

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 7, 2004

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

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Las Vegas City Council

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

Commissioners

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

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

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

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

CALL TO ORDER:

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

ROLL CALL:

ANNOUNCEMENT:

Compliance with the Open Meeting Law

NOTICE:

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

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

MINUTES:

Approval of the September 9, 2004 Planning Commission Meeting minutes by reference
(___ vote)

ACTIONS:

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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CONSENT ITEMS:

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

1. TMP-4872 - STERLING CROSSING - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.90 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN 125-12-601-006 and 009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
2. TMP-4920 - TENTATIVE MAP - FARM AND HUALAPAI - APPLICANT/OWNER: CARINA CORPORATION - Request for a Tentative Map FOR A 69-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).
3. TMP-4931 - PODS 106 AND 109 AT PROVIDENCE - APPLICANT: WOODSIDE HOMES - OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map FOR A 246-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40.00 acres adjacent to the north side of Farm Road, approximately 340 feet west of Hualapai Way (APN 126-13-501-007 and 008; 126-13-601-001, 003 and 005; and a portion of 126-13-601-018), PD (Planned Development) Zone [Medium-Low Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Mack).
4. TMP-5081 - TENTATIVE MAP - PRIMROSE ESTATES II - APPLICANT/OWNER: HORIZON HOMES, INC - Request for a Tentative Map FOR A 13-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN 138-03-302-001), R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 4 (Brown).

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5. TMP-5084 - TENTATIVE MAP - TOWN CENTER L-TC 60/70 NO.4 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA ET AL - Request for a Tentative Map FOR A 168 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.56 acres adjacent to the southeast corner of North Tee Pee Lane and Severance Lane (APN: 125-18-801-006, 007, 008, 013, 014, 015 and 016), T-C (Town Center) Zone and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)Zone], Ward 6 (Mack).
6. TMP-5117 - TENTATIVE MAP - GRAND TETON-DURANGO - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: CAN CAN II (KB) TARGETS LIMITED PARTNERSHIP, ET AL - Request for a Tentative Map FOR A 74-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.57 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN 125-16-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 6 (Mack).

ONE MOTION - ONE VOTE:

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

7. ABEYANCE - 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).

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8. VAC-4998 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: BRIAN AND JULIE LEE, ET AL - Petition to Vacate U. S. Government Patent Reservations and Bureau of Land Management Easements generally located south of Alexander Road, east of Cliff Shadows Parkway, Ward 4 (Brown).
9. VAC-5011 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of Del Juan Street between Jo Marcy Drive and Gilcrease Avenue, and U.S. Government Patent Reservations generally located south of Jo Marcy Drive, west of Del Juan Street, Ward 6 (Mack).
10. VAC-5012 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Petition to Vacate Jo Marcy Drive and Gilcrease Avenue west of Hualapai Way, and U.S. Government Patent Reservations generally located adjacent to the southwest corner of Jo Marcy Drive and Hualapai Way, Ward 6 (Mack).
11. VAC-5013 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Reservations generally located north of Dorrell Lane, west of Hualapai Way, Ward 6 (Mack).
12. VAC-5019 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: DR HORTON, INC. - Petition to Vacate Chieftain Street north of Gilcrease Avenue, and Jo Marcy Drive east of Tee Pee Lane, Ward 6 (Mack).
13. VAC-5024 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFFS EDGE, LLC, ET AL - Petition to Vacate U.S. Government Patent Reservations generally located east of Puli Road, between Grand Teton Drive and Jo Marcy Drive, Ward 6 (Mack).
14. VAC-5025 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CLIFFS EDGE, LLC - Petition to Vacate U.S. Government Patent Reservations adjacent to the north side of Elkhorn Road between Puli Road and Shaumber Road, Ward 6 (Mack).

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15. VAC-5043 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING CORP. - Petition to Vacate a U.S. Government Patent Reservation generally located north of Farm Road, east of Puli Road, Ward 6 (Mack).

16. VAC-5044 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORP. - Petition to Vacate unused public rights-of-way generally located north of Farm Road, east of Puli Road, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

17. 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).
18. GPA-5060 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: MARX FAMILY TRUST - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), Ward 5 (Weekly).
19. ZON-5062 - REZONING RELATED TO GPA-5060 - PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: MARX FAMILY TRUST - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), Ward 5 (Weekly).

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20. SDR-5063 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5060 AND ZON-5062
- PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY
COMPANY - OWNER: MARX FAMILY TRUST - Request for a Site Development Plan Review
FOR A PROPOSED 52-UNIT APARTMENT COMPLEX on 2.48 acres adjacent to the northeast corner
of Searles Avenue and 23rd Street (APN 139-26-508-016), C-2 (General Commercial) Zone [PROPOSED:
R-3 (Medium Density Residential), Ward 5 (Weekly).
21. GPA-5075 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PN II INC.
DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT - Request to amend
a portion of the Southwest Sector of the General Plan FROM: SC (SERVICE COMMERCIAL) AND ML
(MEDIUM-LOW DENSITY RESIDENTIAL) TO M (MEDIUM DENSITY RESIDENTIAL) on 10.16
acres at 8324 West Charleston Boulevard (APN 138-33-401-015), Ward 2 (Wolfson).
22. ZON-5076 - REZONING RELATED TO GPA-5075 - PUBLIC HEARING - APPLICANT: PN II
INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT - Request for
a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW
DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATIONS] TO: R-PD14 (RESIDENTIAL
PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 10.16 acres at 8324 West Charleston
Boulevard (APN 138-33-401-015), Ward 2 (Wolfson).
23. SUP-5078 - SPECIAL USE PERMIT RELATED TO GPA-5075 AND ZON-5076 - PUBLIC
HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF
LAND MANAGMENT - Request for a Special Use Permit FOR A PROPOSED GATED
SUBDIVISION WITH PRIVATE STREETS at 8324 West Charleston Boulevard (APN 138-33-401-015),
U (Undeveloped) Zone [SC (Service Commercial) and ML (Medium-Low Density Residential) General
Plan Designations] [PROPOSED: R-PD14 (Residential Planned Development - 14 Units per Acre)], Ward
2 (Wolfson).
24. SDR-5077 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5075, ZON-5076 AND
SUP-5078 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER:
USA - BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR A
PROPOSED 140-UNIT CONDOMINIUM DEVELOPMENT on 10.16 acres at 8324 West Charleston
Boulevard (APN 138-33-401-015), U (Undeveloped) Zone [SC (Service Commercial) and ML (Medium-
Low Density Residential) General Plan Designations] [PROPOSED: R-PD14 (Residential Planned
Development - 14 Units per Acre) Zone], Ward 2 (Wolfson).

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25. GPA-5082 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.58 acres and TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 4.4 acres south of Bonanza Road and east of Pecos Road (APN 140-31-121-003), Ward 3 (Reese).
26. VAC-5101 - VACATION RELATED TO GPA-5082 - PUBLIC HEARING - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC - Petition to Vacate a portion of a 10-foot wide public drainage easement and ingress/egress easements generally located south of Bonanza Road, east of Pecos Road, Ward 3 (Reese).
27. GPA-5097 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED LLC - OWNER: SCANDIA FAMILY FUN CENTERS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: LI/R (LIGHT INDUSTRIAL/RESEARCH) TO: SC (SERVICE COMMERCIAL) on 5.25 acres adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), Ward 1 (Moncrief).
28. ZON-5103 - REZONING RELATED TO GPA-5097 - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTERS - Request for a Rezoning FROM: M (Industrial) TO: C-1 (Limited Commercial) on 5.25 acres adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), Ward 1 (Moncrief).
29. SUP-5107 - SPECIAL USE PERMIT RELATED TO GPA-5097 AND ZON-5103 - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTERS - Request for a Special Use Permit FOR A PROPOSED 50-STORY, 560-FOOT TALL MIXED-USE DEVELOPMENT adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), M (Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).

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30. SDR-5104 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5097, ZON-5103 AND SUP-5107 - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTER - Request for a Site Development Plan Review and a Waiver to allow 75 percent lot coverage area where 50 percent is the maximum allowed FOR A PROPOSED 50-STORY, 560-FOOT TALL MIXED-USE DEVELOPMENT CONTAINING 700 RESIDENTIAL UNITS AND 20,000 SQUARE FEET OF RETAIL USES adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), M (Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).
31. GPA-5102 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC. - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 3.40 acres adjacent to the north side of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).
32. GPA-5120 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), Ward 1 (Moncrief).
33. ZON-5121 - REZONING RELATED TO GPA-5120 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), Ward 1 (Moncrief).

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34. **VAR-5124 - VARIANCE RELATED TO GPA-5120 AND ZON-5121 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL** - Request for a Variance TO ALLOW 0.44 ACRES OF OPEN SPACE WHERE 0.66 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), GC (General Commercial) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre)], Ward 1 (Moncrief).
35. **SDR-5122 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5120, ZON-5121 AND VAR-5124 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre)], Ward 1 (Moncrief).
36. **GPA-5123 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.06 acres at 1220 Hinson Street (APN 162-06-510-029), Ward 1 (Moncrief).
37. **ZON-5128 - REZONING RELATED TO GPA-5123 - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.06 acres at 1220 Hinson Street (APN 162-06-510-029), Ward 1 (Moncrief).
38. **GPA-5264 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Request to Amend the Land Use Classifications of the Las Vegas 2020 Master Plan to include mixed-use development in the SC (Service Commercial), GC (General Commercial) and LI/R (Light Industry/Research) categories.

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39. **MOD-5125 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC** - Request for a Major Modification to the Grand Teton Village Master Plan TO CHANGE THE LAND USE DESIGNATION FROM: P (PUBLIC FACILITIES) TO: L (LOW DENSITY RESIDENTIAL); TO AMEND TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS; TO AMEND FIGURES 2 AND 3 AND TO AMEND SECTIONS 2.3.5, 5.3.2 AND 6.1 REGARDING COMMON OPEN SPACE on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
40. **WVR-5127 - WAIVER RELATED TO MOD-5125 - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 91 FEET BETWEEN STREET INTERSECTIONS WHERE 125 FEET IS THE MINIMUM DISTANCE REQUIRED FOR INTERSECTIONS OF STREETS PROVIDING SERVICE INTERNALLY WITHIN A SUBDIVISION in conjunction with a proposed 51-lot single-family residential development on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
41. **SDR-5126 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5125 AND WVR-5127 - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 51-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
42. **ZON-5087 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road (APN 125-16-301-004, 008 and a portion of 125-16-301-001, 002), Ward 6 (Mack).

