP-4996 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING – OWNER: MARY BARTSAS 13, LLC** - Request for a Special Use Permit FOR A HOME IMPROVEMENT WAREHOUSE STORE adjacent to the northwest corner of Craig Road and Jones Boulevard (a portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

47. **SDR-4995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4996 - PUBLIC HEARING - APPLICANT: EN ENGINEERING – OWNER: MARY BARTSAS 13, LLC** - Request for a Site Development Plan Review FOR A 204,193 SQUARE FOOT COMMERCIAL DEVELOPMENT AND A WAIVER OF THE BUILD TO LINE STANDARDS on 16.5 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (a portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

48. **RQR-4959 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING – OWNER: FOSTER DAY CORPORATION** - Required Two Year Review of an approved Special Use Permit (U-0036-95) WHICH ALLOWED A 40 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

49. **SDR-4978 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS TUNIS, LLC - OWNER: CLARK COUNTY DEVELOPMENT CORPORATION** - Request for a Site Development Plan Review FOR A 5,660 SQUARE FOOT MEDICAL OFFICE BUILDING AND WAIVERS OF TRASH ENCLOSURE SEPARATION, FRONT YARD SETBACK, AND WIDTH OF PERIMETER LANDSCAPING on 0.45 acres on James Bilbray Drive, approximately 120 feet south of Smoke Ranch Road (APN 138-23-110-032), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 6 (Mack).

50. **SDR-4992 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON** - Request for a Site Development Plan Review FOR A PROPOSED 94 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.17 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APN 125-20-301-006, 007 and 015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and T-C (Town Center) Zone, Ward 6 (Mack).

51. **SDR-4999 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DLV REAL ESTATE – OWNER: DLV REAL ESTATE, ET AL** - Request for a Site Development Plan Review for A PROPOSED 153,100 SQUARE FOOT MIXED DEVELOPMENT on 1.38 acres adjacent to the north side of Coolidge Avenue, between Casino Center Boulevard and 3rd Street (APN 139-34-410-056, 057, 058 and 059 and 139-34-410-083, 084, 085 and 086), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial), Ward 1 (Moncrief).

52. **SCD-5000 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: WOODSIDE SOLANO, LLC** - Request for a Major Deviation to ALLOW A 14 FOOT FRONT SETBACK TO THE GARAGE WHERE 18 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE at 553 El Loro Street (APN 137-35-216-017), P-C (Planned Community) Zone, Ward 2 (Wolfson).

DIRECTOR'S BUSINESS:

53. **ABEYANCE - TXT-5037 – TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.14.100 relating to standards for Off-Premise Signs.

54. **TXT-5129 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.14.100, "Off-Premise Signs" in order to allow replacement of permitted off-premise (billboard) signs due to involuntary removal.

55. **TXT-5158 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.040(C)(7) to the change the title to "Locational Requirements", and, in the case of existing subdivisions, to allow private streets subject to perpetual access easements running in favor of the owners of the lots within the subdivision.

CITIZENS PARTICIPATION:

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

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

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:40 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, LAURA McSWAIN AND LEO DAVENPORT

EXCUSED: MEMBERS TODD NIGRO, BYRON GOYNES AND DAVID STEINMAN

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

MINUTES:

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

Item 14 [MSP-5152]	Abeyance to 10/07/2004 Planning Commission meeting
Item 19 [ZON-4828]	TABLED
Item 20 [SDR-4837]	TABLED
Item 22 [SUP-4830]	Abeyance to 10/07/2004 Planning Commission meeting
Item 34 [ZON-4991]	Abeyance to 10/21/2004 Planning Commission meeting
Item 35 [SDR-4985]	Abeyance to 10/21/2004 Planning Commission meeting
Item 44 [SUP-4983]	Abeyance to 10/21/2004 Planning Commission meeting
Item 49 [SDR-4978]	Abeyance to 10/21/2004 Planning Commission meeting
Item 51 [SDR-4999]	Abeyance to 10/07/2004 Planning Commission meeting

Regarding Item 22 [SUP-4830], the applicant requested to hold the item in abeyance for two weeks. However, staff has not received any revised plans and not sure that two weeks would be sufficient time to review and renotice.

Regarding Item 4 [TMP-4977] and Item 5 [TMP-4997], MR. CLAPSADDLE stated that staff's report was correct regarding the number of lots, but there was an error in the heading on the Agenda Summary Page. He informed the Commission that the Action Letters would reflect the correct lots, which Item 4 would be a one-lot subdivision and Item 5 would be a 55-lot subdivision.

Regarding Item 21 [SUP-4814], MR. CLAPSADDLE stated that staff's report was not submitted in the backup; however, a report was submitted at the meeting and a discussion would take place.

Regarding Item 53 [TXT-5037], MR. CLAPSADDLE stated that staff submitted a handout to the Commission that entailed ideas that were presented from the joint meeting regarding off-premises signs. MR. CLAPSADDLE requested the Commission not discuss the item, but review the information and provide feedback to staff. Thereafter, staff would present it to the industry for input and then bring before the Commission. Staff requested holding the item for 30 days. CHAIRMAN TRUESDELL requested that when staff receives the industry's input and presents it to the Commission thereafter, he would like to see representatives from the industry be a part of the presentation, as there are times when individuals comment that they were not informed. COMMISSIONER McSWAIN requested that staff inform her of the meeting with the industry, as she would like to attend. MR. CLAPSADDLE agreed.

DEPUTY CITY ATTORNEY BRYAN SCOTT stated there was some confusion at the last Planning Commission meeting on an item regarding handy cash loan centers. Since the meeting, he has spoken with the applicant and reviewed the Code. He verified that installment loan centers are within the definition of Financial Institutions specified and require a Special Use Permit in order to operate their businesses.

Regarding Item 51 [SDR-4999], MR. CLAPSADDLE stated that staff received a letter from the applicant requesting to hold the item in abeyance for two weeks to work on alley issues. He pointed out that the only issue is to vacate the alley. There is a condition requiring a Vacation. If the applicant would like the Vacation to be heard with the item, two weeks would not be sufficient time to process the application and do the notification. Staff did not solicit the request letter. He pointed out that the item could be heard tonight, but a condition would be required stipulating the alley way would be vacated. MARGO WHEELER, Planning and Development, confirmed that the condition is standard on these types of projects. MR. CLAPSADDLE confirmed for COMMISSIONER McSWAIN that staff's handout regarding the listed abeyance and tabled items are correct and a discussion was not needed.

MEETING ADJOURNED AT 5:45 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 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 the Boy Scouts, Troop 132, as requested by CHAIRMAN TRUESDELL

CALL TO ORDER: 5:59 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND LEO DAVENPORT (Arrived at 6:01 p.m.)

EXCUSED: MEMBER DAVID STEINMAN

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – 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 14 [MSP-5152]	Abeyance to 10/07/2004 Planning Commission meeting
Item 19 [ZON-4828]	TABLED
Item 20 [SDR-4837]	TABLED
Item 22 [SUP-4830]	Abeyance to 10/07/2004 Planning Commission meeting
Item 34 [ZON-4991]	Abeyance to 10/21/2004 Planning Commission meeting
Item 35 [SDR-4985]	Abeyance to 10/21/2004 Planning Commission meeting
Item 44 [SUP-4983]	Abeyance to 10/21/2004 Planning Commission meeting
Item 49 [SDR-4978]	Abeyance to 10/21/2004 Planning Commission meeting
Item 51 [SDR-4999]	Abeyance to 10/07/2004 Planning Commission meeting

Regarding Item 22 [SUP-4830], the applicant has requested this item be held until 10/07/2004 to address design issues; however, staff requested holding the item for 30 days.

Regarding Item 44 [SUP-4983], staff received a letter from the applicant requesting to hold the item for 30 days to 10/21/2004 Planning Commission meeting, so the applicant could work with the residents.

Regarding Item 51 [SDR-4999], MR. CLAPSADDLE stated that staff was surprised to receive a letter from the applicant requesting to hold the item in abeyance for two weeks to work on alley issues. He pointed out that the only issue is to vacate the alley. There is a condition requiring a Vacation. If the applicant would like the Vacation to be heard with the item, two weeks would not be sufficient time to process the application and do the notification. Staff did not solicit the request letter but was and felt that 30 days would be more acceptable. He pointed out that the item could be heard tonight, but a condition would be required stipulating the alley way would be vacated.

Because there were numerous individuals in the audience to speak in regards to the abeyance, withdrawn or tabled items, CHAIRMAN TRUESDELL requested that these items be split into groups when the motions are made.

Motion to bring forward and hold in abeyance Item 14, Item 34, Item 35 and Item 49 was made by NIGRO – UNANIMOUS with STEINMAN excused

Regarding Item 51 [SDR-4999], CHAIRMAN TRUESDELL asked if the applicant was present and prepared to discuss this item. MIKE MUTCHKIN, 930 S. Third Street, appeared on behalf of DLV Real Estate, and stated that if the Commission would like to hear the item or abey the item, he would agree to either one. CHAIRMAN TRUESDELL stated the Commission would hear the item.

Regarding Item 22 [SUP-4830], CHAIRMAN TRUESDELL asked if the applicant was present. JENNIFER LAZOVICH, Attorney, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. CHAIRMAN TRUESDELL questioned if the applicant's request for a two-week abeyance would be sufficient time to address all of the concerns. ATTORNEY LAZOVICH felt that the two weeks was sufficient, as they have already submitted a presentation to staff. However, she felt that the changes and having a colored site map would be acceptable and could be presented to staff next week. MR. CLAPSADDLE responded that staff could agree with the two-week's abeyance. He then emphasized that staff wanted to ensure that the applicant submits the information requested by the Commission. The applicant needs to submit a computer generated image of the billboard to see what the actual height of the billboard would be and what relation the billboard would have with the actual finished intersection. Staff received some information just prior to the meeting but was not able to review it in detail.

Motión to bring forward and hold in abeyance Item 22 [SUP-4830] was made by NIGRO – UNANIMOUS with STEINMAN excused

Regarding Item 44 [SUP-4983], CHAIRMAN TRUESDELL asked if the applicant was present. ATTORNEY LAZOVICH stated that the applicant notified their office today and requested representation. They would like the opportunity to meet with the residents and see if a solution can be found and would appreciate a two-week's abeyance. CHAIRMAN TRUESDELL then stated that the abeyance should be to reach a solution and not escalate any existing problems. He then informed the audience that any comments made at this time would only be relative to whether or not to abey the item and not to address any issues or concerns.

CHARLES MUSSER, 4310 Mountain View Boulevard, stated his family has owned property on this block since 1923. Given the existing problems, he felt that there was no other resolution but to proceed with hearing the item. He requested those, in the audience, wanting to hear the item to raise their hands, and over 20 individuals raised their hands.

PAT MULHAL, representative for the neighborhood association, stated that they have spoken with residents and strongly oppose the abeyance. He felt that the applicant has had many opportunities to alleviate the ongoing problems and it would not be fair to the residents to prolong the matter at hand.

Due to the number of individuals in the audience opposing the abeyance and because of the existing problems, CHAIRMAN TRUESDELL asked ATTORNEY LAZOVICH if she was prepared to discuss the item. ATTORNEY LAZOVICH replied that she has not had the opportunity to review the staff's report and could not make a presentation. She offered to contact CHRIS KAEMPFER, at her law firm, and have him contact the applicant so that a presentation could be made at this meeting. COMMISSIONER McSWAIN asked if the owner of the property was present, but no one appeared. In all fairness to the large number of residents in attendance, she encouraged ATTORNEY LAZOVICH to contact ATTORNEY KAEMPFER so that an attempt could be made to give the applicant an opportunity to make a presentation supporting the abeyance request. DEPUTY CITY ATTORNEY BRYAN SCOTT explained to ATTORNEY LAZOVICH that when a request is made for an abeyance, there has to be good cause but not being prepared is not justifiable. He pointed out that since the item was towards the end of the agenda, it would give ATTORNEY LAZOVICH time to try to contact ATTORNEY KAEMPFER. He added that when the item is up for discussion, the Commission could also take comments from the residents who are in attendance, for the record, and hold the item in abeyance. CHAIRMAN TRUESDELL stated that it would be appropriate to give ATTORNEY LAZOVICH time to contact the applicant in hopes that a presentation could be made. If the item was held in abeyance, those in attendance wishing to speak may not be able to attend the next meeting. He then stated that the item would be trailed; when the item opened up for public hearing, the Commission would then hear comments from the residents.

Regarding Item 19 [ZON-4828] and Item 20 [SDR-4837], CHAIRMAN TRUESDELL asked if the applicant was present. Seeing no one, he confirmed, by a show of hands, there were at least 13 individuals in attendance wishing to speak on this item. CHAIRMAN TRUESDELL then stated that the item would be trailed; the applicant may be in attendance later when the item is opened up for public hearing, and the Commission would also hear comments from the residents.

Regarding Item 4 [TMP-4977] and Item 5 [TMP-4997], MR. CLAPSADDLE reiterated that staff's report was correct regarding the number of lots, but there was an error in the heading on the Agenda Summary Page. He informed the Commission that the Action Letters would reflect the correct lots, which Item 4 would be a one-lot subdivision and Item 5 would be a 55-lot subdivision.

COMMISSIONER McSWAIN stated that she would be abstaining on Item 6 [TMP-5005], as her company does work for the Becker's. In addition, she would be abstaining on Item 7 [TMP-5140], as Woodside Homes is one of her clients.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

SUBJECT:
Approval of the minutes of the August 26, 2004, Planning Commission Meeting

MOTION:
NIGRO - APPROVED – UNANIMOUS with DAVENPORT not voting and STEINMAN excused

MINUTES:
There was no discussion.

(6:01 – 6:01)
1-55

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 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.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 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.

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

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

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4706], Item 2 [TMP-4838], Item 3 [TMP-4968], Item 4 [TMP-4977], Item 5 [TMP-4997], Item 6 [TMP-5005], Item 7 [TMP-5140] and Item 8 [ANX-4957] – UNANIMOUS with McSWAIN abstaining on Item 6 as her company is doing work for the Becker's and Item 7 as Woodside Homes in one of her clients and STEINMAN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:19)

City of Las Vegas

Agenda Item No.: 1

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2004
Planning and Development Department
Item 1 – TMP-4706

CONDITIONS:

Planning and Development

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

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

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

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

Public Works

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

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

7. If not already constructed by the Master Developer, construct half street improvements on Shaumber Road, Farm Road, Grand Teton Drive and Egan Crest Way, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Offsite infrastructure plans must be approved prior to recordation of a Final Map for this site.

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

CONDITIONS – Continued:

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

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

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

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

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

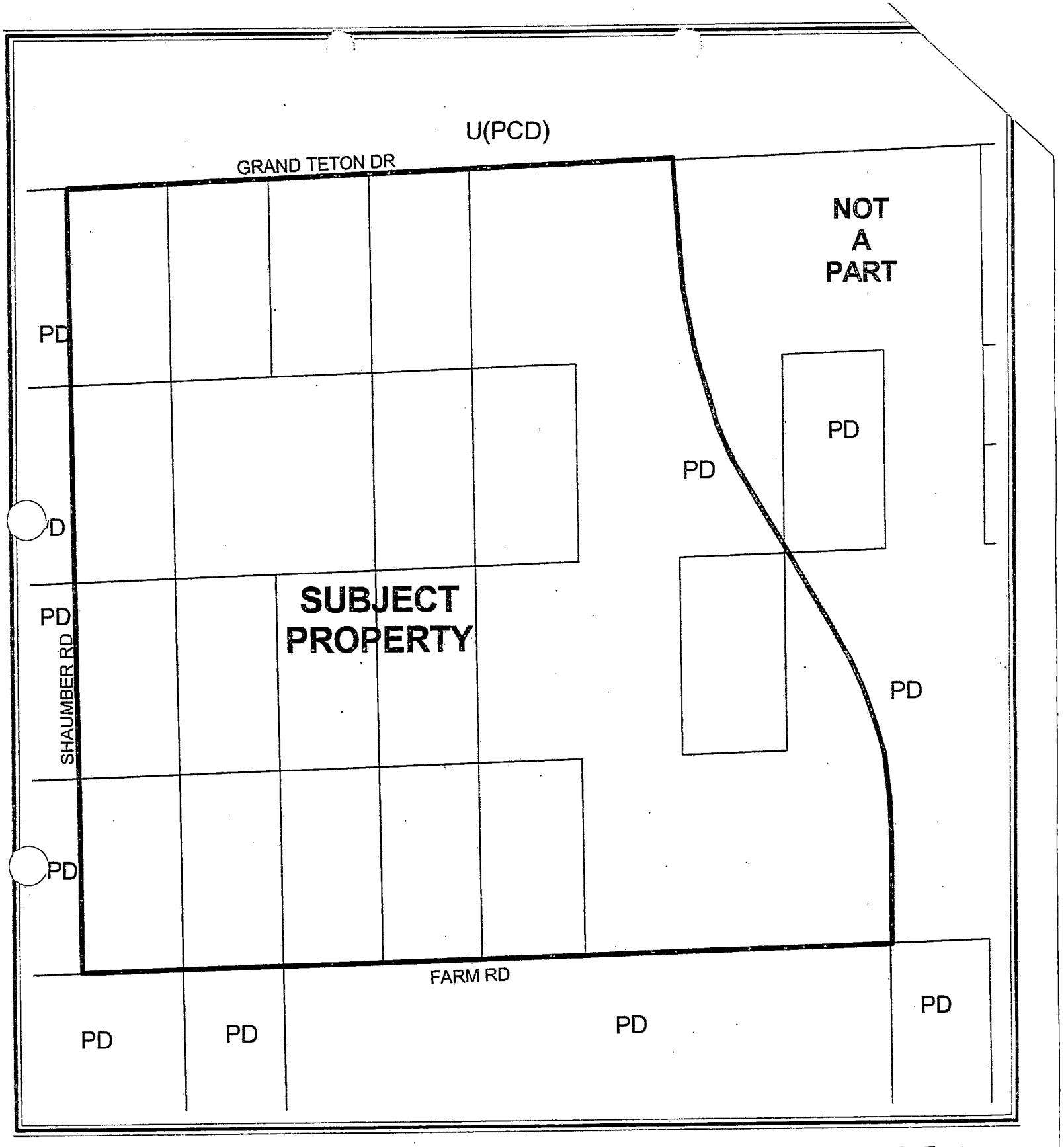
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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

CONDITIONS – Continued:

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

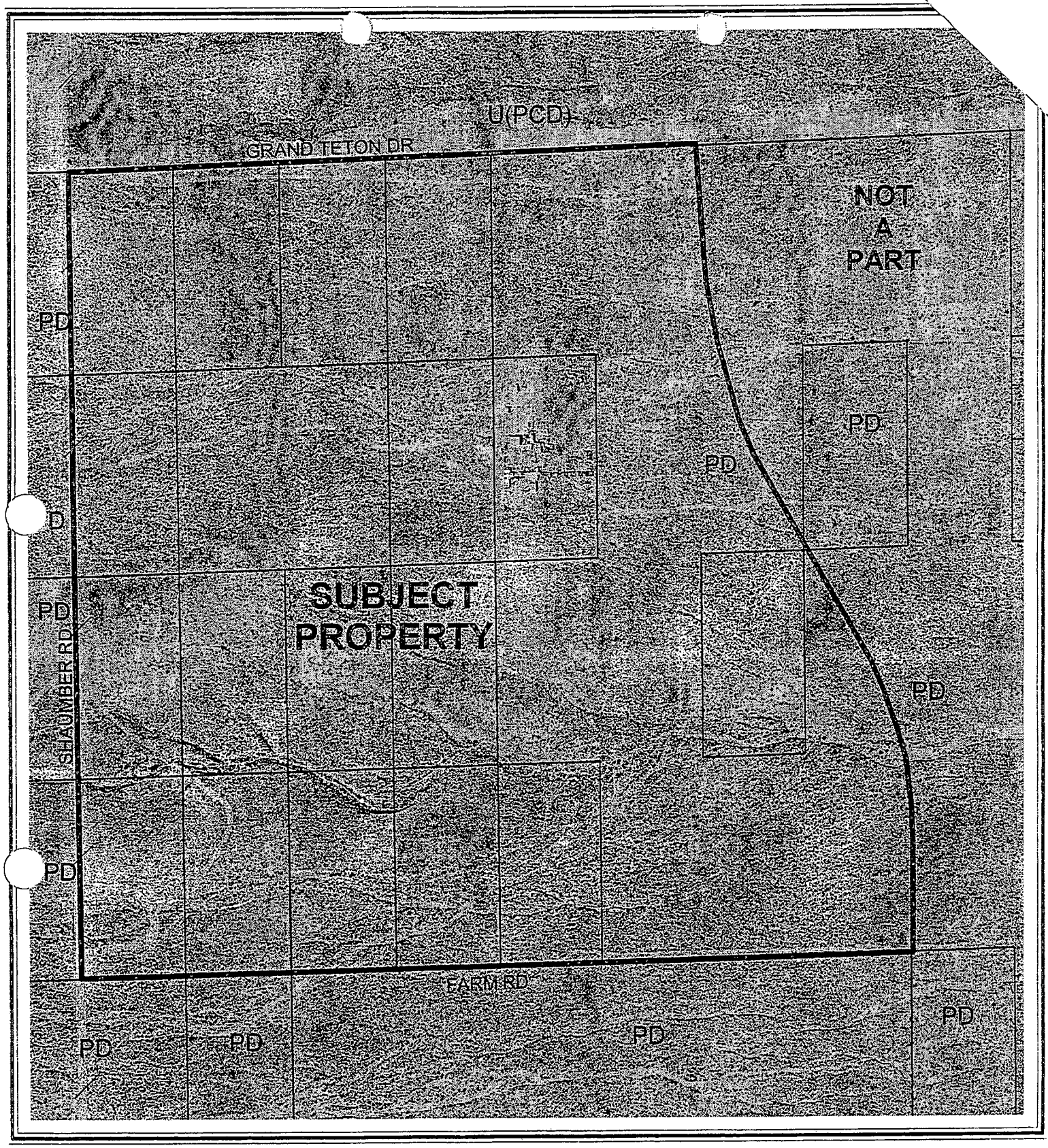
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: TMP-4706

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: TMP-4706

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TMP-4706 - NORTHERN TERRACE AT PROVIDENCE - APPLICANT:PERMA-BILT - OWNER: LM CLIFF'S EDGE, LLC

** CONDITIONS **

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

Planning and Development

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

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

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

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

Public Works

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

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

7. If not already constructed by the Master Developer, construct half street improvements on Shaumber Road, Farm Road, Grand Teton Drive and Egan Crest Way, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Offsite infrastructure plans must be approved prior to recordation of a Final Map for this site.

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

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

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

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

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

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/06/02 The City Council approved an annexation (A-0026-01) of 95 acres in the northern portion of the Cliff's Edge Master Development Plan area, south of Grand Teton Drive, including a portion of the subject site. The Planning Commission recommended approval on May 10, 2001. Staff supported the request. The effective date of this annexation was February 15, 2002.

06/19/02 The City Council approved an annexation (A-0027-01) of five acres in the northern portion of the Cliff's Edge Master Development Plan area, south of Grand Teton Drive, including a portion of the subject site. The Planning Commission and staff recommended approval on 05/10/01. The effective date of this annexation was June 28, 2002.

02/05/03 The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including portions of the subject site. The Planning Commission and staff recommended approval on September 26, 2002. The effective date of this annexation was February 14, 2003.

03/19/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, including portions of the subject site, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on February 13, 2003.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, including portions of the subject site, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on June 12, 2003.

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

12/17/03 The City Council approved annexation (ANX-3087) of 27.5 acres of land within the Cliff's Edge Master Development Plan area, including portions of the subject site. The Planning Commission and staff recommended approval on October 23, 2003. The effective date of this annexation is December 26, 2003.

02/18/04 The City Council approved requests for a Development Agreement (DIR-3451) for the Cliff's Edge Master Development Plan area and a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the Cliff's Edge area, including portions of the subject site. The Planning Commission and staff recommended approval of both requests on January 8, 2004.

08/12/04 The Planning Commission voted to accept the applicant's request to table this item.

08/30/04 A letter dated 08/30/04 from the applicant asked this application to be placed on to the agenda of the September 23, 2003 Planning Commision.

B) Pre-Application Meeting

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 148

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

Special Area Plan

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on March 19, 2003 and further amended on July 16, 2003 and December 4, 2003. This document and the infrastructure programming and maintenance in the associated Development Agreement provide policy direction for future development within the overall Master Development Plan area.

Trails

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

Project of Regional Significance

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

* standards allow for reduced rear yards under certain conditions.

Although most of the area covered by the Tentative Map was identified in the Plan as ML (Medium-Low Density Residential), a substantial component was identified as L (Low Density Residential). It was determined through discussions with the master developer that the actual location of the Low Density Residential designated area could be integrated with the ML area, as long as the relative densities and design standards were distributed proportionately within the same subdivision. The Tentative Map as presented moves all development in the subdivision to the more dense guidelines of the ML designation, and does not take the greater setbacks for two-story products into account in several instances. A condition of approval will require that the

Tentative Map setbacks be adjusted to comply with the guidelines of Section 3.2.5 of the Cliff's Edge Plan, with regard to front, side and corner setbacks. If this requires a revision to the map and a reduction in the number of lots, then this will be necessary to comply with the guidelines of the Plan.

B) General Analysis Discussion

- General information

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

- Cross Section

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

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

- Trails

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

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

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

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

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

    The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically

allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

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

- A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not

required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4706 APN: see attached

Name of Property Owner: LM Cliff's Edge LLC

Name of Applicant: -same-

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____ _____

APN: see attached

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

Print Name: JAMES D. HIBBERT

Subscribed and sworn before me

This 18th day of June, 20 04

Suzanne Swinson

Notary Public in and for said County and State

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

SEE BELOW

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

SIGNATURE PAGE FOR STATEMENT OF FINANACIAL INTEREST

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

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

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

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

GRAND TETON DRIVE (PUBLIC)

SHAUMBER ROAD (PUBLIC)

EGAN CREST WAY (PUBLIC)

FARM ROAD (PUBLIC)

NORTH

SCALE 1"=200'

REVISED
9.1.04

TMP-4706
9/23/04 PC

TYPICAL LOW DENSITY SETBACK FOR UNITS 3,4,8

TYPICAL MEDIUM LOW DENSITY SETBACK FOR UNITS 1,2,4,5,6,7,8,9

LOCATION MAP

PROJECT SITE

THE NE1/4 OF SECTION 12, T.19 S., R.59 E., CLARK COUNTY, NEVADA

LEGAL DESCRIPTIONS

LAND USE

SETBACK REQUIREMENTS

NOTES

TYPICAL STREET CROSS SECTIONS

REQUESTED DEVIATIONS FROM STANDARD

BENCHMARK

BASIS OF BEARINGS

ENGINEER & SURVEYOR

SUBDIVIDER

UTILITY SERVICE BY

RECORD OWNER

LEGEND

PERMA-BILT/HOMES

NORTHERN TERRACE

AT PROVIDENCE TENTATIVE MAP

AUGUST 30, 2004

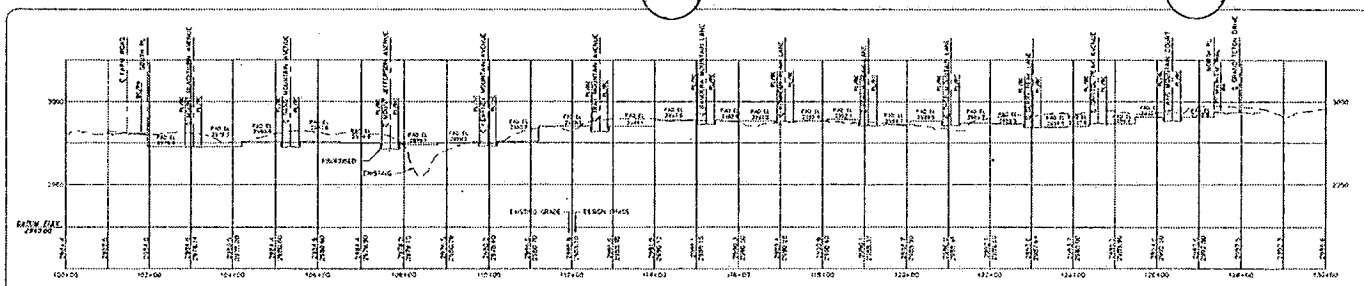
SHEET 1 OF 2

G.C. WALLACE, INC.
Engineers / Planners / Surveyors

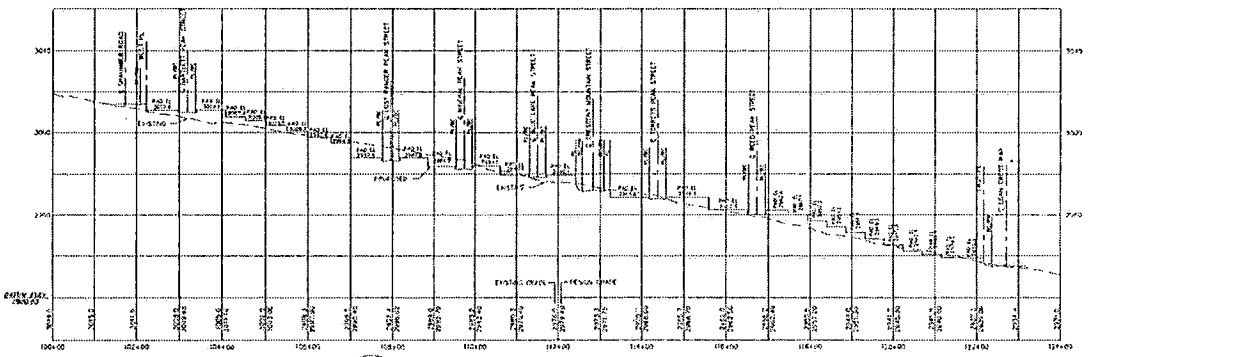
PERMA-BILT/HOMES
NORTHERN TERRACE AT PROVIDENCE
TENTATIVE MAP

DRAFT

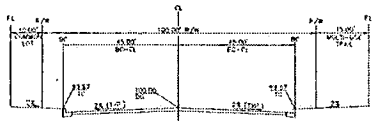
ISSUE DATE: 8-30-04



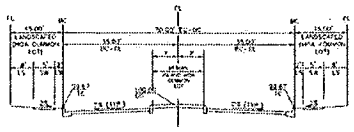
A
SECTION NORTH-SOUTH



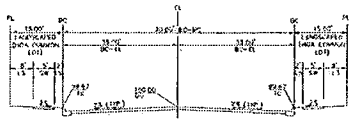
B
SECTION EAST-WEST



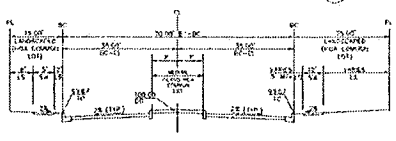
GRAND TETON (PUBLIC)
(BY OTHERS)
(PUBLIC NEIGHBORHOOD COLLECTOR)
NOT TO SCALE



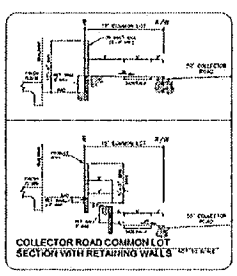
SHAUMBER ROAD (PUBLIC)
(BY OTHERS)
(PUBLIC NEIGHBORHOOD COLLECTOR)
NOT TO SCALE



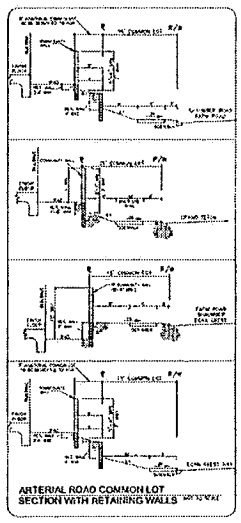
EGAN CREST WAY (PUBLIC)
(BY OTHERS)
(PUBLIC NEIGHBORHOOD COLLECTOR)
NOT TO SCALE



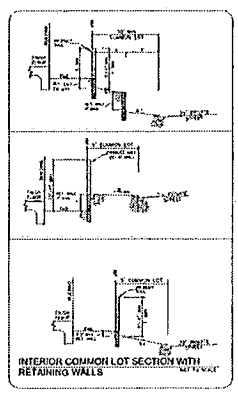
FARM ROAD (PUBLIC)
(BY OTHERS)
(PUBLIC NEIGHBORHOOD COLLECTOR)
NOT TO SCALE



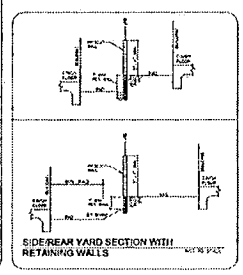
COLLECTOR ROAD COMMON LOT
SECTION WITH RETAINING WALLS



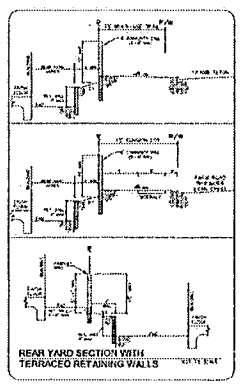
ARTERIAL ROAD COMMON LOT
SECTION WITH RETAINING WALLS



INTERIOR COMMON LOT SECTION WITH
RETAINING WALLS



SIDE/REAR YARD SECTION WITH
RETAINING WALLS



REAR YARD SECTION WITH
TERRACED RETAINING WALLS

REVISED
9.1.04

TMP-4706
9/23/04 PC

PERMA-BILT/HOMES

NORTHERN TERRACE
AT PROVIDENCE
TENTATIVE MAP

AUGUST 30, 2004

SHEET 2 OF 2

G.C. WALLACE, INC.
Engineers / Planners / Surveyors

PERMA-BILT HOMES
NORTHERN TERRACE AT PROVIDENCE
TENTATIVE MAP

ISSUE DATE: 8-30-04

TMP-4706 - NORTHERN TERRACE AT PROVIDENCE - APPLICANT:PERMA-BILT - OWNER: LM CLIFF'S EDGE, LLC
NORTHEAST CORNER OF SHAUMBER ROAD AND FARM ROAD
SEPTEMBER 23, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
ABEYANCE - TMP-4838 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION - Request for a Tentative Map FOR A 213 LOT SUBDIVISION on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4706], Item 2 [TMP-4838], Item 3 [TMP-4968], Item 4 [TMP-4977], Item 5 [TMP-4997], Item 6 [TMP-5005], Item 7 [TMP-5140] and Item 8 [ANX-4957] – UNANIMOUS with McSWAIN abstaining on Item 6 as her company is doing work for the Becker's and Item 7 as Woodside Homes in one of her clients and STEINMAN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:19)
1-605

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2004
Planning and Development Department
Item 2 – TMP-4838

CONDITIONS:

Planning and Development

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

2. The Final Map of The Village of Centennial Springs for the overall subdivision shall record prior to the recordation of any other Final Maps within this development.

3. A Multi-Use Transportation Trail shall be provided along the west side of Tule Springs Road and south side of Farm Road. The subject trail shall be shown on the overall Final Map for this subdivision.

4. All development shall conform to Special Use Permit SUP-4299, Variance VAR-4300 and Site Development Plan Review SDR-4290.

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

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

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

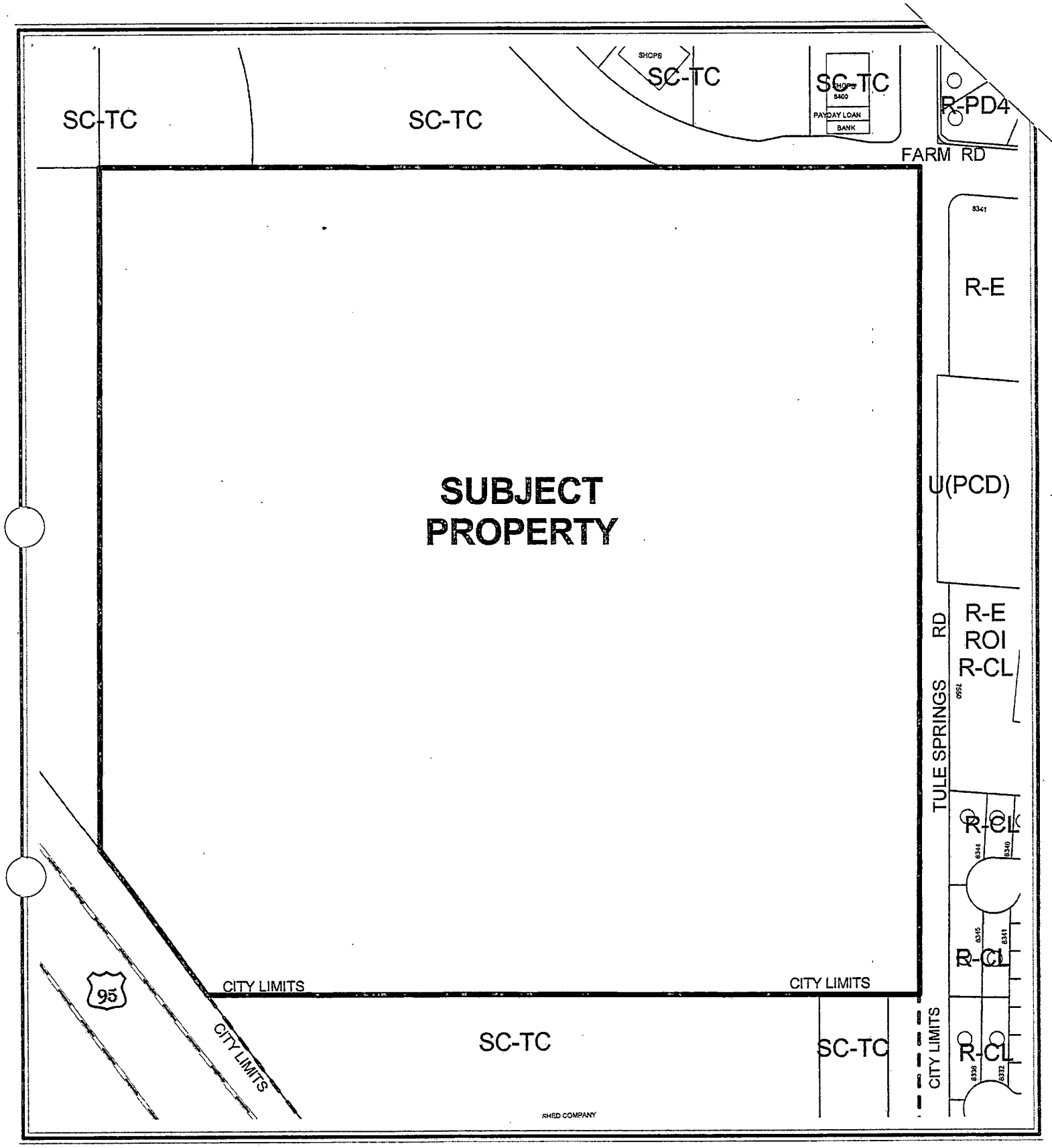
Public Works

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

9. Site development to comply with all applicable conditions of approval for the Town Center Master Plan, the approved Traffic Impact Analysis, Site Development Plan Review SDR-4290, Parcel Map PMP-4285 and all other subsequent site-related actions.

CONDITIONS – Continued:

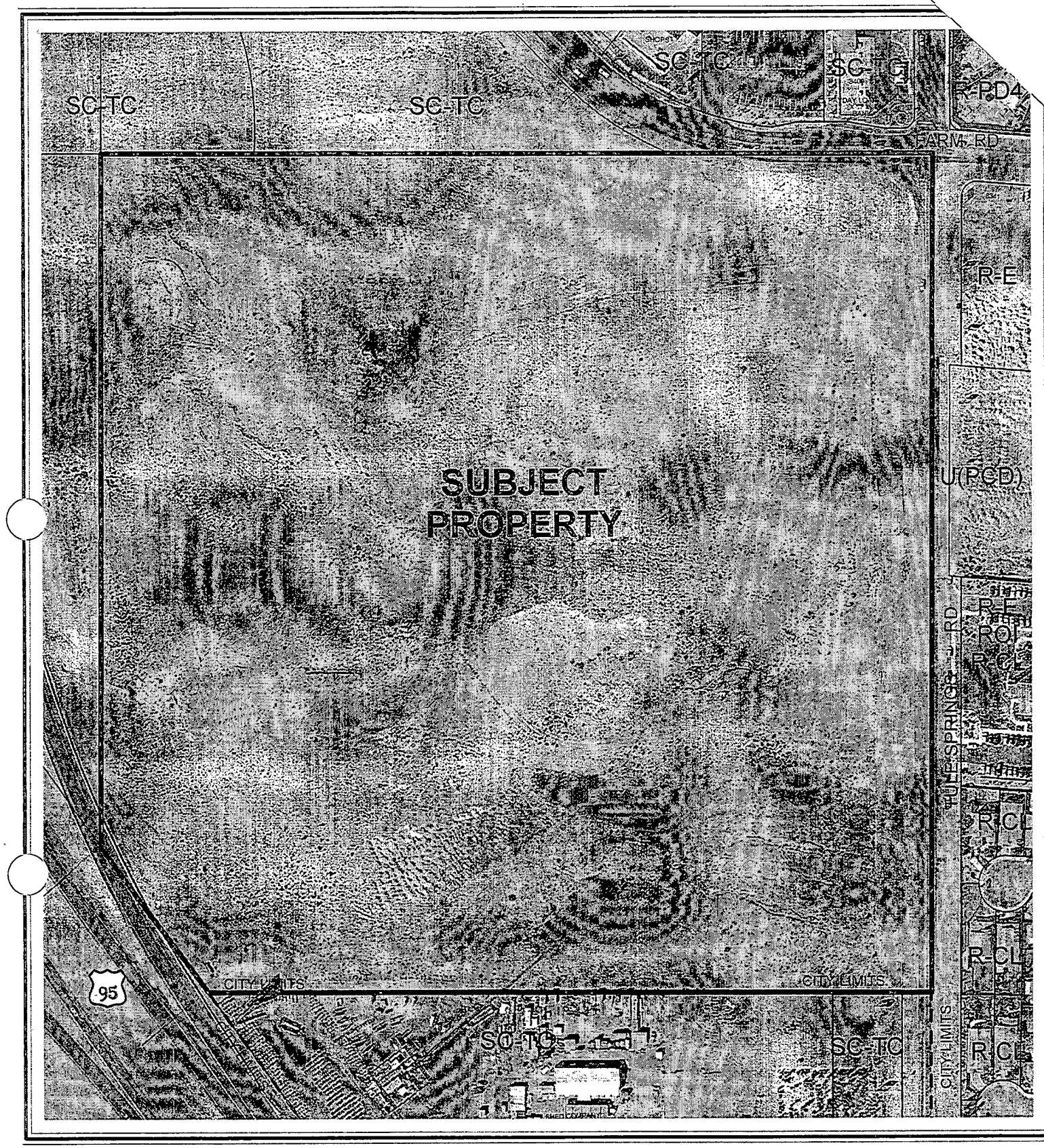
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior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



CASE: TMP-4838

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

N



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CASE: TMP-4838

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TMP-4838 - THE VILLAGE OF CENTENNIAL SPRINGS - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION

** CONDITIONS **

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

Planning and Development

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

2. The Final Map of The Village of Centennial Springs for the overall subdivision shall record prior to the recordation of any other Final Maps within this development.

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

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

Public Works

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

9. Site development to comply with all applicable conditions of approval for the Town Center Master Plan, the approved Traffic Impact Analysis, Site Development Plan Review SDR-4290, Parcel Map PMP-4285 and all other subsequent site-related actions.

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 public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 213-lot subdivision on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and staff recommended approval.
02/18/04	The City Council approved a General Plan Amendment (GPA-3497) to SX-TC on this site. The Planning Commission and staff recommended approval on January 22, 2004.
07/07/04	The City Council approved a Special Use Permit (SUP-4299) to allow private streets, a Variance (VAR-4300) to allow a reduction of open space and a Site Development Plan review (SDR-4290) for the overall mixed use development on this site. The Planning Commission and staff recommended approval on May 27, 2004.
08/26/04	The Planning Commission heard a related request for Tentative Maps for The Village of Centennial Springs #5 (TMP-4842) and The Village of Centennial Springs #12 for residential subdivisions within this development.
08/26/04	The Planning Commission voted to hold this item in abeyance in order to allow the applicant to submit revised plans.
09/01/04	The applicant delivered a new proposal to replace the plan presented at the August 26, 2004 Planning Commission meeting.

B) Pre-Application Meeting

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

09/01/04 The applicant submitted revised plans that now show all of the single family lots and the large lots for the multi-family, mixed use and commercial portions of the development.

DETAILS OF APPLICATION REQUEST

A) Site Area
Gross Acres: 41.02

B) Existing Land Use

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

D) Existing Zoning

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

D) General Plan Compliance

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

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

Town Center

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

Trails

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

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

- OPEN SPACE

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

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

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

B) General Analysis Discussion

- General information

The purpose of the map is to create a total of 213 lots for the development. Of the lots shown 210 are the single-family lots that make up this portion of the overall mixed use development. Access to these lots will be provided by 37-foot wide private streets. The remaining three lots will be parcels for the multi-family, mixed use and commercial elements of the project.

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

- Cross Section

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

DEVELOPMENT SERVICES CENTER

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: CARINA CORPORATION

Name of Applicant: THE KEITH COMPANIES, INC.

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: R H McCarty

Print Name: R H McCarty

Subscribed and sworn before me

This 13th day of July, 2004

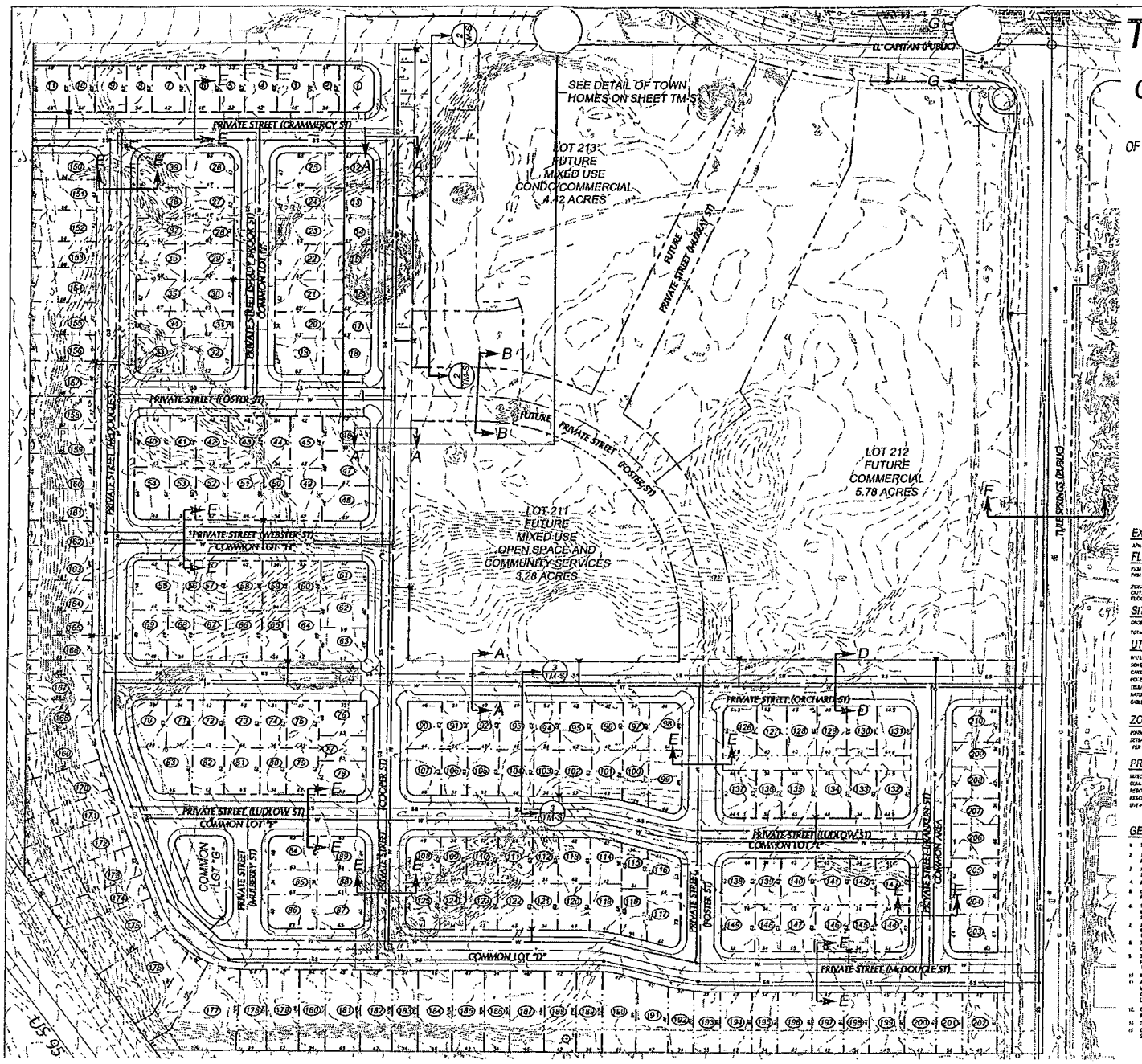
Amber L Dolce

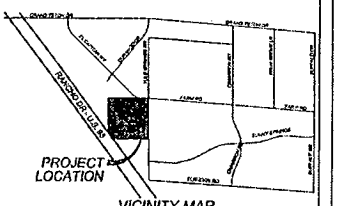
Notary Public in and for said County and State

AMBER L. DOLCE
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 02-74632-1 - Expires March 15, 2006

TENTATIVE MAP
THE VILLAGE OF CENTENNIAL SPRINGS

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





VICINITY MAP
N.T.S.

LEGEND

PROPERTY LINE
STREET CENTERLINE
EXISTING CONTOUR
PROPOSED BUILDING
EXISTING BUILDING
PROPOSED CURB & GUTTER
PROPOSED CURB
EX. CURB & GUTTER
EX. CURB
PHASING SEPARATION LINE

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

EXISTING PARCEL NUMBER
APN: 125-17-702-002

FLOOD DESIGNATION
FLOOD MAP DATED SEPTEMBER 27, 2006
FIRM PANEL NUMBER 32003C1161E, ZONE X

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

SITE ACREAGE
GROSS 11.670 ACRES

TOTAL NO. OF PARCELS/LOTS: 1 (PRIOR TO ACTUAL MAP)

UTILITY SERVICES

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

ZONING AND LAND USE
EXISTING: T-C
SETBACKS: PER TITLE 19A

PROPOSED USE AND COVERAGE

MIXED USE	4.42 ACRES
COMMERCIAL	5.78 ACRES
RESIDENTIAL (MULTI-FAMILY)	1.22 ACRES
RESIDENTIAL (SINGLE FAMILY)	218 UNITS
OPEN SPACE	3.28 ACRES

GENERAL NOTES

1. THIS SITE IS A PART OF A MASTER PLAN.
2. THERE IS AN EXISTING AND PROPOSED STORM DRAIN FOR THIS PROJECT.
3. NO GROUND WATER IS ENCOUNTERED WITHIN 20' OF THE GROUND SURFACE FOR THE LEVEL CONTOUR OF THE PROJECT SITE.
4. NO KNOWN FAULTS OR FISSURES EXIST WITHIN THE PROJECT SITE.
5. LANDSCAPING WILL BE INSTALLED PER CODE AND BE MAINTAINED BY THE OWNER THROUGHOUT THE PROPERTY.
6. WATER SERVICE IS TO BE PROVIDED BY THE LAS VEGAS VALLEY WATER DISTRICT FROM CLARK COUNTY MAINS ROUTED IN TULE SPRINGS ROAD AND ST. CROIX DRIVE.
7. SEWER SERVICE IS TO BE PROVIDED TO THE SITE BY THE CITY OF LAS VEGAS SANITATION SYSTEM AT PRESENT COLLECTION MAINS LOCATED IN TULE SPRINGS.
8. THIS SITE IS NOT SUBJECT TO INUNDATION AND STORM WATER OVERFLOW.
9. THERE ARE NO SITES PROPOSED FOR USE OR DEDICATION FOR PUBLIC SCHOOLS, PARKS, OR CHURCHES BUT THERE IS PROPOSED PRIVATE OPEN SPACE WITHIN IT.
10. NO NEW LOTS TO BE CREATED EXCEPT AS APPROVED ON THIS MAP.
11. ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF CLARK COUNTY, LAS VEGAS AND CLARK COUNTY, NEVADA, IN EFFECT TO DATE OF STANDARD DRAWINGS AND SPECIFICATIONS, LATEST REVISION.
12. CROSS ACCESS CROSS PARKING AGREEMENTS SHALL BE RECORDED WITH BY SEPARATE DOCUMENT.
13. THIS DEVELOPMENT SHALL COMPLY WITH THE MOST RECENT CODE.
14. CODES, COVENANTS, AND RESTRICTIONS FOR THIS DEVELOPMENT SHALL BE SUBMITTED FOR REVIEW AND RECORDED CONCURRENTLY WITH FINAL MAP.

RECORD OWNER / SUBDIVIDER
CARINA CORPORATION
2881 BUSINESS CENTER PKWY
LAS VEGAS, NEVADA 89128-8570
(702) 233-0701
(702) 233-0702 f

ENGINEER
THE KOCH COMPANIES
PHIL KOCH, SPRINGS PE/PLS
SUITE 110
LAS VEGAS, NV 89117-5736
BUSINESS: (702) 363-5076
FAX: (702) 363-5579

PARKING REQUIREMENTS:
PARKING PER NON-CENTER OVERLAY DISTRICT REQUIREMENTS

BENCHMARKS USED
IN MAY 1974, CITY OF LAS VEGAS ESTABLISHED BENCHMARK, BOLT & PLATE IN TOP OF CURB @ THE NORTHEAST CORNER OF FARM ROAD AND RUE SPRINGS ROAD (FORMALLY DURANGO DRIVE) = 2174.7(1974) = 2181.1 (DATUM)

BASIS OF BEARINGS
NORTH 00°13'00" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SAID LINE ALSO BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN BY PLAT THEREOF ON FILE IN BOOK 91, PAGE 83 IN THE [illegible] OFFICE.

REVISED
9.1.04

RECEIVED
SEP 1 2004

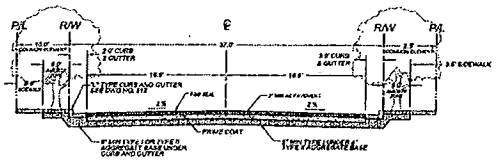
The Koch Companies

NO.	DATE	DESCRIPTION	APPROVAL

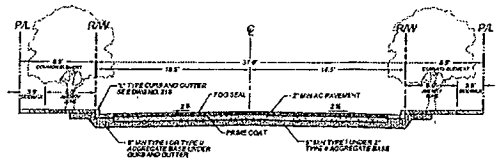
CARINA CORPORATION
THE VILLAGE OF CENTENNIAL SPRINGS
PARENT TENTATIVE MAP

JOB # 052007.00
SHEET NO.:
TM-1
1 OF 2 SHEETS

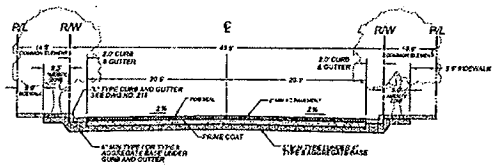
TMP-4838
9/23/04 PC



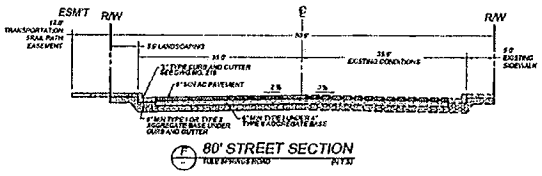
A COOPER STREET & ORCHARD STREET SECTION
N.T.S.



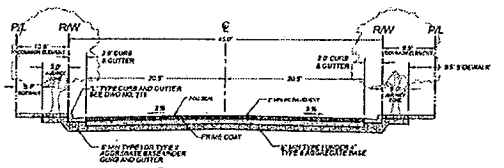
E INTERIOR STREET SECTION
N.T.S.



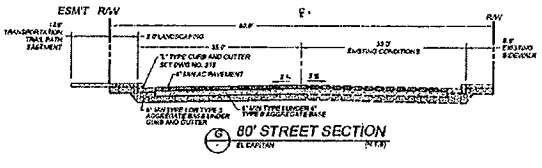
D FOSTER STREETSECTION
N.T.S.



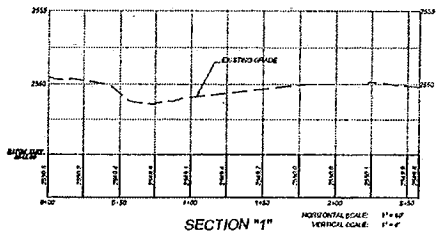
F 80' STREET SECTION
FUTURE APPROACH ROAD N.T.S.



D ORCHARD STREET SECTION
N.T.S.



C 80' STREET SECTION
EL CAPITAN N.T.S.



City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
TMP-4968 - TENTATIVE MAP - BELCASTRO SUBDIVISION - APPLICANT/OWNER: SAMER NAKHLE - Request for a Tentative Map FOR A 4 LOT SINGLE FAMILY SUBDIVISION on 2.50 acres adjacent to the east side of Belcastro Street, approximately 320 feet north of Del Rey Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4706], Item 2 [TMP-4838], Item 3 [TMP-4968], Item 4 [TMP-4977], Item 5 [TMP-4997], Item 6 [TMP-5005], Item 7 [TMP-5140] and Item 8 [ANX-4957] – UNANIMOUS with McSWAIN abstaining on Item 6 as her company is doing work for the Becker's and Item 7 as Woodside Homes in one of her clients and STEINMAN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:19)

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2004
Planning and Development Department
Item 3 – TMP-4968

CONDITIONS:

Planning and Development

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

2. All development shall conform to Special Use Permit SUP-4511.

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

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

Public Works

5. Petition of Vacation VAC-4967 must record prior to or concurrent with the recordation of a Final Map for this site. If the Petition of Vacation is denied or cannot record this Tentative Map shall be VOID and a new Tentative Map shall be submitted showing how Belcastro Street and the Holmby Avenue will be incorporated into this site.

6. Construct half-street improvements including appropriate overpaving on Belcastro Street adjacent to this site concurrent with development of this site. Also construct the full width of the proposed turnaround. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. Extend public sewer to the west edge of this site, to a location, depth and alignment acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

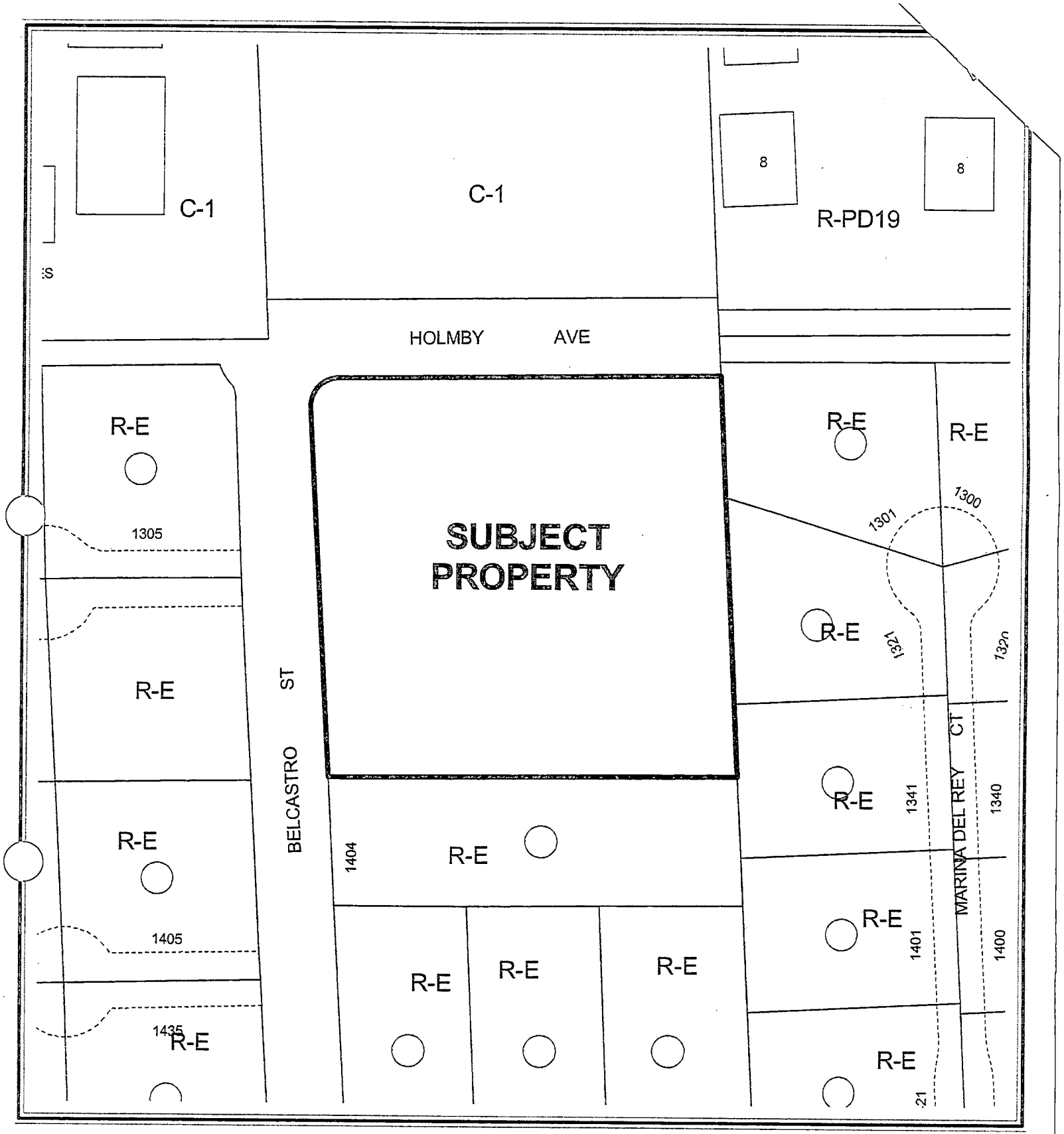
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and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

CONDITIONS – Continued:

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

9. Site development to comply with all applicable conditions of approval for SUP-4511 and all other subsequent site-related actions.

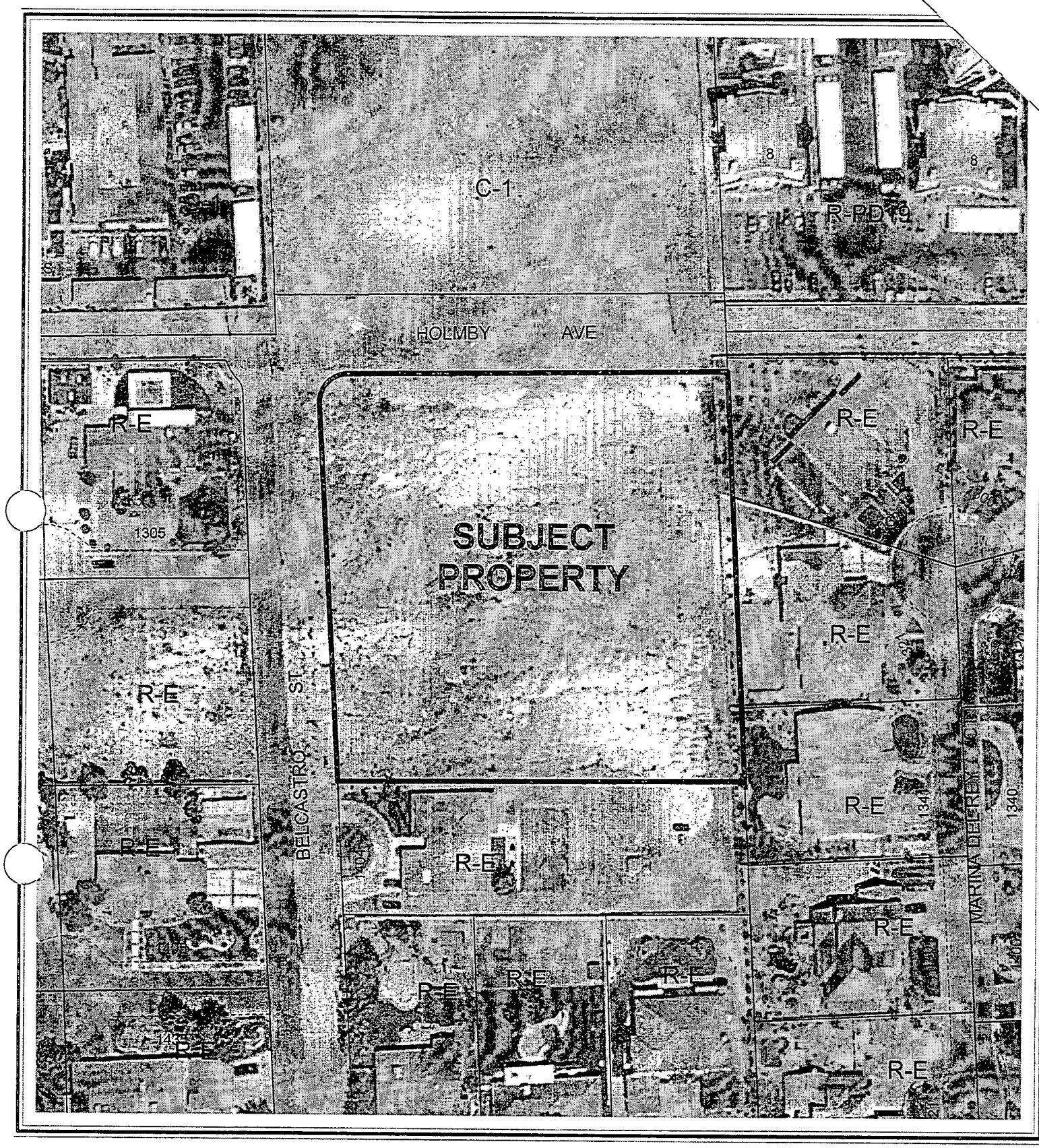
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: TMP-4968

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

N


C-1
R-PD 19
HOLMBY AVE
R-E
SUBJECT PROPERTY
1305
BELCASTRO ST
MARINA DEL REY CT
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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4968 - TENTATIVE MAP - BELCASTRO SUBDIVISION -
APPLICANT/OWNER: SAMER NAKHLE

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to Special Use Permit SUP-4511.

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MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map for a four lot single family subdivision on 2.50 acres adjacent to the east side of Belcastro Street, approximately 320 feet north of Del Rey Avenue.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

08/04/04 The City Council approved a Special Use Permit (SUP-4511) to allow a private street for this development. The Planning Commission and staff recommended approval on July 8, 2004.

09/23/04 The Planning Commission will hear a request for a Vacation (VAC-4967) to vacate portions of Belcastro Street and Holmby Avenue adjacent to this subdivision. Staff recommendation is for approval.

B) Pre-Application Meeting

05/07/04 The applicant was advised of the requirements of a Tentative Map.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.50

MP

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	C-1 (Limited Commercial)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

D) General Plan Compliance

This site is designated DR (Desert Rural Density Residential) on the Southwest Sector Map of the General Plan. The existing R-E (Residence Estates) Zoning is in conformance with the General Plan.

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

No special plan areas or districts do not affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	20,000 Square Feet	20,482	Y
Min. Lot Width	100 Feet	150 Feet	Y
Min. Setbacks			
• Front	30 Feet	N/A	N/A
• Side	10 Feet	N/A	N/A
• Corner	15 Feet	N/A	N/A
• Rear	35 Feet	N/A	N/A
Max. Lot Coverage	50 %	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	N/A	N/A
Private/Public Street	Private with approval of a Special Use Permit	Private Street	Y

The proposed Tentative Map is in compliance with the Zoning Code with regards to minimum lot size and lot width. The homes on this property will be custom-built, therefore the setbacks and building height will be reviewed with the building permits for the residences. The City Council approved a Special Use Permit (SUP-4511) to allow the private street.

B) General Analysis Discussion

- General information

The subject Tentative Map consists of four single family lots on a 2.50 gross acre parcel. Access to the site is provided via a 39 foot wide private street. The map is in conformance with the requirements of the Zoning Code and the approved Special Use Permit. A condition has been added requiring the Vacation (VAC-4967) to record prior to the recordation of the Final Map for this subdivision.

- Cross Section

The submitted cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. Only one existing non-retaining wall is shown along the east property line.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4968 APN: 163-03-501-032

Name of Property Owner: SAMER NAKHLE

Name of Applicant: GUS MISHONFI

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: Samer Nakhle

Print Name: Samer Nakhle

Subscribed and sworn before me

This 19th day of July, 2004

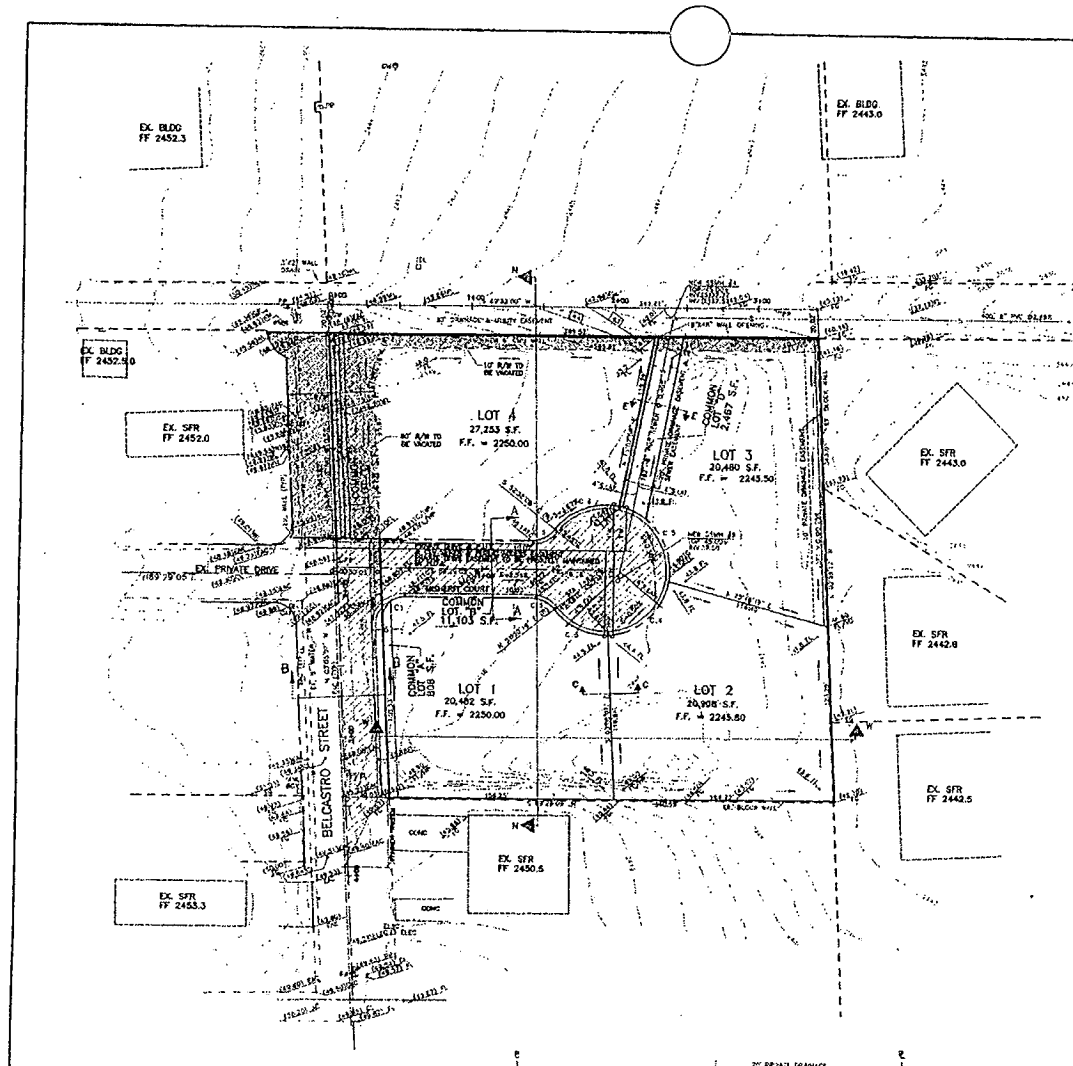
Melody A. Pink

Notary Public in and for said County and State

Clark

Nevada

MELODY A. PINK
Notary Public, State of Nevada
Appointment No. 01-70490-1
My Appt. Expires Aug 31, 2005

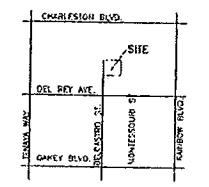


Call before you UnderGround 1-702-455-7511

Call before you Dig. 1-800-227-2600

1-702-455-7540

1-702-229-6611



VICINITY MAP

NTS

BASIS OF BEARING

S60°58'30"W, BEING THE CENTERLINE OF REGENCY OAKS DR, AS SHOWN ON, BOOK 90 OF PLATS, PAGE 99

BENCHMARK

CCH BM 132, NHD/DC ON THE SOUTH SIDE OF LAKE MEAD DR AT HIGHWAY STA. 435+06.21 1700 FT +/- WEST OF STEPHANIE ST. ELEVATION = 615.419 M (2005.96 FEET) NGVD 88

LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE OF ROADWAY
- EX. BACK OF CURB
- FINISH CONTOUR LINE
- EXIST. CONTOUR LINE
- DIRECTION OF FLOW
- (0.00) EXIST. ELEVATION
- 0.00 DESIGN ELEVATION
- CATV CABLE TV BOX
- TEL. TELEPHONE BOX
- EL. ELECTRICAL BOX
- WM WATER METER
- FH FIRE HYDRANT
- FG FINISH GRADE
- FL FLOW LINE
- FF FINISH FLOOR ELEV. (LOWEST)
- EAC EXISTING EDGE OF PAVEMENT
- SANITARY LINE
- SIGHT VISIBILITY ZONE
- NEW AC PAVEMENT
- HP HIGH POINT
- SEWER LINE
- WATER LINE
- RIGHT-OF-WAY TO BE VACATED

NOTE

NO GROUND WATER IS WITHIN 20 FT OF THE SURFACE.
NO FAULTS OR FISSURES ARE LOCATED ON THE PROPERTY
MAINTENANCE, SHARED ACCESS AGREEMENTS & CC&R'S TO BE RECORDED WITH THE FINAL MAP
LANDSCAPE MAINTENANCE TO BE THE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS.
THIS IS NOT A PART OF A MASTER PLAN
NO NEW STORM DRAINS ARE PROPOSED
NO DEVIATIONS FROM STANDARDS
NO RESERVATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES

UTILITIES

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TELEPHONE	SPRINT
CABLE TV	COX CABLE
GAS	SOUTHWEST GAS
ELECTRIC	NEVADA POWER

FX. WATER & SEWER IS AVAILABLE TO THE PROPERTY

SEWER USAGE

AVE. FLOW	0.001 MGD
PEAK DAILY	0.002 MGD

SITE DATA

GROSS ACRES 2.6 ACRES
A.P.N. 163-03-501-032
ZONING : RE - 20,000 S.F. MIN. LOT SIZE

OWNER/DEVELOPER

SAMER NAKHLE
8721 WOODSHIRE AVE.
LAS VEGAS, NEVADA 89117
TEL: (702) 338-0382

CURVE TABLE

CURVE	RADIUS	LENGTH	DIRECTION	DELTA
C1	15.00	24.23'	S.E.E.	92°33'10"
C2	20.00	38.17'	S 76°	52°01'15"
C3	15.00	23.91'	N 14°39'	91°19'24"
C4	45.00	54.76'	S 24°58'	69°41'17"
C5	45.00	73.28'	N 89°56'	93°19'12"
C6	45.00	19.91'	27.85'	25°20'04"
C7	15.00	15.28'	S 36°	58°22'50"
C8	19.50	19.50'	10.01'	57°17'45"
C9	45.50	133.75'	448.91'	168°25'32"
C10	45.50	55.69'	31.91'	70°06'50"

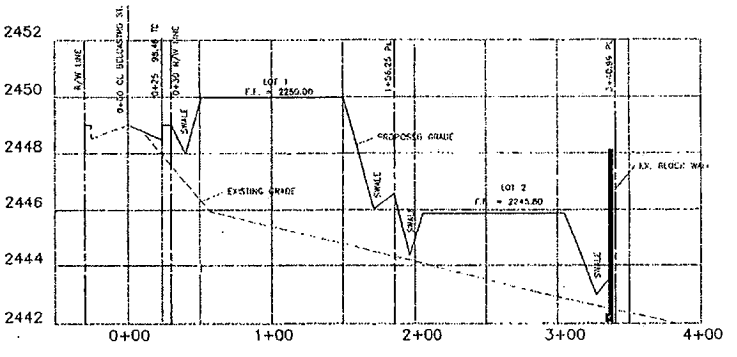
EMS ENGINEERING
5160 S. EASTERN AVE., SUITE F
LAS VEGAS, NEVADA 89119
(702) 739-7211
EST 1988

TENTATIVE MAP
BELCASTRO SUBDIVISION
FOR : SAMER NAKHLE
A PORTION OF THE NE1/4, SECTION 03, T.21S., R.60E., M.D.M.
A.P.N. 163-03-501-032

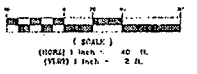
NO.	DATE	REVISIONS	APP'D.

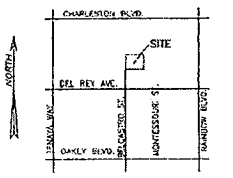
SCALE: HOR. 1"= 40' VERT.
PROJECT NO.
DRAWING NO.
SHT. 1 OF 1

TMP-4968
9/23/04 PC



SECTION W–W

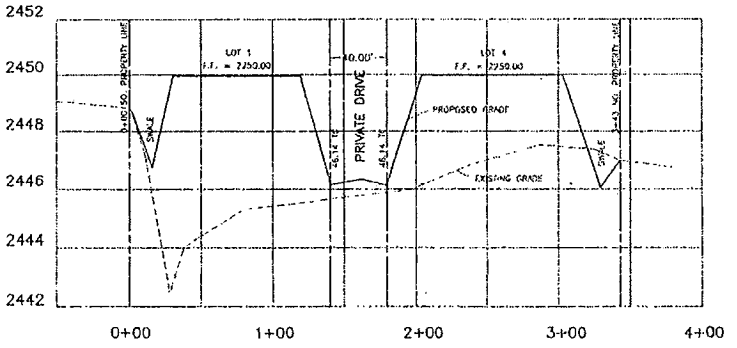




VICINITY MAP

LEGEND:

	PROPERTY LINE
	CENTERLINE
	EX. CURB
61	FINISH CONTOUR LINE
	EXIST. CONTOUR LINE
	DIRECTION OF FLOW
[0.00]	EXIST. ELEVATION
0.00	DESIGN ELEVATION
CATV	CABLE TV BOX
TEL	TELEPHONE BOX
EL.	ELECTRICAL BOX
WM	WATER METER
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOW LINE
FF	FINISH FLOOR ELEV. (LOWEST)
R/W	RIGHT-OF-WAY
FG	FINISH GRADE
TRW	TOP OF RETAINING WALL



SECTION N–N

APPVD.

NO.	DATE	REVISIONS

BELCASTRO SUBDIVISION
(TO ACCOMPANY THE TENTATIVE MAP)
A PORTION OF THE NE 1/4
SECTION 03, T.21S., R.60E., M.D.M.
CITY OF LAS VEGAS, NEVADA
APN # 162-03-501-032

EMS ENGINEERING
5160 S. EASTERN AVE., SUITE F
LAS VEGAS, - NEVADA 89119
(702) 736-7211
EST. 1985

SCALE: HOR. 1"= 40'
VERT. 1"= 4'
PROJECT NO.

DRAWING NO.

SHT. 1 OF 1

TMP-4968
9/23/04 PC

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
TMP-4977 - TENTATIVE MAP - RANCHO POINT - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: RANCHO POINT, LLC AND HELEN SLAVIN - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISION on 3.23 acres adjacent to the east side of Rancho Drive, approximately 640 feet south of Alexander Road (APN 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4706], Item 2 [TMP-4838], Item 3 [TMP-4968], Item 4 [TMP-4977], Item 5 [TMP-4997], Item 6 [TMP-5005], Item 7 [TMP-5140] and Item 8 [ANX-4957] – UNANIMOUS with McSWAIN abstaining on Item 6 as her company is doing work for the Becker's and Item 7 as Woodside Homes in one of her clients and STEINMAN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:19)
1-605

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2004
Planning and Development Department
Item 4 – TMP-4977

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for General Plan Amendment (GPA-1363), Site Development Plan Review (SDR-3452), Variance (VAR-3711), and Review of Conditions (ROC-4662).

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

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

Public Works

5. Construct all incomplete half-street improvements on Rancho Drive and the adjacent right-of-way to the east of this site concurrent with development of this site

6. 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).

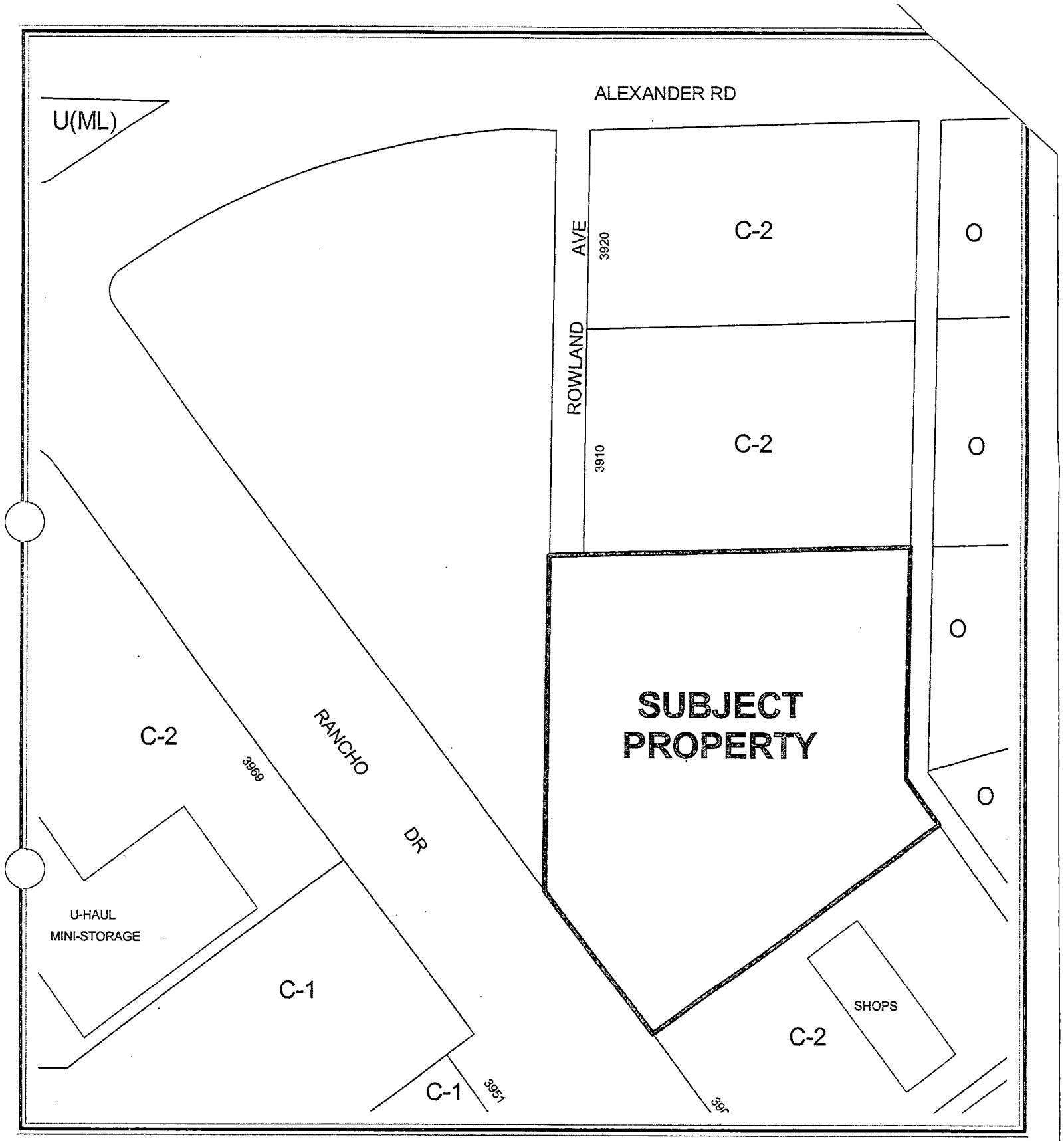
7. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site, which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

8. Site development to comply with all applicable conditions of approval for SDR-3452 and all other subsequent site-related actions.

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of 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

CONDITIONS – Continued:

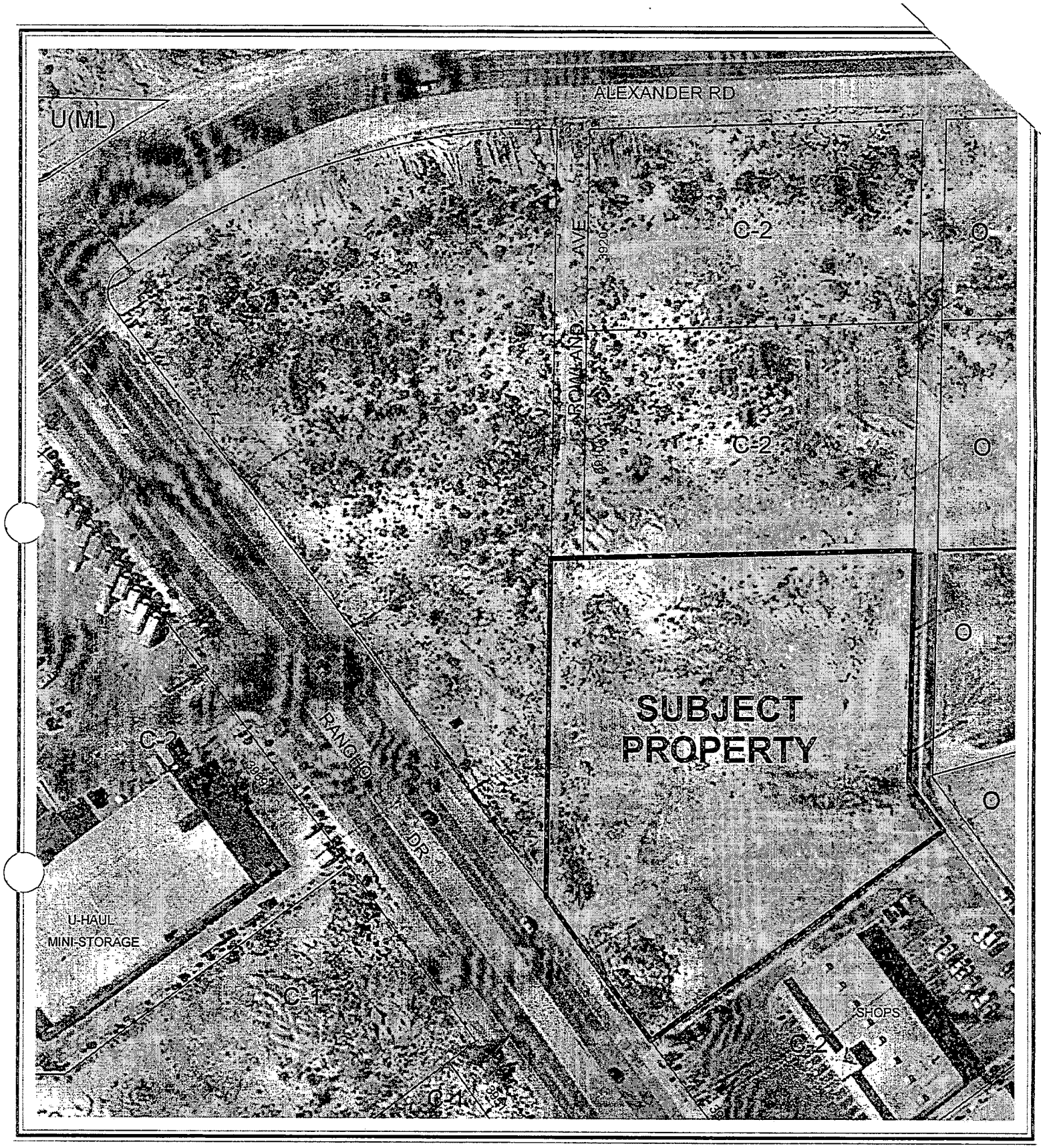
Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: TMP-4977

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

N



0 90 180 Feet

CASE: TMP-4977

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4977 TENTATIVE MAP - RANCHO POINT - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: RANCHO POINT, LLC AND HELEN SLAVIN

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for General Plan Amendment (GPA-1363), Site Development Plan Review (SDR-3452), Variance (VAR-3711), and Review of Conditions (ROC-4662).

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7. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site, which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

8. Site development to comply with all applicable conditions of approval for SDR-3452 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a two lot commercial subdivision on 2.55 acres adjacent to the east of Rancho Drive, approximately 300 feet south of Alexander Road.

B) Applicant's Justification

No justification letter is required for a Tentative Map application.

BACKGROUND INFORMATION

A) Previous Actions

12/15/97 The City Council approved a Special Use Permit (U-0116-97) for a Tavern on this site. The Planning Commission and staff recommended approval on November 20, 1997.

04/02/03 The City Council approved a General Plan Amendment (GPA-1363) to GC (General Commercial) on this site as part of the Rancho Corridor Study Phase 1. The Planning Commission and staff recommended approval on February 27, 2003.

04/07/04 The City Council approved a Variance (VAR-3711) to allow 134 parking spaces where 199 spaces are required and a Site Development Review (SDR-3452) for a proposed 23,000 square foot commercial development on this site. The Planning Commission and staff recommended denial on February 26, 2004.

07/21/04 The City Council approved a Review of Condition (ROC-4662) of Site Development Review (SDR-3452) pertaining to public street improvements on this site. Staff recommended denial.

B) Pre-Application Meeting

05/14/04 The following topics were discussed:

- The map must show the required 20' multi-use trail.
- The applicant was advised to speak with the City Surveyor due to issues associated with the map.
- Potential issues associated with the landowner of the northwest corner, may require the map to be revised.
- Requirements of a Tentative Map application.
- Map must conform to the Site Development Plan review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.23

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	R-E (Residence Estates) C-2 (General Commercial) under Resolution of Intent to O (Office) O (Office)
West:	C-1 (Limited Commercial) C-2 (General Commercial)

E) General Plan Compliance

The site is designated GC (General Commercial) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing C-2 (General Commercial) Zoning designation is in conformance with the General Plan.

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

A 20-foot wide multi-use transportation trail is required along Rancho Drive. The tentative map did not provide the required trail, therefore a condition has been added requiring the trail as part of this development.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A Feet	2.55 Acres	Y
Min. Lot Width	100 Feet	740 Feet	Y
Min. Setbacks			
• Front	20 Feet	30 Feet	Y
• Side	10 Feet	12 Feet	Y
• Corner	15 Feet	N/A	
• Rear	20 Feet	62 Feet	Y
Max. Lot Coverage	50%	21%	Y
Max. Building Height	None	1 Story/27 Feet	Y
Trash Enclosure	Must be screen and covered	Not shown	
Loading Zone	2	2	Y
Mech. Equipment	Must be screened from view	Not shown	

The proposed development meets the minimum code requirements with regards to lot size, building setbacks, building height and loading zones.

B) General Analysis Discussion

- General information

The submitted plans depict one building for a tavern, two showroom/warehouse buildings and a fast food pad site. Access to the site is provided by one driveway from Rancho Drive with parking located throughout the site. There will be a 500 square foot outdoor seating area for the tavern. There are outdoor storage areas adjacent to the two-warehouse/showroom buildings.

The Site Development Plan Review (SDR-3452) required half street improvements adjacent to the overall site. This was subsequently the subject of a Review of Condition (ROC-4662) and was amended to only construct improvements on Rancho Drive adjacent to the limits of construction with the improvements on Alexander Road being deferred for a two-year period provided the applicant sign and record a Covenant Running With Land.

- Cross Section

The submitted cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. The cross sections do not indicate any retaining walls and none are anticipated.

- Trails

The proposed tentative map indicates a 20-foot multi-use trail along Rancho Drive.

- Special Conditions of Approval (from Zoning or SDPR)

1. A 20-foot wide multi-use transportation trail shall be provided along Rancho Drive.
2. All trash enclosures shall be properly screened and covered as required by the Commercial Development Standards.
3. The outdoor storage areas shall be screened form view of any public street or adjoining property by a device at least 8 feet in height.

The proposed tentative map implements these previously imposed conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4977 APN: 138-12-110-011

Name of Property Owner: RANCHO POINT LLC

Name of Applicant: RANCHO POINT LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Matthew Brady

Print Name: Matthew Brady

Subscribed and sworn before me

This 2nd day of August, 2004

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CELLER
Appt. No. 02-76614-1
My Appt. Expires-July 22, 2006

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-4977** APN: **PORTION OF 138-12-102-001**

Name of Property Owner: **HELEN SLAVIN** Baldwin

Name of Applicant: **RANCHO POINT LLC**

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Helen Slavin Baldwin

Print Name: Helen Slavin Baldwin

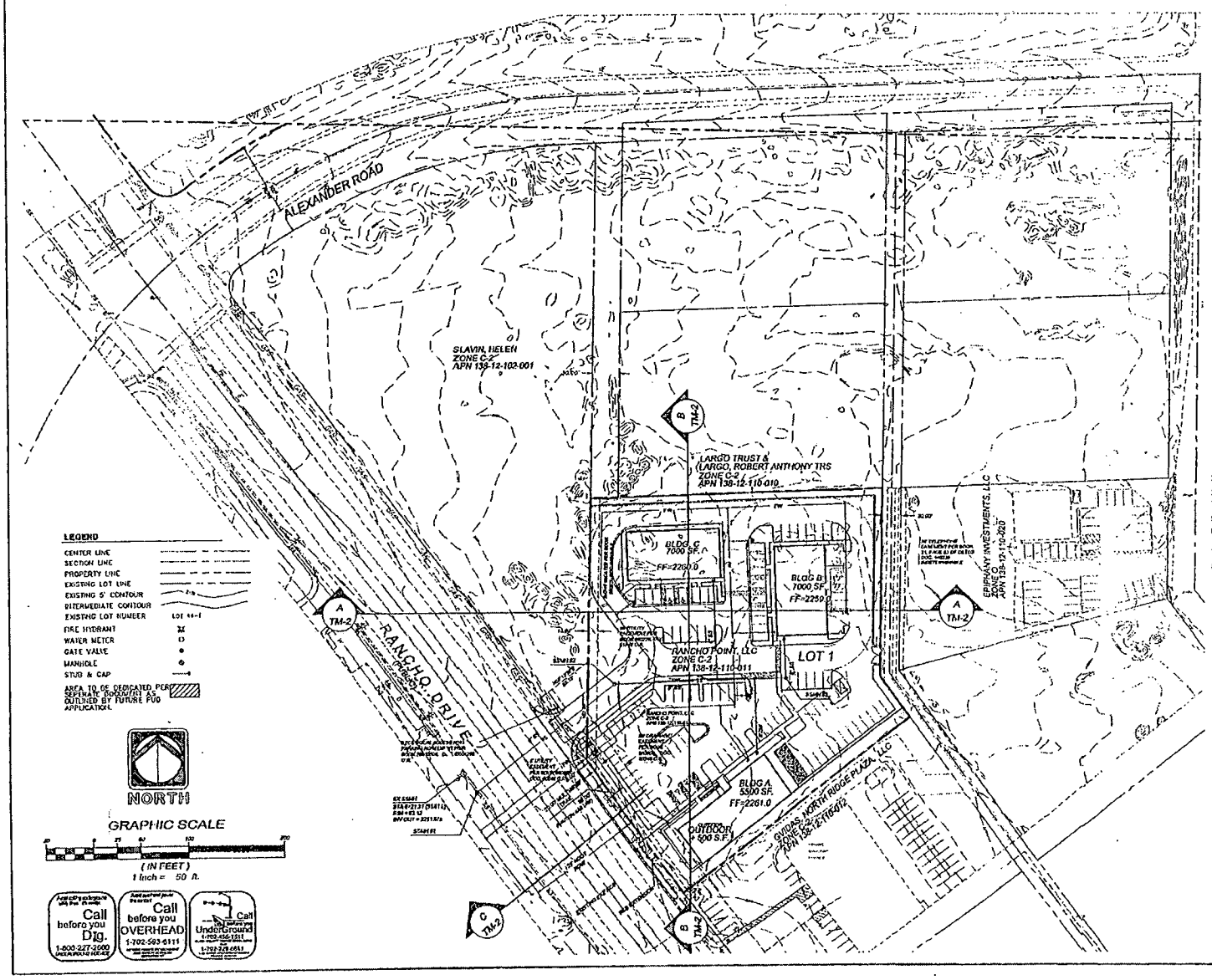
Subscribed and sworn before me

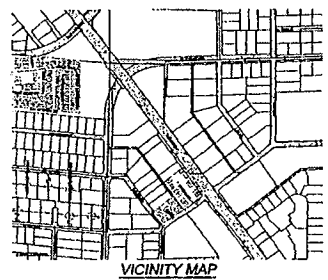
This 2nd day of August, 2004

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CELLER
Appt. No. 02-76614-1
My Appt. Expires July 22, 2006

TENTATIVE MAP RANCHO POINT
COMMERCIAL SUBDIVISION





OWNER / DEVELOPER

RANCHO POINT LLC/MATHEW BRADY
731 MALL RING CIRCLE, SUITE 100
HENDERSON, NV. 89014

HELEN SLAVIN
517 FALCON LANE
LAS VEGAS, NV. 89107

ENGINEER

THE KEITH COMPANIES
444 EAST WARM SPRINGS SUITE 110,
LAS VEGAS, NEVADA 89119
PH(702)263-8906
FAX(702)263-8529

LAND USE

ZONING	C-2 (GENERAL COMMERCIAL DISTRICT)
CONSTRUCTION TYPE	V-N
GROSS ACRES	2.55
TOTAL NO. OF LOT	1
ASSESSOR'S PARCEL NO.	138-12-110-011

MAP NOTES

1. NO EXISTING STRUCTURES ARE SHOWN ON THIS MAP.
2. THERE ARE NO IRRIGATION STRUCTURES OR DRAINAGE CHANNELS ON THIS SITE.
3. SANITARY SYSTEM IS PRIVATE ON SITE.
4. WATER SYSTEM IS SUPPLIED BY PUBLIC MAINS. THERE ARE NO PRIVATE VALLS ON SITE.
5. ALL BUILDINGS ON SITE ARE SPRINKLED.
6. THERE ARE NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC USES- PUBLIC USES.
7. EXISTING STREET NAMES AND RIGHT OF WAYS ARE INDICATED ON THIS MAP.
8. PROPOSED UTILITY EASEMENT AS SHOWN ON MAP.

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	SILVER STATE DISPOSAL
POWER:	NEVADA POWER COMPANY
TELEPHONE:	CENTRAL TELEPHONE COMPANY
NATURAL GAS:	SOUTHWEST GAS CORPORATION

WASTE WATER FLOW

COMMERCIAL / RETAIL GENERATION RATE=
BLDG A (5000SF) = 500 GAL /DAY
BLDG B (7000SF) = 700 GAL /DAY
BLDG C (7000SF) = 700 GAL /DAY

ESTIMATE AVERAGE = 0.00235 M.G.D.

PEAK FACTOR = 3.5 PER DCSHCS TABLE C PG. 1-3

PEAK ESTIMATED FLOW = 0.00823 M.G.D.

BENCHMARK

2000 12/HNS: RIVET & PLATE IN THE TOP OF CURB AT THE KRYSTAL PALACE SKATING RINK ON WEST SIDE OF RANCHO ROAD = 689.4638m = 2262.07ft.

BASIS OF BEARING

GRID NORTH, AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983, EAST ZONE, AS DETERMINED BY PUBLISHED VALUES BY THE NATIONAL GEODETIC SURVEY FOR THE LAS VEGAS VALLEY WATER DISTRICT GPS BASE STATIONS: "LVHD LAS VEGAS VALLE CORS ARP", "NVBR BERUUDA CORS ARP", AND "NVLK AM SMITH WRF CORS ARP" ALL ON REFERENCE FRAME NAD83 (CORS96) (EPOC:2002.0000).

N09°06'13"E, BEING THE BEARING OF THE LINE BETWEEN THE CLARK COUNTY BENCHMARK 2000 12/HNS LOCATED AT THE KRYSTAL PALACE SKATING RINK ON WEST SIDE OF RANCHO ROAD AND THE CITY OF LAS VEGAS BENCHMARK 11VOO 12SHS LOCATED IN THE TOP OF CURB AT THE NORTHEAST CORNER OF CHEYENNE AVENUE AND JONES BOULEVARD.

The Keith Companies

RANCHO POINT
TENTATIVE MAP

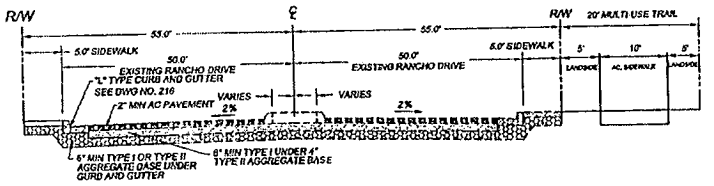
JOB # 051993.00
SHEET NO.:
TM-1
1 OF 2 SHEETS

TMP-4977
9/23/04 PC
REVISED 8/16/04

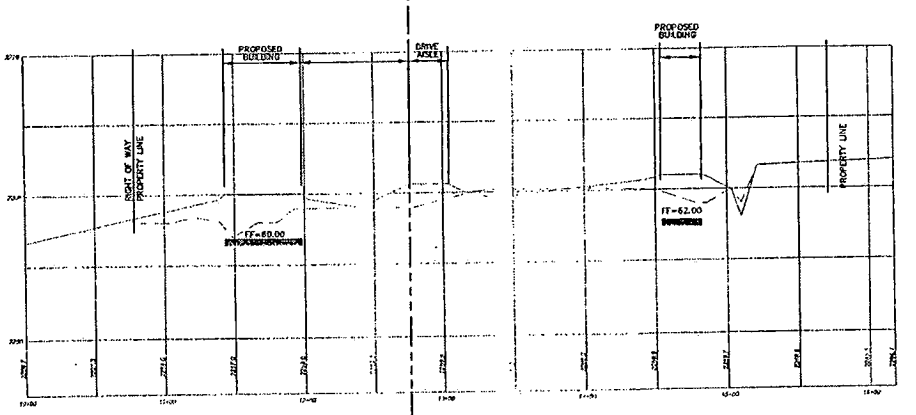
TMP-4977Rev

TMP-4977
9/23/04 PC

TENTATIVE MAP RANCHO POINT
COMMERCIAL SUBDIVISION

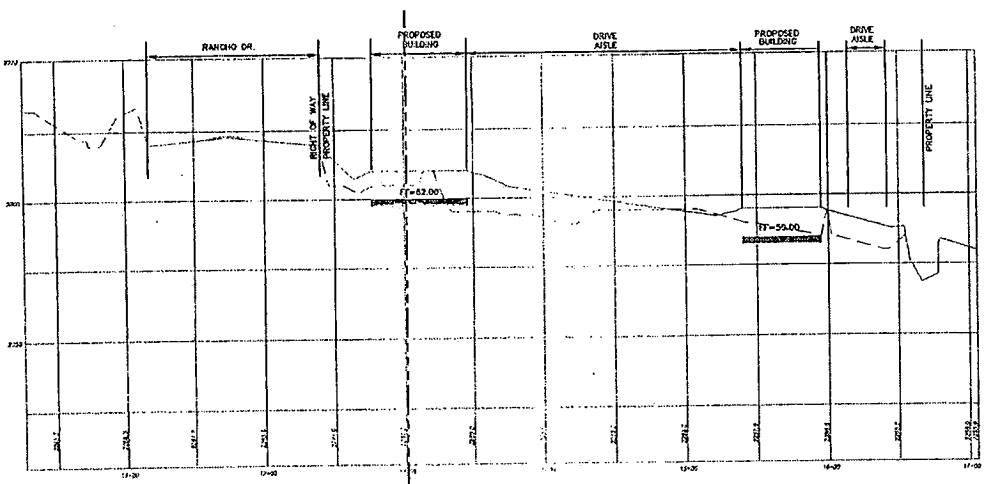


SECTION C
NORTHWEST TO SOUTHEAST



SECTION B
NORTH TO SOUTH

HORZ SCALE: = 40
VERT SCALE: =4



SECTION A
WEST TO EAST

HORZ SCALE: = 40
VERT SCALE: =4

LEGEND

- CENTER LINE
- PROPERTY LINE
- EXISTING LOT LINE
- EXISTING 5' CONTOUR
- INTERMEDIATE CONTOUR
- EXISTING LOT NUMBER — LOT 44-1
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- MANHOLE
- STUB & CAP
- AREA TO BE DEDICATED PER SEPARATE DOCUMENT AS DEFINED BY FUTURE PUD APPLICATION.

NORTH

Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE

Call before you OVERHEAD 1-702-693-6111

Call UnderGround 1-702-435-1511

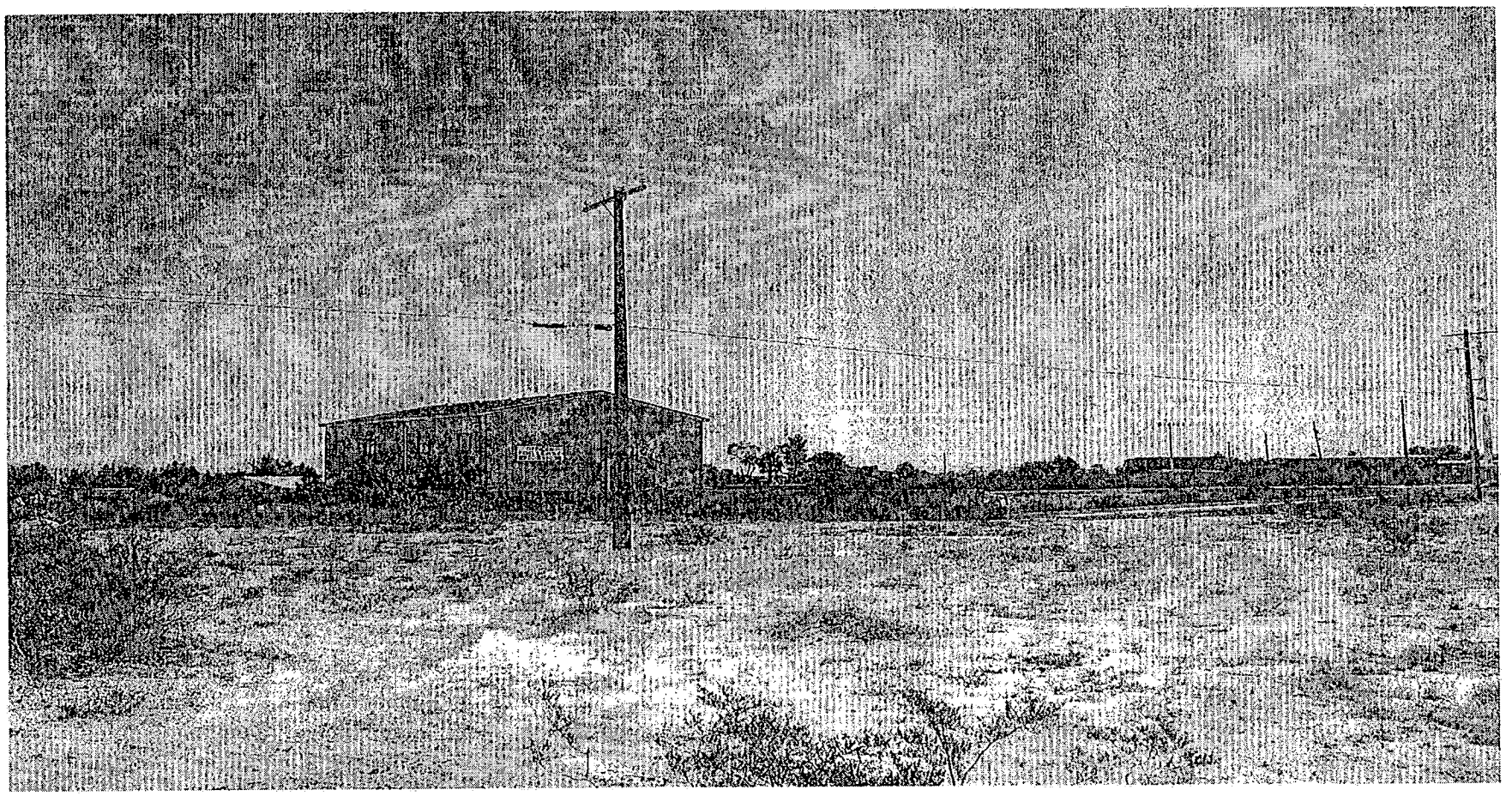
The Keith Companies

RANCHO POINT
TENTATIVE MAP

JOB # 051995.00
SHEET NO.:
TM-2
2 OF 2 SHEETS
TITLE #

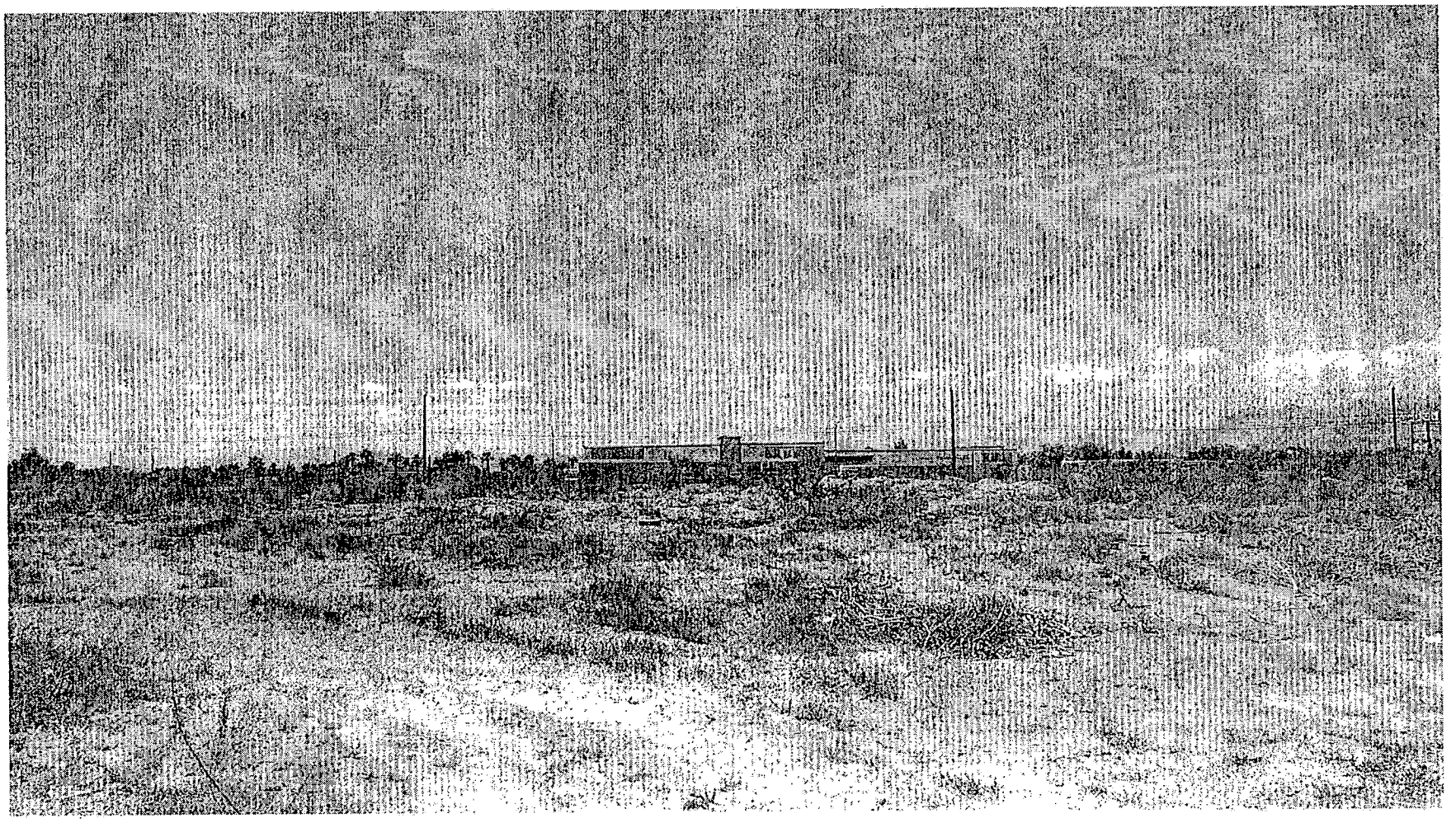
TMP-4977Rev

TMP-4977
9/23/04 PC



TMP-4977 - TENTATIVE MAP - RANCHO POINT - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: RANCHO POINT, LLC AND HELEN SLAVIN
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 640 FEET SOUTH OF ALEXANDER ROAD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/30/04



TMP-4977 - TENTATIVE MAP - RANCHO POINT - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: RANCHO POINT, LLC AND HELEN SLAVIN
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 640 FEET SOUTH OF ALEXANDER ROAD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/30/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
TMP-4997 - TENTATIVE MAP – VILLAS AT CLIFF SHADOWS - APPLICANT: KB HOME - OWNER: LEE, BRIAN AND JULIE AND NATIONAL GROUP #1, LLC, ET AL - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 2.55 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4706], Item 2 [TMP-4838], Item 3 [TMP-4968], Item 4 [TMP-4977], Item 5 [TMP-4997], Item 6 [TMP-5005], Item 7 [TMP-5140] and Item 8 [ANX-4957] – UNANIMOUS with McSWAIN abstaining on Item 6 as her company is doing work for the Becker's and Item 7 as Woodside Homes in one of her clients and STEINMAN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:19)
1-605

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2004
Planning and Development Department
Item 5 – TMP-4997

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-4636] and the Lone Mountain West Development Standards.

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

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

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

Public Works

6. The radius corners at the intersection of Cliff Shadows Parkway and Granite Ridge Drive shall be 25 feet, unless otherwise allowed by the City Engineer.

7. Grant a Traffic Signal Chord Easement at the southeast corner of Alexander Road and Cliff Shadows Parkway and a School Flasher Easement on the south side of Alexander Road at a location acceptable to the City Traffic Engineer prior to the issuance of any permits.

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

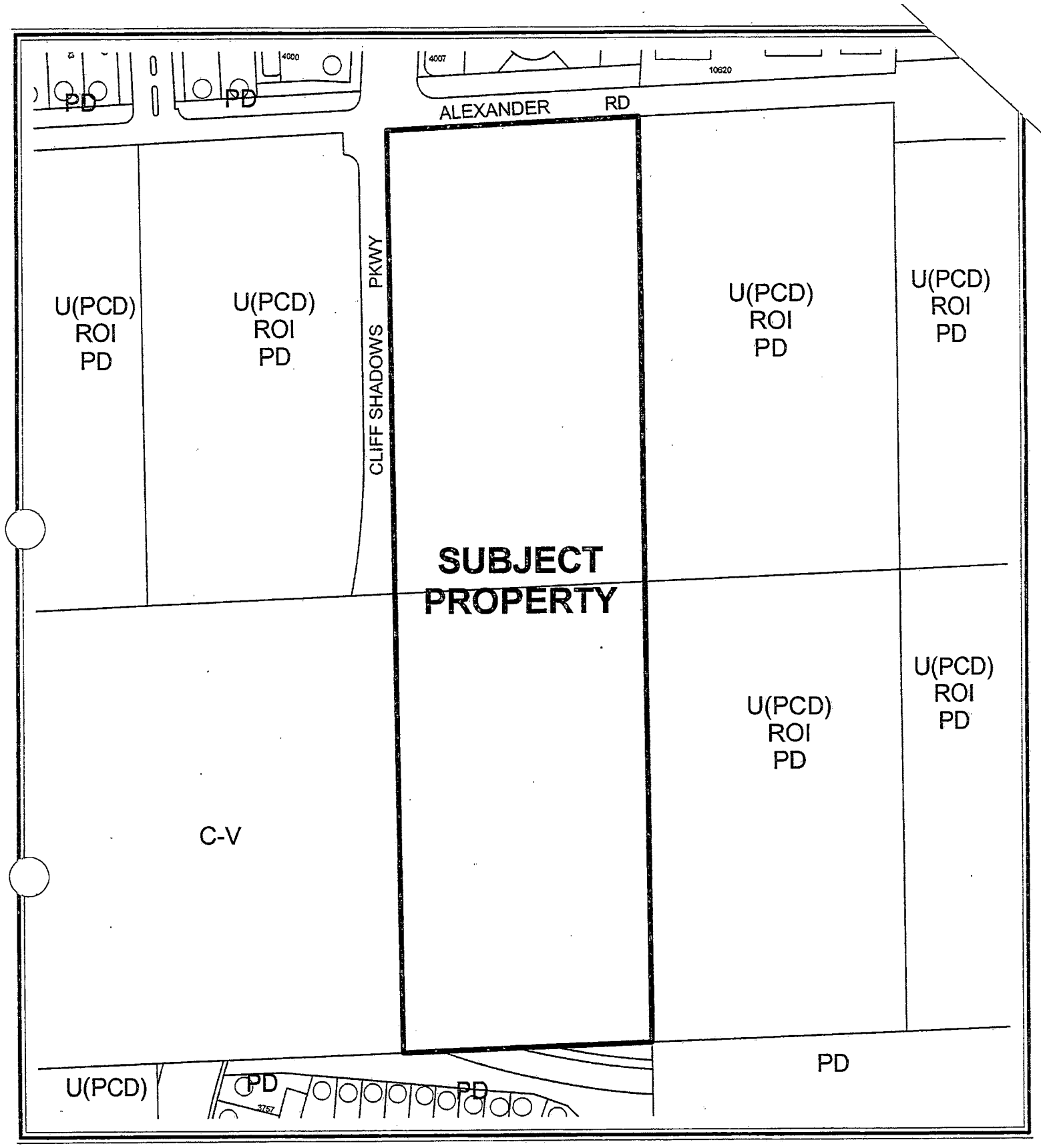
9. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

10. Site development to comply with all applicable conditions of approval for SDR-4636 and all other applicable site-related actions.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or

CONDITIONS – Continued:

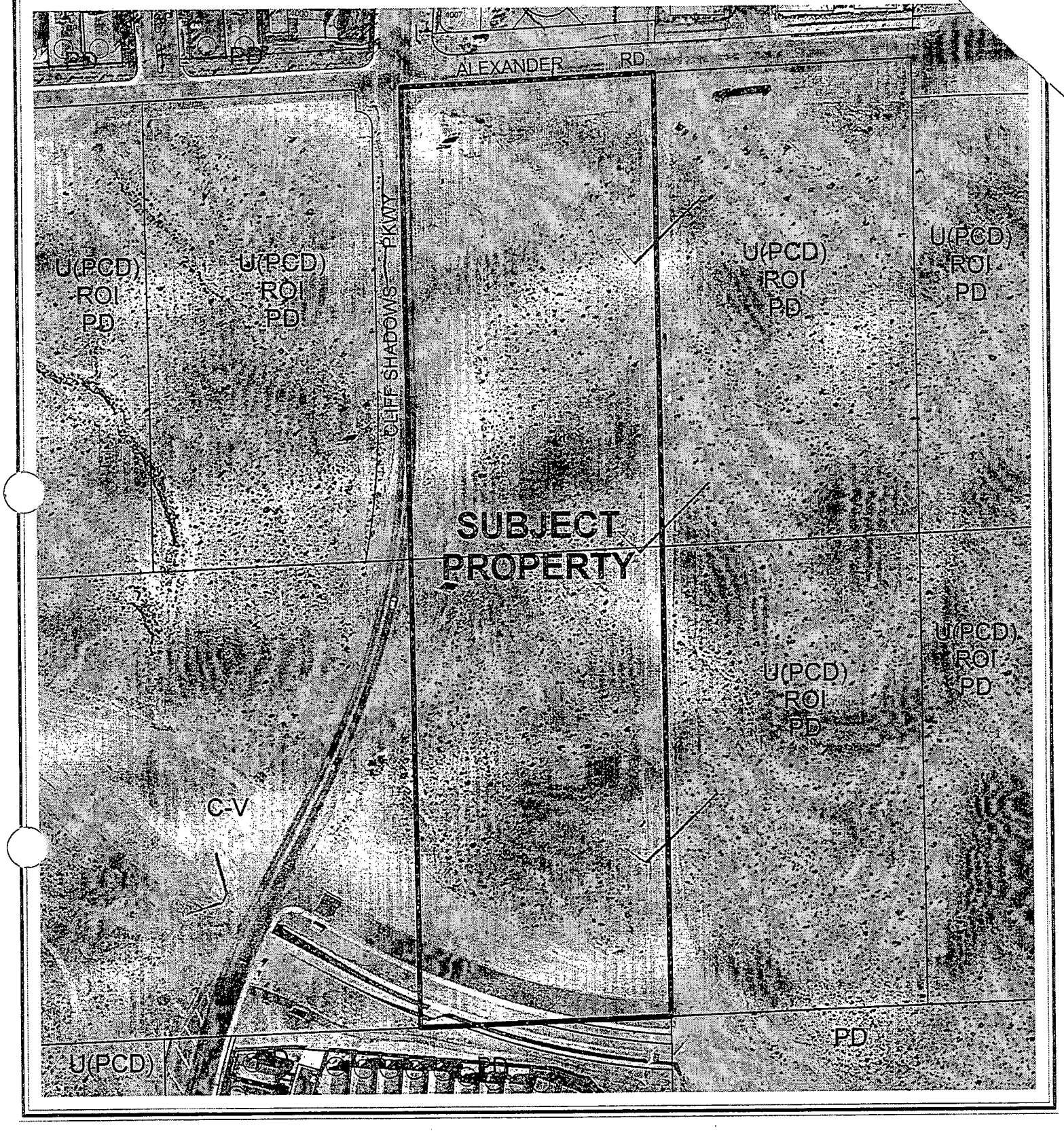
alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer 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-4997

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION]



0 100 200 Feet

CASE: TMP-4997

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4997 - TENTATIVE MAP – VILLAS AT CLIOFF SHADOWS - APPLICANT: KB HOME - OWNER: LEE, BRIAN AND JULIE AND NATIONAL GROUP #1, LLC, ET AL

** CONDITIONS **

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

Planning and Development

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

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

10. Site development to comply with all applicable conditions of approval for SDR-4636 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a Tentative Map for a 55-lot residential subdivision on 10.26 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway.