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43. SDR-5089 - SITE DEVELOPMENT REVIEW RELATED TO ZON-5087 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC. - Request for a Site Development Review FOR A PROPOSED 51-LOT SINGLE-FAMILY DEVELOPMENT on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road (APN 125-16-301-004, 008 and a portion of 125-16-301-001, 002), R-E (Residence Estates) and U (Undeveloped) Zones [PCD (Planned Community Development)] [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre), Ward 6 (Mack).
44. SUP-5228 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB - Request for a Special Use Permit FOR AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS AND A PROPOSED ADDITION TO THE HOSPITAL at 5000 North Jones Boulevard (APN 125-36-302-005), R-E (Residence Estates), Ward 6 (Mack).
45. SDR-5094 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5228 - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A PROPOSED 2,890 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL WITH OUTSIDE PENS on 2.18 acres at 5000 North Jones Boulevard (APN 125-36-302-005), R-E (Residence Estates), Ward 6 (Mack).
46. VAR-5086 - VARIANCE - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION, INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN - Request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD AND ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED on 1.38 acres at 1821 Western Avenue (APN: 162-04-703-005 and 006), M (Industrial) Zone, Ward 1 (Moncrief).
47. SDR-5085 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5086 - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN - Request for a Site Development Plan Review and Waivers of the Perimeter and Parking Lot Landscape Requirements FOR A PROPOSED 28,600 SQUARE FOOT OFFICE/WAREHOUSE on 1.38 acres at 1821 Western Avenue (APN: 162-04-703-005 and 006), M (Industrial) Zone, Ward 1 (Moncrief).

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48. VAR-5114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC - Request for a Variance TO ALLOW A 60-FOOT REAR YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 408 FEET FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF TWO 10-STORY, 132-FOOT TALL BUILDINGS, A 12-STORY, 150-FOOT TALL BUILDING AND TWO 16-STORY, 195-FOOT TALL BUILDINGS on 5.84 acres adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard (APN 139-19-611-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
49. SUP-5111 - SPECIAL USE PERMIT RELATED TO VAR-5114 - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF TWO 10-STORY, 132-FOOT TALL BUILDINGS, A 12-STORY, 150-FOOT TALL BUILDING AND TWO 16-STORY, 195-FOOT TALL BUILDINGS adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard (APN 139-19-611-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
50. SDR-5109 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5114 AND SUP-5111 - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC - Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards to allow a three-foot front yard setback where 20 feet is the minimum required FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 504 RESIDENTIAL CONDOMINIUM UNITS AND 90,000 SQUARE FEET OF RETAIL SPACE IN TWO 10-STORY, 132-FOOT TALL BUILDINGS, A 12-STORY, 150-FOOT TALL BUILDING AND TWO 16-STORY, 195-FOOT TALL BUILDINGS on 5.84 acres adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard (APN 139-19-611-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
51. SUP-5028 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Request for a Special Use Permit FOR A PROPOSED 73-STORY MIXED-USE DEVELOPMENT at 2423 and 2417 Las Vegas Boulevard (APN 162-04-813-070 and 071; 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese).
52. VAC-5029 - VACATION RELATED TO SUP-5028 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Petition to Vacate Cincinnati Avenue east of Las Vegas Boulevard, Ward 3 (Reese).

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53. VAC-5030 - VACATION RELATED TO SUP-5028 AND VAC-5029 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Petition to Vacate a 20-foot (20') wide public alley generally located north of Sahara avenue, west of Paradise Road, Ward 3 (Reese).
54. SDR-5027 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5028, VAC-5029 AND VAC-5030 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Request for a Site Development Review and Waivers of Downtown Centennial Plan Standards for streetscaping, building setbacks, and reflective glazing FOR A 73-STORY, 863-FOOT TALL, 1,300,000 SQUARE-FOOT MIXED USE DEVELOPMENT CONSISTING OF 951 CONDOMINIUM UNITS AND 41,000 SQUARE FEET OF COMMERCIAL USES on 2.17 acres at 2423 and 2417 Las Vegas Boulevard (APN 162-04-813-070 and 071; 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese).
55. SUP-5065 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHADOW MOUNTAIN MARKETPLACE, LIMITED LIABILITY COMPANY - OWNER: GEORGE FILIOS TRUST R-501 - Request for a Special Use Permit FOR A PROPOSED SERVICE STATION WITH GAS PUMPS adjacent to the southwest corner of Decatur Boulevard and Rome Boulevard (APN 125-24-802-010), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
56. VAC-5069 - VACATION RELATED TO SUP-5065 - PUBLIC HEARING - APPLICANT: SHADOW MOUNTAIN MARKETPLACE, LIMITED LIABILITY COMPANY - OWNER: NAMCO FINANCIAL, INC., ET AL - Petition to Vacate Turkey Lane between Thom Boulevard and Decatur Boulevard, Ward 6 (Mack).
57. SDR-5050 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5065 AND VAC-5069 - PUBLIC HEARING - APPLICANT: SHADOW MOUNTAIN MARKETPLACE, LIMITED LIABILITY COMPANY - OWNER: NAMCO FINANCIAL, INC., ET AL - Request for a Site Development Plan Review and Waivers of Building Placement and Foundation Landscaping Standards FOR A PROPOSED 365,700 SQUARE-FOOT SHOPPING CENTER on 35.00 acres adjacent to the northwest corner of Decatur Boulevard and the Las Vegas Beltway (APN 125-24-802-001, 002, 003, 004, 007, 010 and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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58. SUP-5112 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAINBOW STUDIOS, LLC - OWNER: 1ST RAINBOW, LLC - Request for a Special Use Permit FOR A PROPOSED 12-STORY MIXED-USE DEVELOPMENT at 116 South 1st Street (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
59. SDR-5116 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5112 - PUBLIC HEARING - APPLICANT: 1ST RAINBOW, LLC - OWNER: RAINBOW STUDIOS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 12-STORY, 134-FOOT TALL MIXED-USE DEVELOPMENT CONSISTING OF EIGHT RESIDENTIAL UNITS AND 350 SQUARE FEET OF RETAIL SPACE at 116 South 1st Street (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
60. SUP-5067 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PDC AUTO TITLE LOAN - OWNER: GWHC OF NEVADA, LLC - Request for a Special Use Permit and Waivers of Separation Distance Standards, to allow a 780-foot distance from a parcel with a similar use where 1,000 feet is the minimum required, to allow a zero-foot distance from residential uses where 200 feet is the minimum required; and a Waiver of floor area standards, to allow 1,482 square feet where 1,500 square feet is the minimum required FOR A PROPOSED AUTO TITLE LOAN BUSINESS at 8450 West Sahara Avenue, Suite 114 (APN 163-04-406-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
61. SUP-5072 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PDC AUTO TITLE LOAN - OWNER: CHARLESTON HEIGHTS DEVELOPMENT COMPANY - Request for a Special Use Permit and Waivers of the Separation Distance Standards to allow a zero-foot distance from a parcel with a similar use where 1,000 feet is the minimum required; to allow a zero-foot distance from residential uses where 200 feet is the minimum required; and a Waiver of floor area standards to allow 800 square feet where 1,500 square feet is the minimum required FOR A PROPOSED AUTO TITLE LOAN BUSINESS at 6708 West Cheyenne Avenue (APN 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
62. SUP-5105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HEADLIFTERS MINISTRIES - OWNER: DELUXE INVESTMENTS, INC. - Request for a Special Use Permit and a Waiver of the 6,500 square-foot minimum lot requirement FOR A PROPOSED TRANSITIONAL LIVING GROUP HOME on 0.14 acres at 2805 Howard Drive (APN 162-01-710-014) R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

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NON-PUBLIC HEARING:

63. TMP-5023 - TENTATIVE MAP - GARRETT CROSSINGS - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: JONES DEER SPRINGS, LLC - Request for a Tentative Map FOR A 28-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN 125-24-201-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

DIRECTOR'S BUSINESS:

64. TXT-5233 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.010, Table 2 "Land Use Tables;" and Title 19.04.050(B), "Minimum Requirements;" and Title 19.20.020, "Words and Terms Defined." to allow the keeping and boarding of pets in the U (Undeveloped), R-A (Ranch Acres), R-E (Residence Estates), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) zoning districts with the approval of a Special Use Permit.
65. TXT-5260 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.02.040, "Purpose of Zoning Districts," to include mixed-use development in the C-1 (Limited Commercial), C-2 (General Commercial), and C-PB (Planned Business Park) Districts; amend Title 19.04.010, Table 2, "Land Use Tables," to permit mixed-use development in the C-PB (Planned Business Park) District; amend Title 19.04.040 (C), "Conditions," to define the standards for mixed-use developments in the C-PB (Planned Business Park) District; and amend Title 19.08.045, Table 3, "Commercial District Development Standards," to permit increased height for mixed-use developments in the C-PB (Planned Business Park) District.

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.

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

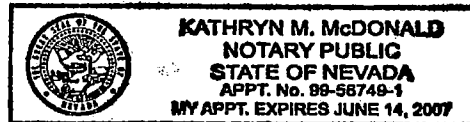
STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **1st** day of **October, 2004**, a copy of the **October 7, 2004** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole K Comb

SIGNATURE

Planning and Development Department



Subscribed and sworn to before me this

1 day of OCTOBER, 2004

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

AFFIDAVIT OF POSTING

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

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

I John Holliday, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 1st day of October, 2004, at the hour of 3:30, there were posted copies of the October 7, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

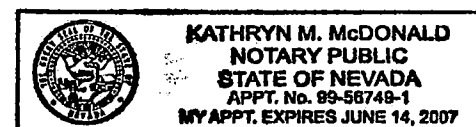
John Holliday
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 1st day of October, 2004.

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



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Las Vegas City Council

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

Commissioners

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

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

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

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

CALL TO ORDER:

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

ROLL CALL:

ANNOUNCEMENT:

Compliance with the Open Meeting Law

NOTICE:

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

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

MINUTES:

Approval of the September 9, 2004 Planning Commission Meeting minutes by reference
(___ vote)

ACTIONS:

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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CONSENT ITEMS:

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

1. TMP-4872 - STERLING CROSSING - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.90 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN 125-12-601-006 and 009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
2. TMP-4920 - TENTATIVE MAP - FARM AND HUALAPAI - APPLICANT/OWNER: CARINA CORPORATION - Request for a Tentative Map FOR A 69-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).
3. TMP-4931 - PODS 106 AND 109 AT PROVIDENCE - APPLICANT: WOODSIDE HOMES - OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map FOR A 246-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40.00 acres adjacent to the north side of Farm Road, approximately 340 feet west of Hualapai Way (APN 126-13-501-007 and 008; 126-13-601-001, 003 and 005; and a portion of 126-13-601-018), PD (Planned Development) Zone [Medium-Low Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Mack).
4. TMP-5081 - TENTATIVE MAP - PRIMROSE ESTATES II - APPLICANT/OWNER: HORIZON HOMES, INC - Request for a Tentative Map FOR A 13-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN 138-03-302-001), R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 4 (Brown).