B) Applicant's Justification

This application does not require a justification letter.

BACKGROUND INFORMATION

A) Previous Actions

09/24/98 The Planning Commission approved a request to annex (A-0017-98) twenty-two (22) unimproved parcels totaling 402.5 acres. Staff recommended approval.

03/11/99 The Planning Commission approved a request to annex (A-0009-99) sixteen (16) unimproved parcels totaling 125 acres. Staff recommended approval.

06/14/99 The City Council approved a Rezoning (Z-0024-99) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission and staff recommended approval on May 13, 1999.

04/05/00 The City Council approved a Petition to Vacate U.S. Government Patent Reservations (VAC-0057-99) on property generally located north of Cheyenne Avenue, south of Lone Mountain Road, east of Puli Road, and west of Barden Road, Ward 4 (Brown). The Planning Commission and staff recommended approval.

12/05/01 The City Council approved a Rezoning (Z-0068-01) application for the reclassification of property from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], to PD (Planned Development) Zone on approximately 5.15 acres at the southeast corner of Cliff Shadows Parkway and Alexander Road. The Planning Commission and staff recommended approval.

08/22/02 The Planning Commission approved a motion to Withdraw Without Prejudice a Request for a Special Use Permit (U-0051-02) for gasoline sales in conjuncture with a proposed convenience store adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. Staff recommended approval.

10/16/02 The City Council approved a Site Development Plan Review [Z-0068-01(1)] and a Reduction in the Amount of Landscape Planter Finger Islands for a 22,920 square foot commercial center adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. The Planning Commission and staff recommended approval.

10/16/02 The City Council approved a Special Use Permit (U-0045-02) for a tavern on 5.15 acres located adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. The Planning Commission and staff recommended approval.

10/16/02 The City Council approved a Special Use Permit (U-0047-02) for an off-premise liquor establishment in conjuncture with a proposed drug store adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. The Planning Commission and staff recommended approval.

07/22/04 The Planning Commission recommended approval of a Major Modification (MOD-4633) to the Lone Mountain West Master Plan Area from NC (Neighborhood Commercial) and VC (Village Commercial) to: ML (Medium-Low Density Residential) on 10.26 acres adjacent to the southeast corner of Cliff Shadows Parkway and Alexander Road. The City Council held this application in abeyance until the September 1, 2004 meeting, per the applicant's request. Staff recommended denial.

07/22/04 The Planning Commission recommended approval of a Site Development Plan Review (SDR-4636) for a 55-lot single-family subdivision on 10.26 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. The City Council held this application in abeyance until the September 1, 2004 meeting, per the applicant's request. Staff recommended denial.

B) Pre-Application Meeting

02/28/04 A pre-application conference was held and resulted in the following comments:

1. The Tentative Map is to conform to the approved Site Development Plan Review (SDR-4636).

PL

2. Perimeter walls are to be constructed to the Lone Mountain West Theme Wall design.
3. Retainer Walls are to conform to the Lone Mountain West Design Guidelines.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.26

B) Existing Land Use

Subject Property:	Vacant
North:	Residential Housing
South:	Residential Housing
East:	Vacant
West:	Vacant

C) Planned Land Use

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

D) Existing Zoning

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

E) Lone Mountain Land Use Designation

Subject Property:	NC (Neighborhood Commercial); Proposed: ML (Medium-Low Density Residential)
	VC (Village Commercial); Proposed: ML (Medium-Low Density Residential)
North:	ML (Medium-Low Density Residential)
South:	ML (Medium-Low Density residential)
East:	MFM (Multi-Family Medium Residential)
West:	NC (Neighborhood Commercial)
	P (Park/School/Recreation/Open Space)

D) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation. The PCD (Planned Community Development) category of the Centennial Hills General Plan allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses. The site is zoned U (Undeveloped) and is under Resolution of Intent to PD (Planned Development) within the Lone Mountain West Master Plan area. The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed 55-lot residential subdivision is a permitted use within the PD (Planned Development) zoning district.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Lone Mountain West		
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

Lone Mountain West: All development within the Lone Mountain West Plan area is subject to the policies and standards of the Plan. See below.

Trails- Multi-Use Non-Equestrian Trail: A Multi-use Transportation Trail is required on the Nevada Power easement along within and along the eastern boundary of the property, as shown on Map 8 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan. The applicant has shown a 43-foot wide trail along the eastern portion of the site.

PL

Medium-Low Density Residential
The Medium-Low Density Residential category provides for the development of up to 12 dwelling units per gross acre. This land use category allows for higher density detached, single-family product types including, but not limited to, compact lots and zero lot line, and two story buildings.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, a site development plan review shall determine development standards, which will apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A		N/A
Min. Lot Width	N/A		N/A
Min. Setbacks			
• Front to house	N/A	10 Feet	N/A
• Front to garage		18 Feet	N/A
• Side	N/A	5 Feet	N/A
• Corner	N/A	10 Feet	N/A
• Rear	N/A	5 Feet	
Max. Building Height	2 stories/35 feet, whichever is less	2 Stories	N/A

The proposed development is in conformance with the applicable standards for setbacks, building height, and lot sizes as set forth in the Lone Mountain West Master Development Plan.

A2) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Trees/ 30 Linear Feet	46 Trees	46 Trees
• Min. Zone Width	6 Feet		10 Feet
• Wall height	8 Feet		6 Feet

PL

The proposed development is in conformance with the applicable standards for landscaping in regards to the widths of the required planters.

Open Space- Pursuant to Lone Mountain West Master Plan, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Acreage	Area	Acreage	Area
10.26 acres	5.36	.0769	.79	34,369 SF	1.15	50,000 SF

The proposed development is in conformance with the applicable standards.

B) General Analysis Discussion

- General information

The tentative map depicts 55 lots, the majority of which are arranged around 43-foot private streets that end in cul-de-sacs. Landscape planters, located along the northern, southern, and eastern property lines, are shown as 10 feet in width. Access to the site will be from Cliff Shadows Parkway and Gilmore Avenue. No access gates have been shown on the plan.

- Cross Section

The submitted east/west cross sections depict a maximum natural grade between 2% and 4% across this site. Per Subdivision Code 18.08.110 Table A, a development with natural slope between 2% to 4% is allowed a maximum 6-foot retaining wall. The proposed retaining walls appear to be less than 6 feet. However, there appears to be a 3 ½ foot high retaining wall along the east side of the site below an approximate 6 foot high wall screen wall, creating a total vertical wall face greater than 8-feet adjacent to the multi-use trail that borders the east side of this property.

The submitted north/south cross sections depict a maximum natural grade greater than 4% across this site. Per Subdivision Code 18.08.110 Table A, a development with a natural slope greater than 4% is allowed a maximum 6-foot retaining wall per step. The proposed retaining walls appear to be less than 6 feet and the total vertical wall face adjacent to the perimeter public streets appear less than 8 feet.

- Trails

A Multi-use Transportation Trail is required on the Nevada Power easement along within and along the eastern boundary of the property, as shown on Map 8 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan. The applicant has illustrated a 43-foot wide trail along the eastern portion of the site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4997 APN: 137-12-101-003

Name of Property Owner: Lee Brian & Julie 60
Licker Gary Trust 40; % G Licker TRS

Name of Applicant: KB HOME

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: BRIAN LEE

Subscribed and sworn before me

This 4th day of June ,20 04

J. Altman

Notary Public in and for said County and State Clark/Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J. ALTMAN
Appt. No. 03-83713-1
My Appt. Expires Aug. 15, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4997 APN: 137-12-101-009

Name of Property Owner: **National Group #1 LLC % Focus Coml Group**

Name of Applicant: **KB HOME**

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: JOHN A HITER

Subscribed and sworn before me

This 7th day of June ,20 04

Amanda Dalton

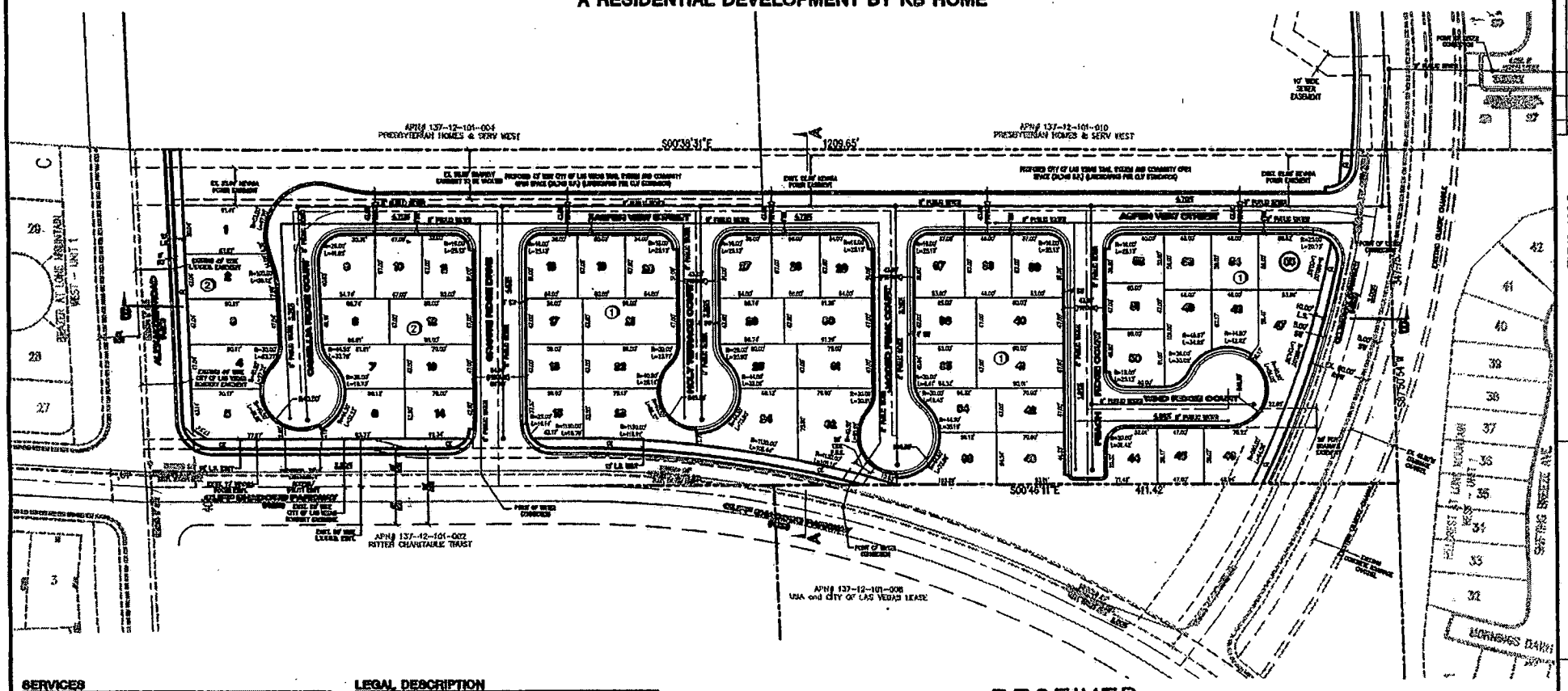
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt No. 00-64522-1
My Appt Expires March 22, 2006

TENTATIVE MAP FOR

VILLAS AT CLIFF SHADOWS

A RESIDENTIAL DEVELOPMENT BY KB HOME



SERVICES

SANITARY SEWER	CITY OF LAS VEGAS
WATER	LAS VEGAS VALLEY WATER DISTRICT
POWER	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	SPRINT
CABLE T.V.	COX COMMUNICATION
REFUSE	SILVER STATE DISPOSAL SERVICE, INC.

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN)	137-12-101-003 & 009
GROSS AREA	30.25 +/- GROSS ACRES
MINIMUM LOT SIZE	37'W X 98'D (3,773 SQ. FT.)
NUMBER OF UNITS	99 SINGLE FAMILY UNITS
DENSITY	3.33 DU/AC GROSS
OPEN SPACE REQUIRED	54,540 SQ.FT (2.50 S.F./UNIT)
OPEN SPACE S.F. PROVIDED	24,768 SQ.FT.
MIN. BUILDING SETBACKS	18' GARAGE, 10' FRONT, 5' REAR
	5' COND. 10' CORNER SIDE
STREET WIDTHS	24' PRIVATE INTERIOR
	43' PRIVATE ENTRY
	60' HALF STREET (ALEXANDER & CLIFF SHADOWS)
	30' HALF STREET (CHEYENNE)
EXISTING ZONING	R-D (PLANNED DEVELOPMENT)
PROPOSED ZONING	R-D (PLANNED DEVELOPMENT)

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

TOGETHER WITH THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 12;

CONTAINING 30 ACRES OF 30 ACRES.

BENCHMARK

CITY OF LAS VEGAS STATION W.VOS 1594/98

FIRST AID - IN CONCRETE PAD (BEARS S87°56'E) ON THE EAST OF CLIFF SHADOWS +/- 170 FT NORTH OF ALEXANDER.

ELEVATION = DISTANCES meters (NAVD'88 PUBLISHED)
ELEVATION = 2345.34 U.S. SURVEY FEET (NAVD'88 PUBLISHED)

BASIS OF BEARINGS

NORTH GRAPHIC NORTH, BASED ON BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDERS OFFICE IN FILE 126, PAGE 53 OF SURVEYS.

NOTE

1. UTILITY VAULTS SHALL BE PLACED UNDER TRAIL CONCRETE.

OWNER / DEVELOPER

KBHOME
730 PILOT ROAD, STE. F
LAS VEGAS, NEVADA 89119
(702) 614-2000

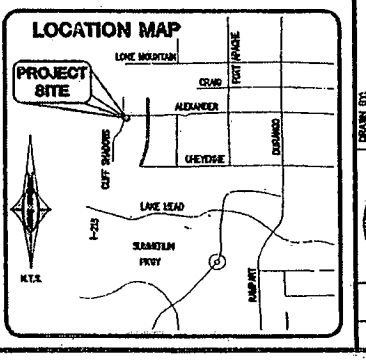
ENGINEER

Carter :: Burgess
6420 SEDONA ROAD
LAS VEGAS, NV 89119
(702) 932-8400 Fax (702) 932-8484

RECEIVED
SEP 14 2004

GRAPHIC SCALE
(30 FEET)
1 INCH = 60 FT.

LOCATION MAP



KBHOME
730 Pilot Road, Suite F
Las Vegas, NV 89119
(702) 614-2000

Carter::Burgess
6420 Sedona Rd.
Las Vegas, NV 89119
(702) 932-8400 FAX (702) 932-8454
Consultants in Planning, Engineering, Construction Management, and Facilities Services

NO	DATE	BY

TENTATIVE MAP

VILLAS AT CLIFF SHADOWS
BY KB HOMES

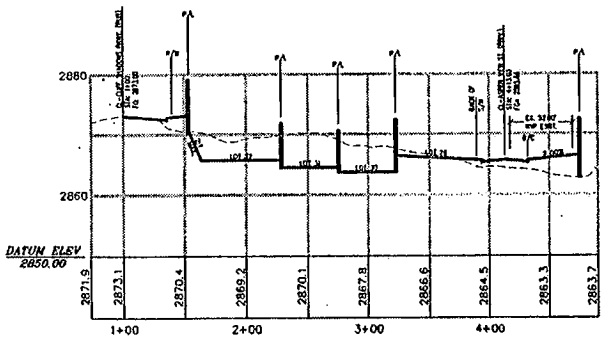
DRAWN BY: M.
DESIGNED BY: M.
CHECKED BY: JMC
PROJECT NO.: 34180
SCALE: 1"=60' H/V: N/A

JAMES B. COOPER
CIVIL
EXP. 12-31-05
No. 12334
STATE OF NEVADA
PROFESSIONAL ENGINEER

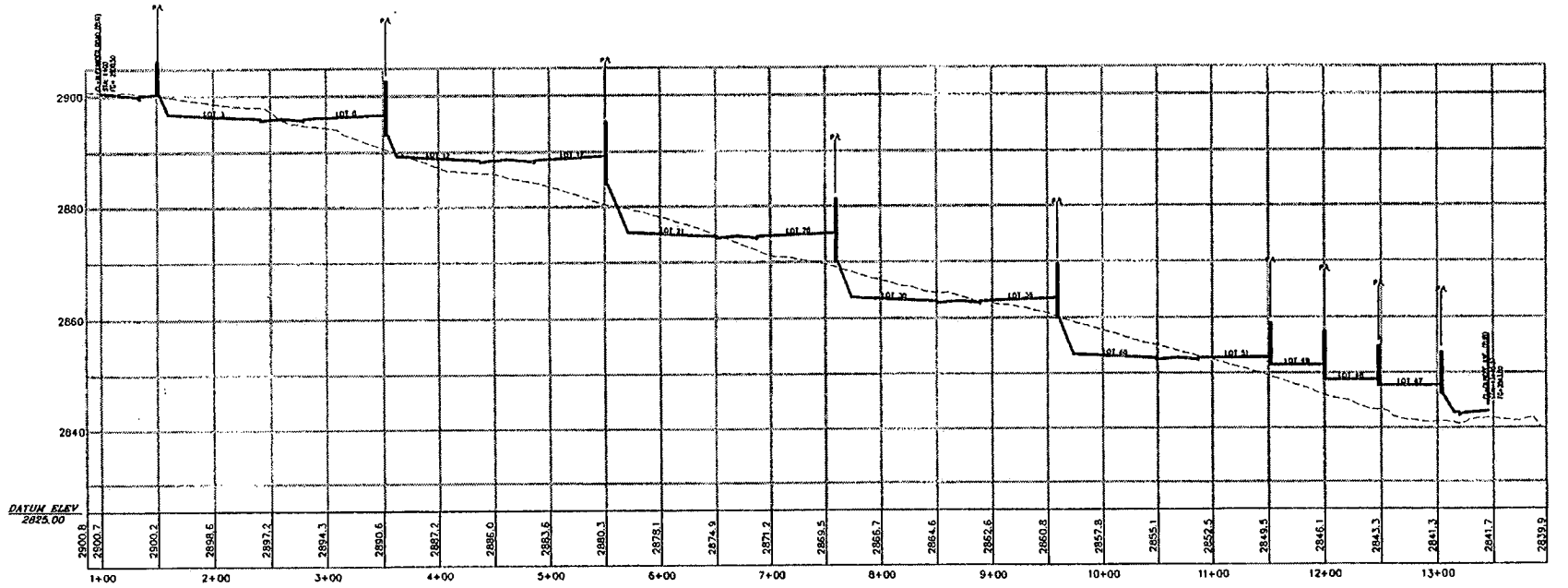
SHEET
TM-1
1 OF 8 SHEETS
DRAWING NO.

TMP-4997
9/23/04 PC

REVISED
9.14.04



SECTION A-A

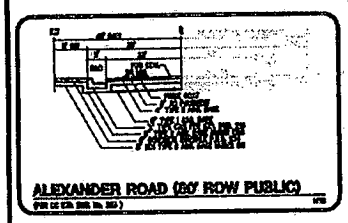


SECTION B-B

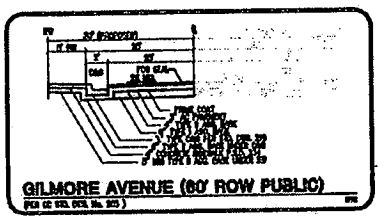
TMP-4997
9/23/04 PC

RECEIVED
AUG 10 2004

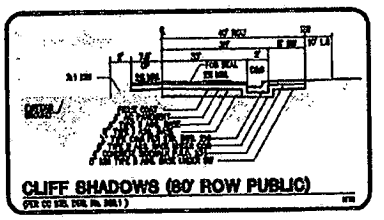
KB HOME
Carter-Burgess
TENTATIVE MAP
SITE SECTIONS
PINNACLE PLACE
BY KB HOMES
SHEET
TM-1
2A OF 2 SHEETS



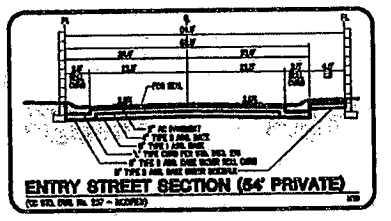
ALEXANDER ROAD (80' ROW PUBLIC)



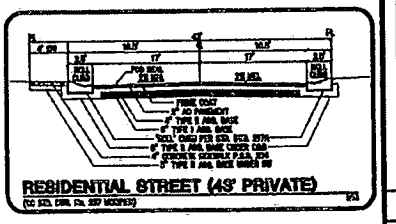
GILMORE AVENUE (60' ROW PUBLIC)



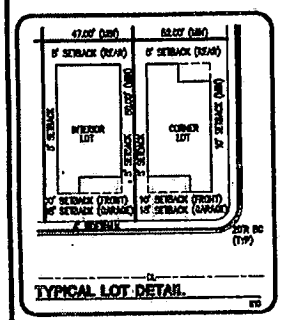
CLIFF SHADOWS (60' ROW PUBLIC)



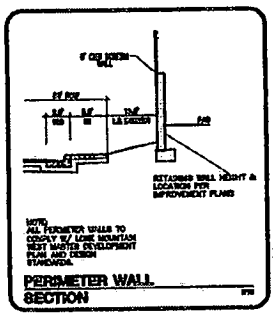
ENTRY STREET SECTION (54' PRIVATE)



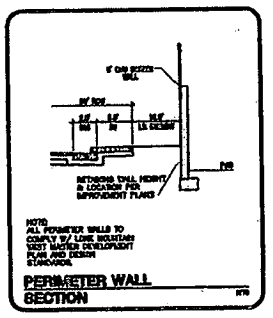
RESIDENTIAL STREET (43' PRIVATE)



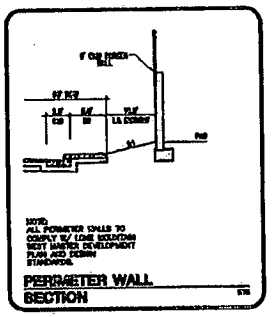
TYPICAL LOT DETAIL



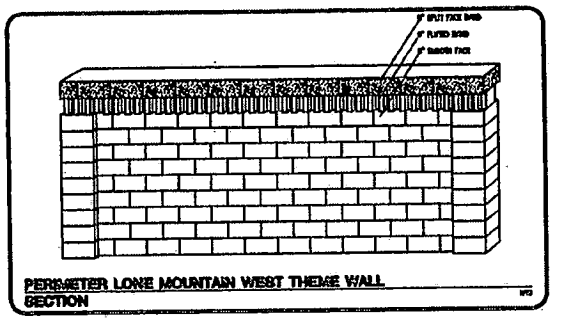
PERIMETER WALL SECTION



PERIMETER WALL SECTION

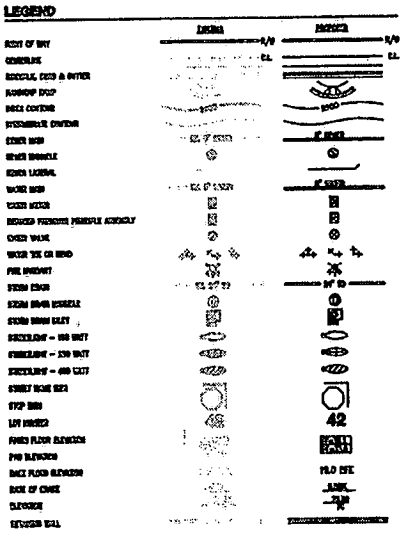


PERIMETER WALL SECTION



PERIMETER LONE MOUNTAIN WEST THEME WALL SECTION

LEGEND



ABBREVIATIONS

AB	ASPHALTIC CONCRETE	MH	MANHOLE
ADJ	ADJACENT	MON	MONUMENT
BC	BACK OF CURB	NG	GAS METER
BCR	BEGIN CURB RETURN	P	POWER
BNDY	BOUNDARY	PC	POINT OF CURVATURE
BR	BUILDING	PCC	POINT OF COMPOUND CURVATURE
BSW	SIDE OF BUILDING	PE	PAD ELEVATION
CERBO	CLARK COUNTY STORM RECLAMATION DISTRICT	PL	PROPERTY LINE
C & G	CURB AND GUTTER	P.O.C.	POINT OF CONCLUSION
CL	CENTERLINE	PP	POWER POLE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
CONST	CONSTRUCT	PROP	PROPOSED
CVD	CONCRETE VALLEY GUTTER	PT	POINT OF TANGENT
DCVA	DOUBLE CHECK VALVE ASSEMBLY	PVC	POLYVINYL CHLORIDE PIPE
DE	DRAINAGE EASEMENT	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
EC	END OF CURVE	ST	STREET
ECR	END OF CURB RETURN	R/W	RIGHT-OF-WAY
EW	END BETWEEN CONSTRUCT	S or SWR	SEWER
EX	EXISTING	SD	STORM DRAIN
F.A.U.S.	FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION	STA	STATION
FF	FINISH FLOOR	STD	STANDARD
FG	FINISH GRADE	T	TELEPHONE
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TCR	TOP OF RETAINING WALL CURB
FS	FINISH SURFACE	TEW	TOP OF BARRIER
G	GAS	TOE	TOP OF ESCARPE
GB	GRADE BREAK	TYP	TYPICAL
GP	GUY POST	UNO or U.O.N.O.	UNLESS NOTED AND CONSIDERED ESTABLISHED FOR TRUCK INFORMATION PURPOSES
INV	INVERT	VG	VALLEY GUTTER
LF	LINEAR FEET	W or WTR	WATER
LMR	LANDSCAPE MAINTENANCE AREA/DISTRICT	3" or 3"Ø	DIMENSION POSITION
LVRD	LAS VEGAS VALLEY WATER DISTRICT	6" TC	TOP OF CURB FLUSH WITH PAVEMENT
MAX	MAXIMUM		

RECEIVED
AUG 10 2004
TMP-4997
9/23/04 PC

KB HOME

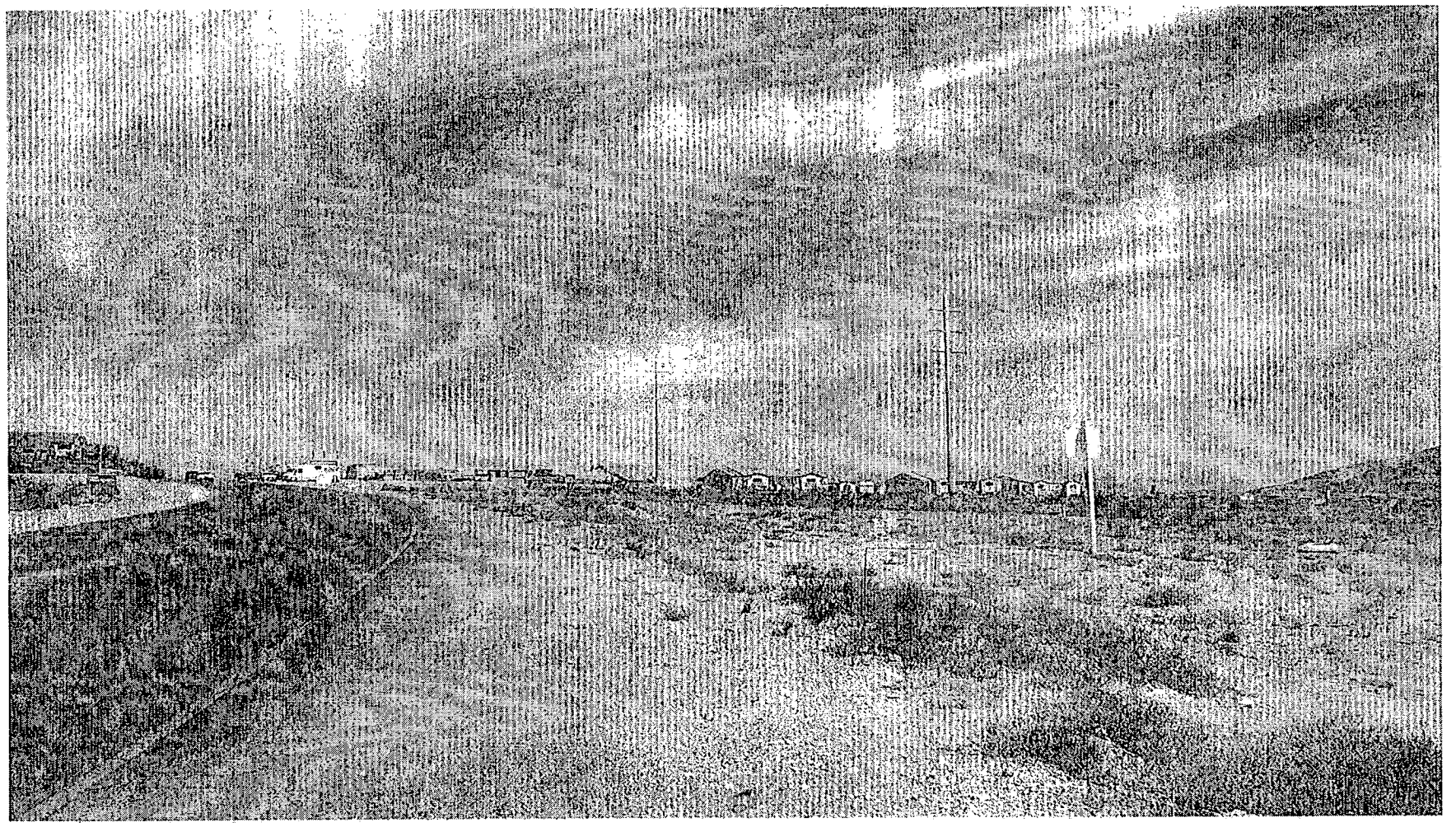
Carter-Burgess

TENTATIVE MAP

PINNACLE PLACE
BY KB HOMES

DRAWN BY: ML
DESIGNED BY: TL
CHECKED BY: JBD
PROJECT NO: 3H0000
SCALE: 1"=40' N/A
VERT.

SHEET
TM-2
2 OF 2 SHEETS
DRAWING NO.



TMP-4997 - TENTATIVE MAP - VILLAS AT CLIFF SHADOWS - APPLICANT: KB HOME - OWNER: LEE, BRIAN AND JULIE AND NATIONAL GROUP #1, LLC, ET AL
SOUTHEAST CORNER OF ALEXANDER ROAD AND CLIFF SHADOWS PARKWAY
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/24/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
TMP-5005 - TENTATIVE MAP - ELKHORN RD & FORT APACHE - APPLICANT: QAF INVESTMENTS - OWNER: BECKER FAMILY TRUST - Request for a Tentative Map FOR A 30 LOT SINGLE FAMILY SUBDIVISION on 5.00 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN 125-20-101-001), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4706], Item 2 [TMP-4838], Item 3 [TMP-4968], Item 4 [TMP-4977], Item 5 [TMP-4997], Item 6 [TMP-5005], Item 7 [TMP-5140] and Item 8 [ANX-4957] – UNANIMOUS with McSWAIN abstaining on Item 6 as her company is doing work for the Becker's and Item 7 as Woodside Homes in one of her clients and STEINMAN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:19)
1-605

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-4613] and the Town Center Plan Development Standards where applicable.

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

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

5. All perimeter walls, including a combination of retaining and screen walls, shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards, and shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate stepbacks or an acceptable alternative as approved by the Planning and Development and Public Works Departments.

Public Works

6. The sewer connection for this site shall be to the existing public sewer stub provided by the "High Noon at Elkhorn Ranch" project located at the southeast edge of this site.

7. Landscape and maintain all unimproved rights-of-way on Elkhorn Road and Fort Apache Road adjacent to this site.

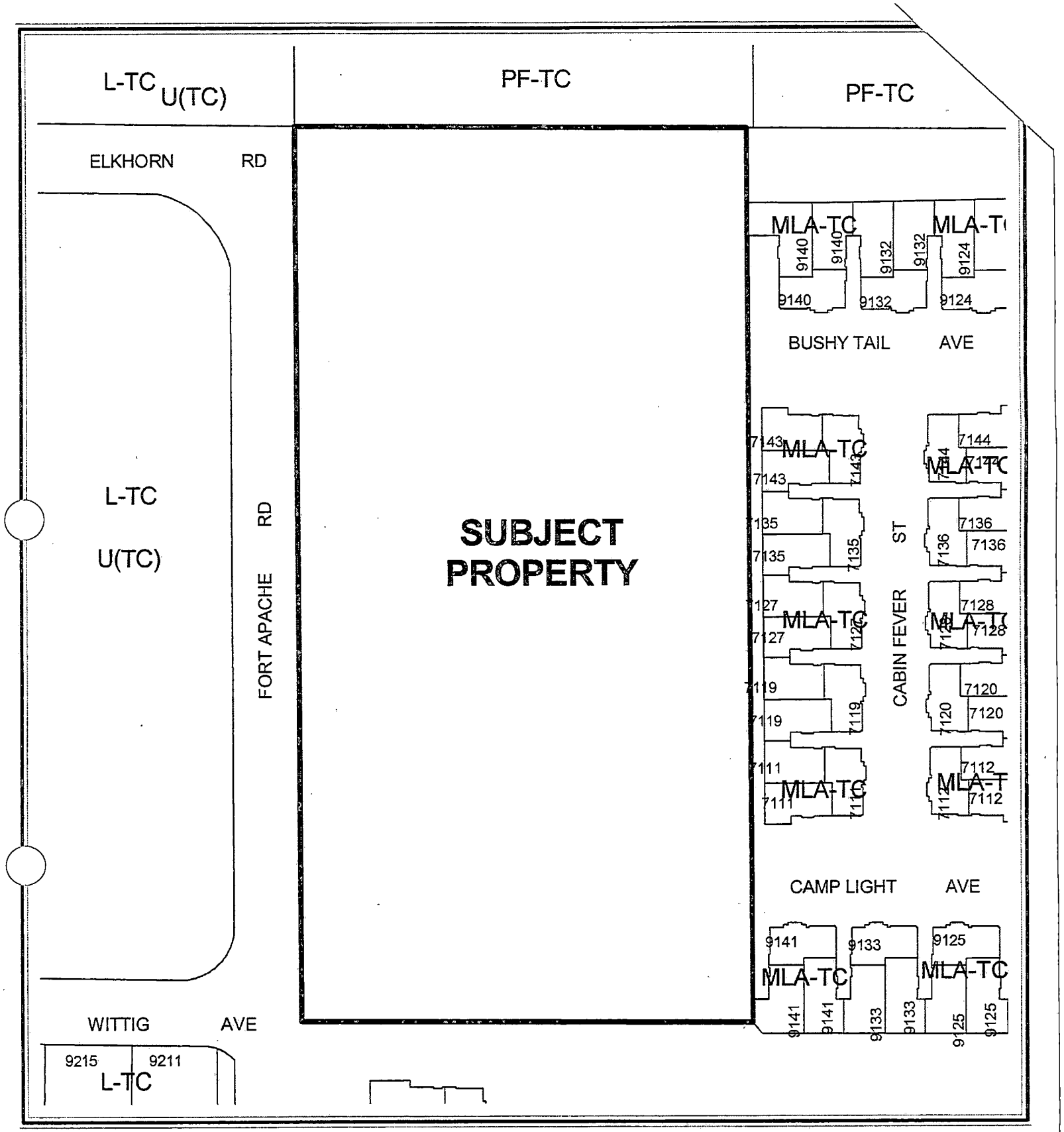
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Elkhorn Road and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.

9. Site development to comply with all applicable conditions of approval for ZON-4695 and all other subsequent site-related actions.

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

CONDITIONS – Continued:

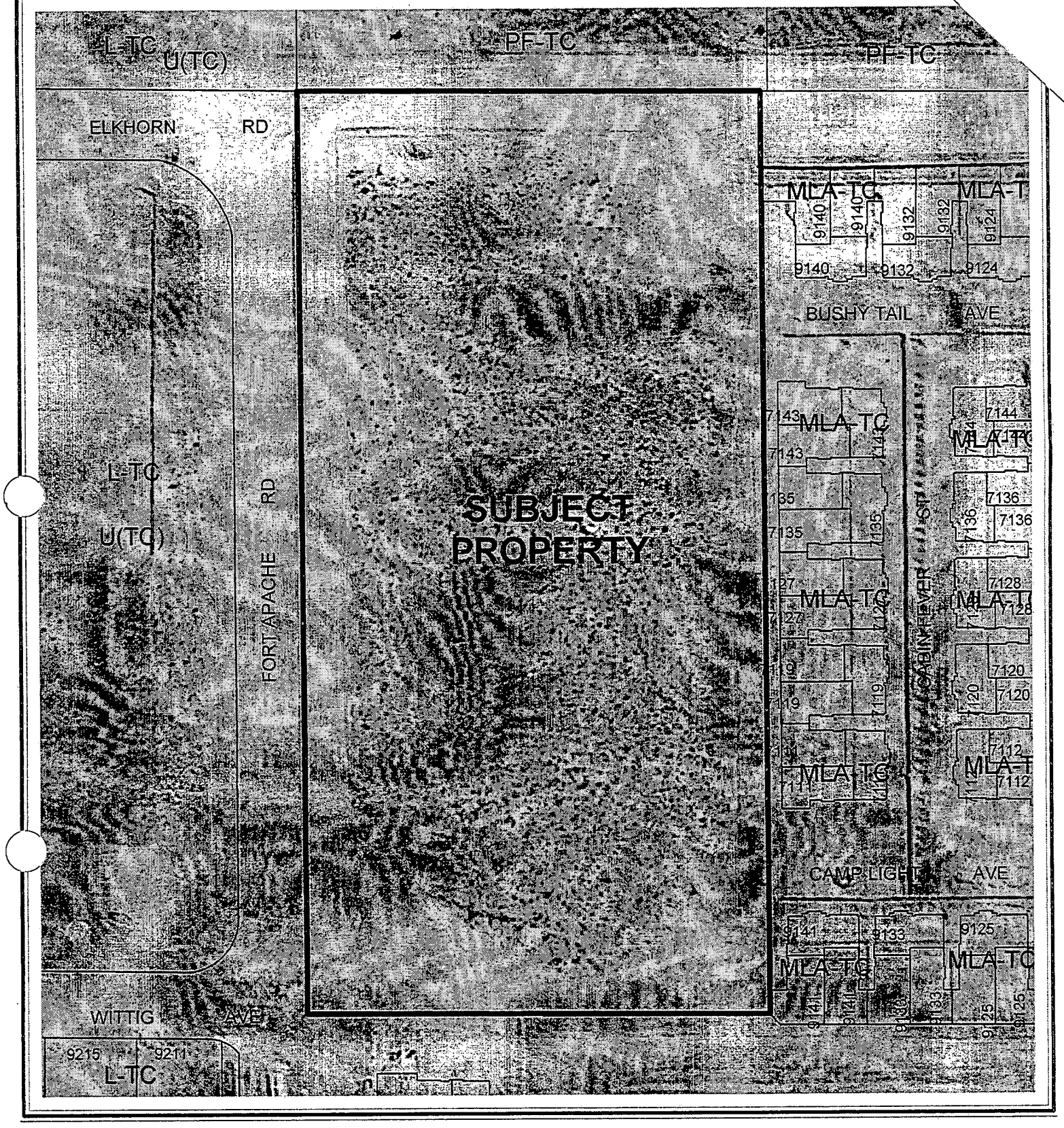
approval for such is received from the City Engineer prior to the recordation of a Final Map Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: TMP-5005

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

N



0 70 140 Feet

CASE: TMP-5005

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5005 - TENTATIVE MAP - ELKHORN RD & FORT APACHE - APPLICANT: QAF INVESTMENTS - OWNER: BECKER FAMILY TRUST

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-4613] and the Town Center Plan Development Standards where applicable.

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

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

5. All perimeter walls, including a combination of retaining and screen walls, shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards, and shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate stepbacks or an acceptable alternative as approved by the Planning and Development and Public Works Departments.

Public Works

6. The sewer connection for this site shall be to the existing public sewer stub provided by the "High Noon at Elkhorn Ranch" project located at the southeast edge of this site.

7. Landscape and maintain all unimproved rights-of-way on Elkhorn Road and Fort Apache Road adjacent to this site.

8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Elkhorn Road and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.

9. Site development to comply with all applicable conditions of approval for ZON-4695 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 30-lot single-family subdivision on approximately 5.00 acres located at the southeast corner of Elkhorn Road and Fort Apache Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

08/18/04 The City Council approved a Rezoning (ZON-4695) to T-C (Town Center) on this site as part of a larger request. The Planning Commission and staff recommended approval on July 22, 2004.

08/18/04 The City Council approved a Special Use Permit (SUP-4614) for private streets within the development. The Planning Commission and staff recommended approval on July 22, 2004.

08/18/04 The City Council approved a Site Development Review (SDR-4613) to allow a 30-lot single family subdivision development. The Planning Commission and staff had recommended approval.

B) Pre-Application Meeting

09/26/04 The following issues were discussed.

- A waiver from Title 18 will be required if a roll curb is used in the design.
- Standard elements of a Tentative Map submittal.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

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

C) Planned Land Use

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

C) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation]

D) General Plan Compliance

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is designated ML-TC (Medium Low Density Residential - Town Center) on the Town Center Land Use Map, which allows residential densities from 0 to 8 units per acre. The proposed single-family development is within the range of uses permitted in this land use designation.

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

BS

Town Center
This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The development of the site will be according to the Town Center Development Standards except where specifically waived through previous approvals.

Trails

Trail requirements for this site are the sidewalks incorporated into the perimeter street sections around the site, per Map 4A of the Town Center Development Standards Manual.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, the Development Standards within a T-C District are established by the Site Development Plan and the Town Center Development Standards. The development standards that have been approved for this site through the Site Development Plan Review (SDR-4613) are as follows:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	3183 Feet	Y
Min. Lot Width	N/A	35 Feet	Y
Min. Setbacks			
• Front	N/A	10 Feet	Y
• Garage	N/A	5 Feet	Y
• Side	N/A	5 Feet	Y
• Corner	N/A	10 Feet	Y
• Rear	N/A	5 Feet	Y
Max. Lot Coverage	N/A	36 %	Y
Max. Building Height	N/A	N/A	N/A

The above list shows the approved development standards for the subject site. These standards were approved under Site Development Plan Review case (SDR-3482).

Pursuant to subsection E.F of the Town Center Development Standards Manual (pg. 125), residential development in Town Center must comply with the standards for open space listed on the table on page 125, as follows.

Total Acreage	Density	Required			Provided	
		Density Range	Percent	Area	Percent	Area
5.1 acres	5.88	0-8 DUA	10 %	0.5 acres	10%	0.51 acres

BS

The proposal meets the requirement for open space per the Town Center standards.

B) General Analysis Discussion

- General information (Residential/Commercial)

The proposed site plan illustrates a development that consists of 30 single-family lots on the 5-acre site. The lots have access to Fort Apache Road from private streets 44 feet in width, with 3.5-foot sidewalks on both sides of the street. These streets will have no on-street parking restrictions. Open space areas are provided which exceed Code requirements.

Most of this proposed open space is contained in a large common recreational area at the north end of the subdivision for use of the residents. The remaining open space is located near the southwest corner of the development at the end of the entry street. The development will be served by one access point from Fort Apache Road to the west.

- Cross Section

The submitted cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. Only one 2 foot retaining wall is shown along the east property line.

- Trails

Trail requirements for this site are the sidewalks incorporated into the perimeter street sections around the site, as follows:

i. Fort Apache Road to the west – a Primary (100-foot) Arterial, which requires a 5' sidewalk and a 2.5' amenity zone;
ii. Farm Road to the north – a Primary (100-foot) Arterial, which requires a 5' sidewalk and a 2.5' amenity zone.

The Tentative Map as proposed meets these trail conditions.

- Special Conditions of Approval (from Zoning or SDPR)

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

2. Special Use Permit (SUP-4614) and Site Development Plan Review (SDR-4613) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

4. The setbacks for this development are a maximum of 5 feet to the face of the garage as measured from the back of curb, 10 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 5 feet in the rear.

5. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.

6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct number of street trees and a six-foot wide landscape buffer along Fort Apache Road and Elkhorn Road.

7. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.

8. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, including combining the retaining and screen wall, shall not be greater than six feet tall without appropriate stepbacks.

These conditions have been met.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

BS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5005 APN: 125-20-101-001

Name of Property Owner: Ernest & Kathleen Becker

Name of Applicant: QAF INVestments

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: Ernest A. Becker, IV, Trustee

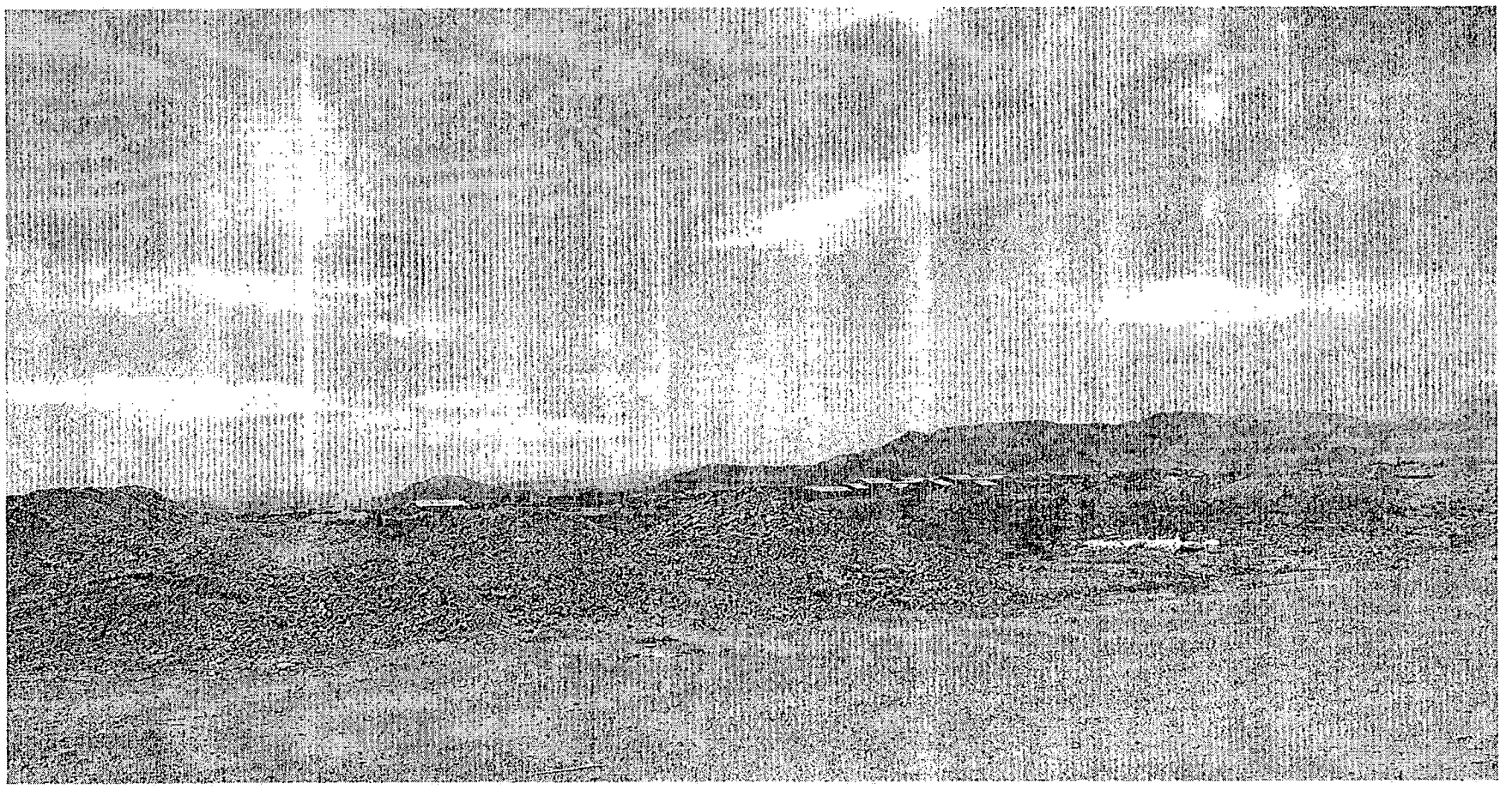
Subscribed and sworn before me

This 14th day of July, 20 04

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA S. ALSTON
Appt. No. 03-84766-1
My Appt. Expires Oct. 10, 2007

TMP-5005
9/23/04 PC



TMP-5005 - TENTATIVE MAP - ELKHORN RD & FORT APACHE - APPLICANT: QAF INVESTMENTS - OWNER: BECKER FAMILY TRUST
SOUTHEAST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/24/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
TMP-5140 - TENTATIVE MAP - POD 121 AT PROVIDENCE - APPLICANT: WOODSIDE HOMES - OWNER: CLIFFS EDGE, ET AL - Request for a Tentative Map FOR A 107 LOT SINGLE FAMILY SUBDIVISION on 22.38 acres adjacent to the east side of Egan Crest Way, between Elkhorn Road and Dorrell Lane (APN 126-24-501-004 and a portion of 126-24-501-017), PD (Planned Development) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4706], Item 2 [TMP-4838], Item 3 [TMP-4968], Item 4 [TMP-4977], Item 5 [TMP-4997], Item 6 [TMP-5005], Item 7 [TMP-5140] and Item 8 [ANX-4957] – UNANIMOUS with McSWAIN abstaining on Item 6 as her company is doing work for the Becker's and Item 7 as Woodside Homes in one of her clients and STEINMAN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:19)

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2004
Planning and Development Department
Item 7 – TMP-5140

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezonings (ZON-2184 and ZON-1540), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

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

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

Public Works

5. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

6. If not already constructed by the Master Developer, construct half street improvements on Elkhorn Road, Dorrell Lane and Egan Crest Way, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

7. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Elkhorn Road, Dorrell Lane and Egan Crest Way adjacent to this site concurrent with development of this site.

8. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Elkhorn Road, Dorrell Lane and Egan Crest Way public rights-of-way adjacent to this site.

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

CONDITIONS – Continued:

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

11. Provide public sewer easements (20-foot minimum width) for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

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

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

15. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number). We note that adjacent common lots and right(s)-of-way are not shown correctly.

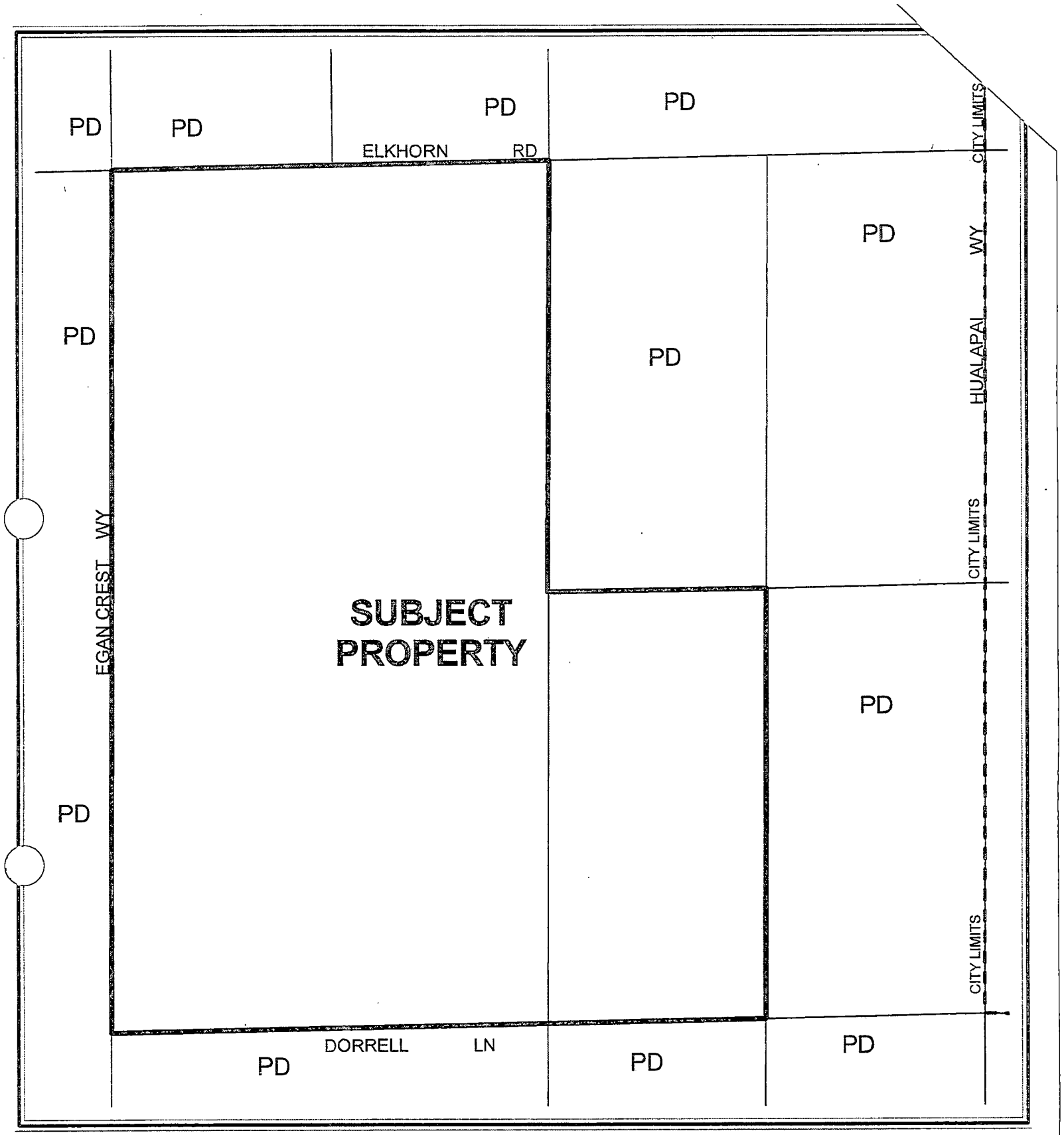
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and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

CONDITIONS – Continued:

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

17. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, and the Design Guidelines and Development Agreement.

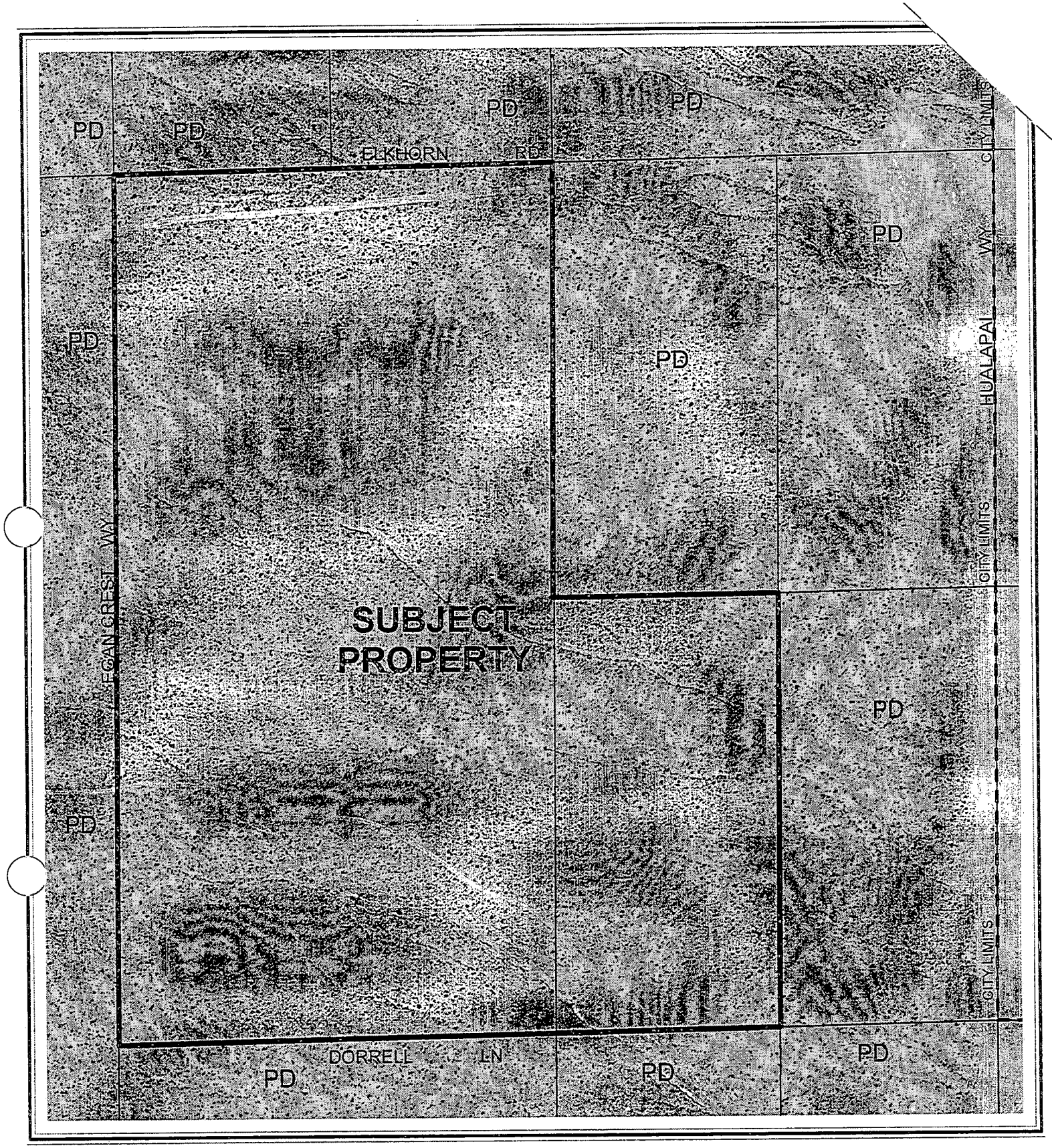
18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to 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-5140

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 200 400 Feet

CASE: TMP-5140

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5140 - TENTATIVE MAP - POD 121 AT PROVIDENCE -
APPLICANT: WOODSIDE HOMES - OWNER: CLIFFS EDGE, ET AL

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezonings (ZON-2184 and ZON-1540), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

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

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

Public Works

5. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

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SRS

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SRS

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SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 107 lot single family subdivision on 22.38 acres adjacent to the east side of Egan Crest Way, between Elkhorn Road and Dorrell Lane.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission recommended approval on September 26, 2002. The effective date of this annexation was February 14, 2003. Staff had recommended approval of this application.

04/16/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on February 13, 2003.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on June 12, 2003.

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

02/18/04 The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission and staff recommended approval on January 8, 2004.

B) Pre-Application Meeting

08/17/04 The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area: 22.38 gross acres

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	PD (Planned Development)

SRS

E) General Plan Compliance

The area covered by the proposed Tentative Map includes properties with the designations of PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Map of the General Plan. All of the parcels on the proposed Tentative Map are zoned PD (Planned Development), with a density of 7.0 dwelling units per acre across the entire development. This zoning district and density will be in conformance with the provisions of the PCD (Planned Community Development) land use designation.

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

Cliff's Edge Master Plan – Future development within the Cliff's Edge master plan area is governed by the Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines. The Master Development Plan was required for the approval of PD (Planned Development) zoning, which was applied to the area concurrently with the approval of the Master Development Plan and the Design Guidelines.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.050, the development standards within a PD (Planned Development) zoning district are established by the Master Development Plan. The development standards for the Cliff's Edge area are established through the approved Cliff's Edge Master Development Plan, and with the approval of proposed modifications to the area's land use categories.

B) General Analysis Discussion

- General information

The proposed Tentative Map depicts the area at the northeast corner of Egan Crest Way and Dorrell Lane.

The submitted map depicts Egan Crest Way and Dorrell Lane as 110-foot and 100-foot rights-of-way, respectively. Access to the subdivision is from Egan Crest Way, halfway between Elkhorn Road and Dorrell Lane. Except for the 54-foot wide entrance to the development, all streets within the subdivision are shown as 43 foot in width.

- Cross Section

The submitted cross-sections depict a maximum natural grade between 2% and 4.0% across east to west and 0% and 2.00% north and south on this site. Per Table A Subdivision Code 18.08.110 a development with natural slope of 2% to 4%, such as this development, is allowed a maximum six-foot retaining wall. The submitted cross sections show retaining walls no more than six feet high.

- Trails

Per Title 18.08.100, all trails that are required in accordance with the City's Master Plan and ordinances shall be indicated on the Tentative Map. No trails are located adjacent to this development, therefore, trails are indicated on the tentative map.

- Special Conditions of Approval

Proposed subdivision shall be subject to any pertinent special conditions of approval from ZON-2184, Specifically the following:

- The Planning and Development Department conditioned the approval of each Rezoning application on the approval of a Site Development Plan Review by the Planning Commission or City Council prior to the issuance of any permits, site grading or development activity for the site.

- A separate Site Development Plan Review shall be required prior to approval of any development in Pod 121.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5140 APN: A portion of 126-24-501-017

Name of Property Owner: Cliff's Edge, LLC

Name of Applicant: Woodside Homes

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Jim Foltz

Subscribed and sworn before me

This 14 day of July, 2004

Regina Bates

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
REGINA BATES
My Appointment Expires
October 3, 2005
No: 01-71248-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5140 APN: 126-24-501-004

Name of Property Owner: Danville Land Investments, LLC

Name of Applicant: Woodside Homes of Nevada

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

_____Yes _____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: Jim Fa

Print Name: Jim Fahtz

Subscribed and sworn before me

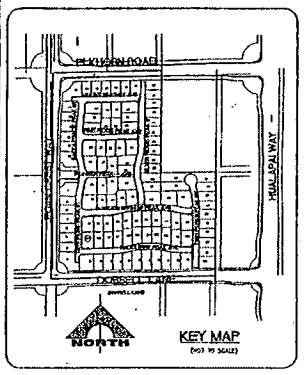
This 7th day of July, 2004

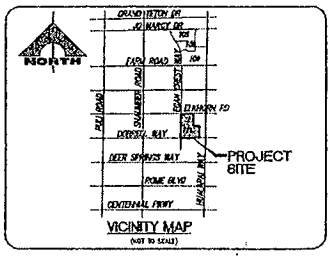
Susan LeCavalier

Notary Public in and for said County and State

SUSAN LeCAVALIER
Notary Public State of Nevada
No. 97-0613-1
My appt. exp. Feb. 13, 2005

TENTATIVE MAP
FOR
POD 121
AT PROVIDENCE
A COMMON INTEREST COMMUNITY
APN#'S: 126-24-501-004, 017





UTILITY SERVICES BY

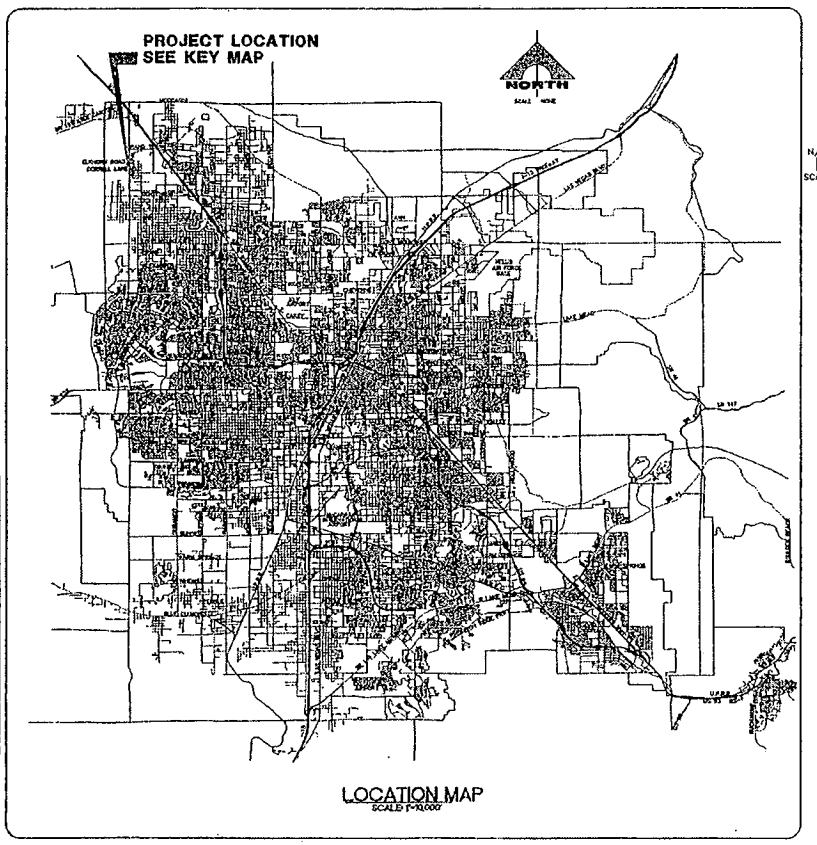
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NEVADA POWER
TELEPHONE:	SPRINT CENTRAL TELEPHONE-NEVADA
NATURAL GAS:	SOUTHWEST GAS COMPANY

LEGEND

32	LOT NUMBER
—o—	SEWER LINE & MANHOLE
———	WATER LINE
⊢	FIRE HYDRANT ASSEMBLY
Ⓒ	BLOCK LETTER
C.E.	COMMON ELEMENTS
P.O.C.	POINT OF COMMENCEMENT
APN	ASSESSOR PARCEL NUMBER
--3600--	EXIST. CONTOURS
3.2%	STREET GRADIENT

NOTES:

1. POD 121 IS PART OF CLIFF'S EDGE A MASTER PLANNED COMMUNITY.
2. POD 121 ARE NOT LOCATED WITHIN 1 MILE OF THE CLARK COUNTY SANITATION DISTRICT FACILITY.
3. THERE ARE NO KNOWN FAULTS OR FEATURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
4. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EX. GROUND SURFACE.
5. AN ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN THE LANDSCAPE COMMON LOT.
6. NO PORTION OF THIS SUBDIVISION IS LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF A FEMA FLOOD PLAIN.
7. SITE SLOPE IS LESS THAN 10%. STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
8. BOUNDARIES ARE TO CENTERLINE OF ADJACENTS.
9. NO LOT ACCESS ACROSS COMMON LOTS, EXCEPT LOTS 1-28, 44-58, DOUBLE FRONTAGE LOTS OR LANDSCAPE EASEMENTS.
10. THERE WILL BE C.G. @ 6% FOR THIS SUBDIVISION.
11. ALL CURVE RADII ARE 20' BACK OF CURB UNLESS NOTED OTHERWISE.
12. ALL INTERIOR STREETS ARE PRIVATE STREETS AND PUBLIC UTILITY EASEMENTS.
13. NO EXISTING STRUCTURES AND OTHER PHYSICAL FEATURES ON PROPERTY.
14. NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC USES EXIST.
15. THERE ARE NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE DITCHES IN R.O.W. OR EASEMENTS.
16. THERE ARE NO EXISTING STORM DRAINS

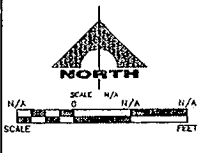


DEVELOPER

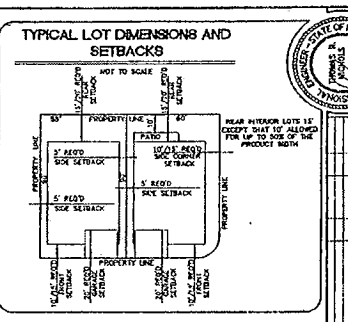
WOODSIDE HOMES OF NEVADA INC.
3663 SOUTH JONES BOULEVARD
SUITE 103
LAS VEGAS, NV 89103
(702) 869-7400

OWNER

DURANGE LAND INVESTMENTS LLC
C/o CRYSE WORKMAN
3663 SOUTH JONES BLVD.
STE. # 102
LAS VEGAS, NV 89103-2298
(702) 889-7600



TYPICAL LOT DIMENSIONS AND SETBACKS



COMMON LOT

C.E.	USE	SF.
A	LANDSCAPED COMMON LOT, WIDTH VARIES	9,725
B	LANDSCAPED COMMON LOT, WIDTH VARIES	7,110
C	29' WIDE PUBLIC DRAINAGE & PUBLIC UTILITY EASEMENT	311
D	29' WIDE PUBLIC DRAINAGE & PUBLIC UTILITY EASEMENT	207
	TOTAL	16,353

LEGAL DESCRIPTION:

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 58 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

ESTIMATED SEWER CONTRIBUTION:

110 UNITS * 250 GPD/UNIT = 27,500 GPD
TOTAL AVERAGE CONTRIBUTION = 28,750 GPD = 0.0275 MGD
TOTAL PEAK FLOW = 0.0275 MGD* 3.5 (PEAK FACTOR)= 0.0963 MGD

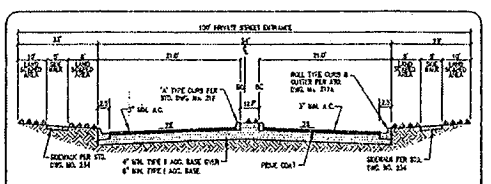
LAND USE

EXISTING LAND USE:	= VL
LAND USE DESIGNATION:	= SINGLE FAMILY RESIDENTIAL
GROSS ACREAGE:	= 5.13± AC.
TYPICAL LOT SIZE:	= 22,356 SF± (150' x 150' TYP.)
	= 8,000 SF± (80' x 100' TYP.)
MINIMUM LOT SIZE:	= 5,468 SF±
TOTAL NO. OF RESIDENTIAL LOTS	= 110
DENSITY - LOTS/GROSS ACRE:	= 4.82±

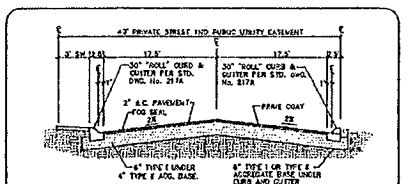
SETBACK REQUIREMENTS

ALL SETBACKS WILL ADHERE TO CLIFF'S EDGE DESIGN GUIDELINES
ALL FRONT AND CORNER SIDE SETBACKS ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF THERE IS NO SIDEWALK. ALL OTHER SETBACKS ARE MEASURED FROM PL UNLESS OTHERWISE NOTED.

	SETBACK
FRONT - LIVING AREA OR PORCH	
SINGLE STORY ELEMENT	10'
TWO STORY ELEMENT	15'
FRONT ENTRY GARAGE	20'
TURN-IN GARAGE	10'
SIDE	
INTERIOR LOTS	5'
PERIMETER LOTS & PARCEL ENTRY (GOING TO ANY COMMUNITY LEVEL ROADWAY OR OPEN SPACE)	5' FOR SINGLE STORY ELEMENT WITH NO GABLE END, OR 10' FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT WITH A GABLE END
CORNER SIDE	
SINGLE STORY ELEMENT	10'
TWO STORY ELEMENT	15'
REAR - INTERIOR LOTS	20' EXCEPT THAT A SETBACK OF 15' IS ALLOWED FOR UP TO 50% OF THE PRODUCT WIDTH
PERIMETER LOTS (BACKING TO ANY COMMUNITY LEVEL ROADWAY OR OPEN SPACE)	SAME AS INTERIOR LOTS, EXCEPT THAT NO MORE THAN THREE ADJACENT DWELLINGS MAY HAVE THE SAME REAR SETBACK; OTHERWISE, AN ADDITIONAL OFFSET OF AT LEAST 5' IS REQUIRED
REAR PATIO COVERS	10'
ACCESSORY STRUCTURES LESS THAN 14' BLDG. HT.	FRONT: 10'* SIDE: 3' REAR: 3'



100' PRIVATE ENTRANCE STREET SECTION
N.T.S.



43' PRIVATE STREET SECTION (INTERIOR STREETS)
SCALE: N.T.S.

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BOULEVARD, SUITE #116
LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 / FAX: (702) 804-2299

DESIGN: ASN
DRAWN: ASN
CHECK:
ISSUE DATE:
ISSUE EDITOR:
PLOT DATE: 09/23/04
PLOT TIME: 09:37:22

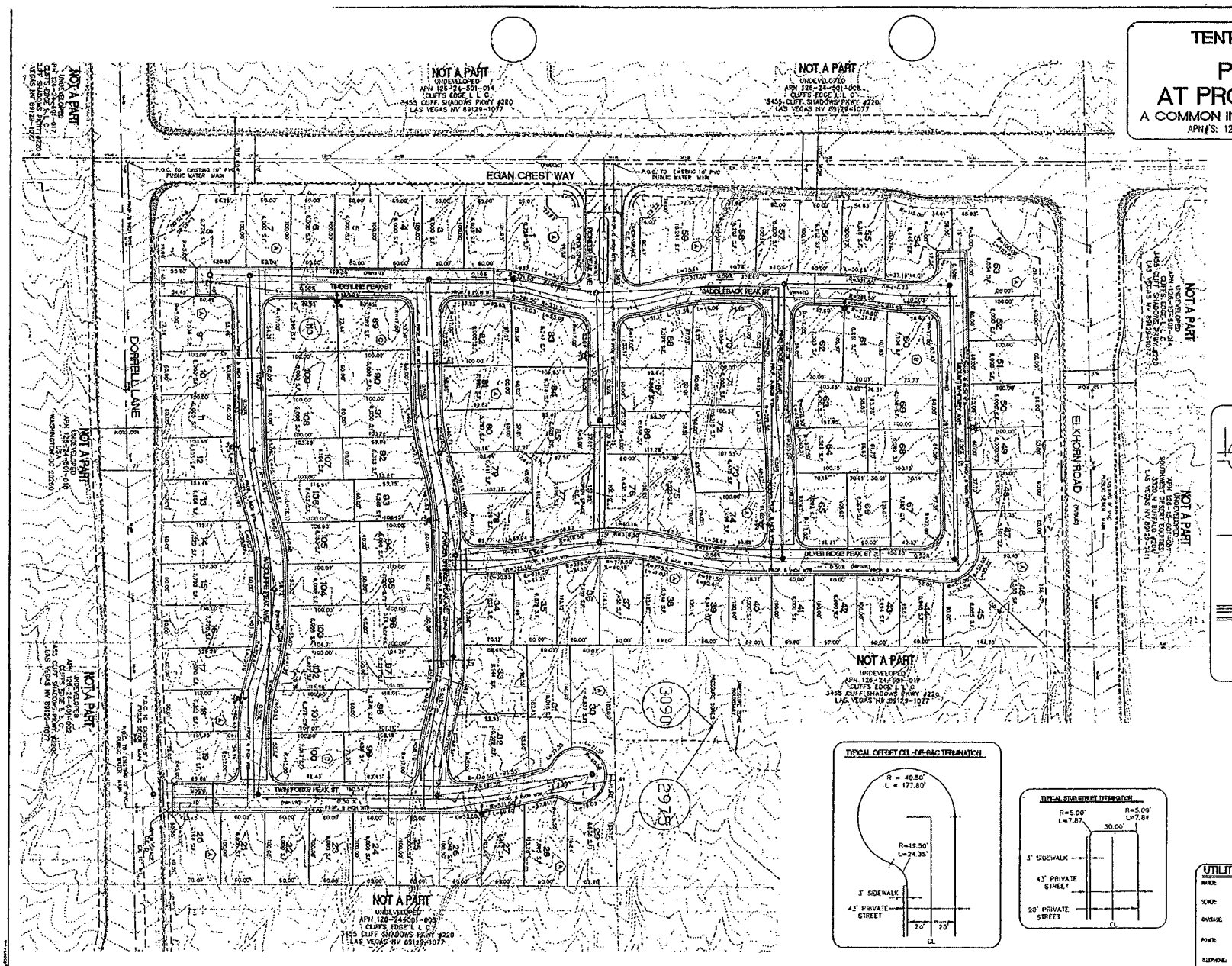
POD 121
AT PROVIDENCE
WOODSIDE HOMES OF NEVADA
TENTATIVE MAP

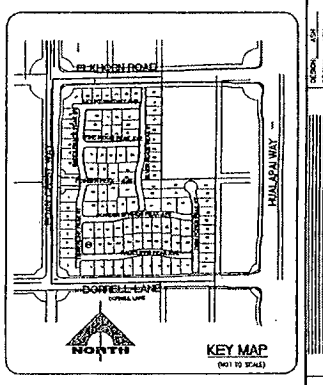
DRAWING
TM-1
1 OF 4 SHTS
SITE: 00-00000

REVISED
9.17.04

TMP-5140
9/23/04 PC

TENTATIVE MAP
FOR
POD 121
AT PROVIDENCE
A COMMON INTEREST COMMUNITY
APN'S: 126-24-501-004, 017





NORTH
SCALE 1"=60'
60 0 60 120
SCALE FEET

LEGEND

32	LOT NUMBER
——	SEWER LINE & MANHOLE
——	WATER LINE
—*—	FIRE HYDRANT ASSEMBLY
(A)	BLOCK LETTER
C.E.	COMMON ELEMENTS
P.O.C.	POINT OF CONNECTION
APN	ASSESSOR PARCEL NUMBER
3000	EXIST. CONTOURS
3.2%	STREET GRADES

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NEVADA POWER
TELEPHONE:	SPRINT CENTRAL TELEPHONE-NEVADA
NATURAL GAS:	SOUTHWEST GAS COMPANY

DEVELOPER

WOODSIDE HOMES OF NEVADA INC.
3855 SOUTH JONES BOULEVARD, SUITE 103
LAS VEGAS, NV 89107
(702) 873-7900

OWNER

DIAMOND LAND INVESTMENTS LLC
C/O GENE MORRISON
3855 SOUTH JONES BLVD.
STE. # 102
LAS VEGAS, NV 89103-3268
(702) 838-7900

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

POD 121
AT PROVIDENCE
WOODSIDE HOMES OF NEVADA
TENTATIVE MAP

DRAWING
TM-2
2 OF 4 SHTS

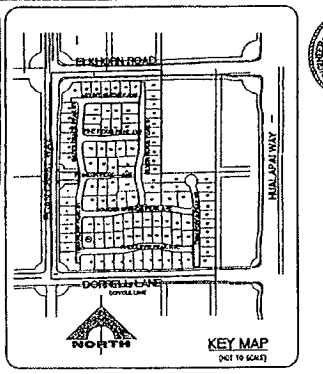
REVISED
9.17.04

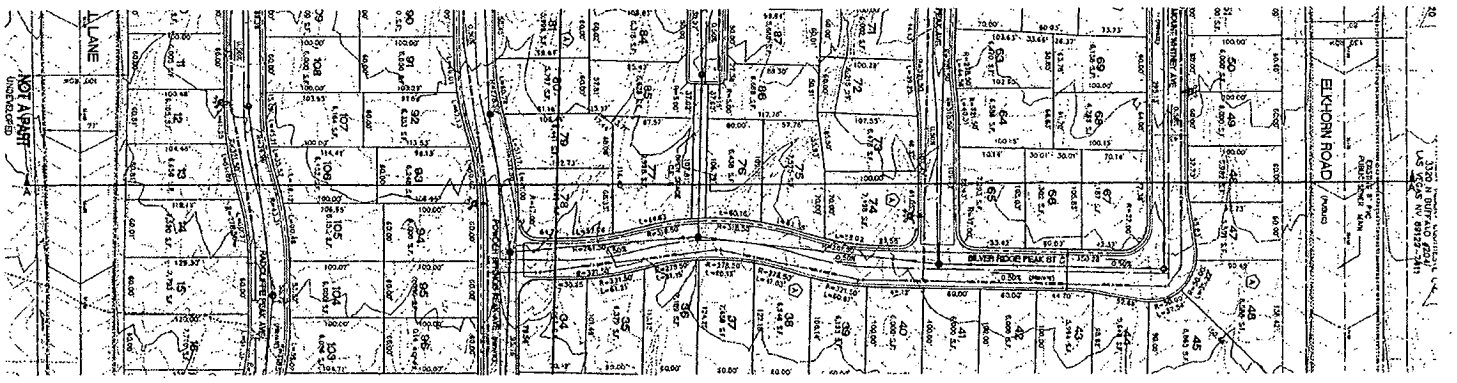
TMP-5140
9/23/04 PC

TENTATIVE MAP
FOR
POD 121
AT PROVIDENCE
A COMMON INTEREST COMMUNITY
APN/S: 126-24-501-004, 017

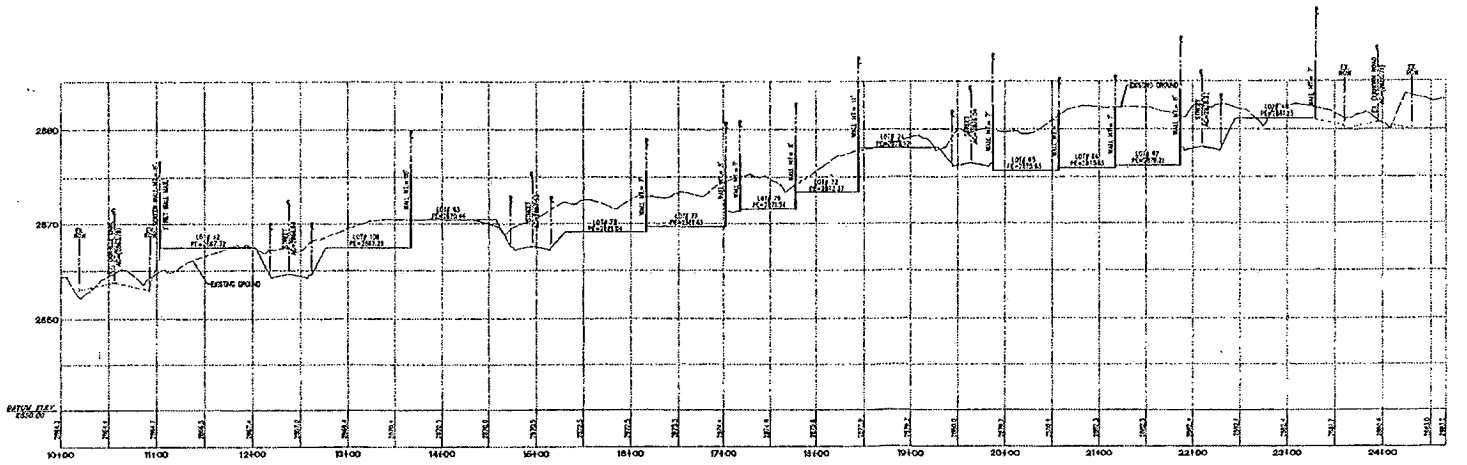
LEGEND

32	LOT NUMBER
——	SEWER LINE & MANHOLE
——	WATER LINE
——	FIRE HYDRANT ASSEMBLY
(P)	BLOCK LETTER
C.E.	COMMON ELEMENTS
P.O.C.	POINT OF CONNECTION
APN	ASSESSOR PARCEL NUMBER
1000	DUST, GUNITE, ETC.
3.22%	STREET GRADIENT





SECTION A-A
SCALE: HORIZ. 1"=60'
VERT. 1"=6'



G.C. WALLACE, INC.
Engineers/Planners/Surveyors

POD 121
AT PROVIDENCE
WOODSIDE HOMES OF NEVADA
TENTATIVE MAP
SECTION A-A

DRAWING
S-1
3 OF 4 SHTS

REVISED
9.17.04

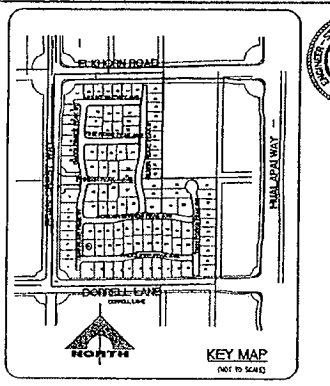
TMP-5140
9/23/04 PC

TENTATIVE MAP
FOR
POD 121
AT PROVIDENCE
A COMMON INTEREST COMMUNITY
APN'S: 126-24-501-004, 017

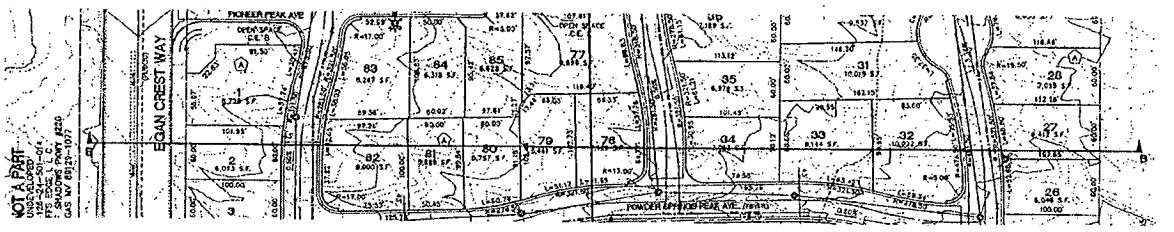
NORTH
SCALE 1"=60'
60 0 60 120
SCALE FEET

LEGEND

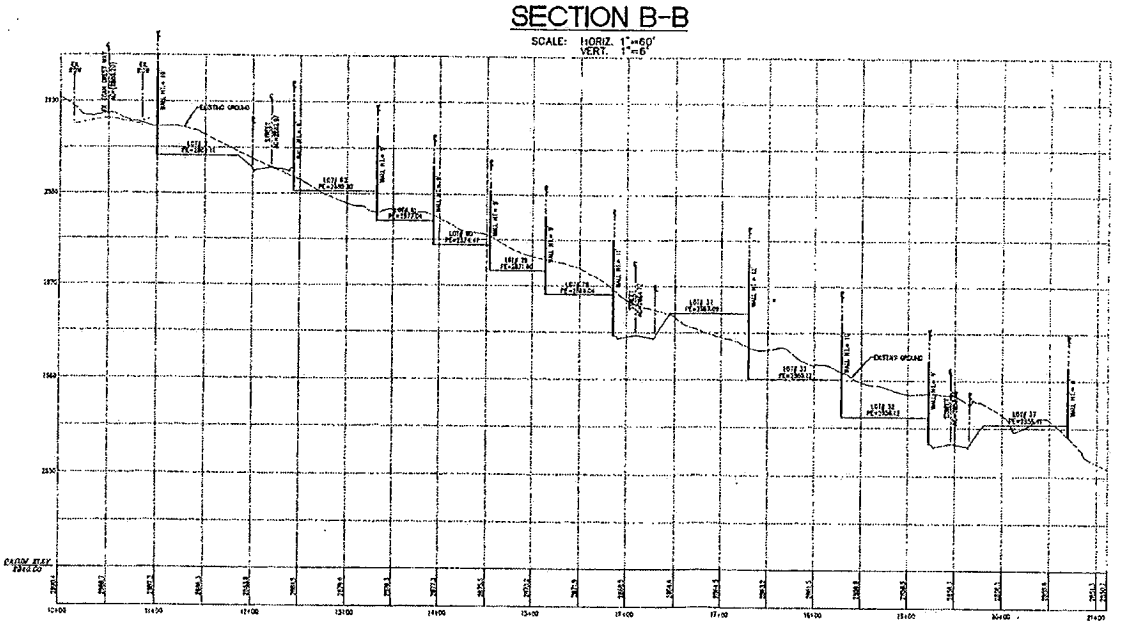
32	LOT NUMBER
	SEWER LINE & MANHOLE
	WATER LINE
	FIRE HYDRANT ASSEMBLY
(A)	BLOCK LETTER
C.E.	COMMON ELEMENTS
P.O.C.	POINT OF CONNECTION
APN	ASSESSOR PARCEL NUMBER
3000	EXIST. CONTOURS
3.2%	STREET GRADIENT



KEY MAP
(NOT TO SCALE)



SECTION B-B
SCALE: HORIZ. 1"=60'
VERT. 1"=6'



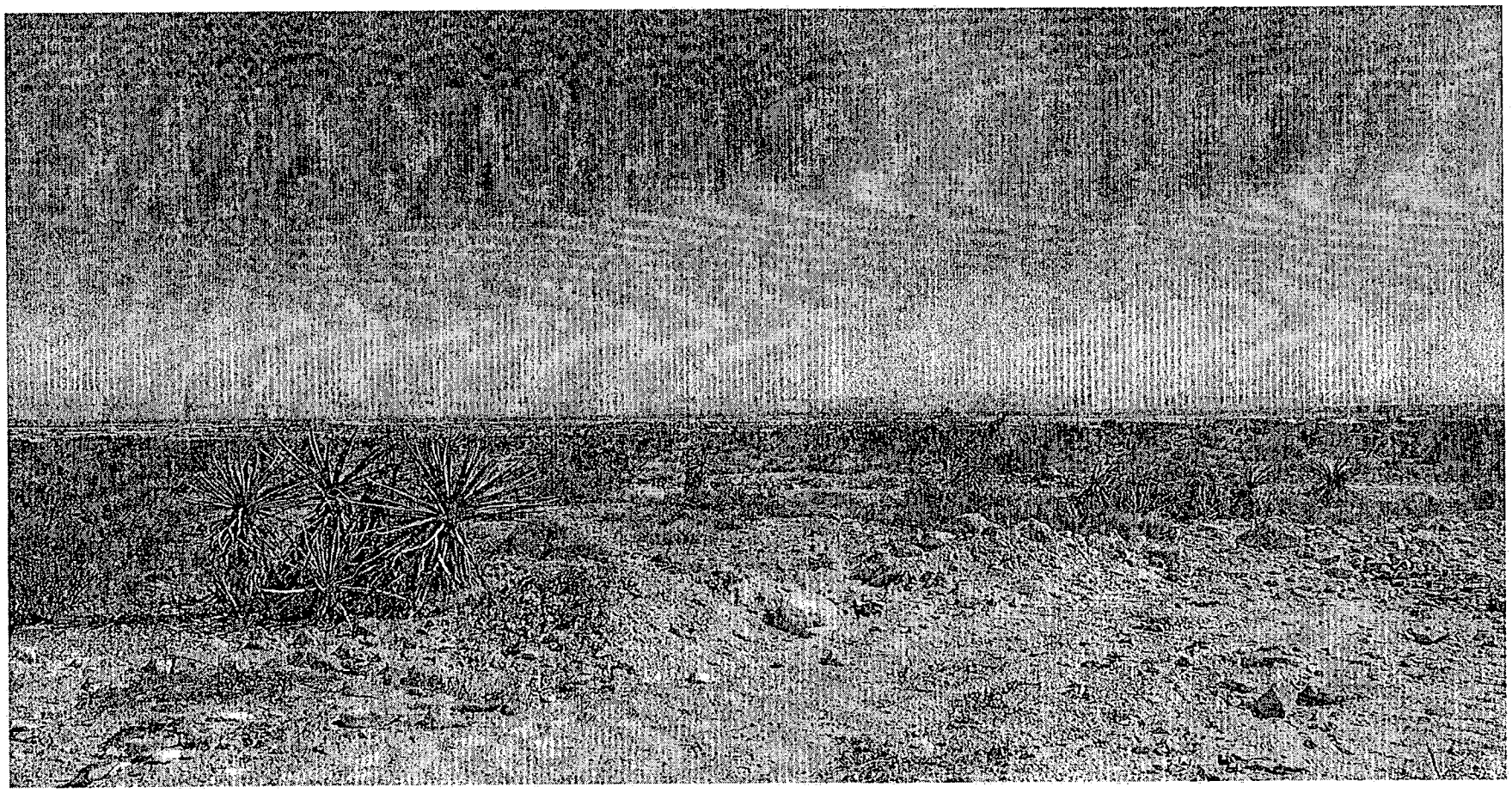
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
6121 SOUTH SHADOW ELVD./AX XXXX, NEVADA 89146
TELEPHONE (702) 804-2000 FAX (702) 804-2099

POD 121
AT PROVIDENCE
WOODSIDE HOMES OF NEVADA
TENTATIVE MAP
SECTION B-B

DRAWING
S-2
4 OF 4 SHTS

REVISED
9.17.04

TMP-5140
9/23/04 PC



TMP-5140 - TENTATIVE MAP - POD 121 AT PROVIDENCE - APPLICANT: WOODSIDE HOMES - OWNER: CLIFFS EDGE, ET AL
EAST SIDE OF EGAN CREST WAY, BETWEEN ELKHORN ROAD AND DORRELL LANE
SEPTEMBER 23, 2004 PLANNING COMMISSION

08/30/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
ANX-4957 – ANNEXATION - MATRIX DEVELOPMENT AND STAR LIVING TRUST
- Petition to annex property generally located on the north side of Ann Road, east and west of Mustang Road, containing approximately 9.72 acres (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

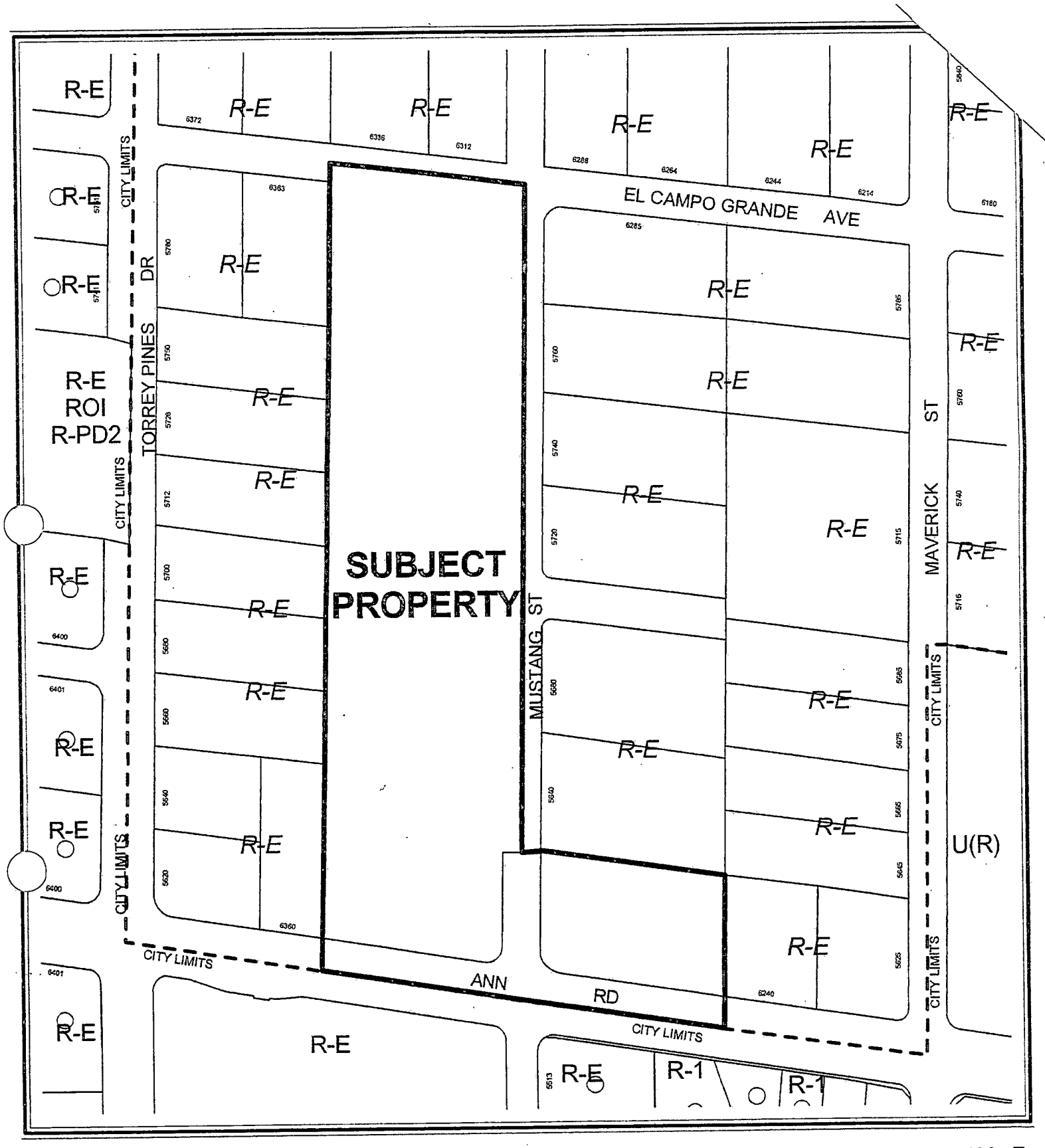
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4706], Item 2 [TMP-4838], Item 3 [TMP-4968], Item 4 [TMP-4977], Item 5 [TMP-4997], Item 6 [TMP-5005], Item 7 [TMP-5140] and Item 8 [ANX-4957] – UNANIMOUS with McSWAIN abstaining on Item 6 as her company is doing work for the Becker's and on Item 7 as Woodside Homes in one of her clients and STEINMAN excused

This item will be forwarded to City Council in Ordinance Form.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:19)
1-605


R-E
R-E
R-E

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-4957 – ANNEXATION - MATRIX DEVELOPMENT AND STAR LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

SR

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex two parcels of land located on the north side of Ann Road, east and west of Mustang Road.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.72

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	R-E (Rural Estates) [Clark County designation]
North:	R-E (Rural Estates) [Clark County designation]
South:	R-E (Residence Estates)
East:	R-E (Rural Estates) [Clark County designation]
West:	R-E (Rural Estates) [Clark County designation]

D) Special Districts/Zones

These parcels are not part of a Special District of Zone.

E) Rural Preservation Neighborhood:

These parcels are not part of a Rural Preservation Neighborhood.

F) Excepted Area of Interlocal Agreement:

These parcels are not included in the Excepted Area of the Interlocal Agreement.

ANALYIS &FINDINGS

The subject parcels are currently undeveloped. The applicant has indicated that the proposed use for the property is a single-family subdivision at approximately three dwelling units per acre. A General Plan Amendment and Rezoning will be submitted upon completion of the annexation process.

These parcels are in an area of the city considered appropriate for annexation in that they meet the requirements of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." The current County zoning on the site is R-E (Rural Estates). The city's zoning equivalent is U (Undeveloped) zone [R (Rural) General Plan designation] and U (Undeveloped) zone [RE (Rural Estates) General Plan designation].

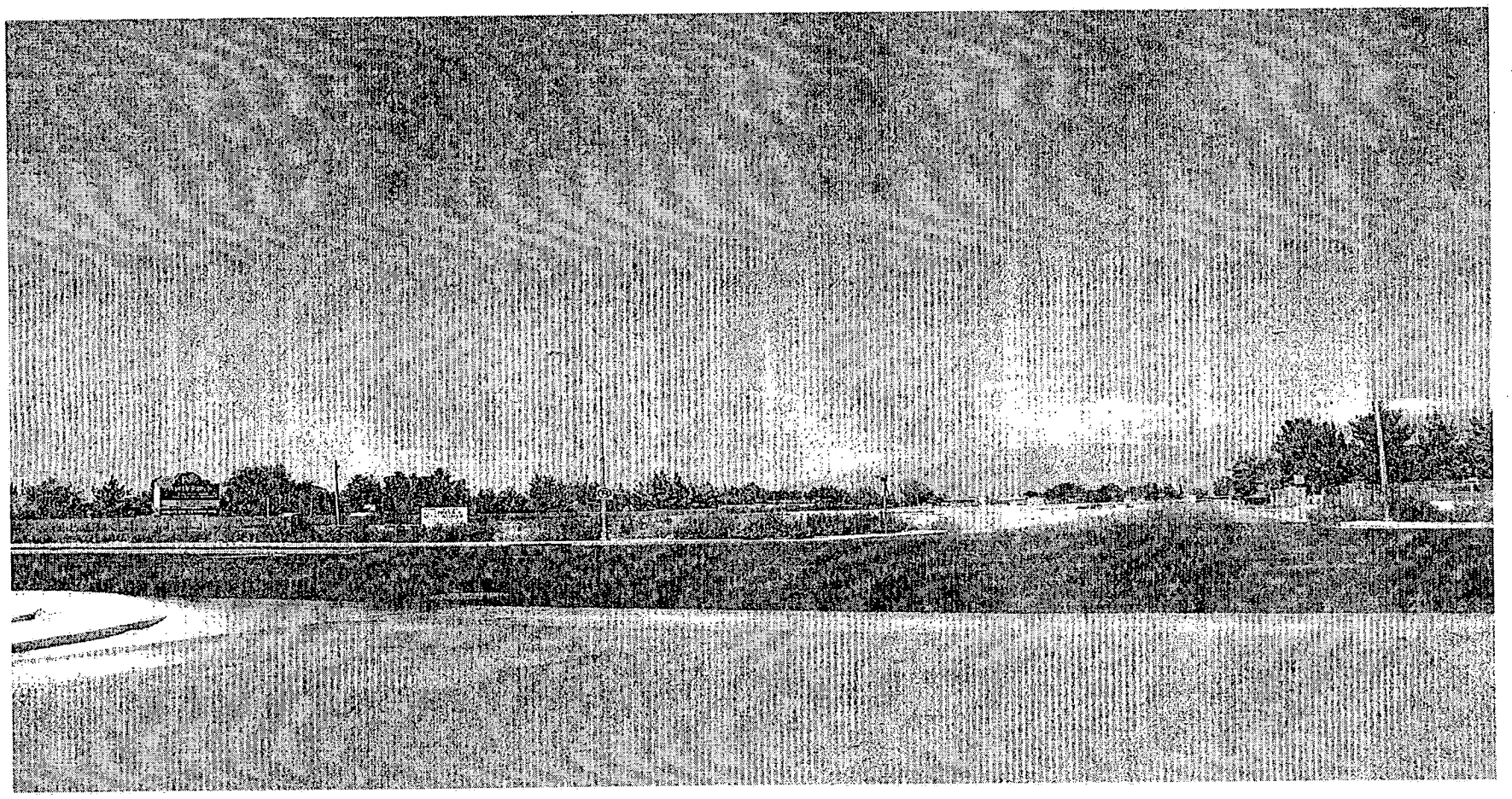
Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

NOTICES MAILED N/A

APPROVALS 0

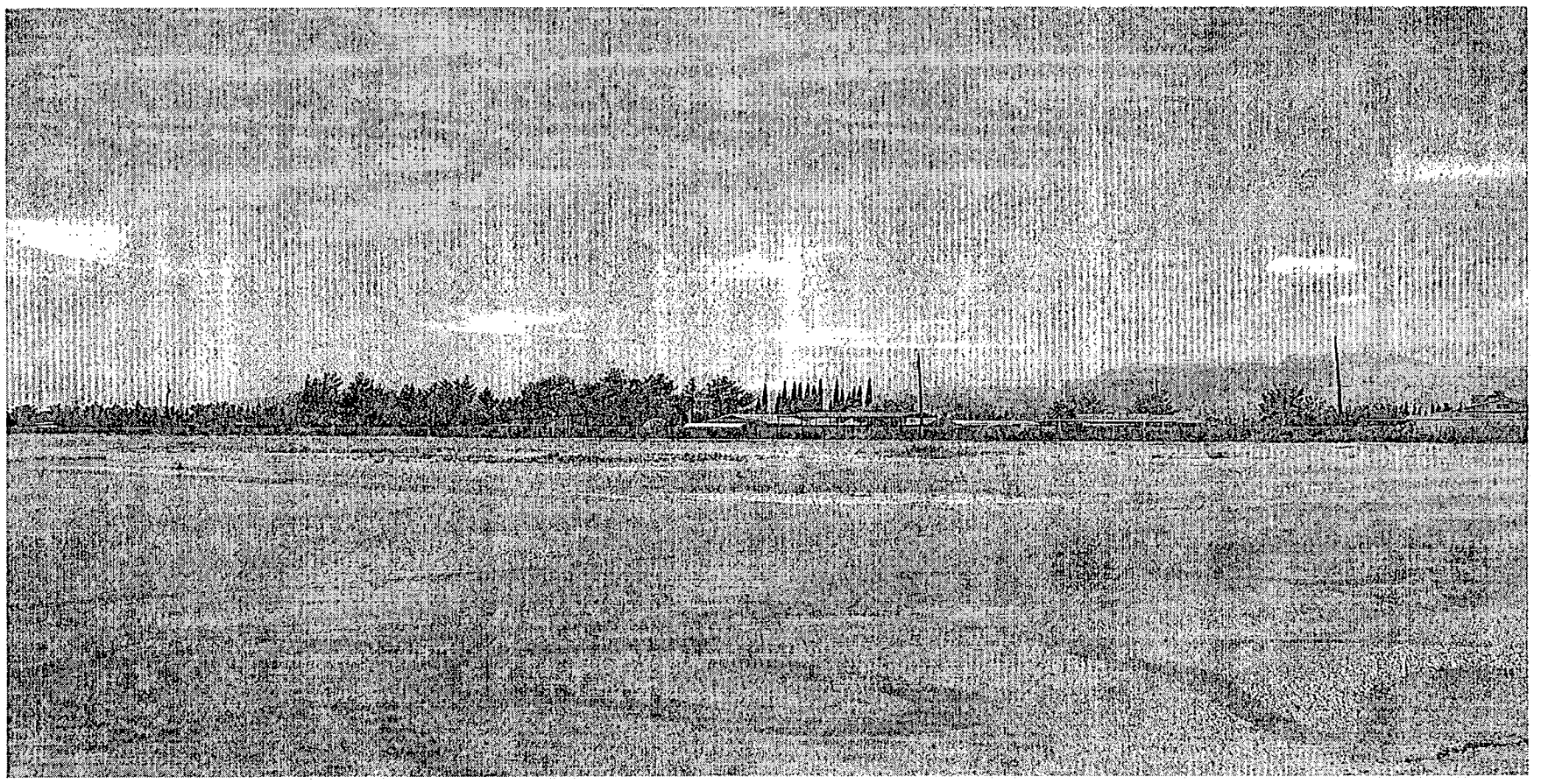
PROTESTS 0

SR



ANX-4957 - ANNEXATION - MATRIX DEVELOPMENT AND STAR LIVING TRUST
NORTH SIDE OF ANN ROAD, EAST AND WEST OF MUSTANG ROAD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/24/04



ANX-4957 - ANNEXATION - MATRIX DEVELOPMENT AND STAR LIVING TRUST
NORTH SIDE OF ANN ROAD, EAST AND WEST OF MUSTANG ROAD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/24/04

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

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

IF APPROVED: C.C.: 10/20/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967] – UNANIMOUS with McSWAIN abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949] as her company is presently bidding work for Kimball Hill Homes, TRUESDELL abstaining on Item 10 [SUP-4984] as the proposed property is located in the Downtown area next to a property that he owns an interest in, NIGRO abstaining on Item 11 [SDR-4979] as he is a shareholder in Bankwest of Nevada and STEINMAN excused

To be heard by the City Council on 10/20/2004

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

MINUTES – Continued:

person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

DAVID CLAPSADDLE, Planning and Development Department, stated that letters are on file for each application noted above where the applicant has agreed to all of the conditions.

COMMISSIONER McSWAIN stated she would be abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949], as her company is presently bidding work for Kimball Hill Homes.

CHAIRMAN TRUESDELL stated that he would be abstaining on Item 10 [SUP-4984], as the proposed property is located in the Downtown area next to a property that he owns an interest in.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [SDR-4979], as he is a shareholder in Bankwest of Nevada.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

(6:19 – 6:23)
1-655

CONDITIONS:

Planning and Development

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

2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premises sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premises advertising (billboard) sign be removed.

3. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premises Sign use and other applicable sign requirements.

CONDITIONS – Continued:

4. The off-premises advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of trash, weeds and graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premises advertising (billboard) sign.

5. Only one advertising sign is permitted per sign face.

6. The entire face-area of both sides of the off-premises advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

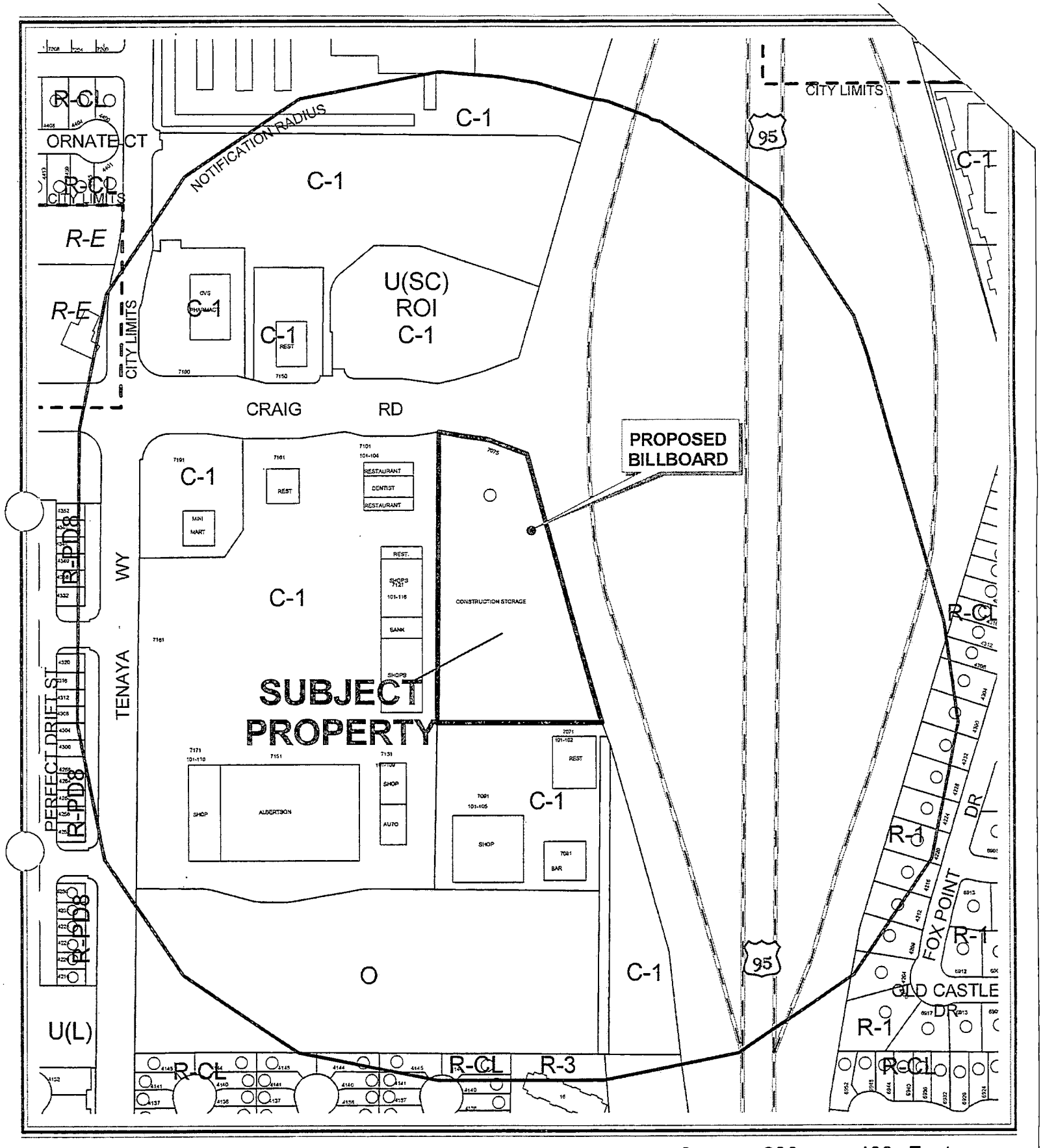
7. If the off-premises advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premises advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

8. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

9. Meet with the Flood Control Section of the Department of Public Works to determine impacts, if any, to adjacent flood control facilities from the proposed sign prior to the issuance of any permits. Provide and improve all drainageways as recommended. This site is located within a FEMA Flood Zone "AE" designation.