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5. TMP-5084 - TENTATIVE MAP - TOWN CENTER L-TC 60/70 NO.4 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA ET AL - Request for a Tentative Map FOR A 168 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.56 acres adjacent to the southeast corner of North Tee Pee Lane and Severance Lane (APN: 125-18-801-006, 007, 008, 013, 014, 015 and 016), T-C (Town Center) Zone and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)Zone], Ward 6 (Mack).
6. TMP-5117 - TENTATIVE MAP - GRAND TETON-DURANGO - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: CAN CAN II (KB) TARGETS LIMITED PARTNERSHIP, ET AL - Request for a Tentative Map FOR A 74-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.57 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN 125-16-101-001),U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 6 (Mack).

ONE MOTION - ONE VOTE:

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

7. ABEYANCE - 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).

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8. VAC-4998 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: BRIAN AND JULIE LEE, ET AL - Petition to Vacate U. S. Government Patent Reservations and Bureau of Land Management Easements generally located south of Alexander Road, east of Cliff Shadows Parkway, Ward 4 (Brown).
9. VAC-5011 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of Del Juan Street between Jo Marcy Drive and Gilcrease Avenue, and U.S. Government Patent Reservations generally located south of Jo Marcy Drive, west of Del Juan Street, Ward 6 (Mack).
10. VAC-5012 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Petition to Vacate Jo Marcy Drive and Gilcrease Avenue west of Hualapai Way, and U.S. Government Patent Reservations generally located adjacent to the southwest corner of Jo Marcy Drive and Hualapai Way, Ward 6 (Mack).
11. VAC-5013 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Reservations generally located north of Dorrell Lane, west of Hualapai Way, Ward 6 (Mack).
12. VAC-5019 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: DR HORTON, INC. - Petition to Vacate Chieftain Street north of Gilcrease Avenue, and Jo Marcy Drive east of Tee Pee Lane, Ward 6 (Mack).
13. VAC-5024 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFFS EDGE, LLC, ET AL - Petition to Vacate U.S. Government Patent Reservations generally located east of Puli Road, between Grand Teton Drive and Jo Marcy Drive, Ward 6 (Mack).
14. VAC-5025 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CLIFFS EDGE, LLC - Petition to Vacate U.S. Government Patent Reservations adjacent to the north side of Elkhorn Road between Puli Road and Shaumber Road, Ward 6 (Mack).

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15. VAC-5043 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING CORP. - Petition to Vacate a U.S. Government Patent Reservation generally located north of Farm Road, east of Puli Road, Ward 6 (Mack).

16. VAC-5044 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORP. - Petition to Vacate unused public rights-of-way generally located north of Farm Road, east of Puli Road, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

17. 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).
18. GPA-5060 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: MARX FAMILY TRUST - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), Ward 5 (Weekly).
19. ZON-5062 - REZONING RELATED TO GPA-5060 - PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: MARX FAMILY TRUST - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), Ward 5 (Weekly).

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20. SDR-5063 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5060 AND ZON-5062
- PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY
COMPANY - OWNER: MARX FAMILY TRUST - Request for a Site Development Plan Review
FOR A PROPOSED 52-UNIT APARTMENT COMPLEX on 2.48 acres adjacent to the northeast corner
of Searles Avenue and 23rd Street (APN 139-26-508-016), C-2 (General Commercial) Zone [PROPOSED:
R-3 (Medium Density Residential), Ward 5 (Weekly).
21. GPA-5075 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PN II INC.
DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT - Request to amend
a portion of the Southwest Sector of the General Plan FROM: SC (SERVICE COMMERCIAL) AND ML
(MEDIUM-LOW DENSITY RESIDENTIAL) TO M (MEDIUM DENSITY RESIDENTIAL) on 10.16
acres at 8324 West Charleston Boulevard (APN 138-33-401-015), Ward 2 (Wolfson).
22. ZON-5076 - REZONING RELATED TO GPA-5075 - PUBLIC HEARING - APPLICANT: PN II
INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT - Request for
a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW
DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATIONS] TO: R-PD14 (RESIDENTIAL
PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 10.16 acres at 8324 West Charleston
Boulevard (APN 138-33-401-015), Ward 2 (Wolfson).
23. SUP-5078 - SPECIAL USE PERMIT RELATED TO GPA-5075 AND ZON-5076 - PUBLIC
HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF
LAND MANAGMENT - Request for a Special Use Permit FOR A PROPOSED GATED
SUBDIVISION WITH PRIVATE STREETS at 8324 West Charleston Boulevard (APN 138-33-401-015),
U (Undeveloped) Zone [SC (Service Commercial) and ML (Medium-Low Density Residential) General
Plan Designations] [PROPOSED: R-PD14 (Residential Planned Development - 14 Units per Acre)], Ward
2 (Wolfson).
24. SDR-5077 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5075, ZON-5076 AND
SUP-5078 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER:
USA - BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR A
PROPOSED 140-UNIT CONDOMINIUM DEVELOPMENT on 10.16 acres at 8324 West Charleston
Boulevard (APN 138-33-401-015), U (Undeveloped) Zone [SC (Service Commercial) and ML (Medium-
Low Density Residential) General Plan Designations] [PROPOSED: R-PD14 (Residential Planned
Development - 14 Units per Acre) Zone], Ward 2 (Wolfson).

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25. GPA-5082 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.58 acres and TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 4.4 acres south of Bonanza Road and east of Pecos Road (APN 140-31-121-003), Ward 3 (Reese).
26. VAC-5101 - VACATION RELATED TO GPA-5082 - PUBLIC HEARING - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC - Petition to Vacate a portion of a 10-foot wide public drainage easement and ingress/egress easements generally located south of Bonanza Road, east of Pecos Road, Ward 3 (Reese).
27. GPA-5097 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED LLC - OWNER: SCANDIA FAMILY FUN CENTERS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: LI/R (LIGHT INDUSTRIAL/RESEARCH) TO: SC (SERVICE COMMERCIAL) on 5.25 acres adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), Ward 1 (Moncrief).
28. ZON-5103 - REZONING RELATED TO GPA-5097 - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTERS - Request for a Rezoning FROM: M (Industrial) TO: C-1 (Limited Commercial) on 5.25 acres adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), Ward 1 (Moncrief).
29. SUP-5107 - SPECIAL USE PERMIT RELATED TO GPA-5097 AND ZON-5103 - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTERS - Request for a Special Use Permit FOR A PROPOSED 50-STORY, 560-FOOT TALL MIXED-USE DEVELOPMENT adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), M (Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).

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30. SDR-5104 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5097, ZON-5103 AND SUP-5107 - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTER - Request for a Site Development Plan Review and a Waiver to allow 75 percent lot coverage area where 50 percent is the maximum allowed FOR A PROPOSED 50-STORY, 560-FOOT TALL MIXED-USE DEVELOPMENT CONTAINING 700 RESIDENTIAL UNITS AND 20,000 SQUARE FEET OF RETAIL USES adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), M (Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).
31. GPA-5102 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC. - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 3.40 acres adjacent to the north side of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).
32. GPA-5120 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), Ward 1 (Moncrief).
33. ZON-5121 - REZONING RELATED TO GPA-5120 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), Ward 1 (Moncrief).

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34. VAR-5124 - VARIANCE RELATED TO GPA-5120 AND ZON-5121 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL - Request for a Variance TO ALLOW 0.44 ACRES OF OPEN SPACE WHERE 0.66 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), GC (General Commercial) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre)], Ward 1 (Moncrief).
35. SDR-5122 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5120, ZON-5121 AND VAR-5124 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre)], Ward 1 (Moncrief).
36. GPA-5123 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.06 acres at 1220 Hinson Street (APN 162-06-510-029), Ward 1 (Moncrief).
37. ZON-5128 - REZONING RELATED TO GPA-5123 - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.06 acres at 1220 Hinson Street (APN 162-06-510-029), Ward 1 (Moncrief).
38. GPA-5264 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Request to Amend the Land Use Classifications of the Las Vegas 2020 Master Plan to include mixed-use development in the SC (Service Commercial), GC (General Commercial) and LI/R (Light Industry/Research) categories.

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39. **MOD-5125 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC** - Request for a Major Modification to the Grand Teton Village Master Plan TO CHANGE THE LAND USE DESIGNATION FROM: P (PUBLIC FACILITIES) TO: L (LOW DENSITY RESIDENTIAL); TO AMEND TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS; TO AMEND FIGURES 2 AND 3 AND TO AMEND SECTIONS 2.3.5, 5.3.2 AND 6.1 REGARDING COMMON OPEN SPACE on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
40. **WVR-5127 - WAIVER RELATED TO MOD-5125 - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 91 FEET BETWEEN STREET INTERSECTIONS WHERE 125 FEET IS THE MINIMUM DISTANCE REQUIRED FOR INTERSECTIONS OF STREETS PROVIDING SERVICE INTERNALLY WITHIN A SUBDIVISION in conjunction with a proposed 51-lot single-family residential development on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
41. **SDR-5126 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5125 AND WVR-5127 - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 51-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
42. **ZON-5087 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road (APN 125-16-301-004, 008 and a portion of 125-16-301-001, 002), Ward 6 (Mack).