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



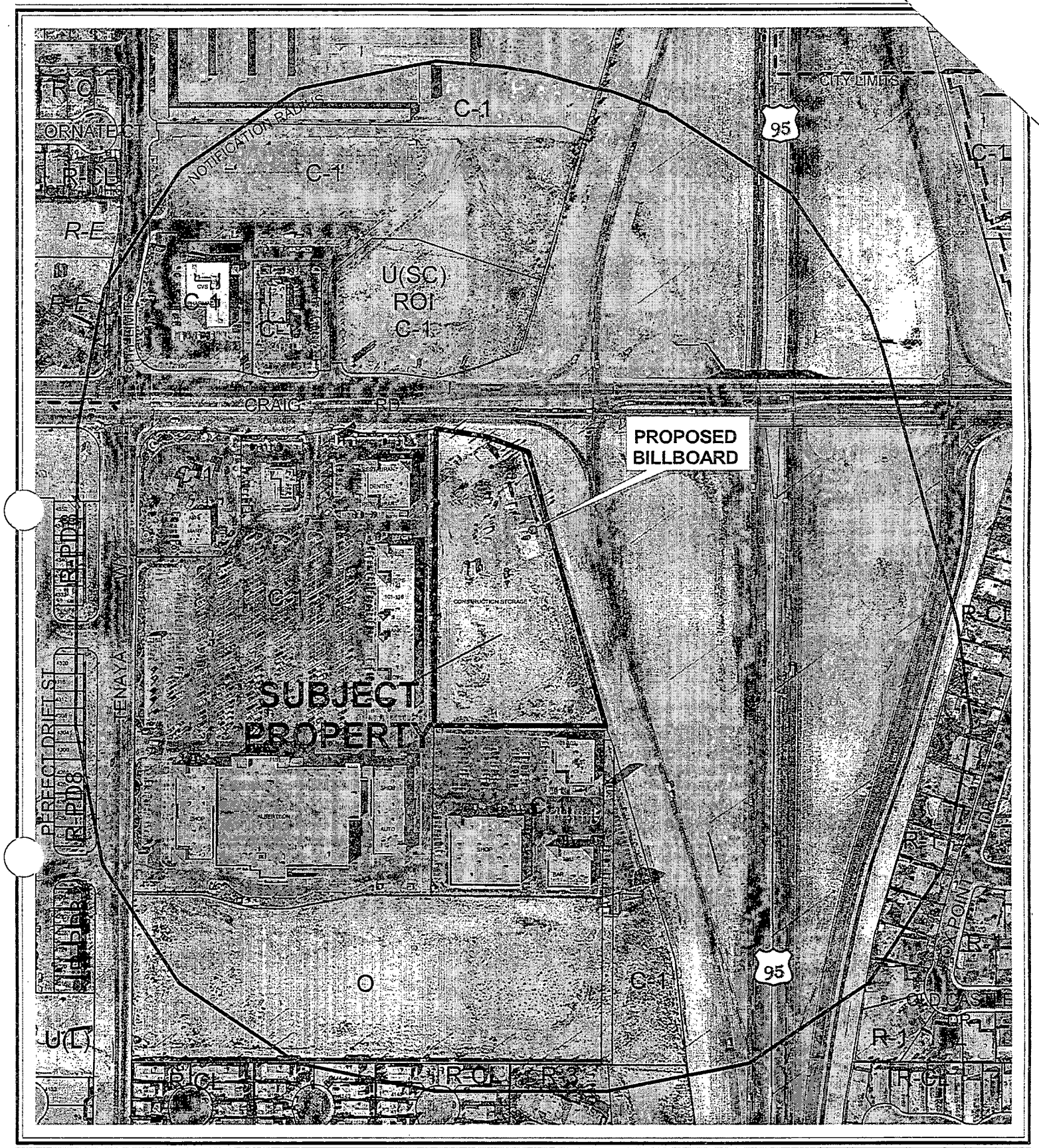
0 200 400 Feet

CASE: SUP-4694

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SUP-4694**

RADIUS: 750 FT

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

N

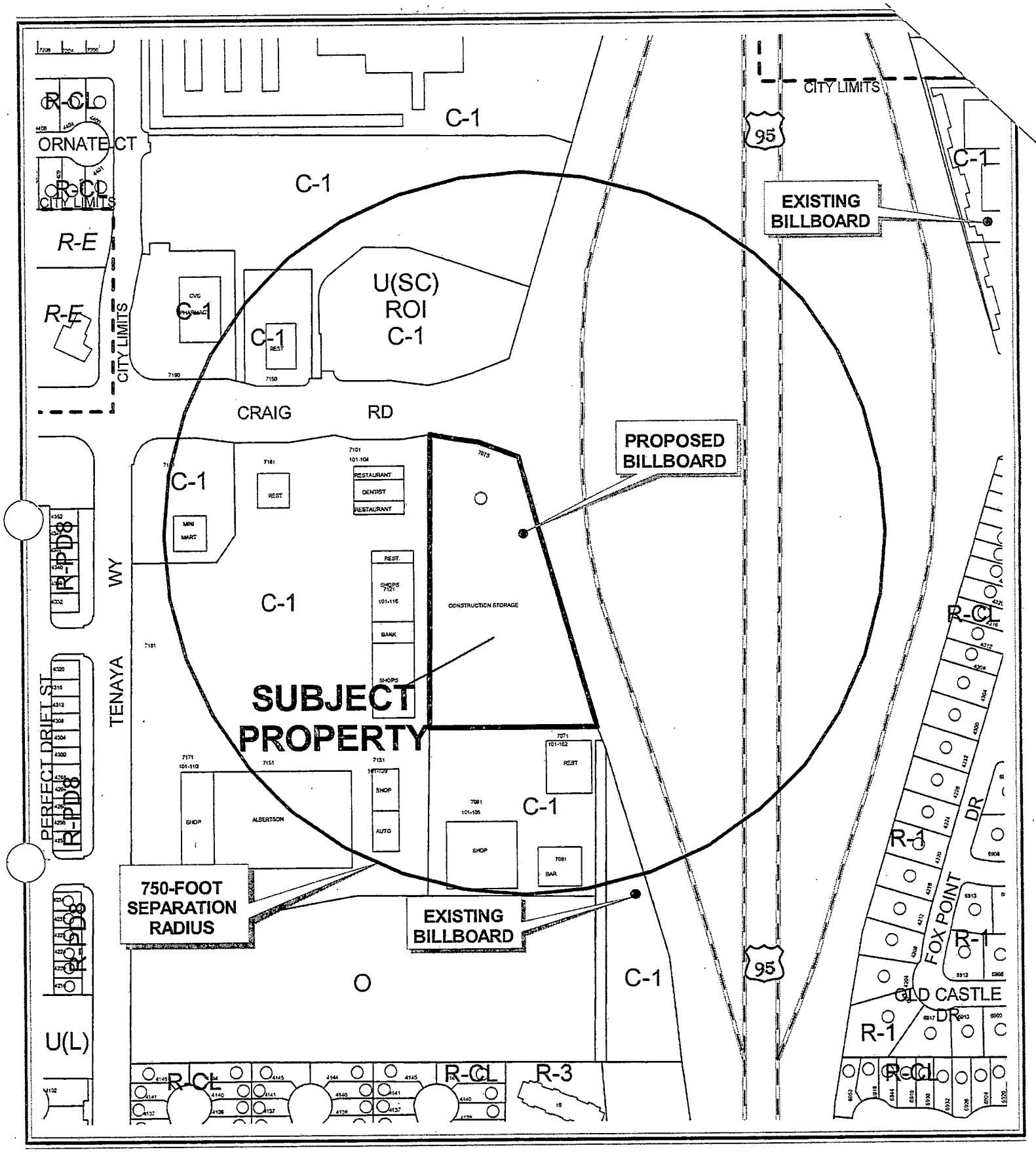
ORION
OUTDOOR MEDIA

RECEIVED
SEP 1 2004

REVISED
9.1.03

Revised for 9/23/04 PC

SUP-4694
9/23/04 PC



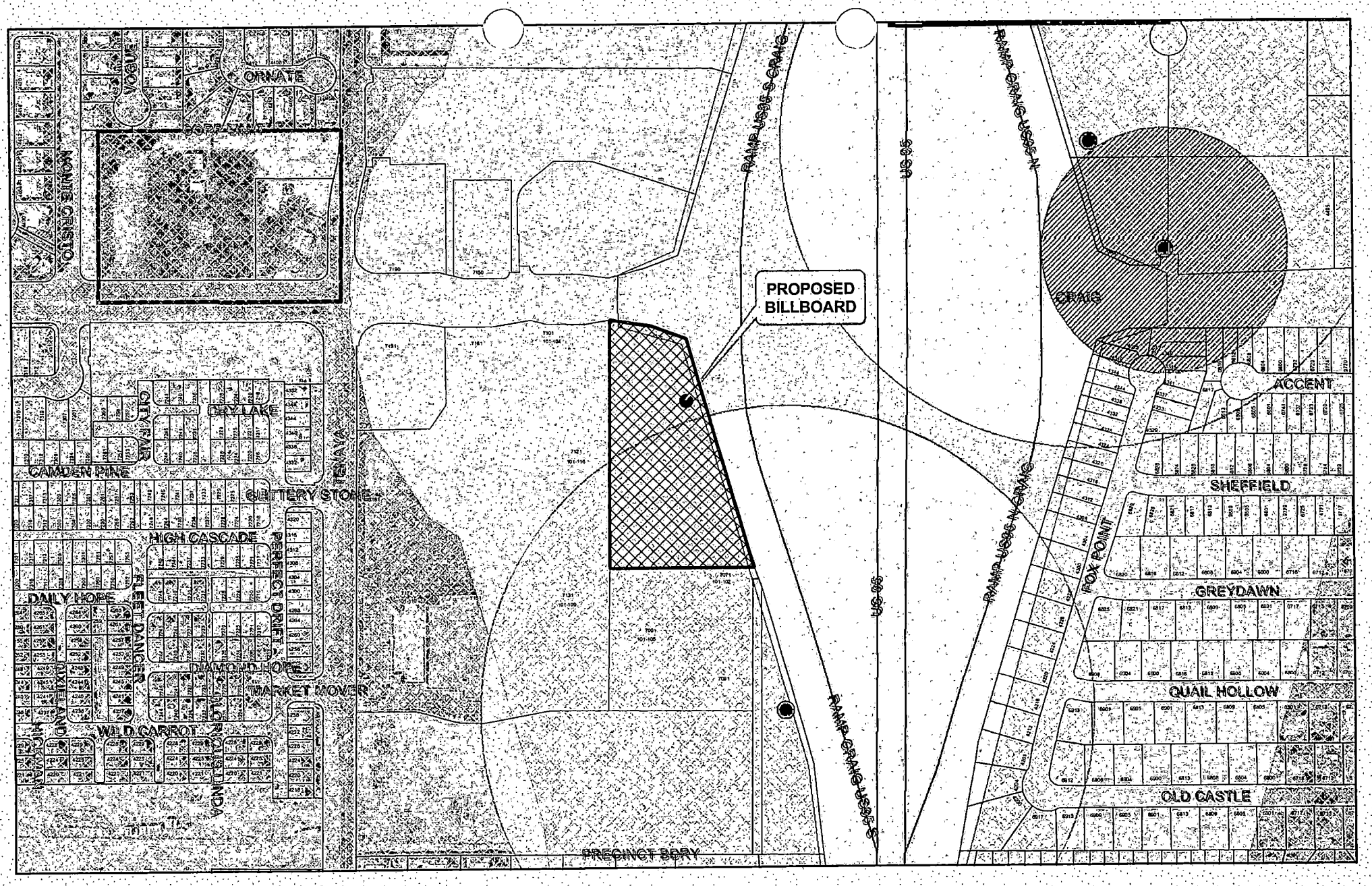
0 200 400 Feet

CASE: **SUP-4694**

SEPARATION RADIUS: 750 FT

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

N



SUP-4694

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SUP-4694 - APPLICANT: ORION OUTDOOR MEDIA - OWNER:RICHARD AND BARBARA STIMAC AND KAY RODRIGUEZ

** CONDITIONS **

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

Planning and Development

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

2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premises sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premises advertising (billboard) sign be removed.

3. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premises Sign use and other applicable sign requirements.

4. The off-premises advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of trash, weeds and graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premises advertising (billboard) sign.

5. Only one advertising sign is permitted per sign face.

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8. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

9. Meet with the Flood Control Section of the Department of Public Works to determine impacts, if any, to adjacent flood control facilities from the proposed sign prior to the issuance of any permits. Provide and improve all drainageways as recommended. This site is located within a FEMA Flood Zone "AE" designation.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit to allow a proposed 40-foot tall, 14-foot by 48-foot Off-Premise (Billboard) Sign at 7075 West Craig Road (the southwest corner of U.S. 95 and Craig Road).

B) Applicant's Justification

The applicant states in a letter attached to the application the following:

> "The property is located abutting U.S. 95 freeway and Craig Road residing within the Off-Premises Advertising Overlay district. The application for this sign will meet all City Regulations. Three are no existing billboards located within 750 feed linier measurement or 300-foot radius. This sign would also meet all residential separation requirements."

BACKGROUND INFORMATION

A) Previous Actions

11/06/96	The City Council accepted a request to Withdraw Without Prejudice an application for General Plan Amendment (GPA-42-96) to GC (General Commercial) and a Rezoning (Z-94-96) to C-2 (General Commercial) on the subject site as part of a larger request.
01/12/98	The City Council voted to Withdraw Without Prejudice a Rezoning (Z-0115-97) from U (Undeveloped) to PD (Planned Development) for a proposed commercial development on the subject site. The Planning Commission recommended denial of the Rezoning request.
12/20/01	The Planning Commission voted to Table a Rezoning from U (Undeveloped) to C-1 (Service Commercial) (Z-0074-01) and a Site Development Plan Review [Z-0074-01(1)] for a proposed office/retail complex on the subject site. The staff recommended approval of the requests on October 18, 2001.

01/21/04 The City Council approved a Rezoning (ZON-3197) to C-1 (Service Commercial) for the subject site. The staff recommended approval on November 20, 2003 and the Planning Commission recommended approval on December 18, 2003.

08/12/04 The Planning Commission voted to hold this item in abeyance at the request of the applicant.

B) Pre-Application Meeting

06/09/04 Discussion included a review of the criteria necessary for a Special Use Permit. Note was made that another Off-Premise (Billboard) Sign exists 760 feet to the south.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	3.59

B) Existing Land Use

Subject Property:	Construction storage
North:	Undeveloped
South:	Commercial (personal service and retail uses)
East:	U.S. Highway 95 right-of-way
West:	Commercial (personal service and retail uses)

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	U.S. Highway 95 right-of-way
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	U (Undeveloped) under a ROI to C-1 (Limited Commercial)
North:	U (Undeveloped) under a ROI to C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	U.S. Highway 95 right-of-way
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Centennial Hills Sector Land Use Plan Map of the General Plan. The existing U (Undeveloped) zoning designation [under a ROI to C-1 (Limited Commercial)] is in conformance with the General Plan. Approval of this off-premise sign is not contrary to the goals of the Plan.

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

The area is not located in a special district or zone.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Minimum distance separation from another Off-Premise Advertisement (Billboard) in any direction.	300 Feet	Yes
Minimum distance separation from "R" zoned property and any other off-premise sign.	300 Feet	Yes
Minimum distance separation from another Off-Premise Advertisement (Billboard) along U.S. 95	750 feet	Yes

This proposed Off-Premise Advertising (Billboard) Sign is located in excess of 300 feet from any other Off-Premise Advertising (Billboard) Sign or residentially zoned property and more than 750 feet from another Off-Premise Advertisement (Billboard) sign south of the proposed location along U.S. 95. Therefore, it is in compliance with the Zoning Code standards.

B) General Analysis and Discussion

- Zoning

An Off-Premise Advertising (Billboard) Sign is an allowed use within the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. The subject property is under a Resolution of Intent to C-1 (Limited Commercial). As mentioned in the applicant's letter, the proposed sign is located within the exemption corridor of the Off-Premises Sign Exclusionary Zone. This Zone, within which no Off- Premise Advertising (Billboard) Sign is permitted, includes all of the Centennial Hills Sector and most of the Southwest Sector.

- Use

Title 19 of the Zoning Code establishes the criteria for approval of Off-Premise Advertising (Billboard) Signs within the City. Title 19.14.100 limits the overall height of an Off-Premise Advertising (Billboard) Sign to 40 feet. The Code also requires Off-Premise Advertising (Billboard) Signs to be a minimum of 300 feet from residentially zoned properties and 300 feet from other off-premise signs. In addition, signs along U.S. 95 must be located no closer than 750 feet apart. An existing sign is located 760 feet to the south of the proposed sign's location.

FINDINGS

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

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

   This proposed use would be located in the SC (Service Commercial) General Plan designation and in the C-1 (Limited Commercial) zoning district. This area is characteristic of commercial development, which would be fairly compatible with this proposed land use, provided the sign is designed to include finish materials to complement the existing on-site buildings. If the application is approved, a condition of approval is included to address the design.

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

   The subject site is located in a commercial area, which is a prerequisite to establishing its suitability.

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

   This use does not generate traffic on the proposed site and would not negatively affect the surrounding roadways.

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

   The proposed Off-Premise Advertising (Billboard) Sign would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement.

NOTICES MAILED	31
APPROVALS	0
PROTESTS	0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4694 APN: 138-08-701-003

Name of Property Owner: Richard & Barbra Stimac & Kay Rodriguez

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Kay A Rodriguez Barbara L Stimac

Signature of Property Owner/Authorized Agent: Richard A Stimac

RAY A. RODRIGUEZ Barbara L. Stimac

Print Name: Richard A. STIMAC

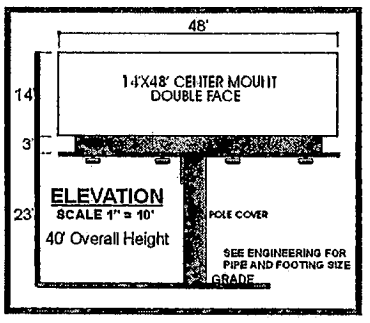
Subscribed and sworn before me

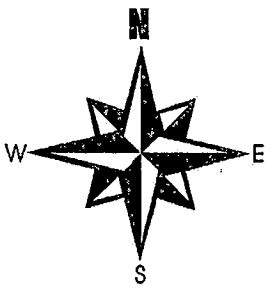
This 29 day of May, 2004

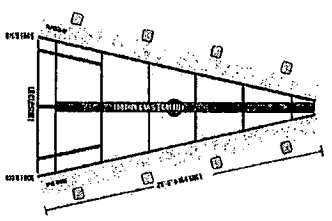
Peter Aposcas

Notary Public in and for said County and State

PETER APOSACAS
Notary Public - Nevada
No. 00-64989-1
My appt. exp. July 25, 2004

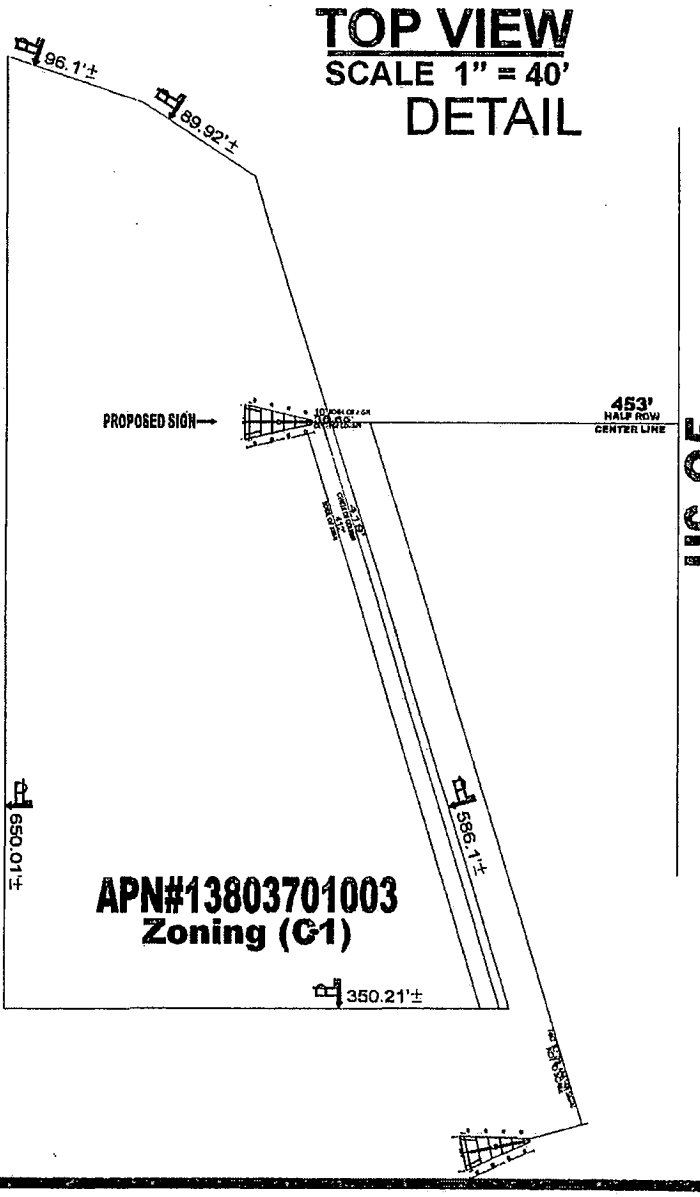


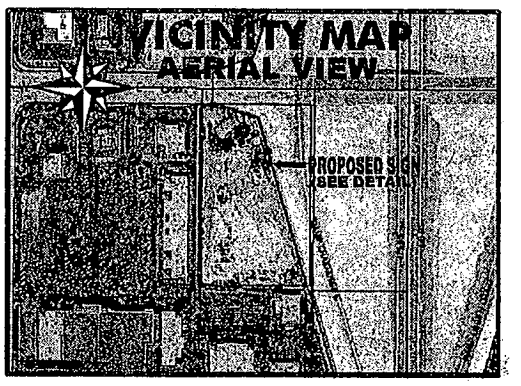




CRAIG ROAD

TOP VIEW
SCALE 1" = 40'
DETAIL





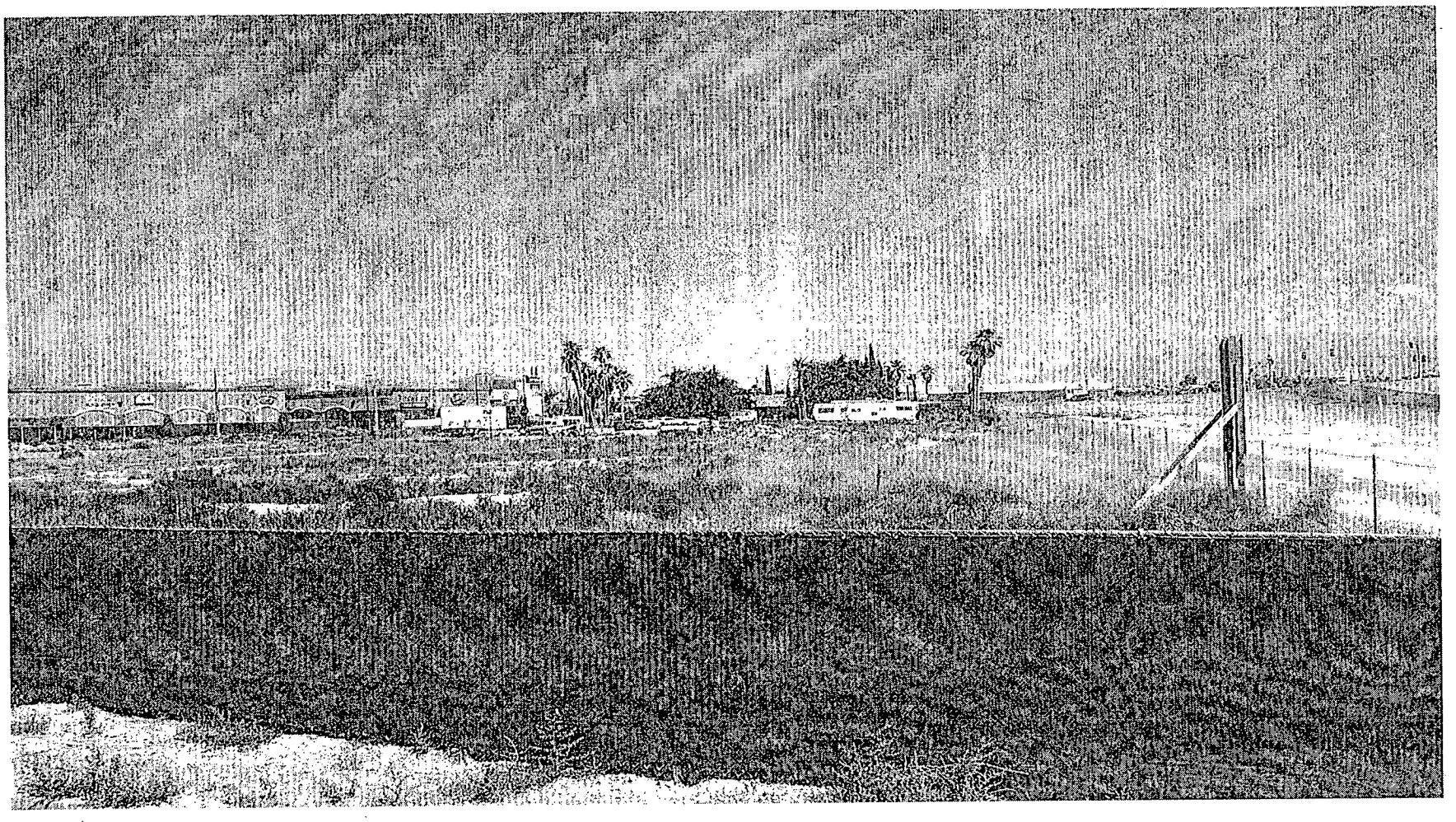
GENERAL NOTES
1. Not within 750 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3 No parking spaces will be taken for this location.

ORION
OUTDOOR MEDIA
GLENDA LIPPMAN
595-4896

JONES 4145 W. TECO AVE./LAS VEGAS, NV 89118/ 702-645-0002

OWNER: STIMAC RICHARD A	
SCALE: NOTED / APPROVED BY: / DRAWN BY: TOM JONES	
DATE: 5-25-04 / REVISED:	
LOCATION: 7075 W CRAIG RD	
APN#13803701003	DRAWING NUMBER: 355

SUP-4694
9/23/04 PC



SUP-4694 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: RICHARD AND BARBARA STIMAC AND KAY RODRIGUEZ
7075 WEST CRAIG ROAD
SEPTEMBER 23, 2004 PLANNING COMMISSION

07/20/04

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
SUP-4984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OCHA CUISINE - OWNER: RICHARD L CALCATERRA 1985 TRUST AND MELISSA F CALCATERRA 1985 TRUST - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 2211 Las Vegas Boulevard South (APN 162-03-410-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 10/20/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967] – UNANIMOUS with McSWAIN abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949] as her company is presently bidding work for Kimball Hill Homes, TRUESDELL abstaining on Item 10 [SUP-4984] as the proposed property is located in the Downtown area next to a property that he owns an interest in, NIGRO abstaining on Item 11 [SDR-4979] as he is a shareholder in Bankwest of Nevada and STEINMAN excused

To be heard by the City Council on 10/20/2004

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

MINUTES – Continued:

person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

DAVID CLAPSADDLE, Planning and Development Department, stated that letters are on file for each application noted above where the applicant has agreed to all of the conditions.

COMMISSIONER McSWAIN stated she would be abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949], as her company is presently bidding work for Kimball Hill Homes.

CHAIRMAN TRUESDELL stated that he would be abstaining on Item 10 [SUP-4984], as the proposed property is located in the Downtown area next to a property that he owns an interest in.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [SDR-4979], as he is a shareholder in Bankwest of Nevada.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

(6:19 – 6:23)
1-655

CONDITIONS:

Planning and Development

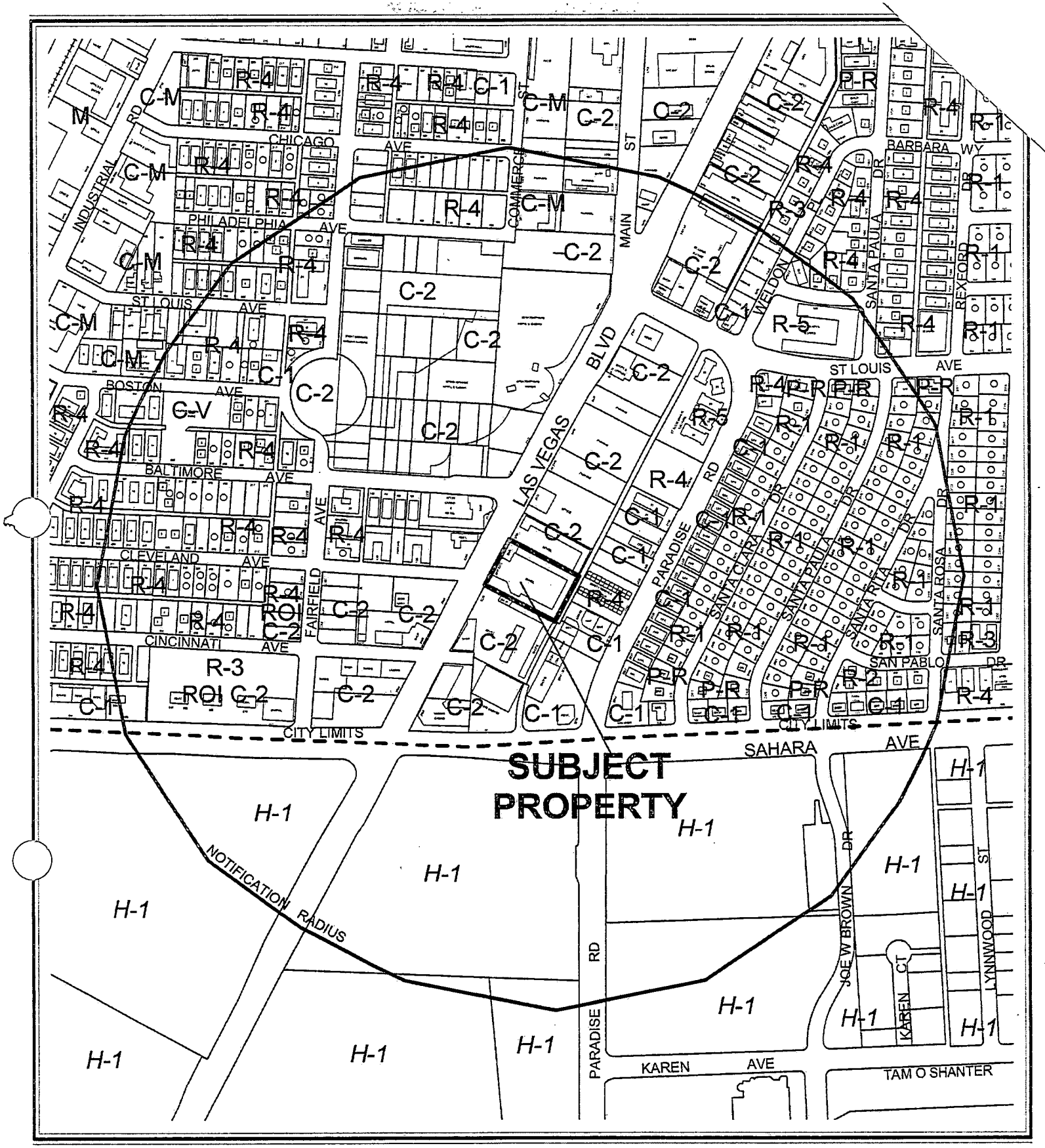
1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: **SUP-4984**

RADIUS: 1500 FT

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

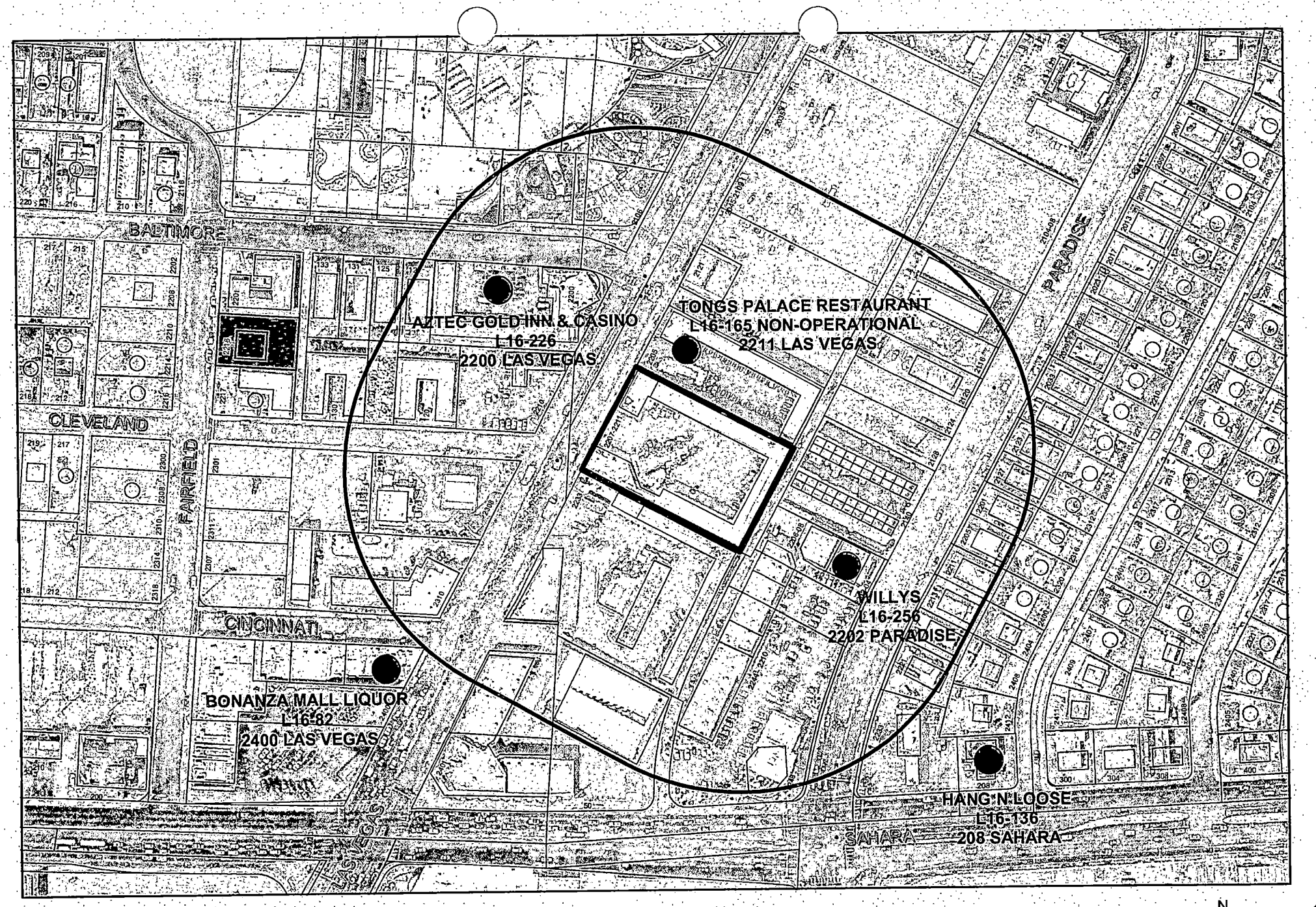
0 400 800 Feet

CASE: SUP-4984

RADIUS: 1500 FT

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

N


BALTIMORE
CLEVELAND
FAIRFIELD
CINCINNATI
PARADISE
SAHARA
AZTEC GOLD INN & CASINO
L-16-226
2200 LAS VEGAS
TONGS PALACE RESTAURANT
L16-165 NON-OPERATIONAL
2211 LAS VEGAS
WILLYS
L16-256
2202 PARADISE
BONANZA MALL LIQUOR
L-16-82
2400 LAS VEGAS
HANG N LOOSE
L-16-136
208 SAHARA
SUP-4984
Protected Landuses
Parks
Schools
Taverns
Religious
Business Licenses
Tavern
Supper Club/
Restaurant Service Bar
Child Care/
Children Facility
Subject Property
400 foot buffer
N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OCHA CUISINE - OWNER: RICHARD L CALCATERRA 1985 TRUST AND MELISSA F CALCATERRA 1985 TRUST

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval for a Special Use Permit for a Restaurant Service Bar at 2211 Las Vegas Boulevard South.

B) Applicant's Justification

The applicant justifies this application by stating that their business has been in Las Vegas for over 14 years, in which time they have had a liquor license for a period of 5 years (1990 – 1995). They are currently moving locations and would like to establish themselves once again.

BACKGROUND INFORMATION

A) Previous Actions

1954 The hotel was constructed.

There is no case information related to the subject parcel.

B) Pre-Application Meeting

07/14/04 A pre-application conference was held resulting in the following comments:

1. The subject site was previously Tong's Palace, a restaurant tavern.
2. Connected to the Holiday House Motel, 2211 S Las Vegas Boulevard.
3. The site may be parking impaired, however the site is located within the Downtown Redevelopment District.
4. Proposed application is a Project of Regional Significance.
5. Public Works considered whether right-of-way along Las Vegas Boulevard would need to be dedicated or if the site's driveway will have to be reconstructed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.35

B) Existing Land Use

Subject Property:	Motel (Holiday House)
North:	Motel (Holiday Motel)
South:	Motel (Fun City)
	Shops
East:	Commercial Center
	Condominiums (Bonita Terrace)
West:	Restaurant
	Hotel Casino (Aztec)

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	C-1 (Limited Commercial)
	R-4 (High Density Residential)
West:	C-2 (General Commercial)

E) General Plan Compliance

The Las Vegas Redevelopment Plan designates the parcels C (Commercial), which permits office uses, limited commercial uses, and general commercial uses. The proposed restaurant service bar use is consistent with the land use designation.

PL

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

Downtown Centennial Plan: The parcel is located within the Northern Strip district, which encourages major hotel-casino projects along Las Vegas Boulevard and Sahara Avenue. Height, setback, parking requirements and other development regulations are not automatically applied to properties within the Downtown Centennial Plan area; however, additional streetscape and architectural requirements are applicable.

Downtown Redevelopment Plan: The location of the proposed use is within the Downtown Redevelopment Plan area (DTR). The DTR land use of C (Commercial) permits the proposed use.

INTERAGENCY ISSUES

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

1) A Special Use Permit application concerning property within 500 feet of the City boundary with Clark County.

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

1) No comments regarding this application were given.

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Restaurant	2,766 SF.	1 Space / 50 Public GFA	59	3	61	1
	71,195 SF.	1 Space / 200 remaining GFA				

The proposed use is to be located on a site considered parking impaired by Title 19. A Tavern located was within the same building as the proposed restaurant with service bar, therefore the intensity of use has not increased. The proposed use therefore would not be required to provide any additional parking on site.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Restaurant Service Bar	A minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, and City Parks	No protected uses are within the required 400-foot distance separation.

In this case, there are no protected uses known to be within the minimum distance requirement.

B) General Analysis and Discussion

- Zoning

The proposed Restaurant Service Bar is within the realm of permitted uses in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.04.050 establishes the criteria for the approval of alcohol-related uses within the city. The Code requires this use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or City Park as measured from property line to property line. In this case, there are no protected uses known to be within the minimum distance requirement. The use lies within an established commercial development and can be conducted in a manner that is harmonious and compatible with the surrounding development.

The proposed Restaurant Service Bar will be located within a tenant space that has previously been occupied by a restaurant/tavern use. Issues related to parking were evaluated as part of the building permit process.

- Conditions

The following base Conditions of Approval are applicable to a Restaurant Service Bar:

i. No restaurant service bar business use shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.

ii. Except as other wise provided in Paragraph 3 below, the minimum distance referred to in Paragraph 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed restaurant service bar which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closes to the proposed restaurant service bar. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term property line refers to property lines of fee interest parcels and does no include the property line of:

    a. Any leasehold parcel,;
    b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Paragraph 1.

iii. In the case of a restaurant service bar proposed to be located on a parcel of at least eight acres in size, the minimum distances referred to in Paragraph 1 shall be measured in a straight line:

    a. From the nearest property line of the existing use to the nearest portion of the structure in which the restaurant service bar will be located, without regard to intervening obstacles; or

b. In the case of a purposed restaurant service bar which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the restaurant service bar will be located, without regard to intervening obstacles.

iv. When considering a Special Use Permit application for a restaurant service bar which also requires a waiver of the distance limitation in Paragraph 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

v. The minimum distance requirement in Paragraph 1 does not apply to an establishment, which has a non-restricted gaming license in connection with a hotel having 200 or more rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

vi. *In the O District, a restaurant service bar is permitted only as an accessory use.

vii. *All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50.

The request meets these standards.

FINDINGS

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

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

   The proposed use should not adversely affect the current or future surrounding uses.

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

   The proposal will be located within a previously approved restaurant on this site. Therefore, the subject site is physically suitable for the type and intensity of land use proposed. The addition of beer/wine sales does not affect the parking requirement for this business.

PL

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

   The site has access from Las Vegas Boulevard, identified as a Primary (100-foot) Arterials on the Master Plan of Streets and Highways. This road can provide sufficient capacity for the intended development on the subject parcels.

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 this request would be consistent with the standards of Title 19. If the request is approved, it would be subject to other Codes to ensure health, safety and public welfare.

NOTICES MAILED 261

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4984 APN: 162-03-410-066-03

Name of Property Owner: CALCATERRA, RICHARD L 1985 TRUST & CALCATERRA, MELISSA F 1985 TRUST

Name of Applicant: OCHA CUISINE

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

_____ Yes _____✓_____ No

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Melissa F Calcaterra, trustee

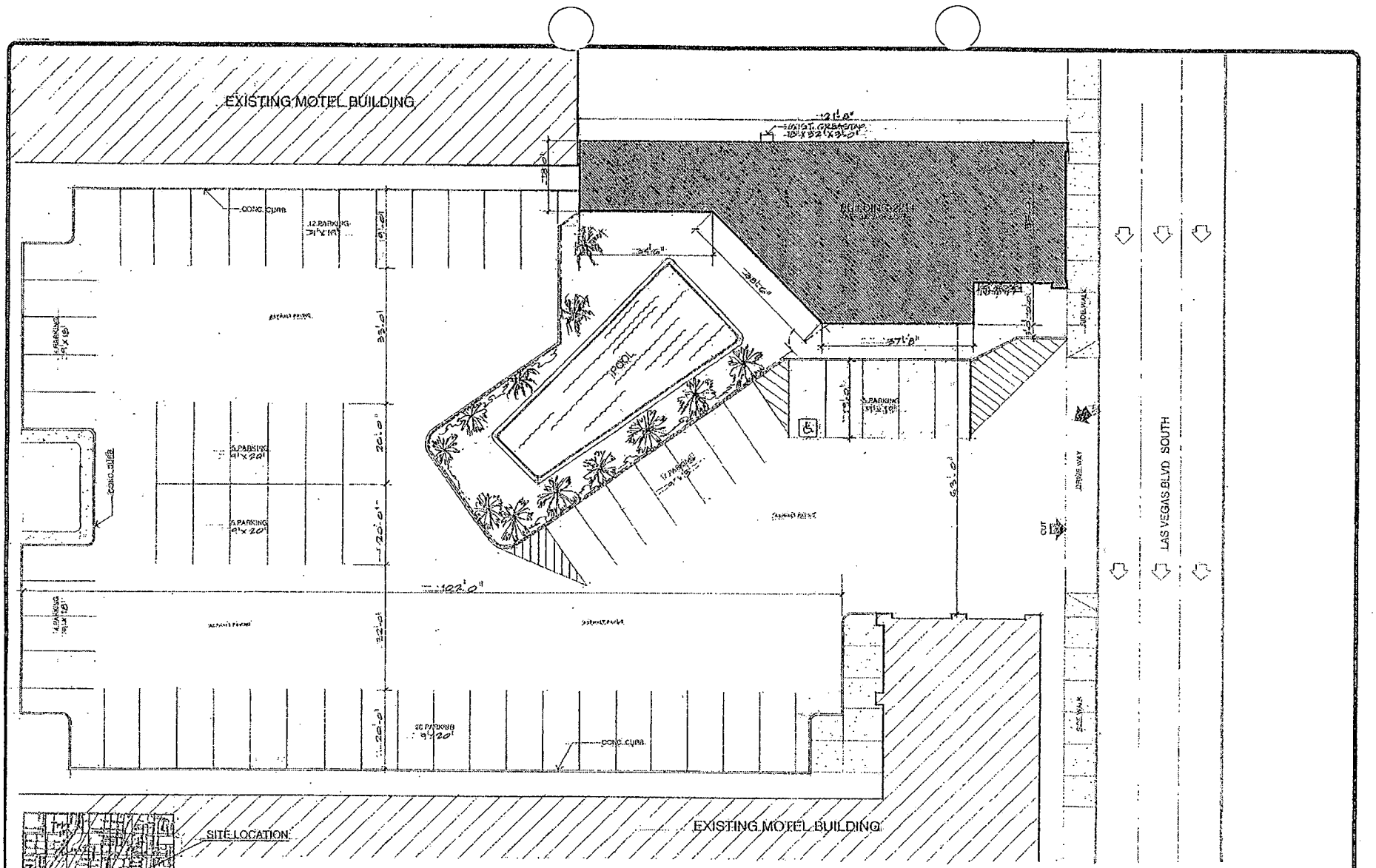
Print Name: Melissa F Calcaterra trustee
Richard L Calcaterra trustee

Subscribed and sworn before me

This 8th day of July, 2004

_____
Notary Public in and for said County and State

PAMELA S. CHUA
Commission # 1470544
Notary Public - California
San Francisco County
My Comm. Expires Feb 17, 2008



EXISTING SITE PLAN

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

TOTAL = 62 EXISTING PARKING

RECEIVED
AUG 10 2004

SUP-4984
9/23/04 PC

REVISIONS	BY

PROJECT OWNER:
FERNMAR MANAGEMENT COMPANY
845 OAK GROVE AVE. SUITE 202
MENLO PARK, CA 94026 TEL: (650) 327 5532

ARCHITECT:
WAITAVA PONCEAN
1201 S. LAS VEGAS NV 89104
TEL: 386 8631

EXISTING SITE PLAN

OCHA CUISINE
2211 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA 89104 TEL:

DRAWN: S. Sawicky
CHECKED: SS
DATE: July 26, 04
SCALE: 1/32" = 1'-0"
JOB NO.:
SHEET: 1
OF SHEET

WINDOW SCHEDULE

			SIZE	REMARKS
A			4'-8" x 10'-8"	GL.
B			4'-0" x 12'-8"	"
C			3'-0" x 7'-8"	"
D			4'-8" x 4'-0"	"
E			3'-0" x 6'-12"	"
F			5'-7" x 6'-0"	"
G			25'-2" x 7'-8"	"
H			2'-8" x 12'-8"	"
I			3'-2" x 7'-8"	"
J			2'-0" x 5'-10"	"
K			2'-8" x 2'-0"	"

RECEIVED
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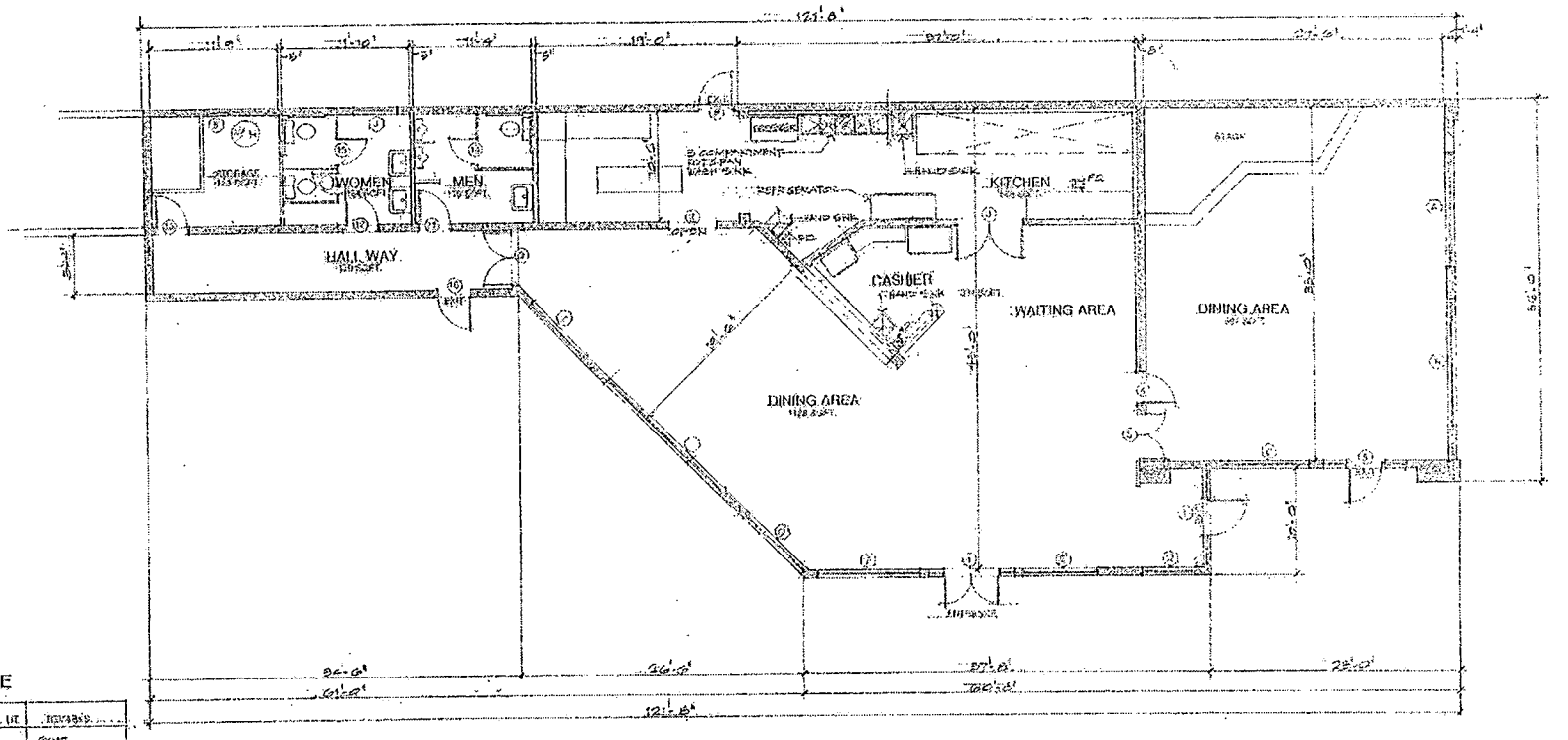


DOOR SCHEDULE

NO.	WD.	SIZE	LIT	REMARKS
①		6'-0" x 7'-0"		EXIST
②		2'-6" x 7'-0"		"
③		2'-6" x 7'-0"		"
④		2'-6" x 7'-0"		"
⑤		3'-0" x 7'-0"		"
⑥		6'-0" x 7'-0"		
⑦		11'-0" x 6'-8"		OPENING
⑧		3'-0" x 7'-0"		
⑨		3'-0" x 7'-0"		
⑩		3'-0" x 7'-0"		
⑪		3'-0" x 6'-8"		
⑫		2'-6" x 6'-8"		
⑬		2'-6" x 6'-8"		

EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"

SUP-4984
9/23/04 PC

REVISIONS	BY

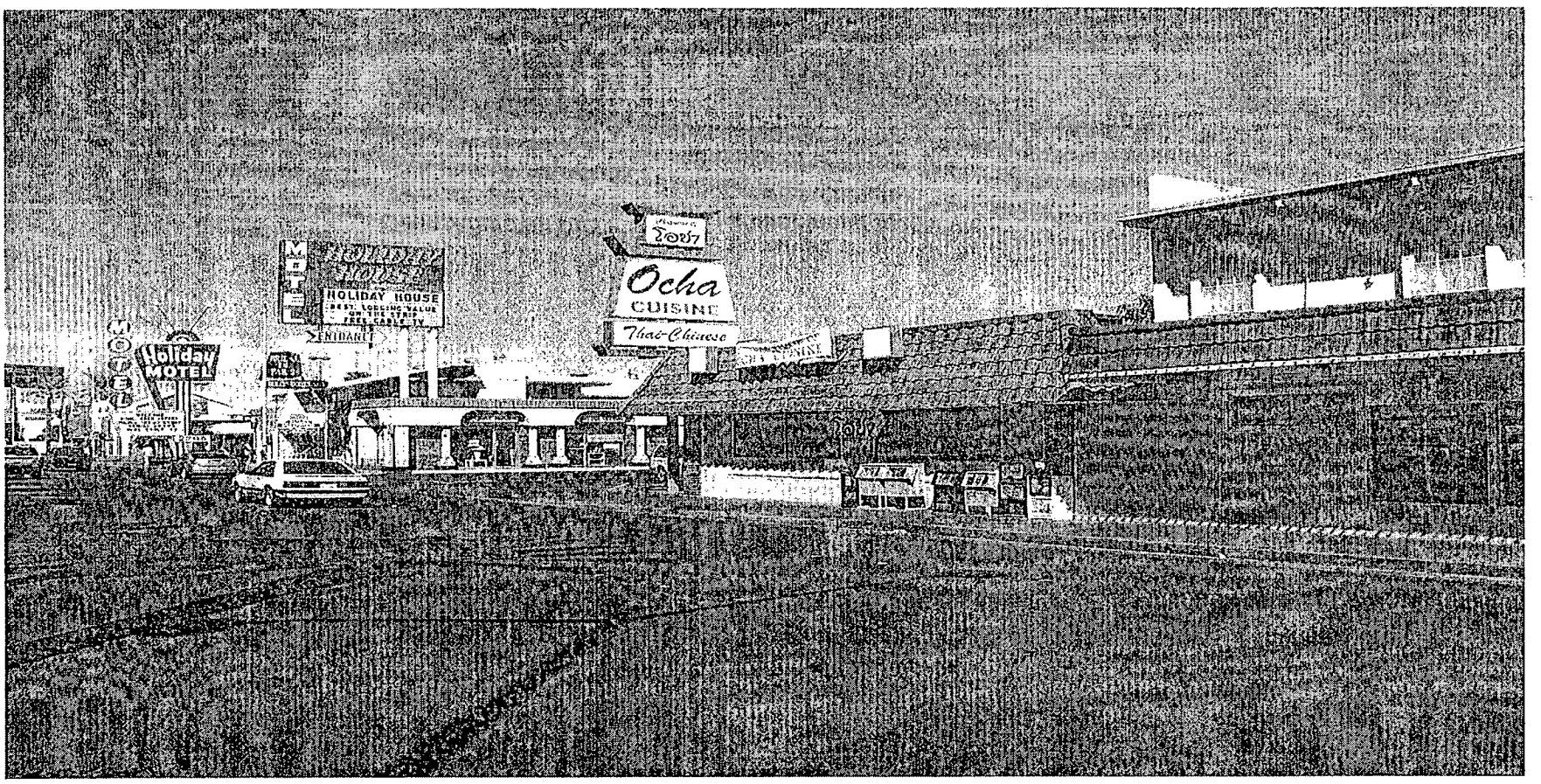
FERNMAR MANAGEMENT, COMPANY
945 OAK GROVE AVE. SUITE 202
MENLO PARK, CA 94026 TEL: (650) 327 5532

JAITANA PONGPAN
1201 S. LAS VEGAS NV 89104
TEL: 386 8531

EXISTING FLOOR PLAN

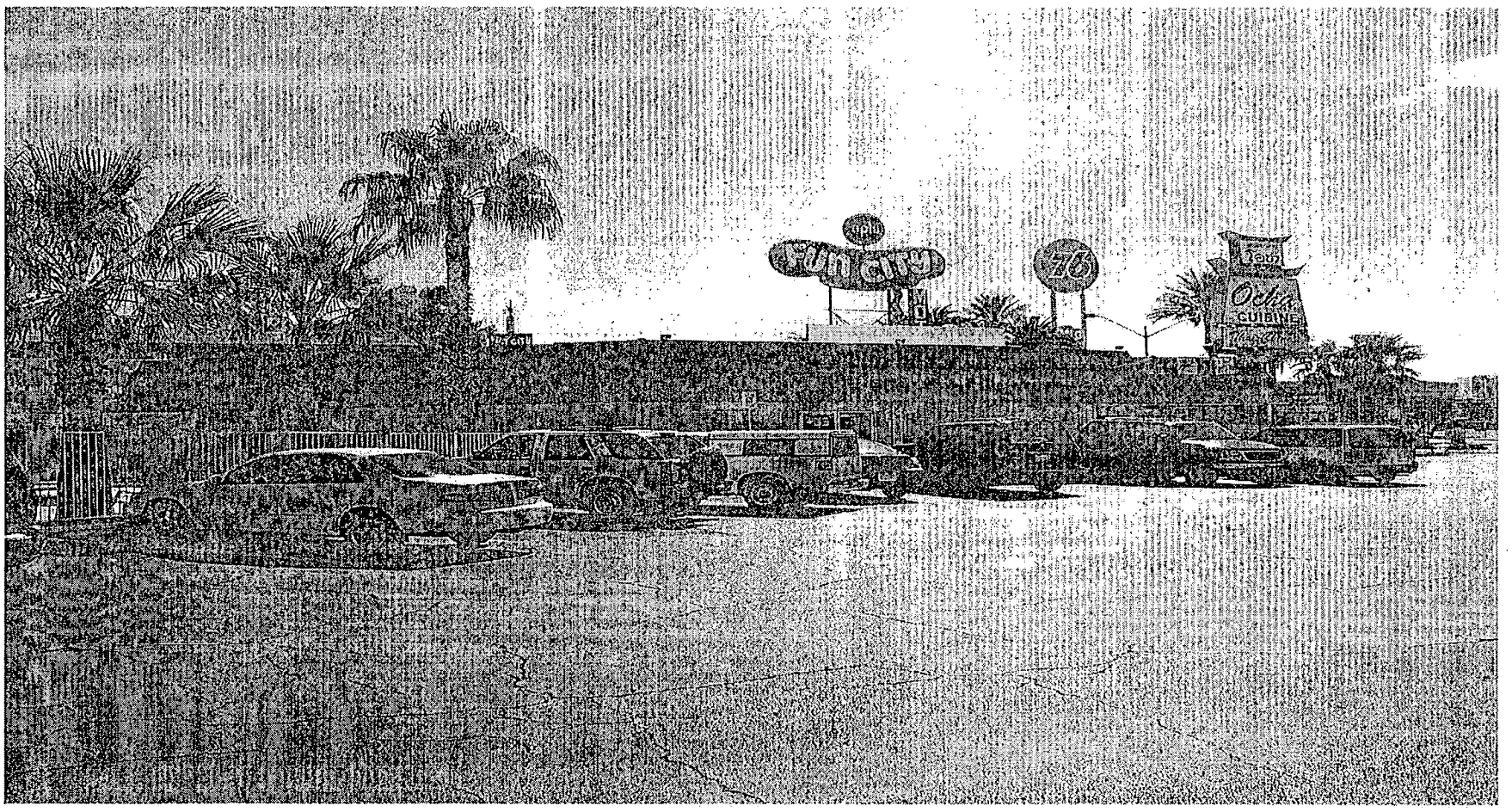
OCHA CUISINE
2211 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA 89104 TEL:

DRAWN: S. SOMSAY
CHECKED:
DATE: JULY 26, 04
SCALE: 3/16" = 1'-0"
JOB NO.
SHEET: 2
OF SHEETS



SUP-4984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OCHA CUISINE - OWNER: RICHARD L CALCATERRA 1985 TRUST AND MELISSA F CALCATERRA 1985 TRUST
2211 LAS VEGAS BOULEVARD SOUTH
SEPTEMBER 23, 2004 PLANNING COMMISSION

9/2/04



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2211 LAS VEGAS BOULEVARD SOUTH
SEPTEMBER 23, 2004 PLANNING COMMISSION

9/2/04

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:

SDR-4979 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BANKWEST OF NEVADA - Request for a Site Development Plan Review FOR A 6,510 SQUARE FOOT FINANCIAL INSTITUTION AND A WAIVER OF TOWN CENTER DEVELOPMENT GROUND FLOOR GLAZING STANDARDS on 1.54 acres at 8501 West Centennial Parkway (APN 125-29-510-004), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967] – UNANIMOUS with McSWAIN abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949] as her company is presently bidding work for Kimball Hill Homes, TRUESDELL abstaining on Item 10 [SUP-4984] as the proposed property is located in the Downtown area next to a property that he owns an interest in, NIGRO abstaining on Item 11 [SDR-4979] as he is a shareholder in Bankwest of Nevada and STEINMAN excused

This is Final Action

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

MINUTES – Continued:
person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

DAVID CLAPSADDLE, Planning and Development Department, stated that letters are on file for each application noted above where the applicant has agreed to all of the conditions.

COMMISSIONER McSWAIN stated she would be abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949], as her company is presently bidding work for Kimball Hill Homes.

CHAIRMAN TRUESDELL stated that he would be abstaining on Item 10 [SUP-4984], as the proposed property is located in the Downtown area next to a property that he owns an interest in.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [SDR-4979], as he is a shareholder in Bankwest of Nevada.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

(6:19 – 6:23)
1-655

CONDITIONS:
Planning and Development

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

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

3. All development shall be in conformance with the site plan and building elevations, date stamped August 9, 2004 except as amended by conditions herein.

CONDITIONS – Continued:

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

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

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

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

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. A Sign Plan shall be submitted for approval by the Centennial Hills Architectural Review Committee - Town Center (CHARC-TC) prior to the issuance of a Construction Permit.

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

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.

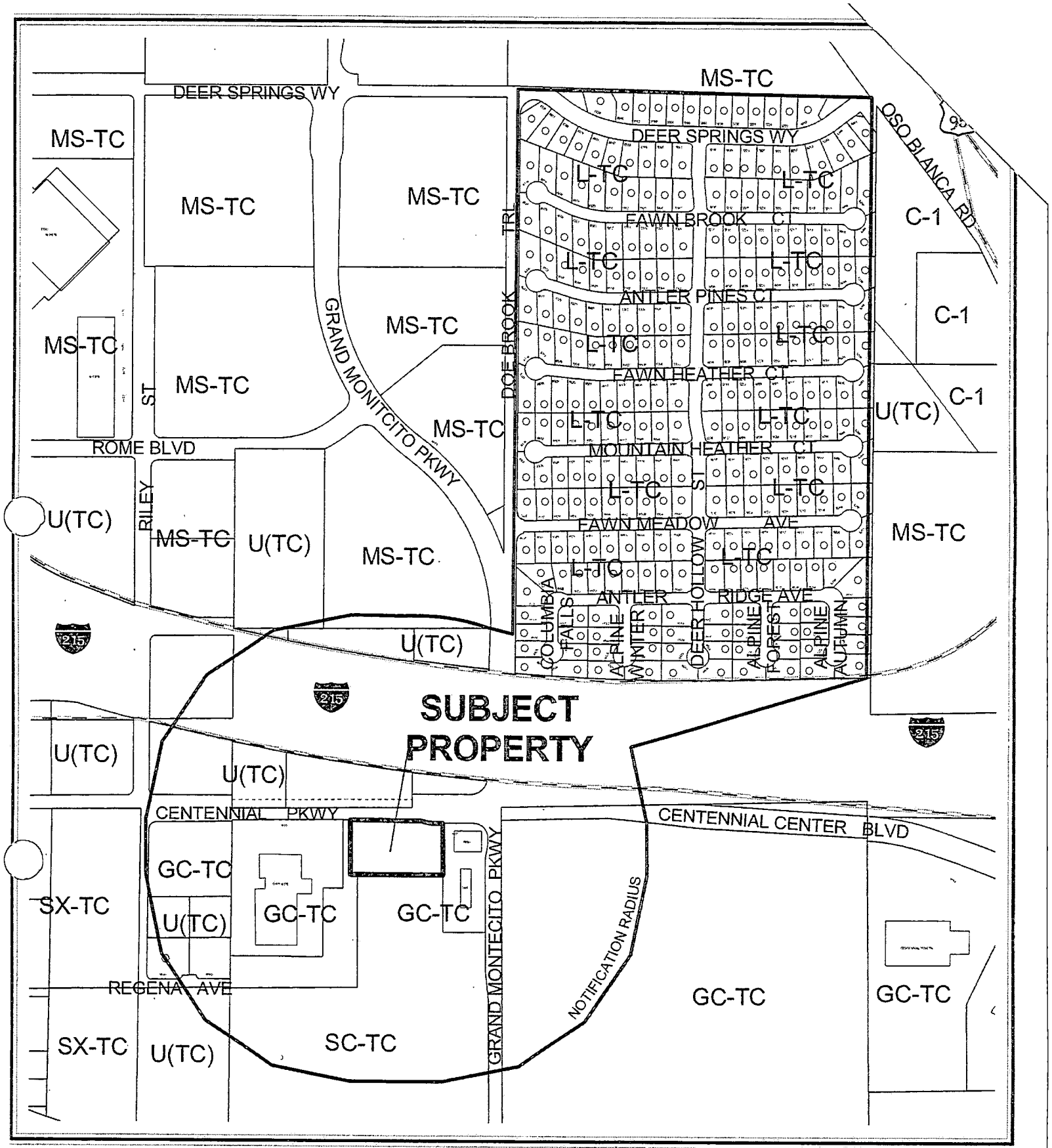
12. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and

CONDITIONS – Continued:

#234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

14. Site development to comply with all applicable conditions of approval for the Centennial Hills Center (Commercial Subdivision) and all other applicable site-related actions.



CASE: **SDR-4979**

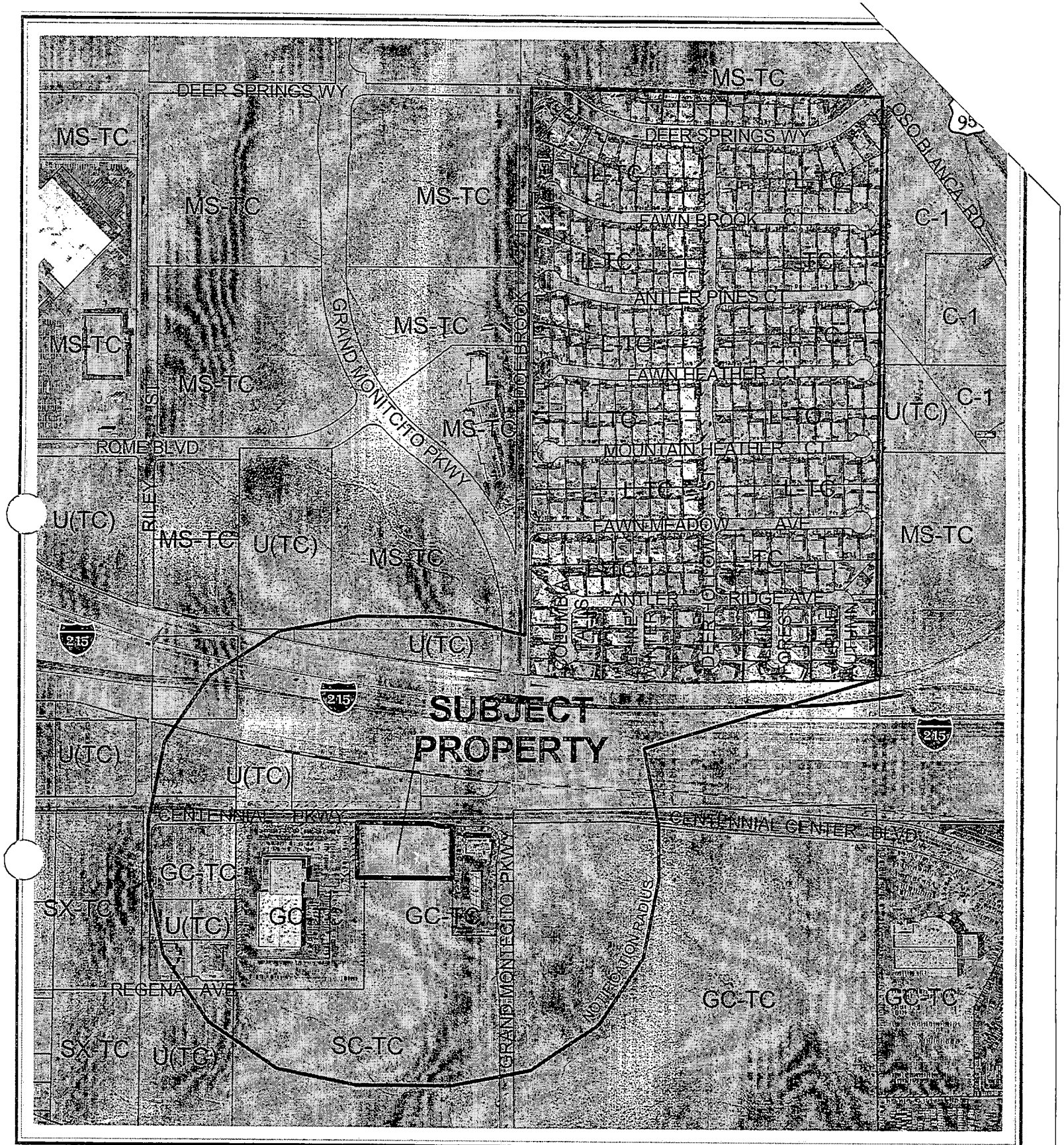
RADIUS: 750 + SPECIAL

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [GC-TC (GENERAL COMMERCIAL) TOWN CENTER LAND USE DESIGNATION]

N



CASE: SDR-4979

RADIUS: 750 + SPECIAL

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [GC-TC (GENERAL COMMERCIAL) TOWN CENTER LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4979 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BANKWEST OF NEVADA

** CONDITIONS **

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

Planning and Development

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

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

3. All development shall be in conformance with the site plan and building elevations, date stamped August 9, 2004 except as amended by conditions herein.

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

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

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

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

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. A Sign Plan shall be submitted for approval by the Centennial Hills Architectural Review Committee - Town Center (CHARC-TC) prior to the issuance of a Construction Permit.

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

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. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

14. Site development to comply with all applicable conditions of approval for the Centennial Hills Center (Commercial Subdivision) and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a Financial Institution and a waiver of Town Center Development Standards (ground floor glazing standards).

B) Applicant's Justification

The location and quantity of glazing is limited for security factors, however, glazing is located in suitable areas such as public entries and offices.

BACKGROUND INFORMATION

A) Previous Actions

09/01/99 The City Council approved an Annexation (A-0010-98(A)) of 30.2 acres, which encompasses the subject site.

B) Pre-Application Meeting

07/23/04 The following Development Standards, all of which have been met or exceeded, were reviewed with the applicant:

- Fifteen foot minimum landscape planter on the front property line from the back of the sidewalk.
- Coordinate clusters of Mexican Fan Palms in the 15 foot landscape setback with amenity zone. Palm trees every third tree or 105 feet on center.
- Landscape parking islands require one tree per every six parking spaces, with a minimum of five feet in width.
- Landscaping: 15 feet in front, 8 feet on sides and rear.

- Parking: 6,510 square feet = 33 spaces of which two are handicap including one van accessible. Parking standard: Financial institution: One space per 200 square feet of GFA, plus one lane for each drive-up window.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor were any held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.54

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Restaurant
	Gas Station
West:	Car Dealership

C) Planned Land Use

Subject Property:	GC-TC (General Commercial-Town Center)
North:	SC-TC (Service Commercial-Town Center)
South:	SC-TC (Service Commercial-Town Center)
East:	GC-TC (General Commercial-Town Center)
West:	GC-TC (General Commercial-Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	U (Undeveloped) [TC (Town Center) General Plan Designation]
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

This proposal is in the Town Center Land Use Plan area of the Centennial Hills Sector of General Plan. The current land use designation for the subject site is GC-TC (General Commercial -Town Center). The T-C (Town Center) zoning is consistent with the land use designation. A Financial Institution is an allowable use within the T-C (Town Center) Zoning.

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

This project is subject to the Town Center Development Standards.

PROJECT DESCRIPTION

This 6,510 square foot bank building will have one ATM teller and two drive-through lanes. The landscaping, open space and exterior façade designed to Town Center Development Standards. Access to this development will be from Centennial Parkway. The project shares driveways with the businesses to the east and west.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The T-C (Town Center) zoning district's equivalent in the General Plan is C-1 (Limited Commercial). Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	NA	54,014 SF	Y
Min. Lot Width	100 Feet	339.12 feet	Y
Min. Setbacks			
◦ Front	20 Feet	20 feet	Y
◦ Side	10 Feet	54'9"	Y
◦ Corner	15 Feet	N.I.	Y
◦ Rear	20 Feet	25'2"	Y
Max. Lot Coverage	50 %	12.1%	Y
Max. Building Height	NA	31.5 feet	Y
Trash Enclosure	Enclosed with roof	Enclosed with roof	Y
Loading Zone	NA	NA	NA
Mech. Equipment	Screened	Screened	Y

This proposal meets the Development Standards of Title 19.08

A2) Residential Adjacency Standards

The Residential Adjacency Standards of Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Financial Institution	6,510 SF.	1 space / 200 GFA plus 6 spaces for ATM machine	33	2	49	3

This proposal exceeds the Parking Standards of Title 19.

A4) Landscape Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Trees/ 6 Spaces	14 Trees	19 Trees
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet	11 Trees	15 Trees
• Min. Zone Depth	8 Feet		15 feet

This proposal exceeds the Landscaping Standards of Title 19.12.

A5) Sign Standards

The applicant will apply for a signage certificate with CHARC-TC under a separate application.

B) General Analysis and Discussion

- Zoning

This proposed Site Development Plan conform to the T-C (Town Center) zoning of the site.

- Site Plan

This 6,510 square foot bank building will have one ATM teller and two drive-through lanes. The landscaping and exterior façade are designed to Town Center Development Standards. Access to this development will be from Centennial Parkway, designated as a 90 foot Frontage Road on Map 4A of the Town Center Development Standards. The project shares driveways with the businesses (automobile dealership, fast food restaurant, and gas station) to the east and west.

- Waivers

The applicant has requested a waiver of Town Center Development Standards for Ground Floor Glazing (Section D.1.B.1). This standard call attention to the use of visually interesting features, particularly along primary pedestrian routes. Under usual circumstances, "walls on primary pedestrian routes shall have a minimum of 70% clear glazing at the ground floor level."

This proposal is a Financial Institution, and applicant feels that the location and quantity of glazing should be limited for security factors.

Staff agrees with this concern and recommends approval of this waiver request. The proposed façade has glazing located in suitable areas such as public entries and office.

- Landscape Plan

The landscape plan depicts conformance to perimeter, parking lot, and foundation landscaping. All shrubs and trees are drought-tolerant, and no turf is included in the plan.

- Elevation

The submitted plans show a well-designed bank building typical of other banks in the Town Center area. The structure incorporates stone tile with painted surfaces, glass block and clerestory windows.

- Floor Plan

The submitted floor plans show the typical Financial Institution (Bank) design that is common in the area.

FINDINGS

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

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

   The proposed development is within the range of allowable uses in the T-C zoning district and will be developed in a manner that is compatible with future commercial development land uses in the vicinity of this site.

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

   The proposed development is consistent with the General Plan, Title 19, and the Landscape, Wall and Buffer Standards.

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

   Access to this development will be from Centennial Parkway, a 90 foot Frontage Road. The project shares driveways with the businesses (automobile dealership, fast food restaurant, and gas station) to the east and west. This access will be adequate to meet the requirements of the proposed development.

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

   The landscaping and building materials proposed for this development will be the same as those commonly used for commercial developments in the Town Center area. Therefore it will be appropriate for the character of the area.

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

   The proposed commercial development as designed will be appropriate for the area and the adjacent commercial uses that are likely to be developed in the future.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 305

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4979 APN: 125 29 510 004

Name of Property Owner: Bankwest of Nevada

Name of Applicant: Bankwest of Nevada

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

_____ Yes _____ 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: Jack R. Wallis

Print Name: JACK R. WALLIS

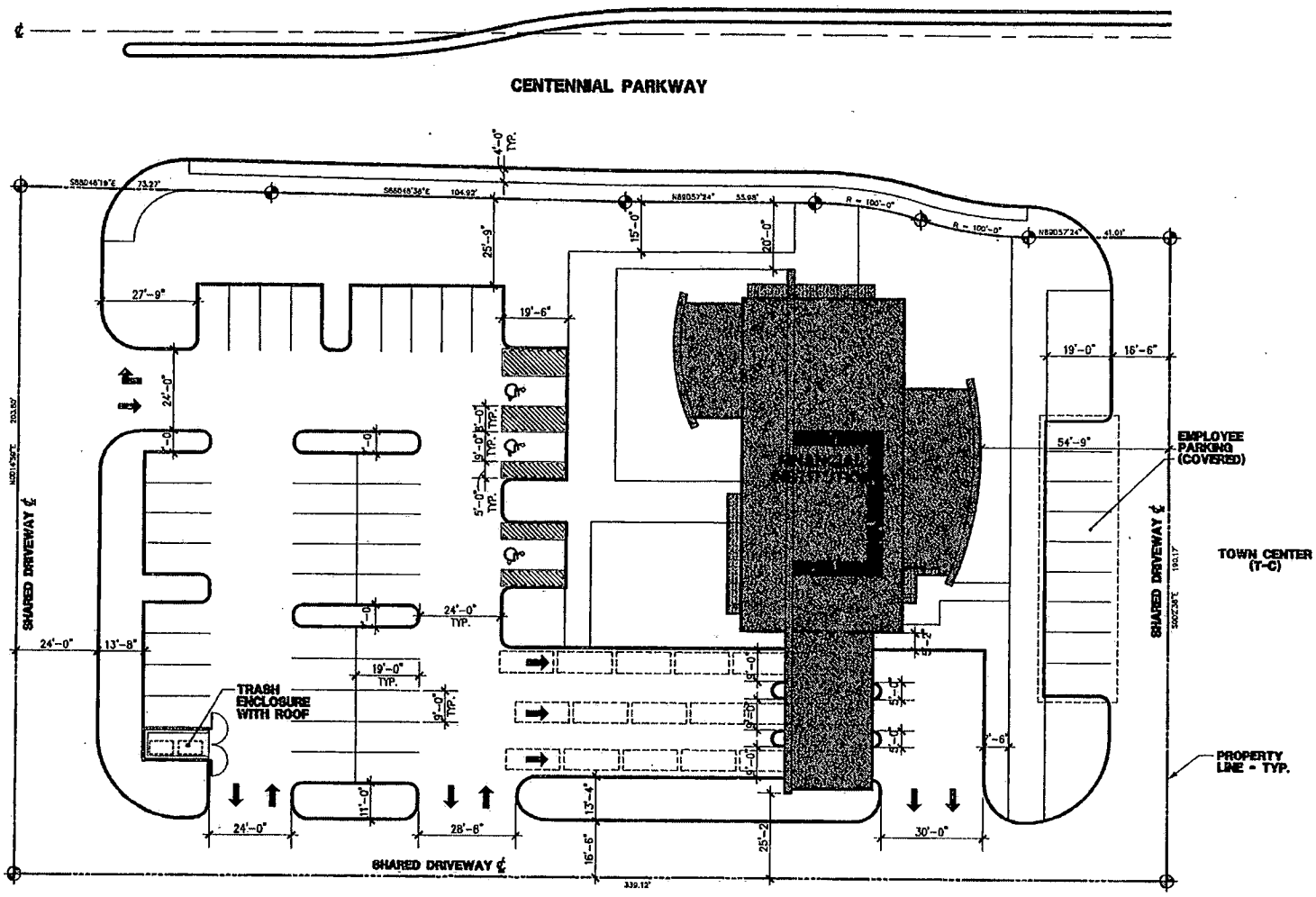
Subscribed and sworn before me

This 25 day of June, 2004

Kelley DeLong

Notary Public in and for said County and State

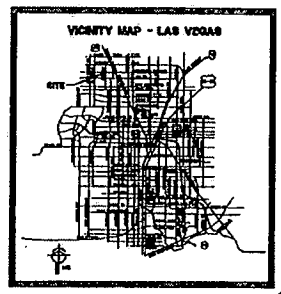
KELLEY DeLONG
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires November 13, 2004
Reg. #01-66944-1



SITE PLAN

SCALE: 1"= 20'-0"

TOWN CENTER (T-C) VACANT



PROPERTY OWNER

BANKWEST OF NEVADA
3700 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89102

CONTACT

KGA ARCHITECTURE
2490 SOUTH POLARIS AVENUE
LAS VEGAS, NEVADA 89103
702.257.8000

SITE ANALYSIS

A.P.N.
CURRENT ZONING:

SITE AREA:
PROJECT PARCEL (GROSS):
PROJECT PARCEL (NET):

LOT COVERAGE (NET):

BUILDING ANALYSIS

FINANCIAL INSTITUTION: 6,510 S.F.

PARKING ANALYSIS

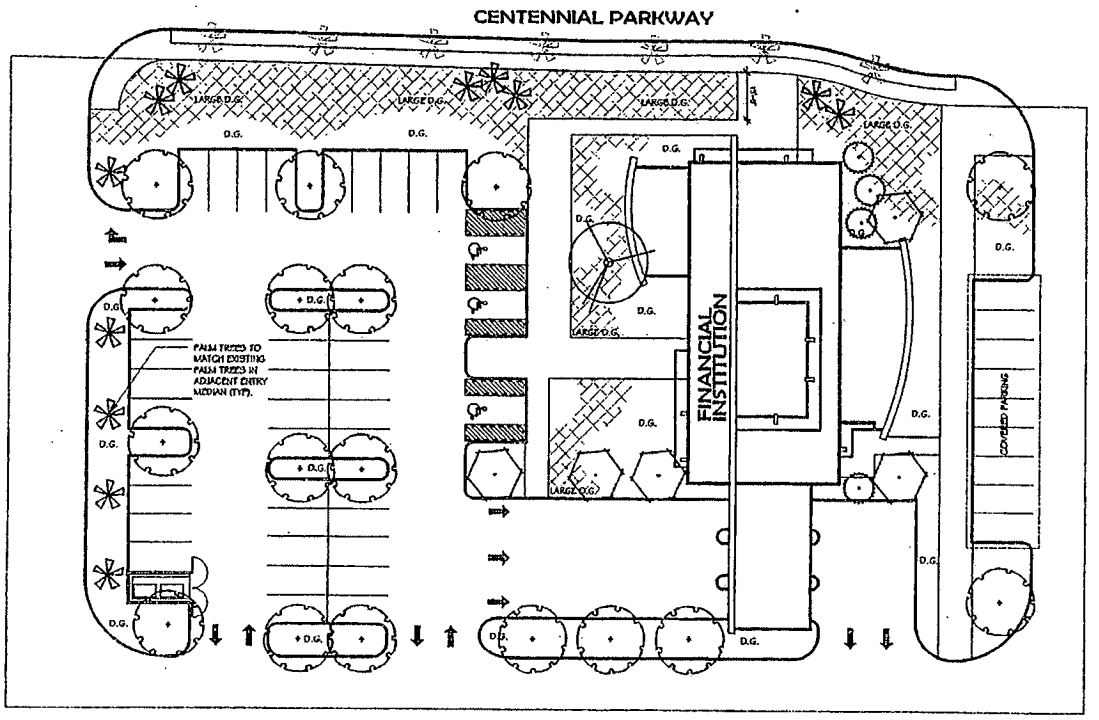
PARKING REQUIREMENT:
FINANCIAL INSTITUTION [SIZE BELOW] (5/1000): 33 SPACES
[SIX STACKING SPACES REQUIRED PER ATM/TELLER LANE]

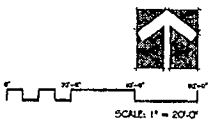
PARKING PROVIDED:
TOTAL: 49 SPACES

BANKWEST CENTENNIAL BRANCH
LAS VEGAS, NEVADA

RECEIVED
AUG 09 2004

SDR-4979
9/23/04





PLANTING LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QUANTITY	SPACING
	CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	24" BOX	17	30' O.C.
	PROSOPIS HYBRID 'PHOENIX' HYBRID THORNLESS MESQUITE	36" BOX	1	30' O.C.
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX	5	20' O.C.
	VITEX AGNUS-CASTUS CHASTE TREE	15 GAL	4	15' O.C.
	WASHINGTONIA HYBRID HYBRID MEXICAN FAN PALM	VARIES 12'-25' BTH	12	100' O.C. (STREETSCAPE) & 25' O.C. (ENTRY)
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	EXISTING	7	35' O.C.

SUGGESTED SHRUB LIST

BOTANICAL NAME/COMMON NAME	SIZE/ SPACING	BOTANICAL NAME/COMMON NAME	SIZE/ SPACING
CAESALPINIA GILLIESII BIRD OF PARADISE BUSH	5 GAL @ 6' O.C.	HESPERALOE PARVIFLORA RED YUCCA	5 GAL @ 4' O.C.
FOUQUIERIA SPLENDENS OCOTILLO	15 GAL @ 6' O.C.	PENSTEMON EATONII FIRECRACKER PENSTEMON	1 GAL @ 2' O.C.
TEUCRIUM CHAMAEDRYS GERMANDER	15 GAL @ 3' O.C.		

THE FOLLOWING ADDITIONAL SUGGESTED SHRUB LIST TO BE USED ALONG CENTENNIAL PARKWAY TO SATISFY TOWN CENTER DEVELOPMENT STANDARDS FOR SHRUB PLANTING:

CASSIA ARTEMISIOIDES' FEATHERY CASSIA	5 GAL @ 6' O.C.	LANTANA MONTEVIDENSIS TRAILING LANTANA	5 GAL @ 3' O.C.
DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	5 GAL @ 3' O.C.	LEUCOPHYLLUM LANGMANIAE CHIHUAHUAN SAGE	5 GAL @ 6' O.C.
MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST DEER GRASS	5 GAL @ 3' O.C.		

NOTES:

1) DECOMPOSED GRANITE (DG) - INSTALL A 2" LAYER OF 3/4" SCREENED ROCK MULCH CONTINUOUS IN ALL PLANTERS, WITHIN UNIT OF LANDSCAPE, UNDER ALL TREES AND SHRUBS. COLOR: MOJAVE GOLD BY KALAMAZOO MATERIALS, INC. INSTALL 3"-5" DECOMPOSED GRANITE COBBLE AT 6" DEPTH WHERE NOTED (AS MATCH) ALONG CENTENNIAL PARKWAY. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85 % AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

2) ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY OF LAS VEGAS URBAN DESIGN GUIDELINES & STANDARDS ADOPTED MARCH 17, 1999, AND TOWN CENTER DEVELOPMENT STANDARDS ADOPTED NOVEMBER 7, 2001.

SITE NOTES:

TOTAL LANDSCAPE AREA	17,586 S.F.
TOTAL TURF AREA	0 S.F.
TOTAL TREES REQUIRED FOR PARKING AREA	9
TOTAL TREES PROVIDED FOR PARKING AREA	13

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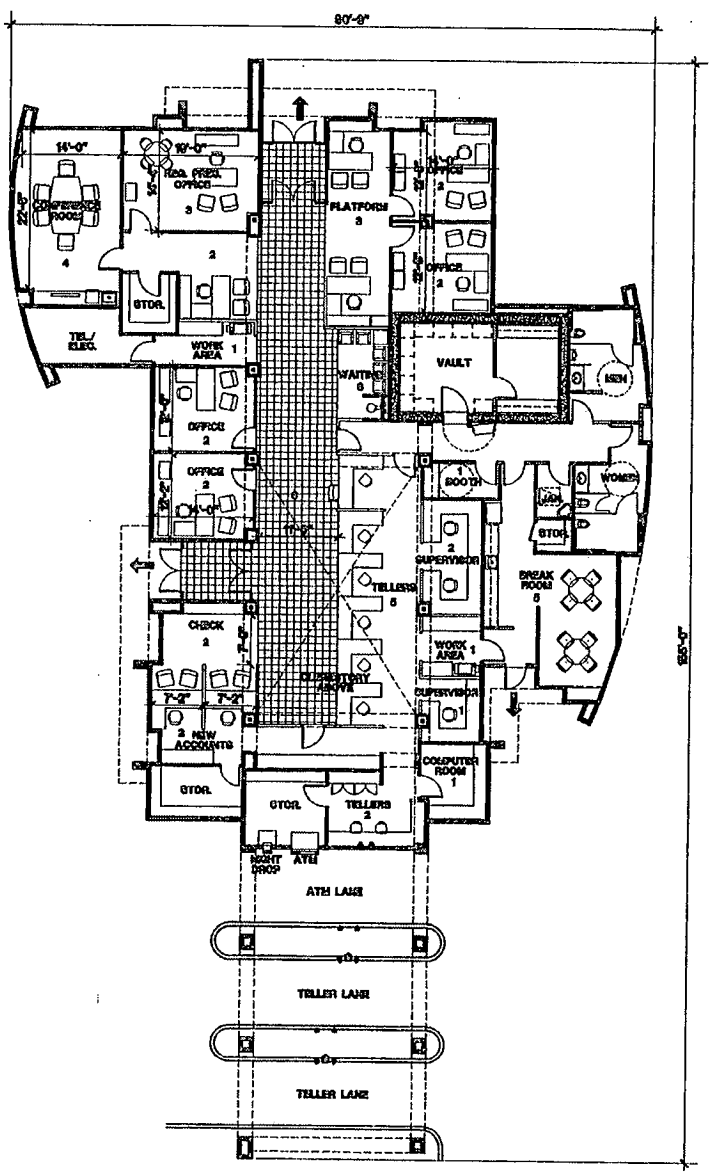
9/23/04 PC

BANK WEST CENTENNIAL BRANCH
LAS VEGAS, NEVADA

SOUTHWICK LANDSCAPE ARCHITECTS

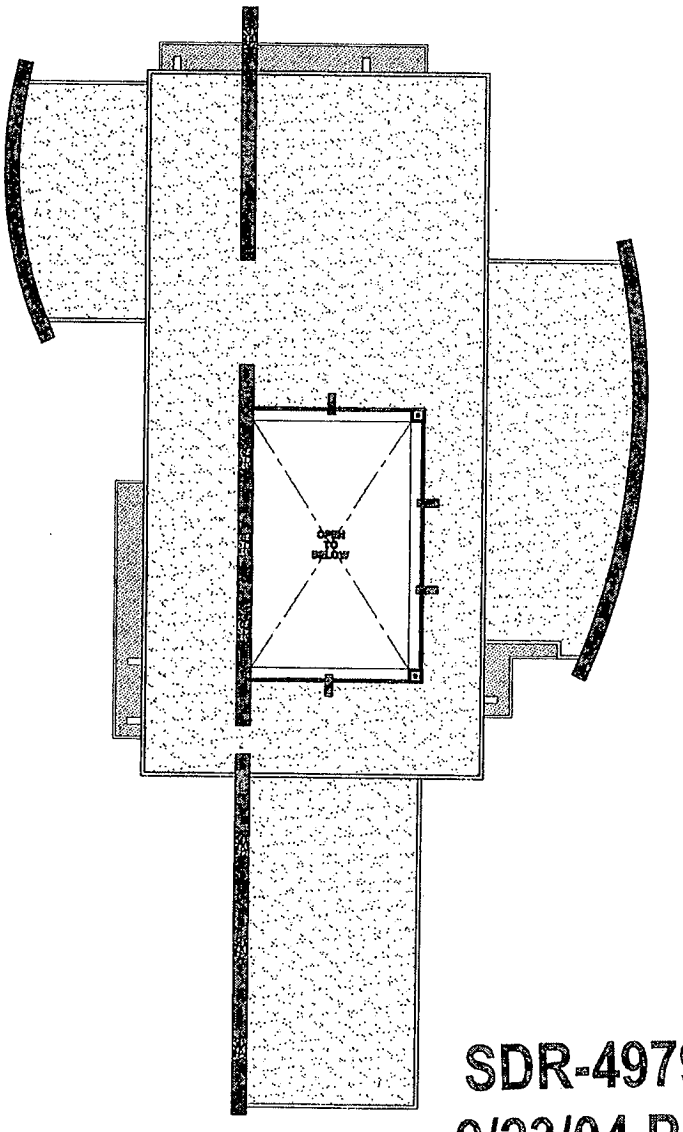
BANK WEST CENTENNIAL BRANCH

PLANTING PLAN



FLOOR PLAN 6,500 S.F.

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



CLERESTORY PLAN

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

BANKWEST CENTENNIAL BRANCH

LAS VEGAS, NEVADA

SDR-4979
9/23/04 PC

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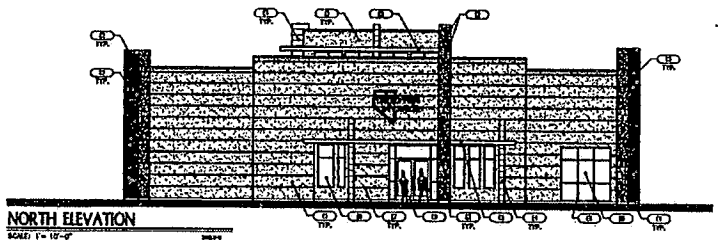
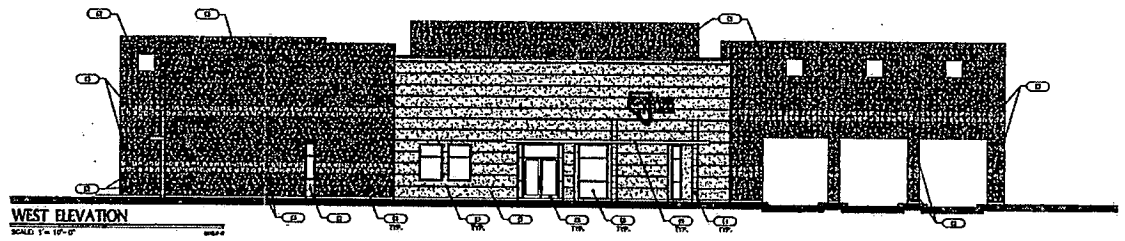
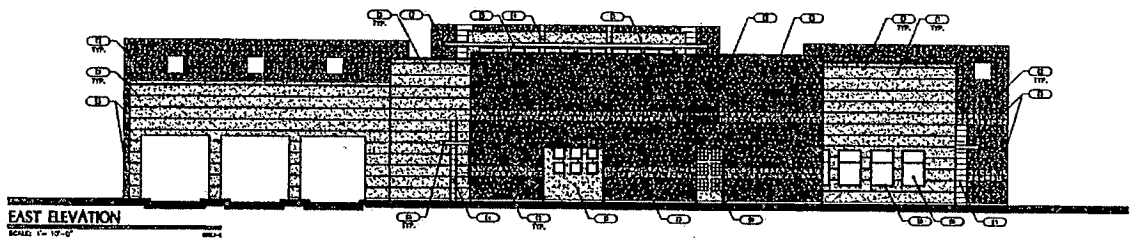


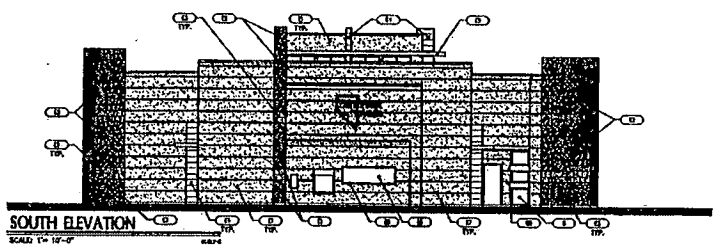
NORTH ELEVATION



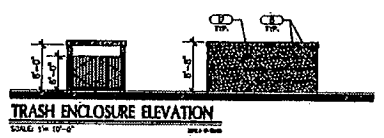
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



TRASH ENCLOSURE ELEVATION

ELEVATION NOTES

KT	DESCRIPTION	
E1	E.I.F.S. MANUFACTURER: COLOR: FINISH:	OMEGA FRAZEE 004 PEARL WHITE AUROFLEX SD4I-SMOOTH
E2	12"x12", SANDSTONE TILE MANUFACTURER: COLOR: FINISH:	SOUTHLAND STONE PEACH BLOSSOM CLEFT
E3	12"x12", SLATE TILE MANUFACTURER: COLOR: FINISH:	ARIZONA TILE RUSTIC GOLD CLEFT
E4	METAL FIN COLOR:	FLAT SEAM AEP-SPAN COOL COPPER PENNY
E5	METAL CANOPY COLOR:	DURANAR XL #UC-5240B2L
E6	GLAZING MANUFACTURER: COLOR:	PPG SOLARCOOL BRONZE
E7	REVEAL	
E8	STOREFRONT SYSTEM COLOR:	DURANAR XL #UC-5240B2L
E9	GLASS BLOCK MANUFACTURER: COLOR: COLOR:	P.C. CORNING DECORA "LX" FILTER 12" X 12"

BANKWEST CENTENNIAL BRANCH

LAS VEGAS, NEVADA

BANKWEST CENTENNIAL BRANCH

EXTERIOR ELEVATIONS

22 JUNE 04

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City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
MSP-5001 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC. - Request for a Master Sign Plan FOR A PROPOSED 39,910 SQUARE FOOT WAL-MART NEIGHBORHOOD MARKET on 8.03 acres adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN 138-23-719-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967] – UNANIMOUS with McSWAIN abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949] as her company is presently bidding work for Kimball Hill Homes, TRUESDELL abstaining on Item 10 [SUP-4984] as the proposed property is located in the Downtown area next to a property that he owns an interest in, NIGRO abstaining on Item 11 [SDR-4979] as he is a shareholder in Bankwest of Nevada and STEINMAN excused

This is Final Action

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

MINUTES – Continued:

person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

DAVID CLAPSADDLE, Planning and Development Department, stated that letters are on file for each application noted above where the applicant has agreed to all of the conditions.

COMMISSIONER McSWAIN stated she would be abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949], as her company is presently bidding work for Kimball Hill Homes.

CHAIRMAN TRUESDELL stated that he would be abstaining on Item 10 [SUP-4984], as the proposed property is located in the Downtown area next to a property that he owns an interest in.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [SDR-4979], as he is a shareholder in Bankwest of Nevada.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

(6:19 – 6:23)
1-655

CONDITIONS:

Planning and Development

1. Conformance to the sign elevations and documentation submitted in conjunction with the application, date stamped September 23, 2004, except as amended by conditions herein.

2. All freestanding signage shall be located a minimum of five feet from the front property line in accordance with the requirements of Title 19.14.

3. Freestanding signage for the development shall be restricted to the pylon sign proposed for the Lake Mead Boulevard frontage and the monument sign proposed for the Jones Boulevard frontage.

CONDITIONS – Continued:

4. All signage shall have proper permits obtained through the Building and Safety Department.

5. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

6. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

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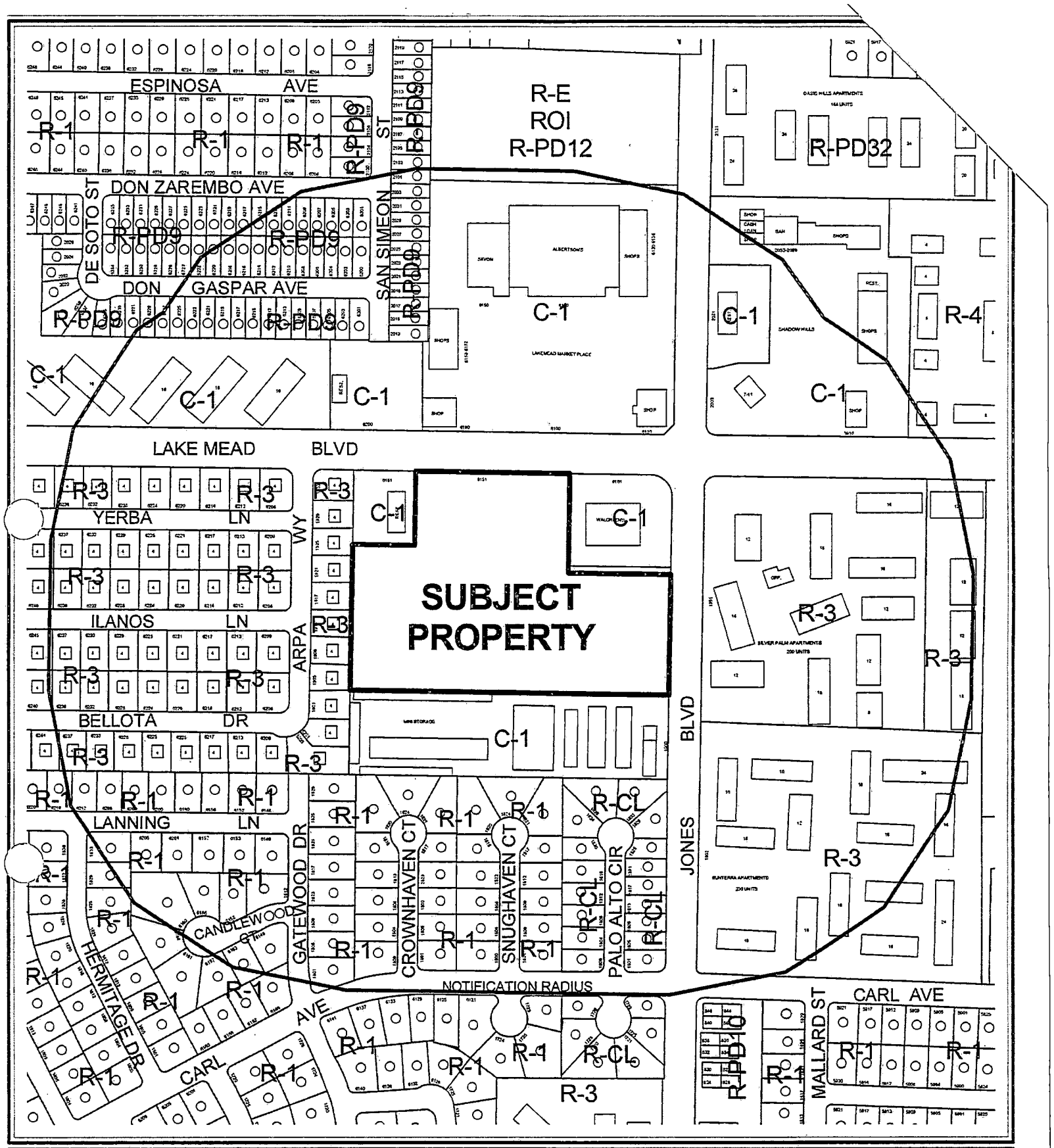


CASE: **MSP-5001**

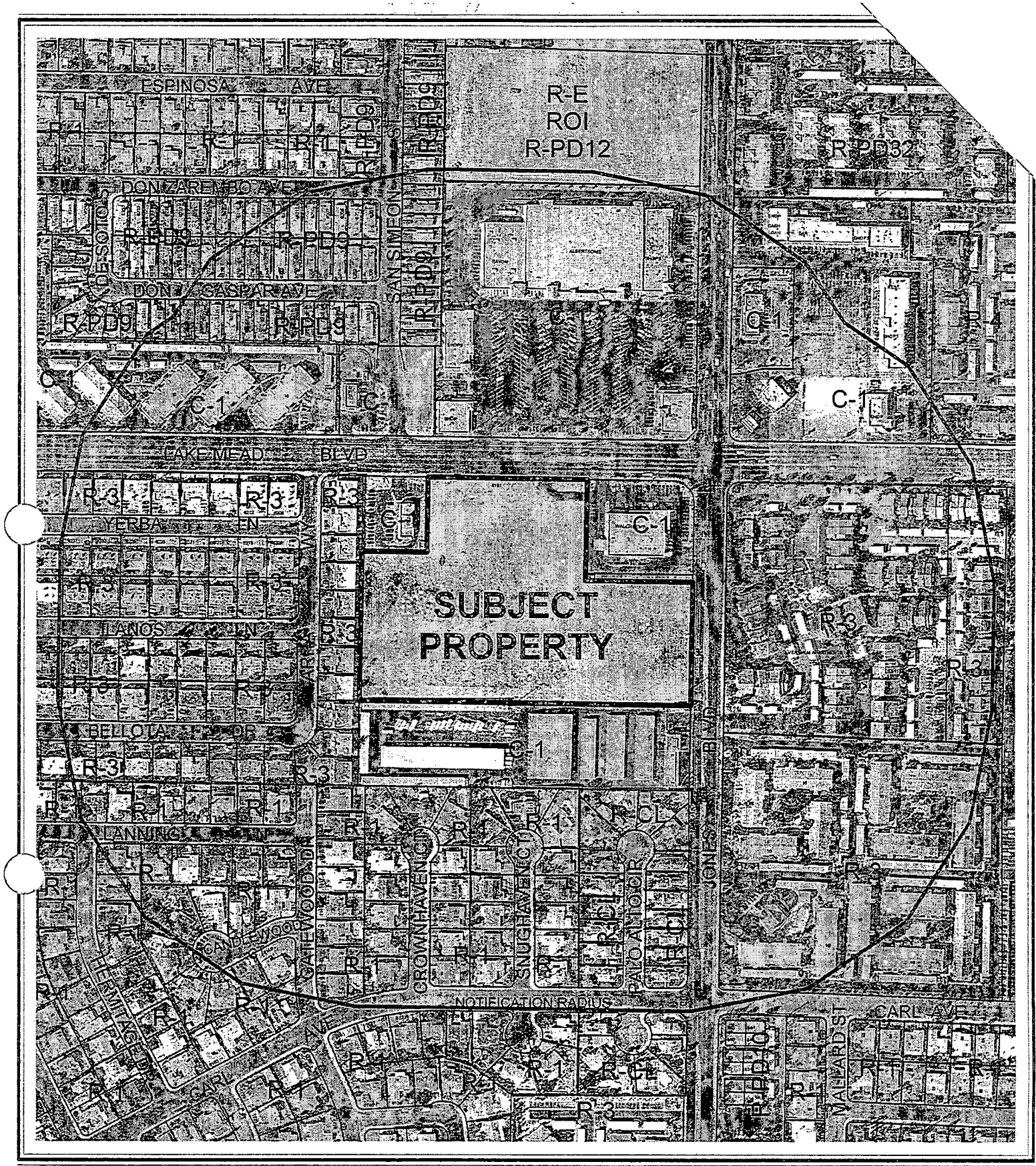
RADIUS: 750 FT

0 200 400 Feet

N

ZONING OF SUBJECT PROPERTY:

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



CASE: **MSP-5001**

RADIUS: 750 FT

0 200 400 Feet

N

ZONING OF SUBJECT PROPERTY:

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSP-5001 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to the sign elevations and documentation submitted in conjunction with the application, date stamped September 23, 2004, except as amended by conditions herein.

2. All freestanding signage shall be located a minimum of five feet from the front property line in accordance with the requirements of Title 19.14.

3. Freestanding signage for the development shall be restricted to the pylon sign proposed for the Lake Mead Boulevard frontage and the monument sign proposed for the Jones Boulevard frontage.

4. All signage shall have proper permits obtained through the Building and Safety Department.

5. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

6. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Master Sign Plan for a 39,910 square foot Wal-Mart Neighborhood Market on 8.03 acres adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard.

B) Applicant's Justification

The applicant states that the proposed Master Sign Plan will satisfy the condition of approval of the Site Development Plan Review.

BACKGROUND INFORMATION

A) Previous Actions

02/20/85	The City Council approved a Rezoning (Z-0096-84) from R-E (Residence Estates) to C-1 (Limited Commercial).
07/14/88	The Planning Commission approved a Site Development Plan Review [Z-0096-84(5)] for a proposed mini-storage facility on the southerly portion of the overall site.
10/26/95	The Planning Commission approved a Site Development Plan Review [Z-0096-84(12)] for a proposed 13,905 square foot drug store (Walgreen's).
08/13/98	The City Council approved the eleventh Extension of Time on an approved Rezoning [Z-0096-84(15)] on this site.
05/11/00	The Planning Commission approved a Site Development Plan Review [Z-0096-84(16)] for a proposed 2,590 square foot fast foot restaurant with drive-through (Kentucky Fried Chicken).
11/02/00	The Planning Commission approved a Site Development Plan Review [Z-0096-84(17)] for a proposed 58,000 square foot commercial center on the subject site.

11/20/02 The City Council approved a Site Development Plan Review [Z-0096-84(18)] for a 39,910 square foot Wal-Mart Neighborhood Market on the subject site. A Special Use Permit (U-0128-02) for packaged liquor sales for the market was also approved at that time.

B) Pre-Application Meeting

07/14/04 At the pre-application conference, it was noted that the sign plan would need to address the outparcels in addition to the Wal-Mart signage, and that the freestanding signs would need to conform to separation requirements. In addition, it was noted that the signage should be compatible with the architecture of the buildings and contribute to a cohesive design theme.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property:	Undeveloped
North:	Commercial Center Use
South:	Mini-Warehouse Use
East:	Multifamily Residential Use
West:	Multifamily Residential Use

B) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	R-3 (Medium-Density Residential)
West:	R-3 (Medium-Density Residential)

C) General Plan Compliance

The subject property is designated SC (Service Commercial) within the Southwest Section Plan of the General Plan. The Service Commercial designation allows low- to medium-intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The proposed use is in conformance with the General Plan designation.

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

The development site is not subject to any Special Area Plan, Overlay District, or other district or zone.

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	**YES**	**NO**
To establish requirements/limitations for signs in a specific development	X	

The Master Sign Plan is required as a condition of approval of the Site Development Plan Review application [Z-0096-84(18)].

ANALYSIS

A) Zoning Code Compliance

The sign plan for the property addresses the signage for the Wal-Mart Neighborhood Market, currently under construction, and the remaining outparcel sites that have yet to be developed. The proposed freestanding signage includes one 25-foot high pylon sign on the Lake Mead Boulevard frontage, and a 16-foot high monument sign on the Jones Boulevard frontage. Wall signage and canopy signage are the other sign types depicted in the supporting drawings, although the submitted Master Sign Plan document essentially allows the same signage permitted by Title 19.14.

A1) Residential Protection Standards

The signage is not subject to the Residential Protection Standards contained in Title 19.14, as the nearest single-family property is over 200 feet from subject parcel.

A2) Sign Standards

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

Freestanding Sign:

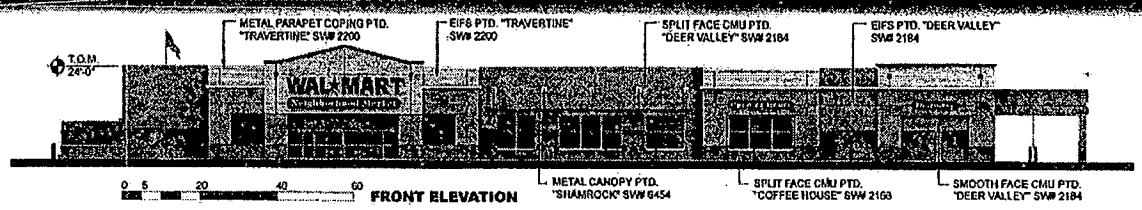
Standards	**Allowed**	**Provided**
Maximum Number	1/200' Street frontage 4 total (incl. monument signs)	1/Lake Mead 1 total
Maximum Area	1,330 SF (all freestanding signage)	250 SF
Maximum Height	40 Feet	25 Feet
Minimum Setback	5 Feet	Not indicated
Illumination	Internal, External, Animated, Electronic	Internal

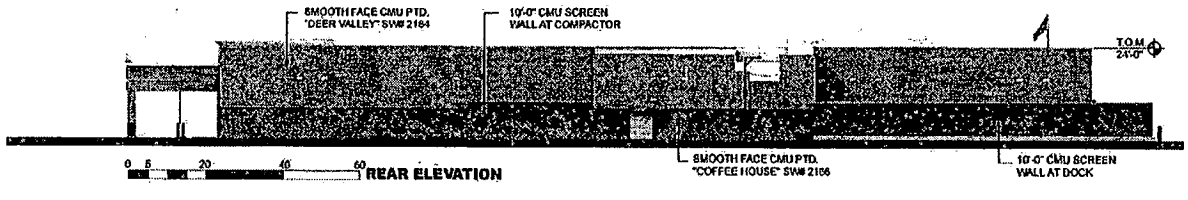
Monument Sign:

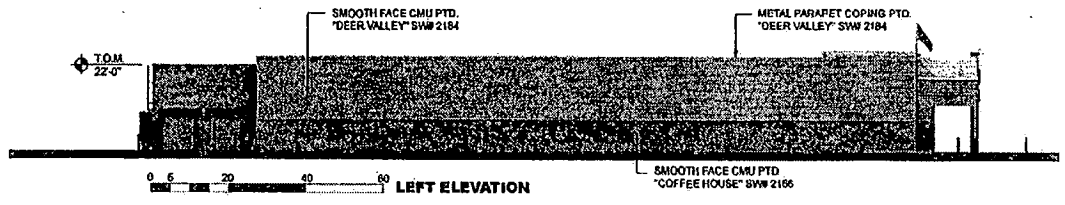
Standards	**Allowed**	**Provided**
Maximum Number	1/200' Street frontage 4 total (including freestanding signage)	1/Jones 1 total
Maximum Area	75 SF/sign	250 SF
Maximum Height	10 Feet	16 Feet
Minimum Setback	5 Feet	Not indicated
Illumination	Internal, External, Animated, Electronic	Internal

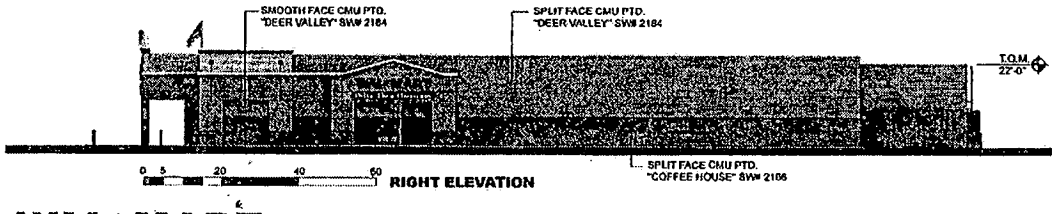
Wall Signs:

Standards	**Allowed**	**Provided**
Maximum Number	N/A	N/A
Maximum Area	20%/elevation	5%
Maximum Projection	4 Feet	Not indicated
Illumination	Internal, External, Animated, Electronic	Internal









Boice Raidl Rhea Architects

REPRESENTATION ONLY
NOT FOR CONSTRUCTION

Building, landscape, and site furnishing images shown are a representation of the design intent and may not reflect any subtle variations in color, material of construction that may occur due to local material differences and final design detailing.

WAL★MART
NEIGHBORHOOD MARKET

Las Vegas (Jones), NV
#5259 10/10/03

MSP-5001

9/23/04 PC

The pylon sign and wall signage generally conform with the requirements of Title 19.14. The design of the monument sign does not conform to the height and area requirements specified by the Code, but does not exceed the overall amount of freestanding signage permitted by Title 19.14. No dimensions are provided relative to the location of the freestanding signs and the property lines; a minimum five-foot setback will be required.

B) General Analysis and Discussion

A total of two freestanding signs are proposed for the site, although additional freestanding signage could be allowed based on the street frontage. The design of the signs is consistent with the materials and colors of the principal building on the site, as is required. The pylon sign, which is to be located at the Lake Mead frontage of the property, conforms with size and area requirements listed in Title 19. The monument sign, which is to be located facing Jones Boulevard, exceeds the height and text area allowed for monument signs, but does not exceed the number of freestanding signs permitted for property or the cumulative text area permitted based on the frontage of the property. The Master Sign Plan standards would allow additional freestanding signage that is not depicted in the submitted drawings based on the street frontage; it is recommended that the freestanding signage for the property be restricted to the two signs that are being requested.

The wall signage proposed for the Wal-Mart store is significantly less than what Code would allow, and is coordinated with the architectural elements of the structure. The sign plan also shows wall signage as the principal signage for the buildings that are to be constructed on the outparcel sites that have yet to be developed. Overall, the wall signage is limited to 20% of the building elevation, which is the same standard as is contained in Title 19.14.

The Master Sign Plan standards also allows all other types of signage that would be permitted in the C-1 district by Title 19.14, although no specific depictions are given. As there are not any tenants for the outparcel sites at this point in time, the applicant has requested a certain degree of flexibility in the signage that may be proposed for those parcels, subject to the requirements of Title 19.14.

NOTICES MAILED 201

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMEN

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-5001 APN: 138-23-719-004

Name of Property Owner: Wal-Mart Stores, Inc

Name of Applicant: Boice-Raidl-Rhea Architects - Michael Semrick

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: Michael Semrick

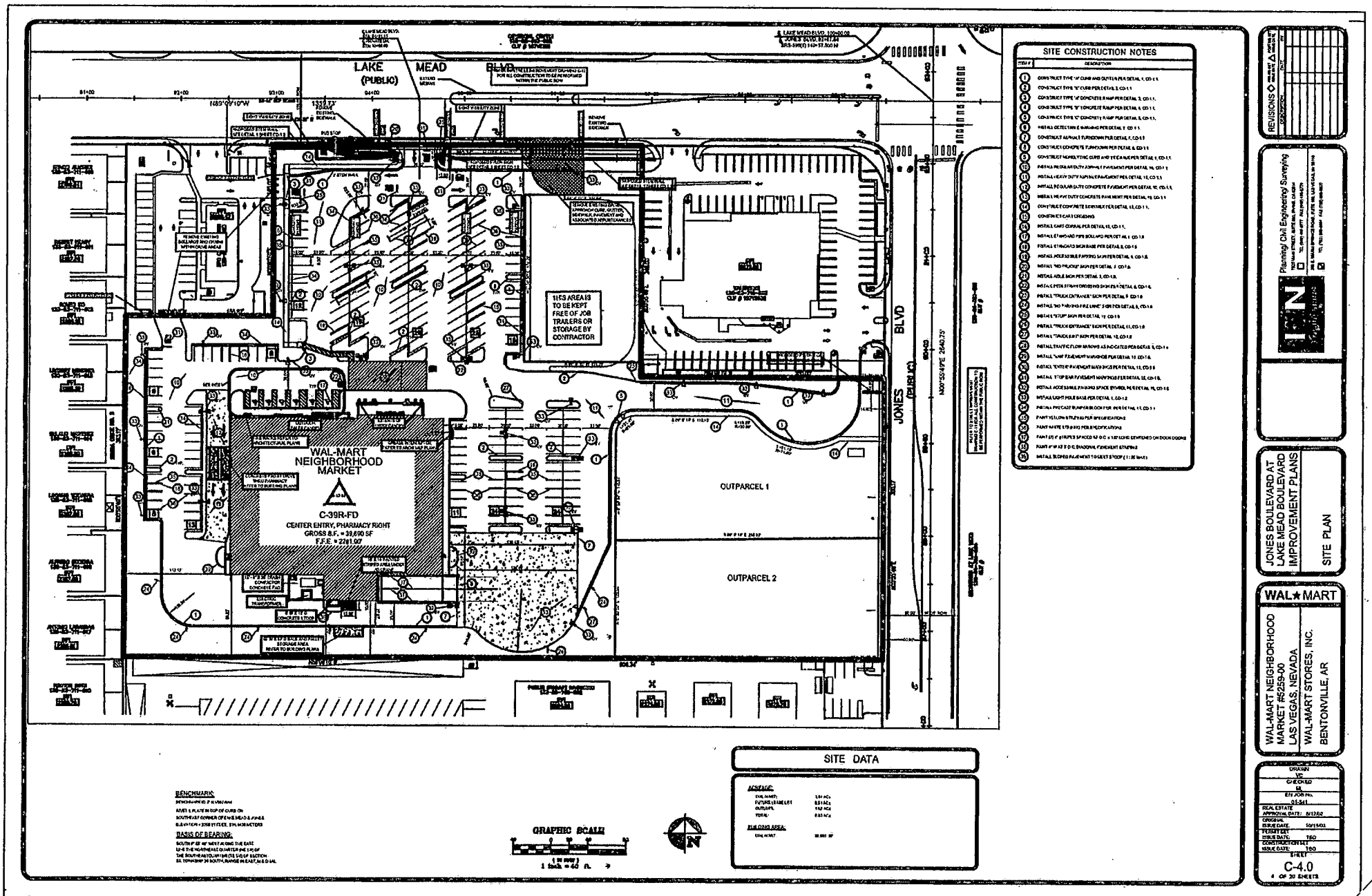
Print Name: Michael Semrick

Subscribed and sworn before me

This 20 day of July, 2004

DEBRA A. TALBOY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 9-25-05

Debra A. Talboy
Notary Public in and for said County and State



REVISIONS

Planning/ Civil Engineering/ Surveying

JONES BOULEVARD AT LAKE MEAD BOULEVARD IMPROVEMENT PLANS

SITE PLAN

WAL★MART

WAL-MART NEIGHBORHOOD MARKET #5259-00
LAS VEGAS, NEVADA

WAL-MART STORES, INC.
BENTONVILLE, AR

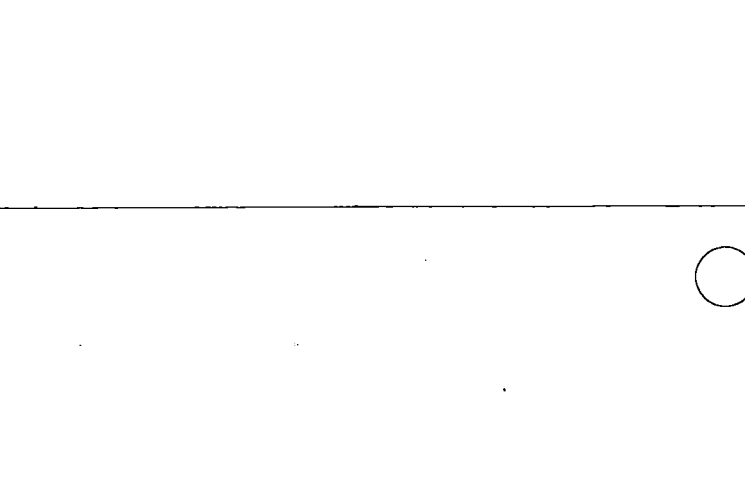
DRAWN
VS
CHECKED
SA
ETI JOB No.
01341
REAL ESTATE APPROVAL DATE: 8/17/04
ORIGINAL ISSUE DATE: 10/15/03
FINAL SET ISSUE DATE: TBD
CONSTRUCTION SET ISSUE DATE: TBD
SHEET
C-4.0
4 OF 30 SHEETS

MSP-5001
9/23/04 PC

ALLOWABLE FREESTANDING SIGNAGE:

FRONTAGE:
JONES BOULEVARD: 280 FEET
SIGNAGE ALLOWED ON JONES: 560 SQ FT
SIGNAGE PROPOSED ON JONES: 250 SQ FT

LAKE MEAD BLVD: 385 FEET
SIGNAGE ALLOWED ON LAKE MEAD: 770 SQ FT
SIGNAGE PROPOSED ON LAKE MEAD: 250 SQ FT



2 MONUMENT SIGN (SHARED) N.T.S.

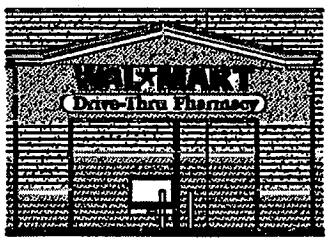
2 PYLON SIGN (SHARED) N.T.S.