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43. SDR-5089 - SITE DEVELOPMENT REVIEW RELATED TO ZON-5087 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC. - Request for a Site Development Review FOR A PROPOSED 51-LOT SINGLE-FAMILY DEVELOPMENT on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road (APN 125-16-301-004, 008 and a portion of 125-16-301-001, 002), R-E (Residence Estates) and U (Undeveloped) Zones [PCD (Planned Community Development)] [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre), Ward 6 (Mack).
44. SUP-5228 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB - Request for a Special Use Permit FOR AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS AND A PROPOSED ADDITION TO THE HOSPITAL at 5000 North Jones Boulevard (APN 125-36-302-005), R-E (Residence Estates), Ward 6 (Mack).
45. SDR-5094 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5228 - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A PROPOSED 2,890 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL WITH OUTSIDE PENS on 2.18 acres at 5000 North Jones Boulevard (APN 125-36-302-005), R-E (Residence Estates), Ward 6 (Mack).
46. VAR-5086 - VARIANCE - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION, INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN - Request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD AND ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED on 1.38 acres at 1821 Western Avenue (APN: 162-04-703-005 and 006), M (Industrial) Zone, Ward 1 (Moncrief).
47. SDR-5085 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5086 - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN - Request for a Site Development Plan Review and Waivers of the Perimeter and Parking Lot Landscape Requirements FOR A PROPOSED 28,600 SQUARE FOOT OFFICE/WAREHOUSE on 1.38 acres at 1821 Western Avenue (APN: 162-04-703-005 and 006), M (Industrial) Zone, Ward 1 (Moncrief).

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48. VAR-5114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC - Request for a Variance TO ALLOW A 60-FOOT REAR YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 408 FEET FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF TWO 10-STORY, 132-FOOT TALL BUILDINGS, A 12-STORY, 150-FOOT TALL BUILDING AND TWO 16-STORY, 195-FOOT TALL BUILDINGS on 5.84 acres adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard (APN 139-19-611-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
49. SUP-5111 - SPECIAL USE PERMIT RELATED TO VAR-5114 - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF TWO 10-STORY, 132-FOOT TALL BUILDINGS, A 12-STORY, 150-FOOT TALL BUILDING AND TWO 16-STORY, 195-FOOT TALL BUILDINGS adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard (APN 139-19-611-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
50. SDR-5109 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5114 AND SUP-5111 - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC - Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards to allow a three-foot front yard setback where 20 feet is the minimum required FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 504 RESIDENTIAL CONDOMINIUM UNITS AND 90,000 SQUARE FEET OF RETAIL SPACE IN TWO 10-STORY, 132-FOOT TALL BUILDINGS, A 12-STORY, 150-FOOT TALL BUILDING AND TWO 16-STORY, 195-FOOT TALL BUILDINGS on 5.84 acres adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard (APN 139-19-611-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
51. SUP-5028 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Request for a Special Use Permit FOR A PROPOSED 73-STORY MIXED-USE DEVELOPMENT at 2423 and 2417 Las Vegas Boulevard (APN 162-04-813-070 and 071; 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese).
52. VAC-5029 - VACATION RELATED TO SUP-5028 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Petition to Vacate Cincinnati Avenue east of Las Vegas Boulevard, Ward 3 (Reese).

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53. VAC-5030 - VACATION RELATED TO SUP-5028 AND VAC-5029 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Petition to Vacate a 20-foot (20') wide public alley generally located north of Sahara avenue, west of Paradise Road, Ward 3 (Reese).
54. SDR-5027 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5028, VAC-5029 AND VAC-5030 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Request for a Site Development Review and Waivers of Downtown Centennial Plan Standards for streetscaping, building stepbacks, and reflective glazing FOR A 73-STORY, 863-FOOT TALL, 1,300,000 SQUARE-FOOT MIXED USE DEVELOPMENT CONSISTING OF 951 CONDOMINIUM UNITS AND 41,000 SQUARE FEET OF COMMERCIAL USES on 2.17 acres at 2423 and 2417 Las Vegas Boulevard (APN 162-04-813-070 and 071; 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese).
55. SUP-5065 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHADOW MOUNTAIN MARKETPLACE, LIMITED LIABILITY COMPANY - OWNER: GEORGE FILIOS TRUST R-501 - Request for a Special Use Permit FOR A PROPOSED SERVICE STATION WITH GAS PUMPS adjacent to the southwest corner of Decatur Boulevard and Rome Boulevard (APN 125-24-802-010), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
56. VAC-5069 - VACATION RELATED TO SUP-5065 - PUBLIC HEARING - APPLICANT: SHADOW MOUNTAIN MARKETPLACE, LIMITED LIABILITY COMPANY - OWNER: NAMCO FINANCIAL, INC., ET AL - Petition to Vacate Turkey Lane between Thom Boulevard and Decatur Boulevard, Ward 6 (Mack).
57. SDR-5050 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5065 AND VAC-5069 - PUBLIC HEARING - APPLICANT: SHADOW MOUNTAIN MARKETPLACE, LIMITED LIABILITY COMPANY - OWNER: NAMCO FINANCIAL, INC., ET AL - Request for a Site Development Plan Review and Waivers of Building Placement and Foundation Landscaping Standards FOR A PROPOSED 365,700 SQUARE-FOOT SHOPPING CENTER on 35.00 acres adjacent to the northwest corner of Decatur Boulevard and the Las Vegas Beltway (APN 125-24-802-001, 002, 003, 004, 007, 010 and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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58. SUP-5112 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAINBOW STUDIOS, LLC - OWNER: 1ST RAINBOW, LLC - Request for a Special Use Permit FOR A PROPOSED 12-STORY MIXED-USE DEVELOPMENT at 116 South 1st Street (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
59. SDR-5116 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5112 - PUBLIC HEARING - APPLICANT: 1ST RAINBOW, LLC - OWNER: RAINBOW STUDIOS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 12-STORY, 134-FOOT TALL MIXED-USE DEVELOPMENT CONSISTING OF EIGHT RESIDENTIAL UNITS AND 350 SQUARE FEET OF RETAIL SPACE at 116 South 1st Street (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
60. SUP-5067 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PDC AUTO TITLE LOAN - OWNER: GWHC OF NEVADA, LLC - Request for a Special Use Permit and Waivers of Separation Distance Standards, to allow a 780-foot distance from a parcel with a similar use where 1,000 feet is the minimum required, to allow a zero-foot distance from residential uses where 200 feet is the minimum required; and a Waiver of floor area standards, to allow 1,482 square feet where 1,500 square feet is the minimum required FOR A PROPOSED AUTO TITLE LOAN BUSINESS at 8450 West Sahara Avenue, Suite 114 (APN 163-04-406-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
61. SUP-5072 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PDC AUTO TITLE LOAN - OWNER: CHARLESTON HEIGHTS DEVELOPMENT COMPANY - Request for a Special Use Permit and Waivers of the Separation Distance Standards to allow a zero-foot distance from a parcel with a similar use where 1,000 feet is the minimum required; to allow a zero-foot distance from residential uses where 200 feet is the minimum required; and a Waiver of floor area standards to allow 800 square feet where 1,500 square feet is the minimum required FOR A PROPOSED AUTO TITLE LOAN BUSINESS at 6708 West Cheyenne Avenue (APN 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
62. SUP-5105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HEADLIFTERS MINISTRIES - OWNER: DELUXE INVESTMENTS, INC. - Request for a Special Use Permit and a Waiver of the 6,500 square-foot minimum lot requirement FOR A PROPOSED TRANSITIONAL LIVING GROUP HOME on 0.14 acres at 2805 Howard Drive (APN 162-01-710-014) R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 7, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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NON-PUBLIC HEARING:

63. TMP-5023 - TENTATIVE MAP - GARRETT CROSSINGS - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: JONES DEER SPRINGS, LLC - Request for a Tentative Map FOR A 28-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN 125-24-201-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

DIRECTOR'S BUSINESS:

64. TXT-5233 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.010, Table 2 "Land Use Tables;" and Title 19.04.050(B), "Minimum Requirements;" and Title 19.20.020, "Words and Terms Defined." to allow the keeping and boarding of pets in the U (Undeveloped), R-A (Ranch Acres), R-E (Residence Estates), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) zoning districts with the approval of a Special Use Permit.
65. TXT-5260 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.02.040, "Purpose of Zoning Districts," to include mixed-use development in the C-1 (Limited Commercial), C-2 (General Commercial), and C-PB (Planned Business Park) Districts; amend Title 19.04.010; Table 2, "Land Use Tables," to permit mixed-use development in the C-PB (Planned Business Park) District; amend Title 19.04.040 (C), "Conditions," to define the standards for mixed-use developments in the C-PB (Planned Business Park) District; and amend Title 19.08.045, Table 3, "Commercial District Development Standards," to permit increased height for mixed-use developments in the C-PB (Planned Business Park) District.

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.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 7, 2004

Council Chambers 400 Stewart Avenue

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

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:41 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

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

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., STEVE SWANTON – PLANNING & DEVELOPMENT, RICK SCHROEDER – PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

MINUTES:

GARY LEOBOLD, 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 4 [TMP-5081]	Abeyance to 10/21/2004 Planning Commission meeting
Item 21 [GPA-5075]	Abeyance to 10/21/2004 Planning Commission meeting
Item 22 [ZON-5076]	Abeyance to 10/21/2004 Planning Commission meeting
Item 23 [SUP-5078]	STRICKEN
Item 24 [SDR-5077]	Abeyance to 10/21/2004 Planning Commission meeting
Item 31 [GPA-5102]	Abeyance to 11/04/2004 Planning Commission meeting
Item 36 [GPA-5123]	TABLED
Item 37 [ZON-5128]	TABLED
Item 58 [SUP-5112]	Abeyance to 11/04/2004 Planning Commission meeting
Item 59 [SDR-5116]	Abeyance to 11/04/2004 Planning Commission meeting
Item 63 [TMP-5023]	Abeyance to 10/21/2004 Planning Commission meeting

Regarding Item 4 [TMP-5081], the applicant is still working with Public Works on deviation for a portion of the roadway and requested holding the item in abeyance until the 10/21/2004 Planning Commission meeting.

Regarding Item 21 [GPA-5075], Item 22 [ZON-5076] and Item 24 [SDR-5077], there is a Variance for residential adjacency standards for one of the 20 buildings on site, so the abeyance would allow these applications to be heard with upcoming related items that are scheduled for the upcoming Planning Commission meeting on 10/21/2004.

Regarding Item 23 [SUP-5078], it was determined that this application is not needed, so the application would be stricken.

Regarding Item 31 [GPA-5102], the applicant has requested that this item be held in abeyance until the 11/04/2004 Planning Commission meeting. The applicant is negotiating with the adjacent owner regarding access issues on private streets.

Regarding Item 36 [GPA-5123] and Item 37 [ZON-5128], the applicant has requested tabling these items.

Regarding Item 58 [SUP-5112] and Item 59 [SDR-5116], the applicant has requested that this item be held in abeyance until the 11/04/2004 Planning Commission meeting.

Regarding Item 63 [TMP-5023], the item was previously held in abeyance to allow staff time to work with the applicant regarding an issue with the perimeter wall height. Staff met with the applicant and felt that an additional two weeks would be sufficient time for a resolution and would like to hold this item in abeyance until the 10/21/2004 Planning Commission meeting.

Regarding Item 50 [SDR-5102], Condition 2 would need to be changed to reflect the correct "date-stamped" site plan, which staff received on Monday, 10/04/2004.

GINA VENGLASS, Public Works Department, commented on the following items:
Regarding Item 54 [SDR-5027], Condition 27 would be deleted.

Regarding Item 57 [SDR-5050], Condition 19, 20 and 21 will need to be revised to add the word "building" in front of the word "permits" in each sentence.

Regarding Item 59 [SDR-5116], Condition 21 will need to be deleted because the project is considered a high-rise project. MR. LEOBOLD responded that this item would be held in abeyance to 11/04/2004 but staff would track this change when the application comes forward.

MR. LEOBOLD continued by stating that on Item 65 [TXT-5250], a revised staff's report was distributed to the Commission prior to the meeting.

Regarding One Motion One Vote items, MR. LEOBOLD stated that all applicants have been contacted and have agreed to all conditions.

MEETING ADJOURNED AT 5:46 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA **PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004**

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL

CALL TO ORDER: 6:01 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., STEVE SWANTON – PLANNING & DEVELOPMENT, RICK SCHROEDER – PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

GARY LEOBOLD, Planning and Development Department, reiterated 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 4 [TMP-5081]	Abeyance to 10/21/2004 Planning Commission meeting
Item 21 [GPA-5075]	Abeyance to 10/21/2004 Planning Commission meeting
Item 22 [ZON-5076]	Abeyance to 10/21/2004 Planning Commission meeting
Item 23 [SUP-5078]	STRICKEN
Item 24 [SDR-5077]	Abeyance to 10/21/2004 Planning Commission meeting
Item 31 [GPA-5102]	Abeyance to 11/04/2004 Planning Commission meeting
Item 36 [GPA-5123]	TABLED
Item 37 [ZON-5128]	TABLED
Item 58 [SUP-5112]	Abeyance to 11/04/2004 Planning Commission meeting
Item 59 [SDR-5116]	Abeyance to 11/04/2004 Planning Commission meeting
Item 63 [TMP-5023]	Abeyance to 10/21/2004 Planning Commission meeting

In addition, MR. LEOBOLD stated that Condition 2 on Item 50 [SDR-5102] would need to be changed to reflect the correct "date-stamped" site plan, which staff received on Monday, 10/04/2004.

CHAIRMAN TRUESDELL then asked if anyone was present to comment on any of the items that were held in abeyance, tabled or stricken.

KIM KOSLOWSKI, 8257 Ogee Drive, spoke on Item 21 [GPA-5075], Item 22 [ZON-5076] and Item 24 [SDR-5077]. She stated that they reside in a small neighborhood with four cul-de-sacs that are single-family homes. They are already surrounded by condominiums and she is concerned with the roadway behind their property. CHAIRMAN TRUESDELL stated that they are only voting on whether or not to abey the item; the item would be discussed at the appropriate time. She then confirmed that there were approximately eight other residents in the audience that were in attendance to speak on these items. She also confirmed for CHAIRMAN TRUESDELL that she would be able to attend the 10/21/2004 Planning Commission meeting should these items be held in abeyance.

Regarding Item 36 [GPA-5123] and Item 37 [ZON-5128], ROBERT GENZER, Planning and Development, confirmed with MR. LEOBOLD that the applicant understood that should the items be tabled as requested, the Re-Notification fees are their responsibility.

COMMISSIONER McSWAIN stated that she would be voting on the abeyance request for Item 21 [GPA-5075], Item 22 [ZON-5076], Item 23 [SUP-5078] and Item 24 [SDR-5077]. However, when these items come forward, she would be abstaining, as her company is currently in litigations with a sister company of Pulte Homes.

(6:01)

1-1

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

SUBJECT:

Approval of the minutes of the September 9, 2004, Planning Commission Meeting

MOTION:

GOYNES – APPROVED – UNANIMOUS with NIGRO abstaining as he was not present at the aforementioned meeting and McSWAIN abstaining as she was excused early from the aforementioned meeting.

MINUTES:

There was no discussion.

(6:03)

1-45



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

ACTIONS:

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

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TENTATIVE MAP - TMP-4872 - STERLING CROSSING - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY -
Request for a Tentative Map FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.90 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN 125-12-601-006 and 009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4872], Item 2 [TMP-4920], Item 3 [TMP-4931], Item 5 [TMP-5084] and Item 6 [TMP-5117] – **UNANIMOUS** with McSWAIN abstaining on Item 3 as her company is under contract with Woodside Homes and on Item 6 as her company is also under contract with Richmond American Homes

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:10 – 6:11)

1-265

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 1 – TMP-4872

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-4617).
- C 3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

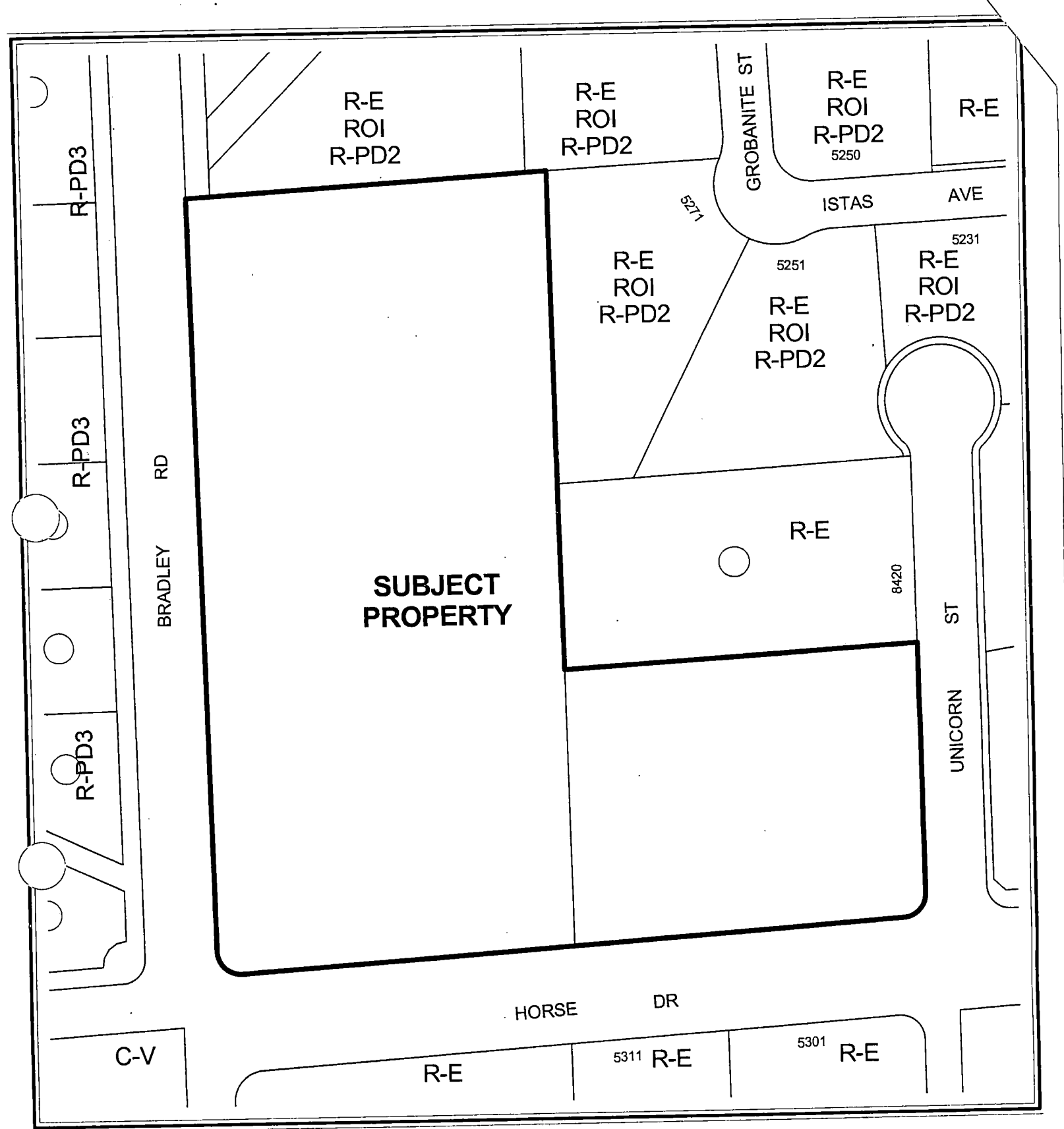
Public Works

6. Landscape and maintain all unimproved right-of-way adjacent to this site.
- C 7. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
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. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
10. Site development to comply with all applicable conditions of approval for ZON-4616 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 1 – TMP-4872

CONDITIONS – Continued:

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



CASE: TMP-4872

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL
PLANNED DEVELOPMENT - 2 UNITS PER ACRE)





ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL
PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: TMP-4872 - STERLING CROSSING - APPLICANT:
COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY
COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4617).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Landscape and maintain all unimproved right-of-way adjacent to this site.
7. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
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. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

TMP-4872 - Conditions Page Two
October 7, 2004 Planning Commission Meeting

10. Site development to comply with all applicable conditions of approval for ZON-4616 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 15-lot single-family residential subdivision on 6.90 acres adjacent to the northeast corner of Horse Drive and Bradley Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 10/12/98 The City Council approved a Rezoning (Z-0016-98) to R-PD2 (Residential Planned Development – 2 Units Per Acre) on this site as part of a larger request. The Planning Commission and staff recommended approval.
- 02/05/03 The City Council approved a Petition for Vacation (VAC-1329) of a portion of Bradley Road between Brent Lane and Horse Drive, portions of Unicorn Street between Brent Lane and Horse Drive, a portion of Thom Boulevard between Brent Lane and Horse Drive, and a portion of Brent Lane between Bradley Road and Thom Boulevard. The Planning Commission and staff recommended approval. The Order of Vacation recorded 11/06/03.
- 04/02/03 The City Council approved a Major Modification (MOD-1271) to Major Modification to the Iron Mountain Ranch Master Plan to add 3.98 acres to the overall plan area (APN 125-12-601-004, 005 and 006) and to amend the plan requirements to allow 20,000 square-foot lots along Bradley Road where the Plan requires 30,000 square-foot lots; the City Council also approved a Site Development Plan Review (SDR-1272) for a 34-lot single-family development on this site as part of a larger request. The Planning Commission and staff recommended approval.
- 05/22/03 The Planning Commission approved a Tentative Map (TMP-2219) for a 34-lot single-family subdivision on this site as part of a larger request. Staff recommended approval.