COMPREHENSIVE SIGN PACKAGE

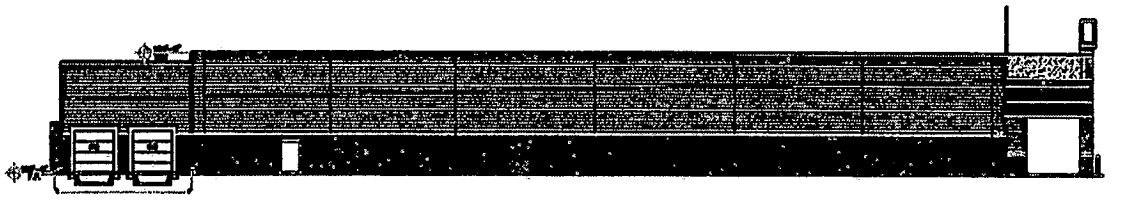
JONES BLVD AT LAKE MEAD BLVD

FREESTANDING SIGNAGE

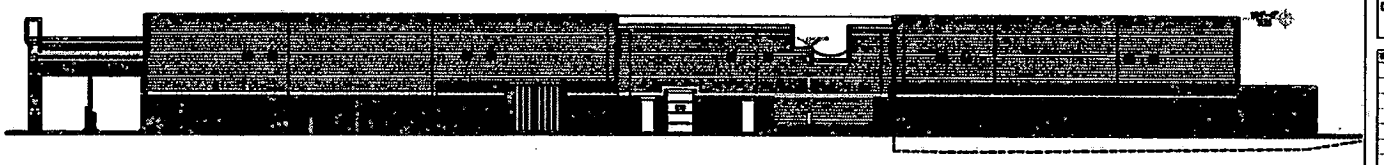
MSP-5001
9/23/04 PC



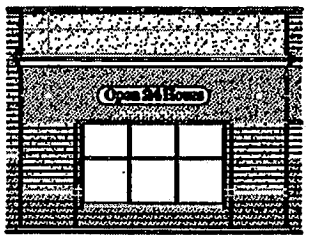
⑤ DRIVE-THRU ELEVATION



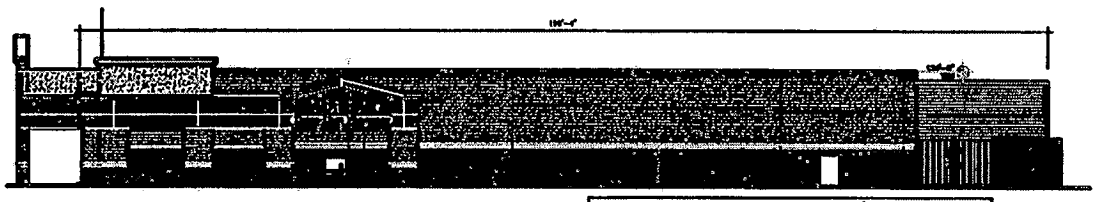
④ SIDE ELEVATION



③ REAR ELEVATION

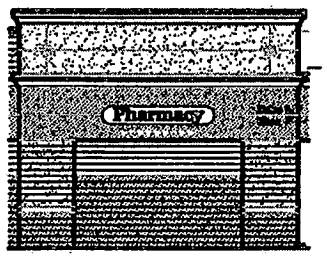


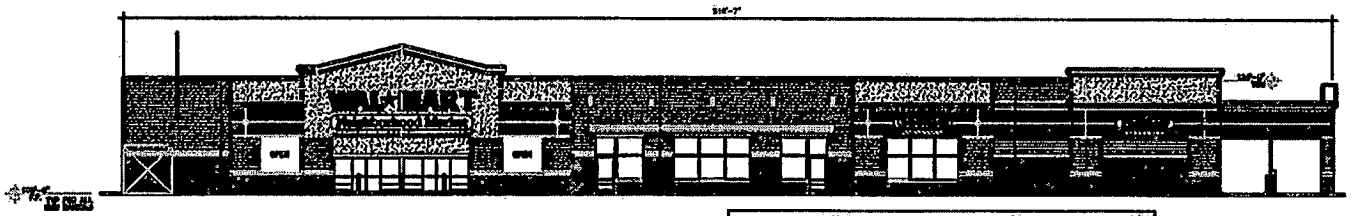
⑥ TENANT ELEVATION



ALLOWED SIGNAGE: 956.78 SQ FT (4783.92 * 20%)
PROPOSED SIGNAGE: 82.20 SQ FT

② SIDE ELEVATION





ALLOWED SIGNAGE: 1193.18 SQ FT (5965.92 * 20%)
PROPOSED SIGNAGE: 281.41 SQ FT

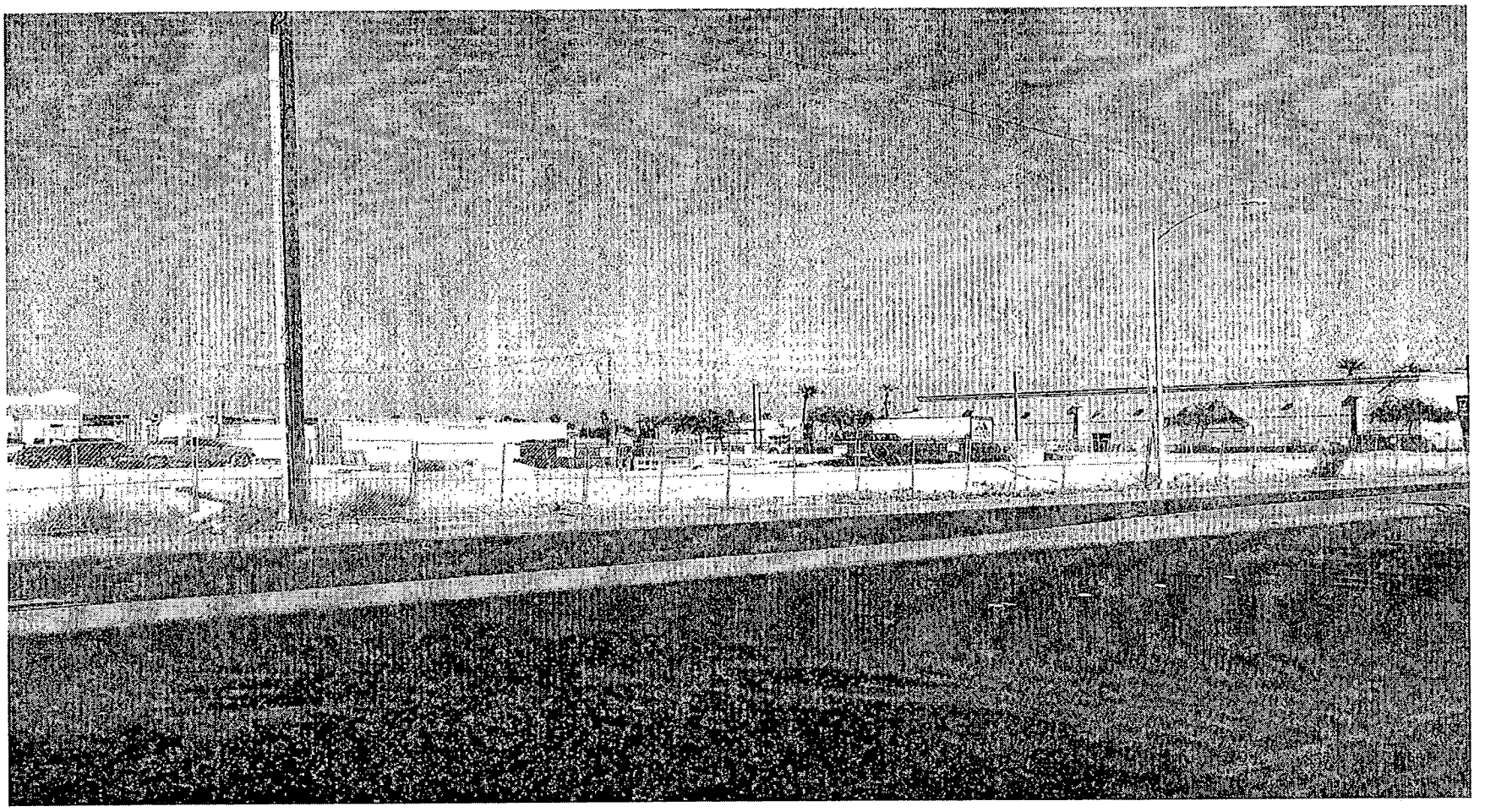
⑧ CORNER SIGN PARAPET

① FRONT ELEVATION

WAL*MART
NEIGHBORHOOD MARKET
LAS VEGAS (JONES), NV

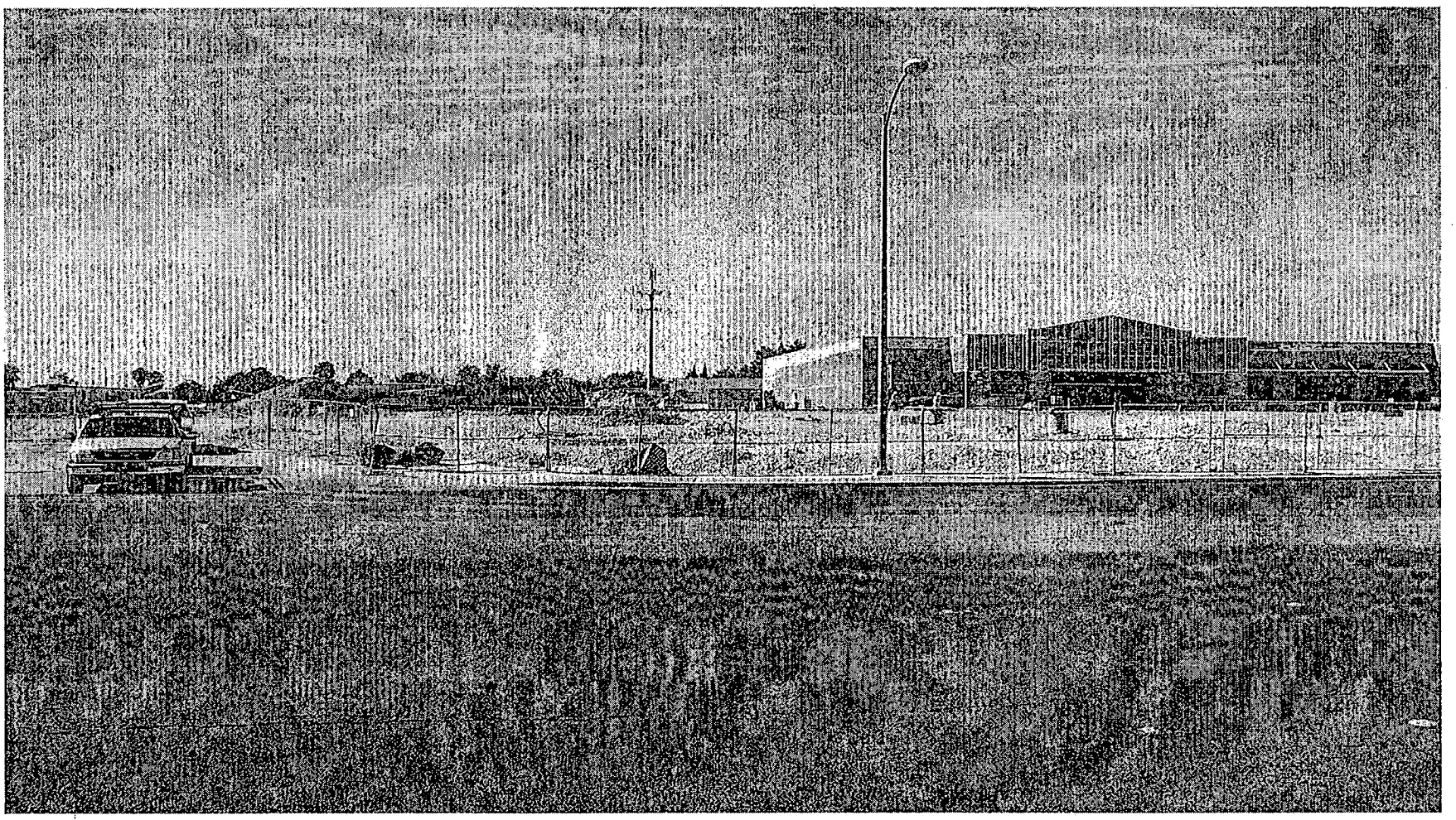
MSP-5001

9/23/04 PC



MSP-5001 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC.
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND JONES BOULEVARD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/26/04



MSP-5001 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC.
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND JONES BOULEVARD
SEPTEMBER 23, 2004 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
MSP-5003 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC. - Request for a Master Sign Plan FOR A PROPOSED 39,910 SQUARE FOOT WAL-MART NEIGHBORHOOD MARKET on 8.17 acres adjacent to the northeast corner of Craig Road and Jones Boulevard (APN 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967] – UNANIMOUS with McSWAIN abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949] as her company is presently bidding work for Kimball Hill Homes, TRUESDELL abstaining on Item 10 [SUP-4984] as the proposed property is located in the Downtown area next to a property that he owns an interest in, NIGRO abstaining on Item 11 [SDR-4979] as he is a shareholder in Bankwest of Nevada and STEINMAN excused

This is Final Action

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

MINUTES – Continued:

with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

DAVID CLAPSADDLE, Planning and Development Department, stated that letters are on file for each application noted above where the applicant has agreed to all of the conditions.

COMMISSIONER McSWAIN stated she would be abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949], as her company is presently bidding work for Kimball Hill Homes.

CHAIRMAN TRUESDELL stated that he would be abstaining on Item 10 [SUP-4984], as the proposed property is located in the Downtown area next to a property that he owns an interest in.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [SDR-4979], as he is a shareholder in Bankwest of Nevada.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

(6:19 – 6:23)
1-655

CONDITIONS:

Planning and Development

1. Conformance to the sign elevations and documentation submitted in conjunction with the application, date stamped 9/23/04, except as amended by conditions herein.

2. All freestanding signage shall be located a minimum of five feet from the front property line in accordance with the requirements of Title 19.14.

3. Freestanding signage for the development shall be restricted to the pylon sign and monument sign proposed for the Craig Boulevard frontage, and the monument sign proposed for the Jones Boulevard frontage.

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2004
Planning and Development Department
Item 13 – MSP-5003

CONDITIONS – Continued:

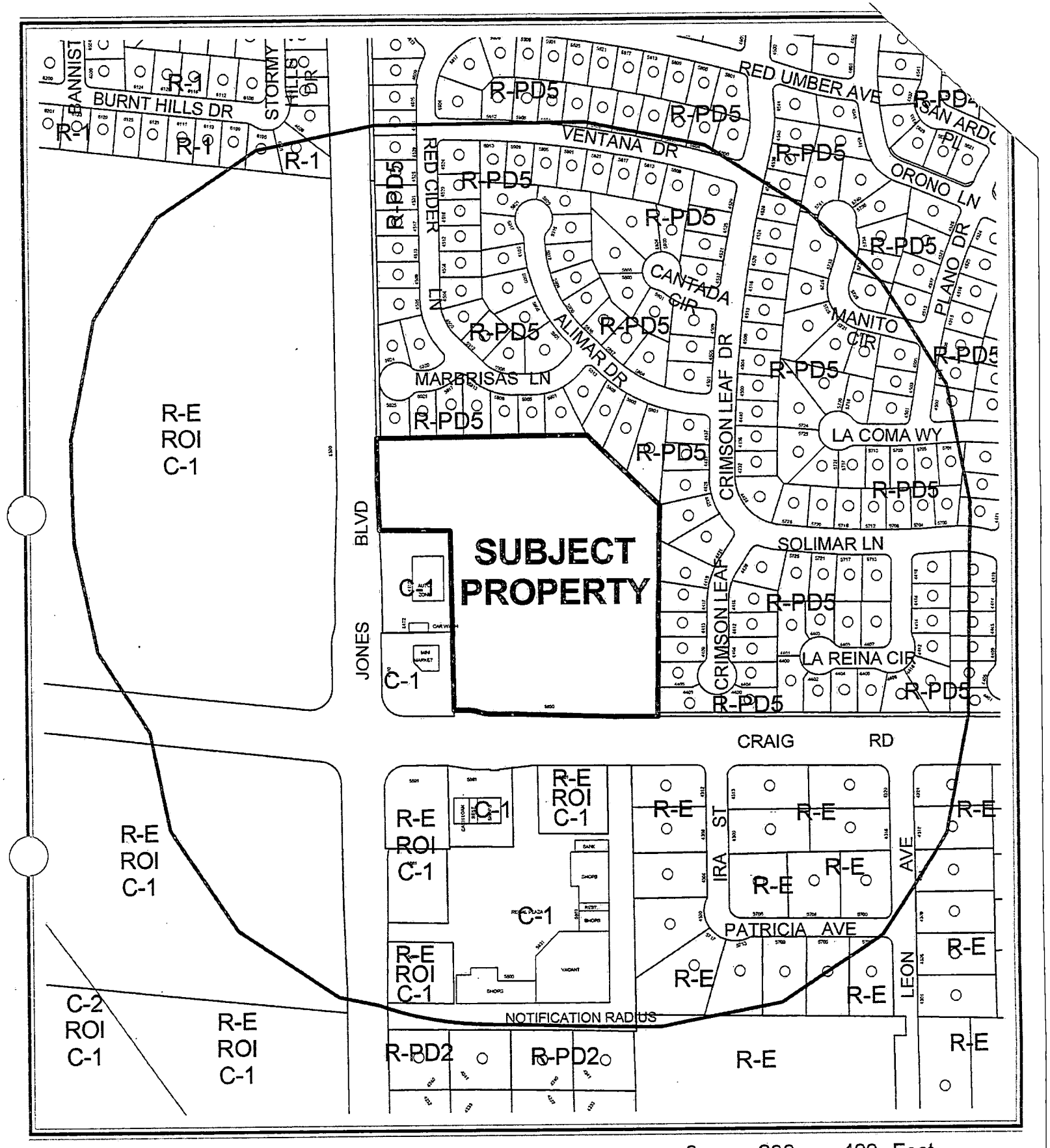
4. The pylon sign proposed for the Craig Boulevard frontage shall be located a minimum of 73'-6" from the nearest single-family property to the east in accordance with the Residential Protection Standards listed in Title 19.14.

5. All signage shall have proper permits obtained through the Building and Safety Department.

6. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

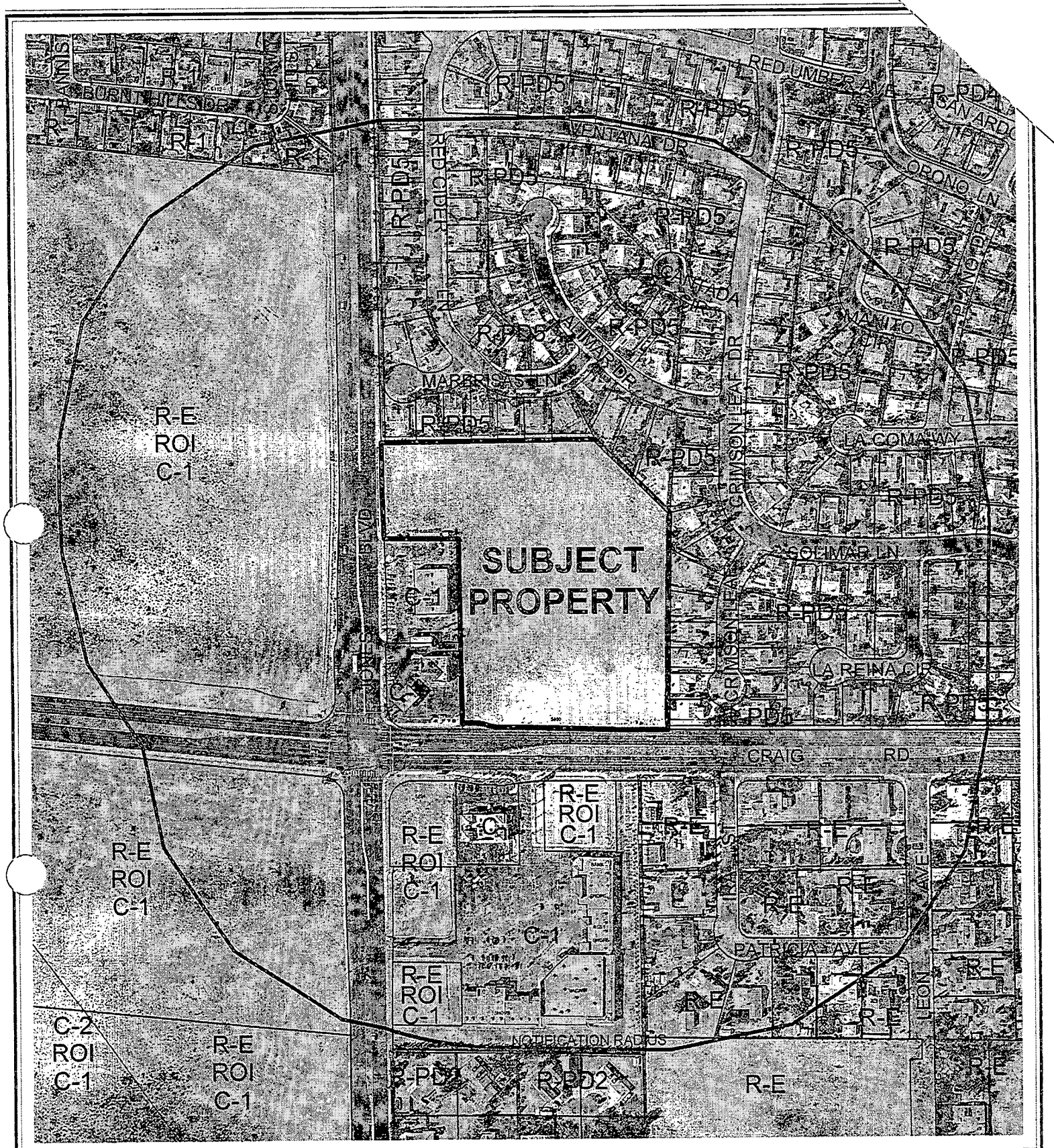
7. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



CASE: **MSP-5003**

RADIUS: 750 FT

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



CASE: **MSP-5003**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSP-5003 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to the sign elevations and documentation submitted in conjunction with the application, date stamped 9/23/04, except as amended by conditions herein.

2. All freestanding signage shall be located a minimum of five feet from the front property line in accordance with the requirements of Title 19.14.

3. Freestanding signage for the development shall be restricted to the pylon sign and monument sign proposed for the Craig Boulevard frontage, and the monument sign proposed for the Jones Boulevard frontage.

4. The pylon sign proposed for the Craig Boulevard frontage shall be located a minimum of 73'-6" from the nearest single-family property to the east in accordance with the Residential Protection Standards listed in Title 19.14.

5. All signage shall have proper permits obtained through the Building and Safety Department.

6. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

7. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Master Sign Plan for a proposed 39,310 square foot Wal-Mart Neighborhood Market on 8.17 acres adjacent to the northeast corner of Craig Road and Jones Boulevard.

B) Applicant's Justification

The applicant states that the proposed Master Sign Plan will satisfy the condition of approval of the Site Development Plan Review.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98	The City Council approved a Rezoning to C-1 (Limited Commercial) on this site as part of a larger request.
06/10/99	The Planning Commission approved the Alta Mira Commercial Tentative Map (TM-0024-99) on this site.
10/28/99	The Planning Commission approved the Alta Mira Commercial Final Map (FM-0077-99) on this site.
10/16/02	The City Council approved a Site Development Plan Review Plan Review [Z-0108-88(15)] for a 39,910 square foot Wal-Mart Neighborhood Market on the subject site. A Special Use Permit (U-0071-02) for packaged liquor sales at the market was also approved at that time.

B) Pre-Application Meeting

07/14/04	At the pre-application conference, issues were discussed relative to the appearance and separation requirements for the freestanding signage, the need to include all future out-parcel development as part of the sign plan, and residential adjacency issues.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential Use
South:	Undeveloped
	Commercial Center Use
	Single-Family Residential Use
East:	Single-Family Residential Use
West:	Car Wash Use
	Convenience Store Use
	Undeveloped

B) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-PD5 (Residential Planned Development – 5 Units Per Acre)
South:	R-E (Residence Estates)
	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
	C-1 (Limited Commercial)
East:	R-PD5 (Residential Planned Development – 5 Units Per Acre)
West:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
	C-1 (Limited Commercial)

C) General Plan Compliance

The subject property is designated SC (Service Commercial) within the Centennial Hills Section Plan of the General Plan. The Service Commercial designation allows low- to medium-intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The proposed use is in conformance with the General Plan designation.

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

The development site is not subject to any Special Area Plan, Overlay District, or other district or zone.

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	**YES**	**NO**
To establish requirements/limitations for signs in a specific development	X	

The Master Sign Plan is required as a condition of approval of the Site Development Plan Review application [Z-0108-88(15)].

ANALYSIS,

A) Zoning Code Compliance

General project description

A1) Residential Protection Standards

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

a) Maximum Height. The freestanding pylon sign on Craig Road is located approximately 65 feet from the nearest single-family residence, but needs to be a minimum of 73'-6" from the nearest residential property line in order to conform to Code requirements. The other freestanding signs will conform with the required height-to-setback ratio.

b) Minimum Setback. All freestanding and wall signage will conform with the minimum 40-foot setback requirement.

c) Illumination. The signage will conform with the illumination limitations.

A2) Sign Standards

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

Freestanding Sign:

Standards	**Allowed**	**Provided**
Maximum Number	1/200' Street frontage 5 total (incl. monument signs)	1/Craig 1 total
Maximum Area	1,360 SF (all freestanding signage)	250 SF
Maximum Height	40 Feet	24'-6"
Minimum Setback	5 Feet	Not indicated
Illumination	Internal, External, Animated, Electronic	Internal

Monument Signs:

Standards	**Allowed**	**Provided**
Maximum Number	1/200' Street frontage 5 total (incl. freestanding signs)	1/Craig 1/Jones 2 total
Maximum Area	75 SF/sign	250 SF/sign
Maximum Height	10 Feet	16 Feet
Minimum Setback	5 Feet	Not indicated
Illumination	Internal, External, Animated, Electronic	Internal

Wall Signs:

Standards	**Allowed**	**Provided**
Maximum Number	N/A	N/A
Maximum Area	20%/elevation	5%
Maximum Projection	4 Feet	Not indicated
Illumination	Internal, External, Animated, Electronic	Internal

The pylon sign and wall signage generally conform with the requirements of Title 19.14. The monument signs do not conform to the height and area requirements specified by the Code, but do not exceed the overall amount of freestanding signage permitted by Title 19.14. No dimensions are provided relative to the location of the freestanding signs and the property lines; a minimum five-foot setback will be required.

B) General Analysis and Discussion

A total of three freestanding signs are proposed for the site, although a maximum of five freestanding signs could be permitted by Code. The design of the signs is consistent with the materials and colors of the principal building on the site, as is required for Master Sign Plans. The pylon sign, which is to be located on the Craig Road frontage, conforms with the size and area requirements, but will need to be moved several feet further to the west in order to conform to the Residential Protection Standards. The monument signs exceed the height and text area that are typically allowed, but do not exceed the cumulative text area requirements permitted for the property based on the street frontage. The Master Sign Plan standards would allow up to two additional freestanding signs for the property; it is recommended that the freestanding signage be restricted to the three signs that are being requested as part of this application.

The wall signage for the proposed Wal-Mart store is significantly less that what would be allowed by Code, and is generally well-coordinated with the architectural elements of the structure. The sign plan also shows wall signage as the principal signage for the outparcel buildings that have yet to developed. Overall, the wall signage will be limited to 20% of the building elevations, as is stipulated for the C-1 district by Title 19.14.

The Master Sign Plan standards also allows all other types of signage that would be permitted by Title 19.14 for the C-1 district, although no specific depictions of the signage are given. As there are not any tenants for the outparcel sites as this point in time, the applicant has requested flexibility in applying sign standards for those parcels, and will utilize the general standards of Title 19.14.

NOTICES MAILED 193

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-5003** APN: 138-01-219-002

Name of Property Owner: Wal-Mart Stores, Inc.

Name of Applicant: Boice-Raidl-Rhea Architects -Michael Semrick

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: Michael Semrick

Print Name: Michael Semrick

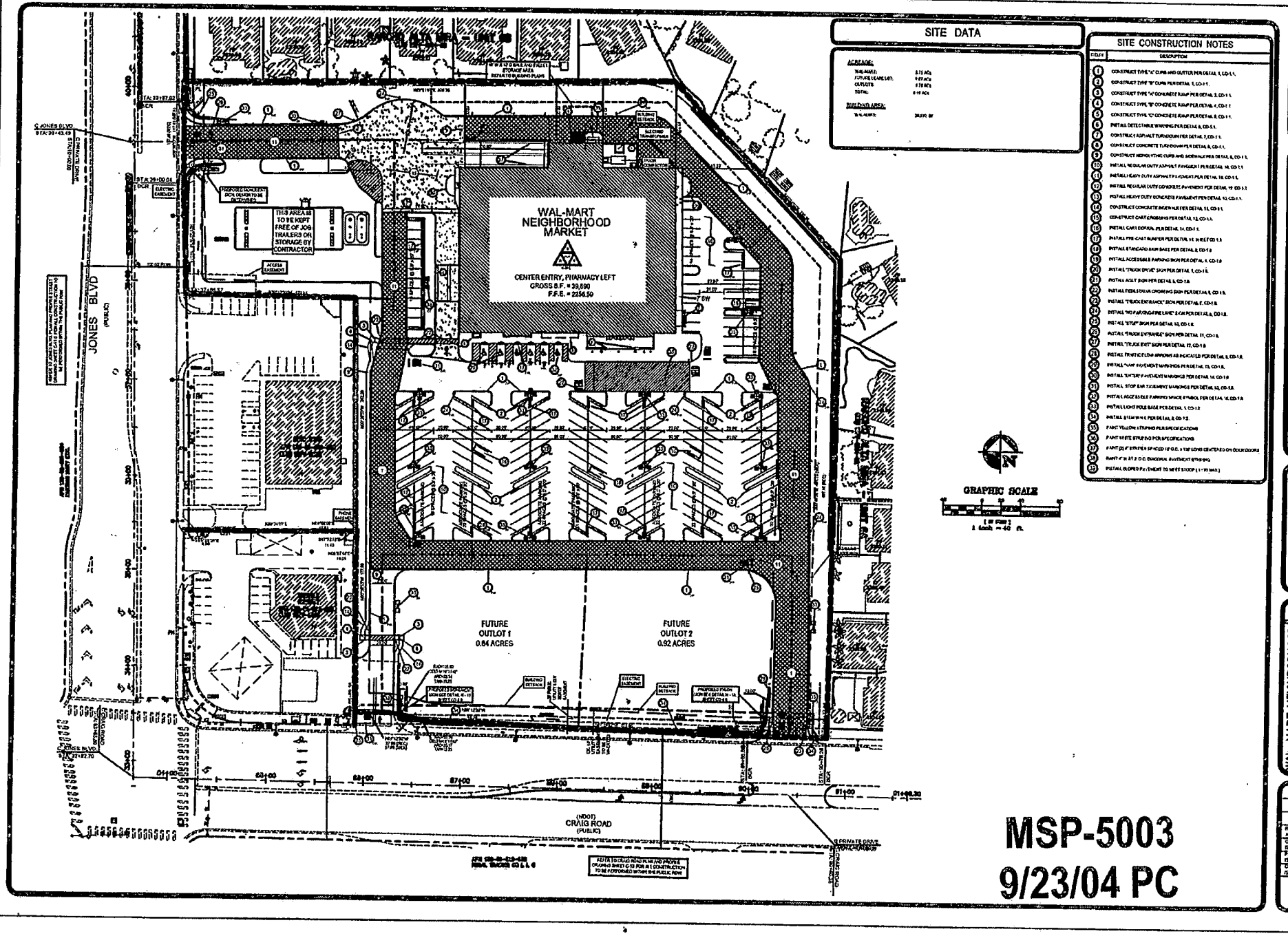
Subscribed and sworn before me

This 20 day of July, 2004

Debra A. Talboy

Notary Public in and for said County and State

DEBRA A. TALBOY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 9.25.05



SITE DATA

ACREAGE:

WAL-MART:	8.71 ACs
FUTURE LEASE LOT:	1.77 ACs
OUTLOTS:	1.76 ACs
TOTAL:	12.24 ACs

BUILDING AREA:

TOTAL:	39,690 SF

SITE CONSTRUCTION NOTES

KEY	DESCRIPTION
1	CONSTRUCT TYPE "A" CURB AND GUTTER PER DETAIL 1, CD-1.1.
2	CONSTRUCT TYPE "B" CURB PER DETAIL 1, CD-1.1.
3	CONSTRUCT TYPE "A" CONCRETE RAMP PER DETAIL 2, CD-1.1.
4	CONSTRUCT TYPE "B" CONCRETE RAMP PER DETAIL 4, CD-1.1.
5	CONSTRUCT TYPE "C" CONCRETE RAMP PER DETAIL 5, CD-1.1.
6	INSTALL DETECTABLE WARNING PER DETAIL 6, CD-1.1.
7	CONSTRUCT ASPHALT TURNDOWN PER DETAIL 7, CD-1.1.
8	CONSTRUCT CONCRETE TURNDOWN PER DETAIL 8, CD-1.1.
9	CONSTRUCT MONOLITHIC CURB AND MOW-N-PEEK DETAIL 9, CD-1.1.
10	INSTALL REGULAR DUTY ASPHALT PAVEMENT PER DETAIL 10, CD-1.1.
11	INSTALL HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 11, CD-1.1.
12	INSTALL REGULAR DUTY CONCRETE PAVEMENT PER DETAIL 12, CD-1.1.
13	INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 13, CD-1.1.
14	CONSTRUCT CONCRETE BROOM FINISH PER DETAIL 14, CD-1.1.
15	CONSTRUCT CART CROSSING PER DETAIL 15, CD-1.1.
16	INSTALL CART CORRAL PER DETAIL 16, CD-1.1.
17	INSTALL PRE-CAST BUMPER PER DETAIL 17, SHEET CD 1.1
18	INSTALL STANDARD SIGN BASE PER DETAIL 8, CD-1.8
19	INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 9, CD-1.8
20	INSTALL "TRUCK DRIVE" SIGN PER DETAIL 7, CD-1.8.
21	INSTALL ADA SIGN PER DETAIL 9, CD-1.8.
22	INSTALL FIDELITY ANT CHOKING SIGN PER DETAIL 9, CD-1.8.
23	INSTALL "TRUCK ENTRANCE" SIGN PER DETAIL 8, CD-1.8.
24	INSTALL "NO PARKING-FIRE LANE" SIGN PER DETAIL 8, CD-1.8.
25	INSTALL "STOP" SIGN PER DETAIL 10, CD-1.8.
26	INSTALL "TRUCK EXIT" SIGN PER DETAIL 11, CD-1.8.
27	INSTALL "TRUCK EXIT" SIGN PER DETAIL 17, CD-1.8
28	INSTALL TRAFFIC FLOW ARROWS AS INDICATED PER DETAIL 8, CD-1.8.
29	INSTALL "LANE" PAVEMENT MARKINGS PER DETAIL 13, CD-1.8.
30	INSTALL "ENTER" PAVEMENT MARKING PER DETAIL 14, CD-1.8
31	INSTALL STOP BAR PAVEMENT MARKING PER DETAIL 15, CD-1.8.
32	INSTALL ACCESSIBLE PARKING SPACE SYMBOL PER DETAIL 16, CD-1.8
33	INSTALL LIGHT POLE BASE PER DETAIL 1, CD-1.2
34	INSTALL STEM WALL PER DETAIL 8, CD-1.2.
35	PAINT YELLOW STRIPING PER SPECIFICATIONS
36	PAINT WHITE STRIPING PER SPECIFICATIONS
37	PAINT DBL 8" STRIPES @ SPACED 18" O.C. x 150' LONG CENTERED ON DOUR DOORS
38	PAINT 4" W. AT 2' O.C. DIAGONAL PAVEMENT STRIPING
39	INSTALL SLOPED PAVEMENT TO MEET SLOPE (1:20 MAX.)

MSP-5003
9/23/04 PC

REVISIONS

Planning/ Civil Engineering/ Surveying

JONES BOULEVARD AT CRAIG ROAD
IMPROVEMENT PLANS

SITE PLAN

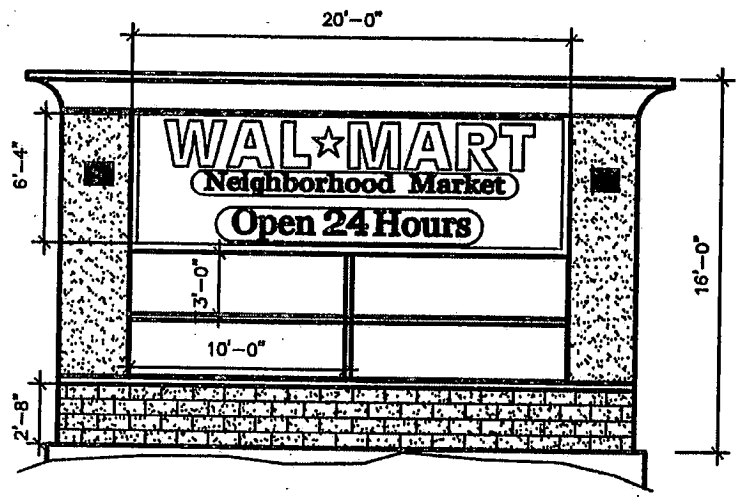
WAL★MART

WAL-MART NEIGHBORHOOD MARKET #5258-00
LAS VEGAS, NEVADA

WAL-MART STORES, INC.
BENTONVILLE, AR

DRAWN: VC
CHECKED: RT
EH&A JOB NO.: 51525
REAL ESTATE APPROVAL DATE: 5-12-03
ORIGINAL ISSUE DATE: 1-20-04
PERMIT SET ISSUE DATE: TBD
CONSTRUCTION SET ISSUE DATE: TBD

SHEET
C-4.0
4 OF 24 SHEETS



(2) MONUMENT SIGN (SHARED) N.T.S.

(2) PYLON SIGN (SHARED) N.T.S.

ALLOWABLE FREESTANDING SIGNAGE:

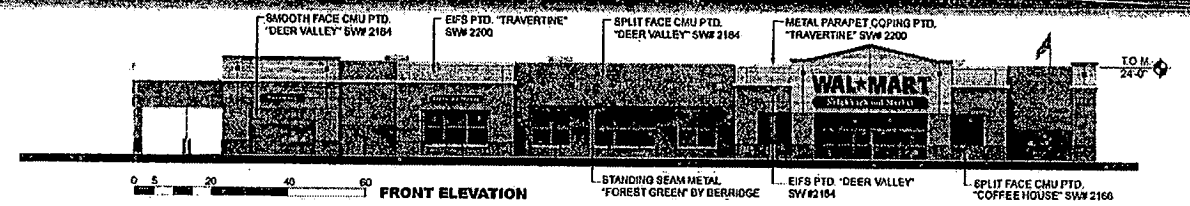
FRONTAGE:
JONES BOULEVARD: 200 FEET
SIGNAGE ALLOWED ON JONES: 400 SQ FT
SIGNAGE PROPOSED ON JONES: 250 SQ FT

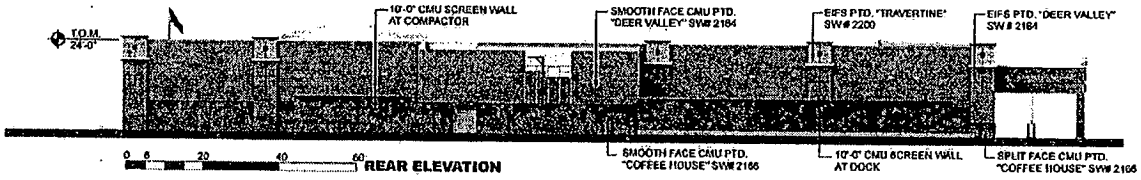
CRAIG ROAD: 480 FEET
SIGNAGE ALLOWED ON CRAIG: 960 SQ FT
SIGNAGE PROPOSED ON CRAIG: 500 SQ FT
DUE TO THE AMOUNT OF FRONTAGE TWO SIGNS ARE ALLOWED ON CRAIG ROAD

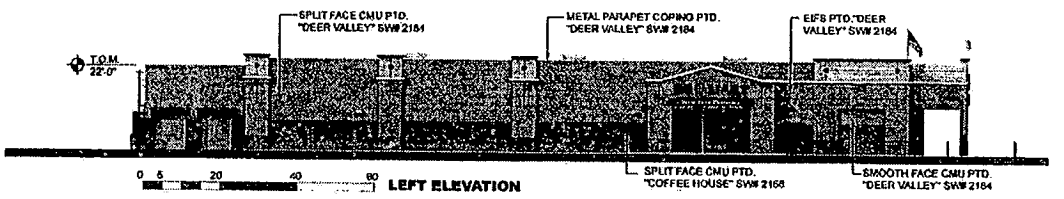
DUE TO ORDINANCE REQUIREMENTS THE PROPOSED MONUMENT AND PYLON SIGN LOCATIONS MAY NEED TO BE REVERSED TO BE IN COMPLIANCE WITH SECTION 19.14.070-A(1)

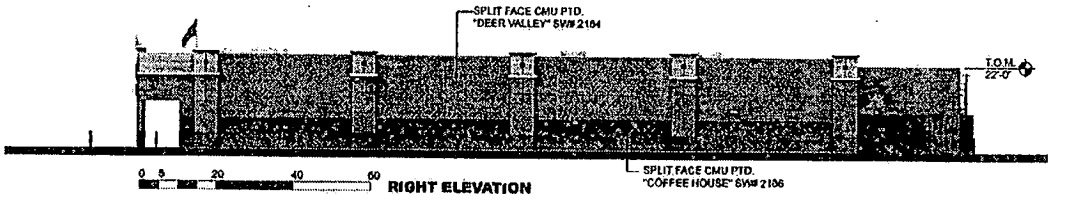
COMPREHENSIVE SIGN PACKAGE
JONES BOULEVARD AT CRAIG ROAD
FREESTANDING SIGNAGE

MSP-5003
9/23/04 PC









Voice Raidl Rhea Architects

REPRESENTATION ONLY
NOT FOR CONSTRUCTION

Building, landscape, and site furnishing images shown are a representation of the design intent and may not reflect any subtle variations in color, material or construction that may occur due to local material differences and final design detailing.

WAL★MART
NEIGHBORHOOD MARKET

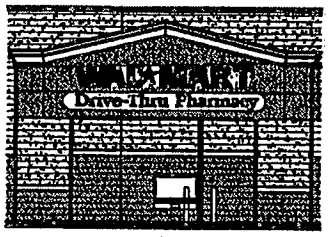
Las Vegas (Craig), NV
#5258 10/07/03

MSP-5003

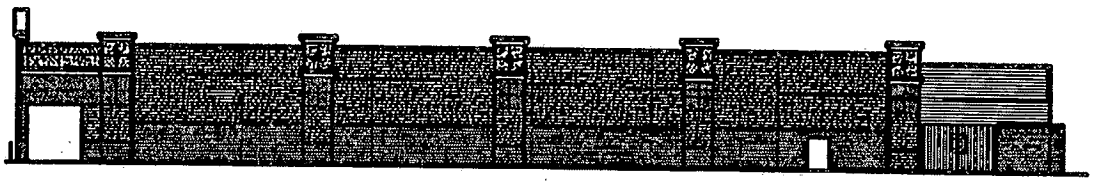
9/23/04 PC

EXTERIOR COLOR SCHEDULE

REVISIONS

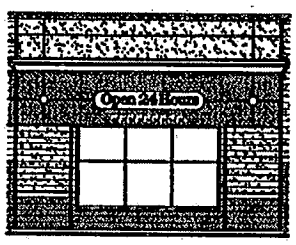


8 DRIVE-THRU ELEVATION

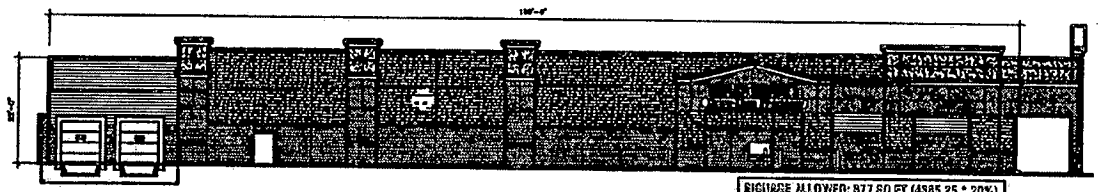


4 SIDE ELEVATION

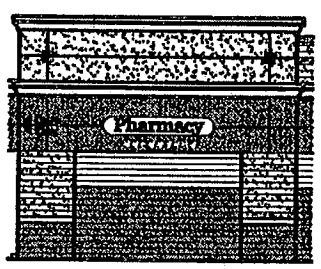
3 REAR ELEVATION



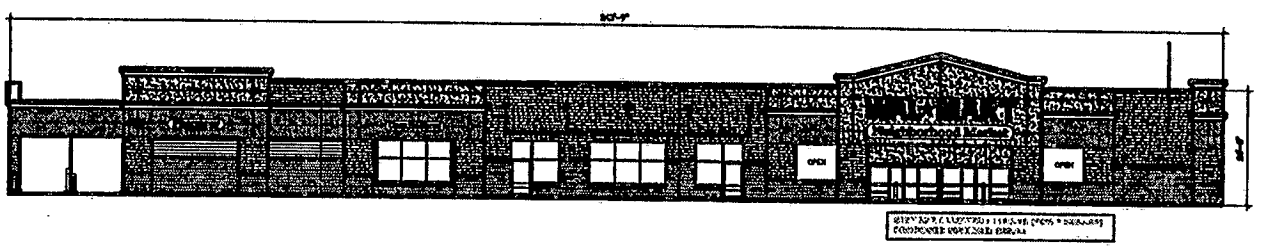
7 TENANT ELEVATION



2 SIDE ELEVATION



6 CORNER SIGN PARAPET



1 FRONT ELEVATION

NEIGHBORHOOD MARKET
LAS VEGAS (CRAIG), NV
STORE NO. 5003

MSP-5003

9/23/04 PC

SIGNAGE SCHEDULE				
FRONT SIGNAGE	QTY	COLOR	POTENTIAL AREA	TOTAL AREA
BACKLIT CHANNEL LETTERS				
PAINTED LETTERS				
LOGO				
Total 24 Hours				
TOTAL FRONT SIGNAGE				
SIDE SIGNAGE	QTY	COLOR	POTENTIAL AREA	TOTAL AREA
BACKLIT CHANNEL LETTERS				
PAINTED LETTERS				
TOTAL SIDE SIGNAGE				
SIDE/REAR SIGNAGE	QTY	COLOR	POTENTIAL AREA	TOTAL AREA
LOGO 1				
LOGO 2				
LOGO 3				
Total Store ID Numbers				
TOTAL SIDE/REAR SIGNAGE				
TOTAL BUILDING SIGNAGE				575.00 SF

12'-0"
Open 24 Hours
2'-6"
BACKLIT SIGNAGE
SIGN SQ FT
⑤ SIGNAGE

12'-0"
Pharmacy
2'-6"
BACKLIT SIGNAGE
SIGN SQ FT
⑤ SIGNAGE

⑥

GRAND OPENING!

CONTRACTOR PLACES 11 EACH CORNER, AND EVERY 40'-0" ALONG THE 90° TURNS OF BANNER. CONTRACTOR PLACES THREE 6'-0" POLES TO BE FRONT OF BANNER. YELLOW POP GLASS VINYL ON RED BANNER MAT.

⑥ GRAND OPENING BANNER

Drive Thru
2'-6"
2'-0"
2'-6"
ATTACH LETTER SIGNAGE
SIGN SQ FT
⑧ SIGNAGE

Exit
2'-6"

Lane 1
2'-6"
Lane 2
2'-6"
ATTACH LETTER SIGNAGE
SIGN SQ FT
⑦ SIGNAGE

④ NOT USED

25'-0"
Drive-Thru Pharmacy
2'-6"
BACKLIT SIGNAGE
SIGN SQ FT
③ SIGNAGE

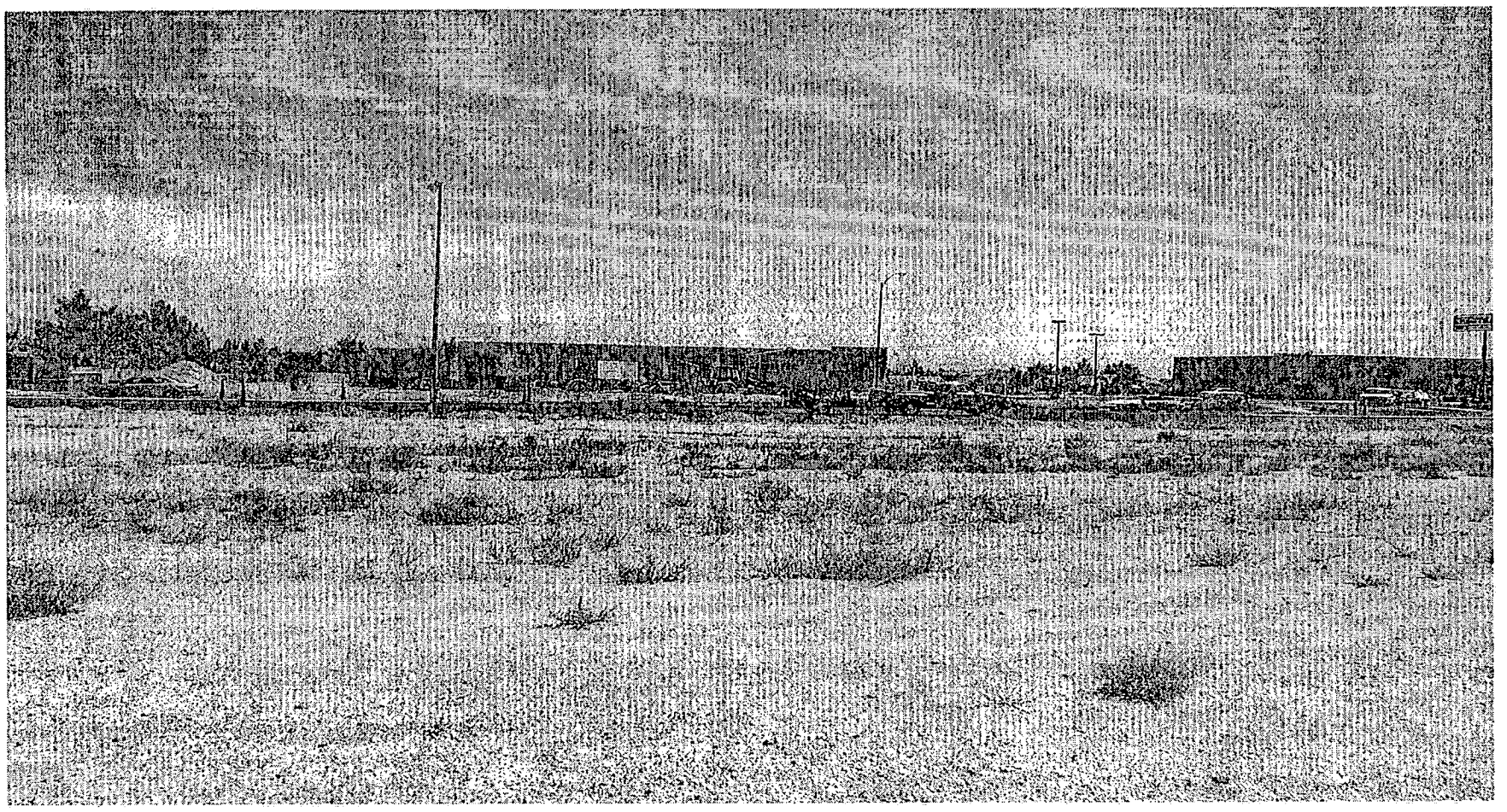
25'-0"
Neighborhood Market
2'-6"
BACKLIT SIGNAGE
SIGN SQ FT
② SIGNAGE

17'-0"
WAL★MART
2'-6"
BACKLIT SIGNAGE
SIGN SQ FT
1A SIGNAGE

25'-0"
WAL★MART
2'-6"
BACKLIT SIGNAGE
SIGN SQ FT
① SIGNAGE

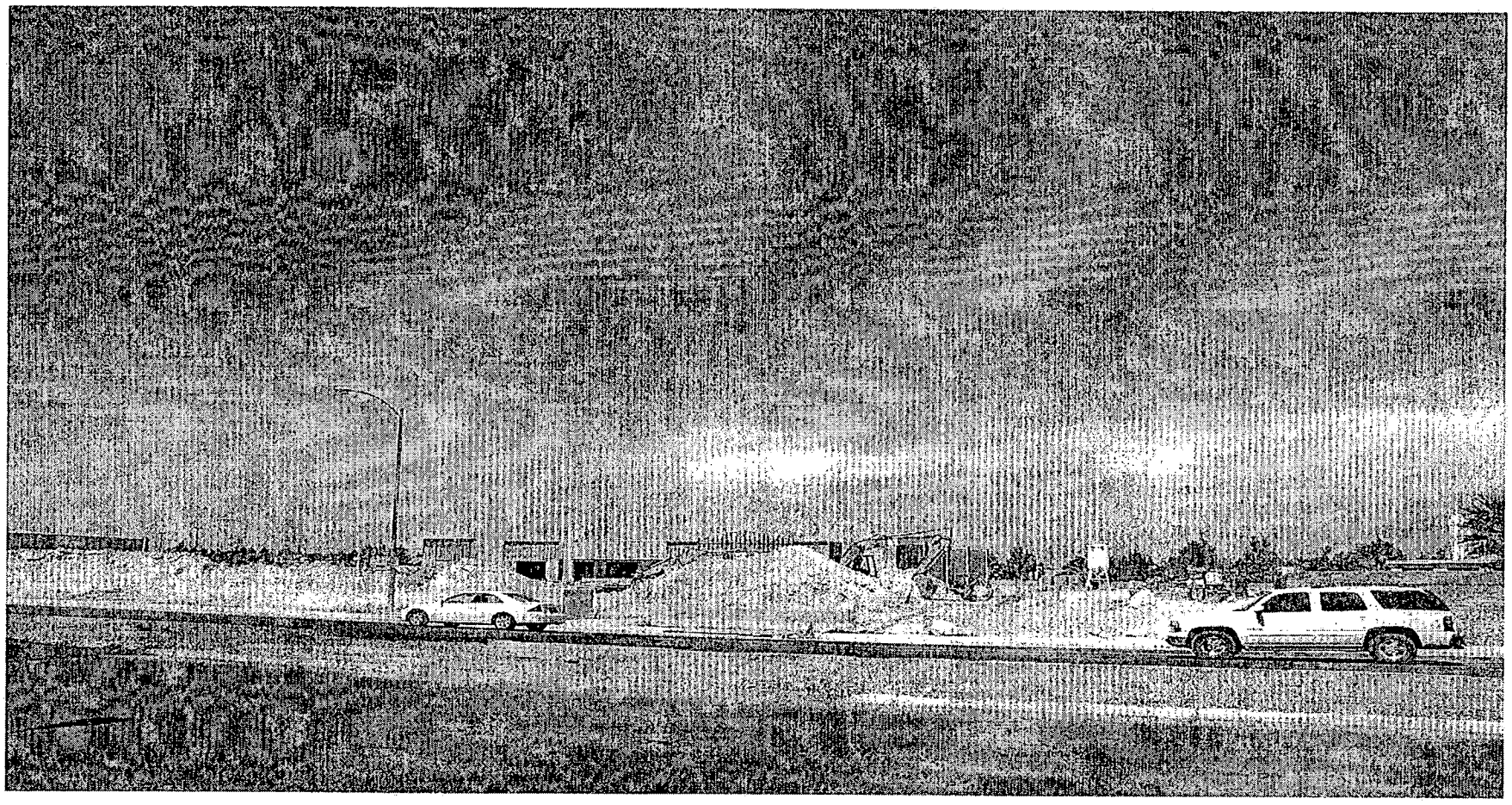
NEIGHBORHOOD MARKET
LAS VEGAS (CRAIG), NV
STORE NO. 5256

MSP-5003
9/23/04 PC



MSP-5003 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC.
NORTHEAST CORNER OF CRAIG ROAD AND JONES BOULEVARD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/30/04



MSP-5003 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOICE RAIDL RHEA ARCHITECTS, INC. - OWNER: WAL-MART STORES, INC.
NORTHEAST CORNER OF CRAIG ROAD AND JONES BOULEVARD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/30/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:

MSP-5152 - MASTER SIGN PLAN - NON-PUBLIC HEARING - APPLICANT: LONGFORD MEDICAL CENTER, LLC - OWNER: BUFFALO WASHINGTON, LLC - Request for a Master Sign Plan FOR A PROPOSED 132,000 SQUARE-FOOT MEDICAL OFFICE COMPLEX on 5.96 acres adjacent to the north side of Summerlin Parkway, approximately 630 feet south of Washington Avenue (APN 138-27-301-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

C

P.C.: FINAL ACTION

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

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the October 7, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

C

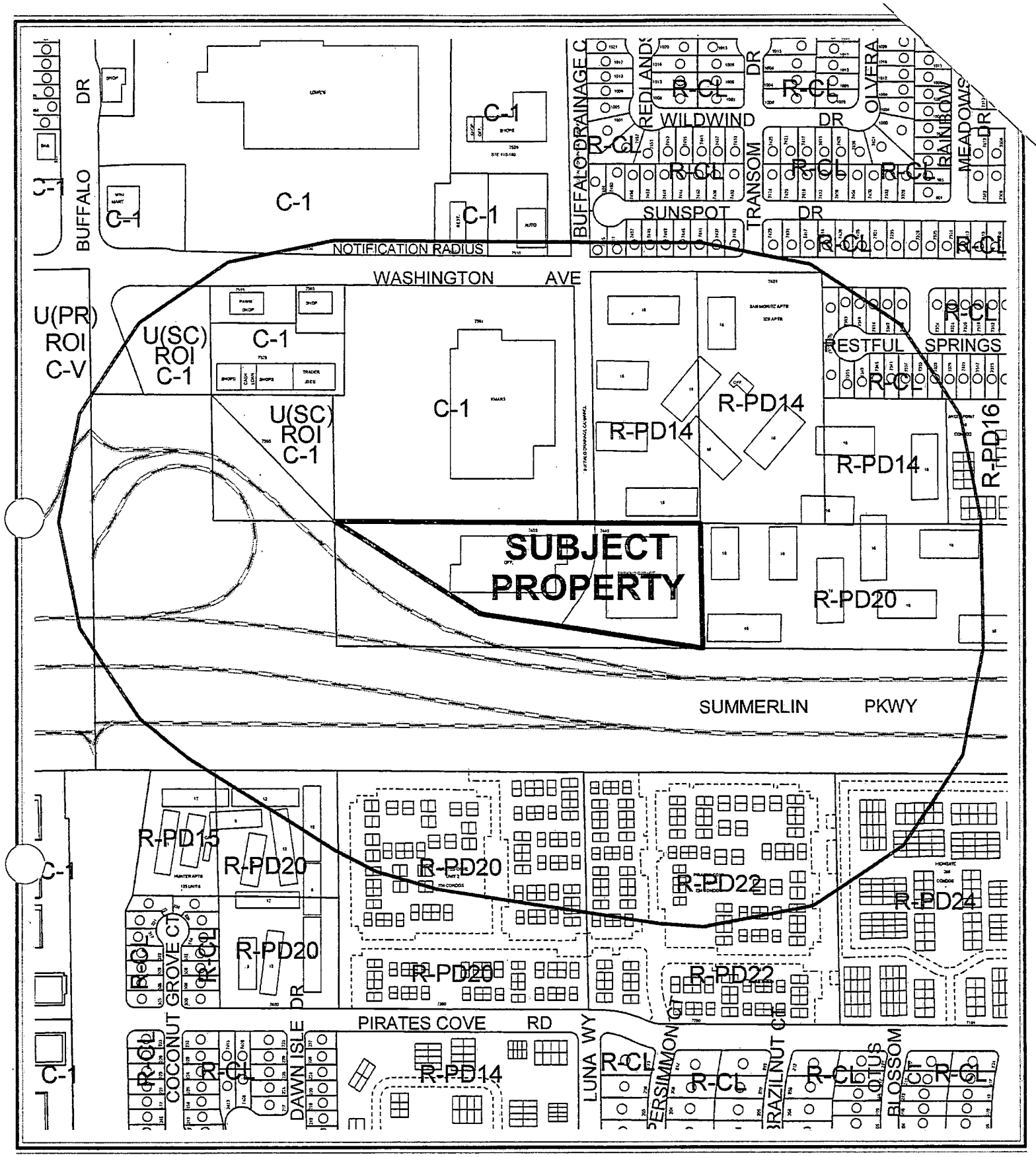
MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 14 [MSP-5152] and Item 22 [SUP-4830] to 10/07/2004 Planning Commission meeting, Item 34 [ZON-4991], Item 35 [SDR-4985] and Item 49 [SDR-4978] to 10/21/2004 Planning Commission meeting – UNANIMOUS with STEINMAN excused

MINUTES:

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

(6:02 – 6:18)



0 300 600 Feet

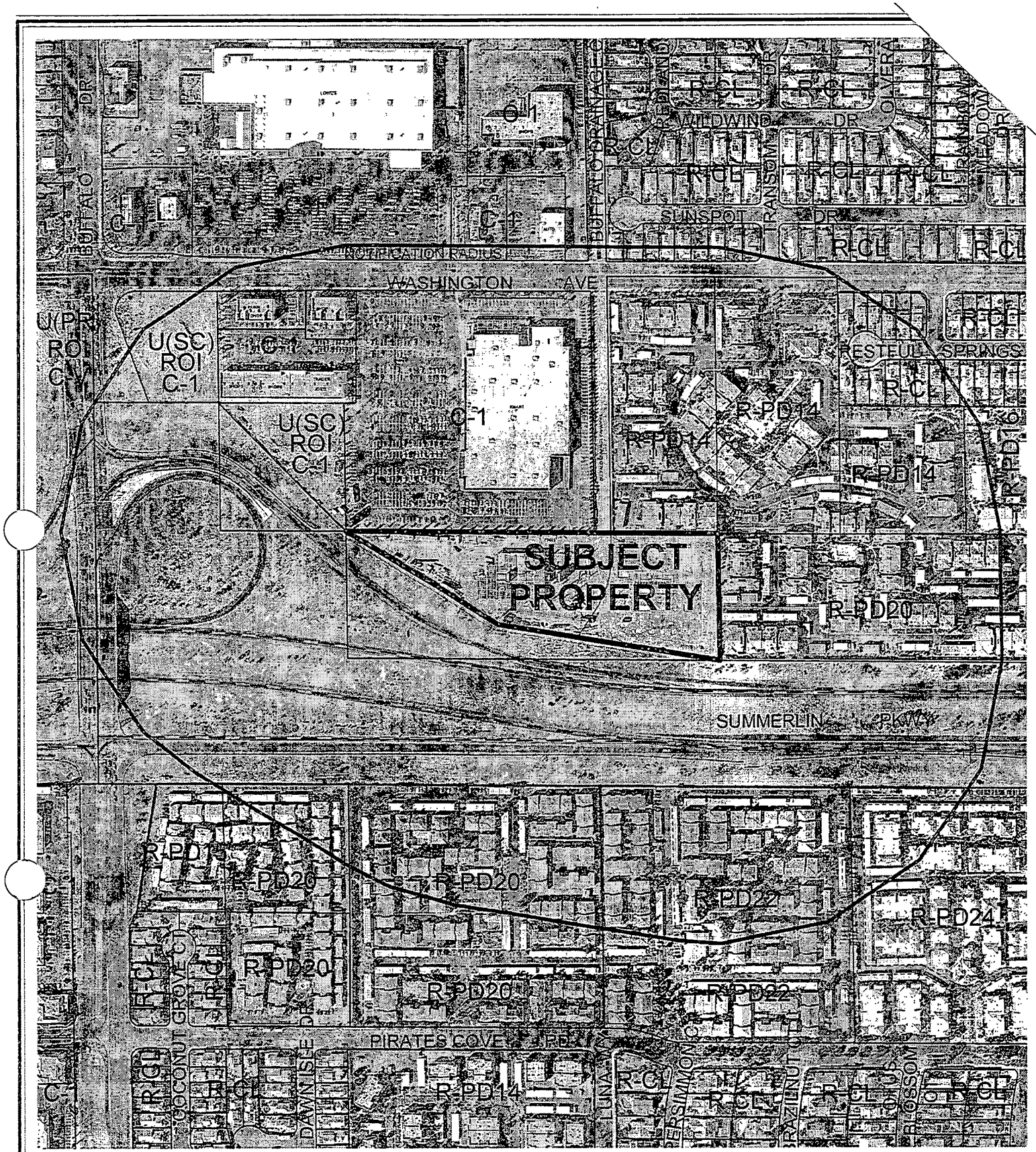
CASE: **MSP-5152**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

N



0 300 600 Feet

CASE: **MSP-5152**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSP-5152 - MASTER SIGN PLAN - APPLICANT: LONGFORD MEDICAL CENTER, LIMITED LIABILITY COMPANY - OWNER: BUFFALO WASHINGTON, LLC

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE OCTOBER 7, 2004 PLANNING COMMISSION MEETING

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-5152 APN: 138-27-301-020

Name of Property Owner: Longford Medical Center, LLC

Name of Applicant: Longford Medical Center, LLC

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: C. Murtagh

Print Name: C. MURTAGH

Subscribed and sworn before me

This 20th day of August, 2004

Aimee Zebko

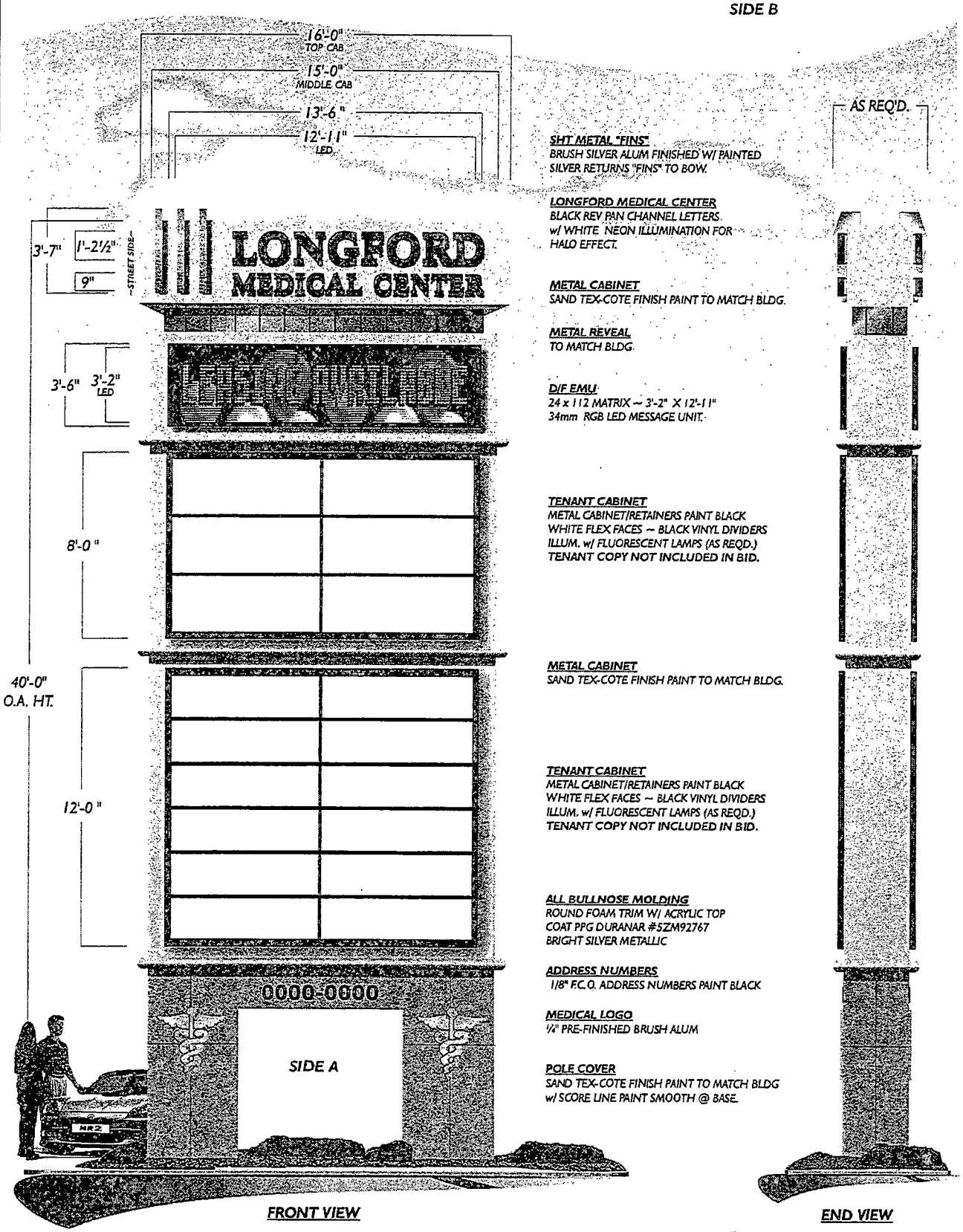
Notary Public in and for said County and State

NOTARY PUBLIC
AIMEE ZEBKO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. FEBRUARY 18, 2008
No: 00-62579-1

C M

PAGE 1

SIDE B



SHT METAL "FINS"
BRUSH SILVER ALUM FINISHED W/ PAINTED SILVER RETURNS "FINS" TO BOW.

LONGFORD MEDICAL CENTER
BLACK REV PAN CHANNEL LETTERS. w/ WHITE NEON ILLUMINATION FOR HALO EFFECT.

METAL CABINET
SAND TEX-COTE FINISH PAINT TO MATCH BLDG.

METAL REVEAL
TO MATCH BLDG.

D/F EMU
24 x 112 MATRIX – 3'-2" X 12'-11"
34mm RGB LED MESSAGE UNIT.

TENANT CABINET
METAL CABINET/RETAINERS PAINT BLACK
WHITE FLEX FACES – BLACK VINYL DIVIDERS
ILLUM. w/ FLUORESCENT LAMPS (AS REQD.)
TENANT COPY NOT INCLUDED IN BID.

METAL CABINET
SAND TEX-COTE FINISH PAINT TO MATCH BLDG.

TENANT CABINET
METAL CABINET/RETAINERS PAINT BLACK
WHITE FLEX FACES – BLACK VINYL DIVIDERS
ILLUM. w/ FLUORESCENT LAMPS (AS REQD.)
TENANT COPY NOT INCLUDED IN BID.

ALL BULLNOSE MOLDING
ROUND FOAM TRIM W/ ACRYLIC TOP
COAT PPG DURANAR #5ZM92767
BRIGHT SILVER METALLIC

ADDRESS NUMBERS
1/8" F.C.O. ADDRESS NUMBERS PAINT BLACK

MEDICAL LOGO
¼" PRE-FINISHED BRUSH ALUM

POLE COVER
SAND TEX-COTE FINISH PAINT TO MATCH BLDG w/ SCORE LINE PAINT SMOOTH @ BASE.

MFG. & INSTALL ILLUM. D/F PYLON SIGN 1/4"=1'-0"

ALL COLORS TO MATCH BLDG SPEC.

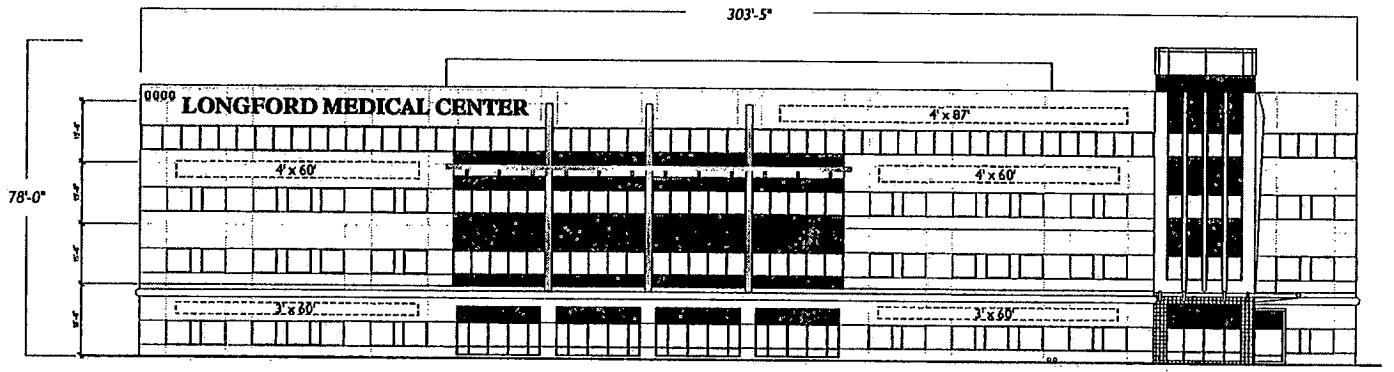
RECEIVED
AUG 3 0 2004

JOB NO.	8785
DATE	07-27-2004
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	L:\HC8785.CDR

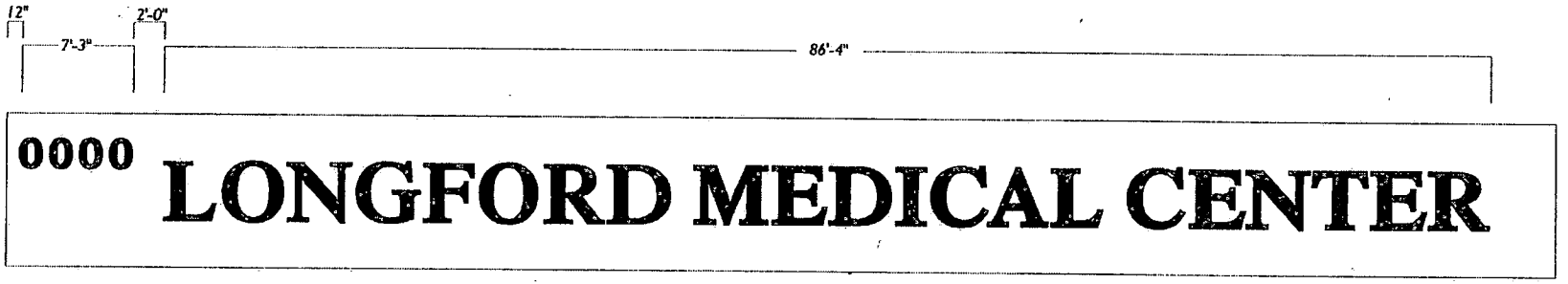
LONGFORD MEDICAL CENTER
W. WASHINGTON

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #41776



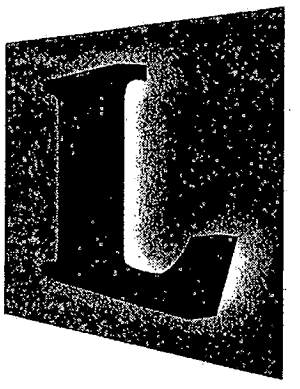
SOUTH ELEVATION 1/32"=1'-0"

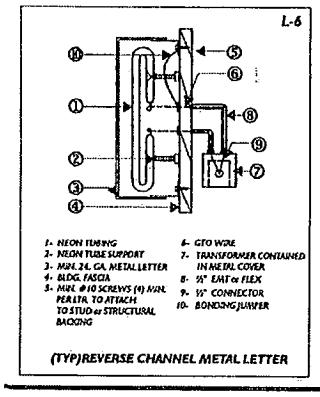


RECEIVED
AUG 3 0 2004

REVERSE PAN CHANNEL LETTER DETAIL 1/8"=1'-0"

MFG. & INSTALL (1) SET OF REV PAN CHANNEL LETTERS & ADDRESS NUMBERS FOR SOUTH ELEVATION. ~ PAINT LETTERS & ADDRESS NUMBERS BLACK W/ WHITE NEON FOR HALO EFFECT.





MSP-5152
9/23/04 PC

JOB NO.	7664
DATE	07-23-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	LMC7664
SHEET	

LONGFORD MEDICAL CENTER
W. WASHINGTON

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

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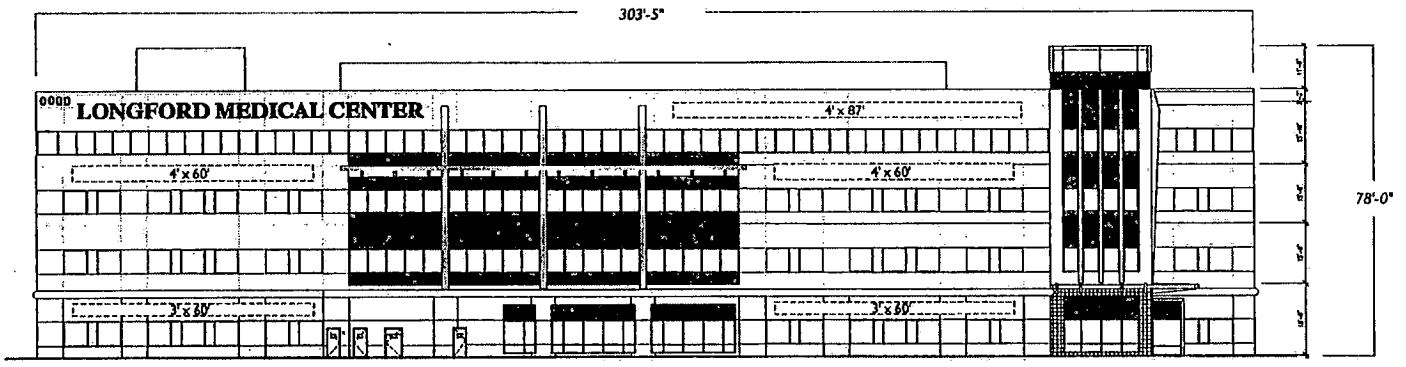
NV CONTRACTOR LICENSE #42776

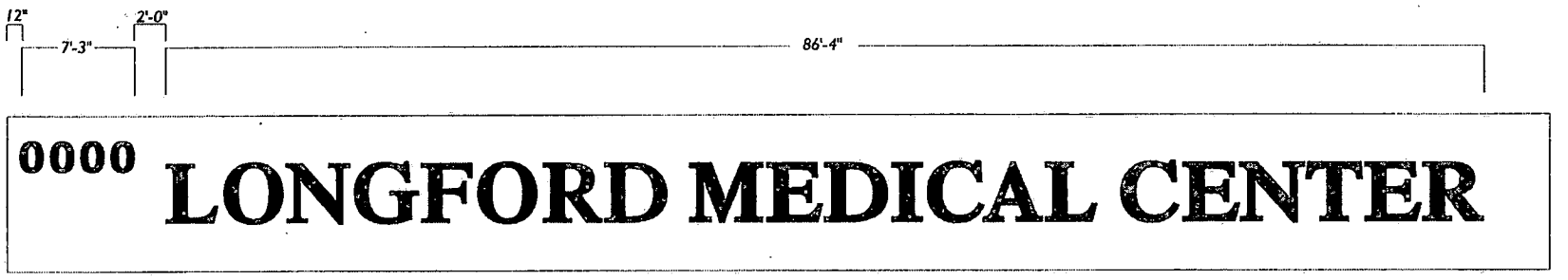
DATE BY	REVISION MADE
08-24-04 DN	ADD SQ FT FOR FUTURE SIGNAGE

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



NORTH ELEVATION 1/32"=1'-0"

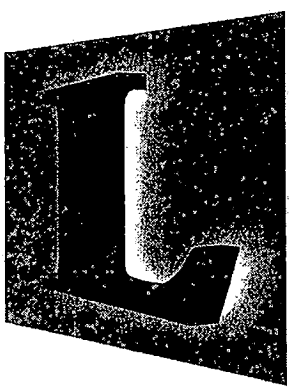
RECEIVED
AUG 3 0 2004

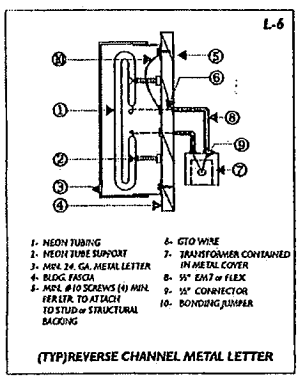


REVERSE PAN CHANNEL LETTER DETAIL 1/8"=1'-0"

MFG. & INSTALL (1) SET OF REV PAN CHANNEL LETTERS & ADDRESS NUMBERS FOR NORTH ELEVATION. ~ PAINT LETTERS & ADDRESS NUMBERS BLACK W/ WHITE NEON FOR HALO EFFECT.

MSP-5152
9/23/04 PC





JOB NO.	7664
DATE	07-23-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	LMC7664
SHEET	

LONGFORD MEDICAL CENTER
W. WASHINGTON

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

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DATE/BY	REVISION/NOTE
08-24-04 DN	ADD SHEET FOR FUTURE SIGNAGE

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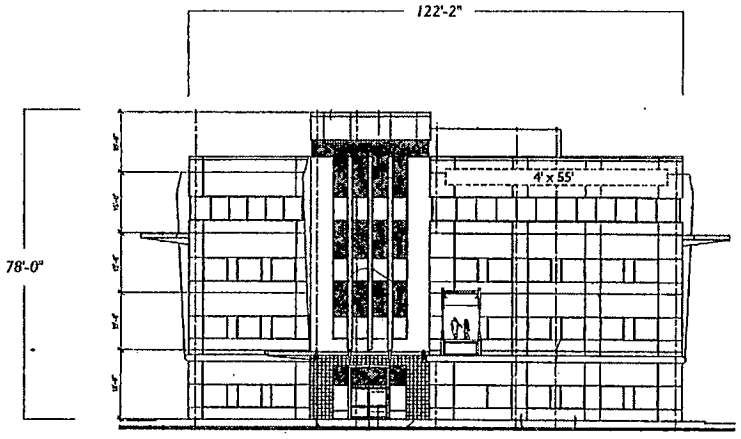
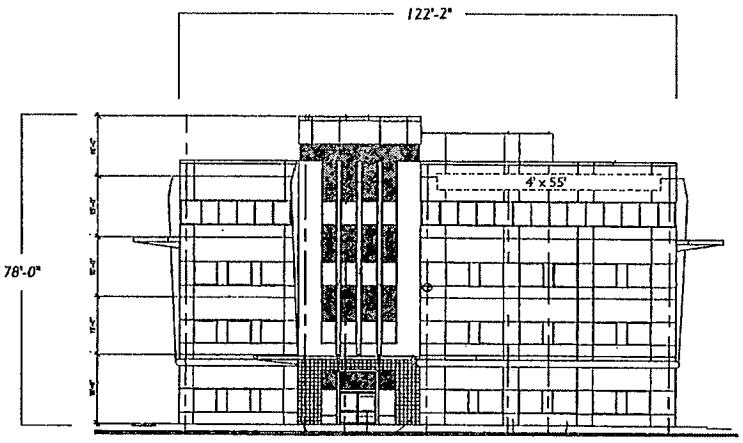


EAST ELEVATION 1/32"= 1'-0"

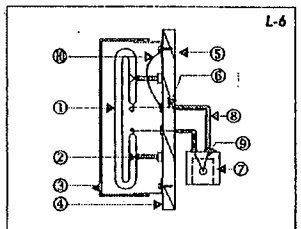


WEST ELEVATION 1/32"= 1'-0"

TYP REV PAN CHANNEL LETTERS
FOR EAST/WEST ELEVATION. ~ PAINT LETTERS BLACK W/ WHITE NEON FOR HALO EFFECT.

MSP-5152
9/23/04 PC

RECEIVED
AUG 3 0 2004



(TYP)REVERSE CHANNEL METAL LETTER

JOB NO.	7664
DATE	07-23-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	LMC7664
SHEET	

LONGFORD MEDICAL CENTER
W. WASHINGTON

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DATE / BY	REVISION NOTE

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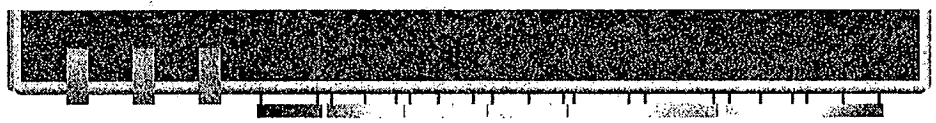
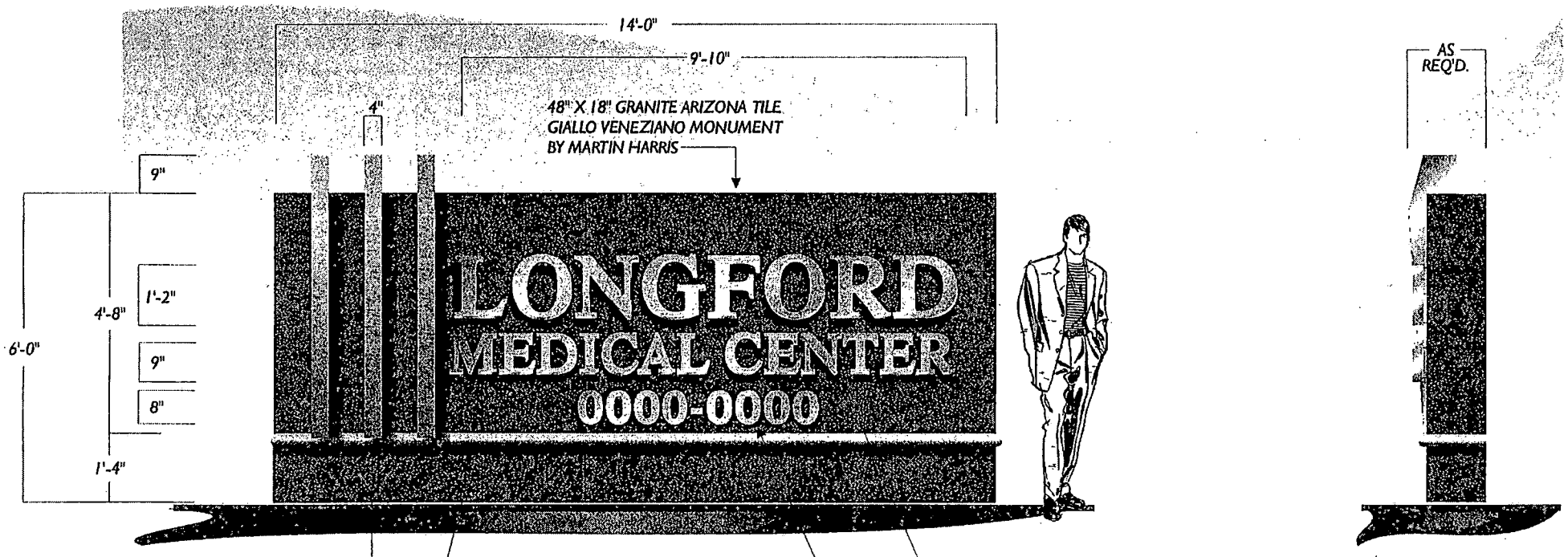




FRONT VIEW

SIDE VIEW

SHT METAL "FINS" W/ BRUSH SILVER ALUM FINISHED W/ PAINTED SILVER RETURNS "FINS" TO BOW.

ROUND FOAM TRIM W/ ACRYLIC TOP COAT PPG DURANAR #5ZM92767 BRIGHT SILVER METALLIC

8" F.C.O. BRUSH SILVER ADDRESS NUMBERS

REV PAN CHANNEL LETTERS W/ BRUSH SILVER ALUM FINISHED W/ PAINTED SILVER RETURNS & LEXAN BACKS ~ NEON ILLUMINATION FOR HALO EFFECT.

S/F ILLUMINATED MONUMENT SIGN

½"=1'-0"

(2) REQ'D.

RECEIVED
AUG 30 2004

MSP-5152
9/23/04 PC

JOB NO.	7615
DATE	07-09-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	LMC7615
SHEET	

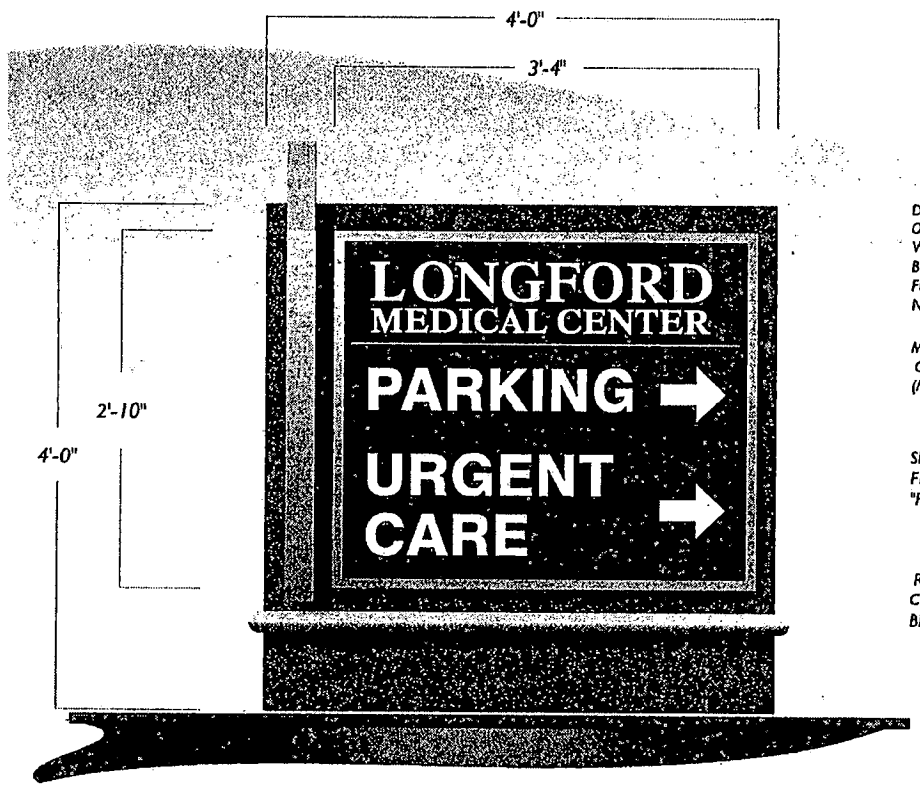
LONGFORD
MEDICAL CENTER
W. WASHINGTON

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

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

DATE/BY	REVISION & PAGE
08-19-04 DN	REMOVE LOGO

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

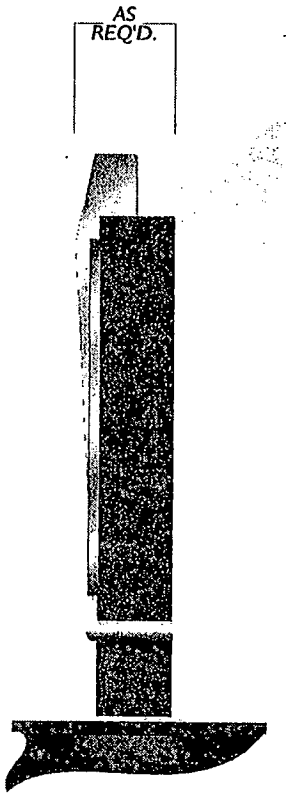


DIRECTIONAL FACE TO BE WHITE LEXAN OVERLAY w/ BLACK VINYL BKGD TO SHOW-THRU WHITE COPY/ARROW -- RETAINER & RETURN TO BE BRUSH SILVER ALUMI -- LLUM w/ T-12 FLUORESCENT LAMPS AS REQ'D.
NOTE: COPY IS NOT PART OF BID

METAL CABINET PAINTED TO SIMULATE GRANITE ARIZONA TILE GIALLO VENEZIANO (MATCH MONUMENT SIGN)

SHT METAL "FINS" W/ BRUSH SILVER ALUM FINISHED W/ PAINTED SILVER RETURNS "FINS" TO BOW.

ROUND FOAM TRIM W/ ACRYLIC TOP COAT PPG DURANAR #5ZM92767 BRIGHT SILVER METALLIC



S/F DIRECTIONAL SIGN **1"=1'-0"**

(2) REQ'D.

MSP-5152
9/23/04 PC

RECEIVED
AUG 3 0 2004

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08-19-04 DN	REMOVE LOGO

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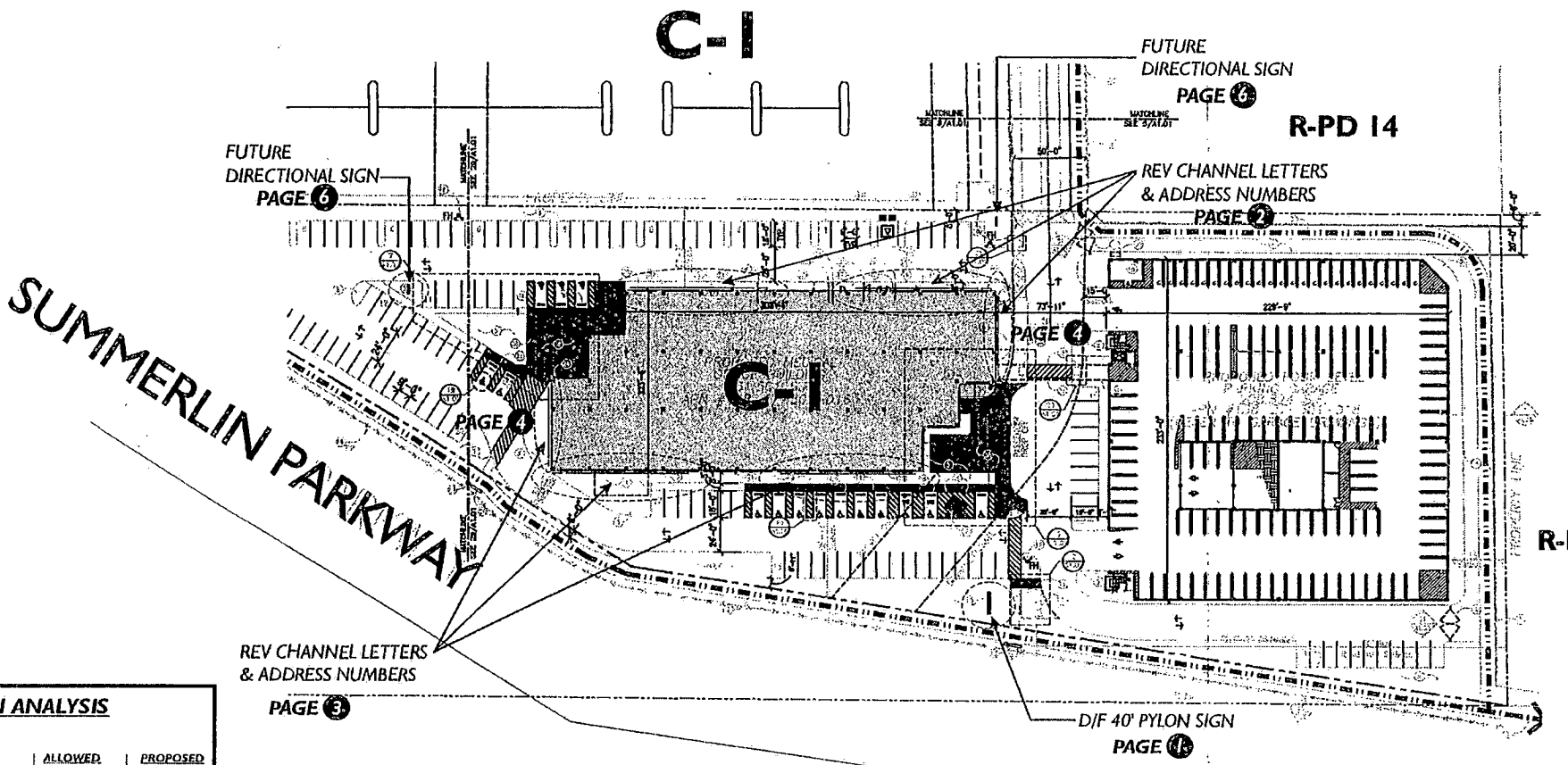

SIGN ANALYSIS

	ALLOWED	PROPOSED
POLE SIGN:		
HEIGHT:	40'	40'
ILLUM.	YES	YES
MESSAGE UNIT	YES	YES
MONUMENT SIGNS:		
HEIGHT:	7'	6'
ILLUM.	YES	YES
WALL SIGNS:		
ILLUM.	YES	YES
NORTH ELEVATION	4727*	1532
SOUTH ELEVATION	4727*	1532
EAST ELEVATION	1903*	220
WEST ELEVATION	1903*	220
	13,260	3504
*20% of FASCIA		
DIRECTIONAL:		
ILLUM.	YES	YES

NDOT ROW

N

SITE PLAN 1"=80'

MSP-5152
9/23/04 PC

RECEIVED
AUG 30 2004

JOB NO.	7664
DATE	07-23-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	LMC7664
SHEET	

LONGFORD MEDICAL CENTER
W. WASHINGTON

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

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NV CONTRACTOR LICENSE #42776

DATE/BY	REVISIONS MADE
08-24-04 DN	ADD SQ FT FOR FUTURE SIGNAGE

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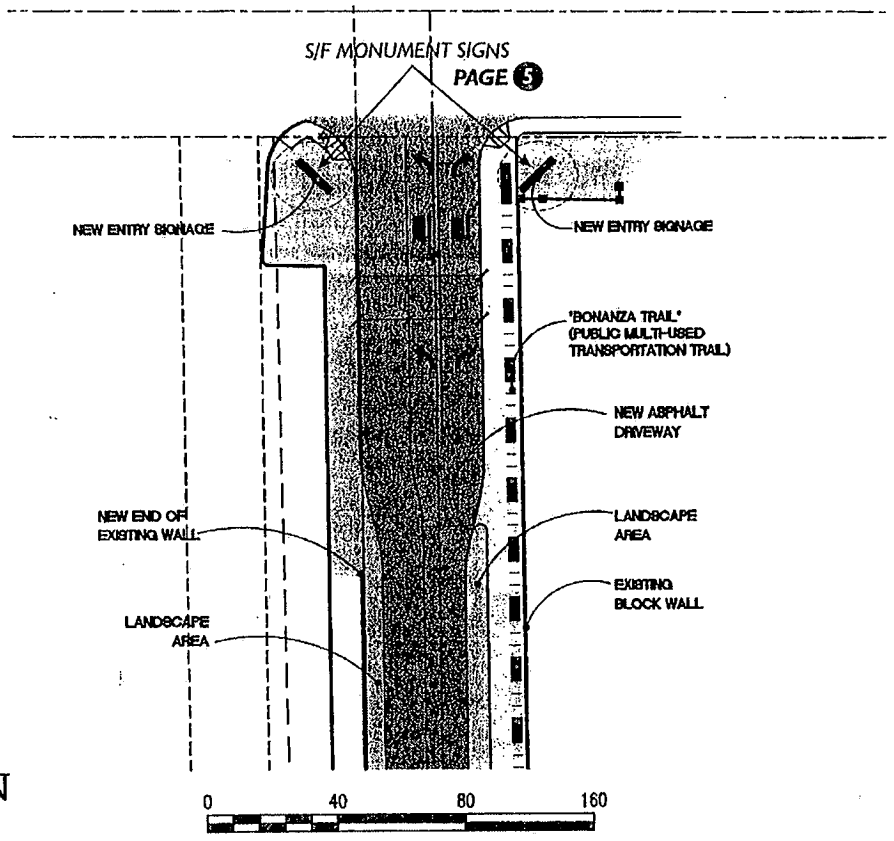

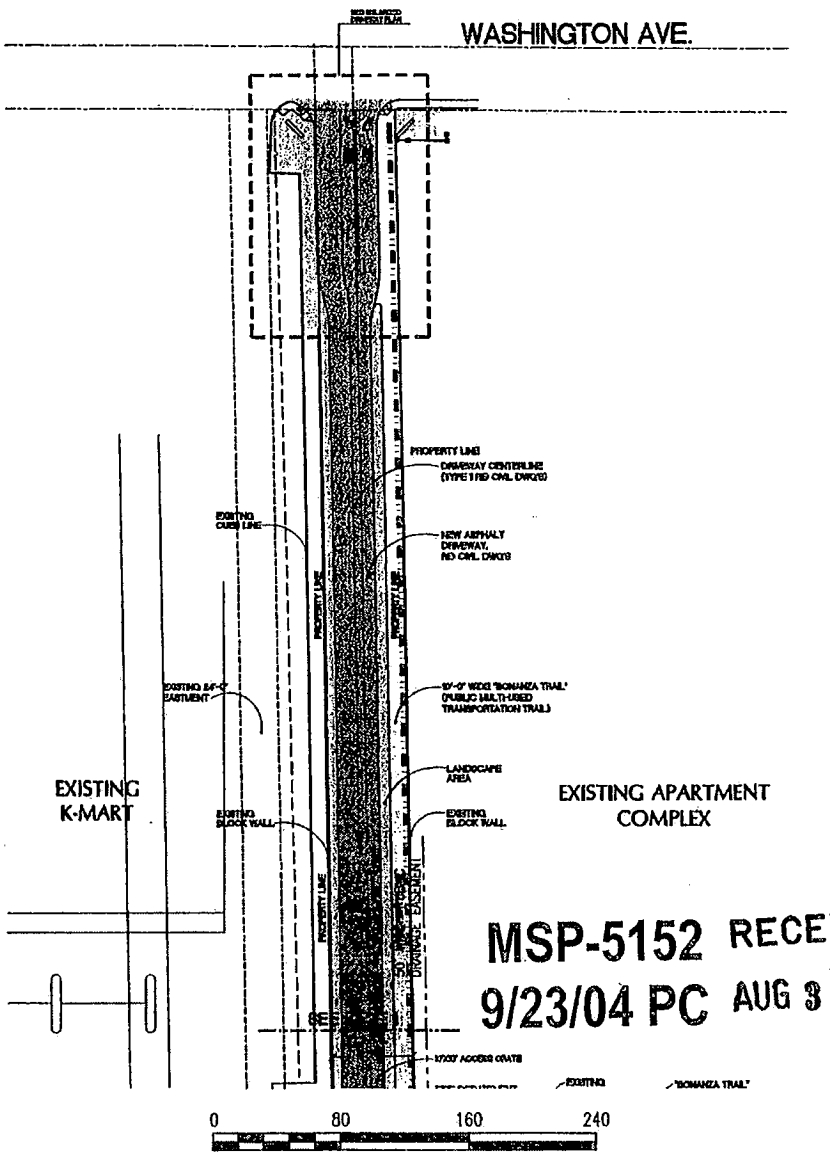

MSP-5152 RECEIVED
9/23/04 PC AUG 3 0 2004

N

JOB NO.	7664
DATE	07-23-2003
DRAWN	DERRICK
SALES	SHOCK
FILENAME	LMC7664
SHEET	

LONGFORD MEDICAL CENTER

W. WASHINGTON

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NV CONTRACTOR LICENSE #42776

DATE/BY	REVISION/PAGE
08-24-04 DN	ADD SQ FT FOR FUTURE SIGNS

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City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
VAC-4948 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located south of Elkhorn Road, between Puli Road and Shaumber Road, Ward 6 (Mack).

SET DATE: 10/06/04
C.C.: 10/20/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967] – UNANIMOUS with McSWAIN abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949] as her company is presently bidding work for Kimball Hill Homes, TRUESDELL abstaining on Item 10 [SUP-4984] as the proposed property is located in the Downtown area next to a property that he owns an interest in, NIGRO abstaining on Item 11 [SDR-4979] as he is a shareholder in Bankwest of Nevada and STEINMAN excused

To be heard by the City Council on 10/20/2004

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

MINUTES – Continued:

with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

DAVID CLAPSADDLE, Planning and Development Department, stated that letters are on file for each application noted above where the applicant has agreed to all of the conditions.

COMMISSIONER McSWAIN stated she would be abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949], as her company is presently bidding work for Kimball Hill Homes.

CHAIRMAN TRUESDELL stated that he would be abstaining on Item 10 [SUP-4984], as the proposed property is located in the Downtown area next to a property that he owns an interest in.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [SDR-4979], as he is a shareholder in Bankwest of Nevada.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

(6:19 – 6:23)
1-655

CONDITIONS:

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 TMP-4465 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

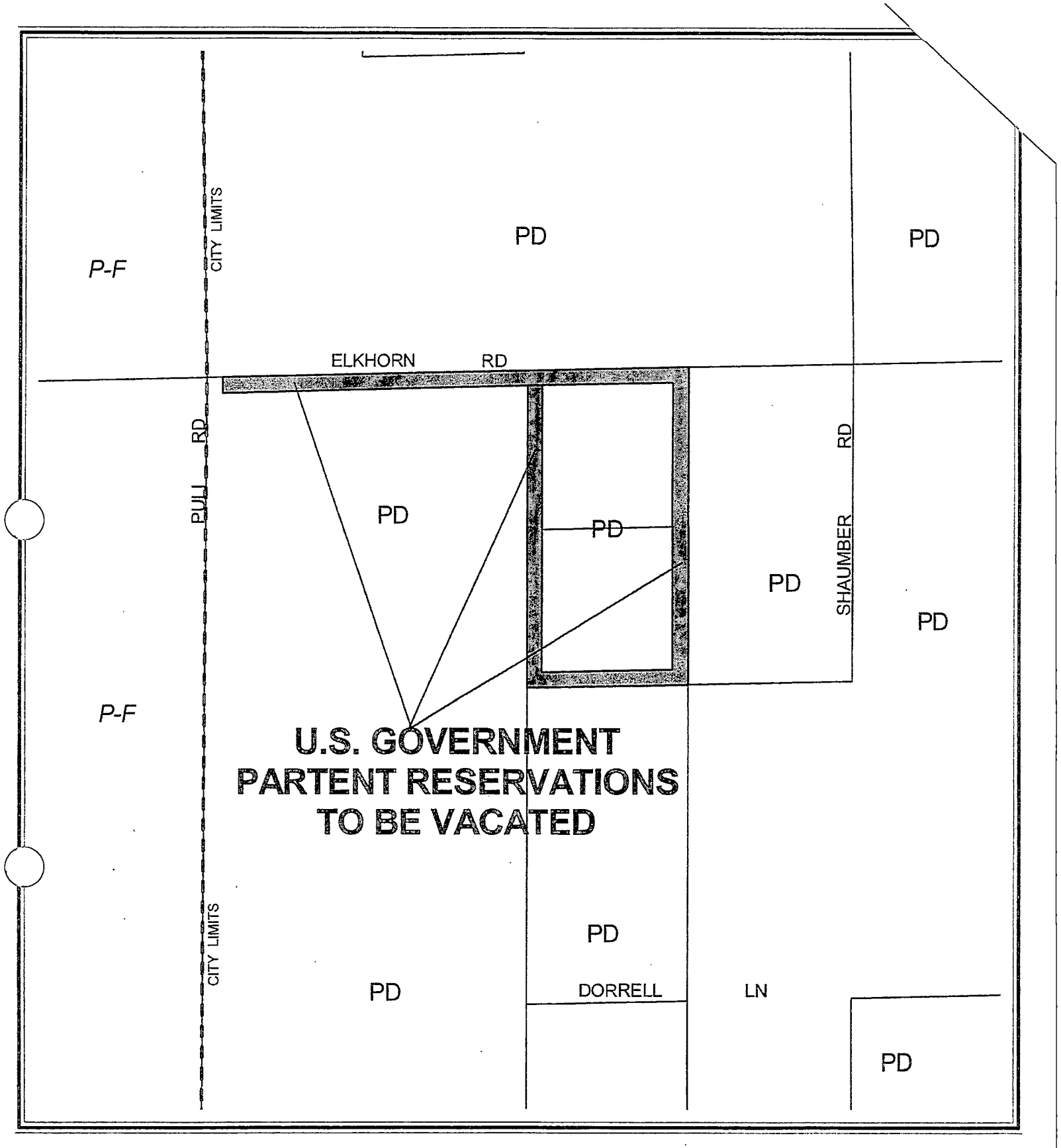
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

CONDITIONS – Continued:

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

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

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



CASE: VAC-4948

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4948 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC

** 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 TMP-4465 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. All development shall be in conformance with code requirements and design standards of all City departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to vacate U. S. Government Patent Reservations generally located south of Elkhorn Road, between Puli Road and Shaumber Road.

B) Applicant's Justification

The applicant's justification letter indicates the reservations are no longer needed and will be incorporated into the approved single family development on this site.

BACKGROUND INFORMATION

A) Previous Actions

04/16/03 The City Council approved a request for a Rezoning (ZON-1520) to PD (Planned Development) on a portion of this site as part of a larger request. The Planning Commission and staff recommended approval on February 13, 2003.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) to PD (Planned Development) on a portion of this site as part of a larger request. The Planning Commission and staff recommended approval on June 12, 2003.

02/18/04 The City Council approved a request for a Rezoning (ZON-3241) to PD (Planned Development) on a portion of this site as part of a larger request. The Planning Commission and staff recommended approval on January 8, 2004.

06/24/04 The Planning Commission approved a request for a Tentative Map for Windmore @ Cliffs Edge (TMP-4465) on this site. Staff recommendation was for approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate Government Patent Reservations located in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 24, Township 19 South, Range 59 East, M.D.M.

MP

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing Government Patent Reservations because they are no longer needed in their current configuration. This request is appropriate, as it will not result in reduced access through 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 south of Elkhorn Road, between Puli Road and Shaumber Road.

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-4948** APN: 126-24-101-019, 002, 003

Name of Property Owner: Cliff's Edge, LLC

Name of Applicant: Kimball Hill Homes

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

_____ Yes _____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the names(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: _____

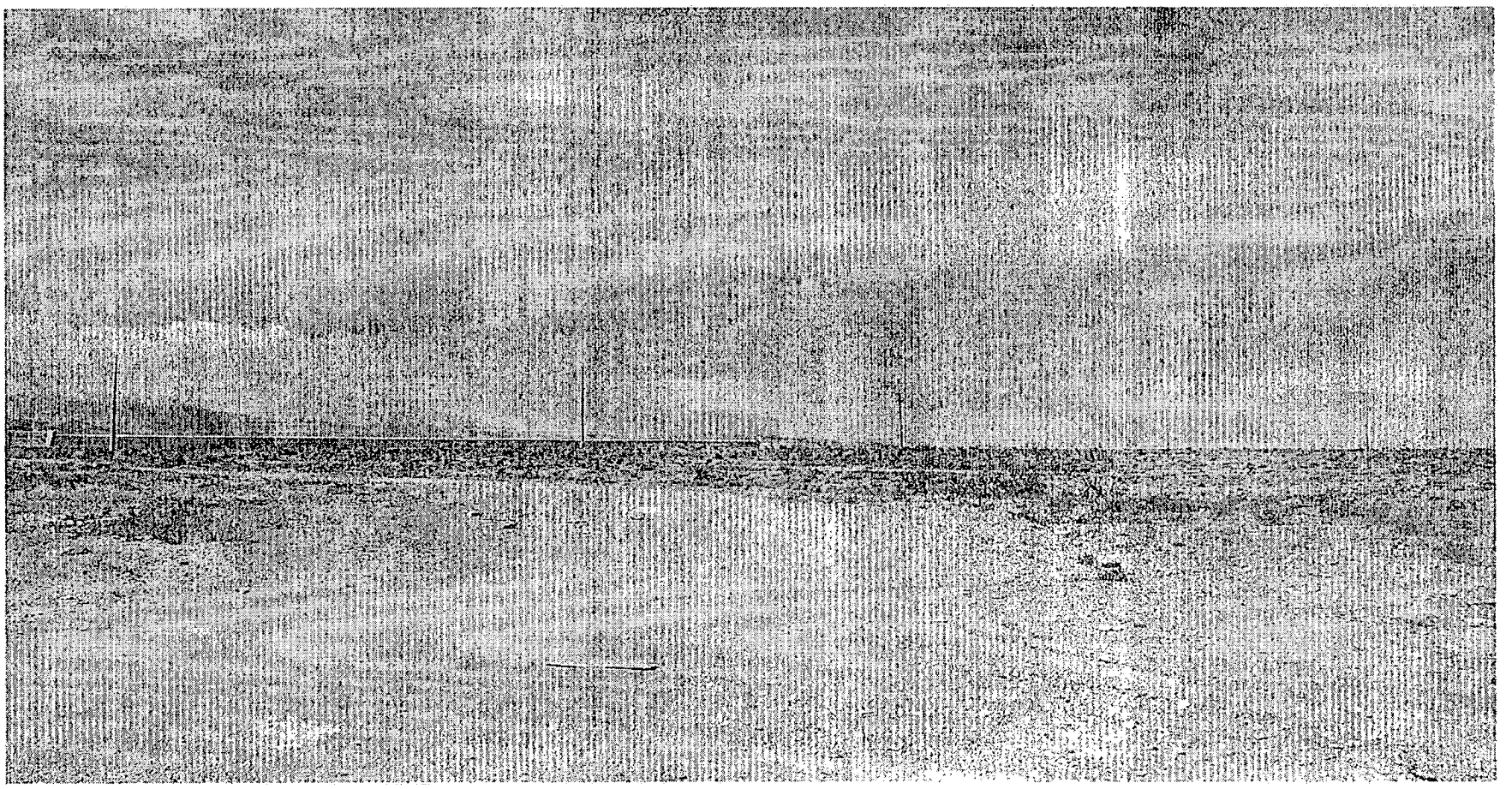
Print Name: LARRY BROSS

Subscribed and sworn before me

This 21ST day of JULY ,20 04

Shauna L. Moore
Notary Public in and for said County and State

SHAUNA L. MOORE
Notary Public State of Nevada
No.97-2638-1
My appt. exp. June 19, 2005



VAC-4948 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC
SOUTH OF ELKHORN ROAD, BETWEEN PULI ROAD AND SHAUMBER ROAD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/24/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
VAC-4949 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located south of Elkhorn Road, between Shaumber Road and Hualapai Way, Ward 6 (Mack).

SET DATE: 10/06/04
C.C.: 10/20/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967] – UNANIMOUS with McSWAIN abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949] as her company is presently bidding work for Kimball Hill Homes, TRUESDELL abstaining on Item 10 [SUP-4984] as the proposed property is located in the Downtown area next to a property that he owns an interest in, NIGRO abstaining on Item 11 [SDR-4979] as he is a shareholder in Bankwest of Nevada and STEINMAN excused

To be heard by the City Council on 10/20/2004

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

MINUTES – Continued:
with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

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DAVID CLAPSADDLE, Planning and Development Department, stated that letters are on file for each application noted above where the applicant has agreed to all of the conditions.

COMMISSIONER McSWAIN stated she would be abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949], as her company is presently bidding work for Kimball Hill Homes.

CHAIRMAN TRUESDELL stated that he would be abstaining on Item 10 [SUP-4984], as the proposed property is located in the Downtown area next to a property that he owns an interest in.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [SDR-4979], as he is a shareholder in Bankwest of Nevada.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

(6:19 – 6:23)
1-655

CONDITIONS:

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 rescommended by the approved Drainage Plan/Study. The Drainage Study required for TMP-4466 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

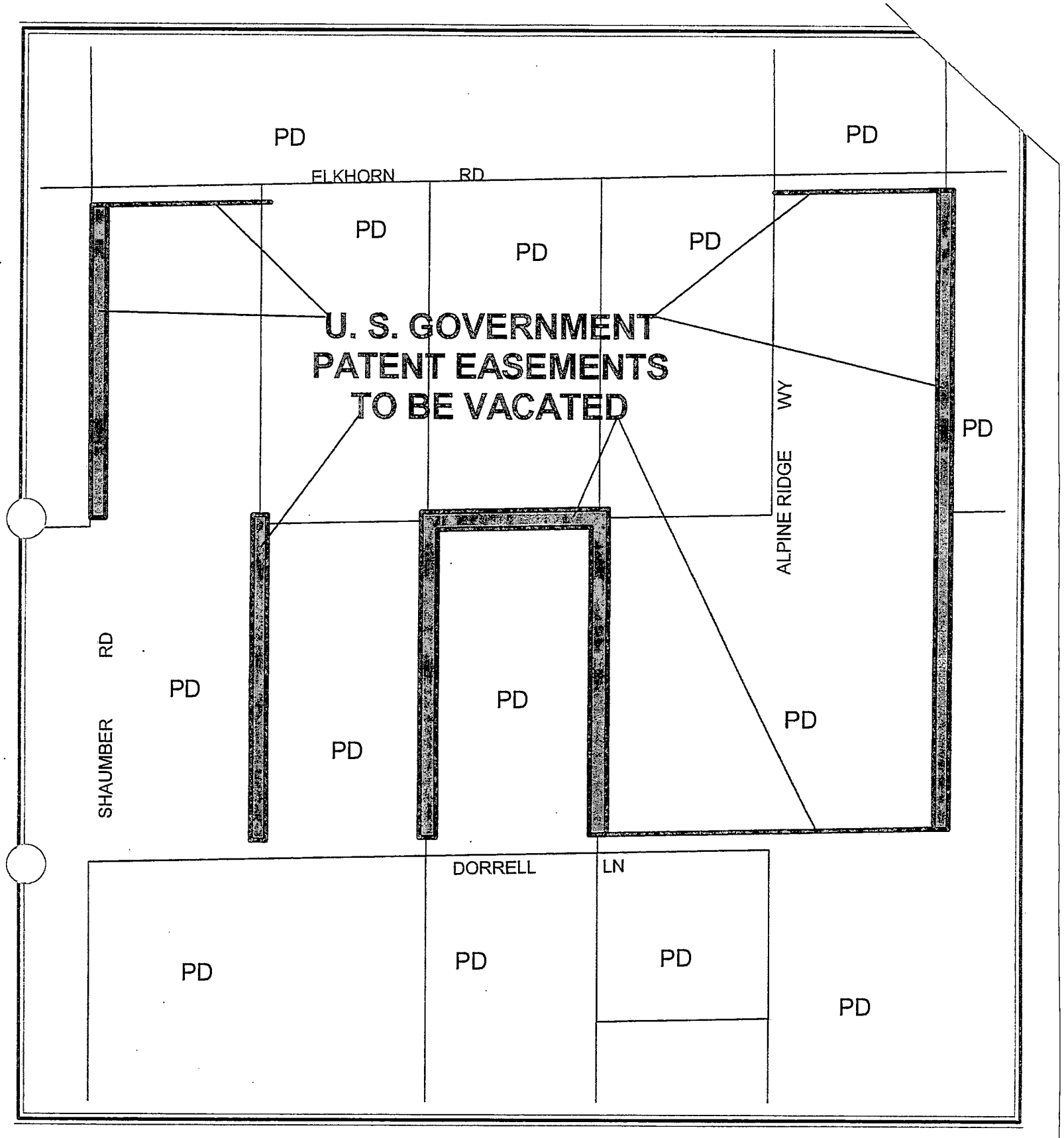
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

CONDITIONS – Continued:

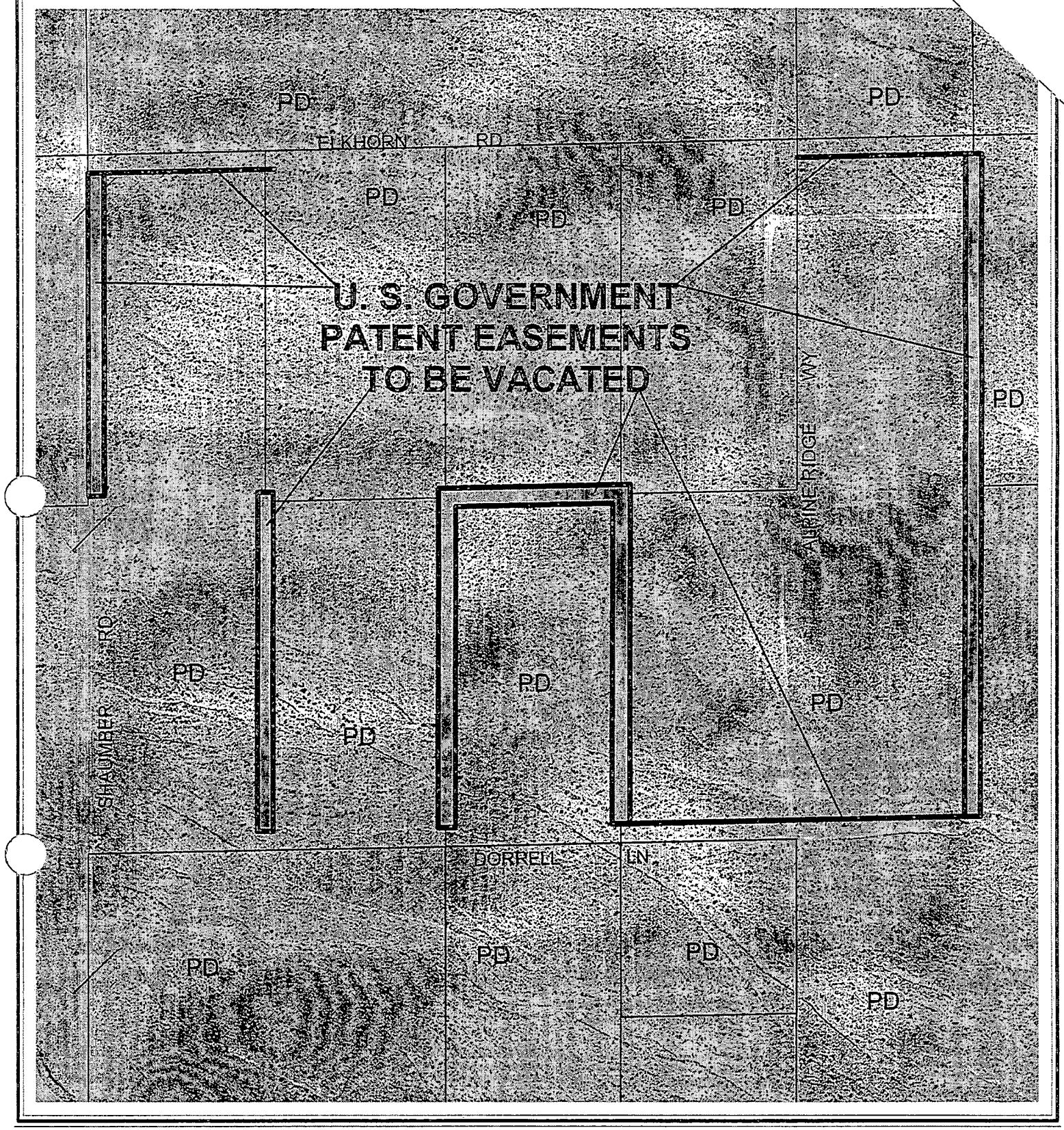
3. All development shall be in conformance with code requirements and design standards of all City departments.