TMP-4872 - Staff Report Page Two
October 7, 2004 Planning Commission Meeting

09/15/04 The City Council approved a Major Modification (MOD-4615) to remove 4.3 acres from the Iron Mountain Ranch Master Plan, a Rezoning (ZON-4616) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units per Acre), and a Site Development Plan Review (SDR-4617) for a proposed 15-lot single-family residential development on the subject site.

B) Pre-Application Meeting

07/15/04 The need to depict retaining walls on the Tentative Map was discussed. The applicant indicated that no retainment was necessary.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 6.90

B) Existing Land Use

Subject Property: Undeveloped
North: Single-Family Residences (Under Construction)
South: Undeveloped and Single-Family Residences
East: Single-Family Residences (Under Construction)
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: R (Rural Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
South: R-E (Residence Estates)
East: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West: R-PD3 (Residential Planned Development – 3 Units Per Acre)

D) General Plan Compliance

The site is designated DR (Desert Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. The approved R-PD2 (Residential Planned Development – 2 Units Per Acre) designation is in conformance with the DR (Desert Rural Density Residential) General Plan designation.

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

The subject property was recently removed from the Iron Mountain Ranch Master Plan Area through an approved Modification (MOD-4615) to the master plan.

A 20-foot wide (25 feet including a five-foot sidewalk within the right-of-way) equestrian trail is required adjacent to the east side of Bradley Road on this site, per Map 2 of the Recreation Trails Element of the Las Vegas 2020 Master Plan. The submitted Tentative Map depicts the required trail as well as a detailed cross-section of Bradley Road that includes the trail.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the development standards for an R-PD (Residential Planned Development) project shall be established by the site development plans. The following standards were established by Site Development Plan Review (SDR-4617):

Standards	Approved	Provided	Compliance
Min. Lot Size	11,043 SF	11,132 SF	Y
Min. Lot Width	95 Feet	95 Feet	Y
Min. Setbacks			
• Front (to dwelling)	25 Feet	25 Feet	Y
• Front (to side-loaded garage)	15 Feet	15 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	30 Feet	30 Feet	Y
• Rear (Lots 7, 8, 11, 12)	20 Feet	20 Feet	Y
Max. Building Height	2 Stories/35 Feet	N/A	N/A

SS

Number of Lots	15	15	Y
Max. Density	2.49 du/ac	2.17 du/ac	Y
Private/Public Street	Private	Private	Y
Min. Street Width	39 Feet	39 Feet	Y

The proposed Tentative Map is in conformance with the approved Site Development Plan Review. It is noted that the setback to front-loading garages is 25 feet.

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

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
6.90 acres	2.17 du/ac	1.65	3.58 %	0.24 acres or 10,762 SF	3.59 %	0.25 acres or 10,800 SF

Based on the density of 2.17 units per acre, a total of 10,762 square feet of open space is required for this development. The approved site plans indicate there is approximately 10,800 square feet of usable open space provided with the equestrian trail along Bradley Road. Therefore, this development is in compliance with open space requirements.

B) General Analysis and Discussion

- General information

The Tentative Map depicts a 15-lot single-family residential subdivision with lot sizes ranging from 11,132 to 15,545 square feet. Access to the lots is provided by 39-foot wide private streets connecting to Bradley Road, a 60-foot public right-of-way. A required 20-foot wide equestrian trail is provided along the west side of the site adjacent to Bradley Road, and a detailed cross-section of the trail is provided per condition of approval of SDR-4617. Street names have not yet been provided. A condition of approval of this Tentative Map addresses this issue. It is noted that the name of this proposed subdivision has been revised to Sterling Crossing to avoid conflicts with a recorded city subdivision already named Sterling Estates.

- Cross Section

The cross-sections indicate that no retaining walls are proposed for grading purposes along the perimeter of the site.

TMP-4872 - Staff Report Page Five
October 7, 2004 Planning Commission Meeting

- Trails

The required 20-foot wide Equestrian Trail along the east side of Bradley Road is shown on the Tentative Map. The cross-section of the trail depicted on the map is in conformance to Exhibit 1 of the Recreation Trails Element of the Las Vegas 2020 Master Plan.

- Special Conditions of Approval (from SDR-4617)

A Major Modification (MOD-4615) and a Rezoning application (ZON-4616) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

The setbacks for this development shall be 25 feet in the front, 30 feet in the rear (except for lots 7, 8, 11 and 12 as labeled on the submitted site plan, which shall have a 20 foot rear yard setback), 10 feet on the side and 15 feet on the corner side. Building height shall not exceed two stories or 35 feet, whichever is less.

Horse Drive shall have a five-foot landscaped parkway with low-maintenance ground cover plant material separating the five-foot meandering sidewalk from back of L-curb, per the Iron Mountain Ranch Thematic Loop Street Plan.

The east side of Bradley Road shall have the required 25-foot wide equestrian trail in accordance with Map 2 of the Recreation Trails Element. A detailed cross-section of the equestrian trail shall be submitted as part of the Tentative Map approval.

Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary for this site; if such map is required it should record prior to the issuance of any building permits for this site.

Provide and install a school flasher along Horse Drive. Coordinate with the Traffic Engineering Representative in Land Development to determine the location for the flasher. Provide or obtain easements as necessary to install school flasher.

NOTICES MAILED N/A

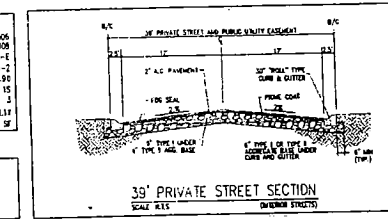
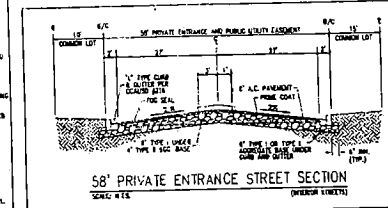
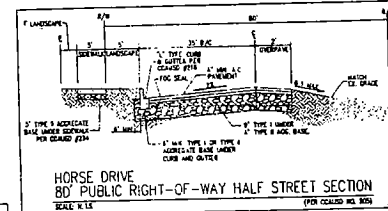
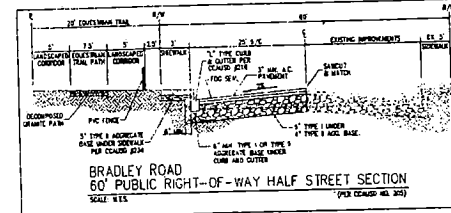
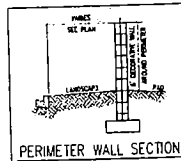
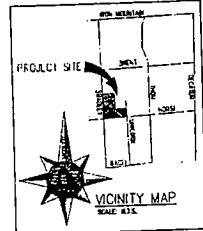
APPROVALS 0

PROTESTS 0



 NOTARY PUBLIC
County of Clark-State of Nevada
L. SORENSSEN
No. 99-53898-1
My Appointment Expires Feb. 17, 2007

**TENTATIVE MAP
FOR
STERLING CROSSING
A COMMON INTEREST COMMUNITY
BY COOPER CUSTOM HOMES**



- GENERAL NOTES**
1. ALL IMPROVEMENTS SHALL CONFORM TO CLARK COUNTY IMPROVEMENT STANDARDS.
 2. UTILITY EASEMENTS TO BE DEDICATED TO THEIR RESPECTIVE PURPOSES.
 3. CURB-AND-GUTTER, PARALLEL TO CORNER SHALL CONFORM TO CLARK COUNTY IMPROVEMENT STANDARDS.
 4. THIS SUBDIVISION IS NOT PART OF A VESTED PLAN.
 5. TO OUR KNOWLEDGE THERE ARE NO UNKNOWN FAULTS OR EROSION AND NO SUBSTANTIAL WORK TO BE DONE ON EXISTING ROAD SURFACES.
 6. LANDSCAPING AS REQUIRED BY STATE SHALL BE PROVIDED AND IS TO BE MAINTAINED IN PERMANENTLY.
 7. NO STRUCTURE, VESSEL OR OBJECT OF ANY KIND IS PERMITTED OVER 14' IN HEIGHT, MEASURED FROM TOP OF ADJACENT CURB OR IN OPERATIONAL AREAS SHOWN.
 8. ALL 14' OR HIGHER STRUCTURES AT THIS TIME, 14' OR HIGHER TO BE SUBMITTED AFTER FINAL MAP IS RECORDED.
 9. THERE ARE NO UTILITIES OR DRAINAGE EASEMENTS ON THE SITE THAT WILL AFFECT THE DEVELOPMENT OF THIS PARCEL.

SITE DATA

ASSESSOR'S PARCEL NUMBER	125-12-081-000 & 125-12-001-000
CURRENT ZONING	R-1
PROPOSED ZONING	RPD-2
CROSS ACRES	5.90
NUMBER OF LOTS	15
CONDOMINIUM LOTS	5
DU/AC	2.18
MINIMUM LOT SIZE	11,000 SF

SETBACKS

FRONT	10' / 20'
REAR	10' / 20'
BLIND	10'
CHARGE	10'
SIDE	10'
CORNER SIDE	10'

SEWER CONTRIBUTION

10 LOTS	15 x 1200 / 10 = 0.0015 MGD
AVERAGE DAILY FLOW	15 x 1200 / 10 = 0.0015 MGD
PEAK DAILY FLOW	15 x 1200 / 10 = 0.0015 MGD

SERVICES

WATER: CITY OF LAS VEGAS WATER DISTRICT
SEWER: LAS VEGAS WATER DISTRICT
GAS: SOUTHWEST GAS CORPORATION
CABLE TV: SBC
TELEPHONE: SBC

NOTE

ALL PRIVATE STREETS AND DRIVES TO BE CURB SIDE EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

ENGINEER

WRIGHT ENGINEERS
1225 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 432-7000 FAX (702) 432-7000
WWW.WRIGHT-ENG.COM

OWNER INFORMATION

APN 125-12-081-000 & 001
1225 PEAK DRIVE
LAS VEGAS, NV 89128

DEVELOPER

COOPER CUSTOM HOMES
1225 S. COMMERCE ST.
LAS VEGAS, NV 89102

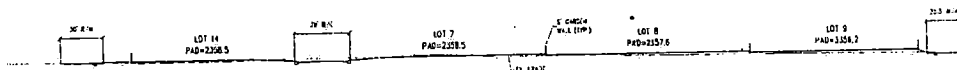
WRIGHT ENGINEERS		COOPER CUSTOM HOMES	
7105 PEAK DRIVE LAS VEGAS, NEVADA 89128 TEL (702) 432-7000 FAX (702) 432-7001		STERLING CROSSING TENTATIVE MAP	
STRUCTURAL CIVIL MEP SURVEYING		DATE: 10/7/04 BY: [Signature]	
		1 OF 2 SHEETS DRAWING NO.	

**TMP-4872
10-07-04 PC
REVISED 09-16-04**

**RECEIVED
SEP 16 2004**



Ⓐ NORTH/SOUTH SECTION
SCALE: 1"=40' HORIZ.
1"=40' VERT.



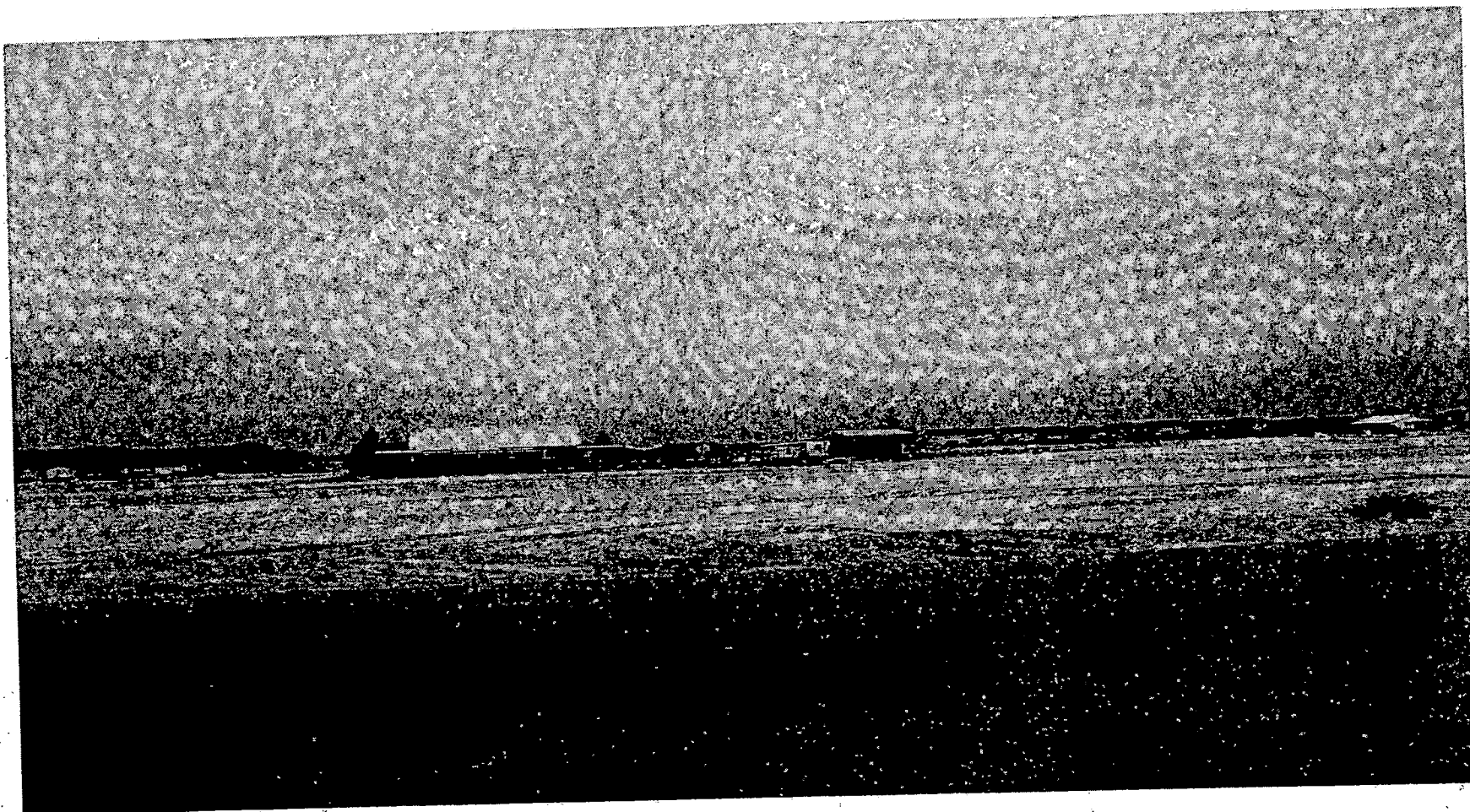
Ⓑ EAST/WEST SECTION
SCALE: 1"=40' HORIZ.
1"=40' VERT.

WRIGHT ENGINEERS		7425 PEARSON DRIVE LAS VEGAS, NV 89128 TEL (702) 831-7000 FAX (702) 831-7001	
STRUCTURAL CIVIL MEP SURVEYING		DATE: 10/16/04 BY: [Signature]	
COOPER CUSTOM HOMES		STERLING CROSSING	
CROSS SECTIONS		CROSS SECTIONS	
DATE: 10/16/04	SCALE: 1"=40'	PROJECT NO: 20041380	DESIGNER: [Signature]

NOTE
THERE ARE NO RETAINING
WALLS NECESSARY FOR
GRADING PURPOSES.

TMP-4872
10-07-04 PC
REVISED 09-16-04

RECEIVED
SEP 16 2004



TMP-4872 - STERLING CROSSING - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB
HOLDINGS, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF HORSE DRIVE AND BRADLEY ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

08/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-4920 - TENTATIVE MAP - FARM AND HUALAPAI - APPLICANT/OWNER: CARINA CORPORATION - Request for a Tentative Map FOR A 68-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

4. Location Map
5. Conditions For This Application
6. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4872], Item 2 [TMP-4920], Item 3 [TMP-4931], Item 5 [TMP-5084] and Item 6 [TMP-5117] – **UNANIMOUS** with McSWAIN abstaining on Item 3 as her company is under contract with Woodside Homes and on Item 6 as her company is also under contract with Richmond American Homes

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:10 – 6:11)

1-265

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 2 – TMP-4920

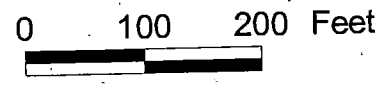
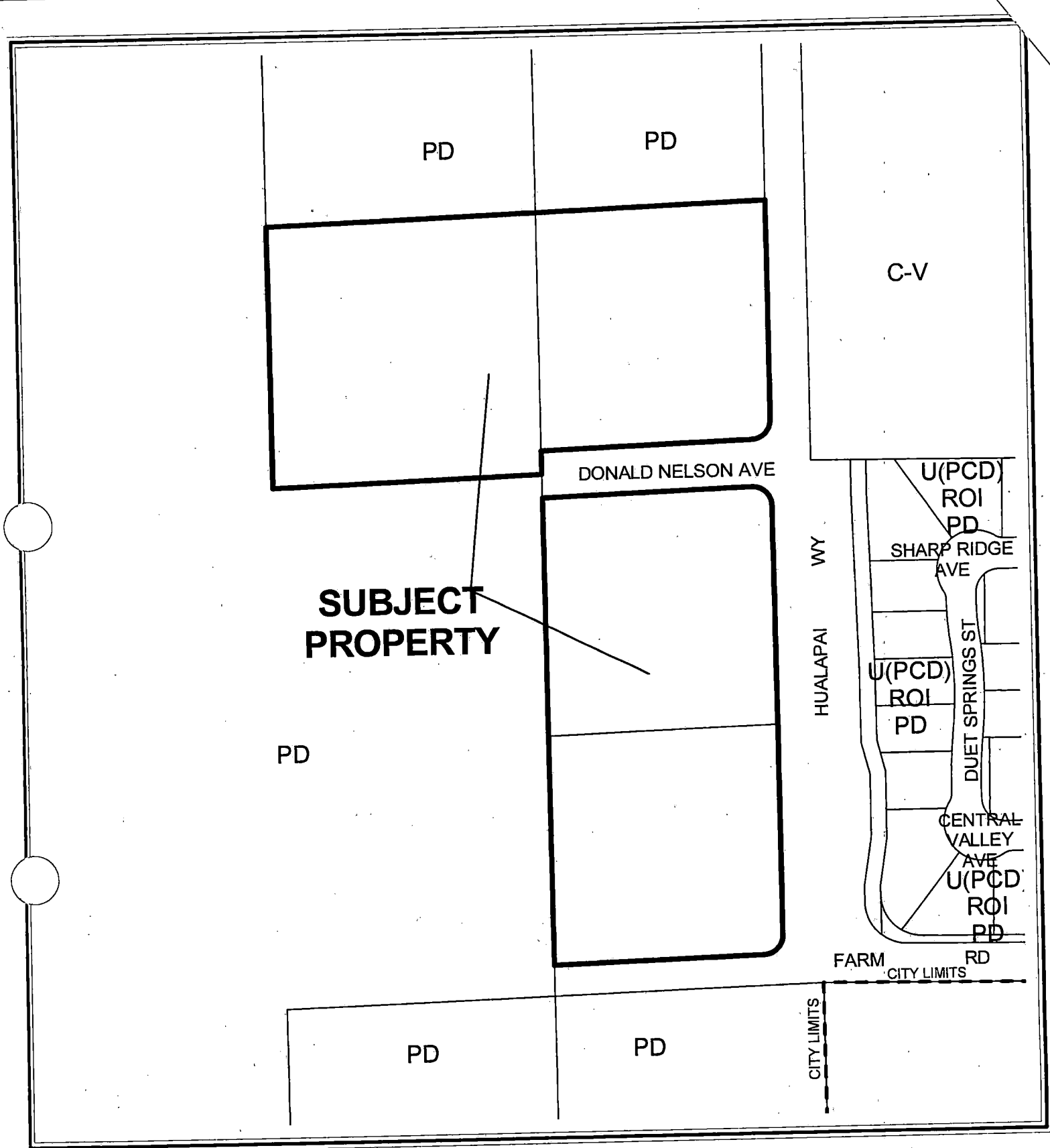
CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning ZON-4368, Site Development Plan Review SDR-4370 and Vacation VAC-4420.
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