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

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



CASE: VAC-4949



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CASE: VAC-4949

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4949 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC

** 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 TMP-4466 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. All development shall be in conformance with code requirements and design standards of all City departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to vacate U. S. Government Patent Reservations generally located south of Elkhorn Road, between Shaumber Road and Hualapai Way.

B) Applicant's Justification

The applicant's justification letter indicates the reservations are no longer needed and will be incorporated into the approved single family development on this site.

BACKGROUND INFORMATION

A) Previous Actions

04/16/03 The City Council approved a request for a Rezoning (ZON-1520) to PD (Planned Development) on a portion of this site as part of a larger request. The Planning Commission and staff recommended approval on February 13, 2003.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) to PD (Planned Development) on a portion of this site as part of a larger request. The Planning Commission and staff recommended approval on June 12, 2003.

07/07/04 The City Council approved a request for a Rezoning (ZON-4241) to PD (Planned Development) on a portion of this site. The Planning Commission and staff recommended approval on May 27, 2004.

06/24/04 The Planning Commission approved a request for a Tentative Map for Brighton & Kensington @ Cliffs Edge (TMP-4466) on this site. Staff recommendation was for approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate Government Patent Reservations located in the North Half (N ½) of Section 24, Township 19 South, Range 59 East, M.D.M.

MP

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing Government Patent Reservations because they are no longer needed in their current configuration. This request is appropriate, it will not result in reduced access through 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 south of Elkhorn Road, between Shaumber Road and Hualapai Way.

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4949 APN: 126-24-101-009, 126-24-101-020 and 126-24-501-017

Name of Property Owner: Cliff's Edge LLC

Name of Applicant: Kimball Hill Homes

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

_____ Yes _____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the names(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: _____

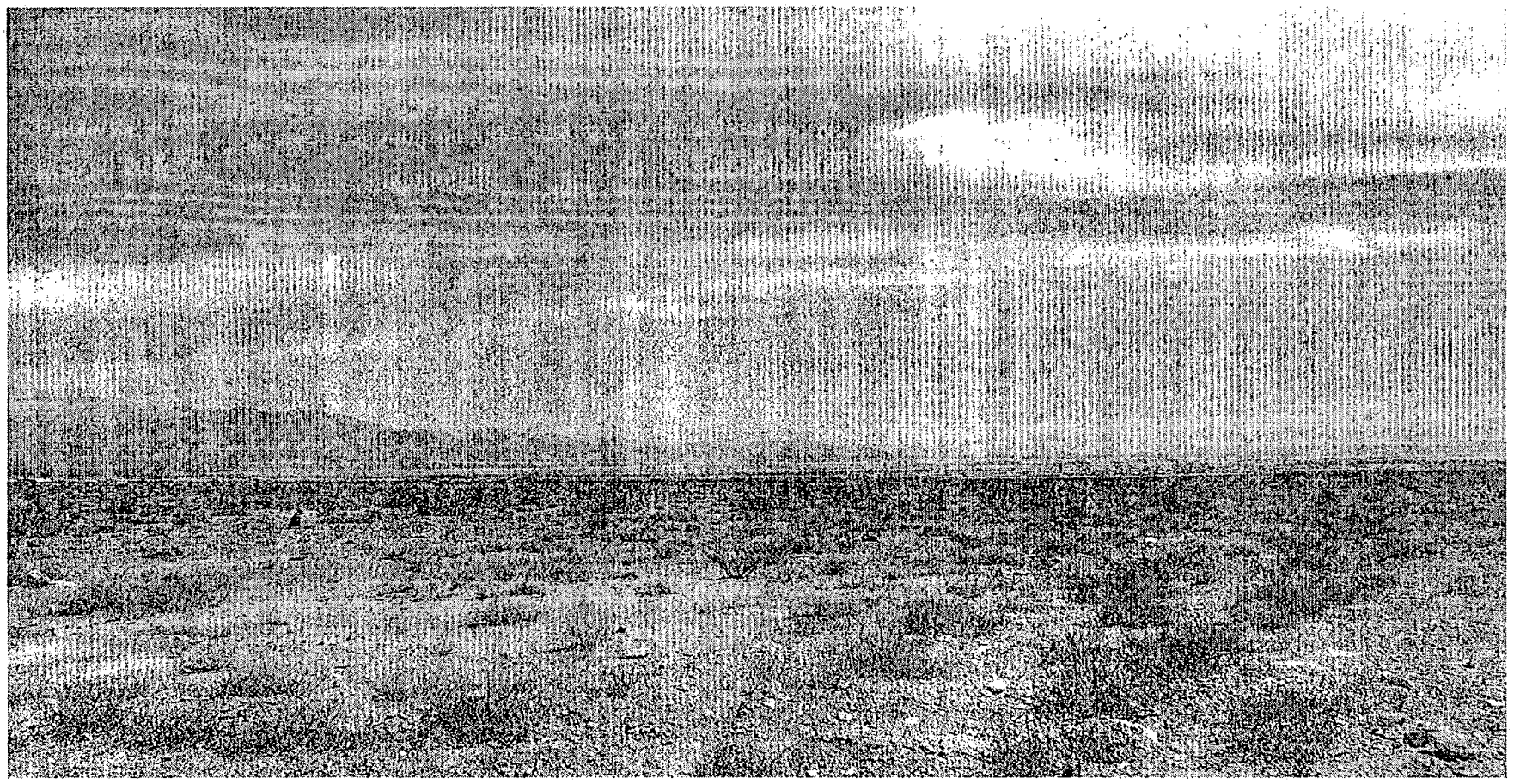
Print Name: LARRY BROSS

Subscribed and sworn before me

This 21ST day of JULY ,20 04

Shauna L. Moore
Notary Public in and for said County and State

SHAUNA L. MOORE
Notary Public State of Nevada
No.97-2638-1
My appt. exp. June 19, 2005



VAC-4949 - VACATION - PUBLIC HEARING - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LLC
SOUTH OF ELKHORN ROAD, BETWEEN SHAUMBER ROAD AND HUALAPAI WAY
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/24/04

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
VAC-4967 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SAMER NAKHLE - Request for a Petition to vacate a portion of the south half of Holmby Avenue, east of Belcastro Street, south of Holmby Avenue, Ward 1 (Moncrief).

SET DATE: 10/06/04
C.C.: 10/20/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967] – UNANIMOUS with McSWAIN abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949] as her company is presently bidding work for Kimball Hill Homes, TRUESDELL abstaining on Item 10 [SUP-4984] as the proposed property is located in the Downtown area next to a property that he owns an interest in, NIGRO abstaining on Item 11 [SDR-4979] as he is a shareholder in Bankwest of Nevada and STEINMAN excused

To be heard by the City Council on 10/20/2004

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

MINUTES – Continued:
with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

DAVID CLAPSADDLE, Planning and Development Department, stated that letters are on file for each application noted above where the applicant has agreed to all of the conditions.

COMMISSIONER McSWAIN stated she would be abstaining on Item 15 [VAC-4948] and Item 16 [VAC-4949], as her company is presently bidding work for Kimball Hill Homes.

CHAIRMAN TRUESDELL stated that he would be abstaining on Item 10 [SUP-4984], as the proposed property is located in the Downtown area next to a property that he owns an interest in.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [SDR-4979], as he is a shareholder in Bankwest of Nevada.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4694], Item 10 [SUP-4984], Item 11 [SDR-4979], Item 12 [MSP-5001], Item 13 [MSP-5003], Item 15 [VAC-4948], Item 16 [VAC-4949] and Item 17 [VAC-4967].

(6:19 – 6:23)
1-655

CONDITIONS:

1. A turnaround acceptable to the Department of Public Works must be provided prior to or concurrently with the recordation of this vacation.

2. Provide a plan, acceptable to the City Engineer, that shows how the vacated area along the both the east and west sides of the centerline of Belcastro Street will be incorporated into the adjacent properties.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required for the Belcastro subdivision

CONDITIONS – Continued:

(TMP-4968) may be used to satisfy this requirement provided that it addresses the area to be vacated.

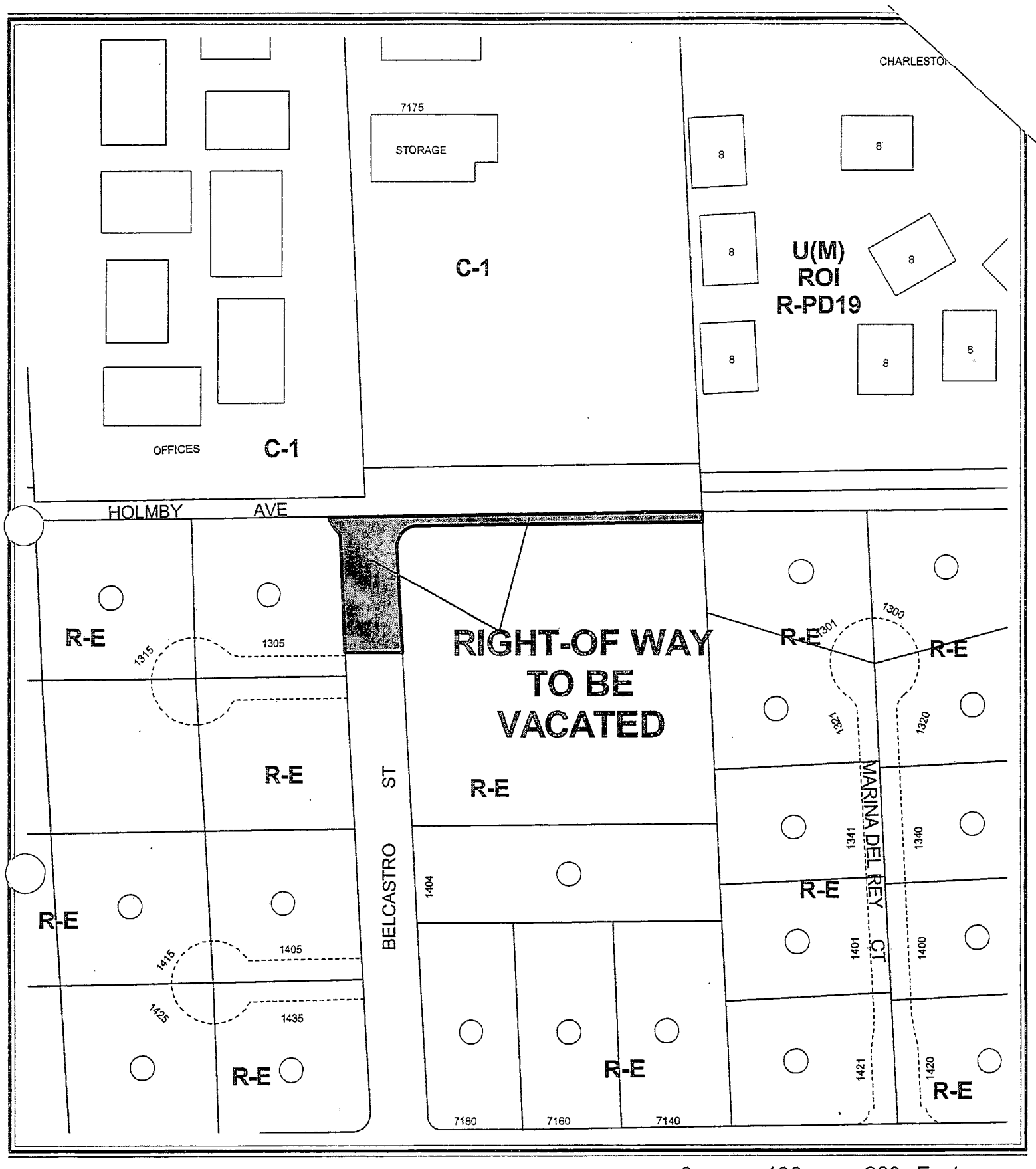
4. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

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

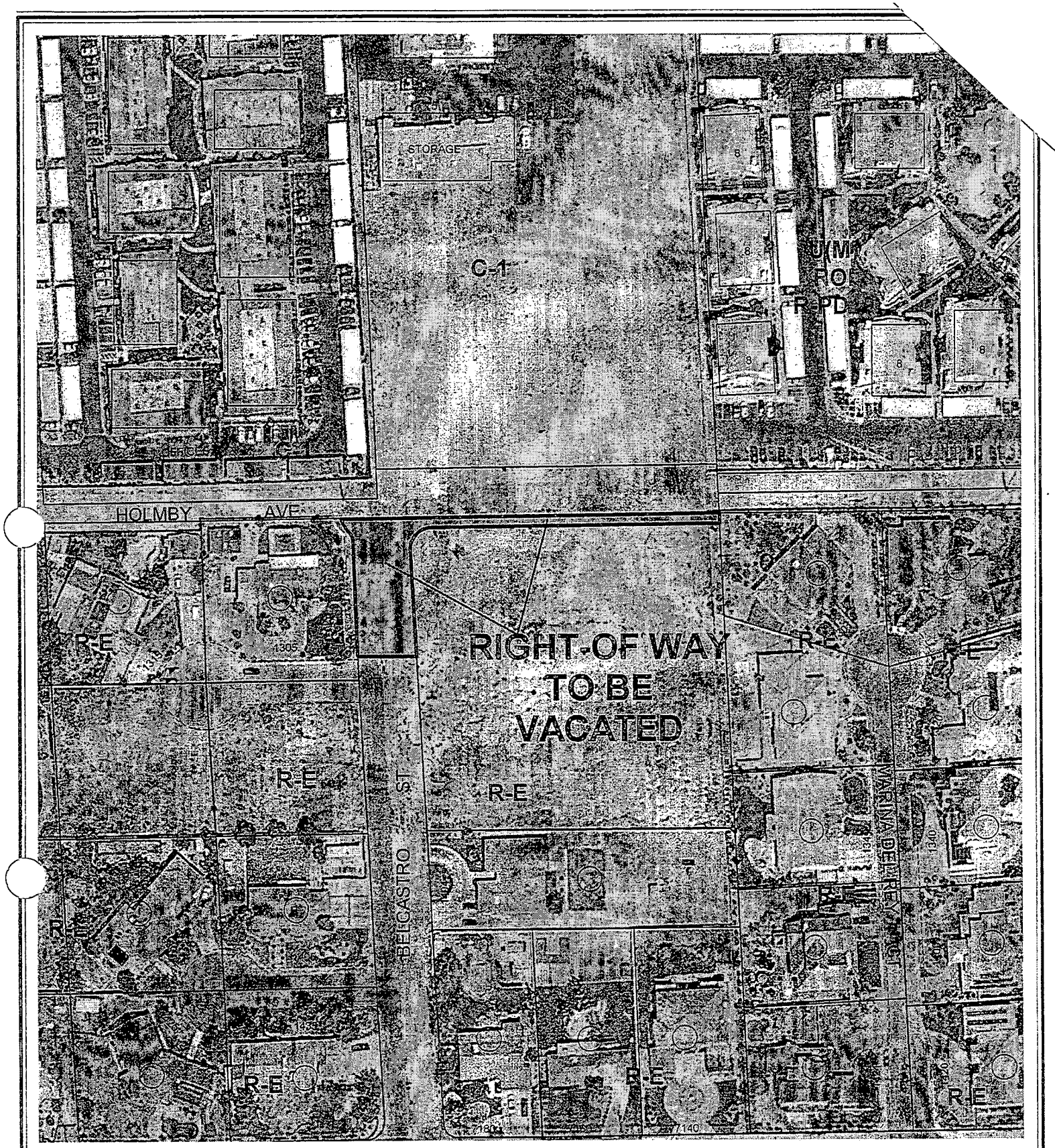
6. All development shall be in conformance with code requirements and design standards of all City departments.

7. 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.

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



CASE: VAC-4967



CASE: VAC-4967

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N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4967 - VACATION - PUBLIC HEARING -
APPLICANT/OWNER: SAMER NAKHLE

** CONDITIONS **

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

1. A turnaround acceptable to the Department of Public Works must be provided prior to or concurrently with the recordation of this vacation.

2. Provide a plan, acceptable to the City Engineer, that shows how the vacated area along the both the east and west sides of the centerline of Belcastro Street will be incorporated into the adjacent properties.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required for the Belcastro subdivision (TMP-4968) may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. 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.

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

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

7. 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to vacate a portion of the south half of Holmby Avenue, east of Belcastro Street.

B) Applicant's Justification

The applicant's justification letter indicates the existing rights-of-way for Holmby Avenue and Belcastro Street are no longer needed for access to any adjacent properties.

BACKGROUND INFORMATION

A) Previous Actions

08/04/04 The City Council approved a Special Use Permit (SUP-4299) to allow a private street for this development. The Planning Commission and staff recommended approval on July 8, 2004.

09/23/04 The Planning Commission will hear a request for a Tentative Map of Belcastro Subdivision (TMP-4968) for a 4 lot single family subdivision adjacent to this request. Staff recommendation is for approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public right-of-way located in the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section 3, Township 21 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing rights-of-way because they are no longer needed in their current configuration. This request is appropriate, as the subject rights-of-way are not needed and will not result in reduced access through the area.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A. It is to eliminate a stub for a future street that the adjacent development will not use and a portion of Holmby Avenue that is no longer need for future development.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is not currently used for traffic purposes.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes, a stub for a street that won't be used and a portion of Holmby Avenue.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Belcastro subdivision.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 12

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4967 APN: 163-03-501-032

Name of Property Owner: SAMER NAKHLE

Name of Applicant: GUS WISHOMEI

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: Samer Nakhle

Print Name: Samer Nakhle

Subscribed and sworn before me

This 19th day of July, 2004

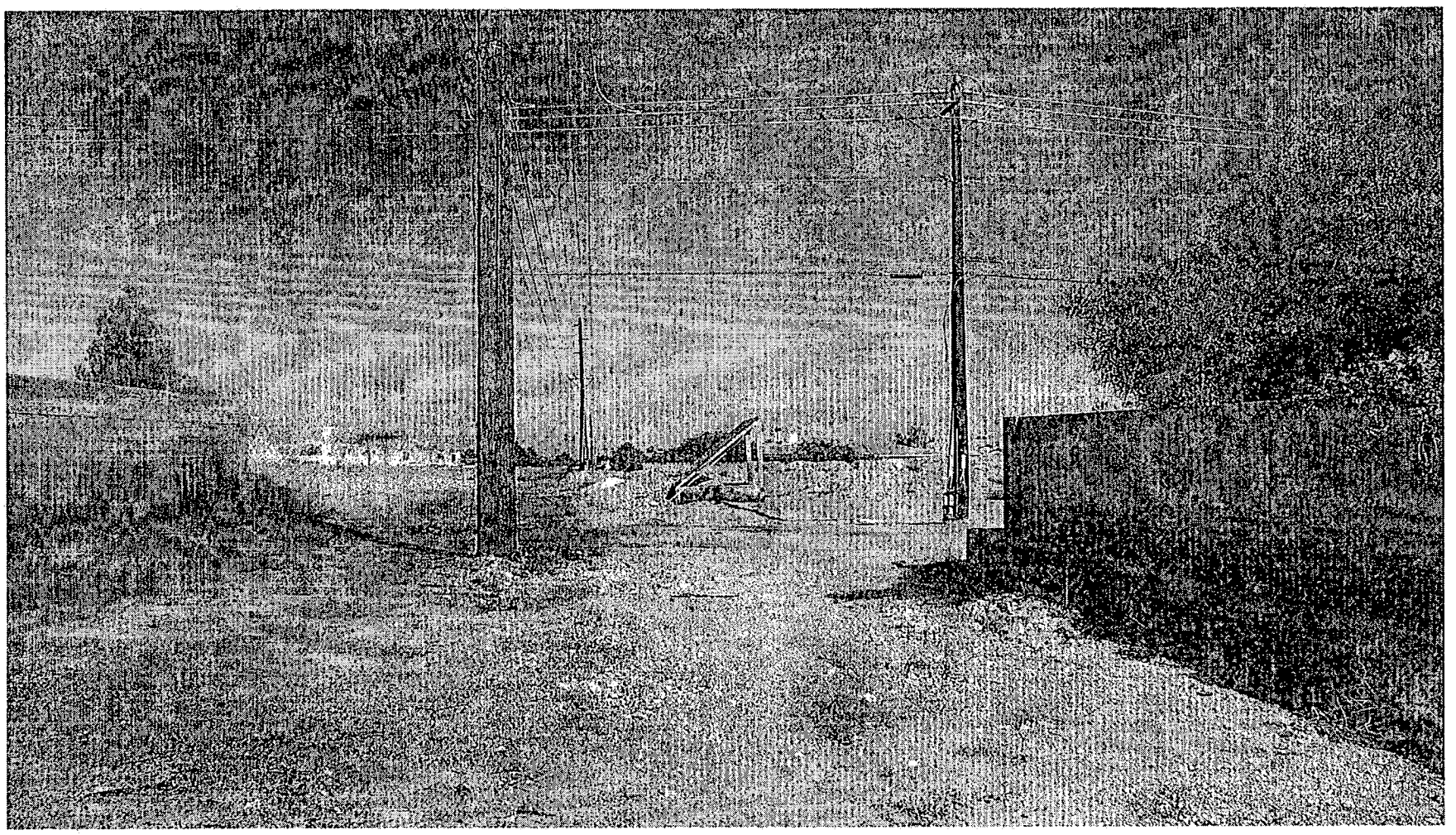
Melody A. Pink

Notary Public in and for said County and State

Clark

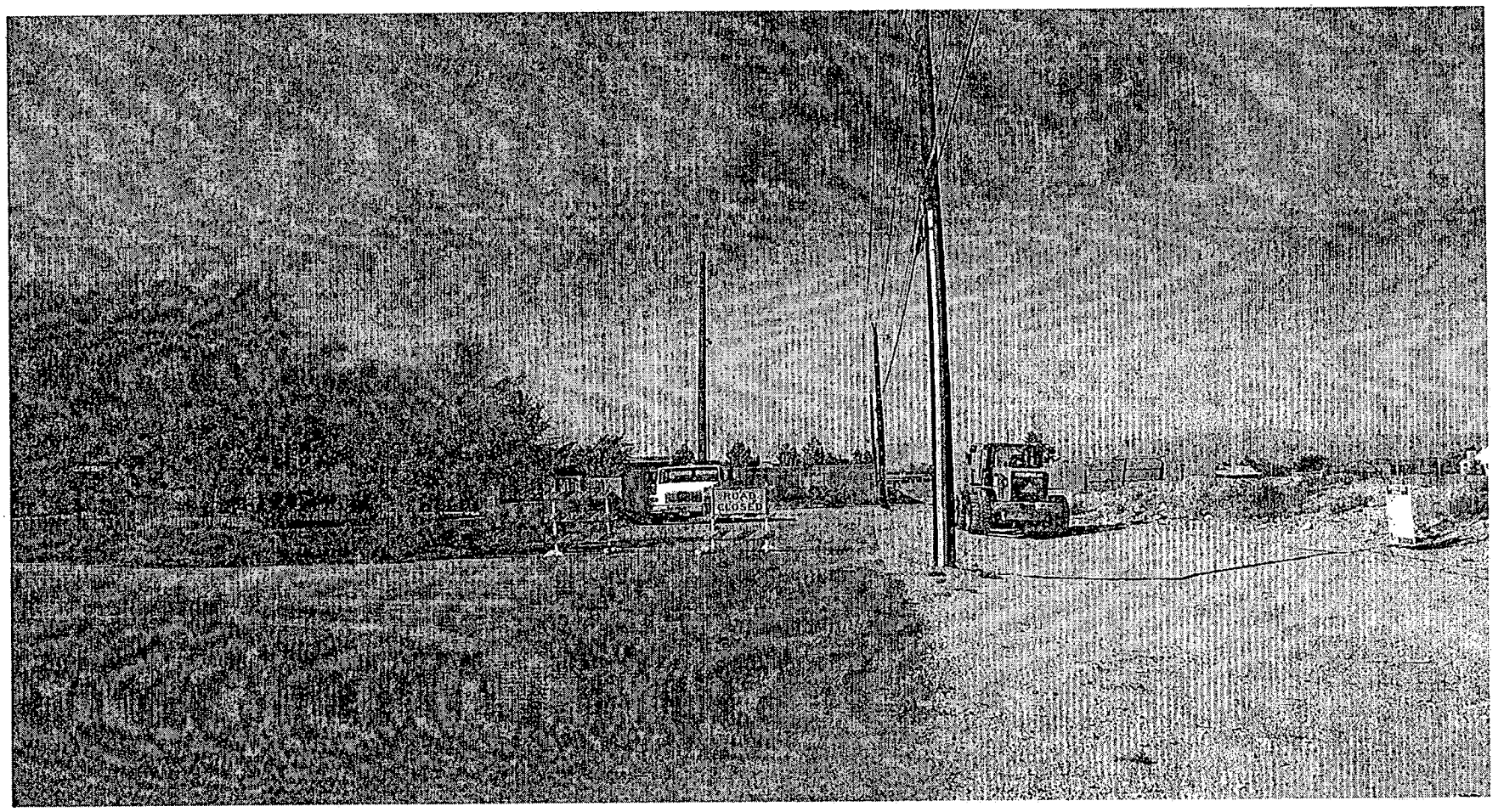
Nevada

MELODY A. PINK
Notary Public, State of Nevada
Appointment No. 01-70490-1
My Appt. Expires Aug 31, 2005



VAC-4967 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SAMER NAKHLE
BELCASTRO STREET, SOUTH OF HOLMBY AVENUE
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/24/04



VAC-4967 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SAMER NAKHLE
BELCASTRO STREET, SOUTH OF HOLMBY AVENUE
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/24/04

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
ABEYANCE - SDR-4619 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS - Request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANT PADS WITHIN AN EXISTING COMMERCIAL CENTER on 10.69 acres adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard (APN 162-06-112-005, 162-06-112-007, and a portion of 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
EVANS – APPROVED subject to conditions and amending the following condition:
3. All development shall be in conformance with the submitted plans date stamped *September 21, 2004* except as amended by the recommended conditions.
– UNANIMOUS with STEINMAN excused

This is Final Action

NOTE: Commissioner McSwain disclosed that her company did the original utility installation on this project, which has been completed. Her company has no interest in this application, so she would be voting on this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development, stated that the item was previously held in abeyance to allow the applicant time to work with the staff on a revised Site Plan, which now meets all standards of the Code. Staff's prior concern was that the internal driveways did not align and there was not a bus turnout.

MARK SEBRAW, 2756 N. Green Valley Parkway, Henderson, NV, appeared on behalf of Weingarten Realty Investments, and agreed to staff's recommendations.

COMMISSIONER DAVENPORT questioned if the bus turn out was far enough back from where it is being proposed. His concern was with existing traffic backing up on Charleston Boulevard due to bus stops that would prevent drivers from making right turns. DAVID GUERRA, Public Works, replied that the bus turn out would begin east of the Taco Bell property and would be installed on Weingarten Realty Investments' property. He added that the bus turn out would be installed further east than standard drawings, and Public Works did not see a large amount of traffic being backed up.

MARGO WHEELER, Planning and Development, stated due to having a revised Site Plan, Condition 3 needed to be amended to reflect the current plan, date stamped September 21, 2004.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:24 – 6:27)
1-794

CONDITIONS:

Planning and Development

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

2. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

3. All development shall be in conformance with the submitted plans dated stamped September 17, 2004 except as amended by the recommended conditions.

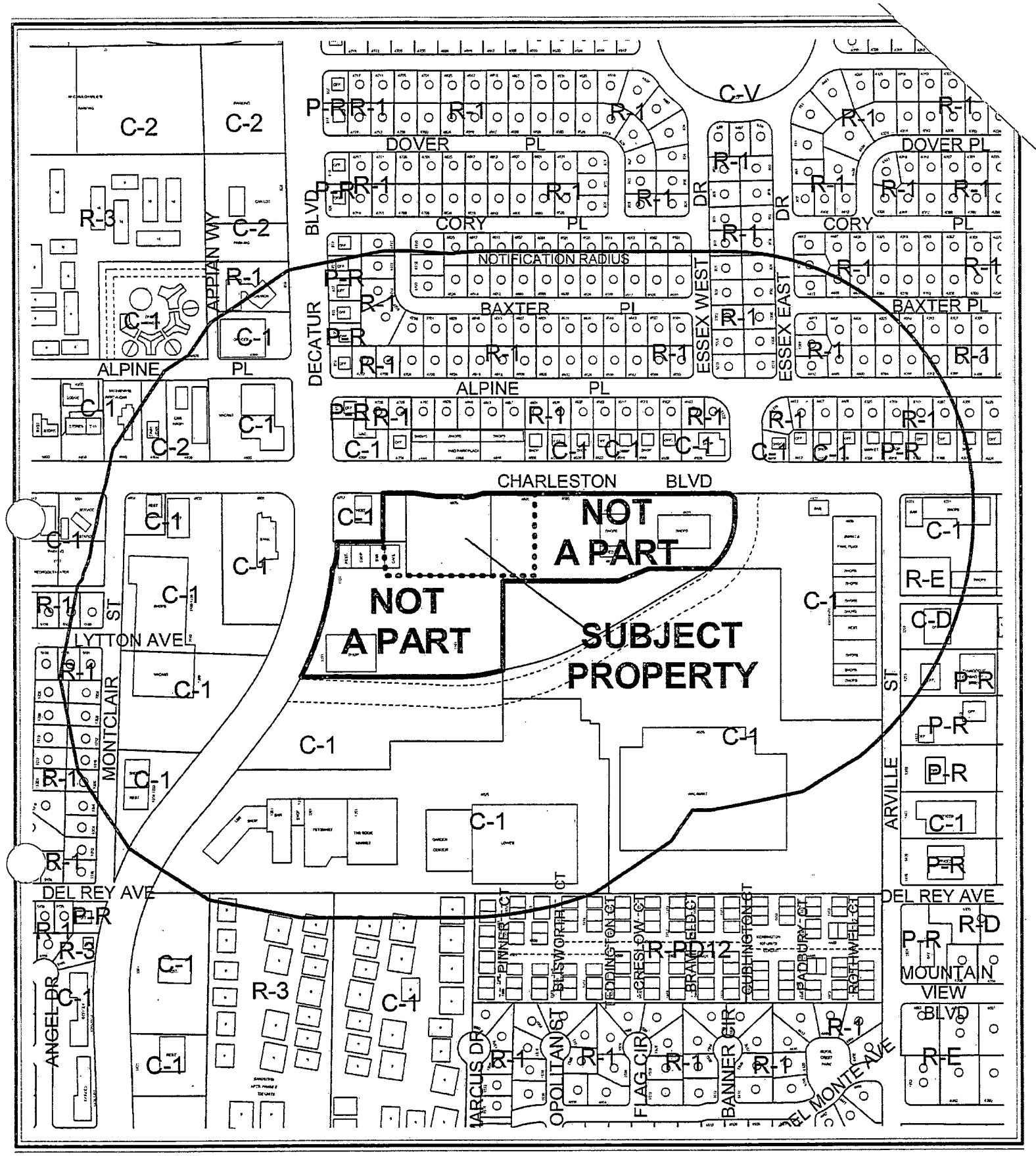
CONDITIONS – Continued:

Public Works

4. Reconstruct the driveway adjacent to this site meet current standards. Construct the bus turnout in accordance with Standard Drawings #234.1 or #234.3 and 234.2. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the driveway access prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The driveways accessing Charleston Boulevard shall receive approval from the Nevada Department of Transportation.

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

6. Site development to comply with all applicable conditions of approval for the Westland Fair (Commercial Subdivision) and all other subsequent site-related actions.



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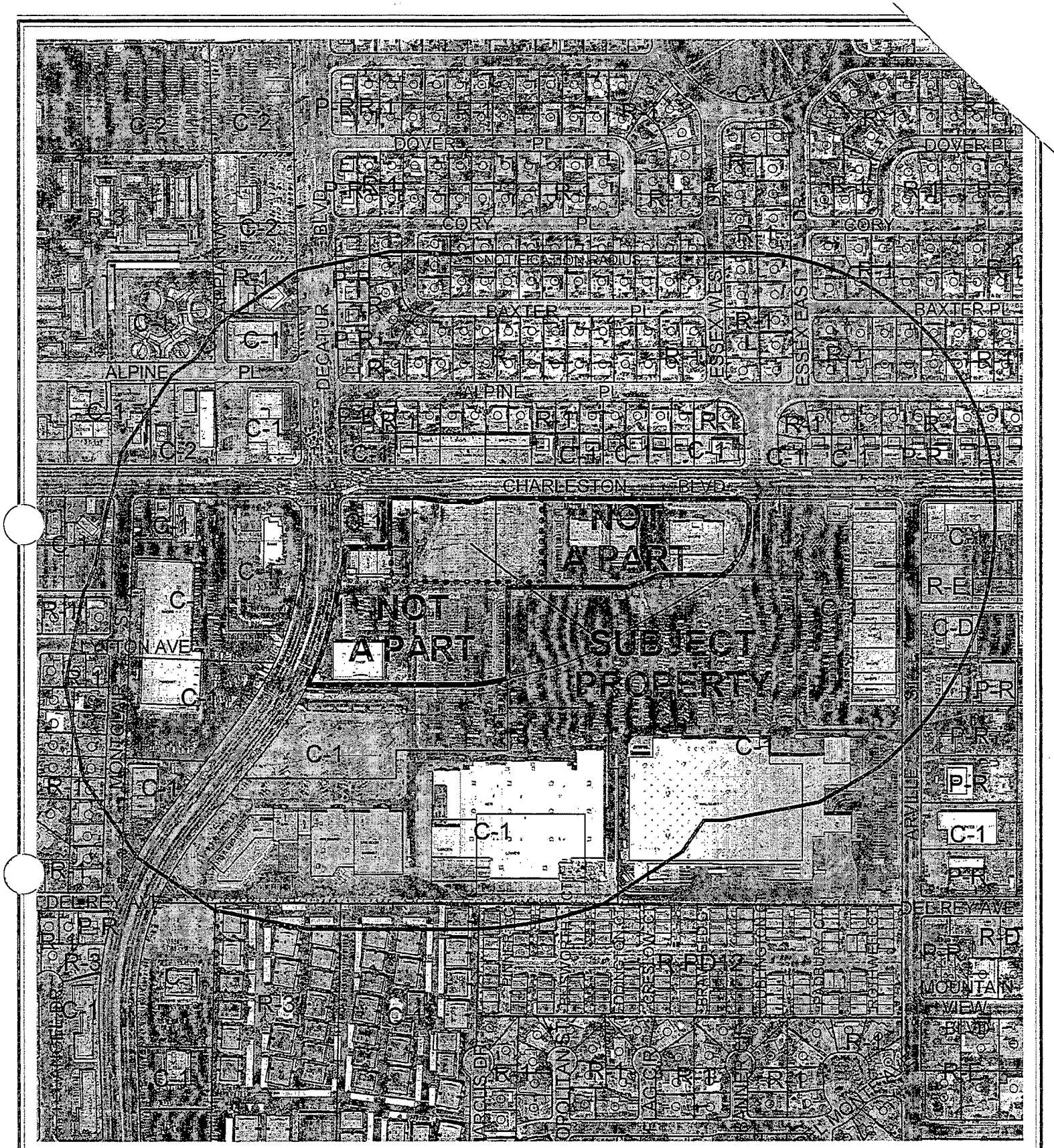
CASE: **SDR-4619**

RADIUS: 750 FT

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

N



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CASE: SDR-4619

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-4619 - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS

** CONDITIONS **

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

Planning and Development

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

2. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

3. All development shall be in conformance with the submitted plans dated stamped September 17, 2004 except as amended by the recommended conditions.

Public Works

4. Reconstruct the driveway adjacent to this site meet current standards. Construct the bus turnout in accordance with Standard Drawings #234.1 or #234.3 and 234.2. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the driveway access prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The driveways accessing Charleston Boulevard shall receive approval from the Nevada Department of Transportation.

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

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

6. Site development to comply with all applicable conditions of approval for the Westland Fair (Commercial Subdivision) and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for two proposed restaurant pads within an existing commercial center adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates the proposed restaurants are the last two pad sites within the overall commercial center to be developed.

BACKGROUND INFORMATION

A) Previous Actions

08/22/62	The Board of City Commissioners approved a Rezoning (Z-0075-62) to C-1 (Limited Commercial) on this site as part of a larger request. The Planning Commission recommended approval on August 9, 1962.
10/04/00	The City Council approved a Site Development Plan Review [Z-0075-62(17)] for the overall 571,410 square foot commercial center on this site. The Planning Commission and staff recommended approval on September 14, 2000.
07/07/04	The City Council approved a Site Development Plan Review (SDR-4286) for a restaurant and a Special Use Permit (SUP-4287) for a supper club on the pad site to the east of this request. The Planning Commission and staff recommended approval on May 27, 2004.
07/22/04	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant an opportunity to work with staff.
08/26/04	The Planning Commission held this item in abeyance to provide the applicant with additional time to submit revised plans.

B) Pre-Application Meeting

06/08/04 A pre-application meeting was conducted and the applicant was advised of the requirements of the Site Development Plan Review.

09/17/04 The applicant submitted a revised plan that realigned the internal drive aisles and changed the sit down restaurant pad to a fast food restaurant.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.69
Net Acres:	2.70

B) Existing Land Use

Subject Property:	Undeveloped
North:	Office and Commercial
South:	Retail Commercial Center
East:	Undeveloped (Proposed Supper Club)
West:	Retail Commercial Center

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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 plan areas or districts that affect this site.

PROJECT DESCRIPTION

The applicant is proposing to construct two fast food restaurants. One that is 2,857 square feet and one that is 2,642 square feet. The buildings are located within a larger commercial retail center with access provided via a shared driveway from Charleston Boulevard. The building elevations depict the typical stucco exteriors with stone veneer and brick accents similar to the existing center. The plans also indicate there are two enclosed and roofed trash enclosures that meet code requirements. The landscape plan depicts a planter along Charleston Boulevard, planter fingers in the parking lot area and planters around the buildings.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A Feet	10.69 Acres	Y
Min. Lot Width	100 Feet	313 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	10 Feet	95 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	20 Feet	1000 Feet	Y

Max. Building Height	None	1 Story / 28.5 Feet	Y
Trash Enclosure	Must be enclosed and roofed	Enclosed and roofed	Y
Loading Zone	2	2	Y
Mech. Equipment	Must be screened	Shown screened	Y

The proposed development meets the minimum code requirements with regards to lot width, setbacks, building height, trash enclosure location, loading zone are and mechanical equipment screening. This site is part of a larger commercial subdivision; therefore the setbacks are measured to the perimeter of the commercial lot.

A2) Residential Adjacency Standards

There are no residential properties adjacent to this request; therefore the Residential Adjacency Standards do not apply.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Restaurant, with Drive-Through	2,857 square feet.	1 Space/100 square feet of gross floor area	29	2		
Restaurant with Drive-Through	2,642 square feet.	1 Space/100 square feet of gross floor area	27	2		
Overall total			56	4	78	4

The proposed site plan indicates a total of 78 new parking spaces (including 4 handicap accessible) will be provided with this development where 78 parking spaces are required. Since this site is located within the larger commercial subdivision, the parking for the overall center must be considered to determine compliance. With the new restaurants the overall commercial will require a total of 2,808 parking spaces. With the addition of the new spaces, a total of 2,921 spaces are provided. Therefore this development meets Title 19 parking requirements.

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	15 Trees	17 Trees
Buffer: • Min. Trees	1 Trees/20 Linear Feet along Charleston Boulevard	10 Trees	10 Trees
• Min. Zone Width	15 Feet along Charleston Boulevard		15 Feet

The proposed landscape plan meets the minimum requirements of the code.

A5) Sign Standards

Only sample wall signs on the face of the building have been proposed as part of this development. The walls signs shall not exceed 20% of the total square foot age of the building face. All other signage shall conform to the standards set forth in Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed restaurants are allowed uses in the C-1 (Limited Commercial) zoning district.

- Site Plan

The proposed development meets the minimum code requirements and proposes a use that can be conducted in a manner that is harmonious and compatible with the surrounding land uses. The revised site plan now depicts drive aisles that align with the existing aisles internal to the center. Therefore, the condition requiring the site plan to be revised to align the new drive aisles with the aisles in the existing center is no longer necessary.

- Landscape Plan

The proposed landscape plan meets the minimum requirements of the code.

- Elevation

The proposed elevations are appropriate for the proposed use and are compatible with other buildings in the existing commercial center.

- Floor Plan

The submitted floor plans depict a layout that meets the requirements for the proposed restaurant uses.

FINDINGS

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

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

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

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

   The proposed restaurants are in conformance with the standards set forth in Title 19 for commercial developments.

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

   Access is provided via a drive from Charleston Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed uses.

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

   The proposed elevations and landscape materials are appropriate for the proposed development.

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

   The proposed elevations are appropriate for the proposed use and present a building that will be compatible with the surrounding development.

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

   The proposed uses will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 233

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4619 APN: _____

Name of Property Owner: WEINGARTEN REALTY INVESTMENTS

Name of Applicant: WEINGARTEN REALTY INVESTMENTS

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: 162-06-112-005

Signature of Property Owner/Authorized Agent: _____

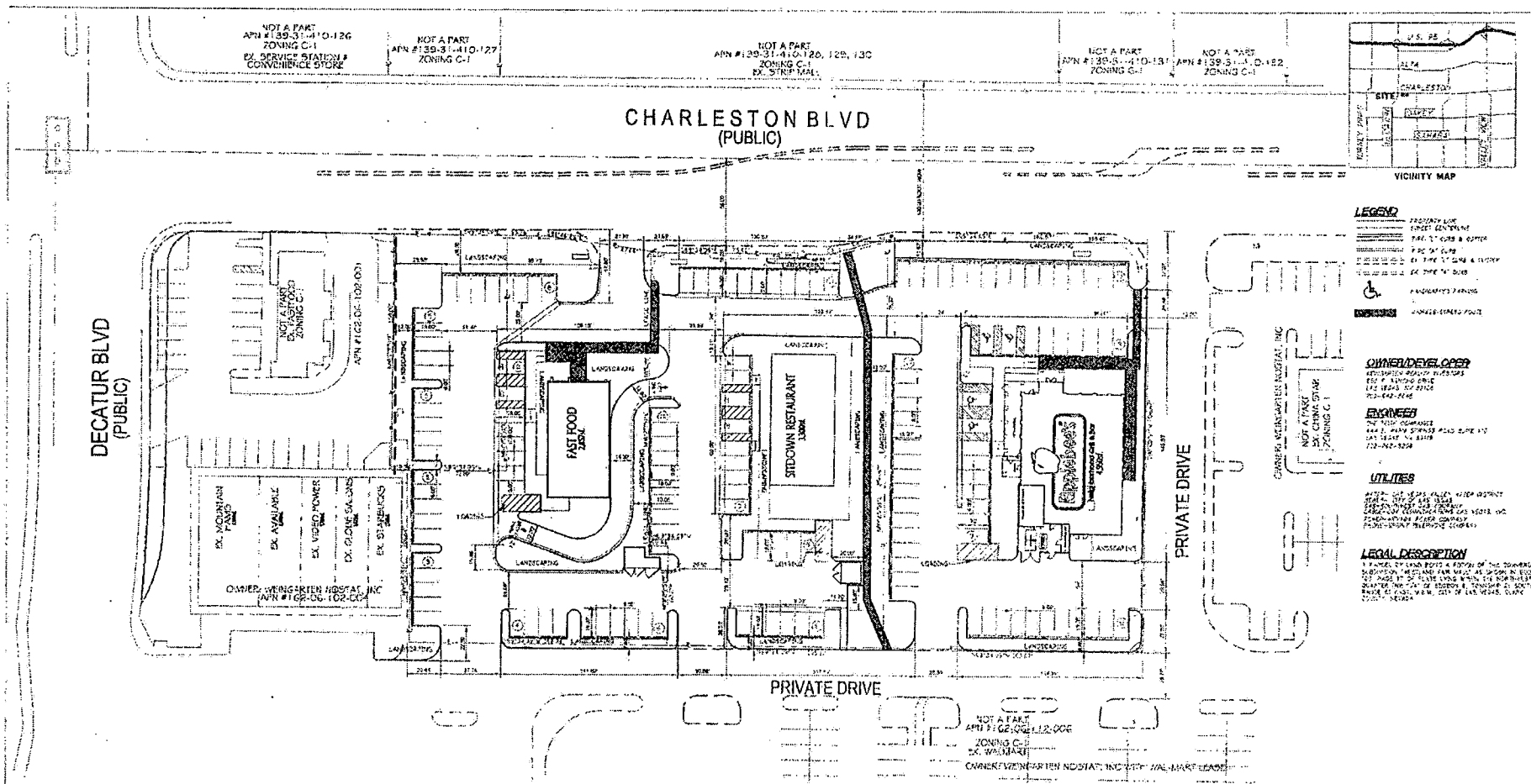
Print Name: RON CARUSO

Subscribed and sworn before me

This 4 day of June, 2004

_____
Notary Public in and for said County and State

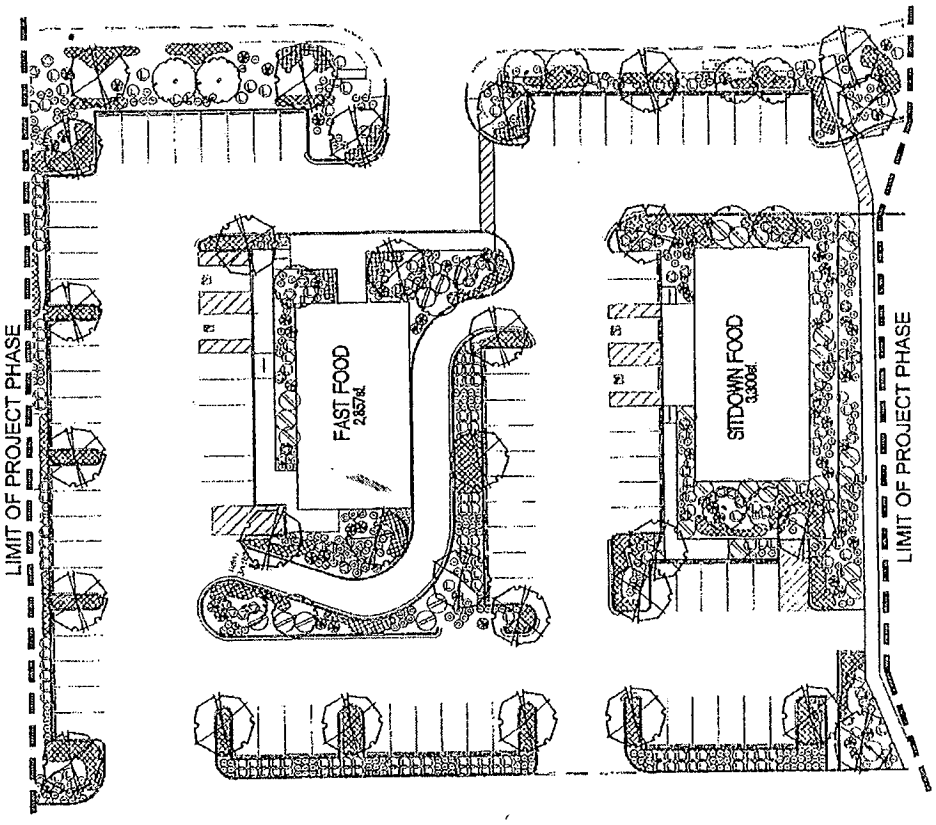
JENNIFER J. CUMMINGS
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
AUGUST 15, 2005



Weingarten Reality Investors
Westland Fair - Three Pads
SITE PLAN DEVELOPMENT REVIEW
The Keith Companies
S-1

SDR-4619
9/23/04

CHARLESTON BLVD
(PUBLIC)



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	TREES				
	CHILOPSIS LINEARIS 'LUCRETIA WARREN'				
	PISTACHIA CHINENSIS 'MOSSINE'				
	SHRUBS / GROUNDCOVERS / VINES				
		DESERT SPOON			
		RED YUCCA			
		BLUE GOLD LANTANA			
		OBLEAF TEXAS SAGE			
		TEXAS SAGE			
		DEER GRASS			
		FEATHERY CASSIA			
	ROCK MULCH	MATCH TO EXISTING			

NORTH

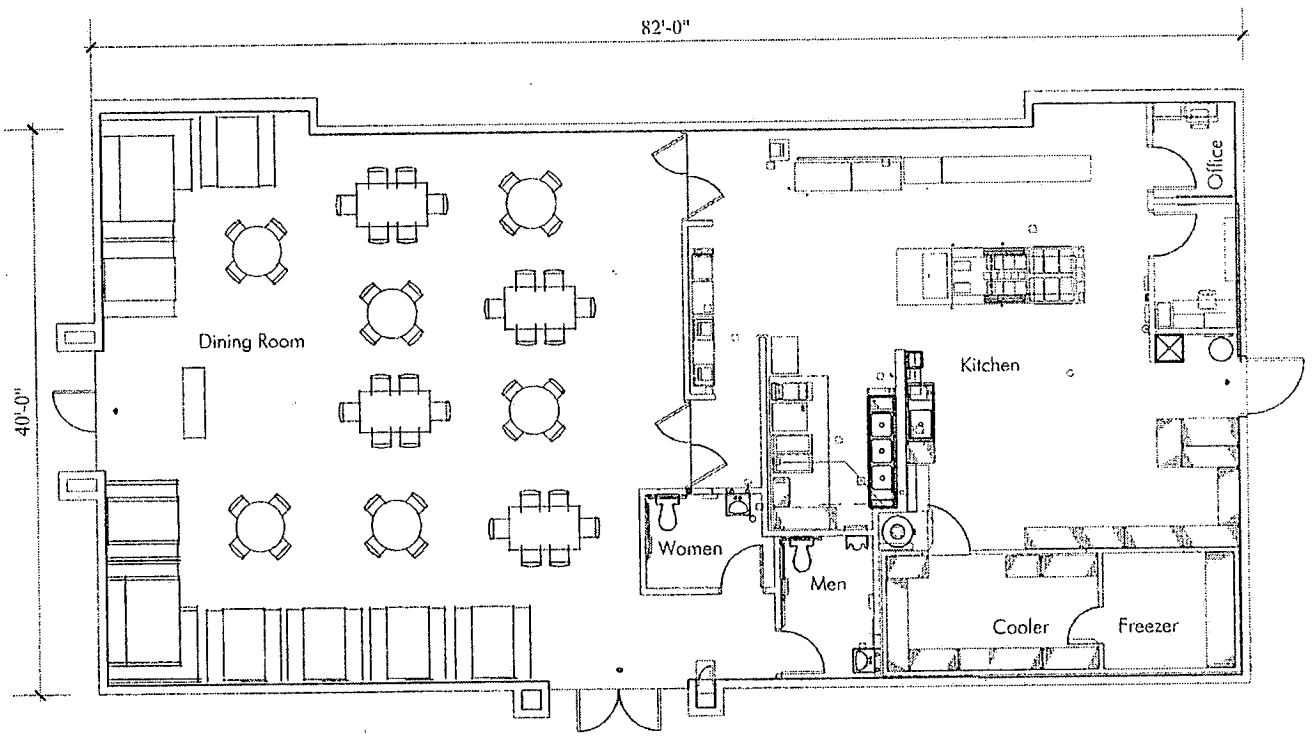
LANDSCAPE PLAN

SDR-4619
9/23/04 PC

DESIGN INC
3011 W. HORIZON RIDGE PARKWAY, STE 100
HENDERSON, NEVADA 89052
Tel: 702.565.9522 Fax: 702.565.9525

LANDSCAPE PLAN
WESTLAND FAIR - PHASE 2
CHARLESTON AND DECATUR BLVD.
Las Vegas, NV

LANDSCAPE PLAN
L-1



Westland Fair Center

Weingarten Realty Investors

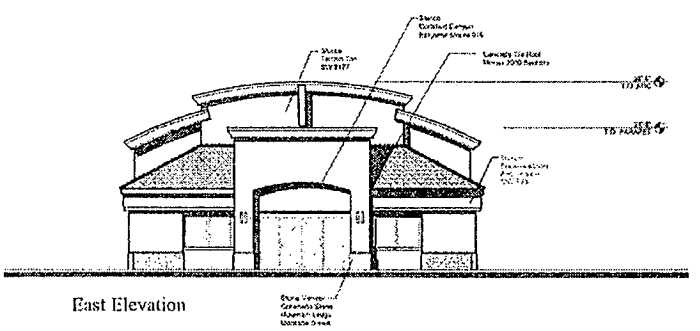
Conceptual Floor Plan

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

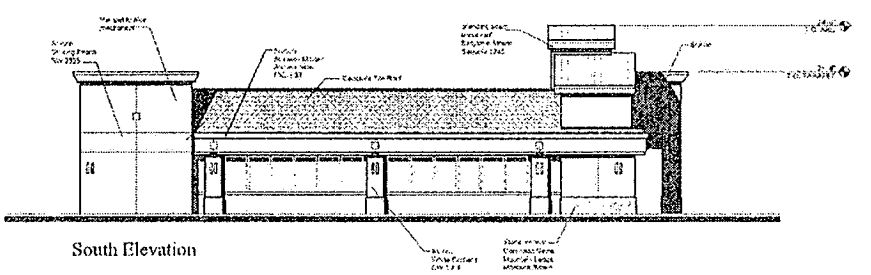
Date: June 4, 2004

Perlman Architects

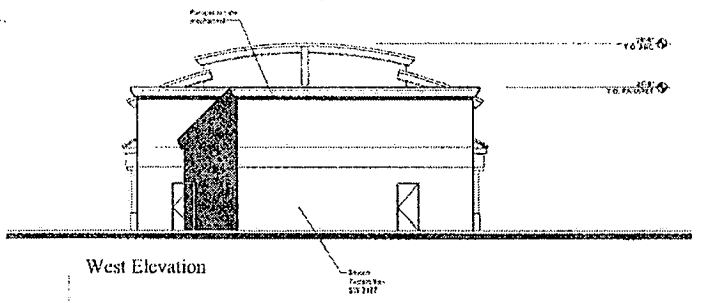
SDR-4619
9/23/04 PC



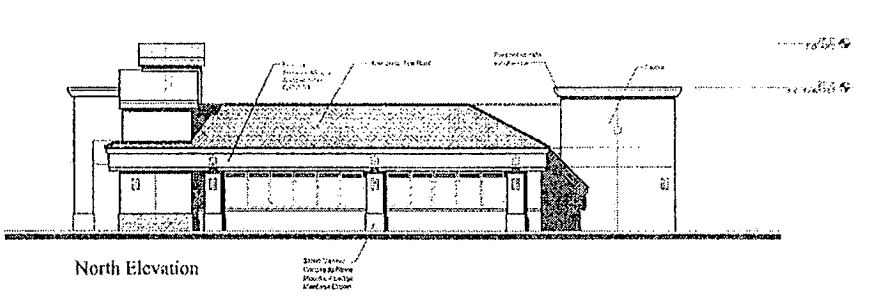
East Elevation



South Elevation



West Elevation



North Elevation

Westland Fair Center

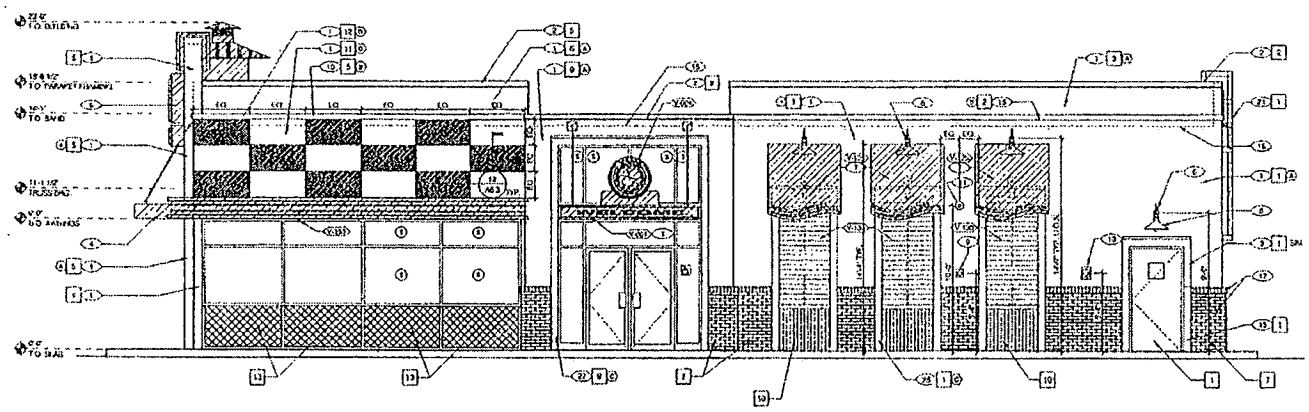
Weingarten Realty Investors

Conceptual Elevations

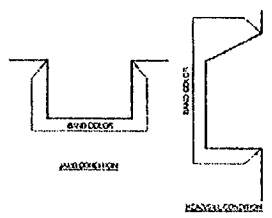
Scale: 1/8" = 1'-0"

Perlman Architects

SDR-4619
9/23/04 PC



RIGHT SIDE ELEVATION — A



ACCENT BAND COLOR TRANSITION — E

SYMBOL	QTY	ITEM DESCRIPTION	ELEC
V-001	1	VELOCITY CANOPY 8'-10"W x 12'H x 4'-0"D	X
V-002	1	DOME 3 WAY CANOPY 8'-10"W x 12'H x 4'-0"D	X
V-003	1	HEIGHT CANOPY 8'-0"W x 12'H x 4'-0"D	X
V-004	1	HARD COX	X
V-100	1	L/S POWER CAP 18'-0"W x 4'-0"D x 4'-0"H	1
V-101	1	L/S LOWER AWNING 8'-0"W x 4'-0"P x 3'-0"H	1
V-110	1	L/S TRELLIS 8'-0"W x 12'H x 4'-0"D	
V-115	1	L/S FEATURE 8'-0"W x 17'-10"H x 9'-0"D (4'-9" SIGN BODY)	A
V-120	1	L/S SIGN 8'-0" x 10'-0"W x 1'-2 3/4"H x 4'-0"D	X
V-126	8	L/S EXPRESSION AWNING 8'-0"W x 8'-4"H x 4'-0"D	1
V-130**	3	L/S BUTTRESS 2'-4"W x 12'-0"H	
V-150	1	ASW 10 LAYER CAP	
V-155	1	ASW TOWER CANOPY STYLE	
V-160	1	ASW DOOR IRON 8'-0"W x 9'-7 1/2"H x 3'-0"D	X
V-165	1	ASW 24" ARM SIGN CANTILEVER 8'-0"W x 1'-6"H x 3'-0"D	X
V-170	3	ASW EXPRESSION AWNING 8'-0"W x 8'-4"H x 4'-0"D	1
V-175**	3	ASW EXPRESSION AWNING 7'-4 1/2"W x 2'-6"H	
		* PROVIDE 3 LIGHT FIXTURES - SEE ELECTRICAL	
		** THIS ITEM IS NOT INCLUDED IN THE LOCAL AWNING INSTALLATION. SEE SCOPE OF WORK	

SIGN/AWNING/CANOPY SCHEDULE — D

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR	ALTERNATE COLOR
1	L/S MAIN WALL	BENJAMIN MOORE	AC-8 COASTAL FOG		
2	L/S ACCENT BAND	BENJAMIN MOORE	AC-8 SEA SHORE BLUE		
3	L/S ACCENT COLOR	BENJAMIN MOORE	CW-78 SEAPOINT		
4	ASW MAIN WALL	SHERWIN WILLIAMS	SW 7917 SUNDAY GOLD*		
5	ASW ACCENT BAND	SHERWIN WILLIAMS	1363 GOLDEN GLOW*		
6	ASW ACCENT COLOR	SHERWIN WILLIAMS	1360 "CREME"		
7	MAIN BASE BRICK	COLORTILE BRICK	JONATHAN DARK GREY YELLOW	GOLDEN ENTWINED -	#007 YELLOW PA
8	L/S TILE	DAL-TILE / DELAWARE TILE	140 HERITAGE YELLOW #58		
9	BETWEEN THE BRANDS	BENJAMIN MOORE	HC-12 TAPESTRY TAN		
10	L/S CORRUGATED METAL PANELS	-	FIRE CLAY CORRUGATED 24GA PANELS 12" WIDE		
11	ASW CHECK PATTERN	SHERWIN WILLIAMS	2315 "GOLDEN MEDIUM"		
12	ASW FASCIA PAINTED	SHERWIN WILLIAMS	2719 "RUSTIC TAN"		
13	ASW	-	POLISHED, QUILTED STAINLESS STEEL		
14	PIPE BOLLARDS	-	COLT YELLOW		

EXTERIOR PAINT SCHEDULE — H

MISCELLANEOUS:
A. SEE DETAIL 1 "ADA COMPLIANT DOOR" FOR WINDOW ELEVATION OPEN.
B. SEE SCOPE OF WORK FOR FIRE SPRINKLERS

SEALING (WHERE REQUIRED):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES ATHEAD AND JAMB. DO NOT SEAL SILL @ WEEPS.

LEGEND:

A. VENDOR SIGNS INCLUDES SUPPLY AND INSTALLATION OF AWNINGS, CANOPIES, AND SIGNAGE.

① B. SIGN MODEL LOCATIONS

GENERAL NOTES — F

(1) PER SHEET A.0.0.3 (TYP.)
(2) GALV. METAL COPING - PRIME AND PAINT AS REQ'D.
(3) ACCENT BAND, SEE DETAILS 13, 18, 19 A4.0.
(4) CANOPY, SEE SCOPE OF WORK
(5) DOOR BY MFR, SEE SCOPE OF WORK.
(6) WALL AS REQ'D. CENTER OVER EXPRESSION PANEL. VIF AS EXISTING. SEE SHEET A4.0
(7) ILLUMINATED AWNING. SEE SCOPE OF WORK.
(8) TYP. INSULATED ROOF PENETRATION FOR WALK IN COOLER AND FREEZER
(9) HOSE BIB - REFER TO DETAIL 6/A4.0. ALIGN W/ ADJACENT PENETRATION OF COOLER WALL
(10) 4" STEEL FILLER PANEL & CORNER, 24GA. TO MATCH
(11) WATER HEATER MECH. ROOF DETAIL 2/A4.0
(12) TUBE AT FRONT ENTRY. SEE 5, 7 & 8/A4.1
(13) 18 GA. PAINTED STEEL U CHANNEL TO EXTEND TO TOP OF PARAPET. PAINT TO MATCH ACCENT BAND AND WALL COLOR. FASTEN WITH (3) WOOD SCREWS PER SIDE AND CONTINUOUS CONSTRUCTION ADHESIVE.
(14) WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SIGNTO FASCIA

KEY NOTES — C

(15) INDICATES ROOF OPENING
(16) ACCENT BAND - SEE DETAILS 13, 18, & 19/A4.0. PAINT PATTERN TO BE APPLIED TO TOP, BOTTOM & FACE OF BAND
(17) STUCCO WAINSCOT W/ DECO & COR SEAL - SEE DETAIL 13/A4.0
(18) ILLUMINATED CUPOLA - SEE SCOPE OF WORK
(19) GAS METER - DO NOT PAINT METER
(20) DECORATIVE WALL RAIL - SEE 5/A4.0
(21) ROOF ACCESS LADDER SEE 15/A4.0
(22) OVERFLOW PIPE
(23) ATM BOLLARD - SEE SITE DETAILS
(24) 3/8" AT STEEL RAIL - SEE 7/A4.0
(25) SEE DETAIL 8/A4.1 FOR EXPANSION JOINT
(26) DOWNSPOUT
(27) 18" AT SIDE (LEFT, RIGHT, OR BOTH)
(28) EXPOSED ASW POWER CAP

Jeff Looker Architect

CONTRACT DATE:	8/20/04
BUILDING TYPE:	LA74-y04
PLAN VERSION:	3rd Ed. A
SITE NUMBER:	LA74-XXX
STORE NUMBER:	XXXX

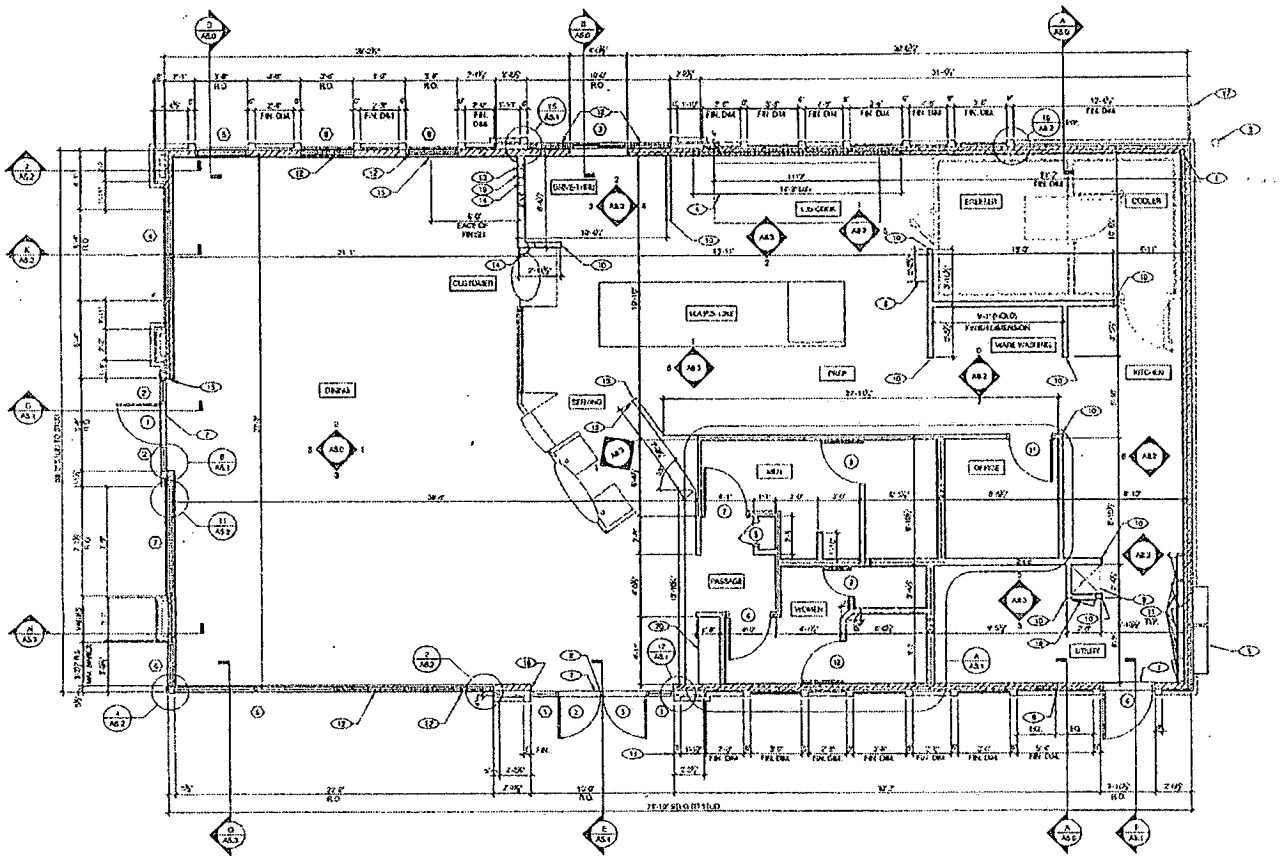
LJS / ASW

LA74-y04

EXTERIOR ELEVATIONS

A4.0

SDR-4619
9/23/04 PC



FLOOR PLAN NOTES

DIMENSIONS
A. ALL INTERIOR DIMS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. WALL DIMS.
B. DIMENSIONS NOTED AS "CLEAR" OR "NOMINAL" ARE MIN. FACE TO FACE CLEARANCE FROM FACE OF WALL FINISH. CLOSE FRIGHT VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

MISSING DOORS
A. SEE SHT. A5.1 FOR WINDOW TYPES AND DOOR SCHEDULE
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING

FINISH & SURFACES
A. PROVIDE 6" THICK CONCRETE CURB TYP. FROM FLOOR SLAB TO 12" A.F.F. MIN. HEIGHT OF CURB AT ALL WALLS EXCEPT AT REAR WALL SURFACE U.O.N.
B. ALL JOINTS OVER 1/8" IN SPACE TO BE KEYED TO ALL NON-ON-ON ACCESSIBLE SPACES SHALL BE SEALED WITH TYPE INTERIOR/EXTERIOR APPROVED SEALANTS
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" GYP. PLYWOOD SUBSTRATE, U.O.N.

DECKS
A. SEE A6.0 FOR GRATING PLAN AND DETAILS
B. SEE A1.0 FOR FLOOR PLANS
C. SEE A6.0 - A6.3 FOR WALL FINISHES
D. SEE A6.3 FOR CEILING FINISHES.

DOORS
A. PROVIDE THREE (3) EXTERIOR HINGES - (2) 1 1/2 IN. BRASS (1) 1 1/4 IN. ANSI - TEMPERED WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORITY HAVING JURISDICTION.
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, PARTITIONS AND FOOTINGS ACCEPTABLE.

1. STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXT. WALL STUDS).
2. REINFORCED MULLION AT ENTRY DOOR.
3. FIRE EXTINGUISHER. REFER TO SHEET A0.0
4. HOOD WALL. SEE WALL LEGEND
5. ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. PLANS
6. DUCT FAN BOX LOCATION.
7. METAL THRESHOLD
8. SPLASH GUARD. SEE DETAIL 6/A6.3. INSTALLATION SHALL BE COORDINATED WITH HAND WASHING STATION. PROVIDE BLOCKING @ WALLS
9. MOP SINK. REFER TO DETAIL 3/A6.3. EXTEND FLOOR TILE UNDERNEATH TO 1/4" HEIGHT OF SINK.
10. 5/8" GYP. BD. CEILING WITH WALL CAP. TYP. ALL CORNERS & TOPS OF HOUSE FROM FLOOR TO CEILING. SEE DETAIL 10/A6.3
11. DUCT, PIPES AND PLUMBING CHASE WALL. REFER TO ELECT. DWGS & DETAIL 10/A6.3
12. STAINLESS STEEL SHELVING. SEE DETAILS 7/A5.3 & 8/A5.3 AND A6.3
13. 4'-0" PVC CHASE DRYWALL. SEE DETAIL 10/A6.3
14. 4" PVC CHASE DRYWALL. SEE DETAIL 10/A6.3
15. WATER HEATER. SEE PLAN & ELECTRICAL PLANS. COORDINATE WITH PLUMBING CONTRACTOR & INSTALLER. SEAL CHASE TO COUNTER. SEE DETAIL 10/A6.3
16. STAFF OF CLIENTS.
17. CONTINUOUS AWNING. SEE DETAIL 7/A6.3 TYPICAL
18. DIMENSIONS IN THIS STRIP ARE TO FACE OF STUD
19. LIGHTING CONTROL PANEL. REFER TO ELECT. DWGS
20. 6'-0" COMPRESSABLE PLASTIC AIR SWEEP TYPE. SEE NOTE 6 ON SHEET A5.1
21. LOCATION OF AIR COMPRESSOR. SEE DETAIL 6/A6.3

WALL LEGEND

EXTERIOR SHEAR WALL:
2x4 WD STUDS AT 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWD (EQUIV. SHEATHING COULD BE USED). ON/OR, FOR ADDITIONAL INFORMATION) AND R-13 KRAFT FACED FIBERGLASS BATT INSULATION U.O.N. AT FRONT AND REAR WALL SURFACES: PROVIDE 1/2" CDX PLYWOOD ON INTERIOR FACE OVER ENTIRE LENGTH OF WALL SURFACE. NAIL PER SHEAR WALL REQUIREMENTS AT SECTIONS INDICATED AS SHEAR WALLS. GYP. BD AND/OR INTERIOR FINISHES SHALL BE APPLIED OVER STRUCTURAL PLYWD. WHERE OCCURS.

TYPICAL EXTERIOR WALL:
2x6 WD STUDS AT 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWD (CDX). SHEATHING AND R-19 KRAFT FACED FIBERGLASS BATT INSULATION U.O.N.

TYPICAL INTERIOR WALL:
2x4 WD STUDS AT 16" O.C. (2x6 OR 2x8 WHERE NOTED) W/ 5/8" GYP. BD. SURFACE U.O.N. U.S.E. MOISTURE RESISTANT GYP. BD. BEHIND ALL CERAMIC WALL TILE U.O.N.

INTERIOR SOUND RATED WALL:
CONSTRUCT TYPICAL INTERIOR WALL W/ 3-1/2" UNFACED FIBERGLASS BATT INSULATION.

HOOD WALL:
WOOD STUDS W/ 1" THICK STRAIGHT EDGE SHEATHING PANEL OVER SUBSTRATE. (WHERE PANEL W/ CONSTRUCTION AT EDGE) PANEL TO COVER ENTIRE WALL FROM 18" ABOVE TOP OF HOOD DOWN TO TOP OF BASE TILE, AND EXTEND PAST EACH SIDE OF HOOD AS REQ'D BY LOCAL JURISDICTION, TYP. U.O.

BASED ON BASE INDICATES SUBSTRATE LOCATION. ALL WALLS SHALL BE AS INDICATED EXCEPT FROM TOP OF SLAB TO 18" ABOVE SLAB SHALL BE 1/2" CEMENT BOARD, U.O.N. THIS NOTE DOES NOT APPLY TO EXTERIOR FACE OF EXTERIOR WALLS, AND PLYWOOD SHEAR CONDITIONS.

SPANDREL GLASS LOCATIONS. REFER TO SHEETS A4.0 AND A4.1 FOR VERTICAL LOCATIONS AND ADDITIONAL INFORMATION

A&S NOTES

Jeff Looker Architect

CONSTRUCTION DATE	XX.XX.XX
PLAN CHECK DATE	DATE.y04
PLAN CHECK BY	Author A
SITE NUMBER	LA74-y04
STORE NUMBER	XXXX

LJS / A&W

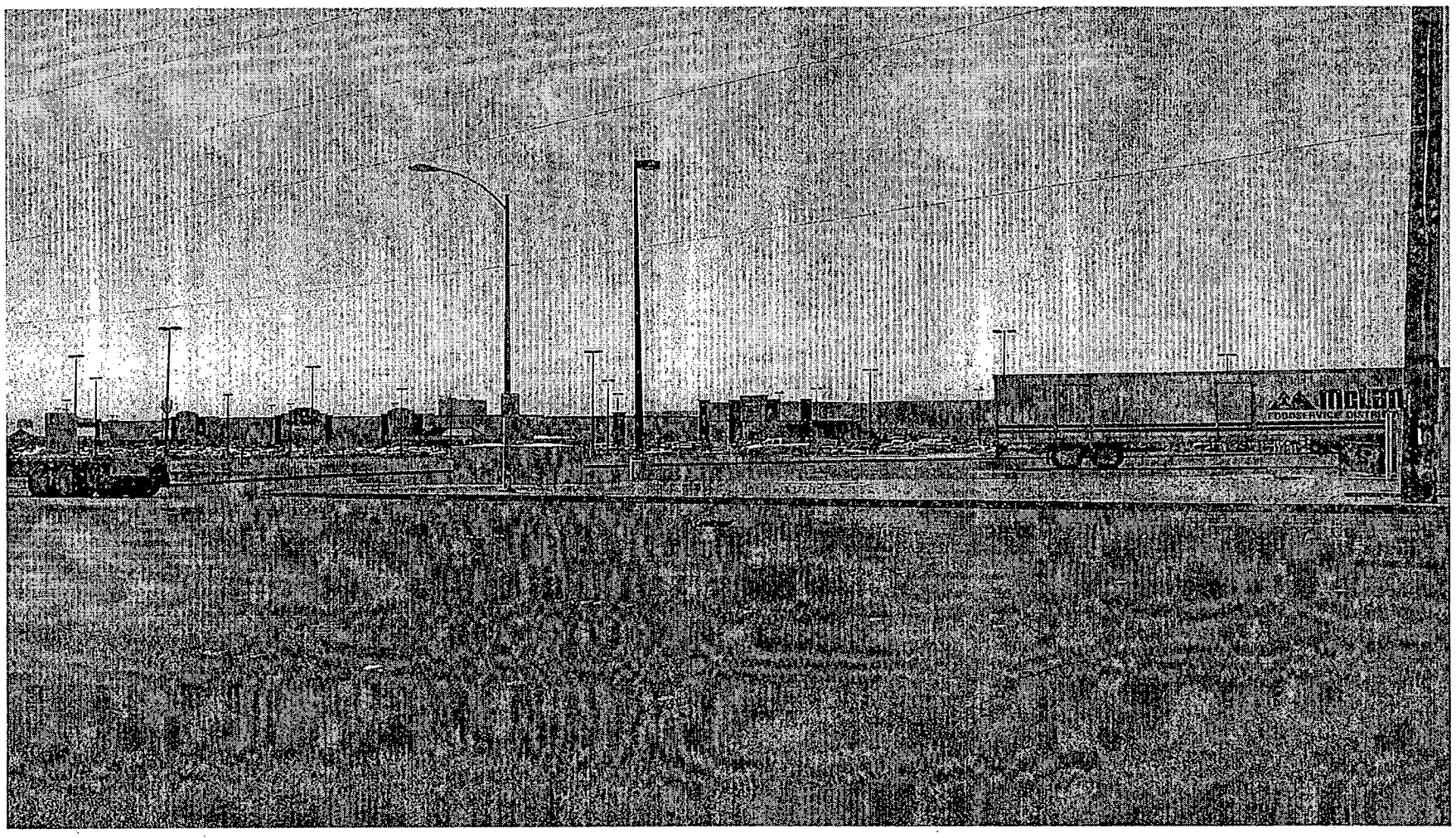
LA74-y04

FLOOR PLAN

A1.0

PLOT DATE:

SDR-4619
9/23/04 PC



SDR-4619 - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS
SOUTHEAST CORNER OF DECATUR BOULEVARD AND CHARLESTON BOULEVARD
SEPTEMBER 23, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
ABEYANCE - ZON-4828 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), Ward 1 (Moncrief).

C.C.: 10/20/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	36	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Planning Commission – (3) Letters of Opposition, Anna Williams, dated 8/24/04 and 9/23/04 (2)

MOTION:
McSWAIN – TABLED with the requirement that the application must be reactivated prior to 12/23/2004 – Motion carried with DAVENPORT voting NO and STEINMAN excused

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 19 [ZON-4828] and Item 20 [SDR-4837].

In response to CHAIRMAN TRUESDELL'S question as to whether or not the applicant was present, COMMISSIONER DAVENPORT advised him that the representative, ATTORNEY PAUL LARSEN, should arrive shortly and requested trailing the item. CHAIRMAN TRUESDELL concurred.

After trailing the item, PAUL LARSEN, Attorney, 300 S. Fourth Street, appeared on behalf of the applicant and thanked the Commission for trailing the item. He indicated that that he had recently met with COUNCILWOMAN MONCRIEF after she had a meeting with residents and

MINUTES – Continued:

many changes had been noted on the Site Plan he was referencing. Some of the changes included relocating the entrance from the south side of the project to the north side, the elimination of some open space, decreasing the number of lots and having single story lots on one side of the development. He continued that his client has been in Israel for the holidays and he has not been able to go over the suggestions in detail. Because the changes are a result of neighborhood opposition and their suggestions, he asked that the item be tabled so those significant changes can be reviewed and the project can be redone. ATTORNEY LARSEN did not know when his client would be returning from overseas and requested the item be tabled. He acknowledged that the applicant would be responsible for re-notification when the application was re-activated.

CHAIRMAN TRUESDELL confirmed with KYLE WALTON, Planning and Development, that the item has been previously abeyed twice. CHAIRMAN TRUESDELL appreciated the comments of ATTORNEY LARSEN but felt that with so many people wishing to speak, he would not be comfortable unless they were given time to voice their concerns in case they are unable to come back at a later date. ATTORNEY LARSEN understood and said he would take notes while the neighbors were speaking to document their interests. He added that the project they would be speaking on is not necessarily going to be the same project he and his client will be bringing back if the request to table the item is accepted.

COMMISSIONER DAVENPORT asked if the applicant would consider requesting the item be withdrawn with prejudice since the changes are going to basically create a new project. ATTORNEY LARSEN stated he did not have authority from his client to do more than request the item be tabled and if necessary, accept a time certain period of 60-days. He understood the Commission's concern over the number of neighbors in attendance wishing to speak in opposition of the project. COMMISSIONER DAVENPORT reminded everyone that the last time the applicant requested an abeyance it was to allow time for a neighborhood meeting.

COMMISSIONER EVANS asked for clarification on tabling an item as opposed to withdrawing an item. DEPUTY CITY ATTORNEY BRYAN SCOTT replied that tabling an item results in the item being held in limbo. A withdrawal without prejudice would require the applicant to resubmit a new application instead of doing a re-notification that the old application was being heard again. COMMISSIONER DAVENPORT suggested that since the applicant is doing a major redesign, why not just withdraw the item? ATTORNEY LARSEN said tabling would save the applicant a small amount of time and fee money. The re-notification would be the same whether tabled or withdrawn.

COMMISSIONER DAVENPORT said that his main concern wass that the previous abeyances were requested to allow time for neighborhood meetings that the applicant never had.

MINUTES – Continued:

ATTORNEY LARSEN reiterated that COUNCILWOMAN MONCRIEF held the neighborhood meeting and he then met with her to note the suggestions. He noted the suggestions are major and extensive. COMMISSIONER DAVENPORT asked if ATTORNEY LARSEN was present at the meeting. ATTORNEY LARSEN replied that he was not present at the meeting but he had spoken with one neighborhood representative who informed him there was nothing more to talk about and no need to have a meeting. Because of that, COUNCILWOMAN MONCRIEF held the meeting instead of the applicant. COMMISSIONER DAVENPORT then suggested that the item should be withdrawn and have the applicant start over with a new site plan. ATTORNEY LARSEN reiterated that he did not have authority from his client to do more than request the item be tabled.

VICE CHAIRMAN NIGRO asked would there be a conflict with the State law regarding the three abeyances if the item was tabled? DEPUTY CITY ATTORNEY SCOTT replied that the State law does not state that an item cannot be heard more than twice; it does state that an item cannot be abeyed continuously without having good cause. ATTORNEY LARSEN commented that the purpose of the State law is to protect the applicant and not have the application continued indefinitely. In addition, State law does state that if an application is not acted on within a certain amount of time, it is deemed as denied. The exception is if the applicant asks for the abeyance or consents to it on public record, then the applicant cannot complain about it. COMMISSIONER EVANS respectfully disagreed and stated that the State law was enforced to keep those individuals attending these meetings from getting worn down by applicants who consistently request abeyances. ATTORNEY LARSEN stated that this is his first appearance on this item, and he came into this project with good faith. He felt that the residents' concerns were taken into consideration and are now asking that the item be held in abeyance to allow time for modifying the project. CHAIRMAN TRUESDELL asked if the applicant would agree to a condition requiring a public meeting, one that is well in advance of the item coming back before the Commission, so that the residents and the applicant could resolve any and all issues. In addition, this would give the residents a reasonable expectation of what will be done in a timely manner. ATTORNEY LARSEN added that the applicant would also agree to a condition that the item could not be placed back on the agenda unless there is a public meeting beforehand.

To avoid tabling the item for an extended period of time, VICE CHAIRMAN NIGRO asked if a condition could be placed with the motion to table the item stipulating that the application is automatically withdrawn if the application is not activated within 90 days? DEPUTY CITY ATTORNEY SCOTT responded that this is usually not done on a tabled item. ATTORNEY LARSEN informed the Commission that the applicant would agree with the condition if stipulated.

MINUTES – Continued:

CHAIRMAN TRUESDELL stated that, in all fairness to the residents, the Commission does not want to drag this item out and have the residents attend another meeting with no resolutions. He then asked the residents that as they made comments, to consider the possibility of tabling the item with the added condition. COMMISSIONER EVANS added that the residents should keep in mind that it is difficult to accept testimonies for an application that would most likely change, as well as, it would be difficult to remember most of the testimonies made at this meeting should the application come back with 90 days.

ANA WILLIAMS, 7451 O'Bannon Drive, Las Vegas, NV 89117, resides across the street from the proposed project and is a representative of the Neighborhood Alliance. She submitted and read her letter of opposition to table the item and requested the item be heard at this meeting. COMMISSIONER McSWAIN acknowledged MS. WILLIAMS' frustration with the applicant's performance; however, she expressed great concern for taking action on an application that the applicant has clearly stated would have modifications. She would prefer that the Commission has the opportunity, prior to the application going before City Council, to provide input and see what modifications the applicant makes. MS. WILLIAMS replied that if the application is tabled, there is no guarantee that the applicant would come back with those changes, as the applicant had not done so with previous stipulations. COMMISSIONER McSWAIN understood and respected MS. WILLIAMS' concerns and then explained why she would be less supportive of denying the application. She pointed out that even with the risk, the Commission has clearly expressed their expectations. In addition, ATTORNEY LARSEN has met with COUNCILWOMAN MONCRIEF, and he has stated, for the record, that he is willing to have the application withdrawn should there not be a revised application or a neighborhood meeting does not take place. With the added condition, she felt that there is a better chance in protecting the neighborhood relative to what ends up being on the parcel. MS. WILLIAMS replied that she understood the risks involved and added that the City Council may not vote in their favor. She stressed the point that the proposed project is highly incompatible with the neighborhood. COMMISSIONER McSWAIN replied that although she could not predict what action the City Council would take, she felt that the City Council would do what is in the best interest of the neighborhood.

R. GARN MABEY JR., Nevada State Assemblyman-District 2 and KYLE STEVENS, 2231 S. Monte Cristo Way, Las Vegas, NV 89117 both agreed with MS. WILLIAMS' comments. They stressed the residents' concerns with the applicant's performance and felt that the developer has not acted in good faith. In addition, the attorney was not in attendance at this meeting until a telephone call was made.

MINUTES – Continued:

ATTORNEY LARSEN responded that it has been very difficult to meet with the applicant and the engineer regarding modifications when the applicant has been out of town. Although the residents' concerns have been noted, MS. WILLIAMS has informed him that another meeting was not necessary. He emphasized that time is necessary in order for him to meet with his client and the engineer to review the application and the changes.

COMMISSIONER DAVENPORT then asked ATTORNEY LARSEN if the applicant knew he was going to Israel for a religious holiday when he appeared before the Commission requesting the previous abeyance? ATTORNEY LARSEN replied that his client was in Israel at that time, and he has not had the opportunity to meet him face to face. COMMISSIONER DAVENPORT commented that ATTORNEY LARSEN'S client knew he would not be able to attend this meeting. ATTORNEY LARSEN replied that he was not aware of the reasons as to why his client was not able to return in time for this meeting.

CHAIRMAN TRUESDELL then requested a motion take place, with the inclusion of the added condition. COMMISSIONER DAVENPORT replied that he would oppose tabling the item, as it is obvious the residents are in attendance and would like to be heard. He added that the client was aware of the meeting and has been given abeyances. He can meet with COUNCILWOMAN MONCRIEF prior to City Council. He agreed with COMMISSIONER McSWAIN regarding the Commission having the opportunity, prior to the application going before City Council, to provide input and see what modifications the applicant made. However, if the residents would like the application forwarded to City Council, he would oppose to tabling the item.

COMMISSIONER EVANS agreed with COMMISSIONER McSWAIN as well regarding the Commission having input. If the Commission does not table the item, he is concerned that the application will go before City Council, who would then vote, and the process would start all over again, and then the residents would have to attend another Planning Commission meeting, and most likely, another City Council meeting. He added that there is a willingness on the part of the applicant to make this proposed project less egregious to the neighborhood. He would support tabling the application with the caveat for ATTORNEY LARSEN and his applicant, in hopes that this will avoid having the residents attend another meeting.

VICE CHAIRMAN NIGRO agreed with COMMISSIONER EVANS' comments regarding tabling the item. He also agreed with COMMISSIONER McSWAIN regarding the Commission having the opportunity, prior to the application going before City Council, to provide input and see what modifications the applicant made. He stressed that he would not support another postponement within the 90-day period, if approved.

MINUTES – Continued:

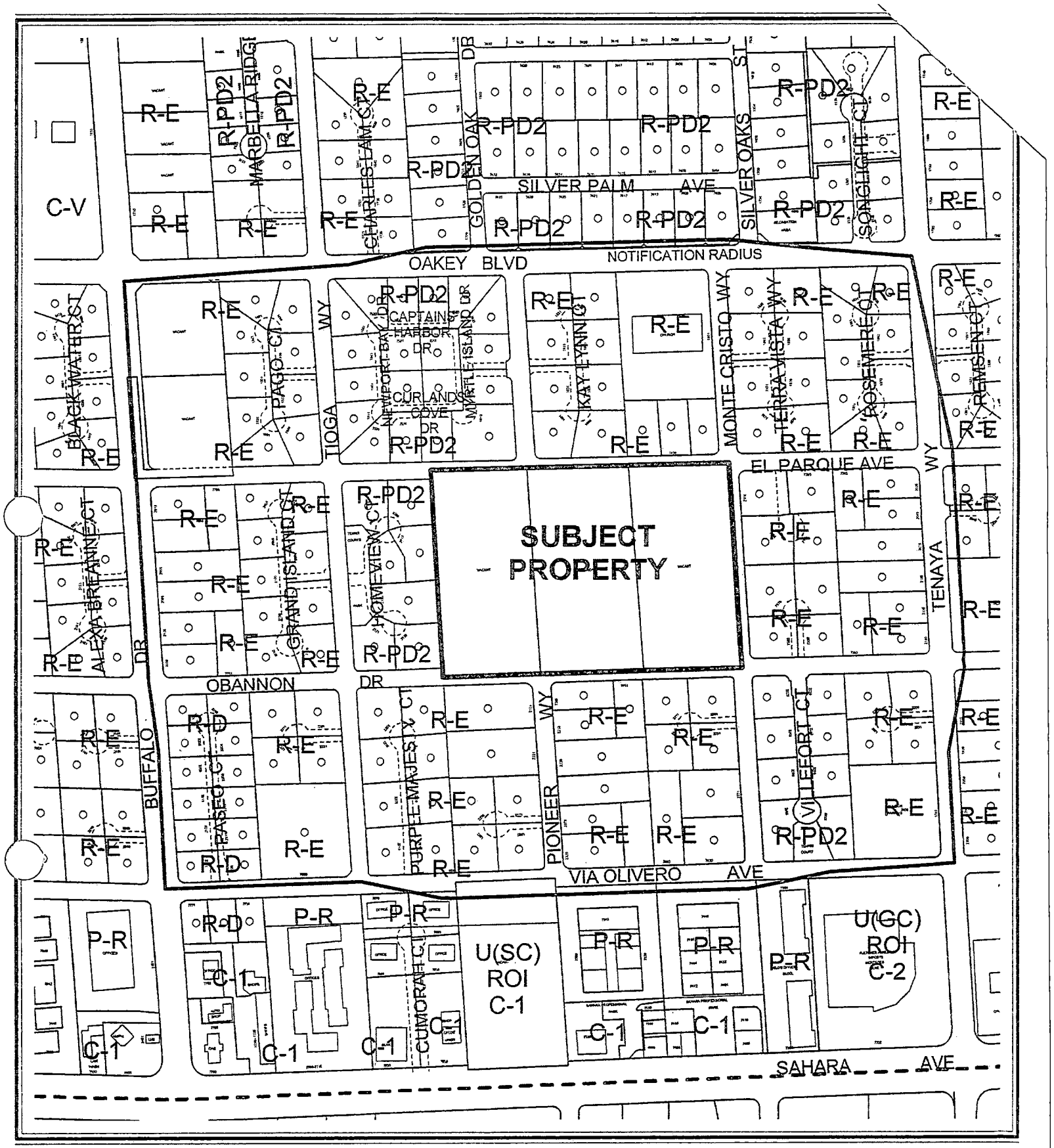
ROBERT GENZER, Planning and Development, confirmed with ATTORNEY LARSEN that he understood, as with any tabled item, the applicant is responsible for the renotification costs involved.

MS. WILLIAMS stated that in her letter to ATTORNEY LARSEN, she indicated she would be willing to have a meeting. She would not agree to ATTORNEY LARSEN'S suggestion to start all over again, as if this was a new application; however, the residents previously had a meeting and their concerns were forwarded to ATTORNEY LARSEN. She felt his suggestion was unfair to the residents, as they would like to see this property developed. In addition, they would like for the applicant to be fair, equitable and considerate of the residents' concerns, as well as, not delay the application.

COMMISSIONER DAVENPORT confirmed with ATTORNEY LARSEN that he would notify the Commissioner in advance of the next meeting. CHAIRMAN TRUESDELL stated that he would support tabling the item, as the goal is to limit the timeframe so the residents would not have to remain in uncertainty. He asked that ATTORNEY LARSEN and his applicant make every effort to keep the residents informed, and ATTORNEY LARSEN concurred.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 19 [ZON-4828] and Item 20 [SDR-4837].

(6:27 – 6:28/6:37 – 7:06)
1-904/1-1255



0 400 800 Feet

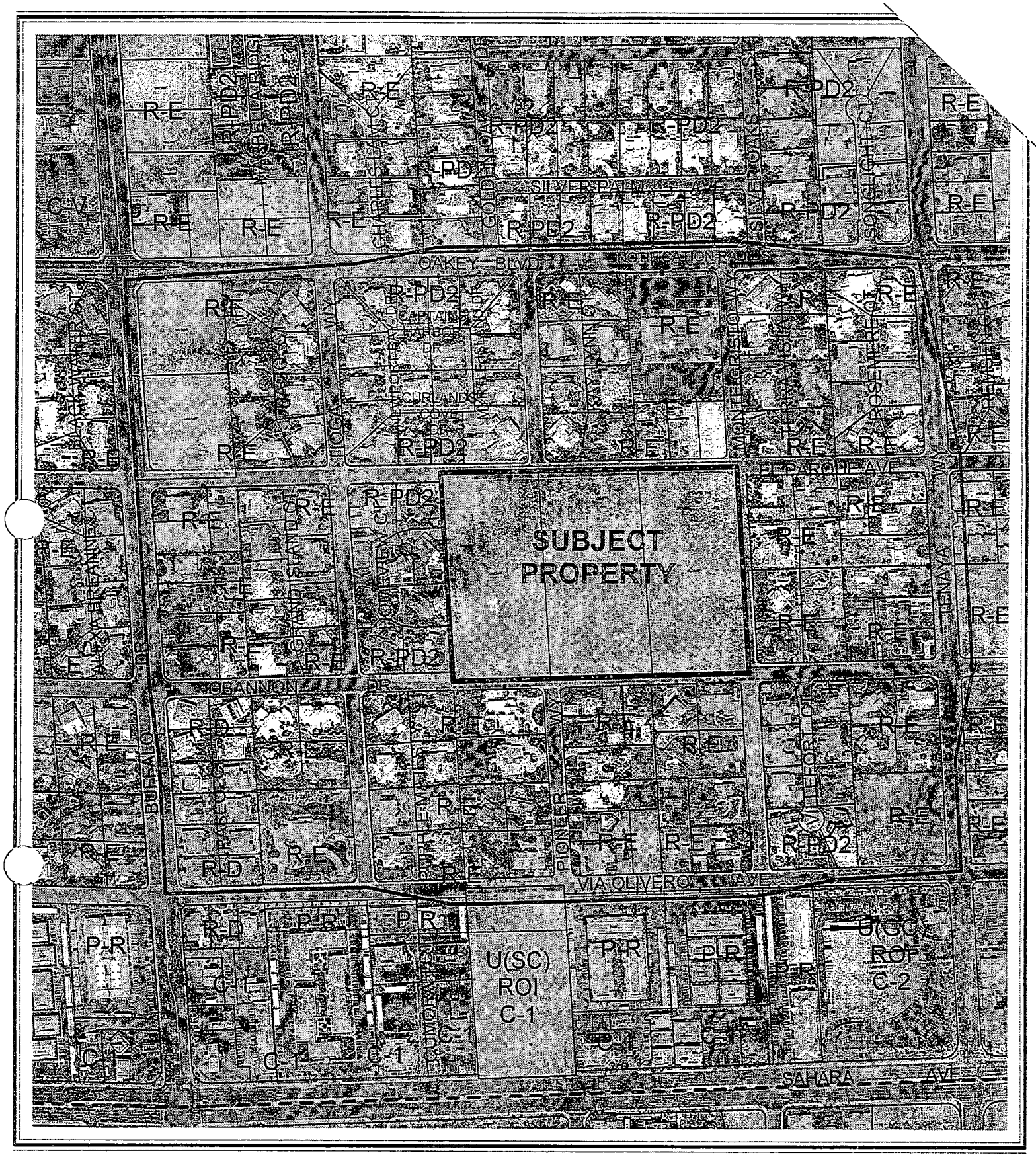
CASE: ZON-4828

RADIUS: 750 FT + SPECIAL

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



CASE: ZON-4828

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-4828 - APPLICANT/OWNER: PLASIM HOMES, LLC

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

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

2. A Site Development Plan Review (SDR-4837) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for O'Bannon Drive, 30 feet for Monte Cristo Way, 30 feet for El Parque Avenue, a 15 foot radius on the northwest corner of O'Bannon Drive and Monte Cristo Way, and a 15 foot radius on the southwest corner of El Parque Avenue and Monte Cristo Way.

4. Construct half-street improvements including appropriate overpaving on O'Bannon Drive, Monte Cristo Way, and El Parque Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Request for a Rezoning from: R-E (Residence Estates) To: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive.

B) Applicant's Justification

The site is bordered to the west and northwest by existing R-PD2 (Residential Planned Development - 2 Units Per Acre) developments and along the northeast, east, and south by existing R-E (Residence Estates) developments and single-family residences.

BACKGROUND INFORMATION

A) Previous Actions

03/05/86	The City Council approved an Annexation (A-0009-85) of 1,509 acres, of which this proposal is a part. Planning Commission and staff recommended approval on February 20, 1986. The annexation was effective on March 19, 1986.
11/23/98	The City Council approved a request to amend a portion of the Southwest Sector of the General Plan (GPA-0027-98) on properties bounded by the Holmby Avenue Drainage Alignment, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive from R (Rural Density Residential) to DR (Desert Rural Density Residential). Final Action: November 24, 1998. The Planning Commission and staff recommended approval on October 10, 1998.
08/26/04	The Planning Commission held this item in abeyance to allow the applicant time to address neighbor's concerns.
09/23/04	The Planning Commission will hear the related site development plan review. (SDR-4837).

B) Pre-Application Meeting

06/28//04	No major issues were identified at the pre-application meeting.

C) Neighborhood Meetings

08/10/04 Twenty-five neighbors of this project attended a meeting held at the West Sahara Library.

Neighbors would like to have the applicant abandon their request to R-PD2 (Residential Planned Development – 2 Units Per Acre), and develop the property at 0.5 acres net per house. There was discussion of lot sizes ranging from 17,000 to 20,000 square feet. Neighbors would like the number of lots to be reduced, along with increases in side yard setbacks and lot sizes.

Concern was expressed over increased traffic in the neighborhood, and poor traffic flow. To reduce congestion, residents favored changing the development's entrance to the north, rather than south side of the project. There was talk about moving the entrance to align with Pioneer. Others would like to see two entries.

Residents say they are not opposed to development, however, they would like the applicant to construct custom homes, rather than "tract" homes, to maintain consistency with the character of the neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 16.0

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
	R-PD2 (Residential Planned Development – 2 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-PD2 (Residential Planned Development – 2 Units Per Acre)

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is DR (Desert Rural Density Residential), which permits R-PD2 density development. This request conforms to the General Plan.

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

This proposed rezoning does not fall within the boundaries of any special area plan, overlay district, or other special area.

B) General Analysis and Discussion

FINDINGS

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

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

   The proposal for a rezoning to R-PD2 (Residential Planned Development – 2 Units Per Acre) is less the maximum density allowed by the General Plan. However, the proposed development is inconsistent with the neighborhood as the sizes of the lots are not as large as neighboring parcels.

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

   The density and layout proposed for the companion site plan (SDR-4837) would have 25 lots backing up against 15 lots of the adjacent three R-E (Residence Estates) zoned sides of the proposal. This is a much more intense residential use in comparison to the established land development pattern of this area of the City

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

   The areas to the north, west, and northwest of this proposal had been zoned R-PD2 (Residential Planned Development – 2 Units Per Acre) in 1987 and 1988. However the established development pattern of the area does not warrant the density and type of development proposed for this project. The lots are smaller than currently exist and could result in long-term land use conflicts for this neighborhood.

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

   The site is located between El Parque Avenue, O'Bannon Drive, and Monte Cristo Way; each of these is a 60-foot public residential street. These streets have the capacity to handle additional traffic from an R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning, but the noticeable increase in traffic would further erode the current Desert Rural character of the area.

NOTICES MAILED 168

APPROVALS 0

PROTESTS 36

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4828 APN: 163-03-302-004, 005 & 006

Name of Property Owner: Plasim Homes, LLC

Name of Applicant: LR Nelson Consulting Engineers

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: [signature]

Print Name: PLASIM HOMES LLC

Subscribed and sworn before me

This 10th day of June, 2004

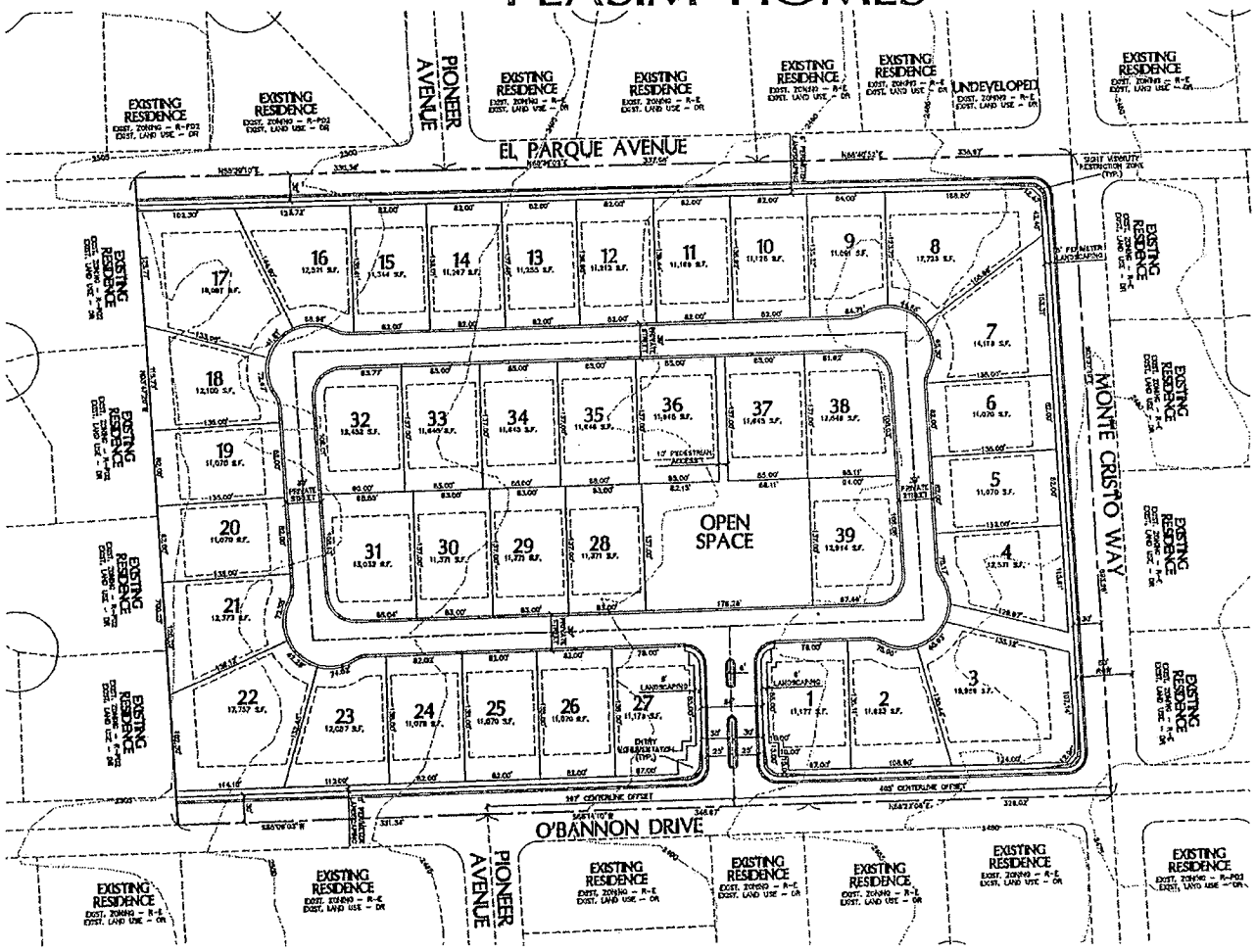
[signature]
Notary Public in and for said County and State

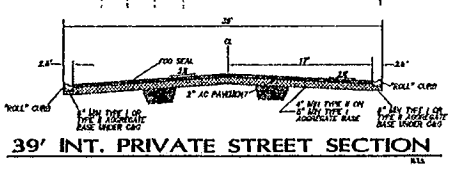
GWENDA L. HUEBNER
Notary Public State of Nevada
No. 97-1243-1
My appt. exp. Mar. 22, 2005

MONTE CRISTO/O'BANNON

FOR

PLASIM HOMES





39' INT. PRIVATE STREET SECTION

LEGAL DESCRIPTION

DESCRIPTION: BEING CONVEYANCE LOTS 6A, 9B AND 9C WITHIN SECTION 03, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA.

ALSO KNOWN AS: 163-03-302-004, 005 & 006

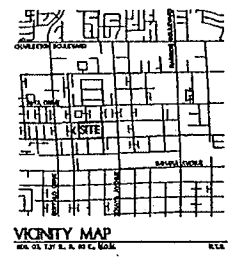
CONTAINING 18.0 ACRES MORE OR LESS.

NOTES:

ALL ONSITE STREET INTERSECTION RADII ARE 25' AT BACK OF CURB.

ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT ALONG WITH PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CONCEPTUAL LAYOUT ONLY



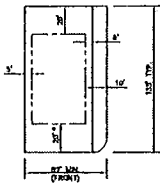
VICINITY MAP

NORTH

1"=60'

GRAPHIC SCALE

(IN FEET)
1 INCH = 60 FT.



TYP. LOT SETBACKS

(TYPICAL LOT SIZE 11,070 SQ. FT. +/-)
NOT TO SCALE

*FRONT:
GARAGE 20'
DWELLING 15'
REAR 10'
SIDE 5'
CORNER 10'

TABULATION

APN #	163-03-302-004, 005 & 006
CURRENT ZONING	R-E
PROPOSED ZONING	R-PD2
ACREAGE	18.0 ACRES±
NUMBER OF UNITS	39
D.U.A.	2.43
OPEN SPACE REQ'D	27,580 S.F.
OPEN SPACE PRVD	27,585 S.F.

OWNER/DEVELOPER

PLASIM HOMES, LLC
C/O MARK SEGAL
720 S. FOURTH STREET, STE. 200
LAS VEGAS, NV 89101
(702)382-5211

SITE DEVELOPMENT PLAN TO ACCOMPANY A ZONE CHANGE OF

MONTE CRISTO/O'BANNON

FOR

PLASIM HOMES

CITY OF LAS VEGAS NEVADA

SHEET NUMBER 1 OF 1 SHEETS

1364-001-

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2236 FAX

ZON-4828
9/23/04 PC

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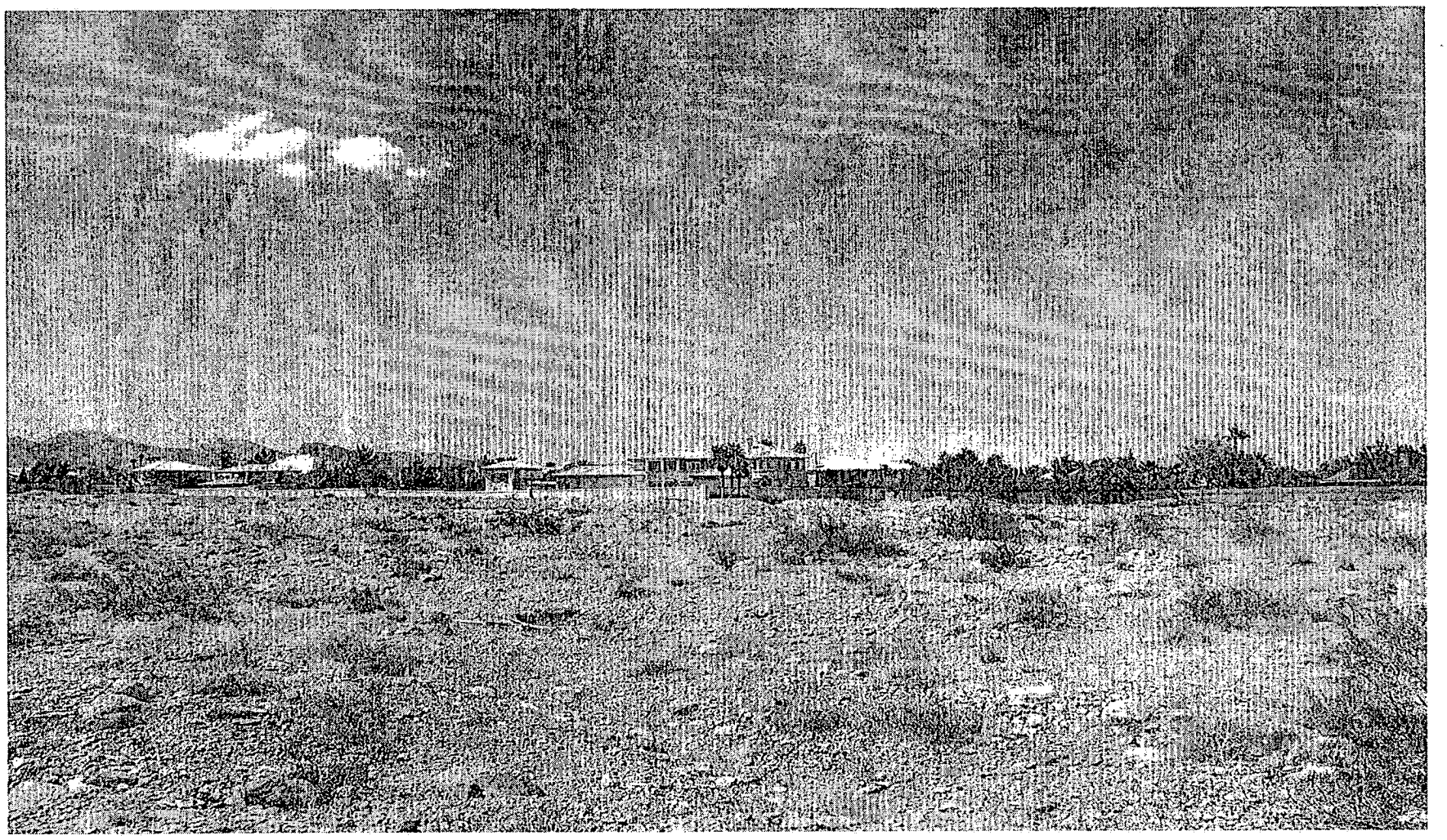
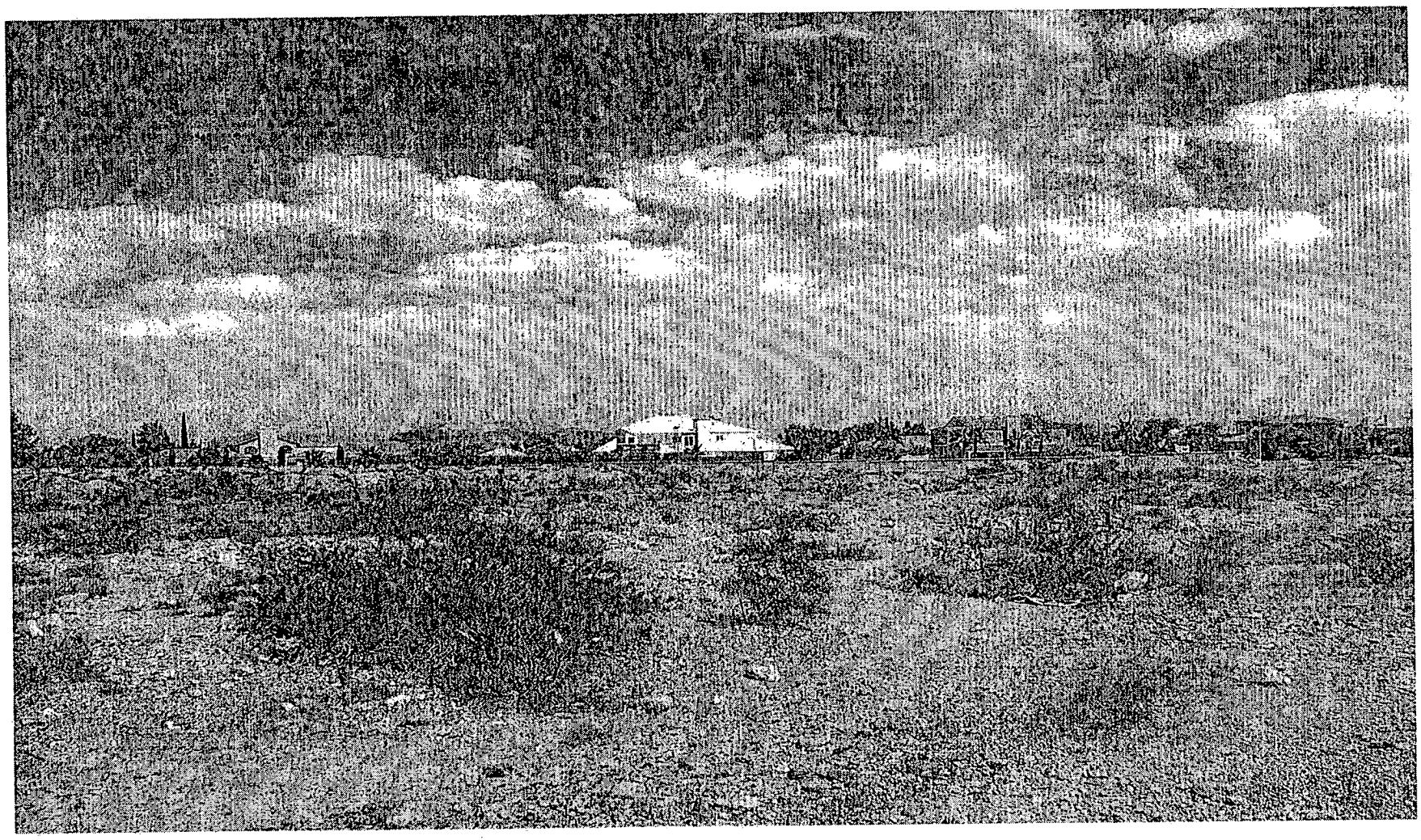


ZON-4828 - APPLICANT/OWNER: PLASIM HOMES, LLC
NORTHWEST CORNER OF MONTE CRISTO WAY AND O'BANNON DRIVE
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/3/04



ZON-4828 - APPLICANT/OWNER: PLASIM HOMES, LLC
NORTHWEST CORNER OF MONTE CRISTO WAY AND O'BANNON DRIVE
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/3/04

August 26, 2004

Las Vegas Planning Commission
731 South 4th Street – 2 nd Floor
Las Vegas, NV 89101

Reference: Case No. SDR-4837 Site Development Review
Case No. ZON-4828 Rezoning

Dear Sirs,

This letter is in protest to the above referenced cases. My family and I reside at 2271 S. Pioneer Way (off O'Bannon) a short distance from this 16-acre site. A major influence in purchasing our house in Section 3 was the large lot sizes and beautiful custom appearance of the homes.

The homes in this new development will have only three models, thus creating a cookie cutter appearance. Lot sizes are greatly reduced in order to squeeze in more homes. The side distance to the lot line of each house is only 5 feet and the distance to the rear lot line will only be 25 feet from the back of the house. He plans to fit 39 homes in this 16-acre site. How does this fit in with spacious lots that now exist in our sought-after neighborhood?

The design also shows no plans to allow Pioneer Way to continue from O'Bannon to El Parque, thus limiting travel and forcing more traffic onto O'Bannon. We are already dealing with people speeding through our local neighborhood streets zoned at 25 miles per hour as a shortcut to avoid Sahara. This plan also shows only one exit and entrance to be located on O'Bannon for all these new homes, apparently for Feng Shui reasons.

If you allow this builder who purchased this property to go forward with his proposed plans, you are forever changing the appearance and desirability of our custom neighborhood. There is no going back.

The property was zoned R-E (half acre home sites). The developer was aware of this when he purchased the property. Now he wants the zoning changed to accommodate a track-type development. The developer cites rezoning of two developments to the West of our neighborhood to justify this zoning change. What he fails to mention is that the home sites in these developments stayed in the area of a half-acre lot size (21,500 sq. ft.), not a range of approximately 11,000 sq. ft. as he proposes.

Please don't allow this developer to change the unique make-up of our custom home area, and in the process, bring down our property values.

Respectfully yours,

Anne and Pat Caddick

Anne and Patrick Caddick
2271 S. Pioneer Way
Las Vegas, NV 89117
(702) 360-6612

PETITION TO PROTEST REZONING

Please record and make part of the written record my opposition to the following zoning proposals:

SUP-4836- Special use permit related to zon-4828 & SDR -4837
SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Les Martin	Les Martin	1894 Kay Lynn Ct.
2.	PERRY LASH	Perry E Lash	1830 KAY LYNN CT.
3.	DAVID Colman	David Colman	1991 Kay Lynn Ct 89117
4.			1911 Kay Lynn Ct.
5.	Hillari Tischler	Hillari Tischler	7408 Doe Ave. LV NV 89117
6.	Rick Anson		7417 Oak Grove Ln 89117
7.	Bob Adler		1890 Kay Lynn
8.			
9.			
10			
11.			
12.			

PETITION TO PROTEST REZONING

Please record and make part of the written record my opposition to the following zoning proposals:

SUP-4836- Special use permit related to zon-4828 & SDR -4837
SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	GARY SHABEN		1454 Silver Oak Ln, LV, NV 89144
2.	Gabor Vicko		2210 S. Pioneer Way Las Vegas NV 89117
3.	PERRY L. KING	Perry L. King	7385 EL PARQUE LAS VEGAS NV
4.	Gary Adamski		2135 S. Tenaya Way Las Vegas 89117 804-8857
5.			
6.			
7.			
8.			
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11.			
12.			

Aug 23 04 03:39p AWA Architecture, Inc. (702) 243-0027 p.3

PETITION TO PROTEST REZONING

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SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	RANDALL McGHIE	Randall McGhie	1930 Kaylynn Ct
2.			
3.			
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12.			

PETITION TO PROTEST REZONING

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SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	PERRY L. KING	Perry L. King	7385 EL PARQUE LAS VEGAS
2.	DAVID HAAS		2110 Homeview Ct L.V. NV 89117
3.	Rema Menon	REMA MENON	2231 S. TENAYA WY. 89117
4.			
5.			
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11.			
12.			

3

PETITION TO PROTEST REZONING

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SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	ROBERT A LEEDS	Robert A Leeds	2101 S. Pioneer Way
2.	PEGGY LEEDS	Peggy Leeds	" "
3.	Julia Stephens	Julia Stephens	2231 S. Mark Ln Enviro 89117
4.	Janet Brookshire	Janet M Brookshire	1960 Remsen Ct 89117
5.	Dana Nitz	Dana Nitz	1831 Kaylyn Ct 89117
6.	Kyle Stephens	Kyle Stephens	2231 S Mark Ln LV 89117
7.	Janet Parry	Janet Parry	7521 Curlands Cove 89117
8.	BRENDEN MONTGOMERY	Brenden K. Montgomery	2201 S. TENAYA WAY
9.	Fran Minnozzi	Fran Minnozzi	2000 S. Monte Cristo Wy
10	RUSS MILKO		7300 O'Bannon Dr
11.	Earlene Milko		7300 O'Bannon Dr
12.	ROBERT SIGLER		2200 SO. PIONEER WAY

10

Aug 23 04 03:39p RWA Architecture, Inc. (702) 243-0027 p.6

PETITION TO PROTEST REZONING

Please record and make part of the written record my opposition to the following zoning proposals:

SUP-4836- Special use permit related to zon-4828 & SDR -4837
SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	KEITH ROBERTSON		7340 O'BANNON DR.
2.	REBECCA ROBERTSON	Rebecca Robertson	7340 O'BANNON DR.
3.	ANTHONY WILLIAMS		7451 O'BANNON DR.
4.	MARY O.C. Glen MacIver		1820 BLACKWATER CT.
5.	Diane Harrington	Diane E Harrington	2020 Homeview Ct.
6.	Bobi Templeton		1990 Kay Lynn Ct.
7.	BILL PROCK		1830 REMSEN COURT
8.	LOIS PROCK		1830 REMSEN COURT
9.	Gary Tunstall		2260 Lightfoot Ct.
10	Bonnie M Daniel		6537 Casada Dr.
11.	~~Frances~~ Julia Williams		2000 Homeview Court
12.	David Tanner		2111 Homeview Ct

10

Las Vegas City Planning Commission Meeting Thursday Sept. 23, 2004

Anna Williams
7451 O'Bannon Dr.
L.V., NV 89117
(702) 363-9745

Good evening to all of you on the Planning Commission, to staff, to all my neighbors, and to all involved. I'm here tonight as a representative speaker for the Neighborhood Alliance and respectfully ask that you deny the applicant, Plasim Homes, their request to table SDR-4837 & Zon-4828.
We have in good faith and as pro-active neighbors called the applicant and the city's representatives from Planning and Development, Neighborhood Services, and Councilwomen, Janet Montcrief's Office to a neighborhood meeting on August 10, 2004 at the Sahara West Library to discuss the project and proposed zone change. The meeting was very well attended with approximately 40 people. The developer's representatives presented the project, and the neighbors provided feedback. We asked for a follow-up meeting with the applicant or his representative to take place before the August 26th Planning Commission Meeting to discuss progress. The developer refused to move forward. Instead, his attorney asked for an abeyance at the Aug. 26th meeting in order to give him more time to meet with the neighbors. Again this never materialized. We have not even received another phone call from the attorney, Paul Larsen. This is the third meeting we've attended in mass. We've written letters to everyone involved. We've done everything right; we've expended all the effort, but the applicant hasn't followed through at all. He has not, as we have, in good faith followed through with his original intent for an abeyance to meet with the neighbors and bring something back. It is now clearly becoming a burden for the neighbors to repeatedly come forth, and have nothing decided. The developer has adequate time before the next appropriate City Council Meeting to address the neighbor's concerns. On August 24, we provided him with a concise and complete written synopsis of the issues discussed at the August 10th meeting. The developer has not cooperated with the neighborhood, and seems adamant about retaining the application as is. In all fairness to the neighborhood, we see no reason to prolong a decision. We request to hear this issue tonight.

Submitted at Planning Commission

Date 09-23-04 Item 19 + 20

Anna Williams
7451 O'Bannon Drive
Las Vegas, NV 89117
Phone (702) 363-9745 Fax # (702) 243-0027

8/24/04

Mr. Paul Larson
300 South Fourth Street #1700
Las Vegas, NV 89101
Phone (702) 383-8819 Fax # (702) 383-8845

Dear Mr. Larson:
I appreciate your taking the time to talk with me yesterday on behalf of your client Plasim Homes regarding their requests to the City of Las Vegas: SDR-4837 & ZON-4828. I have spoken to the homeowners and we feel that you do not fully understand the issue. Considering, as you have told me that you were just brought on board yesterday, I am writing to you to clarify our objections as they were presented to Plasim Homes in our initial neighborhood meeting on August 9, 2004. Furthermore, this is a zoning issue, not simply one of lot size. The problems and our objections are:

1. The one and only ingress and egress as planned is ill suited on O'Bannon and would be blocking the driveway and shining car lights onto one of the few houses directly facing the proposed development. On the south, Pioneer and Monte Cristo have been vacated to Sahara. Traffic congestion is very high at the Tenaya/Sahara intersection because of Fletcher Jones and other car dealerships and a very busy church. The Buffalo/O'Bannon intersection has no traffic signal. A solution would be to ingress/egress to the north where both Pioneer and Monte Cristo feed out to Oakey and provide traffic lights at Buffalo and Rainbow. An ingress/egress to Monte Cristo would also be better than one to O'Bannon. Multiple ingress/egress would be ideal.

2 The neighborhood is predominately zoned RE. with custom homes on large lots. Many of the lots are larger than ½ acre. The proposed development, 39 tract, two story homes on predominately ¼ acre lots with a 5ft. setback is incompatible with the open space footprint of the neighborhood. This proposed development in the center of our neighborhood would create a cavernous feeling, destroy the flavor of the neighborhood and be totally out of place. We would like to see custom homes with the existing zoning of R-E in place, and of both one and two story design so as to pleasantly co-exist with what is the standard in our neighborhood. The density requested for this project is unprecedented. For example, directly west of the new site only 7 homes on large lots with large setbacks and an open space/tennis court exist on 5 acres designated R-PD2. That is one less than the 8 homes allowed under RE. The designation of R-PD2 has never been used to increase the density up to the 2.43 units per acre as proposed.

The homeowners are looking forward to meeting you at a time when you are ready to address all the problems. You seem to indicate a willingness to have this issue held in abeyance to give everyone a chance to arrive at a solution, but at the same time you are planning to appear at the City Planning Commission Meeting as originally scheduled. I know an item can be rescheduled or held in abeyance through a request to the Planning Department. We would like some clarification of your intent, so we may plan our attendance as well. You have told me that the owner, Mr. Abraham Zalman, is out of the country. That would indicate further justification for a formal request to postpone this hearing until all involved can reflect on and participate in a workable solution. We welcome the development of this parcel and want to see it as an enhancement of our outstanding neighborhood with its existing amenities of fine parks, great schools and custom homes. I hope you have found this information helpful and look forward to your reply.

Sincerely,

Anna Williams

Copy to: file
LV Planning Commission (all members),
Neighborhood Services Dept. Attn: Jim Marshall
Mayor Oscar Goodman
LV City Council (all members)
Current Planning Attn: Kyle Walton

City of Las Vegas Planning Commission Planning Meeting
Thursday, September 23, 2004

Anna Williams
7451 O'Bannon Dr.
LV, NV 89117

Re: SDR-4837 & ZON-4828

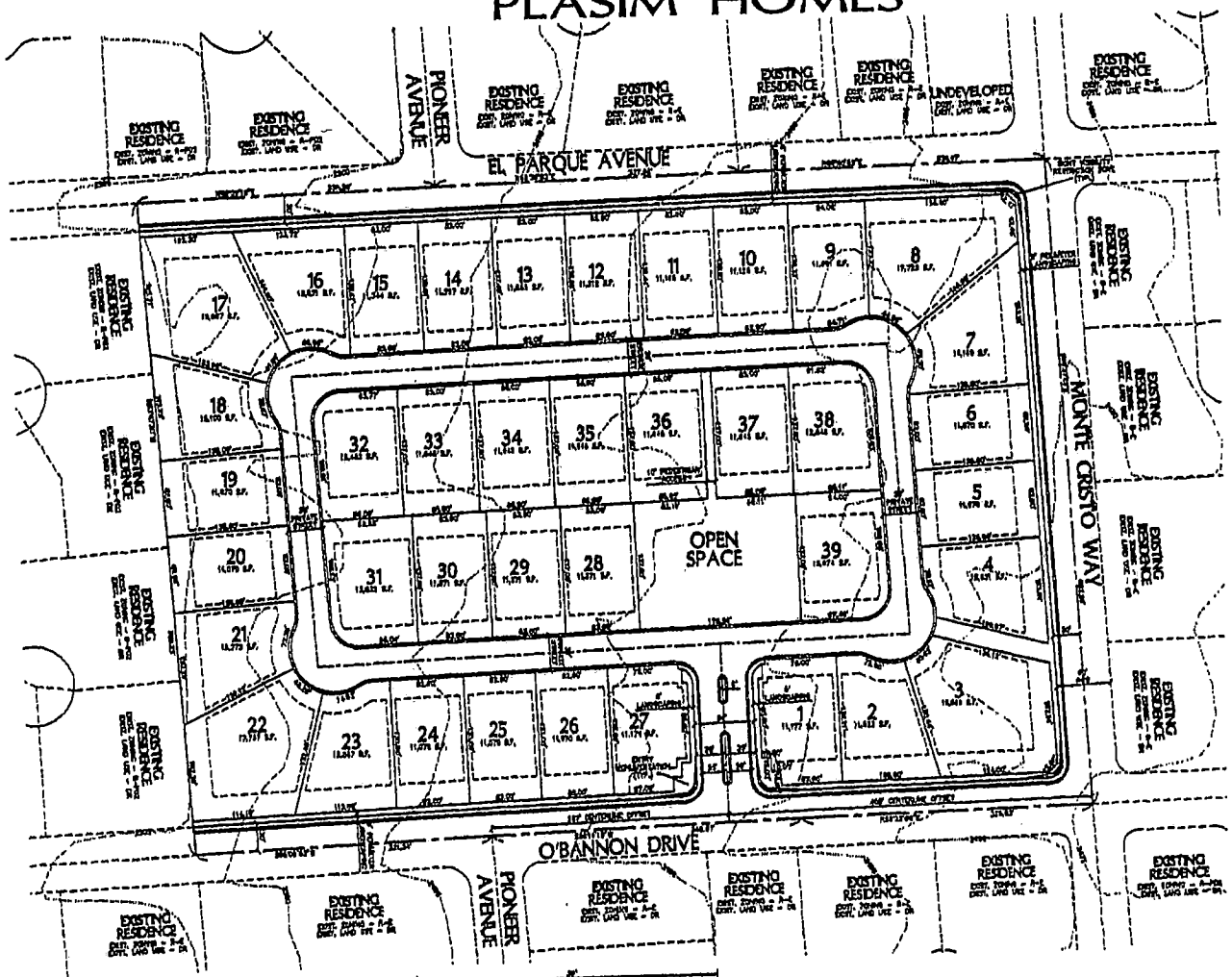
As a representative for our neighborhood, I'm here to express our strong opposition to SDR-4837 and ZON-4828. The proposed development is inconsistent and incompatible with the existing neighborhood for the following reasons:

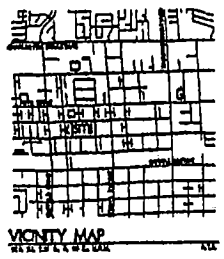
1. The proposed site is a large parcel, 16 acres, located in the very center of a unique custom home area zoned predominately R-E. Many of the homes are on parcels much larger than ½ acre, and the several parcels with R-PD2 designations have remained close to 1/2 acre, thus providing the neighborhood with an open, rural feeling. For example the R-PD2 development to the west has only 7 houses on 5 acres where R-E allows 8. The proposed zone change does not meet the established patterns of the surrounding areas. The proposed tract homes are sitting on much smaller lot sizes, with the majority planned at around 11,000 square feet. They have much smaller setbacks with only five feet to property line between each home. They are all two-story homes in tight proximity to each other, which is a much more intense residential use in comparison with the established land development pattern of this area. Because of its central location within the neighborhood, unprecedented density, and large scale, this proposed walled in development will create a closed in feeling and destroy the open space footprint of our neighborhood forever.

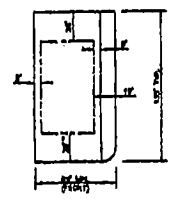
2. This large-scale development has only one ingress/egress, which happens to be on O'Bannon, directly in front of the driveway of one of the very few homes that actually front the proposed development. With 39 homes using that one and only path, possibly 78 or more cars each day will be blocking the driveway and flashing car lights into the home. Furthermore, this is a very poor location when considering the traffic patterns of the neighborhood. Pioneer and Monte Cristo have been vacated as streets to Sahara Ave. Therefore, traffic will have to travel through and around the neighborhood to ingress and egress. Tenaya is already congested with the car dealerships and traffic from a very busy church, and Buffalo has no traffic light at O'Bannon. A more expedient plan for ingress and egress and one that would not as severely impact the desert rural nature of this area would be to align entrance and exits to feeder streets that provide quick access to traffic lights, and to keep the zoning as is, R-E.

We welcome development of these parcels in a manner that will not erode the desert rural character of our beautiful and rare neighborhood, and that is in keeping with the existing footprint. Therefore, we respectfully ask that you deny the application as proposed, and encourage the developer to address the neighbor's concerns and present a workable solution before the next City Council Meeting.

MONTE CRISTO/O'BANNON
FOR
PLASIM HOMES







TYP. LOT SETBACKS

TABULATION

APN #	163-03-302-004, 005 & 006
CURRENT ZONING	R-E
PROPOSED ZONING	R-PD7
ACREAGE	18.0 ACRES±
NUMBER OF UNITS	38
D.U.A.	2.63
OPEN SPACE REQ'D	27,589 S.F.
OPEN SPACE PROV'D	27,589 S.F.

OWNER/DEVELOPER

NOTES:

LEGAL DESCRIPTION

CONCEPTUAL LAYOUT #002

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 258-7276
(702) 451-2259 FAX

SITE DEVELOPMENT PLAN TO ACCOMPANY A ZONE CHANGE OF
MONTE CRISTO/O'BANNON
FOR
PLASIM HOMES
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
1364-001-041

SDR-4837
8/26/04 PC

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
ABEYANCE - SDR-4837 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4828 - PUBLIC HEARING – APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Site Development Plan Review FOR A 39 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 1 (Moncrief).

C.C.: 10/20/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	47	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

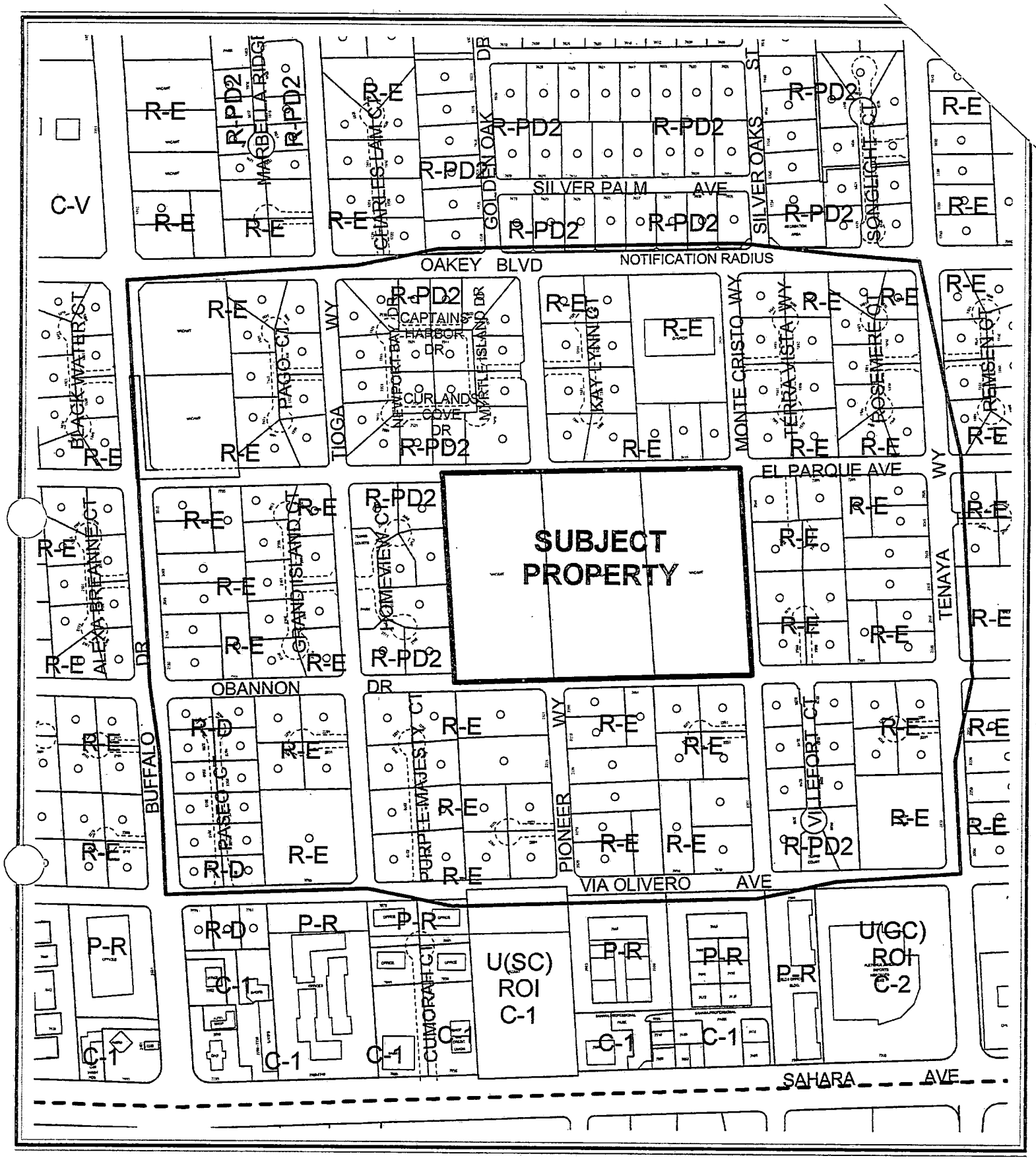
RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Planning Commission – (3) Letters of Opposition, Anna Williams, dated 8/24/04 and 9/23/04 (2)

MOTION:
McSWAIN – TABLED with the requirement that the application must be reactivated prior to 12/23/2004 – Motion carried with DAVENPORT voting NO and STEINMAN excused

MINUTES:
See Item 19 [ZON-4828] for all related discussion on Item 19 [ZON-4828] and Item 20 [SDR-4837].

(6:27–6:28/6:37–7:06)
1-904/1-1255



0 400 800 Feet

CASE: **SDR-4837**

RADIUS: 750 FT + SPECIAL

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-4837 – SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If approved, subject to:

Planning and Development

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

2. A Rezoning (ZON-4828) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units Per Acre, approved by the City Council.

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

4. The minimum lot size in this development shall be 15,000 square feet.

5. The setbacks for this development are a minimum of 20 feet to the front of the house, 5 feet on the side, and 25 feet in the rear.

6. All development shall be in conformance with the site plan, landscape plan and building elevations, dated stamped July 16, 2004, except as amended by conditions herein.

7. The maximum building height allowed shall not exceed 2 stories or 35 feet whichever is less.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

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

12. All City Code requirements and design standards of all City departments must be met except as amended by conditions herein.

13. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

Public Works

14. The proposed gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

16. Site development to comply with all applicable conditions of approval for ZON-4828 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Request for a Site Development Plan Review for a 39 lot subdivision on 16 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive. Companion item ZON-4828 requests a Rezoning from R-E (Residence Estates) To: R-PD2 (Residential Planned Development - 2 Units Per Acre).

B) Applicant's Justification

This development is compatible with the surrounding area and will be an enhancement to the neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

03/05/86 The City Council approved an Annexation (A-0009-85) of 1,509 acres, of which this proposal is a part. The effective date was March 19, 1986. The Planning Commission and staff recommended approval on February 20, 1986.

11/23/98 The City Council approved a request to amend a portion of the Southwest Sector of the General Plan (GPA-0027-98) on properties bounded by the Holmby Avenue Drainage Alignment, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive from R (Rural Density Residential) to DR (Desert Rural Density Residential). Final Action: November 24, 19988. The Planning Commission and staff recommended approval on October 28, 1998.

08/26/04 The Planning Commission abeyed this request to the 09/23/04 Planning Commission to allow the applicant more time to address concerns of the neighbors.

09/23/04 The Planning Commission will also hear the related Rezoning (ZON-4828) as a part of this agenda.

B) Pre-Application Meeting

06/28/04 No major issues were identified

C) Neighborhood Meetings

08/10/04 Twenty five neighbors of this project attended a meeting held at the West Sahara Library.

Neighbors would like to have the applicant abandon their request to R-PD2 (Residential Planned Development – 2 Units Per Acre), and develop the property at 0.5 acres net per house. There was discussion of lot sizes ranging from 17,000 to 20,000 square feet. Neighbors would like the number of lots to be reduced, along with increases in side yard setbacks and lot sizes.

Concern was expressed over increased traffic in the neighborhood, and poor traffic flow. To reduce congestion, residents favored changing the development's entrance to the north, rather than south side of the project. There was talk about moving the entrance to align with Pioneer. Others would like to see two entries.

Residents say they are not opposed to development. They would, however, like the applicant to construct custom homes, rather than "tract" homes, to maintain consistency with the character of the neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	Gross Acres:	16.0

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	DR (Desert Rural Density Residential)

SRS

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
	R-PD2 (Residential Planned Development - 2 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)
	R-PD2 (Residential Planned Development - 2 Units Per Acre)

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan with a land use designation of DR (Desert Rural Density Residential). The proposal is less than the maximum density allowed in this plan designation.

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

This proposed rezoning does not fall within the boundaries of any special area plan, overlay district, or other special area.

PROJECT DESCRIPTION

This proposal consists of 39, two story homes (up to 8,000 square feet), with an entryway open space roughly the size of two lots, wrought iron gates, and ample landscaping. The project has a gross density of 2.43 dwelling units per acre.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

For R-PD (Residential Planned Development) developments, development standards are determined as part of the Site Development Plan Review.

Standards	Proposed	Acceptable
Minimum Lot Size	11,070 SF	N
Average Lot Size	12,087 SF	N
Largest Lot Size	19,969 SF	Y
Min. Setbacks		
◦ Front	20 Feet	Y
◦ Front Garage	20 Feet	Y
◦ Side	5 Feet	Y
◦ Corner Side	10 Feet	Y
◦ Rear	25 Feet	Y
Max. Building Height	2 Stories / 32 Feet	Y

The proposed lot sizes, setbacks and building height are appropriate for a development of this type.

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060, the Residential Adjacency Standards do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Single Family, Detached	6,087 SF.	N/A	2	0	3	0

The proposal exceeds parking requirements.

A4) Landscape and Open Space Standards

Pursuant to 19.06.040, a Residential Planned Development's landscape standards will be set upon approval of the site plan.

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	N/A	N/A	N/A
Buffer:			
◦ Min. Trees	1 Tree/20 Linear Feet	141 Trees	150 Trees
◦ Min. Zone Width	6 Feet		6 Feet
◦ Wall height	6 Feet		6 Feet

A conceptual landscape plan has been submitted, which demonstrates conformance to standards. A more detailed plan will be required at the time of improvement plan submittal.

Masonry perimeter walls are 6 feet high, and the entry gate is wrought iron. The concrete drainageways between lots 3 and 4 include edge landscaping. The open space is lined with drought-tolerant trees, and is carpeted with fescue grass. This is the only turf in the development, and amounts to approximately 3% of the total area of this subdivision.

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
16 acres	2.4 DUA	1.65	3.9 %	27,181.4 SF	3.95%	27,585 SF

The proposal meets the open space requirement.

General Analysis and Discussion

- Zoning, Site Plan, and Elevation

While under the maximum density allowed in the DR (Desert Rural) land use category, the proposed project is out of character with the surrounding area. It is a much more intense residential use than currently exists in the neighborhood, as it presents a walled community with two story homes or smaller lots than allowed in this area of the City. Also, the site plan would have 25 lots backing up against 15 lots of the adjacent to three R-E (Residence Estates) zoned sides of the proposal. If this request is approved, a minimum lot size of 15,000 square feet should be required to preserve the rural character of this community.

- Waivers

There are no waivers submitted by the applicant as companion reviews or as a part of this Site Development Plan Review application.

- Landscape Plan

Conceptual landscape plans show an adequate balance between quantity of materials for screening and type of plants for drought conditions. Open space at the front entry is designed to be a play area, and has the only turf in the development. Overall, the landscape plan is typical of similar developments.

- Floor Plan

Floor plans are appropriate for this scale of residential development.

FINDINGS

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

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

   This largely R-E (Residence Estates) area consists of horse properties and resort style residences, with the unifying characteristic of homes on large lots. This walled-in, relatively densely-packed project is not compatible with adjacent development.

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

   Landscape, wall, and buffer standards are typical of this type of project, but not consistent with a neighborhood where R-E is the overriding residential use.

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

   The site is located between El Parque Avenue, O'Bannon Drive, and Monte Cristo Way; all 60-foot public residential streets. These streets have the capacity to handle additional traffic from an R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning, but the noticeable increase in traffic would further erode the current Desert Rural character of the area.

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

   Building and landscape materials are appropriate for the areas and for the City. Drought-tolerant landscaping, finished block walls, and wrought iron fences all conform to other development in this area of the city.

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

   Aesthetic, design and architectural features of this proposal on their own would not be undesirable, but the sheer scale of the homes and their tight proximity to each other make for a clear incompatibility with development in the area.

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

   The development will be subject to inspections as the development progresses that will secure and protect the health, safety, and general welfare of the public.

NOTICES MAILED 168 [Mailed with ZON-4828]

APPROVALS 0

PROTESTS 47

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4837 APN: 163-03-302-004, 005 & 006

Name of Property Owner: Plasim Homes LLC

Name of Applicant: L.R. Nelson Consulting Engineers

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: [signature]

Print Name: PLASIM Homes LLC

Subscribed and sworn before me

This 10th day of June, 2004

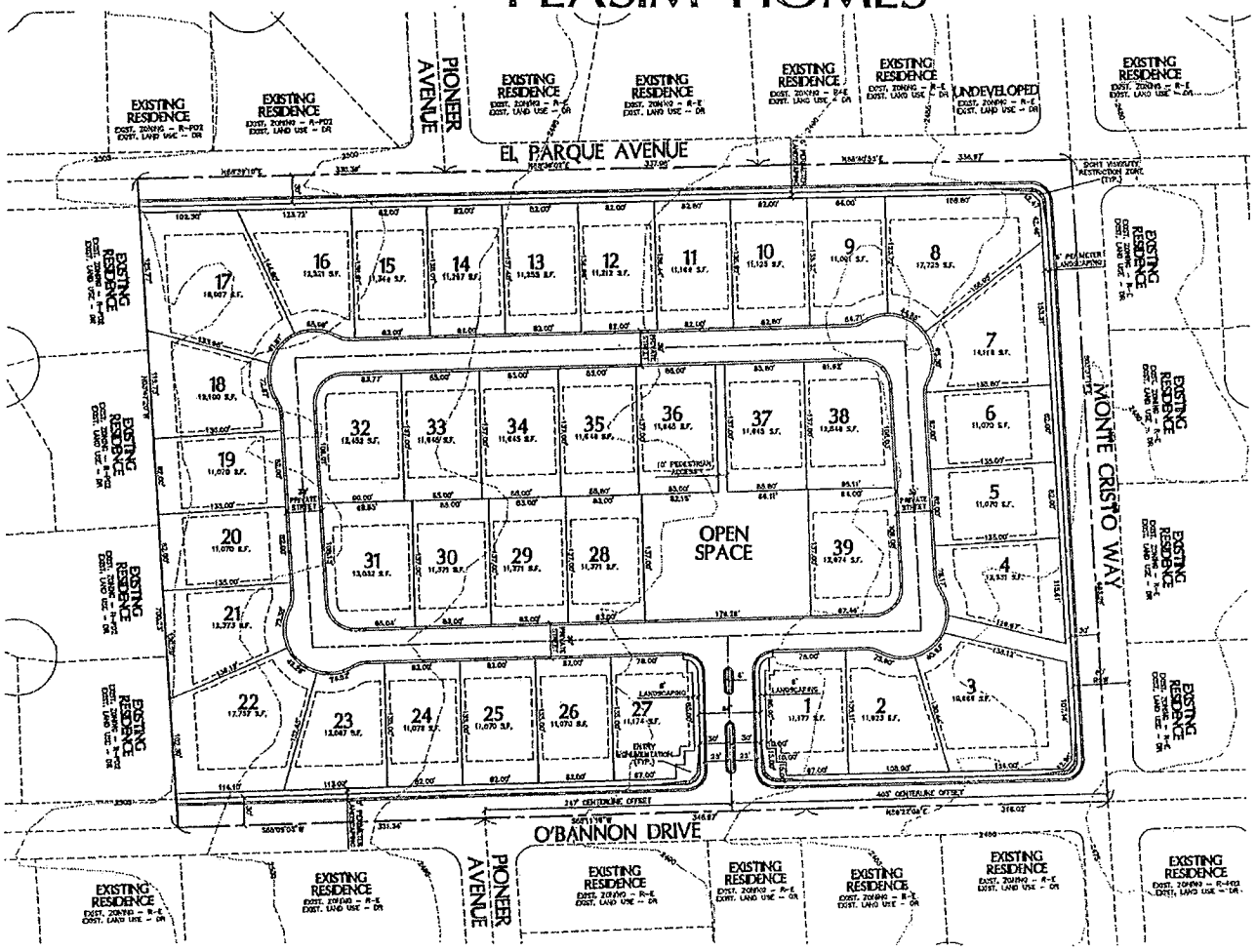
[signature]
Notary Public in and for said County and State

GWENDA L. HUEBNER
Notary Public State of Nevada
No. 97-1243-1
My appt. exp. Mar. 22, 2005

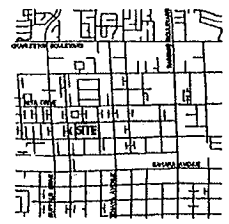
MONTE CRISTO/O'BANNON

FOR

PLASIM HOMES



VICINITY MAP



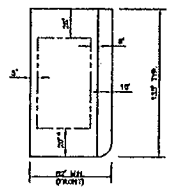
NORTH

1"=80'

GRAPHIC SCALE

(IN FEET)

1 inch = 80 ft.



TYP. LOT SETBACKS

(TYPICAL LOT SIZE 11,070 SQ. FT. +/-)

NOT TO SCALE

*FRONTS

GARAGE ..... 20'

BUILDING ..... 15'

REAR ..... 15'

SIDE ..... 5'

CORNER ..... 10'

TABULATION

APN #	163-03-302-004, 005 & 006
CURRENT ZONING	R-E
PROPOSED ZONING	R-PD2
ACREAGE	18.0 ACRES±
NUMBER OF UNITS	38
D.U.A.	2.43
OPEN SPACE REQ'D	27,360 S.F.
OPEN SPACE PRVD	27,585 S.F.

OWNER/DEVELOPER

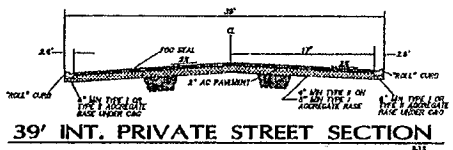
PLASIM HOMES, LLC
C/O MARC REGAL
720 S. FOURTH STREET, STE. 200
LAS VEGAS, NV 89101
(702)333-3212

LEGAL DESCRIPTION

DESCRIPTION BEING GOVERNMENT LOTS 84, 87, AND 89 WITHIN SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

ALSO KNOWN AS 163-03-302-004, 005 & 006

CONTAINING 18.0 ACRES MORE OR LESS.



39' INT. PRIVATE STREET SECTION

NOTES:

ALL ONSITE STREET INTERSECTION RADII ARE 25' AT BACK OF CURB.

ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT ALONG WITH PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CONCEPTUAL LAYOUT 8X12

L. R. NELSON CONSULTING ENGINEERS, INC.
6795 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2298 FAX

SITE DEVELOPMENT PLAN TO ACCOMPANY A ZONE CHANGE OF

MONTE CRISTO/O'BANNON

FOR

PLASIM HOMES

CITY OF LAS VEGAS NEVADA

SHEET NUMBER 1

OF 1 SHEETS

1364-001-0

SDR-4837

9/23/04 PC

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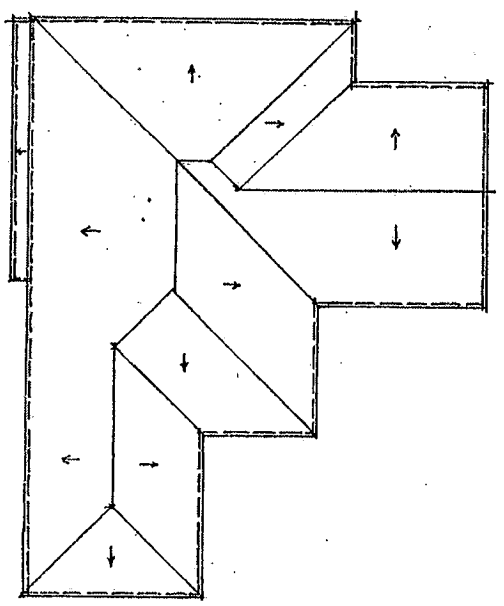
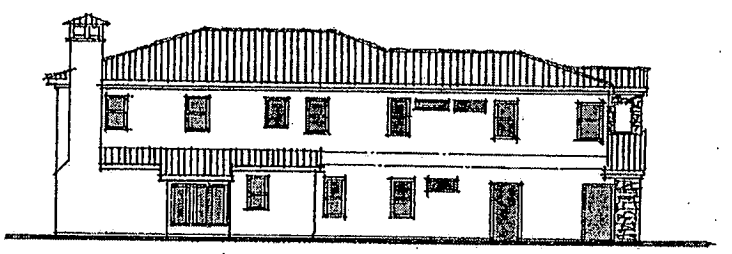
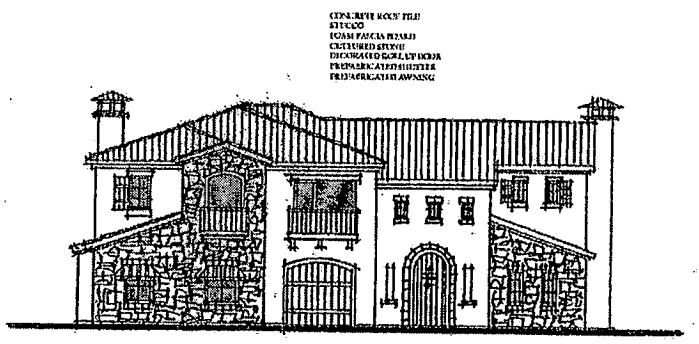


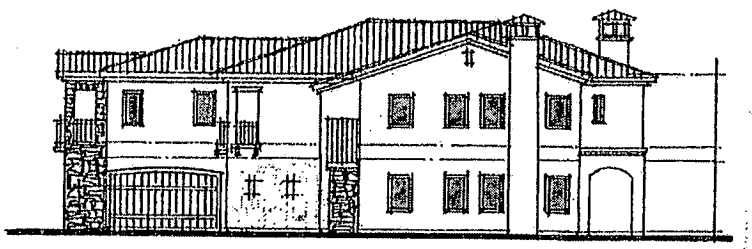
PLAN 1 ROOF PLAN



PLAN 1 LEFT SIDE ELEVATION



PLAN 1 FRONT ELEVATION



PLAN 1 RIGHT SIDE ELEVATION

Monte Cristo/ O'Bannon for Plasim Homes

Las Vegas, Nevada

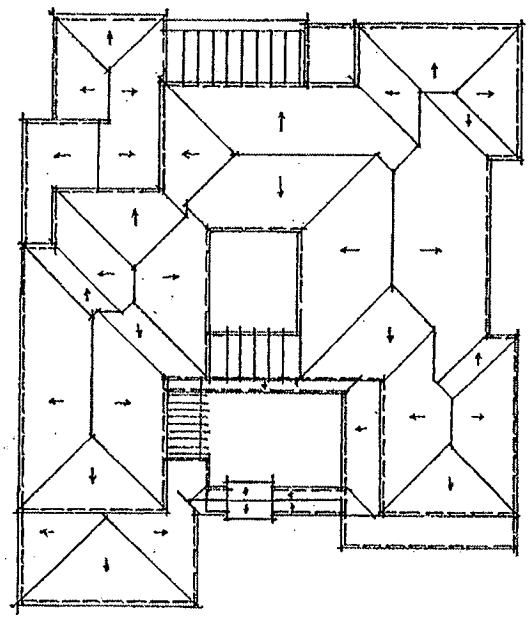
Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 20
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

© COPYRIGHT 2004, PERLMAN ARCHITECTS

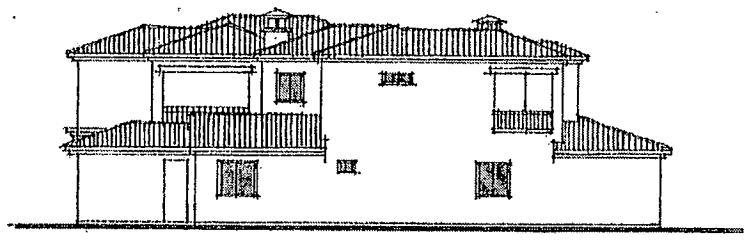
Project Number 104265
Date 07-13-04

REVISED 7.16.04

SDR-4837
9/23/04 PC

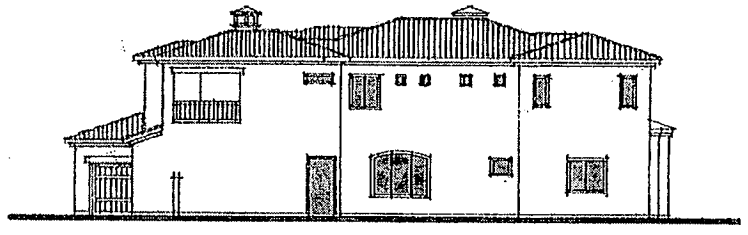


PLAN 2 ROOF PLAN



PLAN 2 LEFT SIDE ELEVATION

PLAN 2 FRONT ELEVATION



PLAN 2 RIGHT SIDE ELEVATION

Monte Cristo/ O'Bannon for Plasim Homes

PRELIMINARY ELEVATIONS

Las Vegas, Nevada

Perlman Architects
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 20
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

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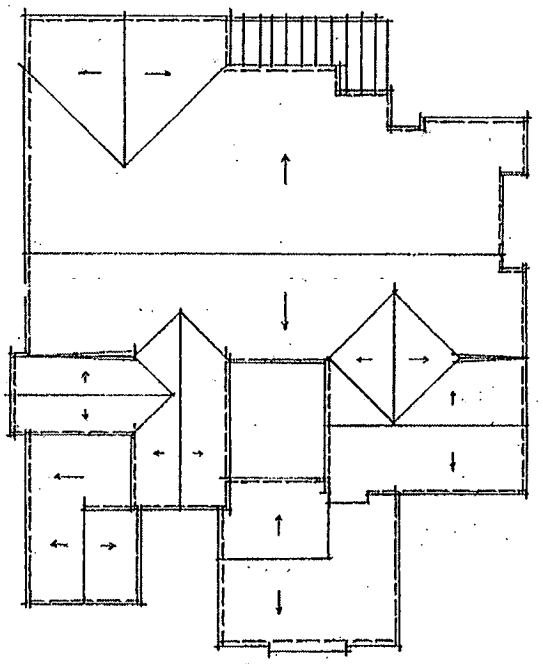
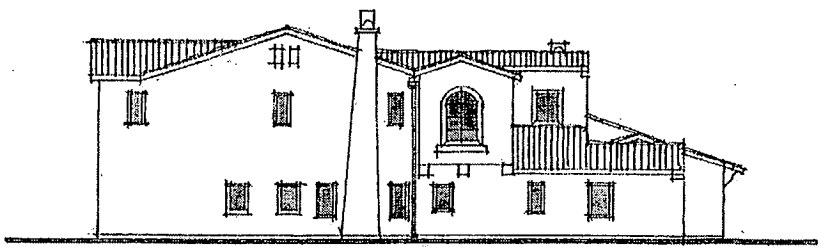
Project Number 104265
Date 07-13-04

REVISED
7.16.04

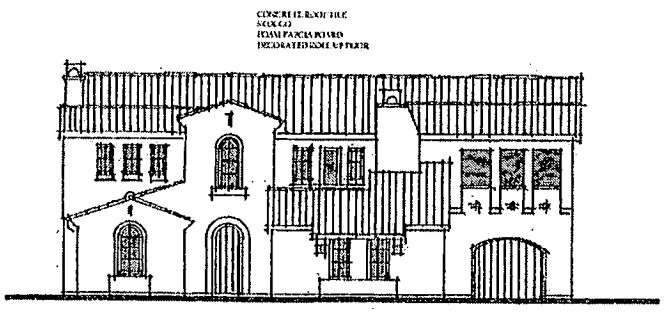
SDR-4837
9/23/04 PC



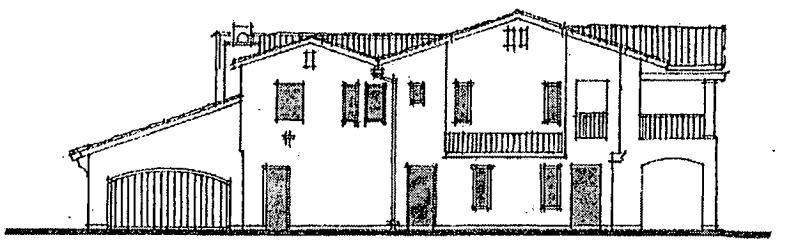
PLAN 3 ROOF PLAN



PLAN 3 LEFT SIDE ELEVATION



PLAN 3 FRONT ELEVATION



PLAN 3 RIGHT SIDE ELEVATION

Monte Cristo/ O'Bannon for Plasim Homes

Las Vegas, Nevada

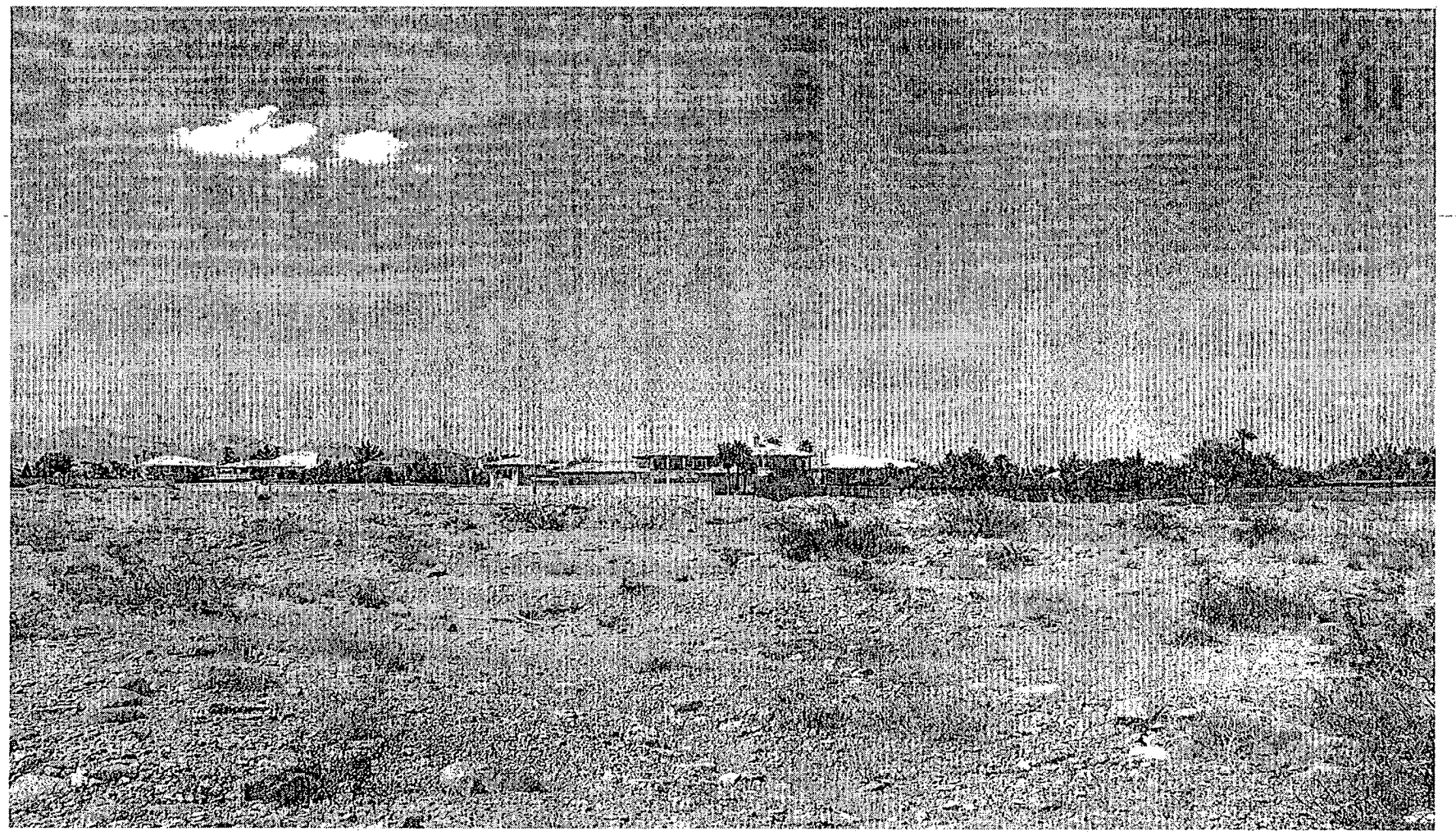
Perlman Architects
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 20
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

© COPYRIGHT 2004, PERLMAN ARCHITECTS, INC.

Project Number 104265
Date 07-13-04

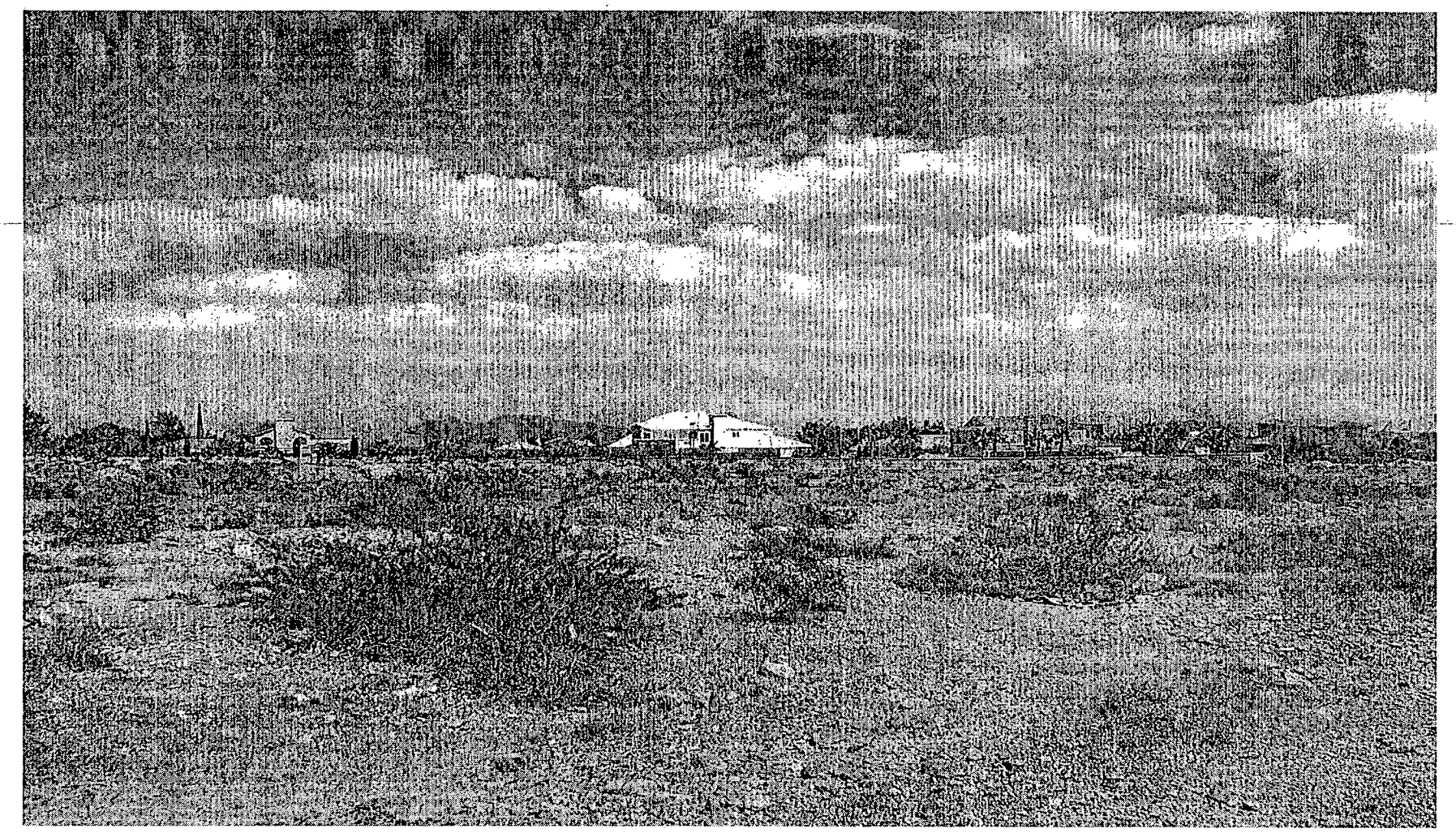
REVISED 7.16.04

SDR-4837
9/23/04 PC



SDR-4837 - APPLICANT/OWNER: PLASIM HOMES, LLC
NORTHWEST CORNER OF MONTE CRISTO WAY AND O'BANNON DRIVE
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/3/04



SDR-4837 - APPLICANT/OWNER: PLASIM HOMES, LLC
NORTHWEST CORNER OF MONTE CRISTO WAY AND O'BANNON DRIVE
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/3/04

August 29, 2004

Las Vegas Planning Commission
731 South 4th Street - 2nd Floor
Las Vegas, NV 89101

RE:: SVP-4836 and SDR-4837

To Whom This May Concern,

I have been a resident of Las Vegas for over 42 years. I have worked my way from a small starter home in 1966 to the ½ acre home site I now enjoy with my family at 2204 Purple Majesty Court.

I feel it is an injustice altering the zone requirements to satisfy the need for greed, and is not in the best interest of the City plan.

Sincerely,

Jeff Kesar

MICHAEL AND SARA GRAHAM
2230 SOUTH PIONEER WAY
LAS VEGAS, NV 89117
(702) 353-8601

August 25, 2004

Neighborhood Services Department
City of Las Vegas
Las Vegas, NV 89101

Las Vegas Planning Commission
731 South 4th Street
2nd Floor
Las Vegas, NV 89101

Re: SUP-4836
SUP-4837

Please accept this letter of our protest to the proposed zoning change for the 16 acre site adjacent to the northwest corner of O'Bannon and Monte Cristo.

We built our custom home on Pioneer Way because of the lot and home sizes in the quiet neighborhood, knowing that the surrounding construction was in conformance with RE Residence Estates zoning standards. The residents of this distinct neighborhood have maintained its character despite all the zoning changes approved on Sahara Avenue. The car dealerships have destroyed our views and noise levels.

You must not allow any more negative changes to this rare neighborhood by approving the zoning change of these interior parcels.

The approval for the abandoning of Pioneer Way will be detrimental to the aesthetics and traffic pattern of this area.

A perimeter block wall around this site must also not be approved making it look like a compound in this neighborhood.

Residence Estates Zoning set backs must be maintained such as;
Front Set Back should be maintained at 50 feet **NOT** 20 feet as proposed
Side set backs should be maintained at 10 feet **NOT** 5 feet as proposed
Rear set back should be maintained at 30 feet **NOT** 25 feet as proposed

These parcels were obtained through the Bureau of Land Management and are currently zoned RE Residence Estates. Because the developer has obtained this land at an elevated price the current residents of this fine neighborhood should not be punished by allowing him any type of zoning change. The average lot size in this area is much greater than ½ acre.

We know after further review that you will find this zoning change unjustified and deny such change.

Thank you in advance for your time and attention, please feel free to contact me at 353-8601 in this matter.

Respectfully,

Michael and Sara Graham

Beverly J. Hughes, M.D.

Beverly Hughes
1891 Terra Vista Way
Las Vegas, NV 89117-2049

Neighborhood Services Department
City of Las Vegas
Las Vegas, NV 89101

RE:SUP-4836 and SDR-4837

I strongly oppose the proposed zoning change for the 16 acre site bounded by O'Bannon, Monte Cristo and Parque. This site is zoned R-E for half acre sites and this should not be changed to allow a crowded development causing congestion and having an adverse effect on my neighborhood.

I bought my home in this area specifically because it was zoned R-E offering spacious home sites. If a zoning change is allowed my home as well as others in the area will drop in value. The 16 acre site will be packed with homes too close together, too many in number and too similar in appearance.

It is unfair to those of us that have invested time and money to develop homes of unique design with open spaces to (after the fact) change the zoning of this piece of property. The individual who purchased the land was well aware that it was zoned R-E. It needs to stay that way. Do not change the zoning to please a business person at the expense of those of us who live in this neighborhood.

Sincerely,

Beverly J. Hughes, M.D.

5/19/04

Las Vegas Planning Commission
731 South 4th Street
Las Vegas, NV 89101

August 23, 2004

Re: SUP-4836 and SDR-4837

Dear Sirs:

My wife and I would like to object to the rezoning in the above referenced cases.

We feel that changing the current R-E to R-PD2 would destroy the nature of our community. Tract homes on smaller lots do not belong in a neighborhood of 1/2 acre lots containing custom homes.

This area is still a mainly rural in nature and we feel that allowing tract homes in the midst of all of our custom homes would lower the value of what we have worked so hard to build. We do not want this area to become a hodge-podge of different types of zoning and uses thrown together so that it appears that that we have had no land use planning.

We ask you to please not approve this proposed change in zoning as it would be detrimental to the character of our neighboorhood.

Sincerely,

Gary J. Moore
1890 Remsen Court
Las Vegas, NV 89117

Kathy Moore

Kathy Moore

August 26, 2004

Las Vegas Planning Commission
731 South 4th Street – 2 nd Floor
Las Vegas, NV 89101

Reference: Case No. SDR-4837 Site Development Review
Case No. ZON-4828 Rezoning

Dear Sirs,

This letter is in protest to the above referenced cases. My family and I reside at 2271 S. Pioneer Way (off O'Bannon) a short distance from this 16-acre site. A major influence in purchasing our house in Section 3 was the large lot sizes and beautiful custom appearance of the homes.

The homes in this new development will have only three models, thus creating a cookie cutter appearance. Lot sizes are greatly reduced in order to squeeze in more homes. The side distance to the lot line of each house is only 5 feet and the distance to the rear lot line will only be 25 feet from the back of the house. He plans to fit 39 homes in this 16-acre site. How does this fit in with spacious lots that now exist in our sought-after neighborhood?

The design also shows no plans to allow Pioneer Way to continue from O'Bannon to El Parque, thus limiting travel and forcing more traffic onto O'Bannon. We are already dealing with people speeding through our local neighborhood streets zoned at 25 miles per hour as a shortcut to avoid Sahara. This plan also shows only one exit and entrance to be located on O'Bannon for all these new homes, apparently for Feng Shui reasons.

If you allow this builder who purchased this property to go forward with his proposed plans, you are forever changing the appearance and desirability of our custom neighborhood. There is no going back.

The property was zoned R-E (half acre home sites). The developer was aware of this when he purchased the property. Now he wants the zoning changed to accommodate a track-type development. The developer cites rezoning of two developments to the West of our neighborhood to justify this zoning change. What he fails to mention is that the home sites in these developments stayed in the area of a half-acre lot size (21,500 sq. ft.), not a range of approximately 11,000 sq. ft. as he proposes.

Please don't allow this developer to change the unique make-up of our custom home area, and in the process, bring down our property values.

Respectfully yours,

Anne and Pat Caddick

Anne and Patrick Caddick
2271 S. Pioneer Way
Las Vegas, NV 89117
(702) 360-6612

8/2

Beverly J. Hughes, M.D.

Beverly Hughes
1891 Terra Vista Way
Las Vegas, NV 89117-2049

Las Vegas Planning Commission
731 South 4th Street=2nd floor
Las Vegas, NV 89101

RE:SUP-4836 and SDR-4837

I strongly oppose the proposed zoning change for the 16 acre site bounded by O'Bannon, Monte Cristo and Parque. This site is zoned R-E for half acre sites and this should not be changed to allow a crowded development causing congestion and having an adverse effect on my neighborhood.

I bought my home in this area specifically because it was zoned R-E offering spacious home sites. If a zoning change is allowed my home as well as others in the area will drop in value. The 16 acre site will be packed with homes too close together, too many in number and too similar in appearance.

It is unfair to those of us that have invested time and money to develop homes of unique design with open spaces to (after the fact) change the zoning of this piece of property. The individual who purchased the land was well aware that it was zoned R-E. It needs to stay that way. Do not change the zoning to please a business person at the expense of those of us who live in this neighborhood.

Sincerely,

Beverly J. Hughes, M.D.

8/14/04

PETITION TO PROTEST REZONING

Please record and make part of the written record my opposition to the following zoning proposals:

SUP-4836- Special use permit related to zon-4828 & SDR -4837
SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Les Martin	Les Martin	1991 Kay Lynn Ct.
2.	PERRY LASH	Perry E Lash	1830 KAY LYNN CT.
3.	DAVID Colman	David Colman	1991 Kay Lynn Ct 89117
4.			1911 Kay Lynn Ct.
5.	Hillari Tischler	Hillari Tischler	7408 Doe Ave. LV NV 89117
6.	Rick Anson		7417 Oak Grove Ln 89117
7.	Bob Adler		1890 Kay Lynn
8.			
9.			
10			
11.			
12.			

Aug 23 04 03:39p AWA Architecture, Inc. (702) 243-0027 p.2

PETITION TO PROTEST REZONING

Please record and make part of the written record my opposition to the following zoning proposals:

SUP-4836- Special use permit related to zon-4828 & SDR -4837
SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	GARY SMABEY		1454 Silver Oak Ln, NV 89144
2.	Gabor Vicko		2210 S. Pioneer Way Las Vegas NV 89117
3.	PERRY L. KING	Perry L. King	7385 EL PARQUE LAS VEGAS NV
4.	CATHY ADAMSKI		2135 S. TENAYA WAY LAS VEGAS 89117 804-4857
5.			
6.			
7.			
8.			
9.			
10			
11.			
12.			

Aug 23 04 03:39p AWA Architecture, Inc. (702) 243-0027 p.3

PETITION TO PROTEST REZONING

Please record and make part of the written record my opposition to the following zoning proposals:

SUP-4836- Special use permit related to zon-4828 & SDR -4837
SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	RANDALL McGHIE	Randall McGhie	1930 KAYLYNN CT
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10			
11.			
12.			

PETITION TO PROTEST REZONING

Please record and make part of the written record my opposition to the following zoning proposals:

SUP-4836- Special use permit related to zon-4828 & SDR -4837
SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	PERRY L. KING	Perry L. King	7385 EL PARQUE LAS VEGAS
2.	DAVID HAAS		2110 Homeview Ct L.V. NV 89117
3.	Rema Menon	REMA MENON	2231 S. TENAYA Wy. 89117
4.			
5.			
6.			
7.			
8.			
9.			
10			
11.			
12.			

Aug 23 04 03:39p RWR Architecture, Inc. (702) 243-0027 p.5

PETITION TO PROTEST REZONING

Please record and make part of the written record my opposition to the following zoning proposals:

SUP-4836- Special use permit related to zon-4828 & SDR -4837
SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	ROBERT LEEDS	Robert Leeds	2101 S. Pioneer Way
2.	PEGGY LEEDS	Peggy Leeds	" "
3.	Julia Stephens	Julia Stephens	2231 S. Maryland Circle 89117
4.	Janel Brookshire	Janel M Brookshire	1960 Remsen Ct 89117
5.	Dana N. Ize	Dana N. Ize	1831 Kaylyn Ct 89117
6.	Kyle Stephens	Kyle Stephens	2231 S Maryland Circle LV 89117
7.	Janet Parry	Janet Parry	7521 Curlands Cove 89117
8.	BRENDEN MONTGOMERY	Brenden K. Montgomery	2201 S. TENAYA WAY
9.	Fran Minnozzi	Fran Minnozzi	2000 S. Monte Cristo Way
10	RUSS MILKO		7300 O'Bannon Dr
11.	Earlene Milko		7300 O'Bannon Dr
12.	ROBERT SIGLER		2200 SO. PIONEER WAY

10

PETITION TO PROTEST REZONING

Please record and make part of the written record my opposition to the following zoning proposals:

SUP-4836- Special use permit related to zon-4828 & SDR -4837
SDR-4837-Site Development Plan Review related to zon-4828
Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	KEITH ROBERTSON		7340 O'BANNON DR.
2.	~~REBECCA ROBERTSON~~	Rebecca Robertson	7340 O'BANNON DR.
3.	ANTHONY WILLIAMS		7451 O'BANNON DR.
4.	MARY O.C. Lee/ MacTier		1120 BLACKWATER CT.
5.	Diane Harrington	Diane L. Harrington	2020 Homeview Ct.
6.	Bobi Templeton		1990 Kay Lynn Ct.
7.	BILL PROCK		1830 REMSEN COURT
8.	LOIS PROCK		1830 REMSEN COURT
9.	Ray Tunstall		2260 Bluffton Ct.
10	Bonnie M. Daniel		6537 Casada Dr.
11.	~~FRANCES~~ Julia Tillman		2000 Homeview Court
12.	David Tanner		2111 Homeview Ct

10

FAX TRANSMITTAL

Anna Williams
7451 O'Bannon Drive, Las Vegas, Nevada 89117
Phone (702) 363-9745 Fax (702) 243-0027

TO:	Janet Moncrief's Office attn: Tracy City of Las Vegas Nevada 400 East Stewart Ave. Las Vegas, NV 89101	**DATE:** **FAX NO.:** **FAX #:**	August 9, 2004 001 (702) 382-8558

We are faxing 3 Page(s) including this cover sheet. If you do not receive all pages please contact our office.

Remarks: Dear Tracy,
As per our phone conversation regarding case ~~# SUP-4836~~ and case #SDR-4837, I am faxing the proposed site plan with the following concerns:

1. The entrance/exit to the proposed development is on O'Bannon directly across the street and blocking my driveway. I think there is an ordinance against such placement. It is dangerous, and with 39 homes, possibly 78 or more cars will be traveling in and out of that one and only driveway. My family and I will have to contend with traffic lights flashing into our house at night. Furthermore, it is a very poor location when considering the traffic patterns of the entire neighborhood. There is no ingress or egress off of Pioneer or Monte Cristo from O'Bannon to Sahara. Those streets have been vacated. There is no traffic light at Buffalo. It's virtually impossible to get onto Buffalo from O'Bannon without fearing for your safety. We already have crowded conditions at Tenaya and Sahara because of the Fletcher Jones Dealership and the church. **A very simple and expedient solution would be to flip the site plan so that the entrance/exit of the development is on El Parque directly entering Pioneer and traveling a short block to Oakey. There are no houses directly facing Pioneer on that stretch. It is walled in. That avoids more traffic congestion in the neighborhood and affords the driver easy access to a light at Buffalo/Oakey as well as at Rainbow/Oakey.**

2. The lot sizes are incompatible and incongruent with the surrounding home sites, and the proposed site is right in the middle of the neighborhood. Every house in this neighborhood even those few zoned R-PD2 are custom homes on large lots with some as large as 60,000 sq. ft. They are not anywhere near the 11,000 + sq. ft. proposed for most of the tract houses on the proposed site plan. The developer is pushing the R-PD2 toward its maximum density allotment of 2.49 houses per acre. That has never been done in our neighborhood before. For example, the houses directly to the north are on a 5 acre parcel zoned R-PD2. However, they did not exceed 2

houses per acre. There are 7 houses there on 5 acres, but land was redistributed for a communal tennis court and play area. It is my understanding that was the original intent for using that zoning designation in our neighborhood.

3. The setbacks are incompatible and incongruent with the existing neighborhood. The site plan submitted by the developer shows a 5ft. setback to property line between each home and the driveways are merely 20 ft long. A standard car requires at least 18 ft. of that space.

4. The site plan requires the vacation of Pioneer. The neighborhood has had very limited ingress and egress because of this practice in the past. Our only outlet streets to Sahara are Tenaya and Buffalo. The vacation of Pioneer further restricts our travel to the north and onto Oakey.

In summary:
... inexpedient location of the entrance
... smaller lot sizes
... the small setbacks
... the tract design
... proposed vacation of Pioneer
All are incompatible, incongruent, and detrimental to maintaining the unique footprint of this neighborhood with its rural designation and unique custom homes. Therefore I'm requesting denial of SUP-4836 and SDR-4837.

Sincerely: Anna Williams

Anna Williams

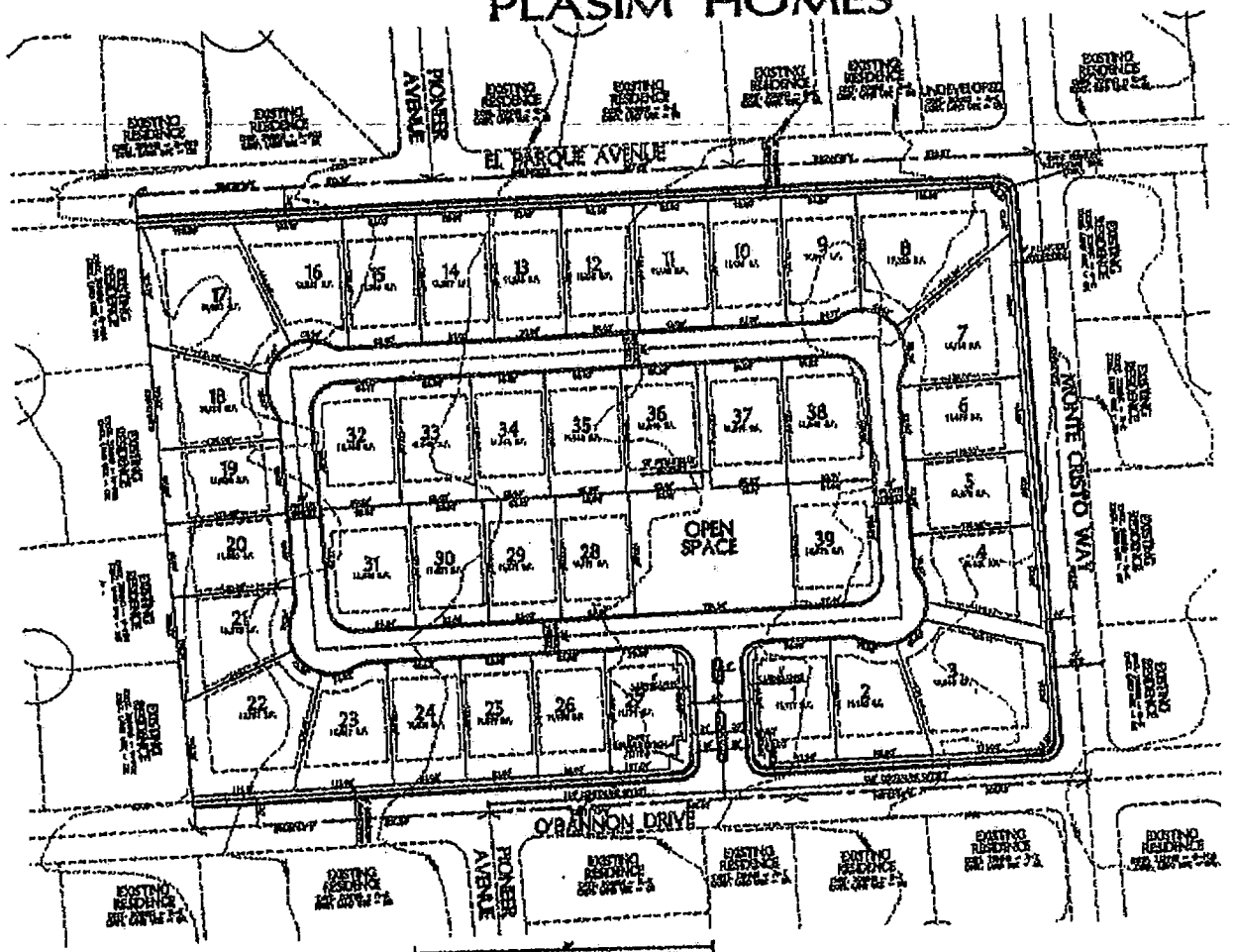
Copy to: file
LV Planning Commission (all members),
Neighborhood Services Dept.
attn: Jim Marshall
LV City Council (all members)
Mayor Oscar Goodman
Current Planning attn: Kyle Walton

PAGE 03
ANNA WILLIAMS
08/09/2004 13:03 7023639745

MONTE CRISTO/O'BANNON

FOR

PLASIM HOMES



VICINITY MAP

NORTH

GRAPHIC SCALE

TYP. LOT SETBACKS

TABULATION

NOTES:

OWNER/DEVELOPER

LEGAL DESCRIPTION

39' INT. PRIVATE STREET SECTION

NELSON CONSULTING ENGINEERS, INC.

SITE DEVELOPMENT PLAN TO ACCOMPANY A ZONE CHANGE OF
MONTE CRISTO/O'BANNON
FOR
PLASIM HOMES

SHEET NUMBER 1 OF 1 SHEETS

SDR-4837
8/26/04 PC

Mr. & Mrs. Robert R. Rightmyer
2211 S. Tioga Way
Las Vegas, NV 89117
702-256-2143

RECEIVED
04 AUG 17 PM 4:39
PLANNING DEPT

August 12, 2004

Las Vegas Planning Commission
731 South Fourth Street, 2nd Floor
Las Vegas, NV 89101

RE: Rezoning case numbers SUP-4836 and SDR-4837

Dear Sirs:

We are homeowners near this property and are strongly opposed to the lot size reductions.

Please note NO on this issue.

Thank you.

Sincerely,

Robert R. Rightmyer

Pamela G. Rightmyer

P

RECEIVED
04 AUG 17 PM 4:39
DEVELOPMENT

Joseph C Essa
2220 Villefort Ct
Las Vegas, NV 89117

August 14, 2004

Las Vegas Planning Commission
731 South 4th Street – 2nd Floor
Las Vegas, NV 89101

RE: SUP- 4836 & SDR - 4837

Dear Commission,

I am writing to protest the proposed zoning change from R – E to R-PD2 on the above referenced case numbers in my neighborhood. My family chose and purchased our lot and built our home because of the zoning laws that were in place at the time and the protection against smaller lot development in the area. I plan to attend the scheduled planning commission hearing on this matter, but please let me know if there is anything else I can do to prevent this zoning change.

Respectfully,

Joseph C Essa

P

Cashman Photo Enterprises of Nevada

CORPORATE OFFICE • 3660 CINDER LANE • LAS VEGAS, NEVADA 89103

TELEPHONE (702) 871-8300
FAX (702) 247-4730
www.cashmanphoto.com

CITY CLERK
2004 AUG 11 PM 4:39
RECEIVED

August 9, 2004

Las Vegas Planning Commission
731 South 4th Street – 2nd Floor
Las Vegas, NV 89101

Re: Case #SUP-4836 and #SUP-4837 SDR

Dear Sir or Madam:

We live in a beautiful $2M custom home that sits on almost ¾ of an acre that we are very proud of. The house has 5 balconies, 3 of the balconies face the area where you want to rezone to R-PD2 to permit the building of 39 low-end track-type homes. Right now, when we enjoy the balconies looking over at the large multi-million dollar custom homes, it makes us proud we live in the area. If this rezoning is approved I would now face a whole different class of homes which I was assured when purchasing my property new homes in the area would be of the same caliber. I am totally against the zoning change and will do all in my power to see to it that this change does not occur. Not only will it destroy my view, but would lower the value of my home and others in the area.

Sincerely,

Morgan Cashman
2200 Purple Majesty Court
Las Vegas, NV 89117

MC:dm

P

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:

ABEYANCE - SUP-4814 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANDY CASH LOAN CENTERS - OWNER: CHEYENNE LORENZI, LTD - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE, AND A WAIVER OF THE 1,500 SQUARE FOOT INTERIOR SPACE REQUIREMENT adjacent to the southeast corner of Cheyenne Avenue and Rainbow Boulevard (APN 138-14-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 10/20/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
McSWAIN – DENIED – UNANIMOUS with STEINMAN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this application was previously held in abeyance to allow staff time to research whether or not the Special Use Permit (SUP) was required. The SUP was required, but there were no changes in staff's report, so the recommendation was still for denial.

MINUTES – Continued:

LAWRENCE LICAUSI, 333 N. Rancho, Las Vegas, NV 89106, questioned the square footage (772 square feet) for the proposed location that was indicated in staff's report. MARGO WHEELER, Planning and Development, replied that it was 778 square feet. MR. LICAUSI clarified that the square footage is 1,352 for the proposed location. He also informed CHAIRMAN TRUESDELL that the architectural scale reflected 26 x 52, which has been provided to staff. It was MR. LICAUSI'S opinion that the recently adopted Ordinance classified his business into an industry they are not a part of, and it was unfair that they are now subjected to rules and regulations, such as the separation distance requirement, that are not relative to his business. CHAIRMAN TRUESDELL commented that the process of measuring distance for businesses is under the Code. He appreciated MR. LICAUSI'S concerns but added that the Commission has to base their action upon staff's report and the Ordinance that was recently adopted, as well as, determine if the use is appropriate and compatible with the surrounding use. MR. LICAUSI referenced various types of business licenses and reiterated that there was not sufficient research done to make educated decisions concerning the Ordinance.

For the record, DEPUTY CITY ATTORNEY BRYAN SCOTT responded that along with ROBERT GENZER, Planning and Development, and MS. WHEELER, several iterations took place with representatives from the industry. After receiving input from the representatives within the industry, the Ordinance was drafted and thereafter adopted. So, the process was an open discussion whereby the information received assisted in making education decisions concerning the Ordinance. The discussions were advertised to the general public and any member of the public or the industry had every opportunity to provide information or voice concerns.

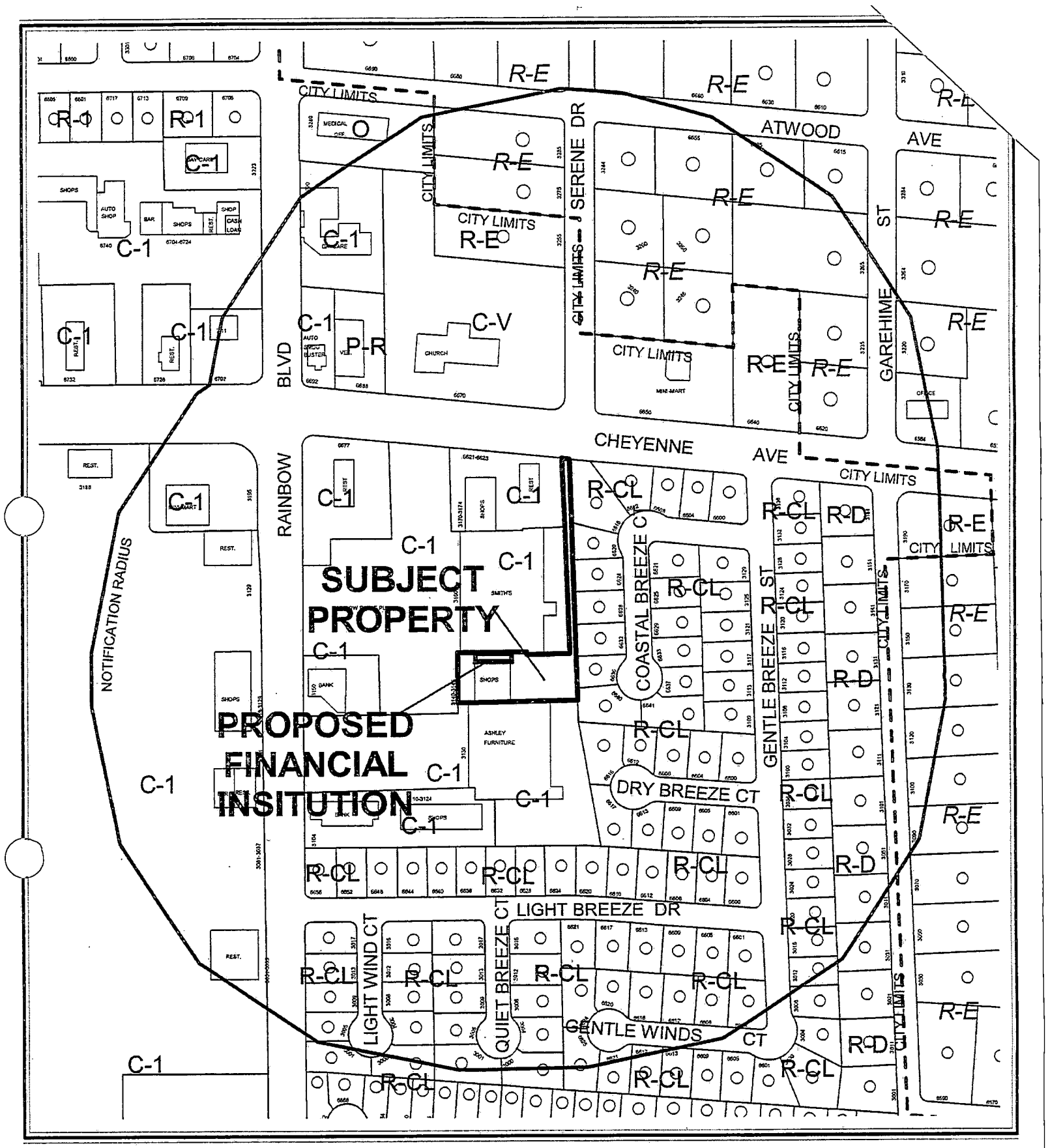
CHAIRMAN TRUESDELL reiterated DEPUTY CITY ATTORNEY SCOTT'S comments regarding the discussions being advertised to the general public, and now the Commission needs to take action on what was presented before them.

COMMISSIONER McSWAIN expressed empathy for MR. LICAUSI'S dislike of being wrongly categorized; however, she felt that this was not the venue where his concerns could be dealt with. She concurred with staff's recommendations.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

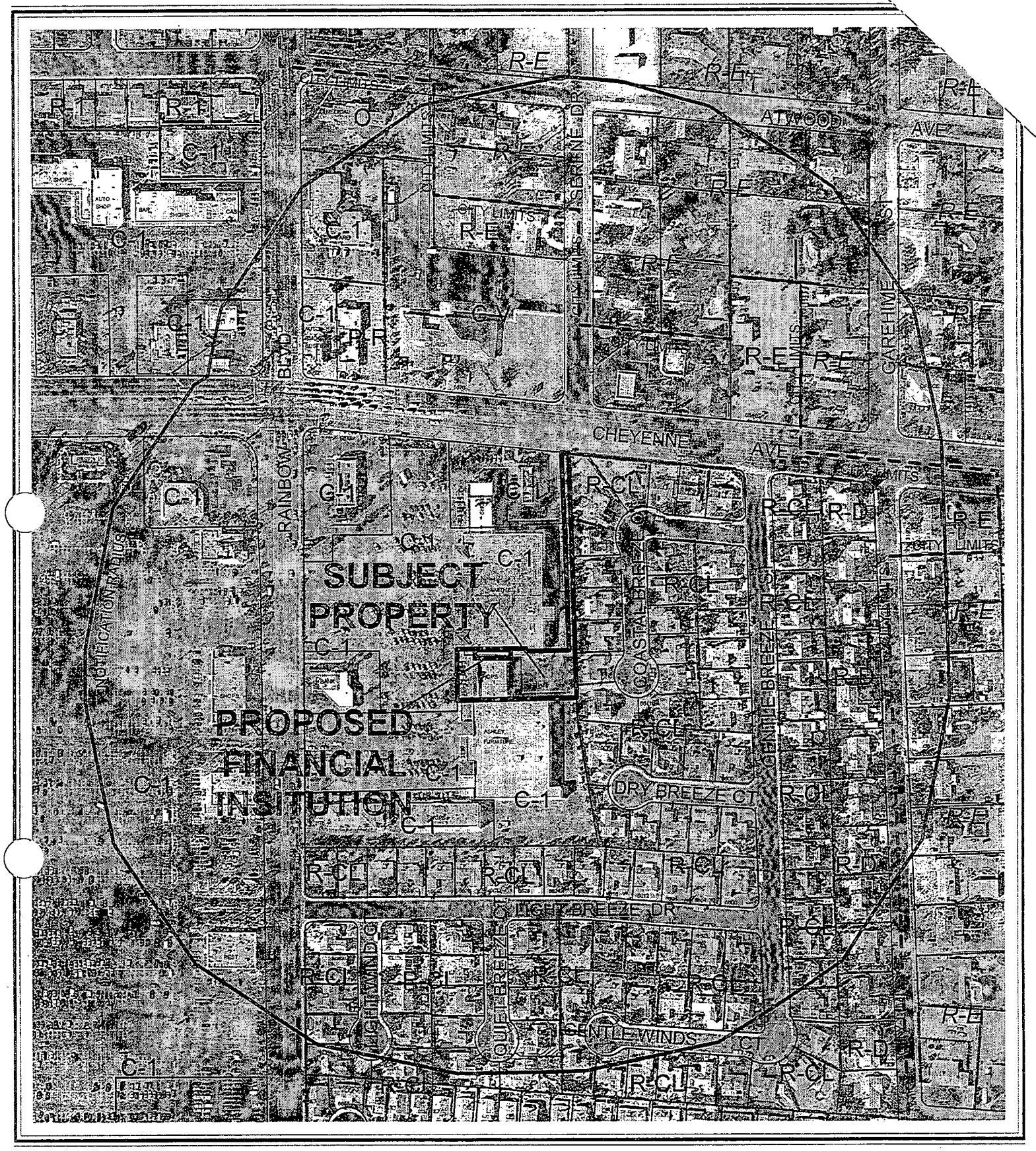
(6:28 – 6:37)



CASE: **SUP-4814**

RADIUS: 750 FT

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



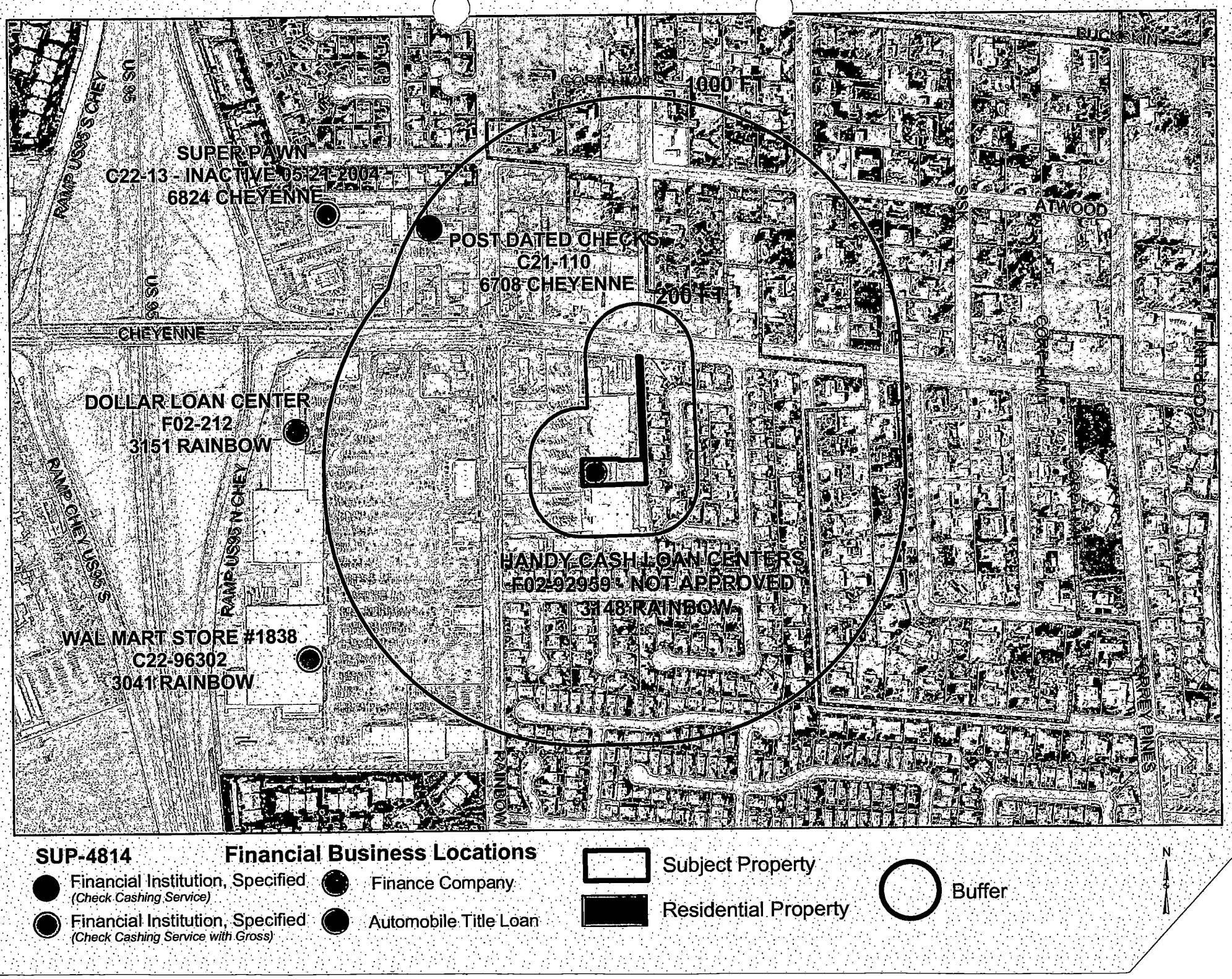
0 200 400 Feet

CASE: SUP-4814

RADIUS: 750 FT

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

N


SUPER PAWN
C22-13 - INACTIVE 05-21-2004
6824 CHEYENNE
POST DATED CHECKS
C21-110
6708 CHEYENNE
1000 FT
200 FT
DOLLAR LOAN CENTER
F02-212
3151 RAINBOW
HANDY CASH LOAN CENTERS
F02-92959 - NOT APPROVED
3148 RAINBOW
WAL MART STORE #1838
C22-96302
3041 RAINBOW
RAMP US95 S CHEY
US 95
CHEYENNE
RAMP CHEY US95 S
RAMP US95 N CHEY
CORTEZ HWY
BUCKSKIN
ATWOOD
CORTEZ
CORREY PINES
RAINBOW
SUP-4814
Financial Business Locations
Financial Institution, Specified
(Check Cashing Service)
Financial Institution, Specified
(Check Cashing Service with Gross)
Finance Company
Automobile Title Loan
Subject Property
Residential Property
Buffer
N

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4814 APN: 138-14-101-005

Name of Property Owner: _____

Name of Applicant: HANDY CASH LOAN CENTERS

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: Ernest A. Becker, Jr.

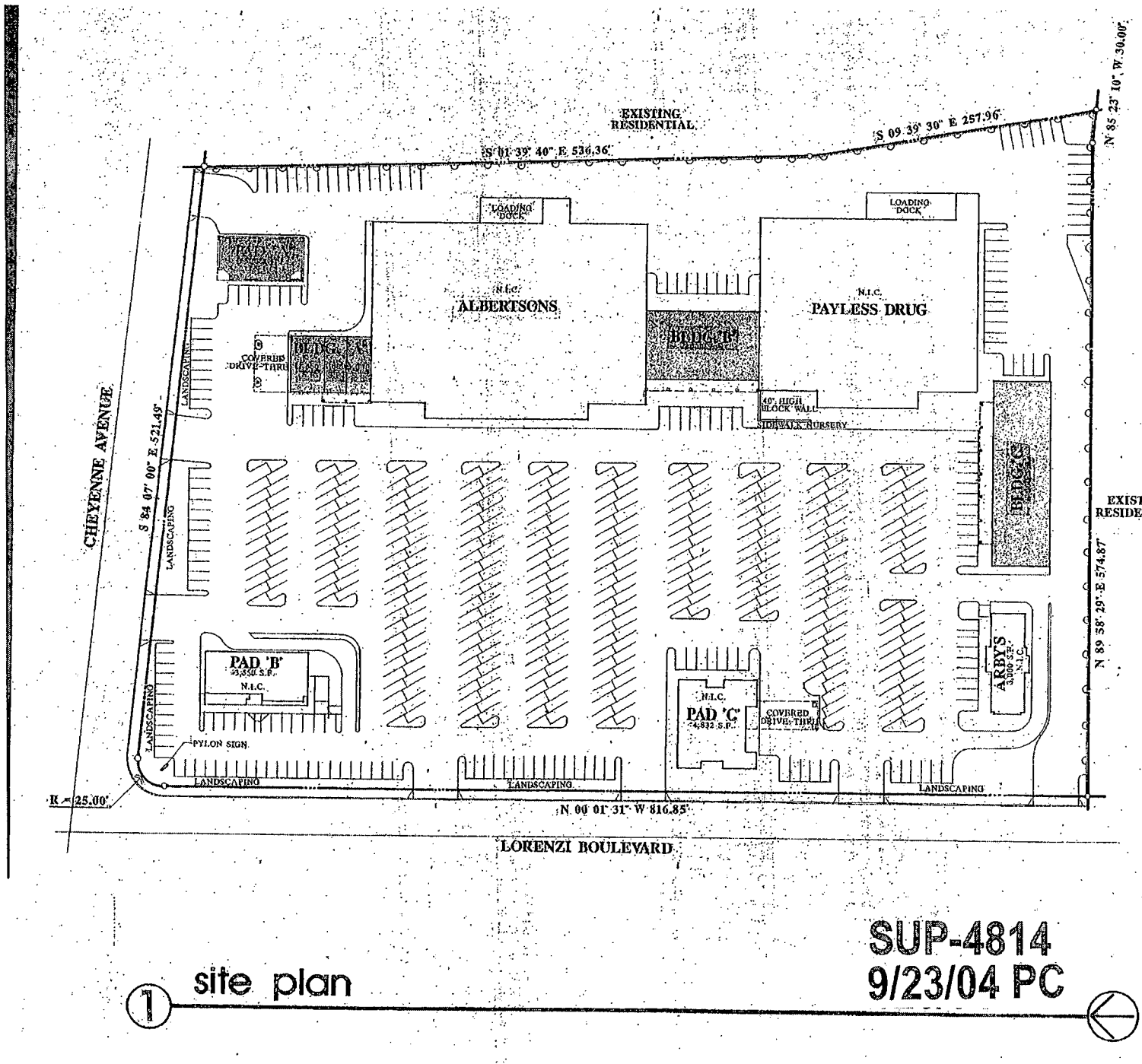
Subscribed and sworn before me

This 9th day of July, 2004

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA S. ALSTON
Appt. No. 03-84766-1
My Appt. Expires Oct. 10, 2007

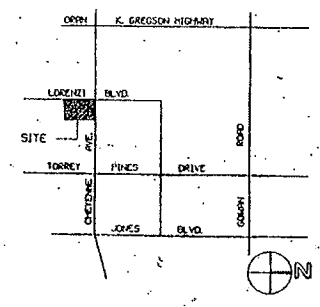


1 site plan

SUP-4814
9/23/04 PC

keynotes

#	DESCRIPTION

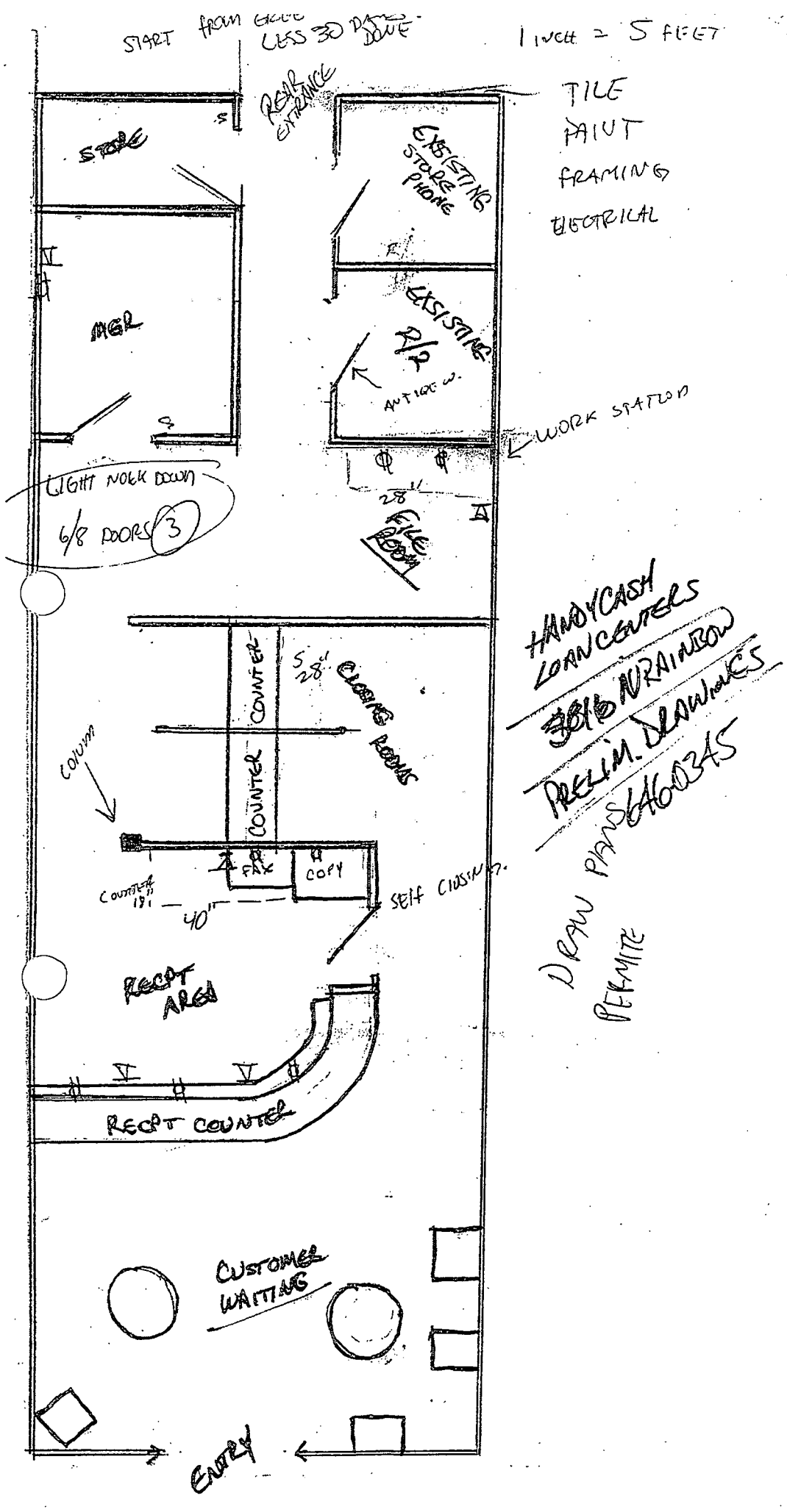


2 vicinity map

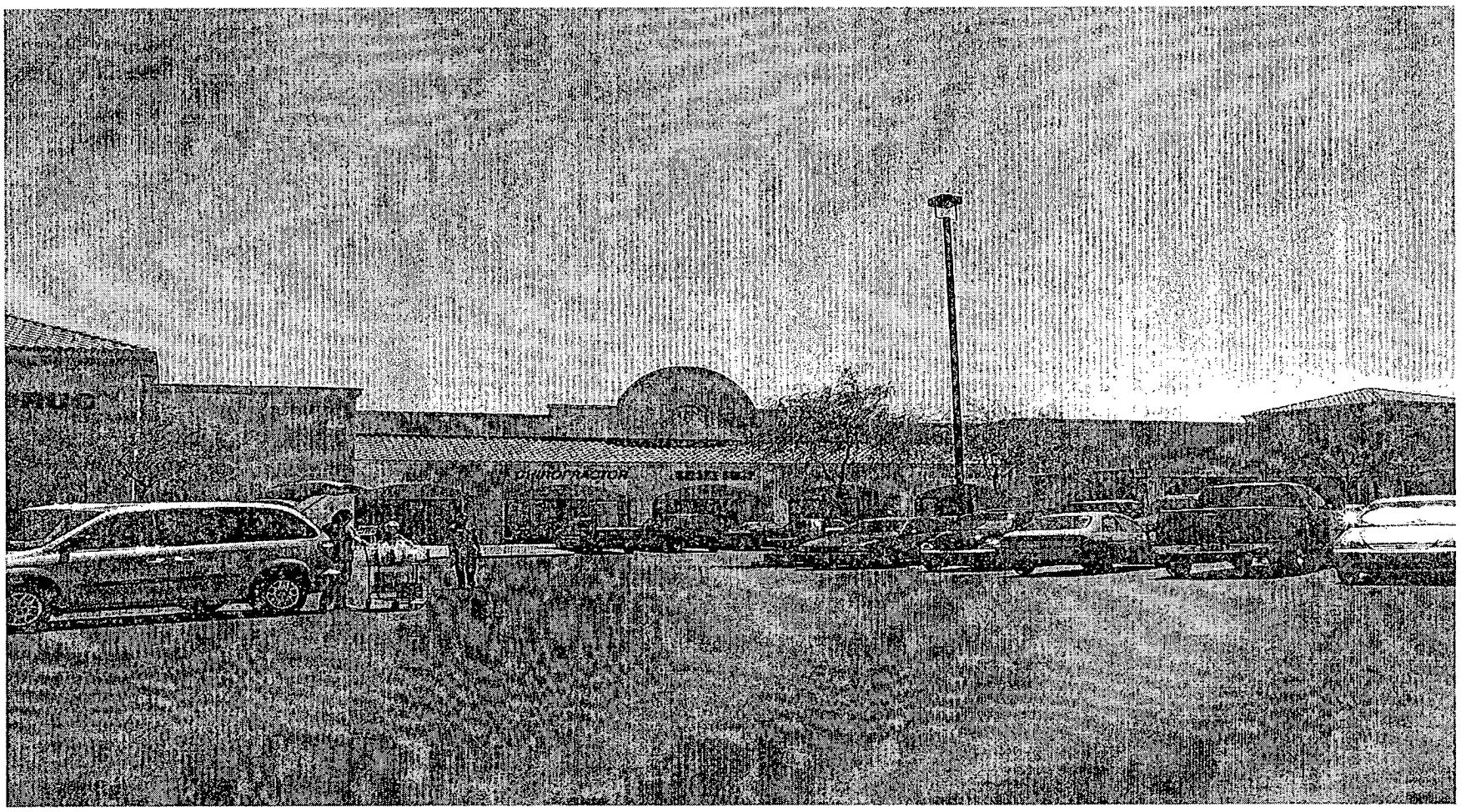
Richard Luke ARCHITECTS
2665 South Decatur Blvd.

RAINBOW RIDGE PLAZA @
CHEYENNE AND LORENZI

BECKER ENTERPRISES INC. LAS VEGAS, NEVADA



SUP-4814
9/23/04 PC



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4814 - APPLICANT: HANDY CASH LOAN CENTERS - OWNER: CHEYENNE LORENZI, LIMITED
SOUTHEAST CORNER OF CHEYENNE AVENUE AND RAINBOW BOULEVARD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/3/04

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
ABEYANCE - SUP-4830 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

IF APPROVED: C.C.: 10/20/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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

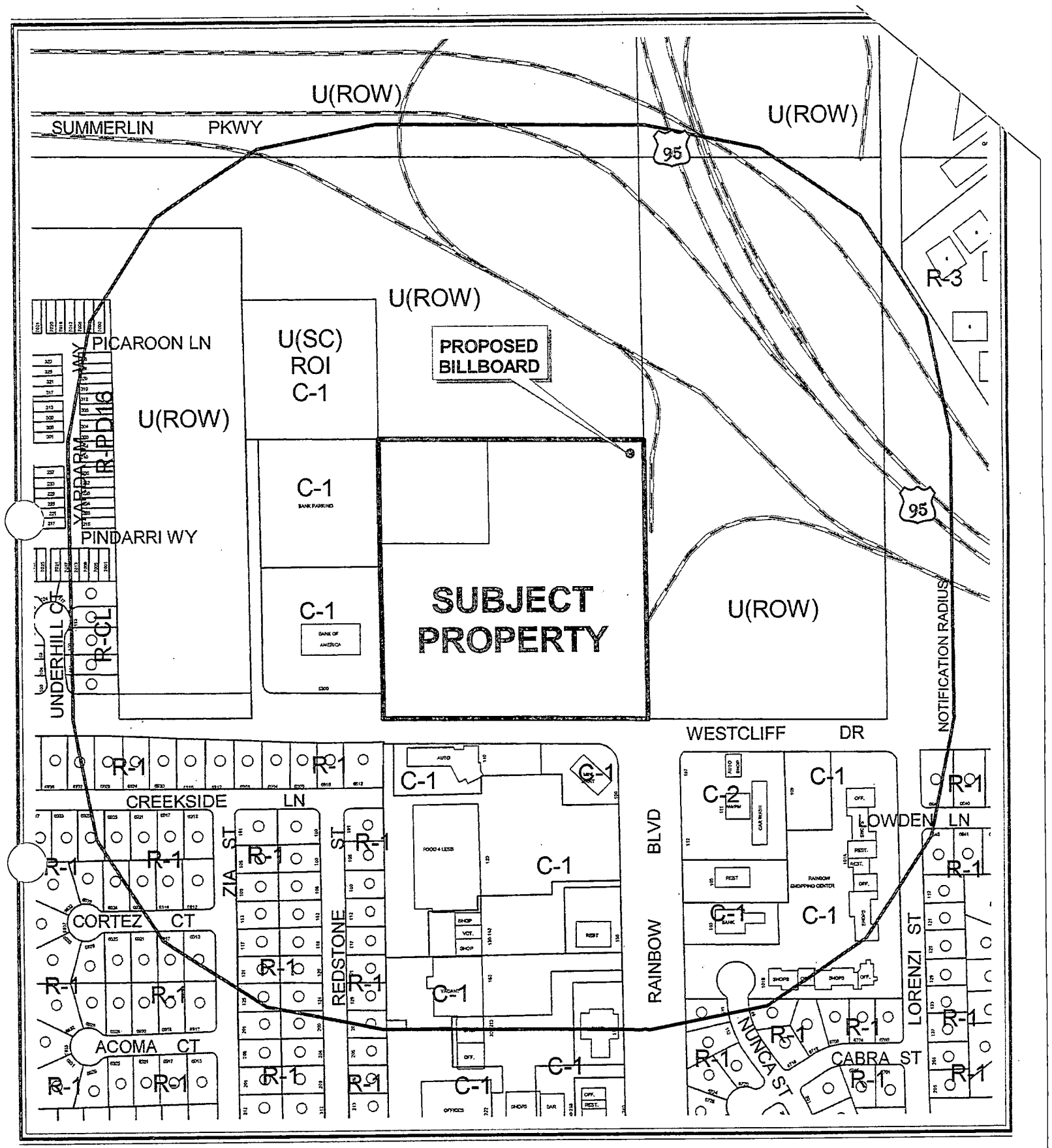
MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 14 [MSP-5152] and Item 22 [SUP-4830] to 10/07/2004 Planning Commission meeting, Item 34 [ZON-4991], Item 35 [SDR-4985] and Item 49 [SDR-4978] to 10/21/2004 Planning Commission meeting – UNANIMOUS with STEINMAN excused

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that staff agreed with the abeyance, with the understanding that the applicant would define the height of the billboard, submit an image of what it would look like, and what impact it would have on the intersection. JENNIFER LAZOVICH, Attorney, 3800 Howard Hughes Parkway, concurred with staff's request.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:18)



0 200 400 Feet

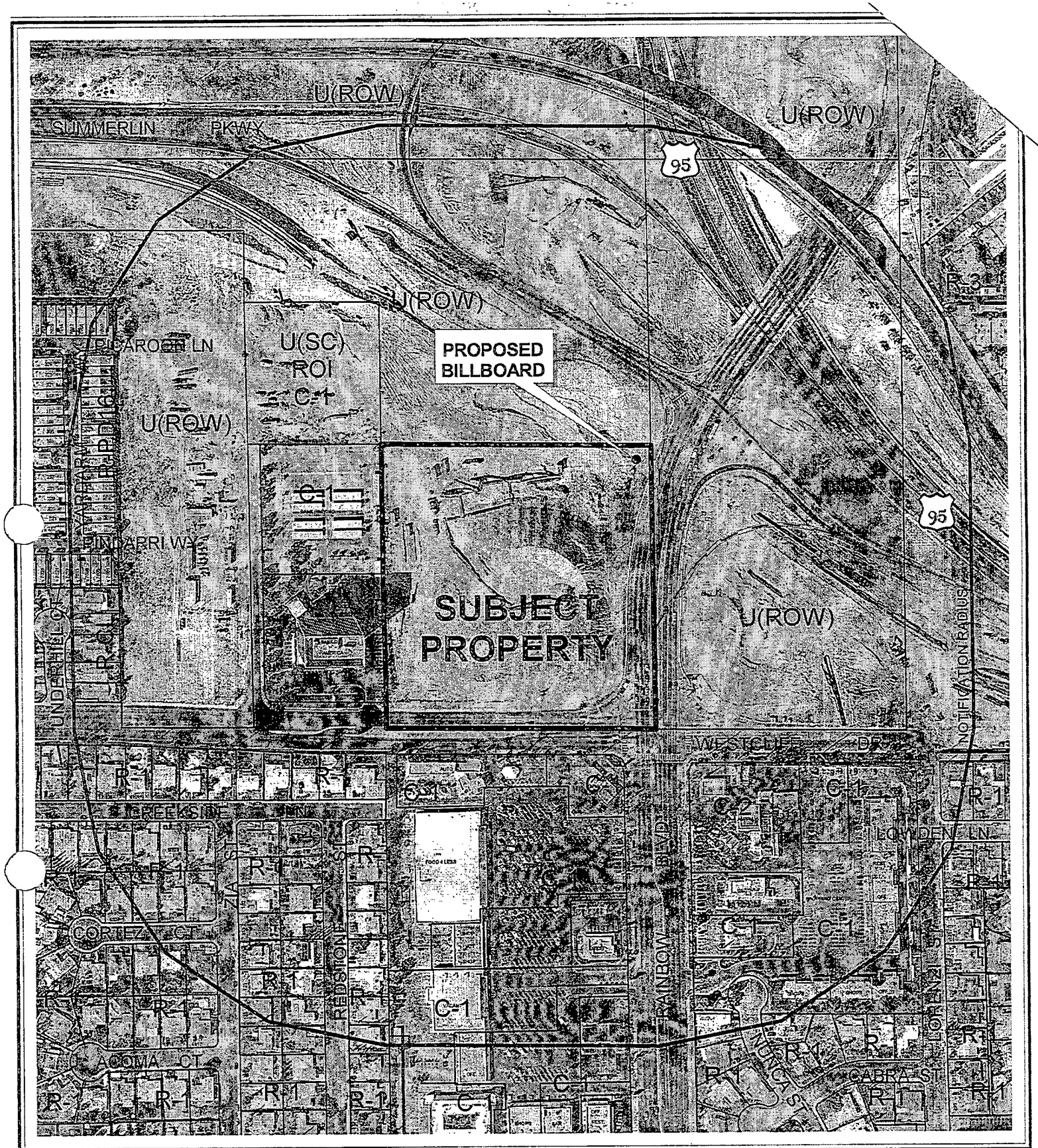
CASE: **SUP-4830**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

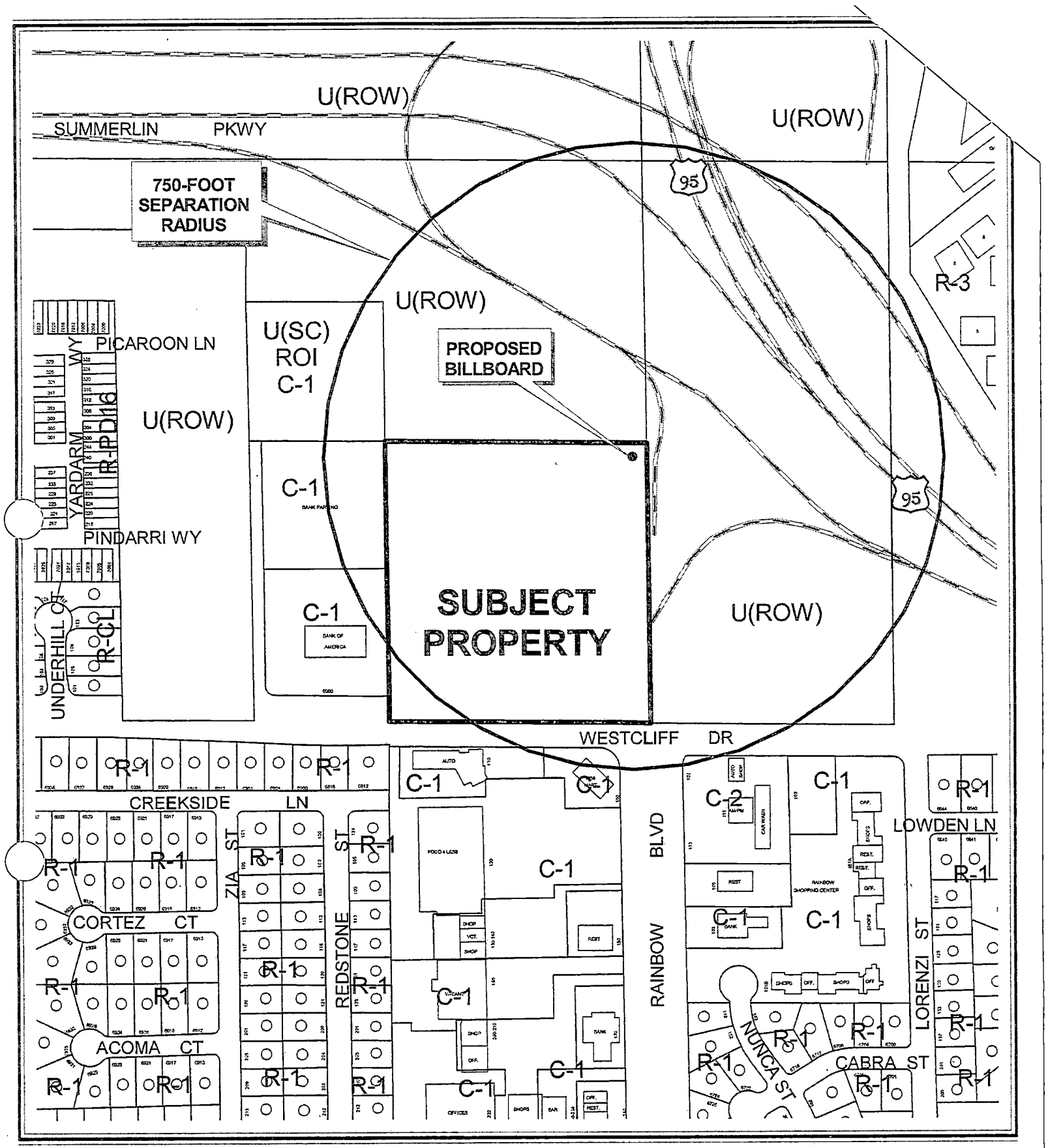
N



CASE: **SUP-4830**

RADIUS: 750 FT

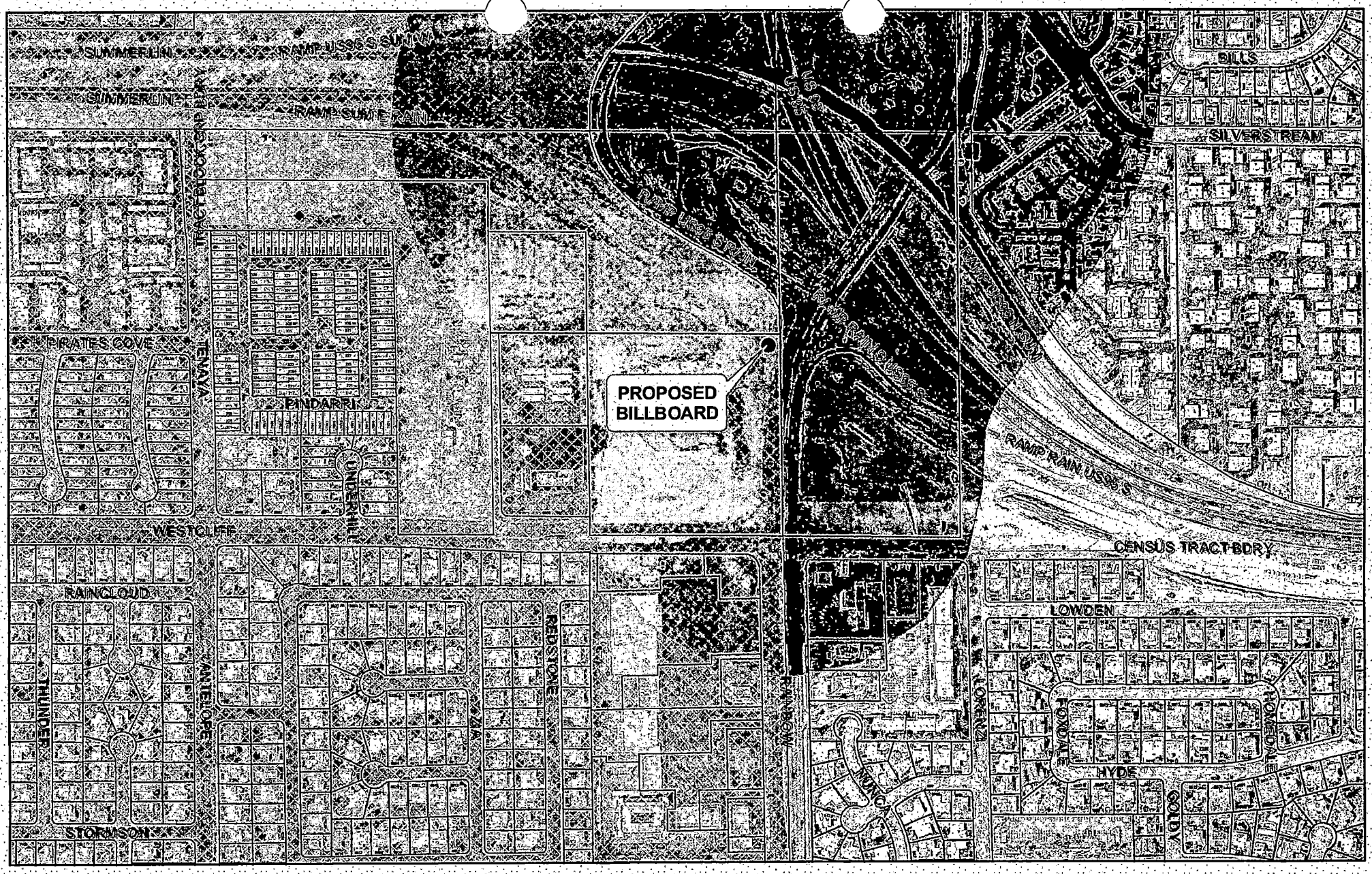
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



CASE: **SUP-4830**

SEPARATION RADIUS: 750 FT

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



SUP-4830

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SUP-4830 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH

** CONDITIONS **

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

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.

4. Only one advertising sign is permitted per sign face.

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

6. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Request for a Special Use Permit for a 40 foot high, 10 foot x 40 foot off-premise advertising (billboard) sign at the northwest corner of Westcliff Drive and Rainbow Boulevard.

B) Applicant's Justification

The proposed location of the sign does not obstruct existing or proposed sidewalks or trails. The sign is oriented to US-95.

BACKGROUND INFORMATION

A) Previous Actions

11/27/90 The Board of Zoning Adjustment approved a Special Use Permit for the construction of a church on this property. This was final action; staff recommended approval (U-0168-90).

05/05/04 The City Council approved a rezoning of the site (ZON-3995) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) and a site plan review request (SDR-3997) for a proposed church and a temporary building. The Planning Commission and staff recommended approval.

08/26/04 The Planning Commission voted to hold this item in abeyance to the September 23, 2004 Planning Commission meeting in an effort to provide the applicant an opportunity to work with staff.

B) Pre-Application Meeting

06/25/04 Elements of this type of special use permit were discussed.

C) Neighborhood Meetings

Neighborhood meetings are neither required for this type of application, nor were any held.

KW

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 12.50

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Right-of-Way
South:	Vacant, Commercial
East:	Vacant
West:	Vacant, Commercial

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	ROW (Right-of-Way)
South:	SC (Service Commercial)
East:	ROW (Right-of-Way)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
North:	U (Undeveloped)
South:	C-1 (Limited Commercial)
East:	U (Undeveloped)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The parcel is designated as SC (Service Commercial) on the Southwest Sector Map of the General Plan. The C-1 (Limited Commercial) zoning of the site is in conformance to this designation. The proposed billboard is an allowed use in the C-1 (Limited Commercial) zoning district.

Trails		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are no special plans or reviews that are applicable to the proposed billboard.

KW

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in any "R" zoning district	No residential areas within 300 feet of the sign.
	No off-premise sign may be in the Exclusionary Zone unless the sign is oriented to US 95.	Sign is oriented to US 95.
	No off-premise sign may be oriented to Summerlin Parkway.	Sign will not be oriented to Summerlin Parkway.
	No off-premise sign may be within 300 feet of any other off-premise sign and within 750 feet of an off-premise sign on the same side of US 95.	The sign will not be within 300 feet of any other off-premise sign and within 750 feet of an off-premise sign on the same side of US 95.

This proposed Off-Premise Advertising (Billboard) Sign is in conformance with spacing and location requirements of Title 19.14.

B) General Analysis and Discussion

- Zoning

The subject billboard is an allowed use within the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

- Use

The proposed use is not harmonious and compatible with the immediate area. There are no other off-premise signs in the neighborhood and there is a minimal amount of existing signage. Introduction of an off-premise sign in the neighborhood will invite similar signs that would encourage an unattractive amount of visual clutter. The request is also premature, since the intersection of Westcliff Drive and Rainbow Boulevard is evolving because of the construction of US 95.

FINDINGS

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

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

   Title 19.14.100(B)(2) states that the Planning Commission and City Council may consider the aesthetic impact of the sign on the area and all other aspects of the sign's compatibility with the surrounding area, including the existence or nonexistence of other signage in the area. Introduction of off-premise signage in the area will contribute to undesirable visual clutter. While this proposed billboard meets the technical requirements of the City of Las Vegas Zoning Code, the aesthetic impact of the sign will have a negative effect on the area.

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

   The site is physically suitable for the type and intensity of land use proposed.

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."**

   Not applicable to this type of special use.

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

KW

This proposed use is inconsistent with the overall objectives of the Master Plan 2020. Specifically the Plan states that "...the visual image of the streetscape and roadscape environments is perhaps the most important single factor in the perception of quality of life for both the resident and the visitor to Las Vegas."

NOTICES MAILED 95

APPROVALS 1

PROTESTS 1

KW

07/01/2004 08 15 FAX

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4830 APN: 138-27-802-004

Name of Property Owner: Twin Lakes Baptist Church

Name of Applicant: Twin Lakes Baptist Church

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: Carl Fleming

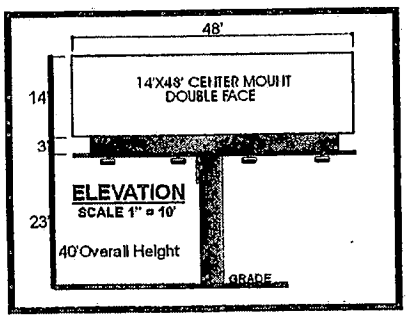
Print Name: Carl F. Fleming

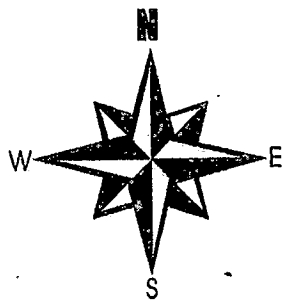
Subscribed and sworn before me

This 6th day of July, 2004

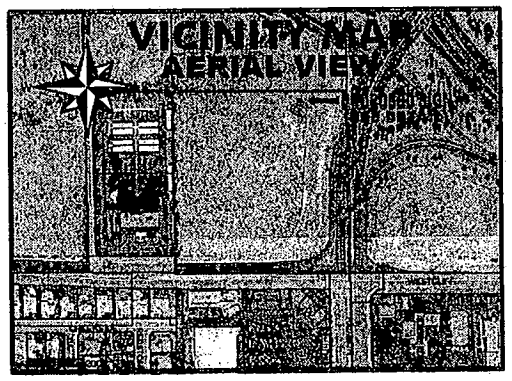
Notary Public in and for said County and State

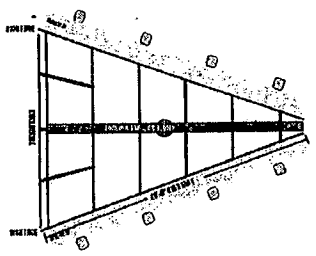
MARY KATHRYN TAYLOR
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 05-19-2007
Certificate No: 99-55260-1

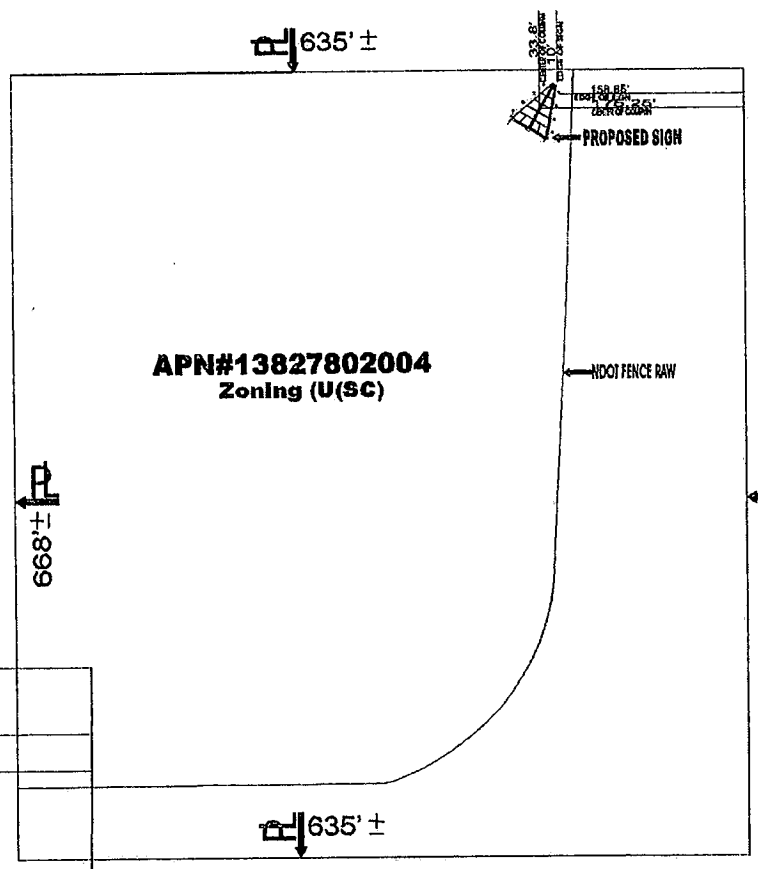




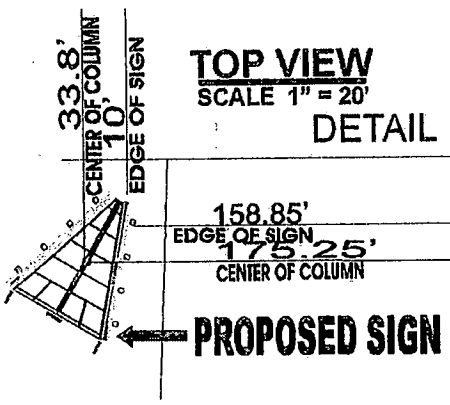
TOP VIEW
SCALE 1" = 50'
DETAIL







GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3. No parking spaces will be taken for this location.



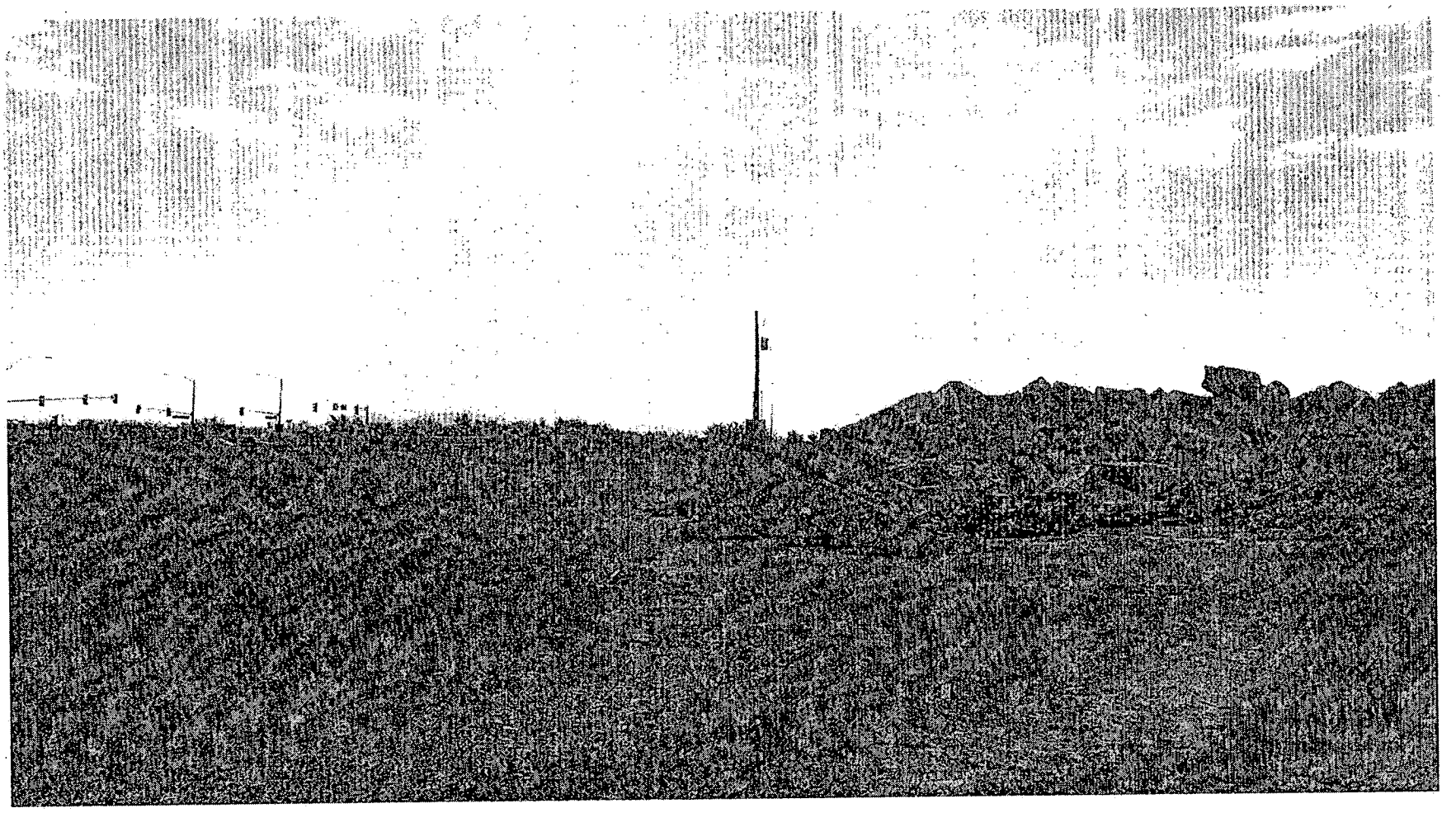
TOP VIEW
SCALE 1" = 20'
DETAIL

PAT KELLY
496-4966

OWNER: CHURCH BAPTIST TWIN LAKES
SCALE: NOTED
DATE: 5-19-04
DRAWN BY: TOM JONES
APN# 13827802004
DRAWING NUMBER: 310

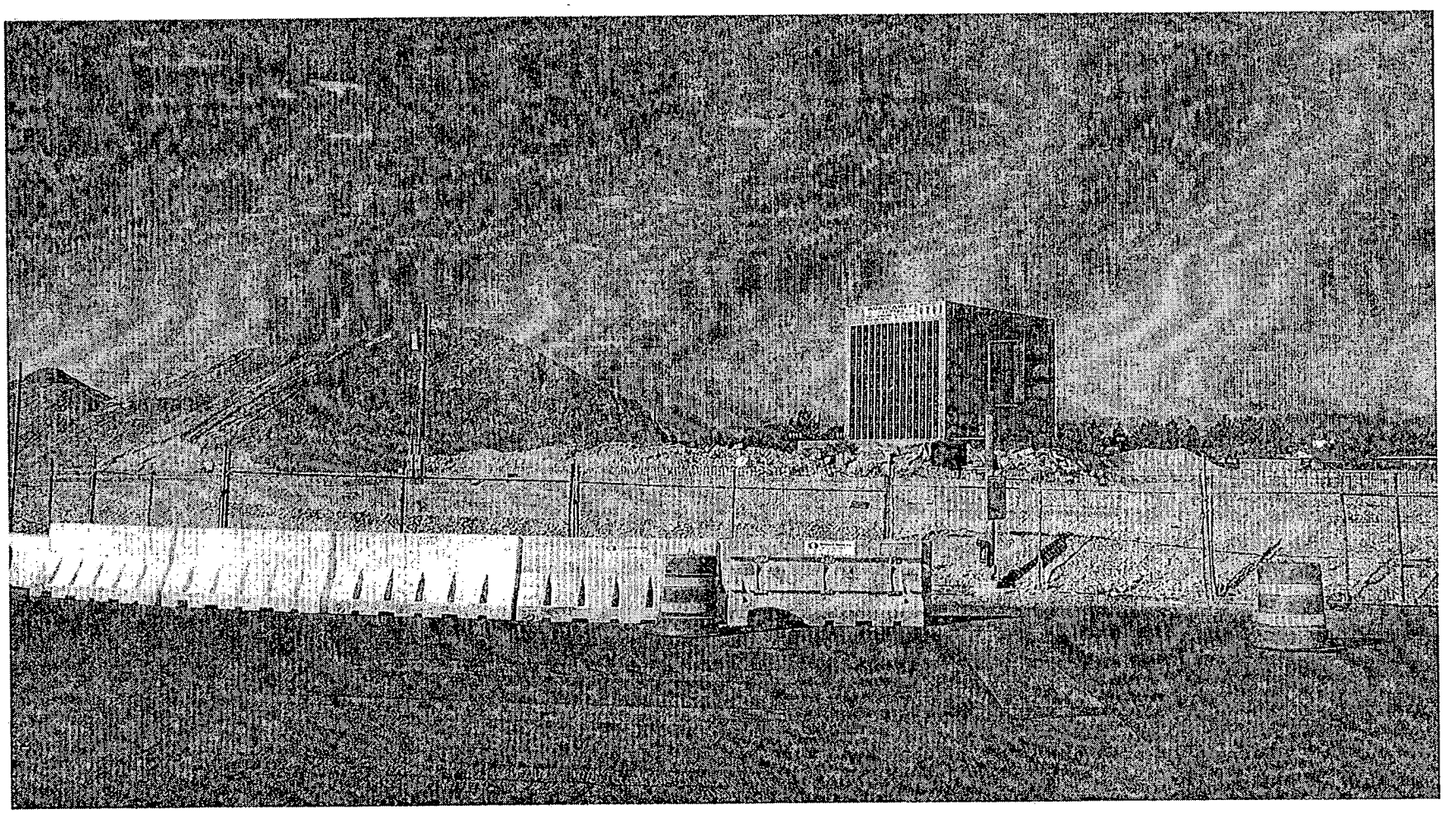
SUP-4830

9/23/04 PC



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4830 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/9/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4830 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD
SEPTEMBER 23, 2004 PLANNING COMMISSION

8/9/04

Telephone Protest/ Approval Log

Meeting Date: 8/26/04 **Case Number:** SUP-4830

Date: 8/17/04
Name: Juanita Clark
Address: 137 Lorenzi St.
Las Vegas NV 89107
Phone: 877-2438
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

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☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
ABEYANCE - WVR-4833 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 90 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 10/20/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED subject to conditions and deleting Condition 3 – UNANIMOUS with McSWAIN abstaining as her company is presently doing work for Richmond American Homes and STEINMAN excused

To be heard by the City Council on 10/20/2004

NOTE: Chairman Truesdell disclosed that when the application previously came before the Commission, the Notification area included a parcel that he was involved with. He is no longer involved with that parcel and has no interest or economic benefit, so he would be voting on this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 23 [WVR-4833] and Item 24 [SDR-4832]. He then excused and thanked the members of Boy Scouts, Troop 132, for attending the meeting.

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development, stated that there have been major changes to the site plan. The lots have been reduced to 70, there is only one street connection and a waiver is not needed for the exterior street intersections. Staff recommended denial because single family residential was never intended for this parcel; more so mixed residential and commercial uses.

JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, showed photos and reiterated MR. CLAPSADDLE'S brief overview of the proposed project. She added that the applicant felt the proposed project was a good transition with the residential on Cimarron Road onto Sky Pointe Drive.

VICE CHAIRMAN NIGRO stated he supported this being a residential site because the access is an issue for commercial property considering how the frontage road and the freeway intersections work. He respectfully disagreed with staff's recommendation. He acknowledged staff's comments and commented that the way the area is being developed has changed as well as the traffic patterns.

JENNIFER LAZOVICH asked that Condition 3 be deleted because it related to the old site plan and is no longer required. DAVID GUERRA, Public Works Department, verified that the revisions shown on the revised site plan would not require Condition 3 to remain in place. CHAIRMAN TRUESDELL confirmed with MR. CLAPSADDLE that the revised site plan referenced is dated 9/21/2004 and that Condition 5 of the site plan review application should be amended to reflect that date.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 23 [WVR-4833] and Item 24 [SDR-4832].

(7:07 – 7:15)

1-2496

CONDITIONS:

Planning and Development

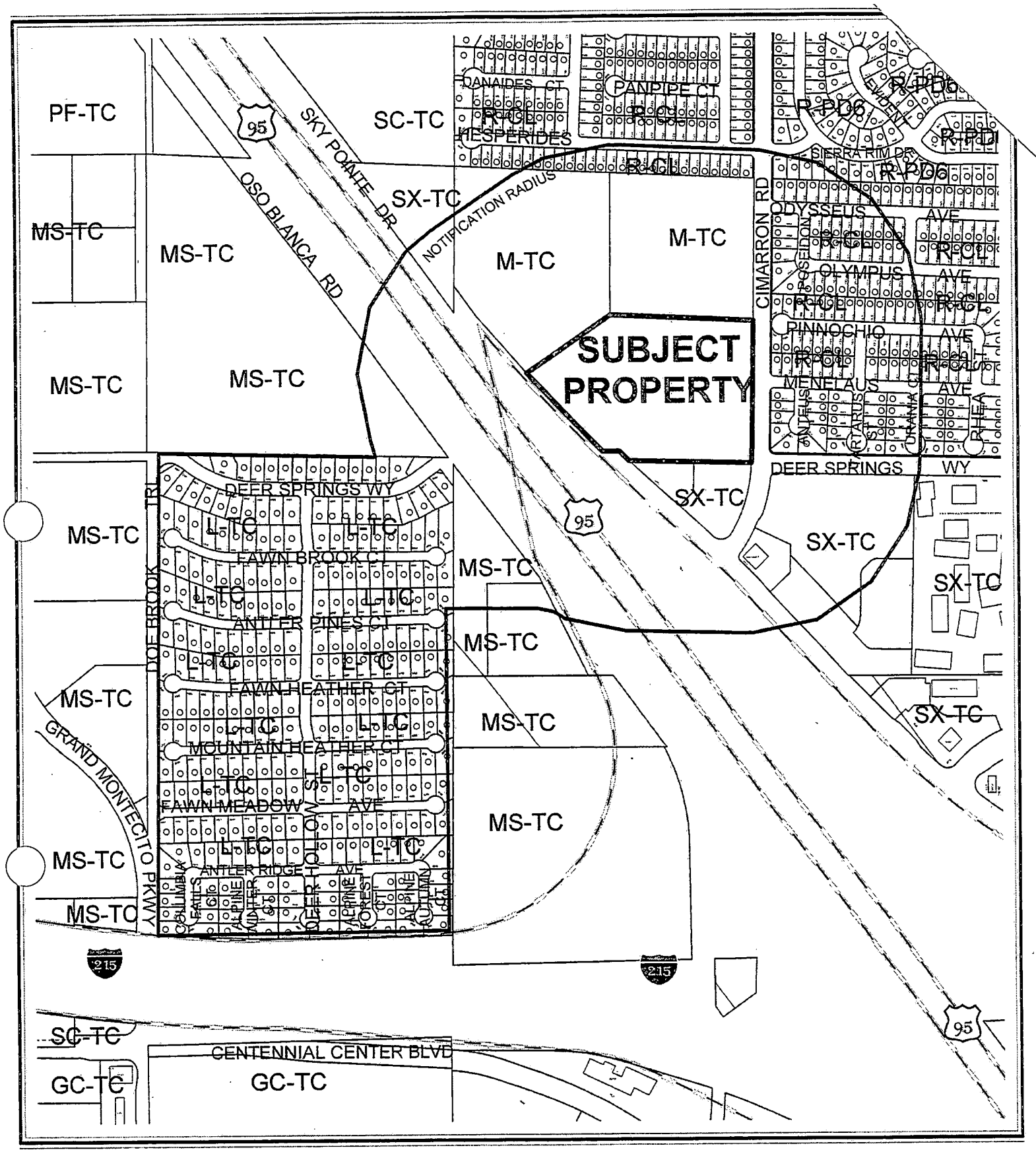
1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-098).

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

CONDITIONS – Continued:

Public Works

3. Install median islands that limit both driveways to right in right out only movements to prevent conflicting movements. Meet with the Traffic Engineering Representative in Land Development for assistance in the design of the medians at both driveway access points.



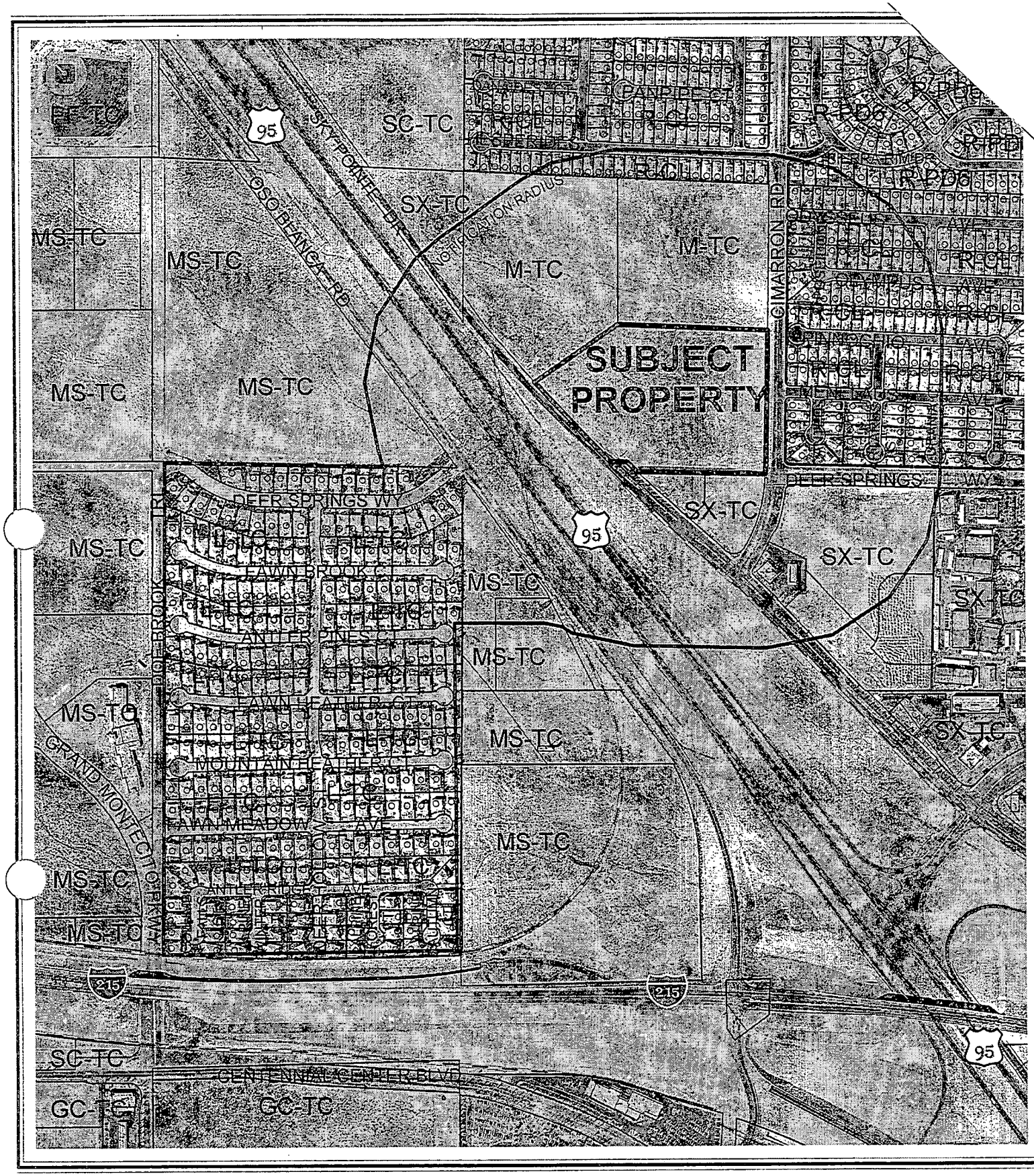
0 400 800 Feet

CASE: **WVR-4833**

RADIUS: 750 FT + SPECIAL

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

N



0 400 800 Feet

CASE: WVR-4833

RADIUS: 750 FT + SPECIAL

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - WVR-4833 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-098).

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

Public Works

3. Install median islands that limit both driveways to right in right out only movements to prevent conflicting movements. Meet with the Traffic Engineering Representative in Land Development for assistance in the design of the medians at both driveway access points.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow a 32.5-foot separation between intersections, where a minimum of 120 feet is required for an internal subdivision intersection.

B) Applicant's Justification

A justification for the overall 70 lot single family detached development was provided, but no justification was specified for the Waiver of Title 18.12.160, to allow the reduction of the minimum distance requirements between street intersections.

BACKGROUND INFORMATION

A) Previous Actions

05/17/95	City Council approved an Annexation (A-0004-95) of 12.8 acres of land, almost all of which comprises subject proposal. Effective date: May 29, 1995
12/07/98	City Council approved a Rezoning (Z-0076-98) of 1,68 acres of unimproved land to T-C (Town Center). Planning Commission and staff recommended approval on November 5, 1998.
08/26/04	The Planning Commission voted to hold this item in abeyance in an effort to allow the applicant an opportunity to submit revised site plans.

B) Pre-Application Meeting

05/25/04	Applicant was informed that the project is adjacent to Skypoint Drive, a Town Center Loop Road, and Cimarron Road, a Town Center Collector Road Applicant was also informed that a Multi-Use Trail runs along the west side of Cimarron Road, alongside the proposed project. Applicant was informed that streetscape requirements must be satisfied according to Town Center Development Standards.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was a meeting held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 12.11

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Single Family Residences
West:	Highway 95
	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed Use-Town Center)
North:	SX-TC (Suburban Mixed Use-Town Center)
South:	SX-TC (Suburban Mixed Use-Town Center)
East:	ML (Medium Low-Density Residential)
West:	ROW (Right-of-Way)
	SX-TC (Suburban Mixed Use-Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	R-CL (Single-Family Compact Lot Residential)
West:	T-C (Town Center)

E) General Plan Compliance

The site is shown on the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan. The land use designation for the subject property is currently SX-TC (Suburban Mixed Use-Town Center), which is similar to a Service Commercial District, but with the addition of medium density residential developments. Development of the subject parcel as SX-TC (Suburban Mixed Use-Town Center) supports the General Plan.

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

Town Center:
This parcel is a component of the Town Center Special Area Plan, and is subject to Town Center Development Standards.

Trails:
A multi-use transportation trail runs along the eastern property line of this parcel. The trail will be discussed as a part of SDR-4832, the companion application for this waiver request.

B) General Analysis and Discussion

This project proposes one entrance from Cimarron Road. The entry aligns with an intersection across Cimarron but is offset from an internal street by 32.5 feet.

FINDINGS

A minor alteration of the plan can be made that will negate the need for this waiver. Conformity to the standard can be accomplished by shifting the street that is offset the 32.5 feet and modifying the lots at the intersection to align with the entrance.

The Department of Public Works also has concerns with the design of the project and potential traffic impacts.

NOTICES MAILED 444 [Mailed with SDR-4832]

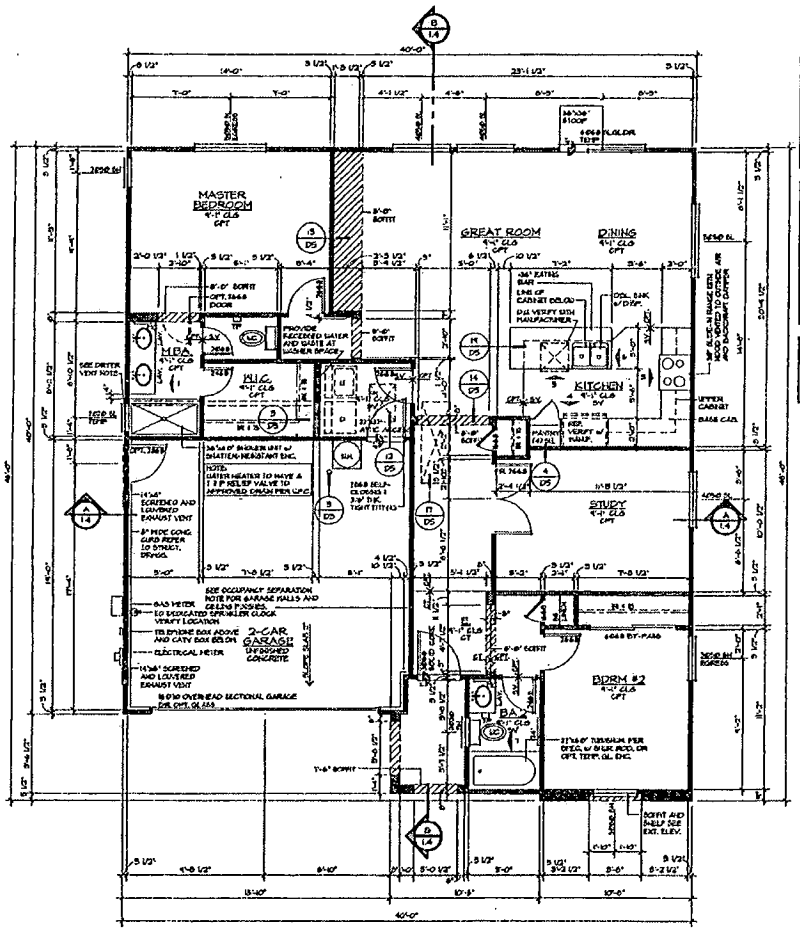
APPROVALS 0

PROTESTS 0

REVISED
9.1.04

WVR-4833
SDR-4832
9/23/04 PC

RECEIVED
SEP 0 2 2004



FIRST FLOOR PLAN "A"

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

IRC OCCUPANCY SEPARATION NOTES

OPENING PROTECTION:
OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 mm) THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED PER INTERNATIONAL RESIDENTIAL CODE EACH WITH A SELF CLOSER.

SEPARATION REQUIRED:
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD OR EQUIVALENT. PER INTERNATIONAL RESIDENTIAL CODE

IRC GLAZING NOTES

1. ALL GLAZING SHALL COMPLY WITH IRC SECTION R308, AS PER THE SOUTHERN NEVADA AMENDMENTS TO THE 2003 IRC
2. GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH IRC, SEC. R308.4
3. GLAZED AREAS REQUIRING SAFETY GLAZING SHALL BE IDENTIFIED WITH THE WORD "TEMPERED" OR "TEMP"
4. ALL GLAZING SHALL BE DUAL PANE INSULATING GLASS U.N.O.

IRC EMERGENCY BEDROOM EGRESS

NOTE: EXTERIOR WINDOWS LABELED "EGRESS" (EACH SLEEPING ROOM) SHALL HAVE AT LEAST ONE) SHALL BE DESIGNATED FOR EMERGENCY EGRESS & RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" AFF. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FEET. GRADE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5 SQ. FEET. THE MINIMUM OPENING HEIGHT SHALL BE 24". THE MINIMUM OPENING WIDTH SHALL BE 20". THESE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS OR TOOLS.

DRYER VENT

4" DIAMETER SMOOTH .016" THICK SOLID METAL DRYER VENT WITH BACK DRAFT DAMPER. PROVIDE 1 HOUR FIRE CAULK AT PIPE PENETRATES A FIRE WALL. TOTAL LENGTH MAY NOT EXCEED 14' WITH 2 ELBOWS. DUCT LENGTH EXCEEDING 14' SHALL BE DESIGNED BY A NEVADA LICENSED MECHANICAL ENGINEER.

AREA CALCULATION

	"A"
FIRST FLOOR	1248 SF
TOTAL LIVING AREA	1248 SF
GARAGE	561 SF
PORCH	91 SF

RICHMOND AMERICAN HOMES
50 X 125 LOTS
HENDERSON, NEVADA

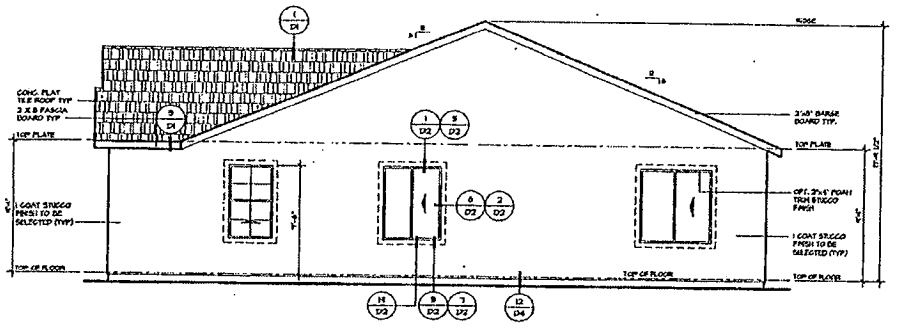
SET INDEX

ISSUE	DATE
50% REVIEW	04-21-04
80% REVIEW	05-04-04
100% SET	05-24-04

PLAN 1

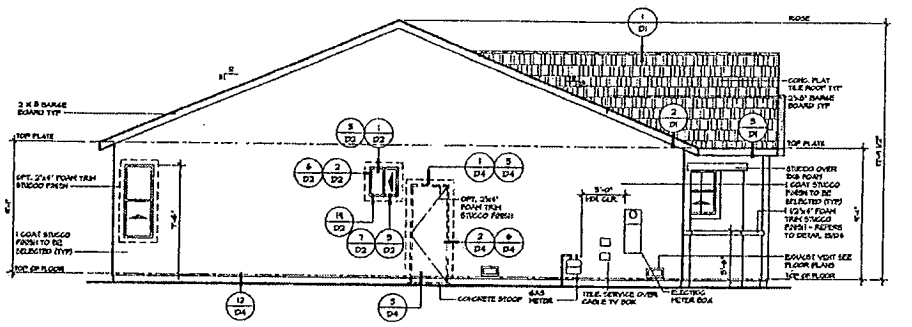
REVISED
9.1.04

WVR-4833
SDR-4832
9/23/04 PC



RIGHT ELEVATION "A"

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



LEFT ELEVATION "A"

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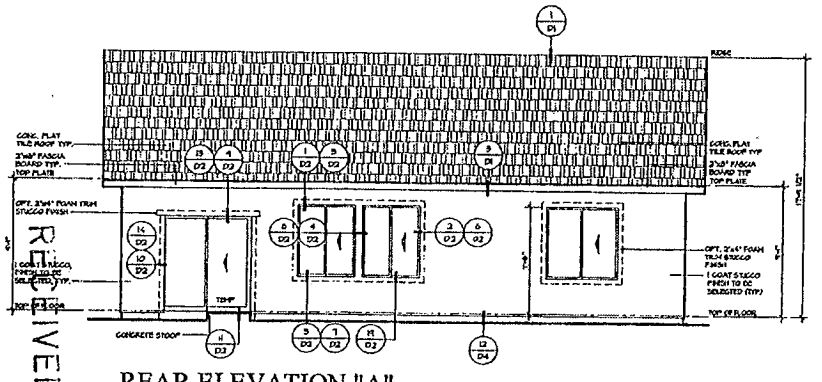
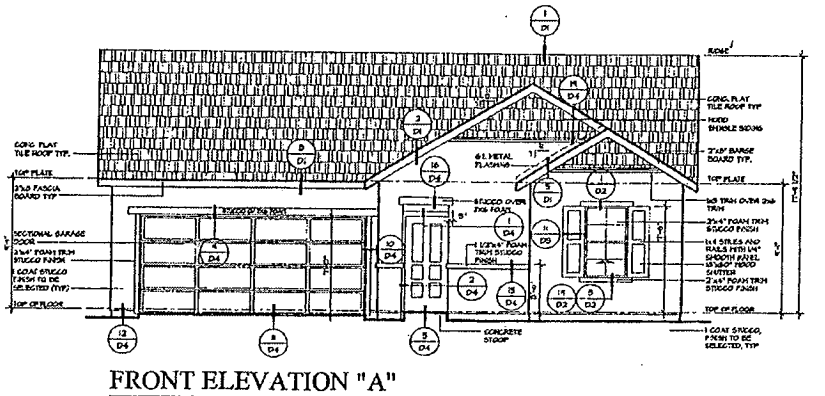


REAR ELEVATION "A"

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



FRONT ELEVATION "A"

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

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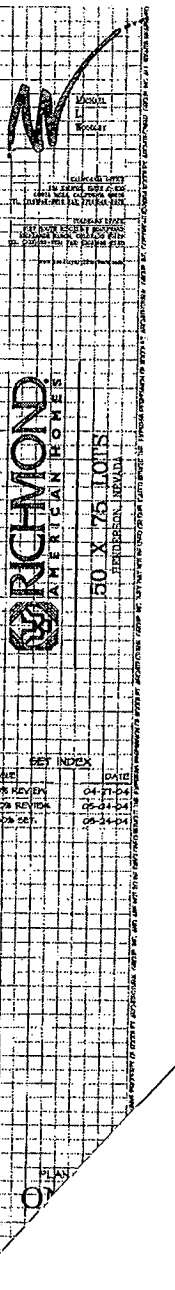
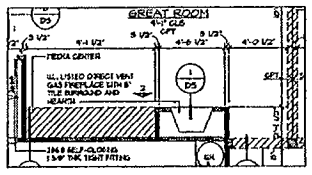


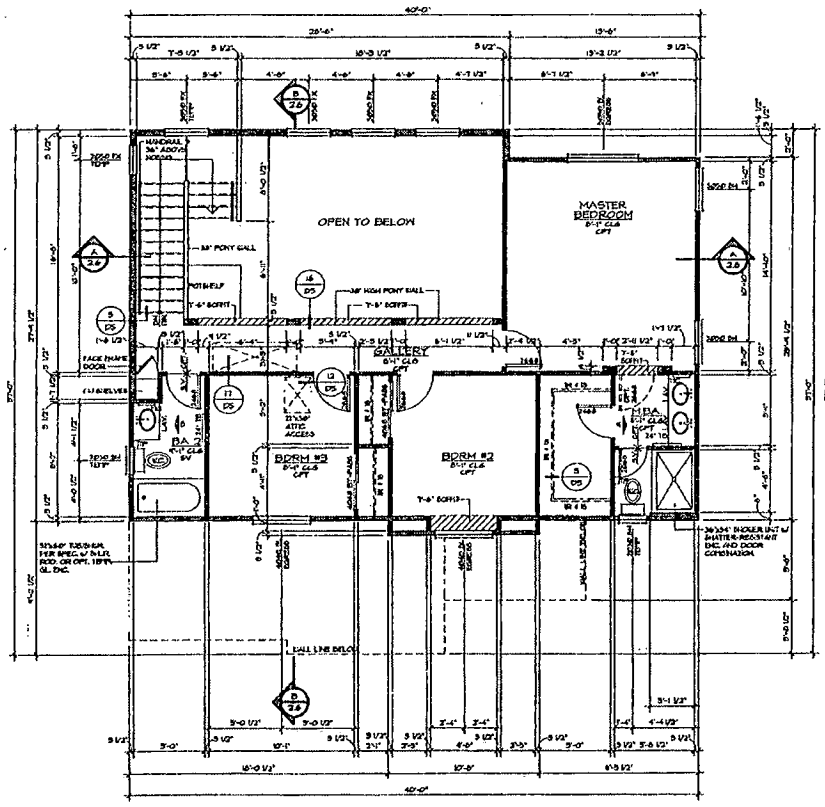
REVISED
9.1.04

WVR-4833
SDR-4832
9/23/04 PC



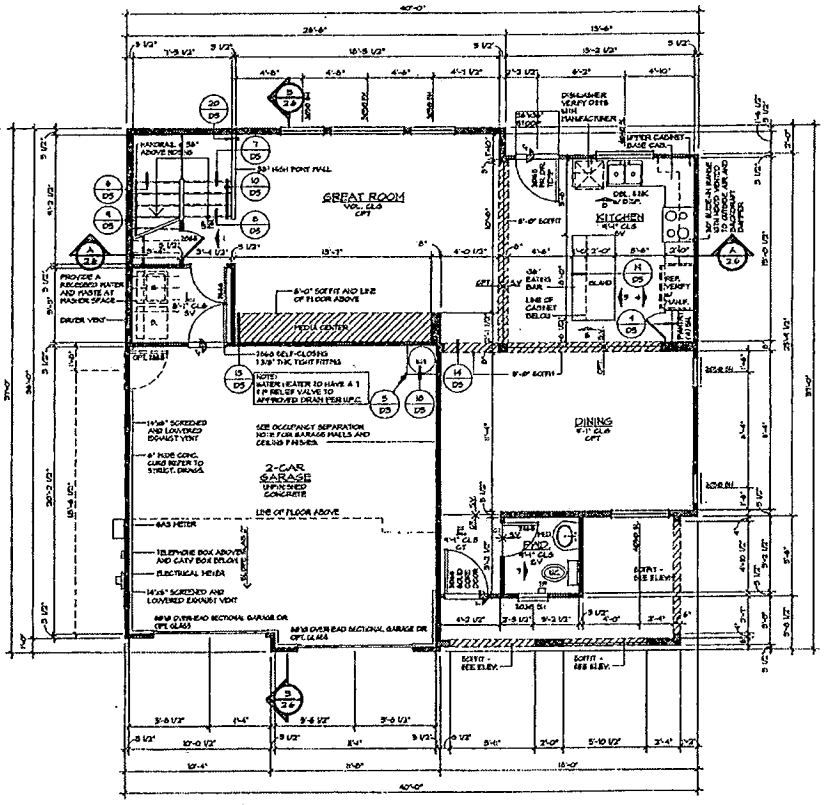
OPTIONAL FIREPLACE

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



SECOND FLOOR PLAN "A"

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



FIRST FLOOR PLAN "A"

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

DRYER VENT

4" DIAMETER SMOOTH 26 GA. THICK SOLID METAL DRYER VENT WITH BACK DRAFT DAMPER. PROVIDE 1 HOUR FIRE CAULK IF PIPE PENETRATES A FIRE WALL. TOTAL LENGTH MAY NOT EXCEED 14' WITH 2 ELBOWS. DUCT LENGTHS EXCEEDING 14' SHALL BE DESIGNED BY A NEVADA LICENSED MECHANICAL ENGINEER.

IRC STAIR TREADS & RISERS

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IRC EMERGENCY BEDROOM EGRESS

NOTE: EXTERIOR DOORS LABELED "EGRESS" (EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE) SHALL BE DESIGNATED FOR EMERGENCY EGRESS / RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" AFF. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FEET. GRADE FLOOR OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5 SQ. FEET. THE MINIMUM OPENING HEIGHT SHALL BE 24". THE MINIMUM OPENING WIDTH SHALL BE 20". THESE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS OR TOOLS.

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AREA CALCULATION

	"A"
FIRST FLOOR	834 SF
SECOND FLOOR	116 SF
TOTAL LIVING AREA	1019 SF
GARAGE	451 SF
PORCH	24 SF

RICHMOND AMERICAN HOMES

LOTS
80 X 125

SET INDEX

ISSUE	DATE
10% REVISION	04-21-04
80% REVISION	05-24-04
100% SET	09-24-04

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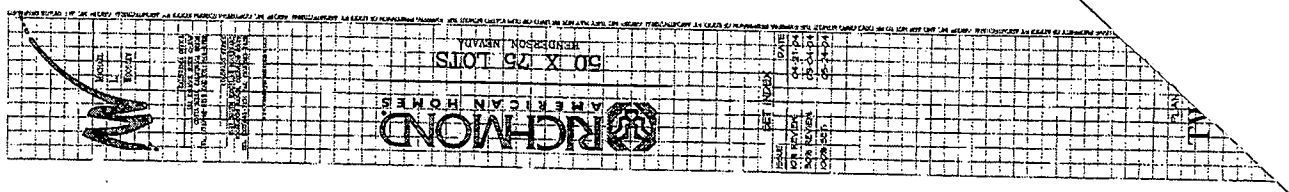
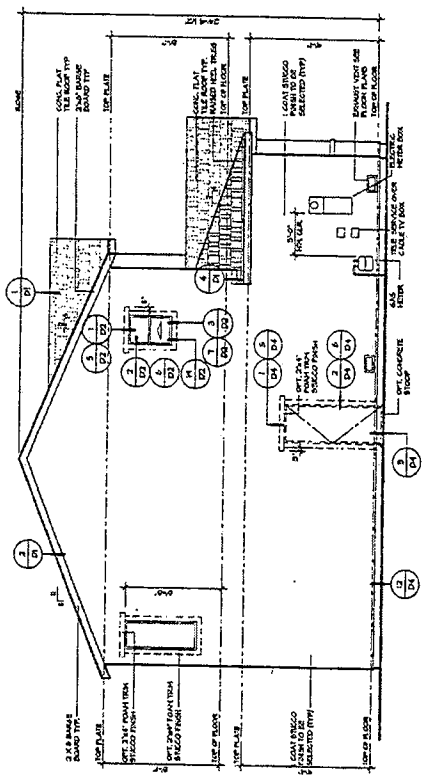
SEP 02 2004

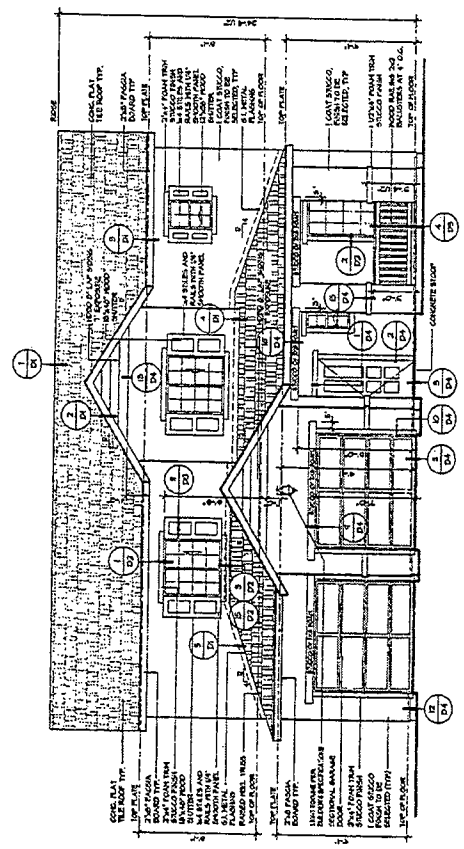
REVISED 9.1.04

WVR-4833
SDR-4832
9/23/04 PC





LEFT ELEVATION "A"



FRONT ELEVATION "A"

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9.1.04

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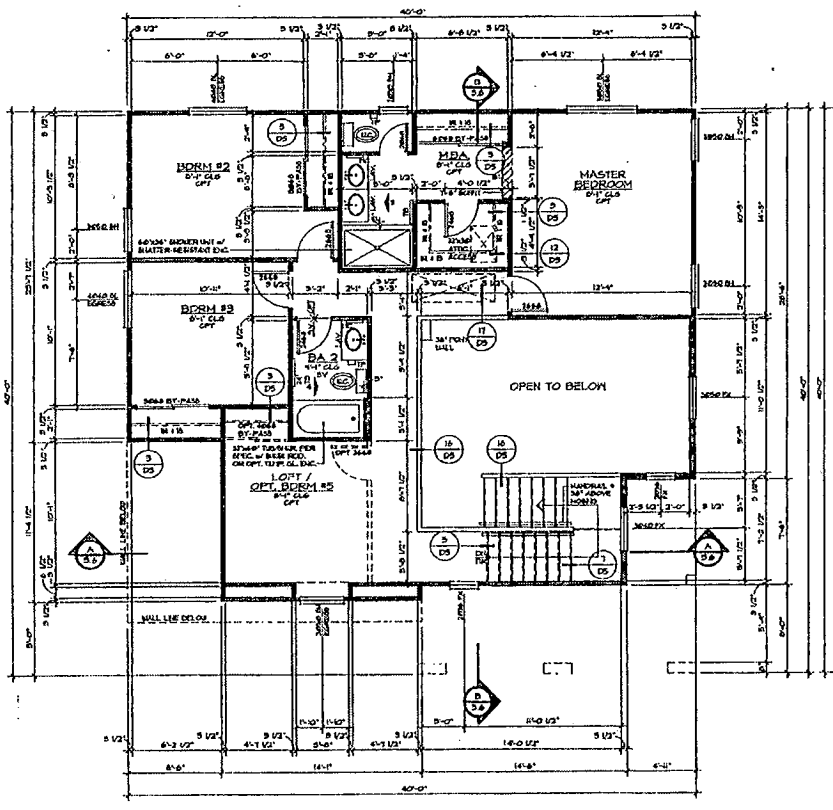
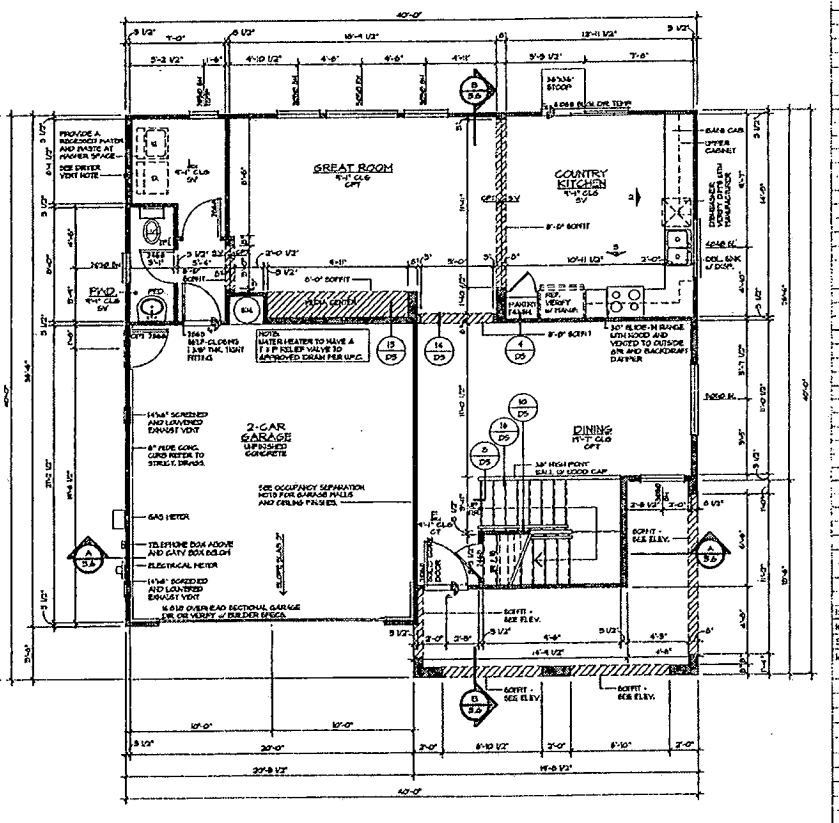
SDR-4832
9/23/04 PC



SECOND FLOOR PLAN "A"

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



FIRST FLOOR PLAN "A"

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

DRYER VENT

4" DIAMETER SMOOTH .016" THICK SOLID METAL DRYER VENT WITH BACK DRAFT DAMPER. PROVIDE FLEXIBLE FIRE GAUGE FINES PENETRATES A FIRE WALL. TOTAL LENGTH MAY NOT EXCEED 14' WITH 2 ELBOWS. DUCT LENGTHS EXCEEDING 14' SHALL BE DESIGNED BY A NEVADA LICENSED MECHANICAL ENGINEER.

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AREA CALCULATION

	'A'
FIRST FLOOR	838 SF
SECOND FLOOR	946 SF
TOTAL LIVING AREA	1784 SF
GARAGE	431 SF
PORCH	154 SF

DIAMOND
BY RICHMOND AMERICAN HOMES

STOCK PLAN X 7915

SET INDEX

ISSUE	DATE
90% REVIEW	01.13.04
50% REVIEW	01.13.04
100% SET	01.13.04

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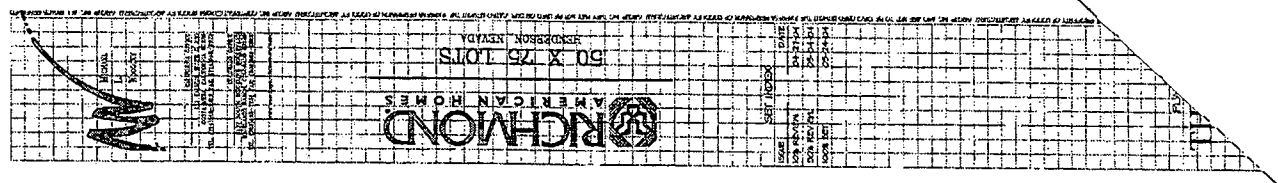
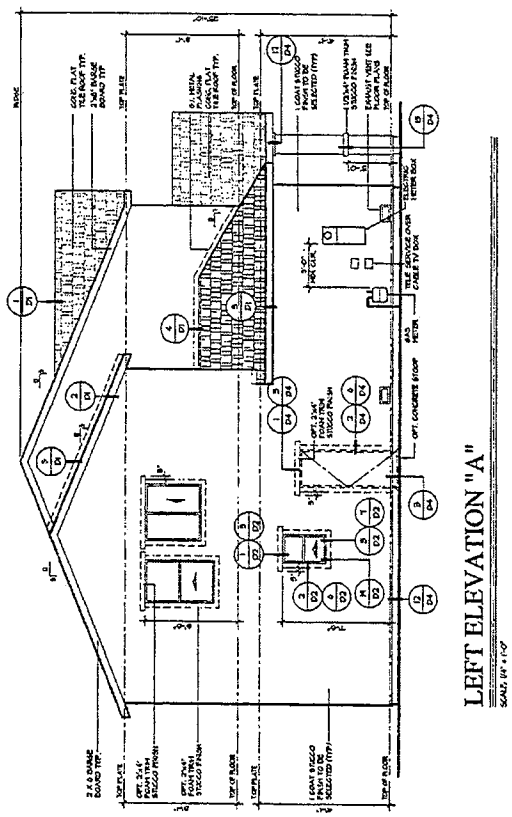
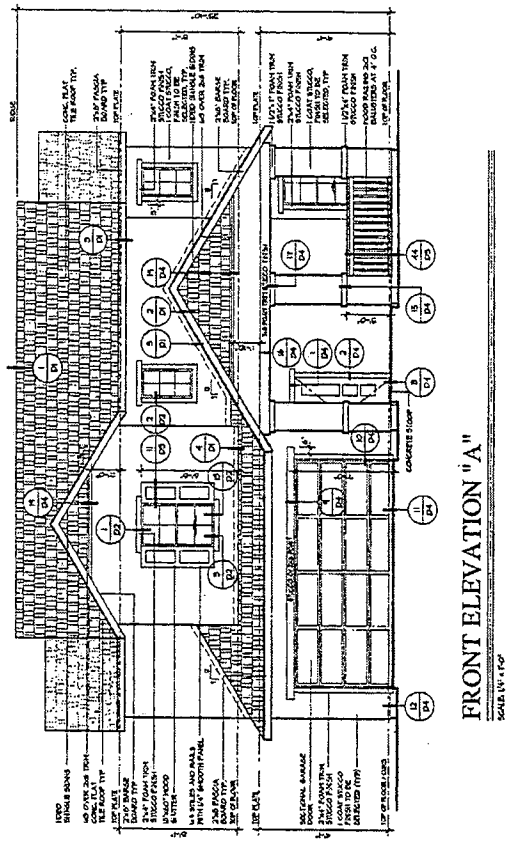
WVR-4833
SDR-4832
9/23/04 PC

REVISED
9.1.04





LEFT ELEVATION "A"



FRONT ELEVATION "A"

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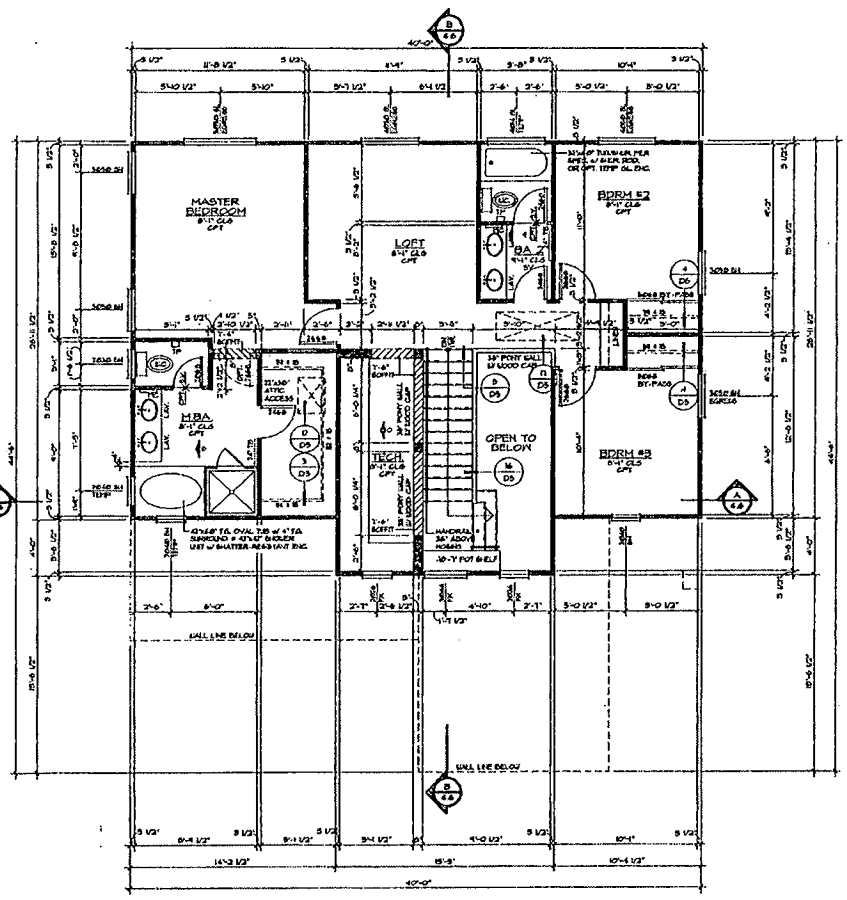

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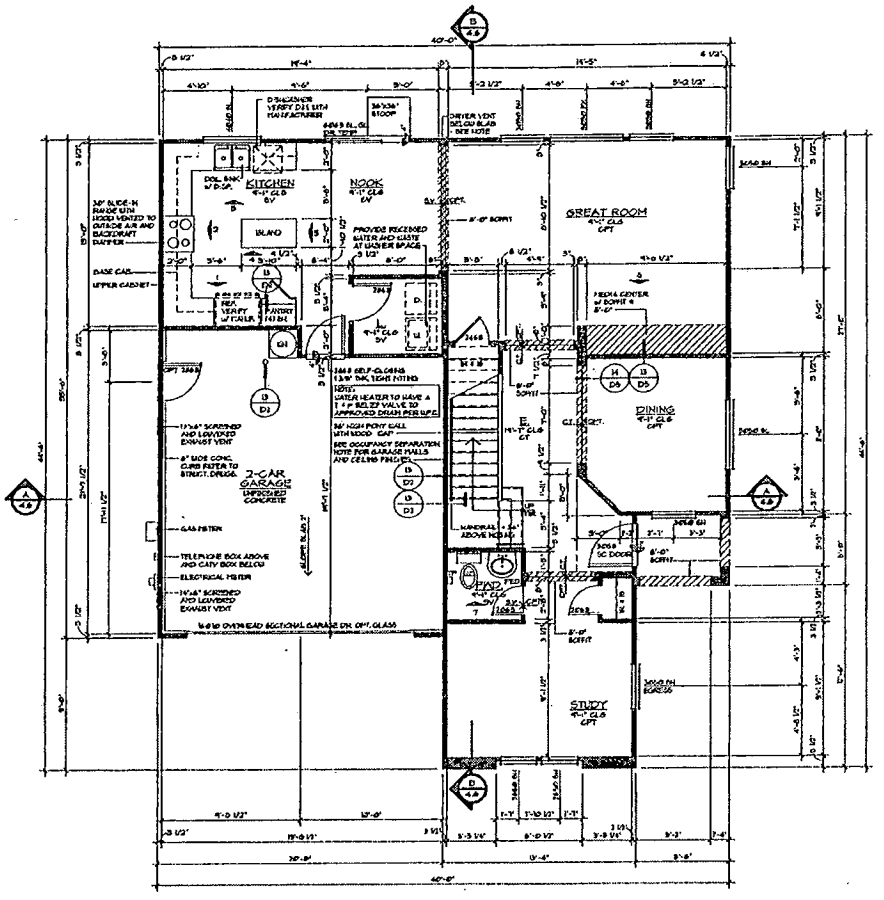

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RECEIVED
SEP 0 2 2004

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AREA CALCULATION

	SF
FIRST FLOOR	1663 SF
SECOND FLOOR	906 SF
TOTAL LIVING AREA	2569 SF
GARAGE	418 SF
PORCH	35 SF

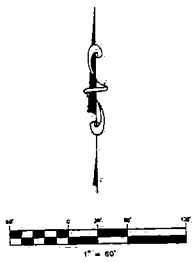
RICHMOND AMERICAN HOMES

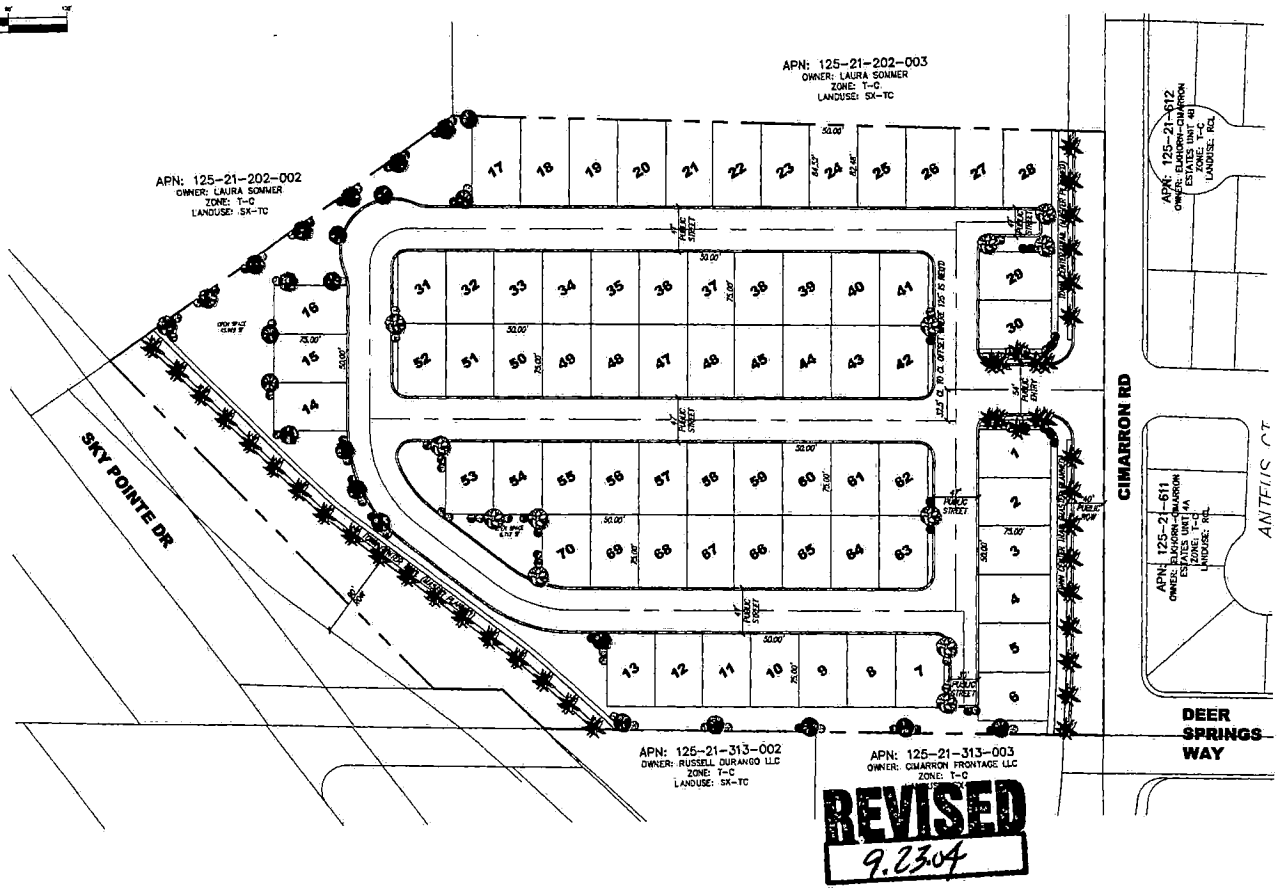
LOT 7 X LOT 8

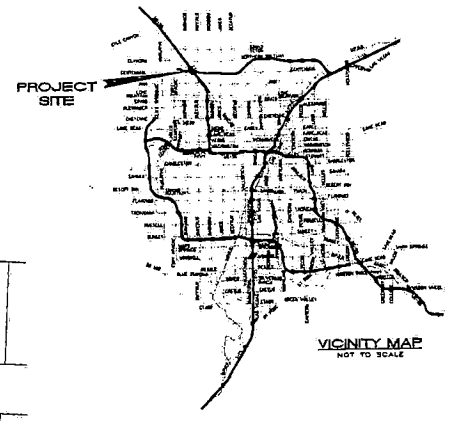
SET INDEX

ISSUE	DATE
1ST SUBMITTAL	04-27-04
2ND SUBMITTAL	05-04-04
3RD SUBMITTAL	05-24-04

CIMARRON / US 95







VICINITY MAP
NOT TO SCALE

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

OWNERS
RANDEER LLC
2877 PARADISE RD, #3402
LAS VEGAS, NEVADA 89188

ASSESSORS PARCEL NUMBER:
125-21-202-004

OVERALL TABULATIONS

EXISTING ZONING — TOWN CENTER
EXISTING LAND USE — SUBURBAN MIXED-USE

OF UNITS — 70
GROSS ACREAGE — 12.19 ACRES +/-
DENSITY — 5.78 DUA

OPEN SPACE REQUIRED — 1.21 ACRES (52,707 SF)
OPEN SPACE PROVIDED — 1.25 ACRES (54,838 SF)

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX
	PROSOPIS GLANDULOSA 'MAVERICK' THORNLESS TEXAS HONEY MESQUITE	24" BOX
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	24" BOX
	WASHINGTON ROBUSTA HYBRO MEXICAN FAN PALM	35' HIGH

SUGGESTED SHRUB LIST

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

*NOTE: LANDSCAPE PLAN IS CONCEPTUAL, ALL INSTALLED LANDSCAPING WILL MEET OR EXCEED TITLE 19 REQUIREMENTS.

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

REVISED
9.23.04

RECEIVED
SEP 21 2004

WVR-4833
SDR-4832
9/23/04 PC

CLIENT
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA 89128
(702) 240-3600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7220 Smoke Ranch Road Las Vegas, NV 89128 Office: 702.254.7700 Fax: 702.254.7702

LANDSCAPE PLAN TO ACCOMPANY SDR / WAIVER

CIMARRON / US 95

CITY OF LAS VEGAS, NEVADA

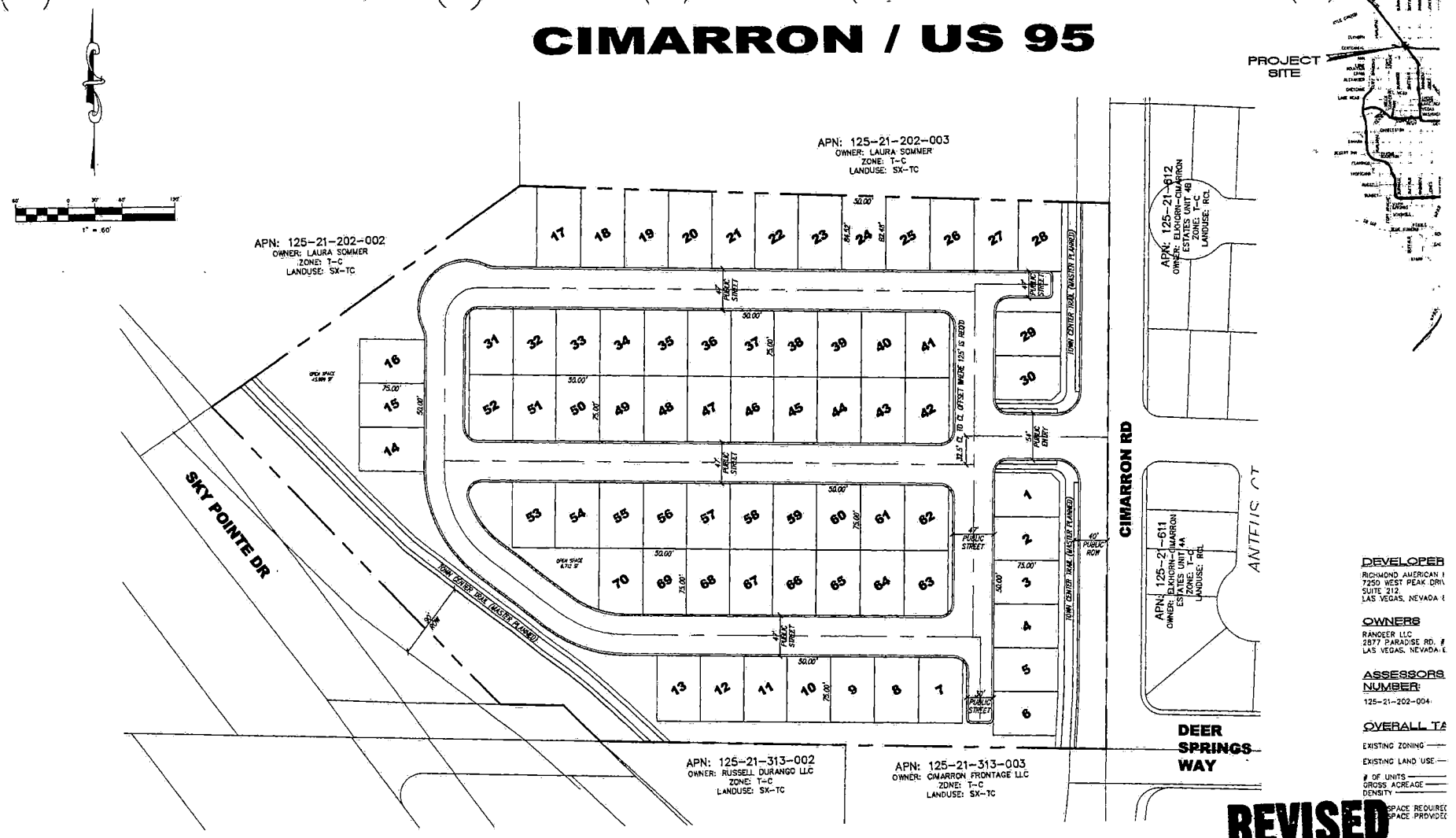
SHEET -

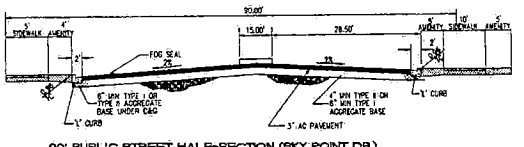
TITLE

DATE: 8/31/2004
DRAWN BY: R. SAYLOR
DESIGNED BY: R. SAYLOR
CHECKED BY: P. BOISE
SCALE: 1" = 60'
PROJECT NO. RA-0052
ENGINEERING SEAL

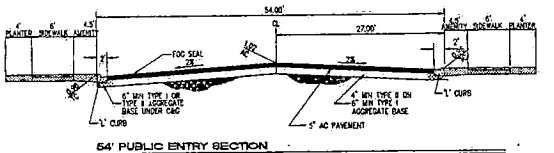
SHEET 1 OF 1
DRAWING NO. 0052 SITE 8-31-04

CIMARRON / US 95

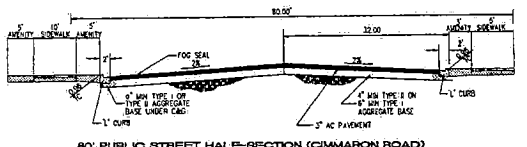




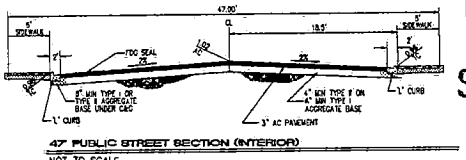
90' PUBLIC STREET HALF-SECTION (SKY POINT DR.)
TOWN CENTER LOOP ROAD
PER TOWN CENTER DEVELOPMENT STANDARDS
(NOT TO SCALE)



54' PUBLIC ENTRY SECTION
PER TOWN CENTER DEVELOPMENT STANDARDS
(NOT TO SCALE)



80' PUBLIC STREET HALF-SECTION (CIMMARON ROAD)
TOWN CENTER COLLECTOR
PER TOWN CENTER DEVELOPMENT STANDARDS
(NOT TO SCALE)

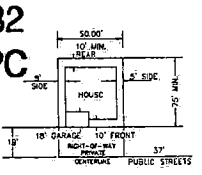


47' PUBLIC STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS

WVR-4833
SDR-4832
9/23/04 PC

RECEIVED
SEP 21 2004

REVISED
9.23.04



LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE, 3,750 SQ. FT. +/-)

DEVELOPER
RICHMOND AMERICAN H
7250 WEST PEAK DRIV
SUITE 212
LAS VEGAS, NEVADA 8

OWNERS
RANDEER LLC
2877 PARADISE RD. #
LAS VEGAS, NEVADA 8

ASSESSORS NUMBER:
125-21-202-004

OVERALL TA
EXISTING ZONING
EXISTING LAND USE
OF UNITS
GROSS ACREAGE
DENSITY
SPACE REQUIRED
SPACE PROVIDED

NOTE: THIS PLAN WAS PREPARED
AND IS TO BE USED FOR PLANNI

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
ABEYANCE - SDR-4832 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-4833 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC - Request for an Site Development Plan Review FOR A 131 LOT SINGLE FAMILY DETACHED DEVELOPMENT on 11.3 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), TC (Town Center) Zone, Ward 6 (Mack).

C.C.: 10/20/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED subject to conditions, deleting Condition 17 and amending Condition 5 as follows:

5. All development shall be in conformance with the site plan, landscape plan and building elevations, dated stamped *September 21, 2004*, except as amended by conditions herein.

– UNANIMOUS with McSWAIN abstaining as her company is presently doing work for Richmond American Homes and STEINMAN excused

To be heard by the City Council on 10/20/2004

MINUTES:
See Item 23 [WVR-4833] for all related discussion on Item 23 [WVR-4833] and Item 24 [SDR-4832].

(7:07 – 7:15)

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2004
Planning and Development Department
Item 24 – SDR-4832

CONDITIONS:

Planning and Development

1. A revised landscaping plan that shows shade and flowering trees along Cimarron Road shall be submitted to the Planning and Development Department prior to the issue of building permits.

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

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

4. The minimum lot size in this development shall be 3,750 square feet. The setbacks for this development are a minimum of 10 feet to the front of the house, 18 feet to the garage, 5 feet on the side, and 10 feet in the rear.

5. All development shall be in conformance with the site plan, landscape plan and building elevations, dated stamped September 2, 2004, except as amended by conditions herein.

6. The maximum building height allowed shall not exceed 2 stories or 35 feet whichever is less.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

10. All City Code requirements and design standards of all City departments must be met except as amended by conditions herein.

11. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

12. Perimeter walls shall be limited to 8 feet in height.

CONDITIONS – Continued:

Public Works

13. Dedicate those portions of Sky Pointe Drive not previously dedicated to complete a 90 foot width.

14. Construct, per Town Center Standards, full width half-street improvements on Sky Pointe Drive adjacent to this site concurrent with development of this site. Also construct, per Town Center Standards, all incomplete half-street improvements on Cimarron Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

15. Extend public sewer to the north and the northwest edges of this site at a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by approval imposed by the Planning Commission or the City Council on the development of this site.

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

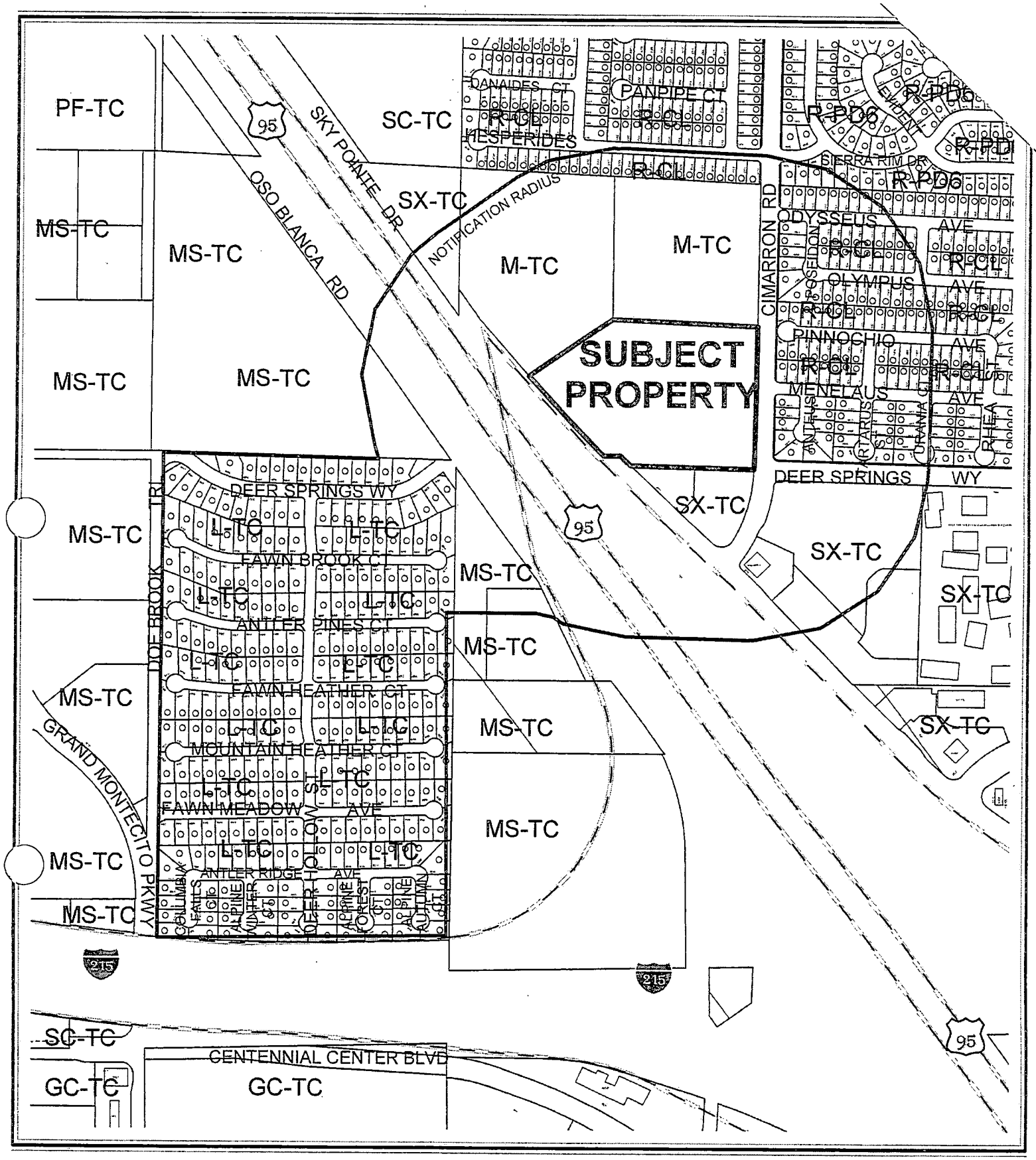
19. An Encroachment Permit from the Nevada Department of Transportation must be obtained for all improvements in the Sky Pointe Drive public right-of-way.

CONDITIONS – Continued:

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard cul-de-sacs without sidewalks are proposed within this subdivision and must receive specific written approval for such from the City Engineer.the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

16. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public Cimarron Road and Sky Pointe Road rights-of-way adjacent to this site prior to occupancy of this site.

17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of



0 400 800 Feet

CASE: **SDR-4832**

RADIUS: 750 FT + SPECIAL

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-4832 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC

** CONDITIONS **

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

Planning and Development

1. A revised landscaping plan that shows shade and flowering trees along Cimarron Road shall be submitted to the Planning and Development Department prior to the issue of building permits.

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

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

4. The minimum lot size in this development shall be 3,750 square feet. The setbacks for this development are a minimum of 10 feet to the front of the house, 18 feet to the garage, 5 feet on the side, and 10 feet in the rear.

5. All development shall be in conformance with the site plan, landscape plan and building elevations, dated stamped September 2, 2004, except as amended by conditions herein.

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10. All City Code requirements and design standards of all City departments must be met except as amended by conditions herein.

11. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

12. Perimeter walls shall be limited to 8 feet in height.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 70 lot Single Family Detached Development, and adjacent to the northwest corner of Cimarron Road and Deer Springs Way.

B) Applicant's Justification

This Suburban Mixed-Use Town Center (SX-TC) category allows for medium-low attached residential densities (8.1-12 units per acre) of imaginative design. These two story homes will meet these criteria and will complement Town Center. The project will also offer a good transition buffer from the residential community and the existing U.S. 95 corridor and commercial development planned for this area.

BACKGROUND INFORMATION

A) Previous Actions

05/17/95	City Council approved an Annexation (A-0004-95) of 12.8 acres of land, almost all of which comprises subject proposal. Effective date: May 29, 1995
12/07/98	City Council approved a Rezoning (Z-0076-98) of 1,468 acres of unimproved land to T-C (Town Center). Planning Commission and staff recommended approval on November 5, 1998.
08/26/04	The Planning Commission voted to hold this item in abeyance in an effort to allow the applicant an opportunity to submit revised site plans.
09/23/04	The Planning Commission will hear the related Waiver (WVR-4833).

B) Pre-Application Meeting

05/25/04	Applicant was informed that the project is adjacent to Sky Pointe Drive, a Town Center Loop Road, and Cimarron Road, a Town Center Collector Road. The applicant was also informed that a Multi-Use Trail runs along the west side of Cimarron Road, alongside the proposed project. Applicant was informed that streetscape requirements must be satisfied according to Town Center Development Standards.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was a meeting held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	12.1

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Single Family Residences
West:	Highway 95, Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed Use-Town Center)
North:	SX-TC (Suburban Mixed Use-Town Center)
South:	SX-TC (Suburban Mixed Use-Town Center)
East:	ML (Medium Low-Density Residential)
West:	ROW (Right-of-Way)
	SX-TC (Suburban Mixed Use-Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	R-CL (Single-Family Compact Lot Residential)
West:	T-C (Town Center)

E) General Plan Compliance

The site is shown on the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan. The land use designation for the subject property is currently SX-TC (Suburban Mixed Use-Town Center), which is similar to a Service Commercial District, but with the addition of medium density residential developments (12.1 to 25 dwelling units/gross acre). Residential development of the subject parcel supports the General Plan and the Town Center concept.

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

Town Center
This parcel is a component of the Town Center Special Area Plan, and is subject to Town Center Development Standards.

Trails
A multi-use transportation trail runs along the eastern property line of this parcel and Town center Loop Road trail runs along the east side of Sky Pointe Drive..

PROJECT DESCRIPTION

This project is a community of single and two-story detached residences, where the first floor of each home incorporates a two-car garage. All houses are less than 35 feet high. These houses are arranged along 47 foot public streets with the homes no closer than 10 feet from the streets and each of the garages no closer than 18 feet. Access into the subdivision will be from Cimarron Road by a single entry. Most of the 1.25 acres of open space will be at the end of the subdivision between all but three lots and Sky Pointe Drive.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Proposed Standards	
Minimum Lot Size	3,750 square feet
Min. Setbacks • Front to House • Front to Garage • Side • Rear	 10 feet 18 feet 5 feet 10 feet
Max. Building Height	2 stories / 35 feet
Mech. Equipment	Air conditioning units shall not be mounted on rooftops

Provide statement whether the proposal meets, exceeds, or needs variance from the requirement.

A2) Residential Adjacency Standards

Residences in this project are no more than 35 feet high. The property lines of the existing homes on the east side of the project, across Cimarron Road, are at least 96 feet away from the residences of this project. The proposal meets the Proximity Slope requirements of Title 19.08.060.B.1.

The proposal meets the Building Setback requirements of Title 19.08.060.B.1.4.

A3) Parking and Traffic Standards

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

Uses	**Required**	**Provided**
Single Family Dwellings	Two spaces per dwelling	Two spaces per dwelling

Each of the proposed single-family dwellings provides two-car garages.

The Department of Public Works has included a condition that the public interior streets must be constructed to current Town Center and City of Las Vegas standards.

A4) Landscape and Open Space Standards

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

Standards	Amenity Zone	**Required**		**Provided**
		Ratio	Trees	
Sky Point Drive	4 feet	Town Center Loop Road – palm trees 35 ft on-center, plus ground cover	18 Trees	18 Palm
Cimarron Road	5 feet	Town Center Residential Collector – trees 30 ft on-center, alternating one flowering tree and one Shade tree including a minimum of one street tree to be planted in the amenity zone for each house lot facing onto Cimarron Road.	21 trees	15 Palms

Interior Public Residential Streets and Drive Aisles	9 feet suggested	Where amenity zones are provided: single shade trees 30-feet on center plus two shade trees at every intersection	N/A	None shown
Subdivision Entry	25 feet	Trees to be planted no more then 30' on center	12 trees	16 total

This proposal meets the landscape requirement of the Town Center Development Standards Manual except for the trees along Cimarron Road. The landscaping plan shows 15 palm trees where 21 shade and flowering trees are required.

Pursuant to subsection E.f. of the Town Center Development Standards Manual (pg. 125), the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**		**Provided**	
		Percent	Area	Percent	Area
12.1 acres	5.78	7 %	0.85 acres	10.3%	1.25 acres

Developments within Town Center with a proposed density over 6.8 dwelling units per acre are required to provide a minimum of 7% open space. The proposed development depicts 10.3% open space. The proposal exceeds the requirements for open space.

B) General Analysis and Discussion

- Zoning

The site is zoned as T-C (Town Center) and is subject to the Town Center Standards.

- Site Plan

The site plan shows 70 single family dwellings accessed by three east/ west 47 foot streets. There is one access into the subdivision from Cimarron Road.

Most of the open space is along the west side of the subdivision, separating the homes from Sky Pointe Drive.

- Waivers

No waiver of Town Center standards has been requested, nor are waivers needed.

- Landscape Plan

The site contains more than sufficent open space. The applicant has included in the open space amenity zones and trails along with the two areas along Sky Pointe Drive.

- Elevation

All dwellings are proposed to have stucco exteriors with earth tones, and concrete tile roofs. All of the models will have two car garages 18 feet from the streets.

- Floor Plan

The homes are single and two stories in height and are typical examples of current designs.

FINDINGS

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

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

   The proposed development is compatible with the neighboring development.

   However, development of the site as single family is contrary with the Town Center Plan. The suburban mixed land use district is intended to provide the community with medium density residential and commercial uses so these two uses will not be located in areas of the northwest that would conflict with existing desert rural development.

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

   The development is not consistent with the density permitted by the General Plan as the Suburban Mixed areas are set aside for higher density residential and commercial uses. Single family development on the site will eliminate more commercial land and will cause pressure to allow commercial where it will be detrimental to existing rural development.

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

   Access to the site will be provided from Cimarron Road, an 80-foot wide Town Center Residential Collector roadway that will have adequate capacity to the meet the expected demand of this development, and will not negatively impact neighborhood traffic.

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

   The building materials and landscaping are appropriate for the area.

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

   The proposed building elevations are typical of current residential development.

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

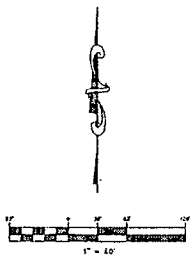
   The proposed development will be subject to inspection by the City and all of the requirements of the Uniform Building Code and will not compromise the health safety and welfare of the general public.

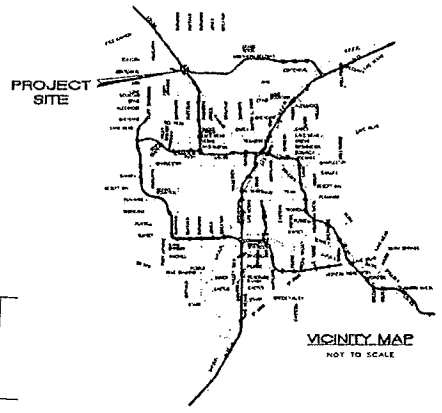
NOTICES MAILED 199

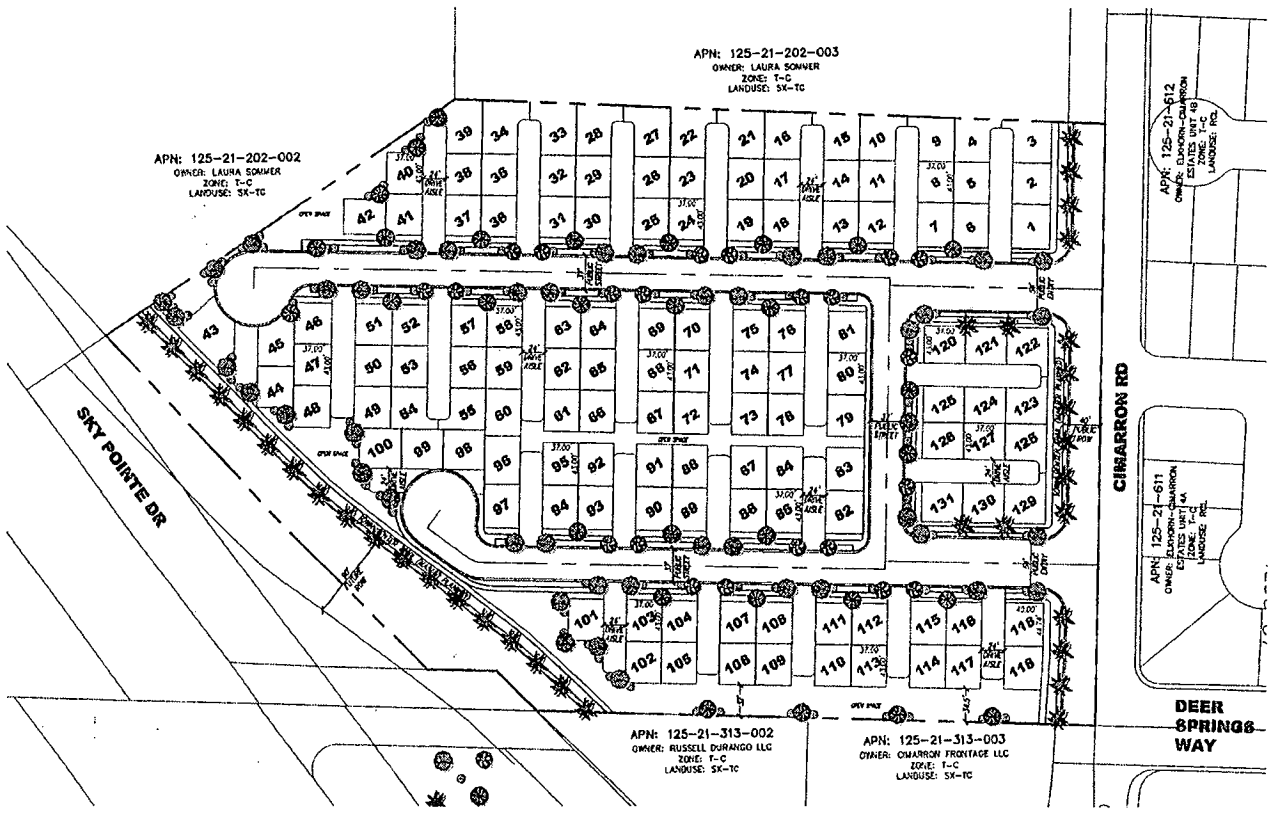
APPROVALS 0

PROTESTS 0

CIMARRON / US 95







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

OWNERS
PANDEER LLC
3677 PARADISE RD #2402
LAS VEGAS, NEVADA 89109

ASSESSORS PARCEL NUMBER:
125-21-202-004

OVERALL TABULATIONS

EXISTING ZONING ——— TOWN CENTER
EXISTING LAND USE ——— SUBURBAN MIXED-USE

OF UNITS ——— 131
GROSS ACREAGE ——— 12.11 ACRES +/-
DENSITY ——— 10.81 DUA

OPEN SPACE REQUIRED — 1.21 ACRES (52,707 SF)
OPEN SPACE PROVIDED — 2.29 ACRES (99,672 SF)

TREE LEGEND

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

SUGGESTED SHRUB LIST

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

BOTANICAL/COMMON NAME

SDR-4832
9/23/04 PC

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

PROJECT OWNER:
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA 89128
(702) 240-5600

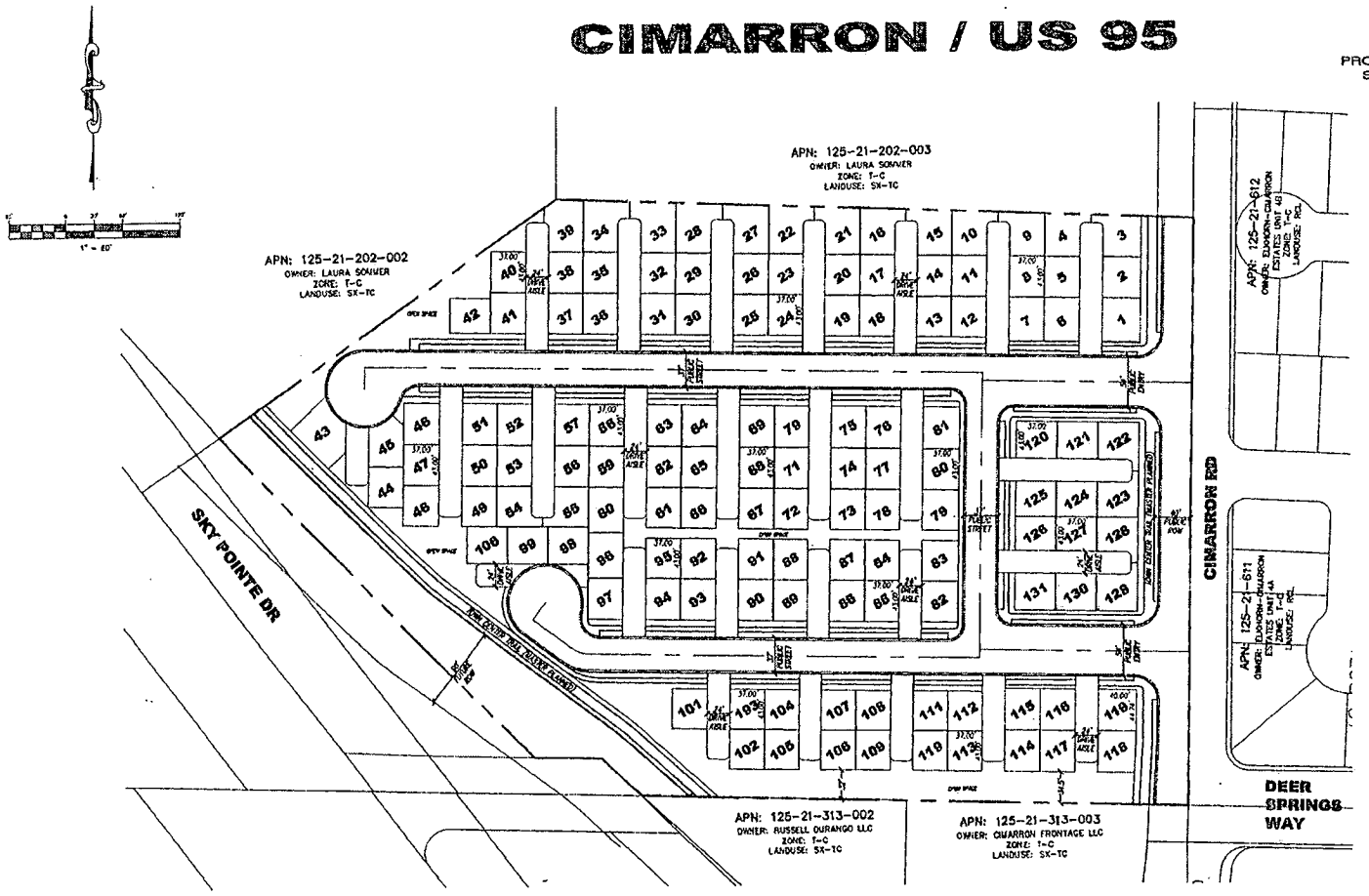
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7525 Nicholas Avenue Las Vegas, NV 89129 Office: 702-384-7701 Fax: 702-384-7702

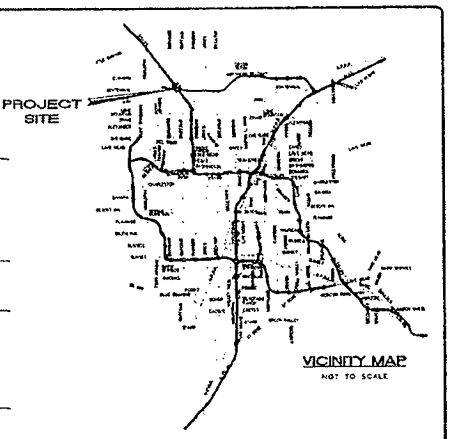
SHEET TITLE
LANDSCAPE PLAN TO ACCOMPANY SITE DEVELOPMENT REVIEW
CIMARRON / US 95
CITY OF LAS VEGAS, NEVADA

DATE: 9/8/2004
DRAWN BY: B. SAYLOR
DESIGNED BY: B. SAYLOR
CHECKED BY: P. SMYE
SCALE: 1" = 60'
PROJECT NO. RA-0052
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1

CIMARRON / US 95





VICINITY MAP
NOT TO SCALE

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

OWNERS
RANDCER LLC
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LAS VEGAS, NEVADA 89109

ASSESSORS PARCEL NUMBER:
125-21-202-004

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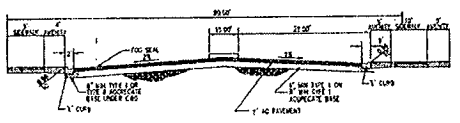
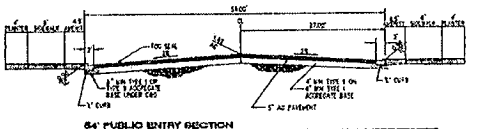
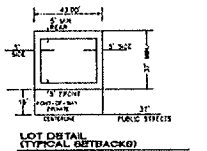


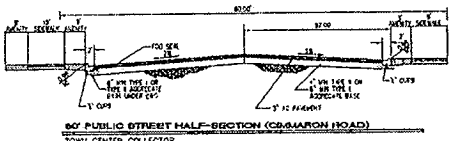
90' PUBLIC STREET HALF-SECTION (SKY POINT DR.)
TOWN CENTER LOOP ROAD
PER TOWN CENTER DEVELOPMENT STANDARDS
(NOT TO SCALE)



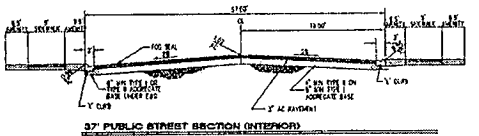
84' PUBLIC ENTRY SECTION
PER TOWN CENTER DEVELOPMENT STANDARDS
(NOT TO SCALE)



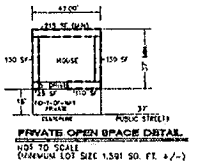
LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MAXIMUM LOT SIZE 1,593 SQ. FT. +/-)



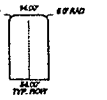
60' PUBLIC STREET HALF-SECTION (CIMARRON ROAD)
TOWN CENTER COLLECTOR
PER TOWN CENTER DEVELOPMENT STANDARDS
(NOT TO SCALE)



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



PRIVATE OPEN SPACE DETAIL
NOT TO SCALE
(MINIMUM LOT SIZE 1,593 SQ. FT. +/-)



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

SDR-4832

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

9/23/04 PC

PROJECT OWNER:
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA 89128
(702) 240-5600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7525 Hickam Avenue Las Vegas, NV 89123 Office: 702.304.7701 Fax: 702.304.7702

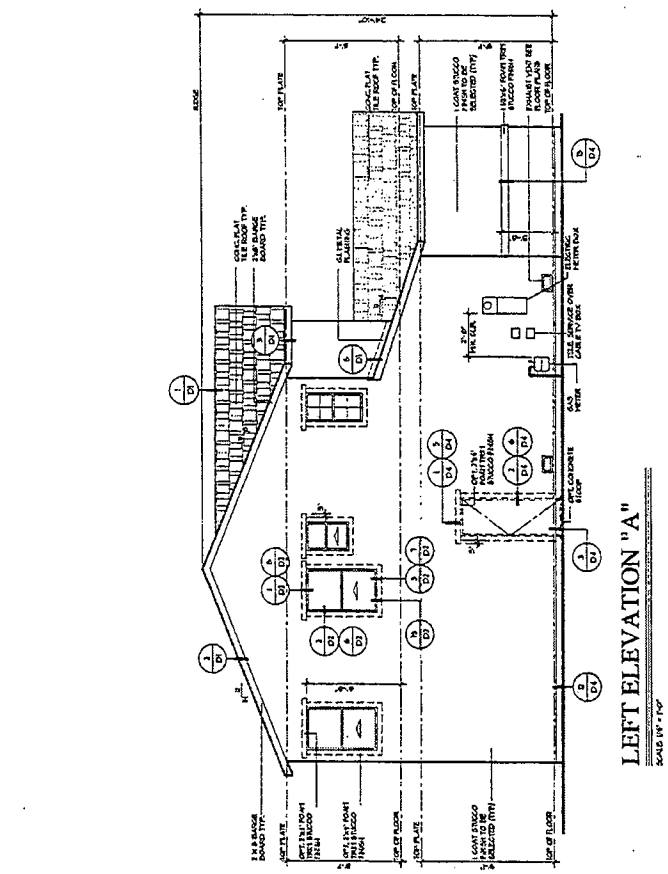
SHEET: SITE PLAN TO ACCOMPANY
TITLE: SITE DEVELOPMENT REVIEW

CIMARRON / US 95
CITY OF LAS VEGAS, NEVADA

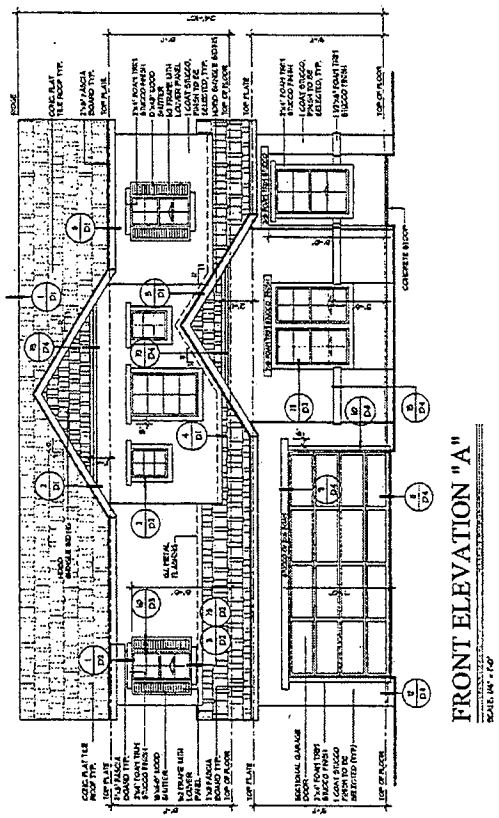
DATE:	9/16/2004
DRAWN BY:	B. SAYLOR
DESIGNED BY:	B. SAYLOR
CHECKED BY:	R. SOISE
SCALE:	1" = 80'
PROJECT NO.	RA-0052
ENGINEERING SEAL	
SHEET	1 OF 1
DRAWING NO.	1

WVR-4833
SDR-4832
9/23/04 PC

REVISED
9.1.04



LEFT ELEVATION "A"



FRONT ELEVATION "A"

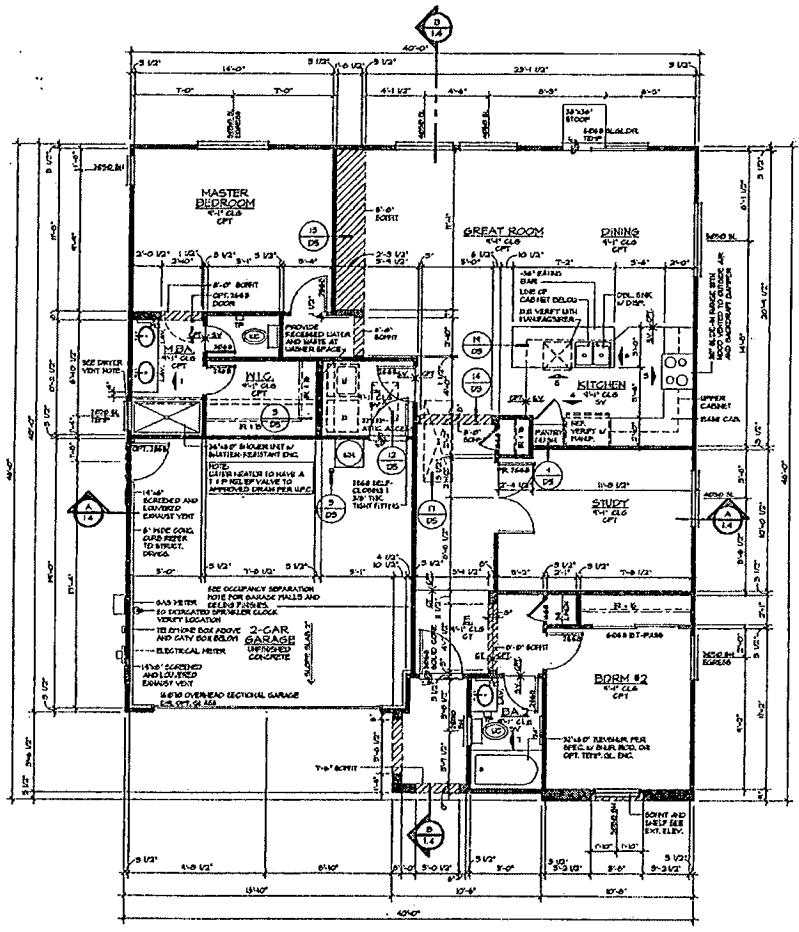
RECEIVED

SEP 02 2004

REVISED
9.1.04

WVR-4833
SDR-4832
9/23/04 PC

RECEIVED
SEP 02 2004



FIRST FLOOR PLAN "A"

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

IRC OCCUPANCY SEPARATION NOTES

OPENING PROTECTION:
OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 mm) THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED PER INTERNATIONAL RESIDENTIAL CODE EACH WITH A SELF CLOSER

SEPARATION REQUIRED:
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD OR EQUIVALENT. PER INTERNATIONAL RESIDENTIAL CODE

IRC GLAZING NOTES

1. ALL GLAZING SHALL COMPLY WITH IRC SECTION R308, APPLYING THE SOUTHERN NEVADA AMENDMENTS TO THE 2003 IRC
2. GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH UNIF. BEC. ROOM F
3. GLAZED AREAS REQUIRING SAFETY GLAZING SHALL BE IDENTIFIED WITH THE WORD 'TEMPERED' OR 'TEMP'
4. ALL GLAZING SHALL BE DUAL PANE INSULATING GLASS UNO.

IRC EMERGENCY BEDROOM EGRESS

NOTE: EXTERIOR BEDROOMS LABELED 'EGRESS' (EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE SHALL BE DESIGNATED FOR EMERGENCY EGRESS & RESCUE WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OR NOT MORE THAN 44" A.F.F. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A FOR NET CLEAR OPENING OF 5.1 SQ. FEET, GRADE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5 SQ. FEET. THE MINIMUM OPENING HEIGHT SHALL BE 24", THE MINIMUM OPENING WIDTH SHALL BE 20", THESE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS OR TOOLS.

DRYER VENT

4" DIAMETER SMOOTH 26 GA. THICK SOLID METAL DRYER VENT WITH BACK DRAFT DAMPER. PROVIDE 1 HOUR FIRE CAULK IF PIPE PENETRATES A FIRE WALL. TOTAL LENGTH MAY NOT EXCEED 14' WITH 2 ELBOWS. EXCEPTIONS EXCEEDING 14' SHALL BE DESIGNED BY A NEVADA LICENSED MECHANICAL ENGINEER

AREA CALCULATION

	"A"
FIRST FLOOR	1216 SF
TOTAL LIVING AREA	1216 SF
GARAGE	551 SF
PORCH	51 SF

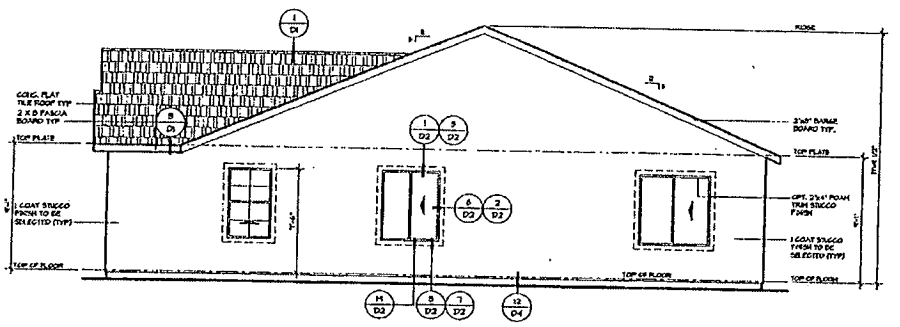
RICHMOND AMERICAN HOMES
MODEL L
VOGUE
50' X 75' LOTS
SET INDEX

ISSUE	DATE
90% REVIEW	04-21-04
50% REVIEW	03-04-04
BOOK SET	03-24-04

PLAN 01

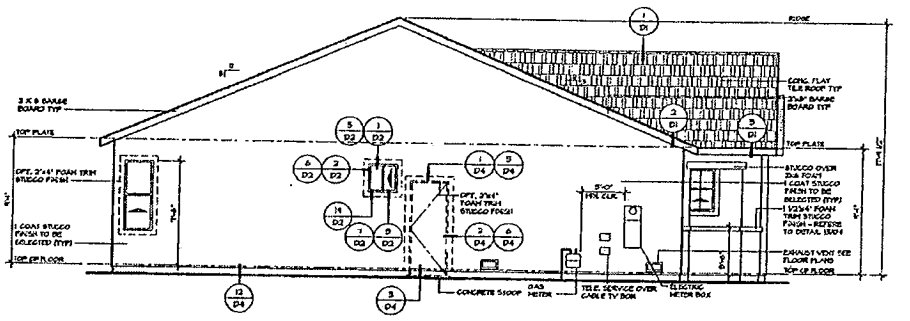
REVISED
9.1.04

WVR-4833
SDR-4832
9/23/04 PC



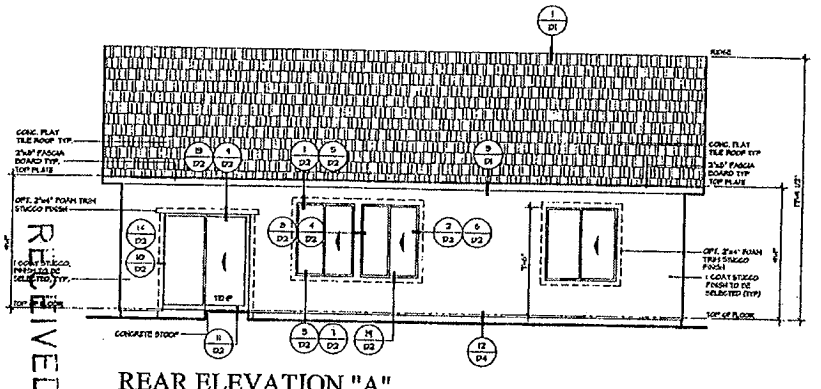
RIGHT ELEVATION "A"

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



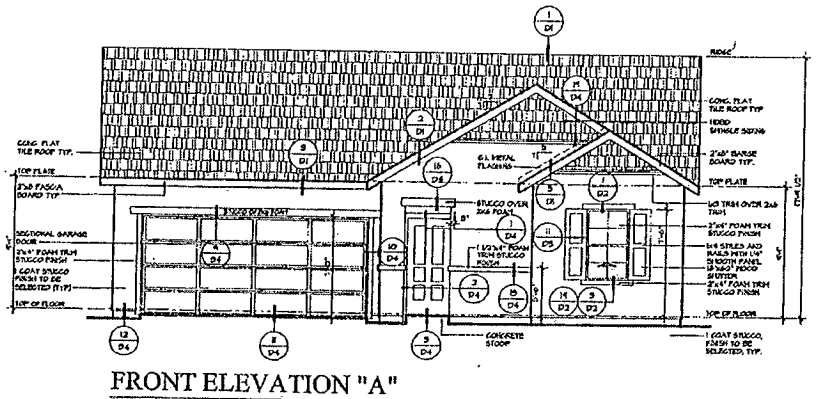
LEFT ELEVATION "A"

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



REAR ELEVATION "A"

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



FRONT ELEVATION "A"

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

RECEIVED
SEP 02 2004

RICHMOND AMERICAN HOMES

50' X 75' LOTS

SHEET INDEX

PLAN

REVISED
9.1.04

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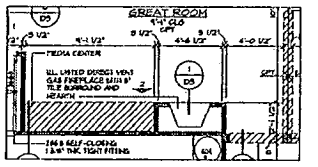
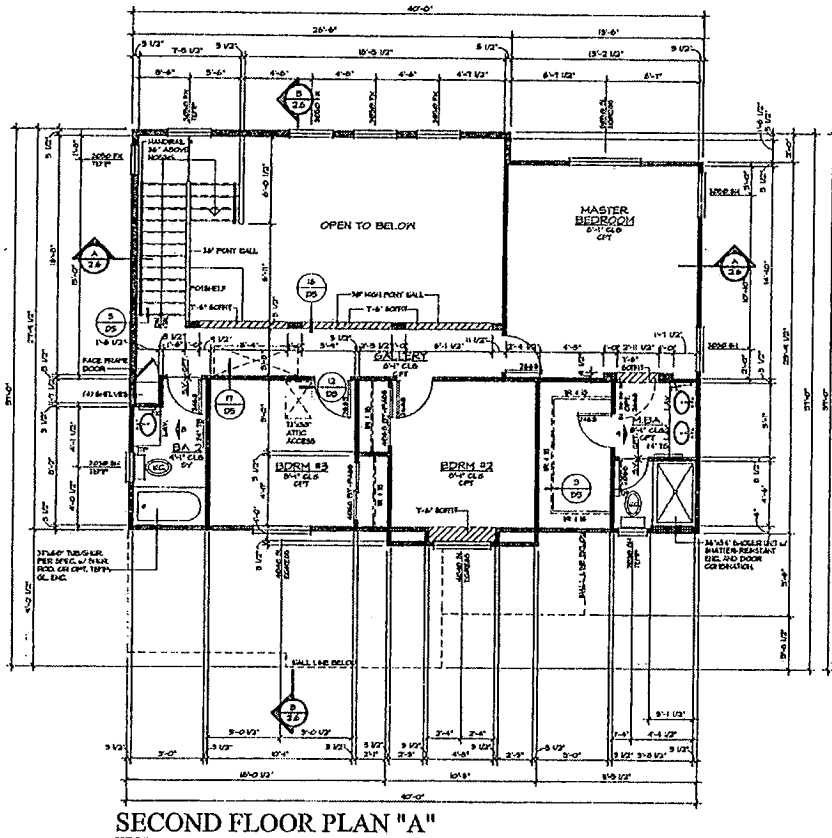
SDR-4832
9/23/04 PC



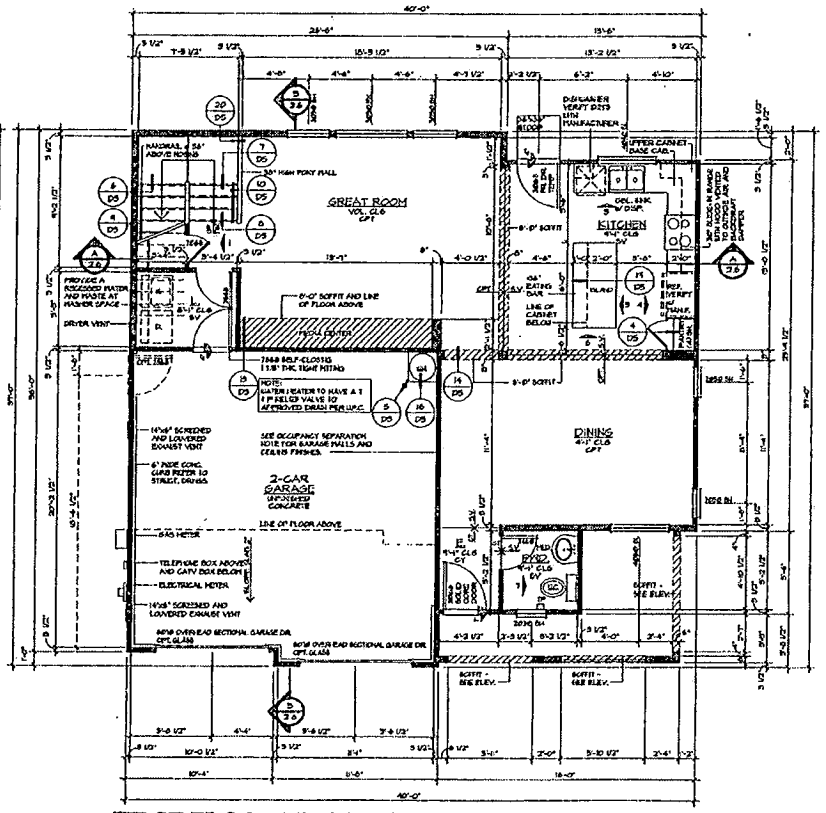
OPTIONAL FIREPLACE

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



SECOND FLOOR PLAN "A"

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



FIRST FLOOR PLAN "A"

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

DRYER VENT
4" DIAMETER SMOOTH SHEET METAL SOLID METAL DRYER VENT WITH BACK DRAFT DAMPER. PROVIDE 1 HOUR FIRE CAULK AT PIPE PENETRATES A FIRE WALL. TOTAL LENGTH MAY NOT EXCEED 14' WITH 2 ELBOWS. EACH LENGTH EXCEEDING 14' SHALL BE DESIGNED BY A NEVADA LICENSED MECHANICAL ENGINEER

IRC STAIR TREADS & RISERS
THE MAXIMUM RISER HEIGHT SHALL BE 8" AND THE MINIMUM TREAD DEPTH SHALL BE 9" THE RISER HEIGHT IS TO BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE

IRC EMERGENCY BEDROOM EGRESS
NOTE: EXTERIOR DOOR LABELED "EGRESS" (EACH SLEEPING ROOM) SHALL HAVE AT LEAST ONE SHALL BE DESIGNATED FOR EMERGENCY EGRESS / RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" AFF. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN NET CLEAR OPENING OF 5.7 SQ FEET. GRADE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5 SQ FEET. THE MINIMUM OPENING HEIGHT SHALL BE 24". THE MINIMUM OPENING WIDTH SHALL BE 20". THESE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS OR TOOLS

IRC GLAZING NOTES
1. ALL GLAZING SHALL COMPLY WITH IRC SECTION R308, AMENDED TO THE SOUTHERN NEVADA AMENDMENTS TO THE 1997 IRC
2. GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH IRC SEC. R308.3
3. GLAZED AREAS REQUIRING SAFETY GLAZING SHALL BE IDENTIFIED WITH THE WORD "TEMPERED" OR TEMP'D.
4. ALL GLAZING SHALL BE DUAL PANE INSULATING GLASS U.N.O.

IRC OCCUPANCY SEPARATION NOTES
OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 mm) THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED. PER INTERNATIONAL RESIDENTIAL CODE EACH WITH A SELF CLOSER. SEPARATION REQUIRED. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD OR EQUIVALENT, PER INTERNATIONAL RESIDENTIAL CODE

AREA CALCULATION

	"A"
FIRST FLOOR	814 SF
SECOND FLOOR	741 SF
TOTAL LIVING AREA	1555 SF
GARAGE	451 SF
PORCH	24 SF

RICHMOND AMERICAN HOMES

SUBDIVISION: CANYON RIDGE ESTATES
LOT 67 X 09

ISSUE	DATE
10A REVISION	04-21-04
20A REVISION	05-04-04
100A SET	05-24-04

SHEET INDEX

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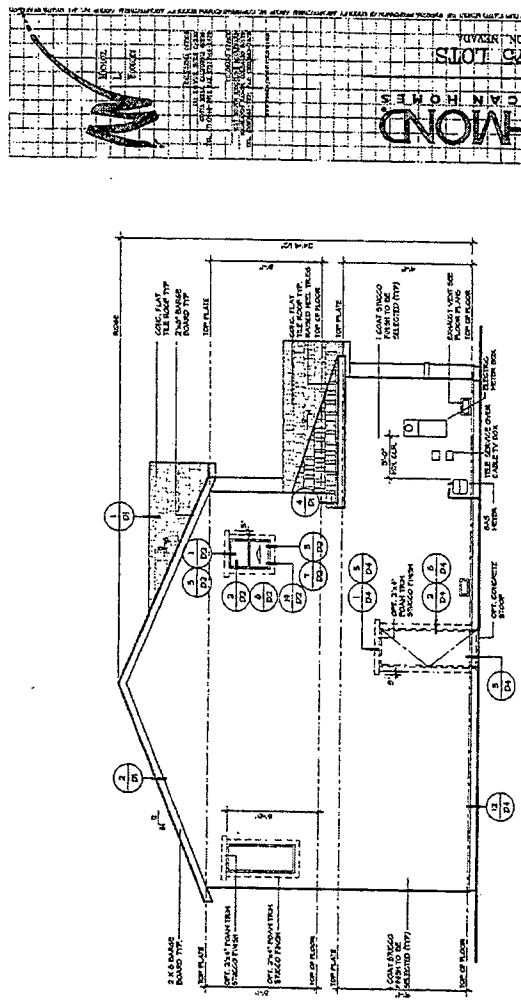
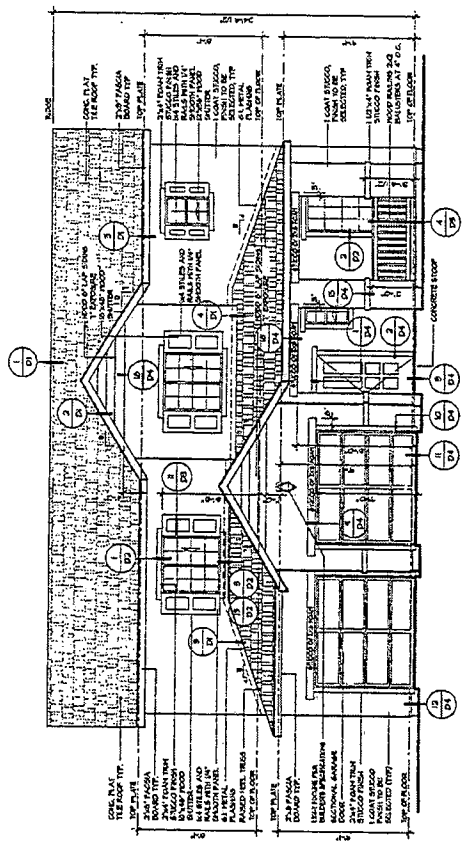
SEP 02 2004

WVR-4833
SDR-4832
9/23/04 PC

REVISED
9.1.04



LEFT ELEVATION "A"



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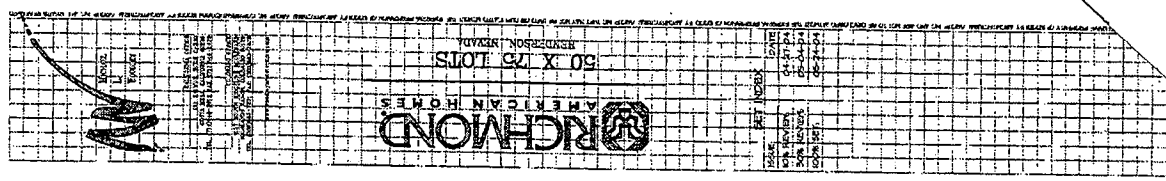

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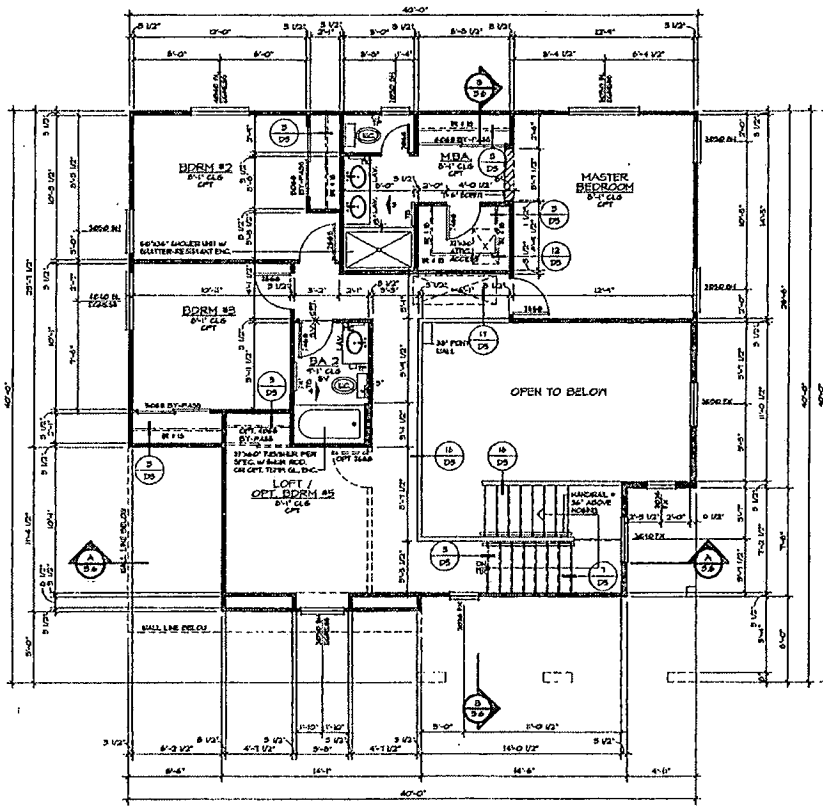
SEP 0 2 2004

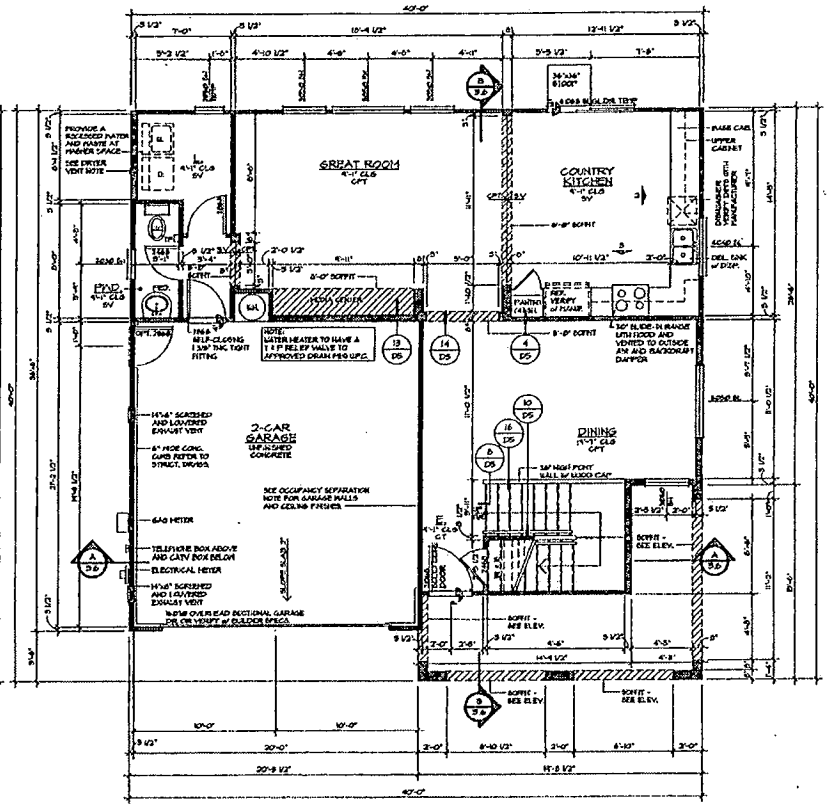
REVISED
9.1.04

WVR-4833
SDR-4832
9/23/04 PC



SECOND FLOOR PLAN "A"

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



FIRST FLOOR PLAN "A"

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

DRYER VENT

4" DIAMETER SMOOTH .016" THICK GOLD METAL DRYER VENT WITH BACK DRAFT DAMPER. PROVIDE 1 HOUR FIRE CAULK @ PIPE PENETRATES A FIRE WALL. TOTAL LENGTH MAY NOT EXCEED 14' WITH 2 ELBOWS. DUCT LENGTHS EXCEEDING 14' SHALL BE DESIGNED BY A NEVADA LICENSED MECHANICAL ENGINEER.

IRC STAIR TREADS & RISERS

THE MAXIMUM RISER HEIGHT SHALL BE 8" AND THE MINIMUM TREAD DEPTH SHALL BE 9" THE RISER HEIGHT IS TO BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE

IRC EMERGENCY BEDROOM EGRESS

NOTE: EXTERIOR DOOR LABELED "EGRESS" (EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE) SHALL BE DESIGNATED FOR EMERGENCY EGRESS + RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" AFF. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A TOTAL NET CLEAR OPENING OF 5.7 SQ FEET. GRADE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5 SQ. FEET. THE MINIMUM OPENING HEIGHT SHALL BE 24". THE MINIMUM OPENING WIDTH SHALL BE 20". THESE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS OR TOOLS.

IRC GLAZING NOTES

1. ALL GLAZING SHALL COMPLY WITH IRC SECTION R308, AFFECTED BY THE SOUTHERN NEVADA AMENDMENTS TO THE 2003 IRC
2. GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH IRC SEC. R308.4
3. GLAZED AREAS REQUIRED SAFETY GLAZING SHALL BE IDENTIFIED WITH THE BOARD "TEMPERED" OR "TEPD"
4. ALL GLAZING SHALL BE DUAL PANE INSULATING GLAZING.

IRC OCCUPANCY SEPARATION NOTES

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SEPARATION REQUIRED:
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AREA CALCULATION

	"A"
1ST FLOOR	539 SF
SECOND FLOOR	548 SF
TOTAL LIVING AREA	1086 SF
GARAGE	451 SF
PORCH	84 SF

RICHMOND AMERICAN HOMES

92' X 75' LOTS

SET INDEX

ISSUE	DATE
WVR REVIEW	04.21.04
WVR RESUBMITTAL	05.24.04
WVR SET	09.01.04

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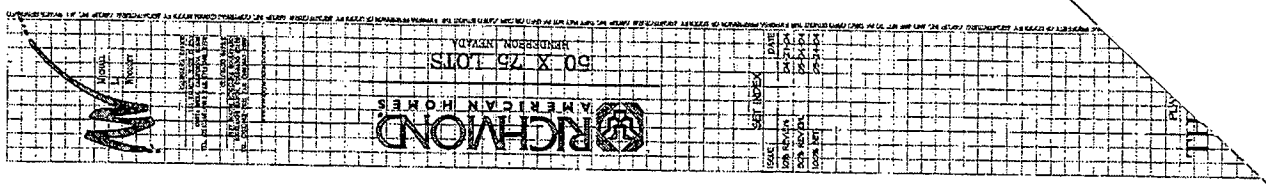
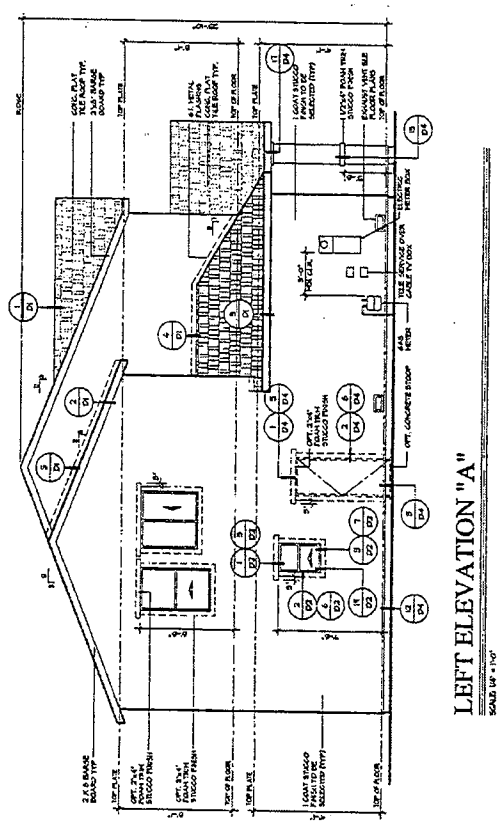
SEP 0 2 2004

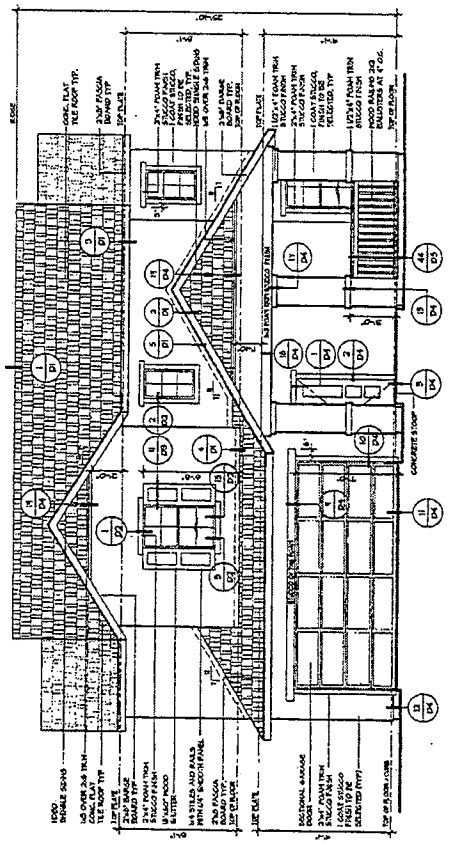
WVR-4833
SDR-4832
9/23/04 PC

REVISED
9.7.04





LEFT ELEVATION "A"
SCALE: 1/4" = 1'-0"

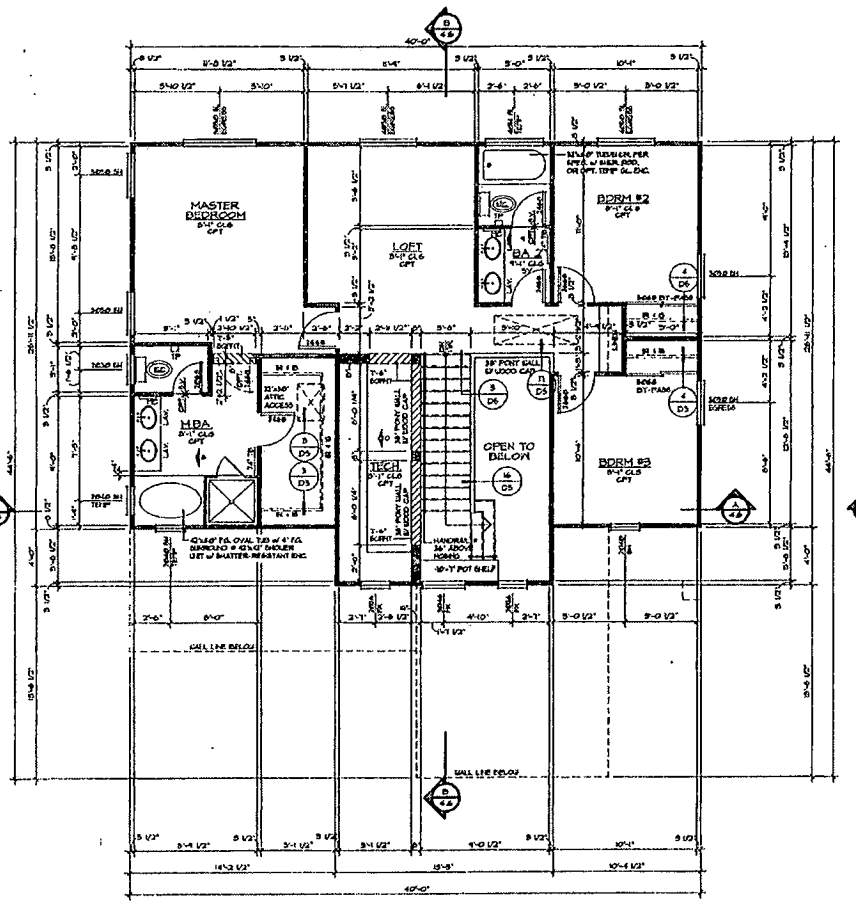


FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"

RECEIVED
SEP 0 2 2004

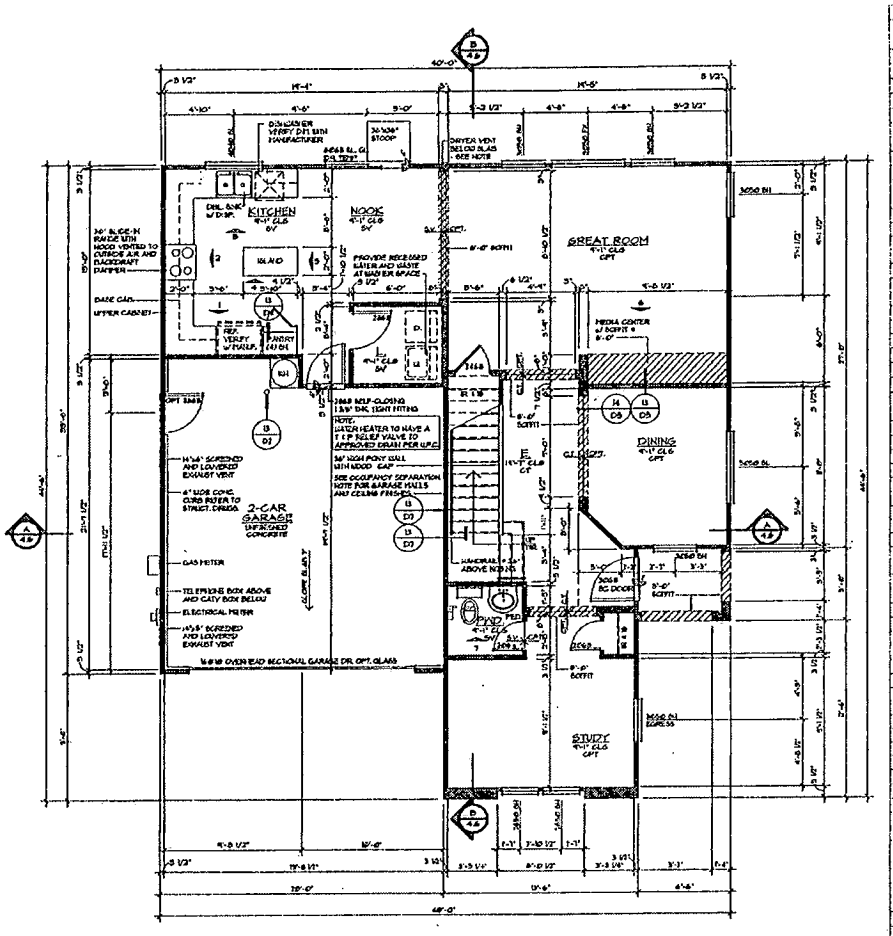
REVISED 9.1.04

WVR-4833
SDR-4832
9/23/04 PC



SECOND FLOOR PLAN "A"

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



FIRST FLOOR PLAN "A"

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

RECEIVED
SEP 0 2 2004

DRYER VENT

4" DIAMETER SMOOTH .016" THICK SOLID METAL DRYER VENT WITH BACK DRAFT DAMPER. PROVIDE THROUGH FIRE CAULK R PAPE PENETRATES A FIRE WALL. TOTAL LENGTH MAY NOT EXCEED 14' WITH 2 ELBOWS. DUCT LENGTHS EXCEEDING 14' SHALL BE DESIGNED BY A NEVADA LICENSED MECHANICAL ENGINEER.

IRC STAIR TREADS & RISERS

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IRC EMERGENCY BEDROOM EGRESS

NOTE: EXTERIOR WINDOWS LABELED "EGRESS" (EACH SLEEPING ROOM) SHALL HAVE AT LEAST ONE (1) ALL BE DESIGNATED FOR EMERGENCY EGRESS + RESCUE. SAME OPENINGS ARE PROVIDED AS AREAS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" A.F.F. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN NET CLEAR OPENING OF 5.7 SQ. FEET GRADE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5 SQ. FEET. THE MINIMUM OPENING HEIGHT SHALL BE 24". THE MINIMUM OPENING WIDTH SHALL BE 20". THESE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS OR TOOLS.

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3. GLAZED AREAS REQUIRING SAFETY GLAZING SHALL BE IDENTIFIED WITH THE WORD "TEMPERED" OR "TEMP"
4. ALL GLAZING SHALL BE DUAL PANE INSULATING GLASS U.N.O.

IRC OCCUPANCY SEPARATION NOTES

OPENING PROTECTION:
OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 mm) THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 1/3 MIN FIRE RATED, PER INTERNATIONAL RESIDENTIAL CODE EXCEPTION 4 SELF CLOSER

SEPARATION REQUIRED:
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE 'X' GYP BOARD APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD OR EQUIVALENT, PER INTERNATIONAL RESIDENTIAL CODE

AREA CALCULATION

	'A'
FIRST FLOOR	1061 SF
SECOND FLOOR	774 SF
TOTAL LIVING AREA	1835 SF
GARAGE	418 SF
PORCH	33 SF

RICHMOND AMERICAN HOMES

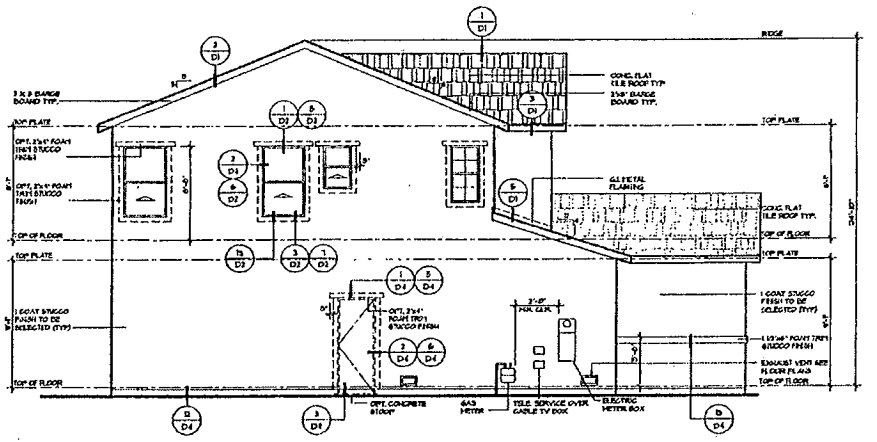
150' X 75' LOTS

SET INDEX

ISSUE	DATE
100% REVIEW	04-21-04
50% REVIEW	08-04-04
100% SET	08-24-04

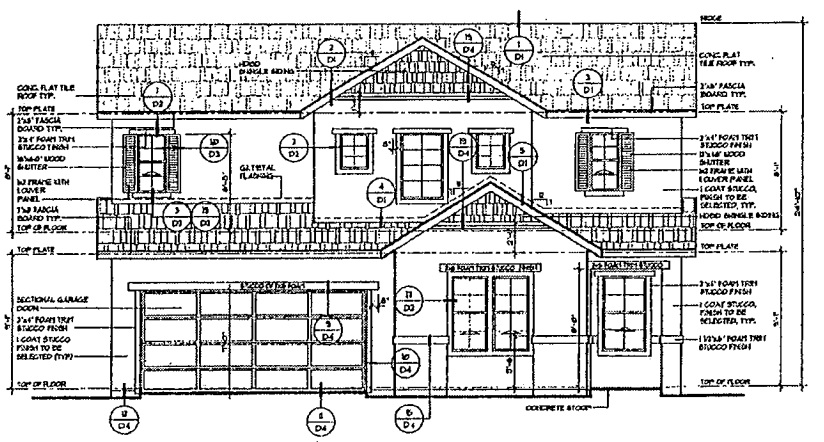
REVISED
9.1.04

WVR-4833
SDR-4832
9/23/04 PC



LEFT ELEVATION "A"

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

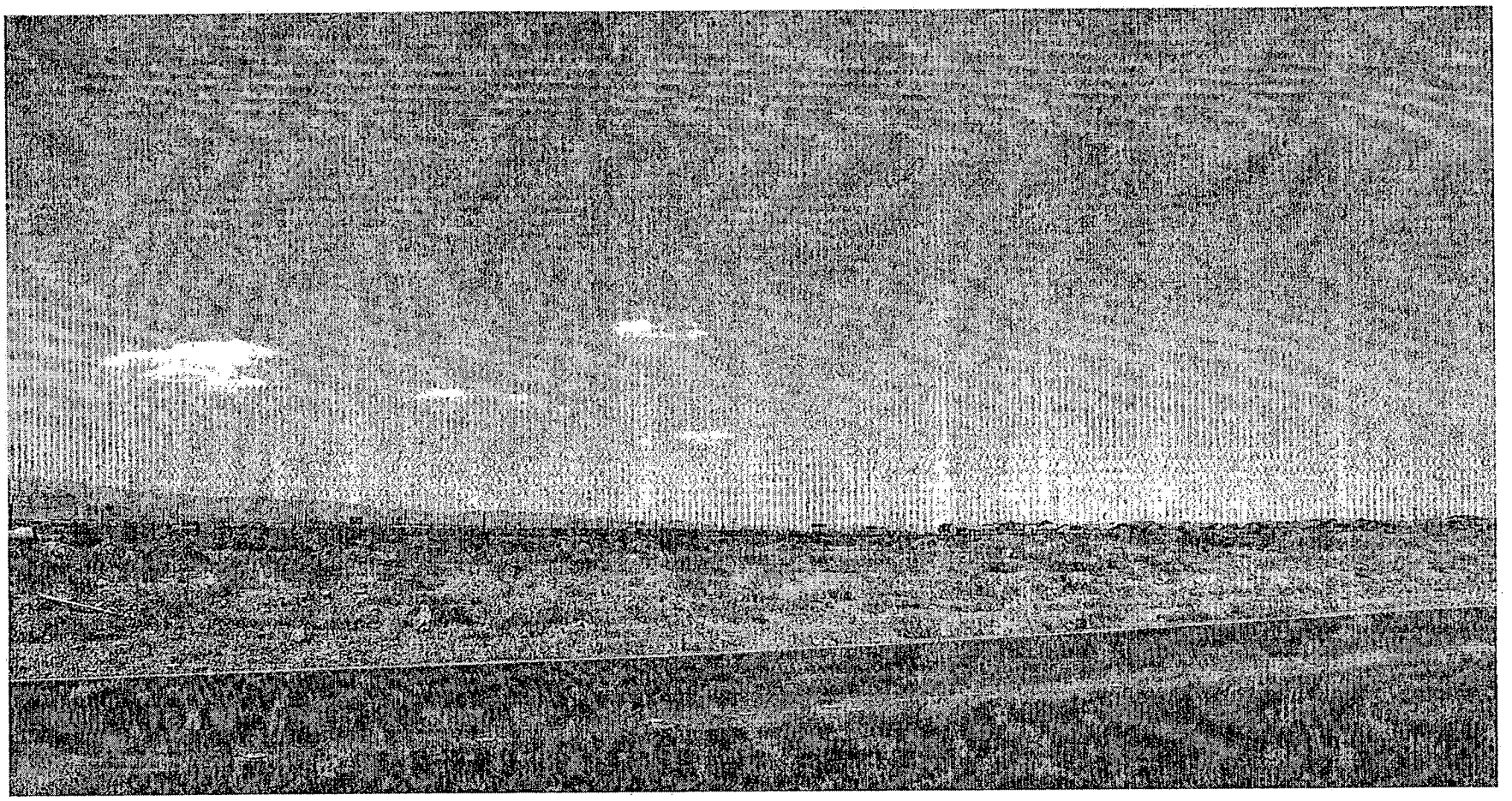


FRONT ELEVATION "A"

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

RECEIVED
SEP 0 2 2004

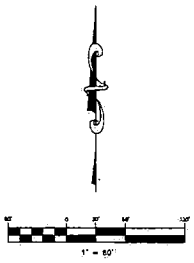
RICHMOND AMERICAN HOMES
STOCK 97 X 105
PATTERN: INDEPENDENCE
SET INDEX
ISSUE DATE
FOR REVIEW 04-21-04
BSR REVIEW 05-04-04
100% SET 05-24-04

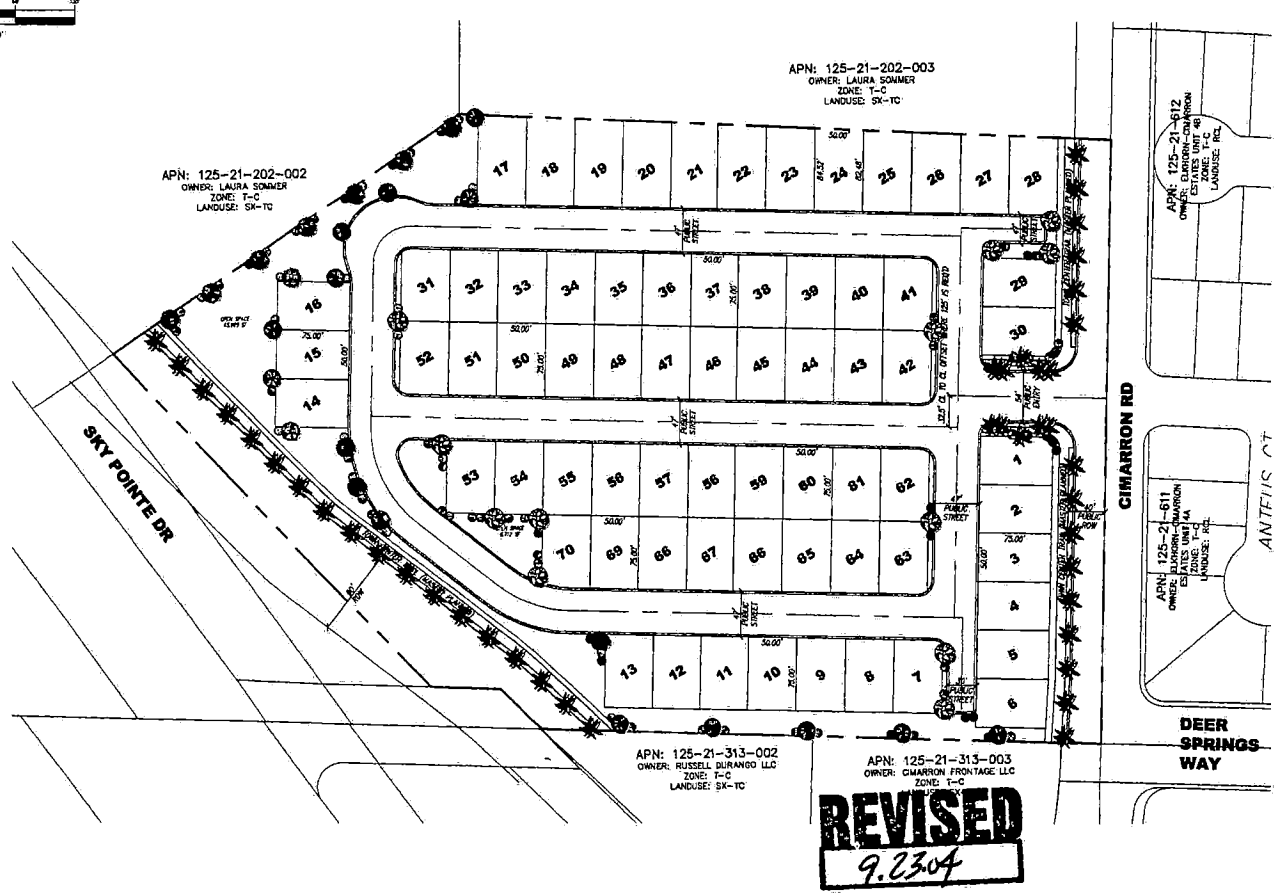


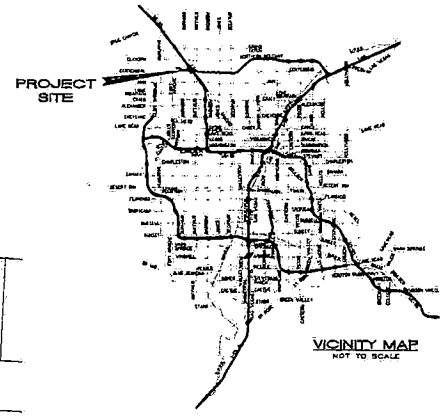
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4832- APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CIMARRON ROAD AND DEER SPRINGS WAY
SEPTEMBER 23, 2004 PLANNING COMMISSION

7/29/04

CIMARRON / US 95







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

OWNERS
RANDEER LLC
2877 PARADISE RD, #3402
LAS VEGAS, NEVADA 89109

ASSESSORS PARCEL NUMBER:
125-21-202-004

OVERALL TABULATIONS

EXISTING ZONING ——— TOWN CENTER
EXISTING LAND USE ——— SUBURBAN MIXED-USE

OF UNITS ——— 70
GROSS ACREAGE ——— 12.73 ACRES +/-
DENSITY ——— 5.78 DUA

OPEN SPACE REQUIRED — 1.21 ACRES 52,707 SF)
OPEN SPACE PROVIDED — 1.35 ACRES (58,838 SF)

TREE LEGEND

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

SUGGESTED SHRUB LIST

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

*NOTE: LANDSCAPE PLAN IS CONCEPTUAL, ALL INSTALLED LANDSCAPING WILL MEET OR EXCEED TITLE 19 REQUIREMENTS.

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

RECEIVED
SEP 21 2004

WVR-4833
SDR-4832
9/23/04 PC

CLIENT: RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA 89128
(702) 240-5500

LAND PLANNER: RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Hillcrest Avenue Las Vegas, NV 89129 Office: 702.384.7751 Fax: 702.384.7702

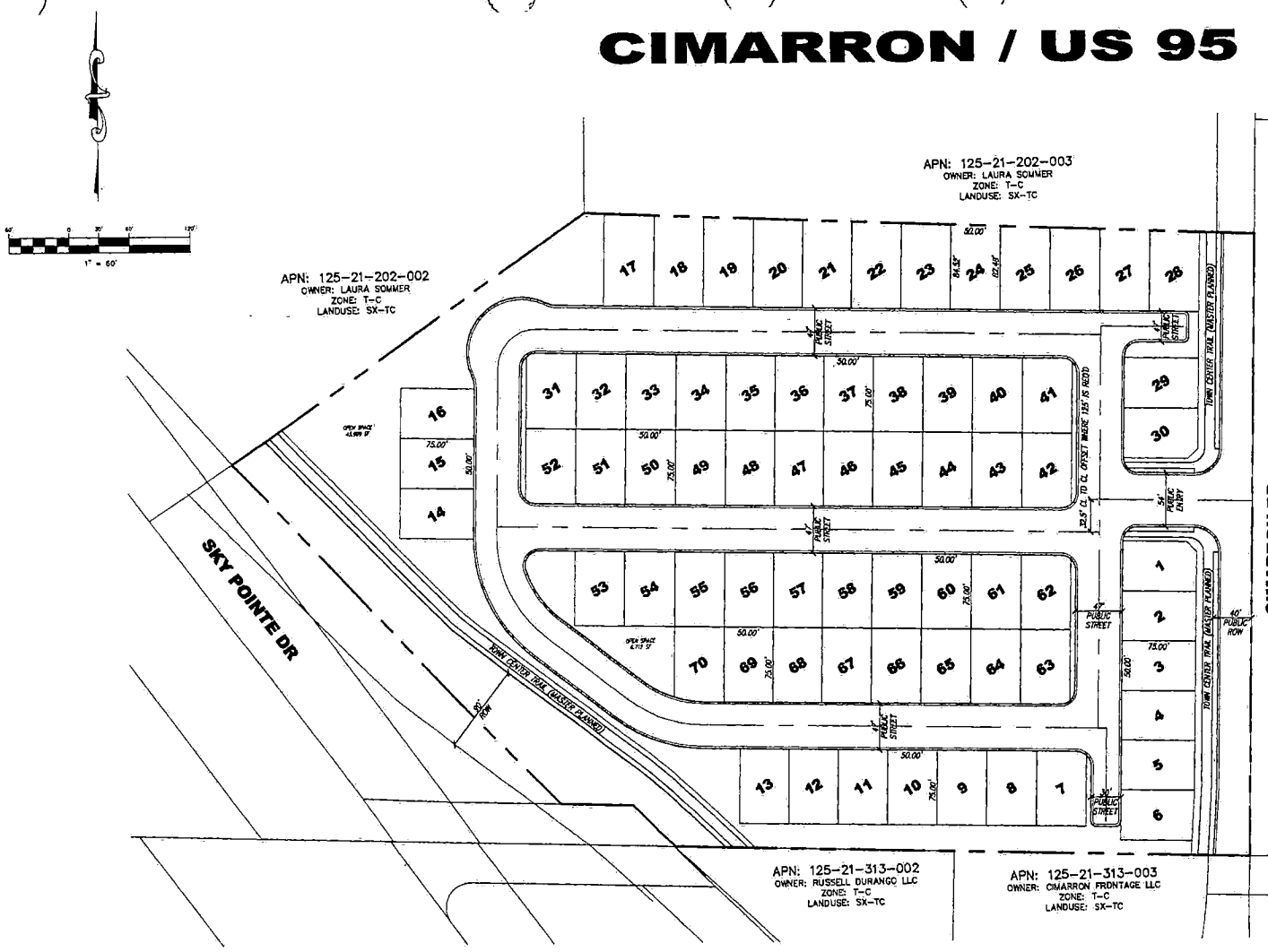
SHEET: LANDSCAPE PLAN TO ACCOMPANY SDR / WAIVER

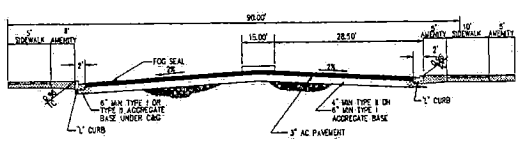
TITLE: CIMARRON / US 95
CITY OF LAS VEGAS, NEVADA

DATE: 8/31/2004
DRAWN BY: B. SAYLOR
DESIGNED BY: B. SAYLOR
CHECKED BY: R. SKUSE
SCALE: 1" = 60'
PROJECT NO. RA-0052
ENGINEERING SEAL

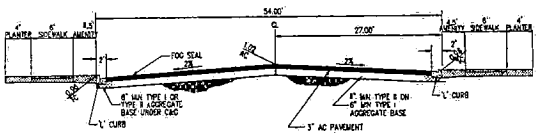
SHEET 1 OF 1
DRAWING NO. 0052 SITE 8-31-04

CIMARRON / US 95

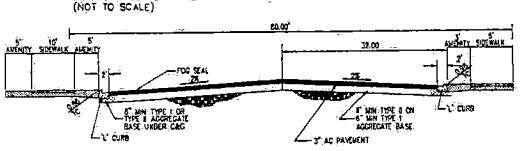




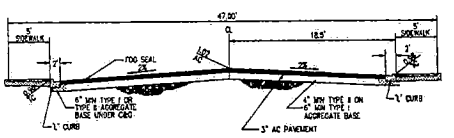
90' PUBLIC STREET HALF-SECTION (SKY POINT DR.)
TOWN CENTER LOOP ROAD
PER TOWN CENTER DEVELOPMENT STANDARDS
(NOT TO SCALE)



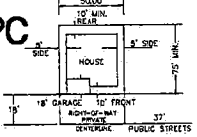
54' PUBLIC ENTRY SECTION
PER TOWN CENTER DEVELOPMENT STANDARDS
(NOT TO SCALE)



80' PUBLIC STREET HALF-SECTION (CIMMARON ROAD)
TOWN CENTER COLLECTOR
PER TOWN CENTER DEVELOPMENT STANDARDS
(NOT TO SCALE)



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



LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE 3,750 SQ. FT. +/-)

DEVELOPER
RICHMOND AMERICAN H
7250 WEST PEAK DRIV
SUITE 212
LAS VEGAS, NEVADA 8

OWNERS
RANDEER LLC
2877 PARADISE RD. #
LAS VEGAS, NEVADA 8

ASSESSORS NUMBER:
125-21-202-004

OVERALL TA
EXISTING ZONING —
EXISTING LAND USE —
OF UNITS —
GROSS ACREAGE —
DENSITY —
SPACE REQUIRED
SPACE PROVIDED

REVISED
9.23.04

WVR-4833
SDR-4832
9/23/04 PC

RECEIVED
SEP 21 2004

NOTE: THIS PLAN WAS PREPARED
AND IS TO BE USED FOR PLANNI

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
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).

C.C.: 10/20/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her company is presently under contract with Royal Construction and STEINMAN excused

To be heard by the City Council on 10/20/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 25 [MOD-4632], Item 26 [WVR-4754] and Item 27 [SDR-4751].

MINUTES – Continued:

KYLE WALTON, Planning and Development Department, explained that the Commission had heard this application previously when it was a proposed mini warehouse, which was intended to act as a buffer to the parcel to the south, which is currently a Walmart. It was also to serve as a buffer to the residential area to the northeast of the site. The current application is proposing the removal of the buffer so the residential is adjacent to the commercial instead of being buffered by the warehouse. Because of those changes, in addition to the removal of more commercial, staff is unable to support the revised plan. Because of staff's denial recommendation of the Major Modification, staff must also recommend denial of the Waiver and Site Plan Review.

JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and pointed out the location to the Commission. She indicated the property is sandwiched between a commercial shopping center and several other uses. The applicant believes the requested modification to the Lone Mountain Master Plan is appropriate in this case because the proposed duplex product would provide a better transition than the originally proposed mini storage facility. Having residential across the street from existing residential is more appropriate.

She discussed some conditions that were placed on the adjacent shopping center that affects the current application. The conditions of no shopping center traffic being allowed on Shady Timber Street emphasizes that the street is residential. The applicant feels the commercial should stop at the shopping center because moving further up with commercial will result in homes being across the street from commercial.

COMMISSIONER GOYNES stated that he thought the proposed project would be a good transition and buffer with homes against homes. He indicated the area has changed in terms of what was originally proposed and what is going to be there now. He would support the item.

CHAIRMAN TRUESDELL commented that he liked the project for homes better than for a mini storage warehouse. He voiced concern over having multiple houses situated on a street so that the lack of articulation causes the visual effect to be canyon like. He would support the item.

MS. LAZOVICH asked that a clarification be made on Condition 19 of Item 27 [SDR-4751]. She thought the verbiage needed to be revised to indicate a revision to the Traffic Impact Analysis was required, not a new study. DAVID GUERRA, Public Works Department, verified MS. LAZOVICH'S comments as true. A study is already on file for this location and an update should be required. He read the amended language for Condition 19.

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2004
Planning and Development Department
Item 25 – MOD-4632

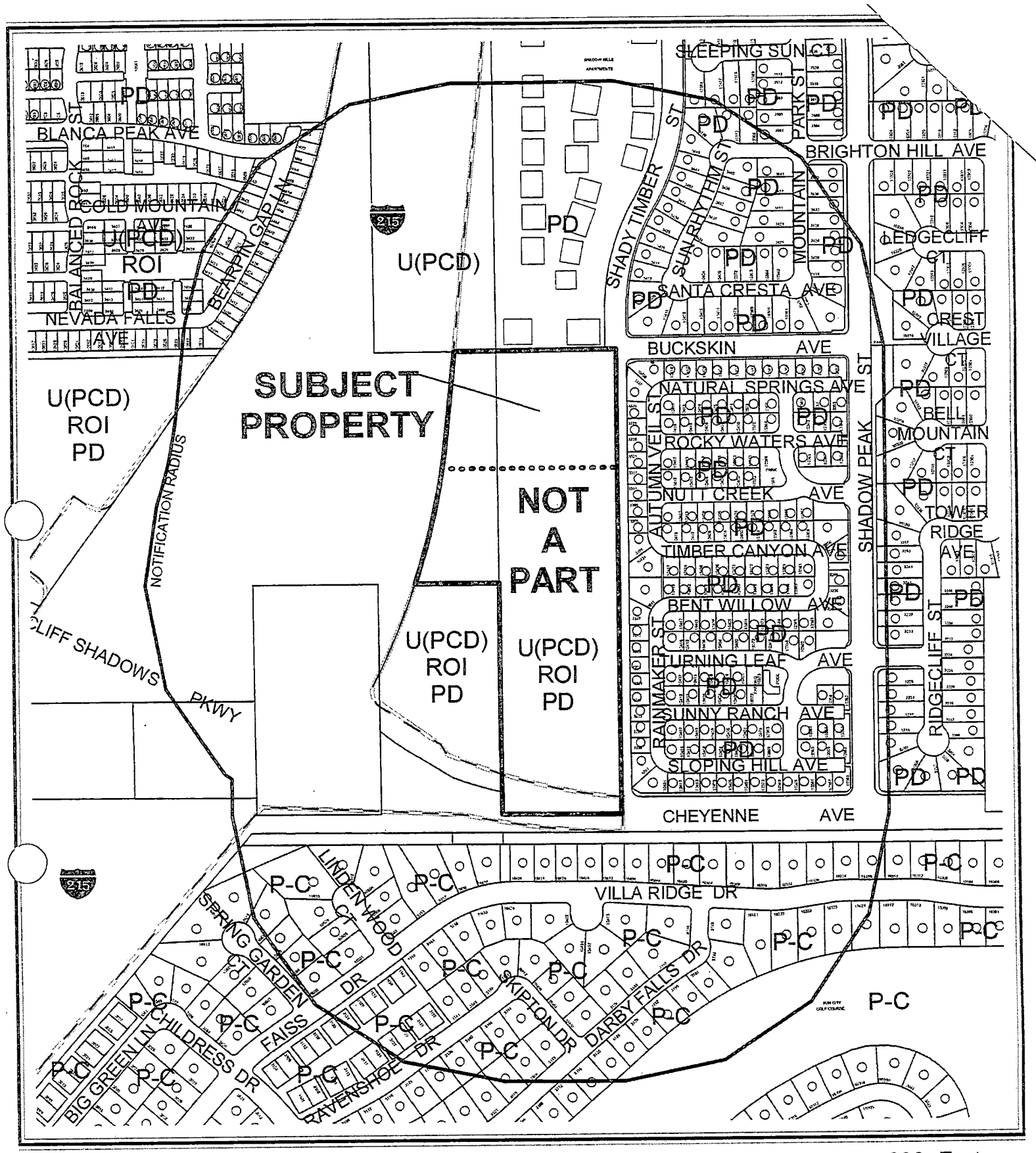
MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 25 [MOD-4632], Item 26 [WVR-4754] and Item 27 [SDR-4751].

(7:15 – 7:24)
1-2888

CONDITIONS:
Planning and Development

1 Approval of a Waiver (WVR-4754) of Title 18 intersection separation requirements and a Site Development Plan Review (SDR-4751) by the City Council.

2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.



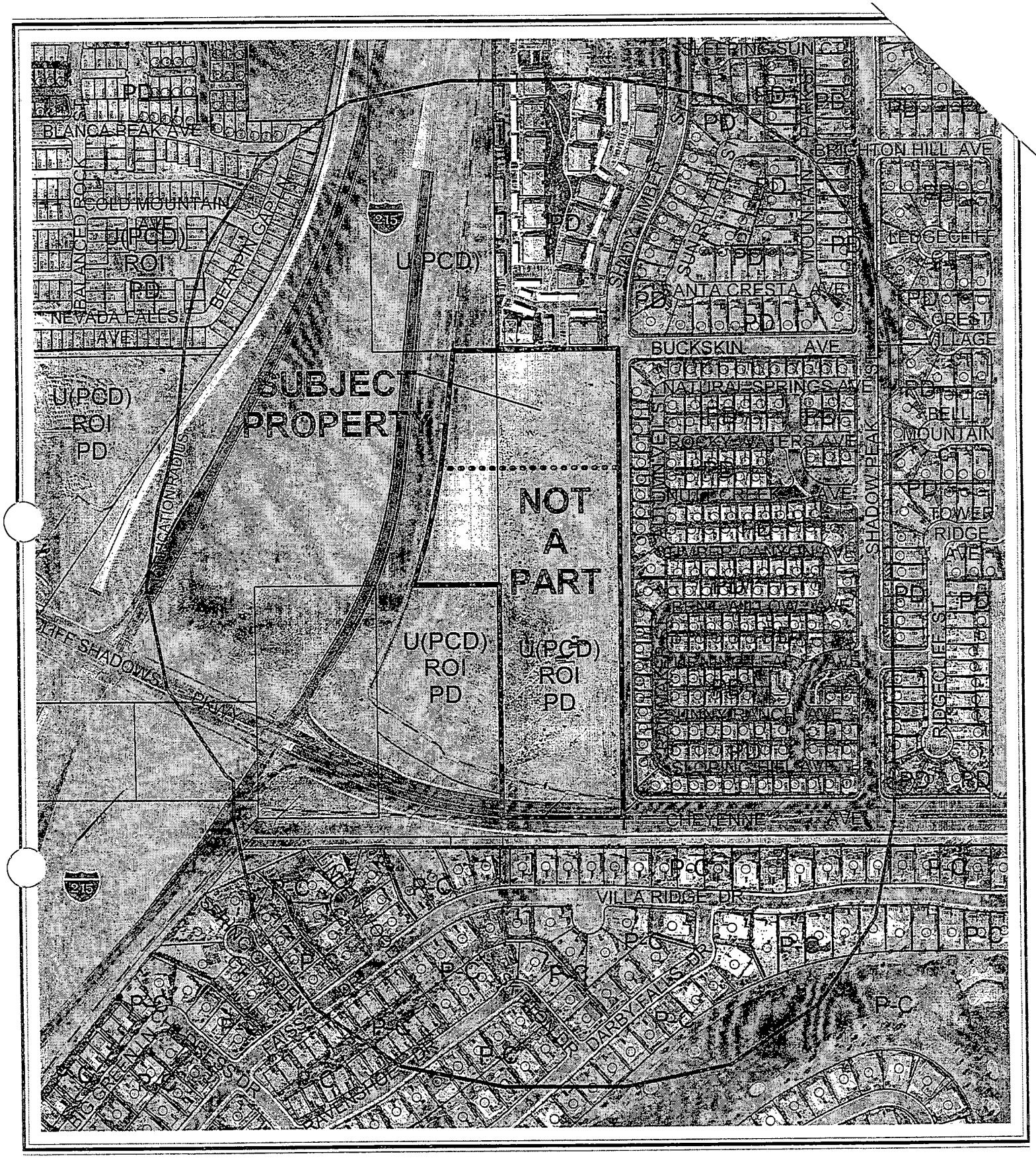
0 300 600 Feet

CASE: **MOD-4632**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [VILLAGE COMMERCIAL LONE MOUNTAIN WEST SPECIAL LAND USE DESIGANATION - PROPOSED: MEDIUM-LOW ATTACHED RESIDENTIAL]



0 300 600 Feet

CASE: **MOD-4632**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [VILLAGE COMMERCIAL LONE MOUNTAIN WEST SPECIAL LAND USE DESIGANATION - PROPOSED: MEDIUM-LOW ATTACHED RESIDENTIAL]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - MOD-4632 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC

** CONDITIONS **

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

Planning and Development

1 Approval of a Waiver (WVR-4754) of Title 18 intersection separation requirements and a Site Development Plan Review (SDR-4751) by the City Council.

2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Major Modification to the Lone Mountain Master 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. Submitted in conjunction with this request are applications for a Waiver (WVR-4754) and a Site Development Plan Review (SDR-4751).

B) Applicant's Justification

The applicant has submitted a letter of justification for this modification, making several statements to justify the subject request. These statements are as follows:

> "We feel the proposed single-family development will be more compatible with the surrounding community. We believe that the need for single-family homes in this area of Lone Mountain is far greater than the need for additional commercial developments and will act as a good transitional land use buffer to the proposed Village Commercial to the south... We believe that the burdens imposed by the current zoning classification of Village Commercial on the surrounding neighborhood are far greater than those imposed by amending the plan to Medium-Low Attached (MLA) for a residential development...The request for a (Modification) from PD/VC to PD/MLA, does in theory, continue to promote the (Lone Mountain) Plan objectives for this area. We believe that the MLA designation at this location will be a good transition between the existing land uses and the proposed Village Commercial on the remaining portion of this parcel adjacent to this site."

BACKGROUND INFORMATION

A) Actions

09/07/94	The City Council approved a request to annex (A-0006-94) approximately 203 acres of land to the city, including the subject parcel. The Planning Commission recommended approval of this request on June 9, 1994. The effective date of this annexation was September 16, 1994.

06/23/97 The City Council approved a request for Rezoning (Z-0033-97) from C-V (Civic), N-U (Non-Urban) and N-U (Non-Urban) under Resolution of Intent to R-CL (Single Family Compact Lot) and R-PD9 (Residential Planned Development - 9 Units Per Acre). The Planning Commission and staff recommended approval of this request on June 12, 1997.

03/17/04 The City Council approved a Site Development Plan Review (SDR-3651) and a Waiver of the foundation-landscaping buffer for a proposed 87,790 square-foot retail center. The Planning Commission and staff recommended approval of these requests on February 12, 2004.

03/17/04 The City Council approved a Special Use Permit (SUP-3653) for a Liquor Establishment (Off-Premise Consumption) in conjunction with a proposed grocery store. The Planning Commission and staff recommended approval of this request on February 12, 2004.

04/07/04 The City Council approved an application for a Major Modification (MOD-3758) to the Lone Mountain Master Development Plan, to add "Mini-Warehouse Facility" to the VC (Village Commercial) special land use designation. The Planning Commission and staff recommended approval of this request on March 11, 2004.

04/07/04 The City Council approved an application for a Special Use Permit (SUP-4009) for a Mini-Warehouse Facility. The Planning Commission and staff recommended approval of this request on March 11, 2004.

04/07/04 The City Council approved an application for a Site Development Plan Review (SDR-3759) for a 97,750 square-foot Mini-Warehouse Facility. The Planning Commission and staff recommended approval on March 11, 2004.

08/12/04 The Planning Commission held this item in abeyance to the August 26, 2004 Planning Commission Meeting to address design concerns.

08/26/04 The Planning Commission held this item in abeyance to the September 9, 2004 Planning Commission Meeting to further address design concerns.

09/09/04 The Planning Commission held this and all other related items in abeyance to the September 23, 2004 meeting since the applicant's representative could not be present.

B) Pre-Application Meeting

07/22/04 The staff met with the prospective applicant to review the proposed development of the subject site. It was indicated that a Major Modification would be required to alter the Lone Mountain Master Plan.

C) Neighborhood Meetings

No neighborhood meeting was required nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 3.7

B) Existing Land Use

Subject Property:	Undeveloped
North:	Multi-Family Residential
South:	Undeveloped
East:	Single-Family Residential
West:	I-215 Beltway

C) Planned Land Use

Subject Property:	PCD (Planned Community Development – Village Commercial)
North:	PCD (Planned Community Development – Medium Density Residential)
South:	PCD (Planned Community Development – Village Commercial)
East:	PCD (Planned Community Development – Medium Low Attached Density Residential)
West:	I-215 Beltway

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone, under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) Zone and PD (Planned Development)
South:	U (Undeveloped) Zone under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	I-215 Beltway

E) General Plan Compliance

This property is designated as PCD (Planned Community Development) in the Centennial Hills Sector Plan of the General Plan. The subject site is included within the proposed Lone Mountain Master Plan area and is designated Village Commercial. The subject request is to change the Village Commercial land use classification of the Lone Mountain Master Plan to MLA (Medium-Low Attached Residential). Both of these land use designations of the Lone Mountain Master Plan are permitted within the PCD (Planned Community Development) in the Centennial Hills Sector Plan of the General Plan.

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

The subject property is located within the Lone Mountain Master Plan area.

ANALYSIS

A) Zoning Code Compliance

The applicant proposes to develop a 44-lot single-family attached residential development on the subject 3.7-acre site. The subject request to change the Village Commercial land use classification of the Lone Mountain Master Plan to MLA (Medium-Low Attached Residential) would be required to permit the development.

B) General Analysis and Discussion

The Lone Mountain Master Plan is a carefully conceived plan with varying types of land uses for a balanced community. Of these land uses, 59.9 acres of the 754.5-acre area are to be set aside for retail, personal service, professional service and business service commercial uses that provide for an immediate benefit to the residents in a projected 3,348 residential units at total build out. The subject request is to convert 3.7 acres of the commercial area to a single-family residential development. The closest commercial uses to the Lone Mountain area are several miles away and not convenient to providing for the daily needs of the residents that a neighborhood commercial area provides.

The subject tract was previously set aside as an area for mini-warehouses, which is a good use of the property in providing a personal service to the residents of the Lone Mountain area. It also is a good use as a transition from the commercial development (Wal-Mart) proposed south of the property to residential development to the north and east. Conversely, single-family residential development is not a transitional use, as it is precisely the type of use that needs to be protected from commercial development. For these reasons, it is recommended that the subject request for a Major Modification be denied.

NOTICES MAILED 335 [Mailed with WVR-4754 & SDR-4751] 08/26/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-4632

PN: 137-12-401-022
137-12-801-001

Name of Property Owner: SHADOW HILLS PLAZA LLC

Name of Applicant: ROYAL CONSTRUCTION

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Philip H. Davis

Subscribed and sworn before me

This 25th day of June, 2004

_____
Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:

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: MLA (Medium-Low Attached Residential)], Ward 4 (Brown).

C.C.: 10/20/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her company is presently under contract with Royal Construction and STEINMAN excused

To be heard by the City Council on 10/20/2004

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2004
Planning and Development Department
Item 26 – WVR-4754

MINUTES:
See Item 25 [MOD-4632] for all related discussion on Item 25 [MOD-4632], Item 26 [WVR-4754] and Item 27 [SDR-4751].

(7:15 – 7:24)
1-2496

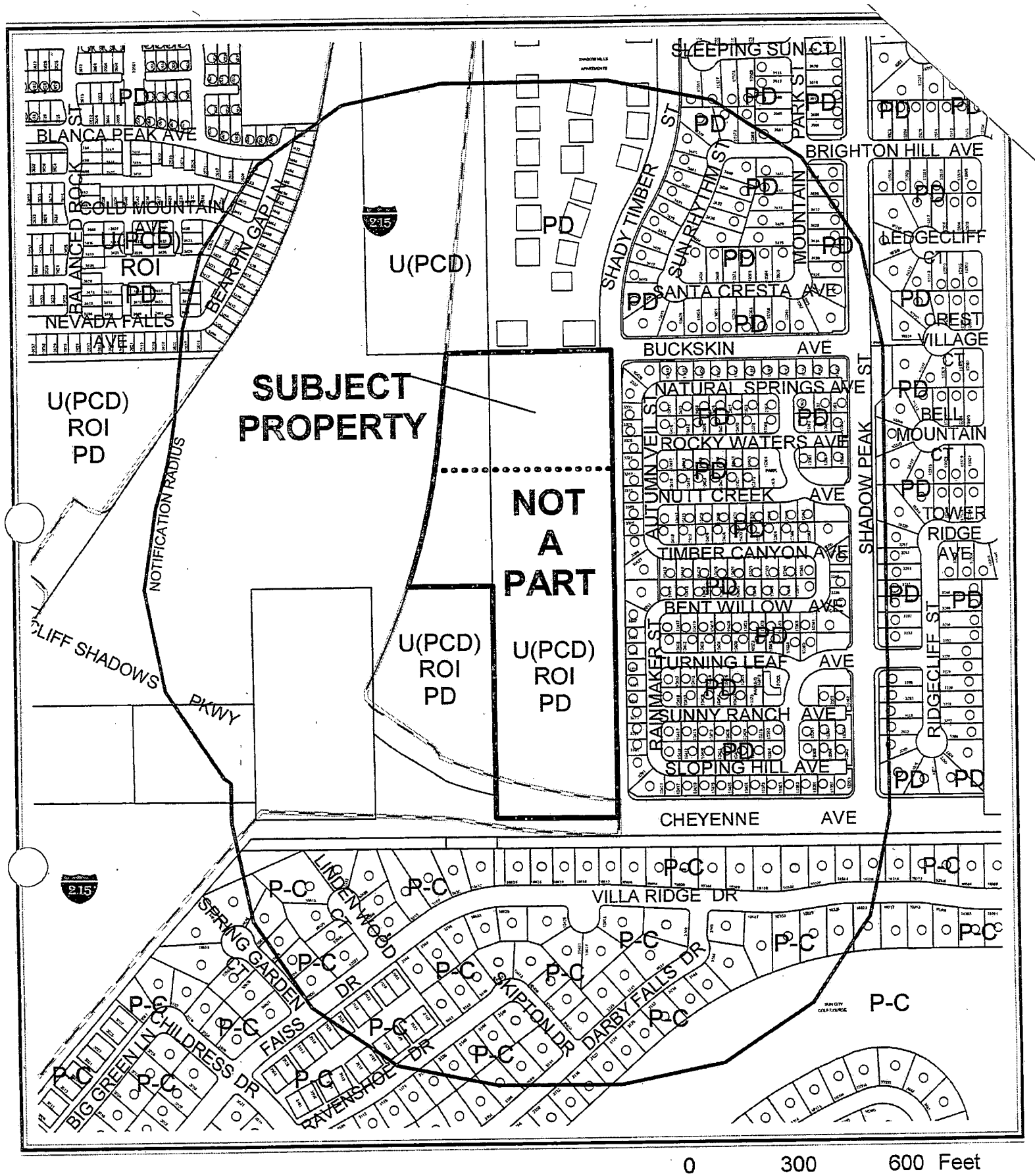
CONDITIONS:
Planning and Development

1. Approval of a Major Modification (MOD-4632) of the Lone Mountain Master Plan to MLA (Medium-Low Attached Residential) and a Site Development Plan Review (SDR-4751) by the City Council.

2. A fire suppression system be provided to those units located adjacent to Shady Timber Street.

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

4. Comply with all applicable conditions of approval for SDR-4751 and all other applicable site-related actions.



0 300 600 Feet

CASE: **WVR-4754**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [VILLAGE COMMERCIAL LONE MOUNTAIN WEST SPECIAL LAND USE DESIGANATION - PROPOSED: MEDIUM-LOW ATTACHED RESIDENTIAL]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - WVR-4754 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of a Major Modification (MOD-4632) of the Lone Mountain Master Plan to MLA (Medium-Low Attached Residential) and a Site Development Plan Review (SDR-4751) by the City Council.

2. A fire suppression system be provided to those units located adjacent to Shady Timber Street.

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

4. Comply with all applicable conditions of approval for SDR-4751 and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Request for a Waiver to Title 18.12.160 to allow a 210-foot separation between intersections where a minimum of 220 feet is required and for a Waiver to Title 18.12.130 to allow a private drive greater than 150 feet in length without a circular turn-around or emergency service vehicle access gate for a proposed single-family attached residential development on property adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue.

B) Applicant's Justification

The applicant has justified this request by indicating that the Waivers would allow for the efficient planning of the site and be a project that is more visually appealing.

BACKGROUND INFORMATION

A) Actions

09/07/94 The City Council approved a request to annex (A-0006-94) approximately 203 acres of land to the city, including the subject parcel. The Planning Commission recommended approval of this request on June 9, 1994. The effective date of this annexation was September 16, 1994.

06/23/97 The City Council approved a request for Rezoning (Z-0033-97) from C-V (Civic) and N-U (Non-Urban) under Resolution of Intent to R-CL (Single Family Compact Lot) and R-PD9 (Residential Planned Development - 9 Units Per Acre). The Planning Commission and staff recommended approval of this request on June 12, 1997.

03/17/04 The City Council approved a Site Development Plan Review (SDR-3651) and a Waiver of the foundation-landscaping buffer for a proposed 87,790 square-foot retail center. The Planning Commission and staff recommended approval of these requests on February 12, 2004.

03/17/04 The City Council approved a Special Use Permit (SUP-3653) for a Liquor Establishment (Off-Premise Consumption) in conjunction with a proposed grocery store. The Planning Commission and staff recommended approval of this request on February 12, 2004.

04/07/04 The City Council approved an application for a Major Modification (MOD-3758) to the Lone Mountain Master Development Plan, to add "Mini-Warehouse Facility" to the VC (Village Commercial) special land use designation. The Planning Commission and staff recommended approval of this request on March 11, 2004.

04/07/04 The City Council approved an application for a Special Use Permit (SUP-4009) for a Mini-Warehouse Facility. The Planning Commission and staff recommended approval of this request on March 11, 2004.

04/07/04 The City Council approved an application for a Site Development Plan Review (SDR-3759) for a 97,750 square-foot Mini-Warehouse Facility. The Planning Commission and staff recommended approval on March 11, 2004.

08/12/04 The Planning Commission held this item in abeyance to the 08/26/04 Planning Commission Meeting to address design concerns.

08/26/04 The Planning Commission held this item in abeyance to the 09/09/04 Planning Commission Meeting to address design concerns.

09/09/04 The Planning Commission held this and all other related items in abeyance to the 09/23/04 meeting since the applicant's representative could not be present.

B) Pre-Application Meeting

06/18/04 The staff and applicant discussed the details of a proposed development of the subject site. The staff indicated that a Waiver would be required in Title 18.12.160 to allow a 210-foot separation between intersections where a minimum of 220 feet is required. (At the pre-application conference, the length of the cul-de-sac was not an issue.)

C) Neighborhood Meetings

No neighborhood meeting was required or held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 3.7

B) Existing Land Use

Subject Property:	Undeveloped
North:	Multi-Family Residential
South:	Undeveloped
East:	Single-Family Residential
West:	I-215 Beltway

C) Planned Land Use

Subject Property:	PCD (Planned Community Development – Village Commercial)
North:	PCD (Planned Community Development – Medium Density Residential)
South:	PCD (Planned Community Development – Village Commercial)
East:	PCD (Planned Community Development – Medium Low Attached Density Residential)
West:	I-215 Beltway

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone, Under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) Zone and PD (Planned Development)
South:	U (Undeveloped) Zone, Under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	I-215 Beltway

PROJECT DESCRIPTION

The subject 3.7-acre site is located adjacent to Shady Timber Street, a 60-foot wide local street. A site plan that accompanies this request indicates the subdivision will consist of 44 single-family lots off a cul-de-sac that connects to Shady Timber Street.

ANALYSIS

A) Zoning Code Compliance

The applicant seeks two Waivers; the first is to waive the requirement of Title 18.12.160, which prescribes the minimum distance between intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement states:

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

The applicant suggests that the proposed design of a 210-foot separation will still allow adequate stacking and turning movements between the cul-de-sac entrance of the development and the Shady Timber Street / Buckskin Avenue intersection. The applicant also indicates that reconfiguration of these access points is not possible without substantially compromising the concept and design of the project.

The second request is for a Waiver in Title 18.12.130, which requires that private drives greater than 150 feet in length be provided with a circular turn-around or emergency service vehicle access gate.

The applicant states that for visual purposes, the dwelling units along Shady Timber Street would consist of three buildings with two units in each building in lieu of one building with four units and one building with two units. This results in the private drive accessing the units to be 167 feet long or 17 feet longer than permitted to avoid installing a turnaround or emergency access gate. In lieu of the required turnaround or emergency access gate, the applicant is agreeable to providing a fire suppression system (sprinkler system) to each unit.

FINDINGS

As to the Waiver in the spacing requirement between street intersections, the proposed design does not appear to present turning conflicts, nor is it expected to hinder area traffic flows. The hardship generating the request for the Waiver is real, given the shape and location of the parcel and scale of the project. As to the Waiver of the provision of a turnaround or emergency access gate to a cul-de-sac longer than 150 feet, a fire suppression system to each unit would ameliorate this need.

However, a single-family attached development of the subject property is not recommended. There fore, it is recommended that the subject request and accompanying requests for a Major Modification (MOD-4632) and a Site Development Plan Review (SDR-4751) to allow the subject development be denied.

NOTICES MAILED 335 [Mailed with MOD-4632 & SDR-4751] 08/26/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-4754 APN: 137-12-401-022 137-12-801-001

Name of Property Owner: SHADOW HILLS PLAZA LLC

Name of Applicant: ROYAL CONSTRUCTION

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Philip H. Davis

Subscribed and sworn before me

This 25th day of June, 2004

[signature]

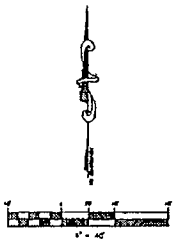
Notary Public in and for said County and State

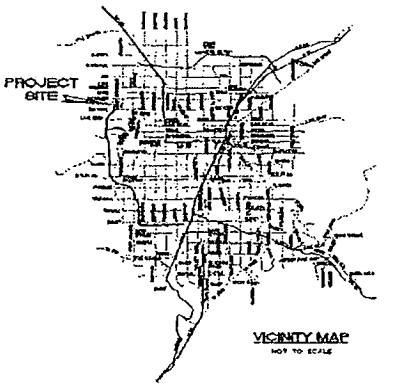
JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007

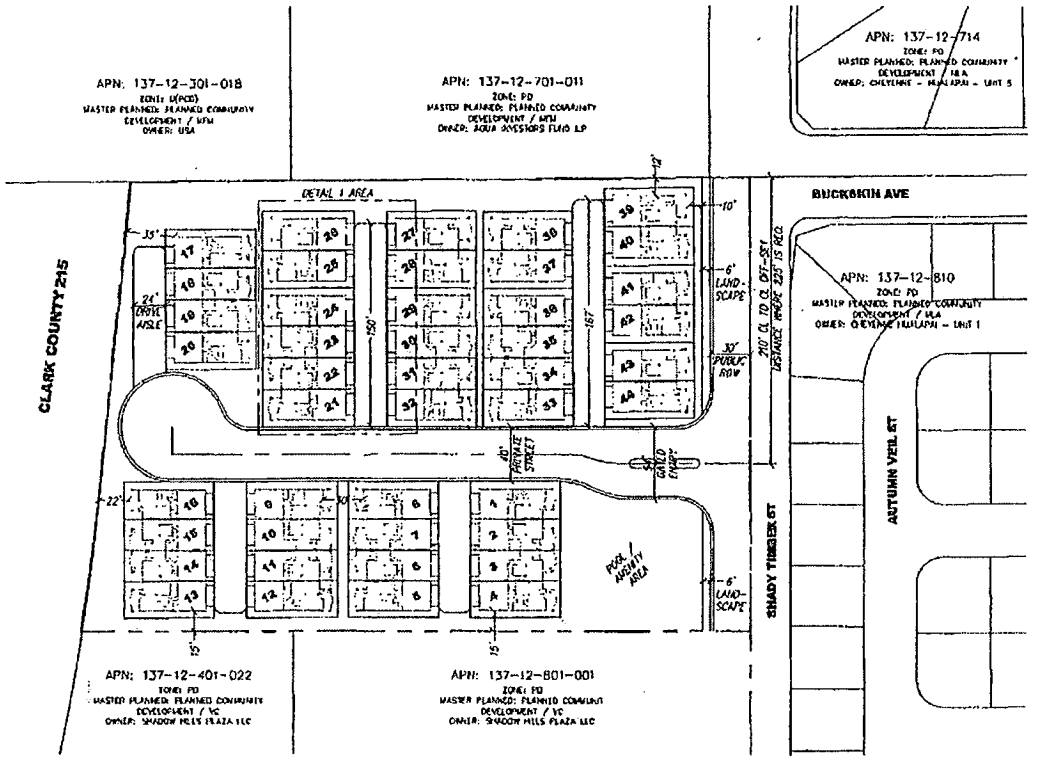
Revised 2/12/02

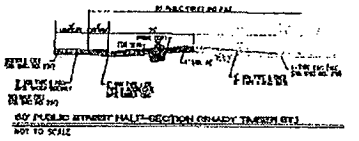
f:\depot\Application Packet\Statement of Financial Interest.doc

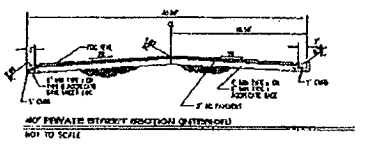
SPINNAKER VILLAGE III

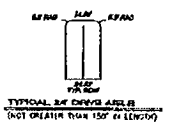


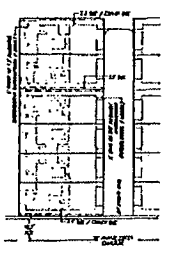












DEVELOPER
ROYAL CONSTRUCTION
4715 N. CHEYENNE AVE.
SUITE 103
LAS VEGAS, NEVADA
(702) 873-2773

OWNERS
SHADOW HILLS PLAZA LLC
2020-B E. FLAMINGO BLVD.
SUITE 308
LAS VEGAS, NEVADA 89119

ASSESSORS PARCEL NUMBER:
FOR: DR 137-12-801-001 &
FOR: DR 137-12-401-022

OVERALL TABULATIONS
EXISTING ZONING — VILLAGE COMMERCIAL
EXISTING LAND USE — PCD
PROPOSED LAND USE — MEDIUM HIGH ATTACHED RESIDENTIAL
GROSS ACREAGE — 5.7 ACRES +/-
OF UNITS — 44
DENSITY — 11.89 DUA +/-
OPEN SPACE REQUIRED — 0.72 ACRES (31,390 SF)
OPEN SPACE PROVIDED — 0.85 ACRES +/- (37,026 SF)

ROYAL CONSTRUCTION
4715 N. CHEYENNE AVE., SUITE 103
(702) 873-2773

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS

SHEET: SITE PLAN TO ACCOMPANY SITE DEVELOPMENT REVIEW / TITLE 18 WAIVER

TITLE: SPINNAKER VILLAGE III
CITY OF LAS VEGAS, NEVADA

DATE: 8.11.04
DRAWN BY:
CHECKED BY:
SCALE: 1"=40'
PROJECT NO. RC-0005
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1

WVR-4754
SDR-4751
9/23/04 PC
REVISED 08-18-04

Aug 20 04 10:23a

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2004

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

SUBJECT:
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: MLA (Medium-Low Attached Residential)], Ward 4 (Brown).

C.C.: 10/20/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
GOYNES – APPROVED – subject to conditions and amending Condition 19 as follows:

19. ***An update to the Master Traffic Analysis*** **must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing**

MOTION – Continued:

01.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

– UNANIMOUS with McSWAIN abstaining because her company is presently under contract with Royal Construction and STEINMAN excused

To be heard by the City Council on 10/20/2004

MINUTES:

See Item 25 [MOD-4632] for all related discussion on Item 25 [MOD-4632], Item 26 [WVR-4754] and Item 27 [SDR-4751].

(7:15 – 7:24)
1-2496

CONDITIONS:

Planning and Development

1. A Major Modification (MOD-4632) to an MLA (Medium-Low Attached Residential) Zone approved by the City Council.

2. Waivers (WVR-4754) of Title 18.12 to allow a reduction in the separation of street intersections and to allow a private drive to be more than 150 feet long without a turnaround or emergency service vehicle access gate approved by the City Council.

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

4. All development shall be in conformance with the site plan and building elevations, date stamped 08/18/04, except as amended by conditions herein.

CONDITIONS – Continued:

5. The standards for this development shall include the following: minimum lot sizes of 1,580 square feet; minimum lot widths of 23 feet; minimum distances between buildings of 10 feet; maximum building heights of two stories or 35 feet, whichever is less; minimum front yards (to dwelling) of five feet, with no more than 1.5-foot encroachments by patio covers; maximum rear yards (to garage) of six feet, with no more than 2.5-foot encroachments by the buildings' second story; minimum side yards of either zero feet or no less than 3.5 feet; and minimum side corners of 3.5 feet.

6. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a tentative map to reflect the conditions of MOD-4632 and the conditions herein.

7. Two additional shade trees along Shady Timber Street shall be provided, and Mexican Blue Palm or another acceptable variety shall be substituted for the Mexican Fan Palms. The landscape plan shall be revised and approved by the Planning and Development Department staff prior to the time application is made for a tentative map to reflect the conditions herein.

8. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner.

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

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

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

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

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

Public Works

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

CONDITIONS – Continued:

15. Dedicate 30 feet of right-of-way adjacent to this site for Shady Timber Street.

16. Construct all incomplete half-street improvements on Shady Timber Street adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

17. The proposed gated access driveway shall be designed, located and constructed in accordance with Standard Drawing #222a.

18. Extend public sewer in Shady Timber Street to the south edge of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing 01.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

CONDITIONS – Continued:

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

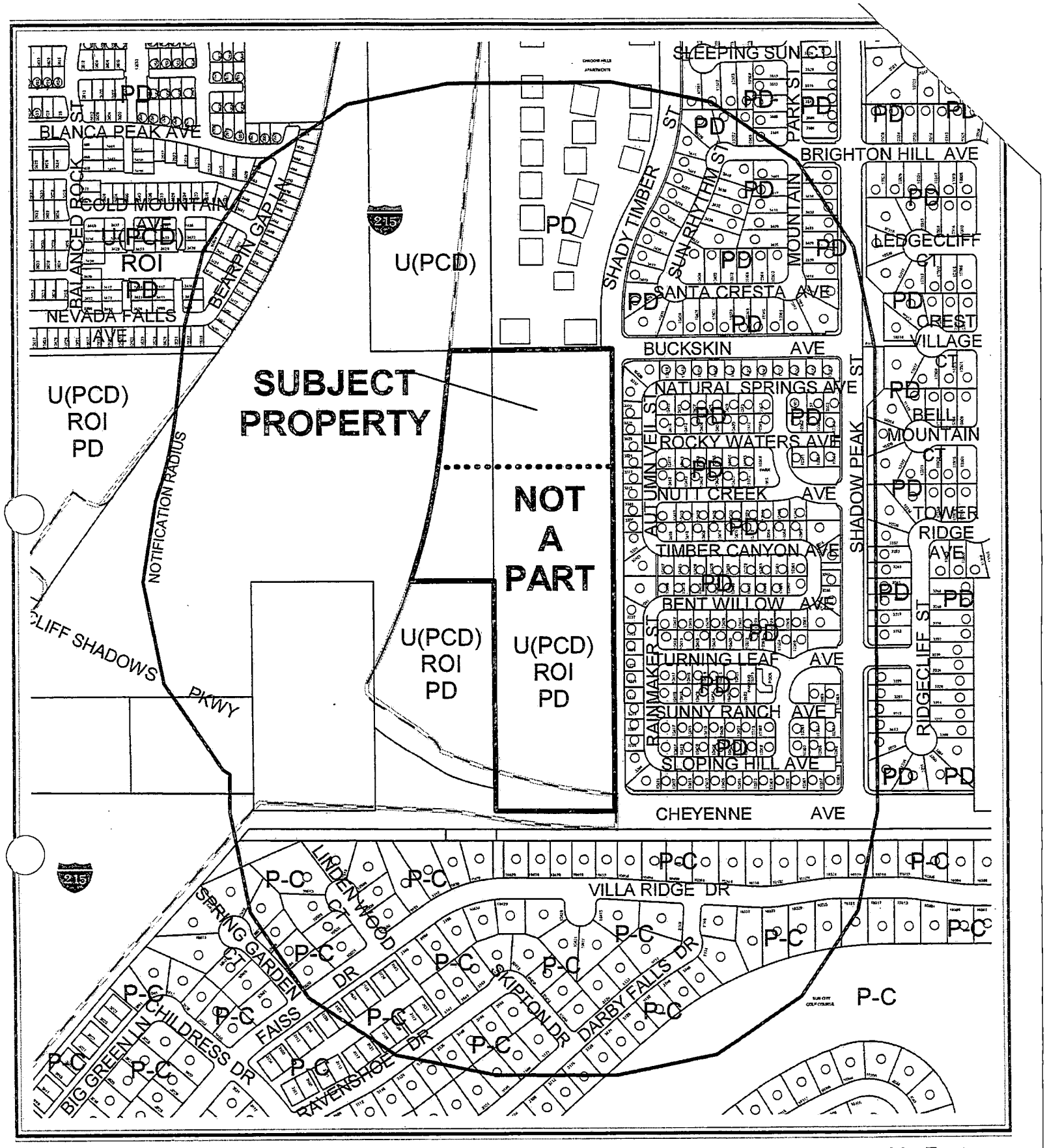
21. Site development to comply with all applicable conditions of approval for rezoning application Z-33-97, the Lone Mountain Development Master Plan, and all other applicable site-related actions.

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

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

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

25. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of 6 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.



0 300 600 Feet

CASE: **SDR-4751**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [VILLAGE COMMERCIAL LONE MOUNTAIN WEST SPECIAL LAND USE DESIGANATION - PROPOSED: MEDIUM-LOW ATTACHED RESIDENTIAL]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-4751 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to the following:

Planning and Development

1. A Major Modification (MOD-4632) to an MLA (Medium-Low Attached Residential) Zone approved by the City Council.

2. Waivers (WVR-4754) of Title 18.12 to allow a reduction in the separation of street intersections and to allow a private drive to be more than 150 feet long without a turnaround or emergency service vehicle access gate approved by the City Council.

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

4. All development shall be in conformance with the site plan and building elevations, date stamped 08/18/04, except as amended by conditions herein.

5. The standards for this development shall include the following: minimum lot sizes of 1,580 square feet; minimum lot widths of 23 feet; minimum distances between buildings of 10 feet; maximum building heights of two stories or 35 feet, whichever is less; minimum front yards (to dwelling) of five feet, with no more than 1.5-foot encroachments by patio covers; maximum rear yards (to garage) of six feet, with no more than 2.5-foot encroachments by the buildings' second story; minimum side yards of either zero feet or no less than 3.5 feet; and minimum side corners of 3.5 feet.

6. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a tentative map to reflect the conditions of MOD-4632 and the conditions herein.

7. Two additional shade trees along Shady Timber Street shall be provided, and Mexican Blue Palm or another acceptable variety shall be substituted for the Mexican Fan Palms. The landscape plan shall be revised and approved by the Planning and Development Department staff prior to the time application is made for a tentative map to reflect the conditions herein.

8. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner.

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

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

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

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

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

Public Works

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

15. Dedicate 30 feet of right-of-way adjacent to this site for Shady Timber Street.

16. Construct all incomplete half-street improvements on Shady Timber Street adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

17. The proposed gated access driveway shall be designed, located and constructed in accordance with Standard Drawing #222a.

18. Extend public sewer in Shady Timber Street to the south edge of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

21. Site development to comply with all applicable conditions of approval for rezoning application Z-33-97, the Lone Mountain Development Master Plan, and all other applicable site-related actions.

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

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

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

25. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of 6 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 44-lot single-family attached residential development on 3.7 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue.

B) Applicant's Justification

The applicant justifies this request by stating that the proposed single-family attached development will provide a transition buffer from the existing residential community and the adjacent Beltway. Open space requirements have been met.

BACKGROUND INFORMATION

A) Actions

09/07/94 The City Council approved a request to annex (A-0006-94) approximately 203 acres of land to the city, including the subject parcel. The Planning Commission recommended approval of this request on June 9, 1994. The effective date of this annexation was September 16, 1994.

06/23/97 The City Council approved a request for Rezoning (Z-0033-97) from C-V (Civic) and N-U (Non-Urban) under Resolution of Intent to R-CL (Single Family Compact Lot) and R-PD9 (Residential Planned Development - 9 Units Per Acre). The Planning Commission and staff recommended approval of this request on June 12, 1997.

03/17/04 The City Council approved a Site Development Plan Review (SDR-3651) and a Waiver of the foundation-landscaping buffer for a proposed 87,790 square-foot retail center. The Planning Commission and staff recommended approval of these requests on February 12, 2004.

03/17/04 The City Council approved a Special Use Permit (SUP-3653) for a Liquor Establishment (Off-Premise Consumption) in conjunction with a proposed grocery store. The Planning Commission and staff recommended approval of this request on February 12, 2004.

04/07/04 The City Council approved an application for a Major Modification (MOD-3758) to the Lone Mountain Master Development Plan, to add "Mini-Warehouse Facility" to the VC (Village Commercial) special land use designation. The Planning Commission and staff recommended approval of this request on March 11, 2004.

04/07/04 The City Council approved an application for a Special Use Permit (SUP-4009) for a Mini-Warehouse Facility. The Planning Commission and staff recommended approval of this request on March 11, 2004.

04/07/04 The City Council approved an application for a Site Development Plan Review (SDR-3759) for a 97,750 square-foot Mini-Warehouse Facility. The Planning Commission and staff recommended approval on March 11, 2004.

08/12/04 The Planning Commission held this item in abeyance to the August 26, 2004 Planning Commission Meeting to address design concerns.

08/26/04 The Planning Commission held this item in abeyance to the September 9, 2004 Planning Commission Meeting to further address design concerns.

09/09/04 The Planning Commission held this and all other related items in abeyance to the 09/23/04 meeting since the applicant's representative could not be present.

B) Pre-Application Meeting

6/18/04 The staff and prospective applicant discussed details of a proposed development of the subject site. The staff indicated that a change in the existing land use of the Lone Mountain Master Plan would be required. (In a subsequent discussion with the applicant on July 22, 2004, it was reported that a Major Modification would be required). It was also mentioned to the prospective applicant that a Waiver in the Title 18 Subdivision Ordinance would be required because the distance between an existing intersection and an intersection of the proposed development was not sufficient.

C) Neighborhood Meeting

A neighborhood meeting is not required nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.7

B) Existing Land Use

Subject Property:	Undeveloped
North:	Multi-Family Residential
South:	Undeveloped
East:	Single-Family Residential
West:	I-215 Beltway

C) Planned Land Use

Subject Property:	PCD (Planned Community Development – Village Commercial)
North:	PCD (Planned Community Development – Medium Density Residential)
South:	PCD (Planned Community Development – Village Commercial)
East:	PCD (Planned Community Development – Medium Low Attached Density Residential)
West:	I-215 Beltway

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone, Under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) Zone and PD (Planned Development)
South:	U (Undeveloped) Zone, Under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	I-215 Beltway

E) General Plan Compliance

This property is designated as PCD (Planned Community Development) in the Centennial Hills Sector Plan of the General Plan.

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

The subject site is included within the proposed Lone Mountain Master Development Plan area and is designated VC (Village Commercial). An accompanying request to this application is for a Major Modification (MOD-4632) to change the Village Commercial land use classification of the Lone Mountain Master Plan to MLA (Medium Low Attached Residential) for this site. Both of these land use designations of the Lone Mountain Master Development Plan are permitted within the PCD (Planned Community Development) designation in the Centennial Hills Sector Plan of the General Plan.

PROJECT DESCRIPTION

The subject 3.7-acre site is located adjacent to Shady Timber Street, a 60-foot wide local street. This request is for a Site Development Plan review of a single-family residential attached development, consisting of 44 lots off a single 40-foot gated private street that connects to Shady Timber Street. Access to all lots will be from 24-foot private drives that meet Title 18 standards, except for a Waiver (WVR-4754) requested in the standards for a cul-de-sac more than 150 feet in length. Setbacks requested through this review are five feet to the garage door (rear), 3.5 feet to the dwelling, zero feet on the side, and five feet on the corner side.

A six-foot perimeter landscape buffer is proposed along Shady Timber Street. Additional landscaping is sporadically situated around the perimeter of the site; however, streetscaping is included along the private drives and the private street turnaround.

Elevations indicate two-story duplex and four-plex models with living areas on the second level over rear-facing two-car garages. Dwelling units range in size from 1,700 square feet to 1,821 square feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for a PD-zoned project are established by the site plan, Master Development Plan and Design Standards. The following Development Standards are proposed for the subject development:

Standards	Proposed
Min. Lot Size	1,580 square feet
Min. Lot Width	23 feet
Min. Setbacks • Front (to dwelling) • Side • Corner • Rear (to garage)	 5 feet w/ 1.5-foot encroachment 0 or 3.5 feet 3.5 feet 6 feet w/ 2.5-foot encroachment
Max. Building Height	2 Stories / 26 Feet

The front yard setback of five feet is proposed to include a 1.5-foot encroachment for a patio cover that extends out from the dwelling. The rear yard setback of six feet includes up to a 2.5-foot extension of the second floor that cantilevers out over the garage. There is a concern that residents will attempt to park parallel to the garage in a space greater than six feet; however, the applicant indicates that in construction of the unit there may be a slight error in measurement that would result in the building being closer to the lot line than permitted without fire retardant construction on the exterior.

A2) Landscape and Open Space Standards

Perimeter landscaping for single-family developments in the Lone Mountain Master Plan area shall be in accordance with City of Las Vegas Landscape, Wall and Buffer Standards. The following is required for this development:

Standards	Required		Provided
	Ratio	Trees	
Buffer: • Min. Trees (Shady Timber Street)	1 – 24" Box Tree/ 30 Linear Feet + 1 Tree	Not Required	7 Trees
• Min. Zone Width	Not required		6 Feet
• Wall height	6 Feet		Not shown

Perimeter landscaping subject to the Landscape, Wall and Buffer Standards is required only along Primary (100-foot) or Secondary (80-foot) Thoroughfares. Shady Timber Street is a 60-foot Minor Collector street; however, the applicant has supplied trees along the street within a minimum six-foot planter. Additional trees are supplied at the corners of the development as well as along the internal private street and at the end of each private drive. It is noted that Mexican Fan Palm is not an acceptable species in Lone Mountain. The Mexican Blue Palm may be substituted for this species.

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

No. of Units	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
44	11.9	330 sf per unit	9%	14,520 sf	23%	36,876 sf

The development exceeds the required amount of open space needed for the development

B) General Analysis and Discussion

- Zoning

The subject site is included within the proposed Lone Mountain Master Development Plan area and is designated VC (Village Commercial). An accompanying request to this application is for a Major Modification (MOD-4632) to change the Village Commercial land use classification of the Lone Mountain Master Plan to MLA (Medium Low Attached Residential) for this site.

- Site Plan

The plan illustrates a 44-lot development of two-plex and four-plex dwellings off a single 40-foot wide gated private street that connects to Shady Timber Street. Each dwelling accesses a 24-foot wide drive that connects to the interior private street.

- Waivers

An accompanying application for Waivers (WVR-4754) has been submitted in Title 18 requirements to reduce the required separation between street intersections and to provide a cul-de-sac longer than 150 feet without a turnaround or emergency access gate. There is no specific objection to these waivers, but to the conversion of commercially designated property to residential.

- Landscape Plan

Perimeter landscaping is required along arterial streets. Landscaping has been provided along Shady Timber Street, although it is a 60-foot Minor Collector street. It is recommended that an additional two trees be provided along Shady Timber Street. Additional trees are supplied at the corners of the development as well as along the internal private street and at the end of each private drive. It is noted that Mexican Fan Palm is not an acceptable species in Lone Mountain. The Mexican Blue Palm may be substituted for this species.

FINDINGS

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

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

   The subject proposal places 44 single-family residences adjacent to a high intensity commercial use to the south. The juxtaposition of this type of land use next to commercial development, in lieu of a proposed mini-warehouse facility, is not a good placement of land use configurations. For this reason it recommended that this application and all other accompanying applications be denied.

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

   The proposed development is not consistent with the Lone Mountain Master Plan land use designation of Village Commercial for the subject property. For this reason, an application for a Major Modification (MOD-4632) has been submitted to reclassify the property to a MLA (Medium Low Attached Residential) classification to permit single-family attached development. It is recommended that that application be denied.

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

   The subject property has access to Shady Timber Street, a 60-foot wide local street that abuts the property. Access is adequate to meet the requirements of the proposed use.

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

   Landscaping has been provided along Shady Timber Street, at the corners of the development as well as along the internal private street, and at the end of each private drive. It is noted that Mexican Fan Palm is not an acceptable species in Lone Mountain and should be substituted by a different variety.

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;"**

Each two-plex or four-plex building consists of attached single-family units that are two stories high. Each unit is provided with a two-car garage located beneath the second story which cantilevers out over the garage by two feet. To the front of each unit is a patio with a roof that extends out approximately 1.5 feet beyond the front façade. The dwellings are not unsightly and are harmonious to development in the area.

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

   Because the site will be subject to ongoing inspection, the public health, safety, and welfare will not be compromised.

NOTICES MAILED 335 [Mailed with MOD-4632 & WVR-4754] 08/26/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF CITY OF DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4751

APN: 137-12-401-022
137-12-801-001

Name of Property Owner: SHADOW HILLS PLAZA LLC

Name of Applicant: ROYAL CONSTRUCTION

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

_____Yes _X_No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Philip H. Davis

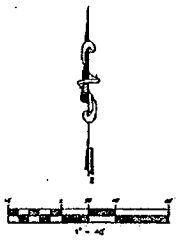
Subscribed and sworn before me

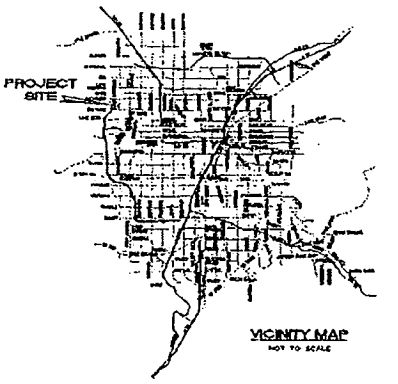
This 25th day of June, 2004

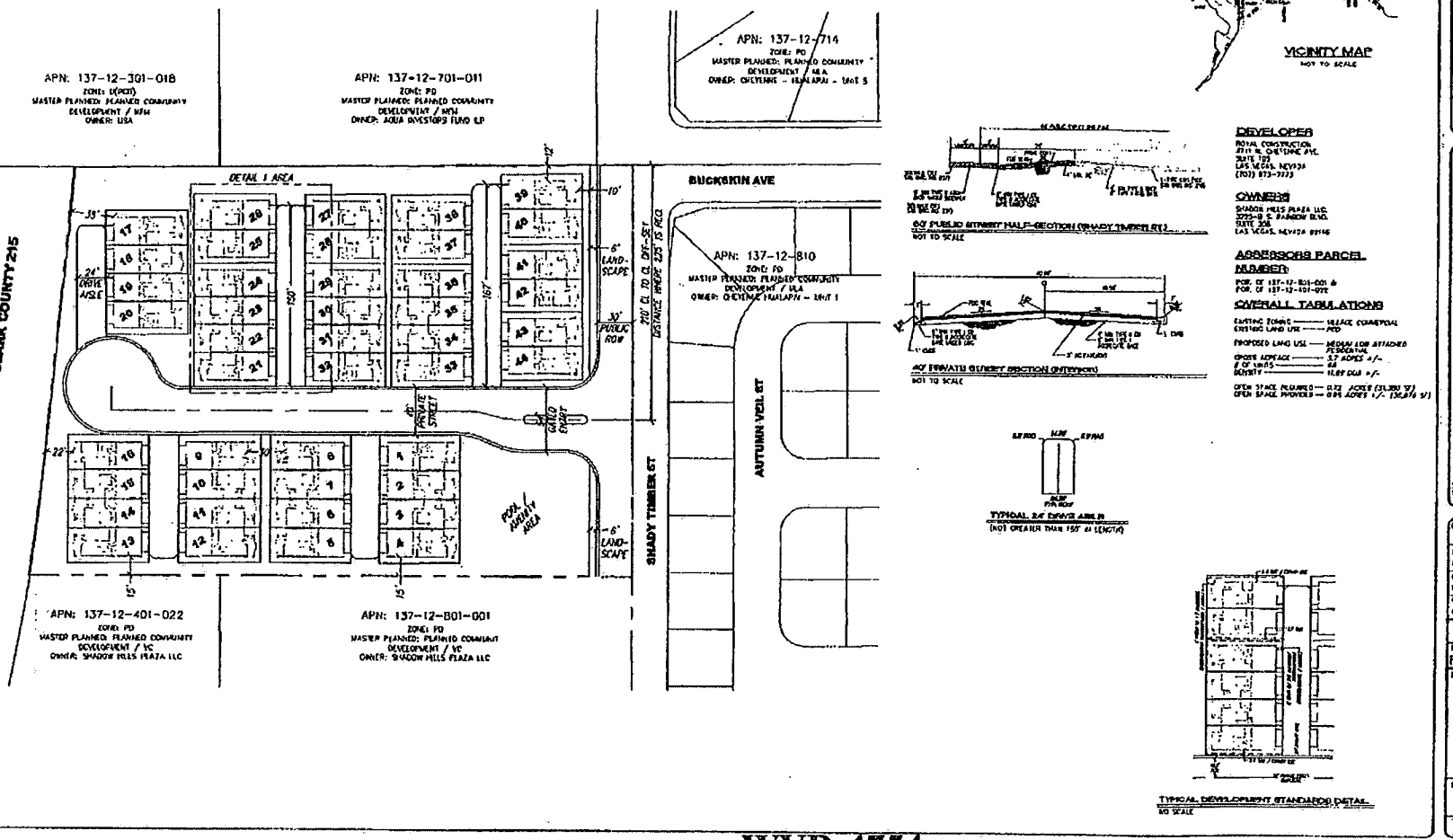
_____
Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007

SPINNAKER VILLAGE III







DEVELOPER
ROYAL CONSTRUCTION
2711 N. GREEN VALLEY PKWY.
SUITE 720
LAS VEGAS, NEVADA
(702) 873-7773

OWNERS
SHADOW HILLS PLAZA LLC
2300 S.E. RAINBOW BLVD.
SUITE 300
LAS VEGAS, NEVADA 89146

ASSESSORS PARCEL NUMBER:
PORT. OF 137-12-801-001 &
PORT. OF 137-12-401-022

OVERALL TABULATIONS
EXISTING ZONING — VILLAGE COMMERCIAL
EXISTING LAND USE — MPD
PROPOSED LAND USE — MEDIUM LOW ATTACHED RESIDENTIAL
GROSS ACREAGE — 5.7 ACRES +/-
OF UNITS — 48
DENSITY — 11.89 DUA +/-
OPEN SPACE REQUIRED — 0.72 ACRES (31,381 SF)
OPEN SPACE PROVIDED — 0.85 ACRES +/- (36,816 SF)

ROYAL CONSTRUCTION
2711 N. GREEN VALLEY PKWY.
LAS VEGAS, NEVADA
(702) 873-7773

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Amigo Street Las Vegas, Nevada 89119 (702) 896-7550 Fax 896-7555

SITE PLAN TO ACCOMPANY
SITE DEVELOPMENT REVIEW / TITLE 18 WAIVER

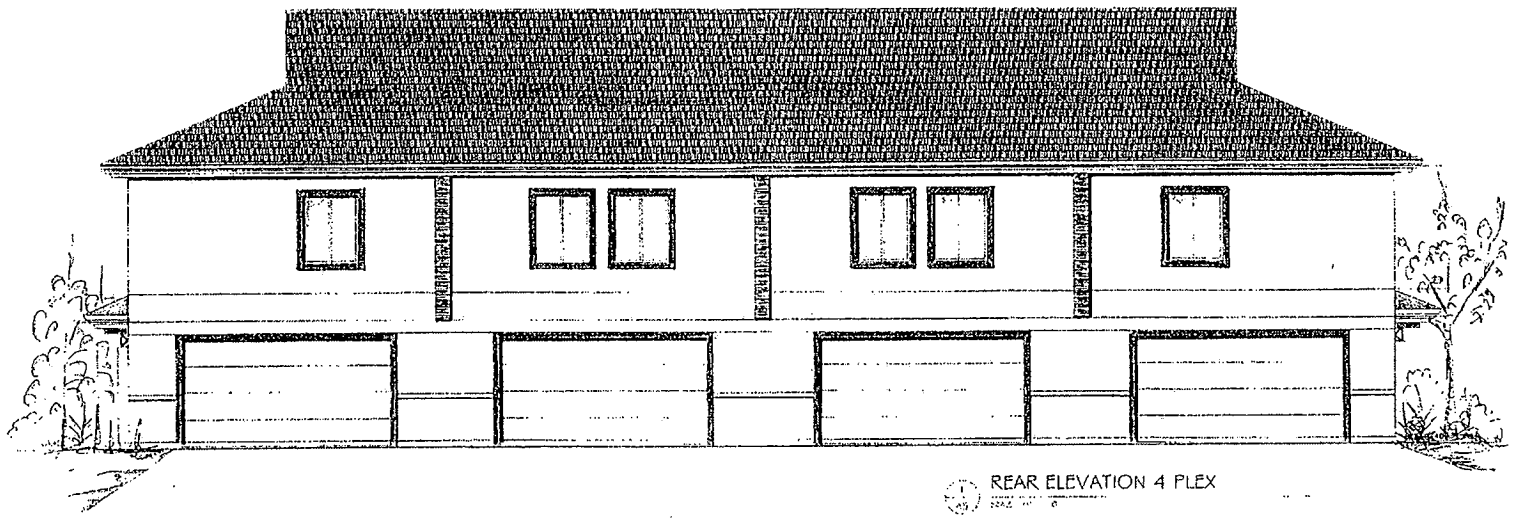
SPINNAKER VILLAGE III
CITY OF LAS VEGAS, NEVADA

DATE: AUG 13 2004
DRAWN BY:
S. STEER
DESIGNED BY:
S. STEER
CHECKED BY:
S. BASE
SCALE:
PROJECT NO.
RC-0005
ENGINEERING SEAL

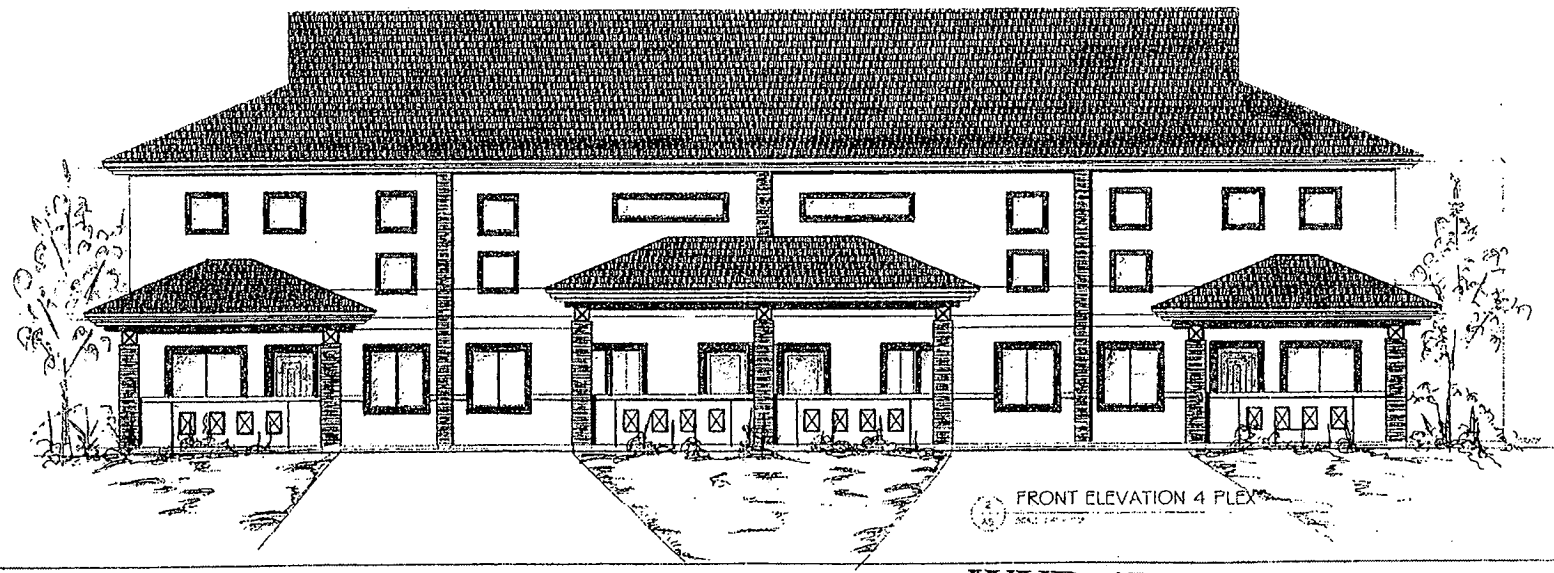
SHEET 1 OF 1
CONTRACT NO. 1

WVR-4754
SDR-4751
9/23/04 PC
REVISED 08-18-04

Aug 20 04 10:23a



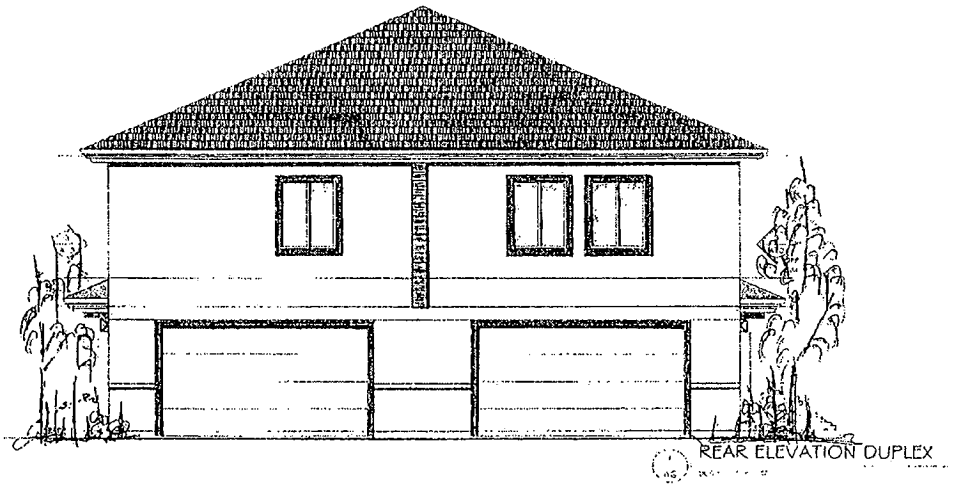
REAR ELEVATION 4 PLEX



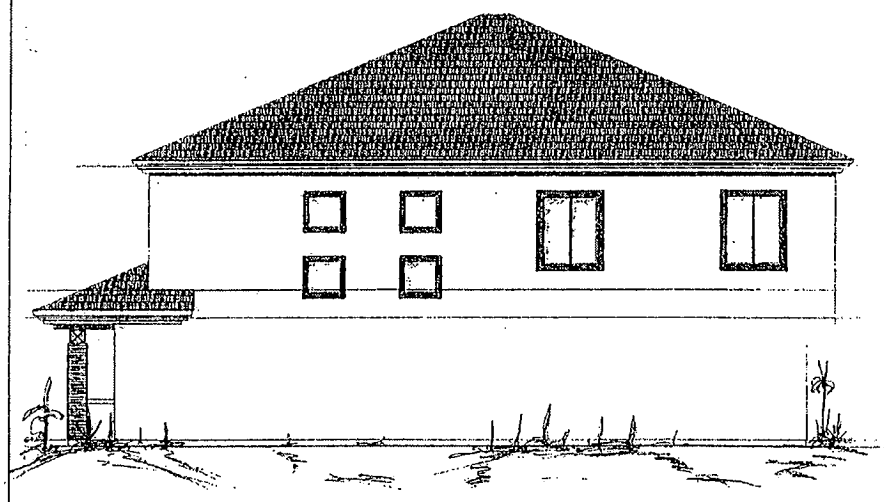
FRONT ELEVATION 4 PLEX

ELEVATIONS
4 - PLEX

WVR-4754
SDR-4751
9/23/04 PC



REAR ELEVATION DUPLEX



SIDE ELEVATION DUPLEX

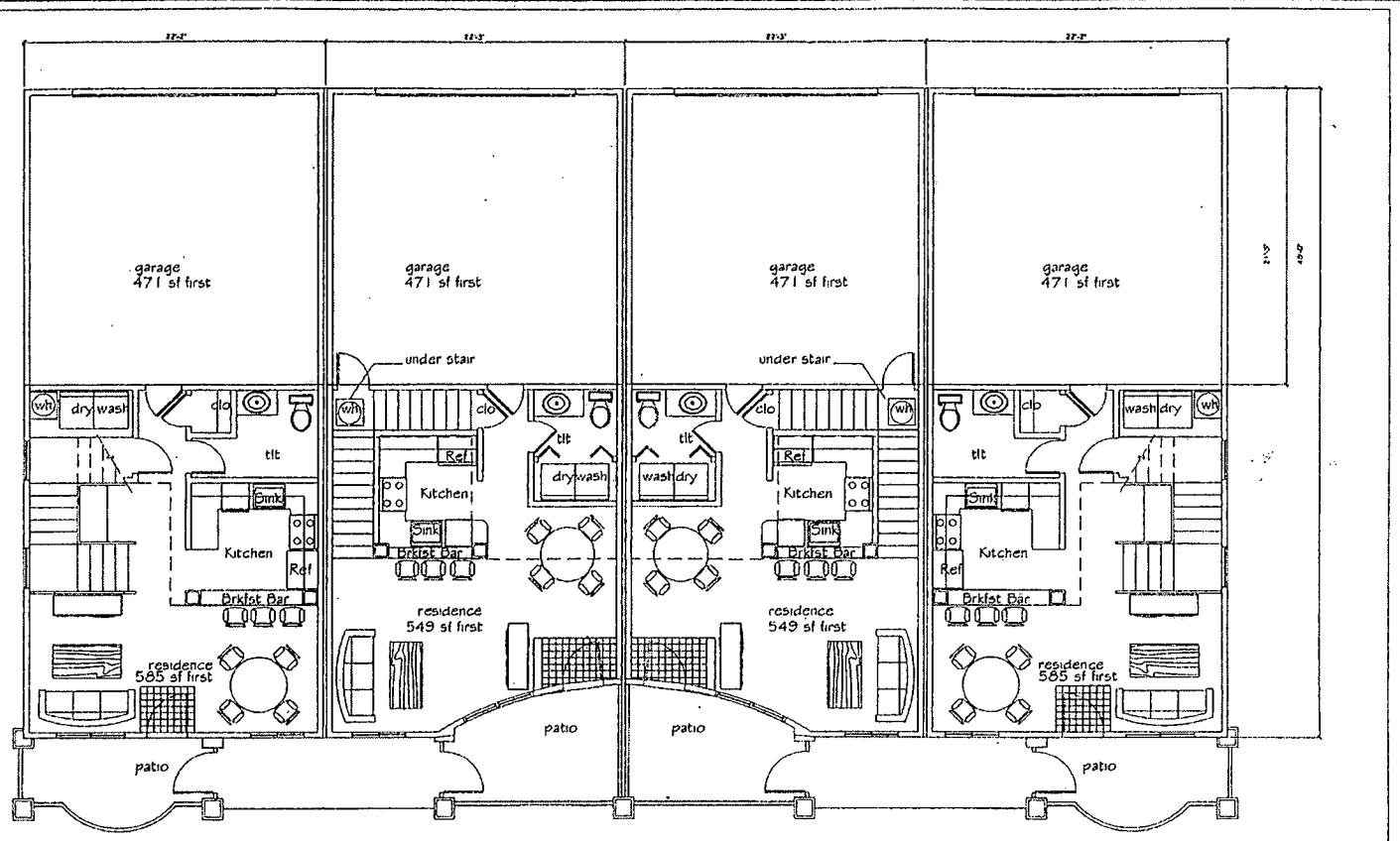
FRONT ELEVATION DUPLEX

SPINNAKER VILLAGE
4 FOUR PLEX COMMUNITY

ELEVATIONS
4 - PLEX

A5.0

WVR-4754
SDR-4751
9/23/04 PC



UNIT ONE
585 sf First
765 sf Second
1350 sf Res.
471 sf Garage
1821 sf Total

UNIT TWO
549 sf First
680 sf Second
1229 sf Total
471 sf Garage
1700 sf Total

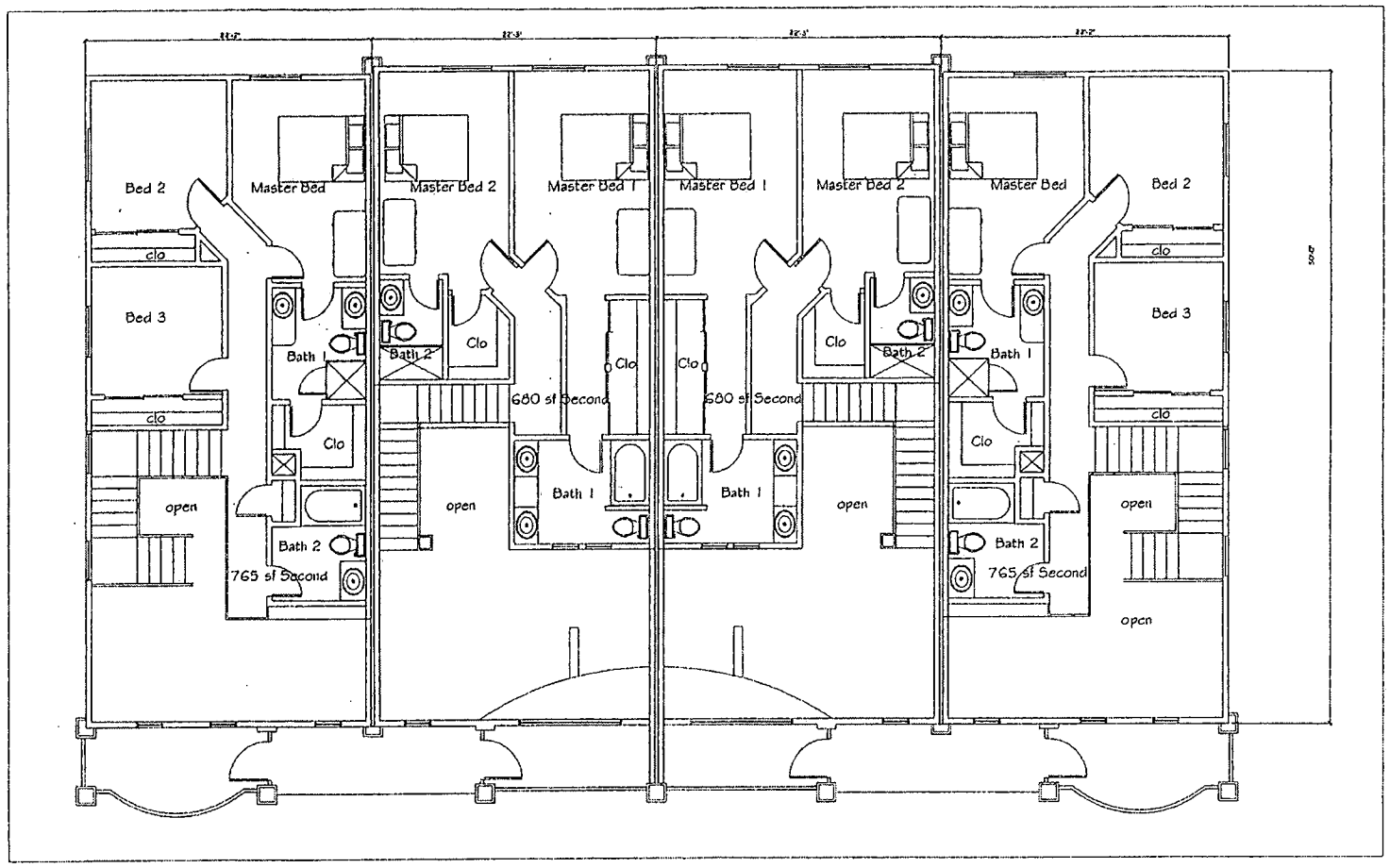
UNIT THREE
549 sf First
680 sf Second
1229 sf Total
471 sf Garage
1700 sf Total

UNIT FOUR
585 sf First
765 sf Second
1350 sf Res.
471 sf Garage
1821 sf Total

SPINNAKER VILLAGE
A FOUR PLEX COMMUNITY
DAVID MCKEE ARCHITECT

SCALE 1/4" = 1'-0"
DATE 8/13/04

WVR-4754
SDR-4751
9/23/04 PC



UNIT ONE
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1821 sf Total

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680 sf Second
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471 sf Garage
1700 sf Total

UNIT FOUR
585 sf First
765 sf Second
1350 sf Res.
471 sf Garage
1821 sf Total

SPINNAKER VILLAGE
A FOUR PLEX COMMUNITY
DAVID MCKEE ARCHITECT

SCALE 1/4" = 1'-0"
DATE 2/15/04

WVR-4754
SDR-4751
9/23/04 PC