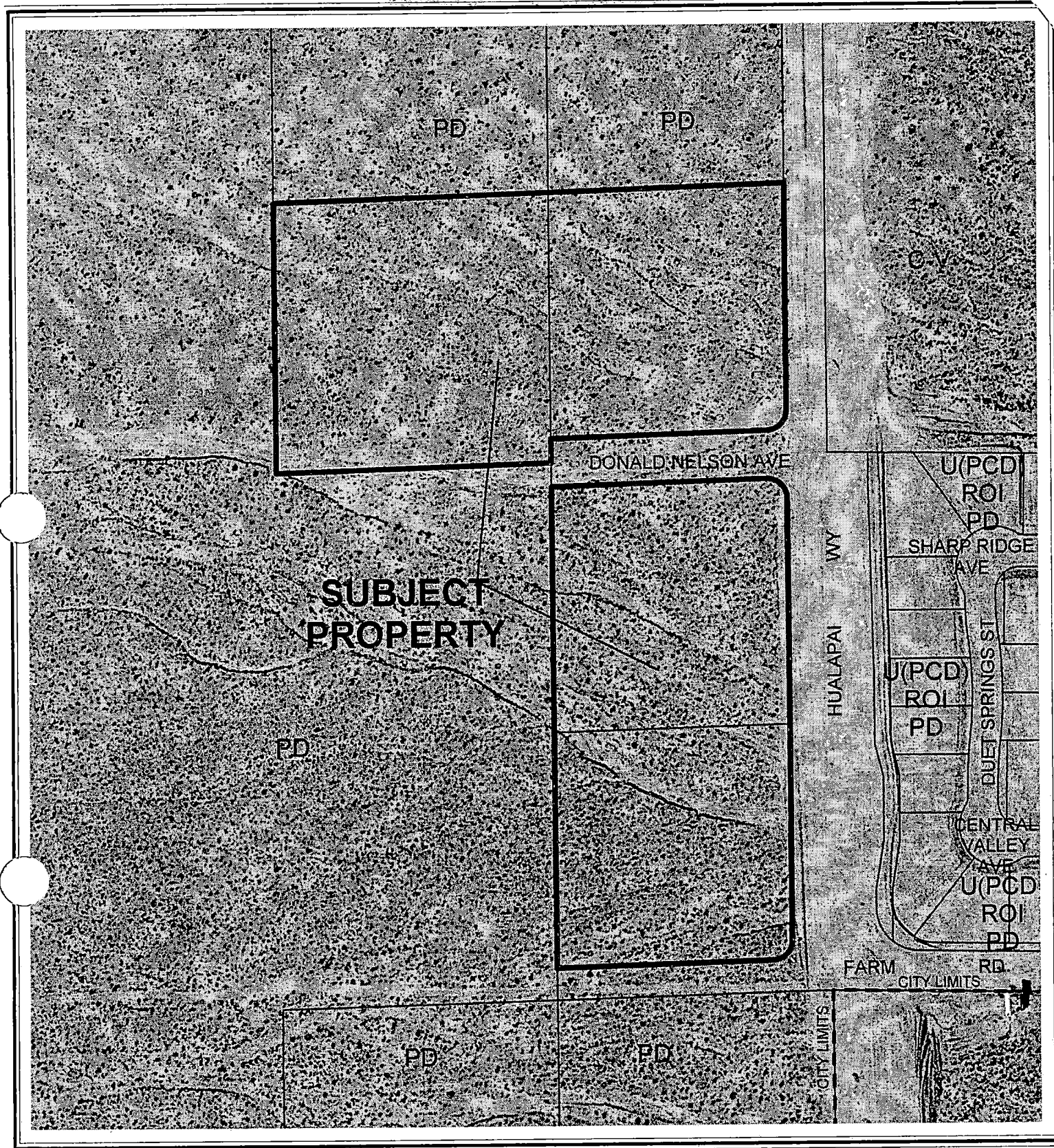
5. A petition of vacation for all right-of-way in conflict with the proposed site plan (Donald Nelson Avenue), such as VAC-4420, shall record prior to the recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.
6. Offsite public improvements adjacent to this site must be in place prior to the issuance of any building permits; coordinate with the Special Improvement District of the Department of Public Works regarding adjacent off-site improvement construction schedule within Cliff's Edge Master Development.
7. The Final Map for this site shall be labeled as a "Merger and Re-subdivision".
8. Site development to comply with all applicable conditions of approval for ZON-4368 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.



CASE: TMP-4920

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)





0 100 200 Feet



CASE: TMP-4920

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-4920 - TENTATIVE MAP - FARM AND HUALAPAI -

APPLICANT/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. All development shall conform to the Conditions of Approval for Rezoning ZON-4368, Site Development Plan Review SDR-4370 and Vacation VAC-4420.
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. A petition of vacation for all right-of-way in conflict with the proposed site plan (Donald Nelson Avenue), such as VAC-4420, shall record prior to the recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.
6. Offsite public improvements adjacent to this site must be in place prior to the issuance of any building permits; coordinate with the Special Improvement District of the Department of Public Works regarding adjacent off-site improvement construction schedule within Cliff's Edge Master Development.
7. The Final Map for this site shall be labeled as a "Merger and Re-subdivision".
8. Site development to comply with all applicable conditions of approval for ZON-4368 and all other subsequent site-related actions.

TMP-4920 - Conditions Page Two
October 7, 2004 Planning Commission Meeting

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of 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 68-lot single-family residential subdivision on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way.

B) Applicant's Justification

This development will provide an environment of stable and desirable character, consistent with the existing City policies and regulations.

BACKGROUND INFORMATION

A) Previous Actions

- 02/14/02 Annexation of the subject parcels was effective on this date. The annexation (A-35-02) was approved by the City Council February 5, 2002. The Planning Commission and the Department of Planning and Development recommended approval.
- 09/01/04 The City Council held in abeyance the request for rezoning to R-PD7, vacation of Government Patent Easements (VAC-4420) and the Site Development Plan Review (SDR-4370) for this project. The Department of Planning and Development recommended approval on July 22, 2004.
- 09/15/04 The City Council approved an amended site development plan review for 68 lots, the related vacation (VAC-4420) and ZON-4368 for R-PD7.

B) Pre-Application Meeting

- 06/10/04 At the pre-application conference the following was discussed.
- TMP will need to conform to conditions of approval for SDR-4370, ZON-4368, and VAR-4420, as well as match the site plan.
 - The 24 foot "street" is actually a private drive
 - Will need knuckles or deviations for no knuckles.
 - Additional Rights of Way needed for turnouts along Hualapai and Farm.
 - Need cross sections to scale, showing retainment walls.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.52

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)
PF (Public Facility)
East: PCD (Planned Community Development)
PROS (Public Recreation Open Space)
West: PF (Public Facility)

D) Existing Zoning

Subject Property: U (Undeveloped) [PCD (Planned Community Development) General
Plan Designation]
North: PD (Planned Development)
South: PD (Planned Development)
East: C-V (Civic)
U (Undeveloped) [PCD (Planned Community Development) General
Plan Designation] under Resolution of Intent to 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 is up to 8 units per acre. The proposed zoning change to R-PD7 (Residential Planned Development - 7 Units Per Acre), which allows up to 7.49 units per acre, is in conformance with the PCD (Planned Community Development) land use designation.

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

The site is located within the overall Cliff's Edge area, but is not subject to the terms of the Development Agreement, since it is not owned by the Master Developer. A Multi-use Transportation Trail is planned for the west side of Hualapai Way. The trail shall be incorporated in the improvements of the west side of Hualapai Way and the proposed development. This tentative map shows the correct trail alignment.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	3,312 sq. ft.	Y
Min. Lot Width	N/A	46 feet	Y
Min. Setbacks			
• Front	N/A	10 feet*	Y
• Side	N/A	3 feet*	Y
• Corner	N/A	10 feet*	Y
• Rear	N/A	5 feet*	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories / 35Feet	2 Stories / 35Feet	Y

- The applicant presented a revised site development plan to the City Council at the 9/15/04 meeting. At that time, an additional condition was added requiring all properties backing to Farm Road to provide 10 foot rear setbacks; lots 19-31, abutting adjacent properties to the west were required to have 10 rear setbacks, with lots 3,4, 9 and 10 providing 10 foot side setbacks along Hualapai Way.

TMP-4920 - Staff Report Page Four
October 7, 2004 - Planning Commission Meeting

- The following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
10.52 acres	6.56 units/acre	1.65	10.82 %	1.12 acres or 49,658.4 sf	11.48 %	1.21 acres or 50,050 sf

The proposal exceeds the requirement for Open Space in the Zoning Code.

B) General Analysis Discussion

- General information

The revised site presented at the September 15th Planning Commission meeting showed a total of 68 single family lots. The minimum lot size was 3,312 square feet (46' by 72 '). Open space is provided in six common areas, as well as the multi-use transportation trail and the recreation center located at the entrance to the subdivision. The project will be served by 37-foot wide private streets and will be accessed through a gated entry from Hualapai Way.

- Cross Section

The north-south and east-west profiles indicate that the retaining walls will not be greater than eight feet in height and will be stepped according to the Cliff's Edge Development Standards.

- Trails

The multi-use transportation trail is correctly depicted on the tentative map

- Special Conditions of Approval (from Zoning or SDPR)

1. A Rezoning (ZON-43680 to R-PD7 9Residential Planned Development-7 units per acre) zoning district approved by the City Council.
2. The setbacks for this development shall be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb in no sidewalk is provided, 3 feet on the side, 10 feet to the building, 10 feet on the corner side, and five feet in the rear. Properties backing to Farm Road shall have 10 foot rear setbacks. Lots 19-31 abutting adjacent property to the west shall have 10 foot rear setbacks. Lots 3,4,9 and 10 shall have 10 foot side setbacks to Hualapai Way.
3. The trail shown on the plan along the west side of Hualapai Way shall conform to the Cliff's Edge Multi-Use Transportation Trail Standard.

TMP-4920 - Staff Report Page Five
October 7, 2004 - Planning Commission Meeting

As conditioned, this tentative map will meet these requirements.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4920 APN: 126-13-601-004,008,009

Name of Property Owner: Carina Corporation, Inc.

Name of Applicant: Carina Corporation, Inc.

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

 Yes No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

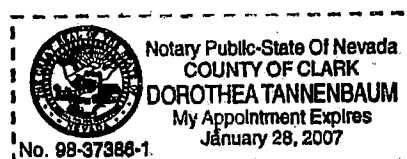
Print Name:

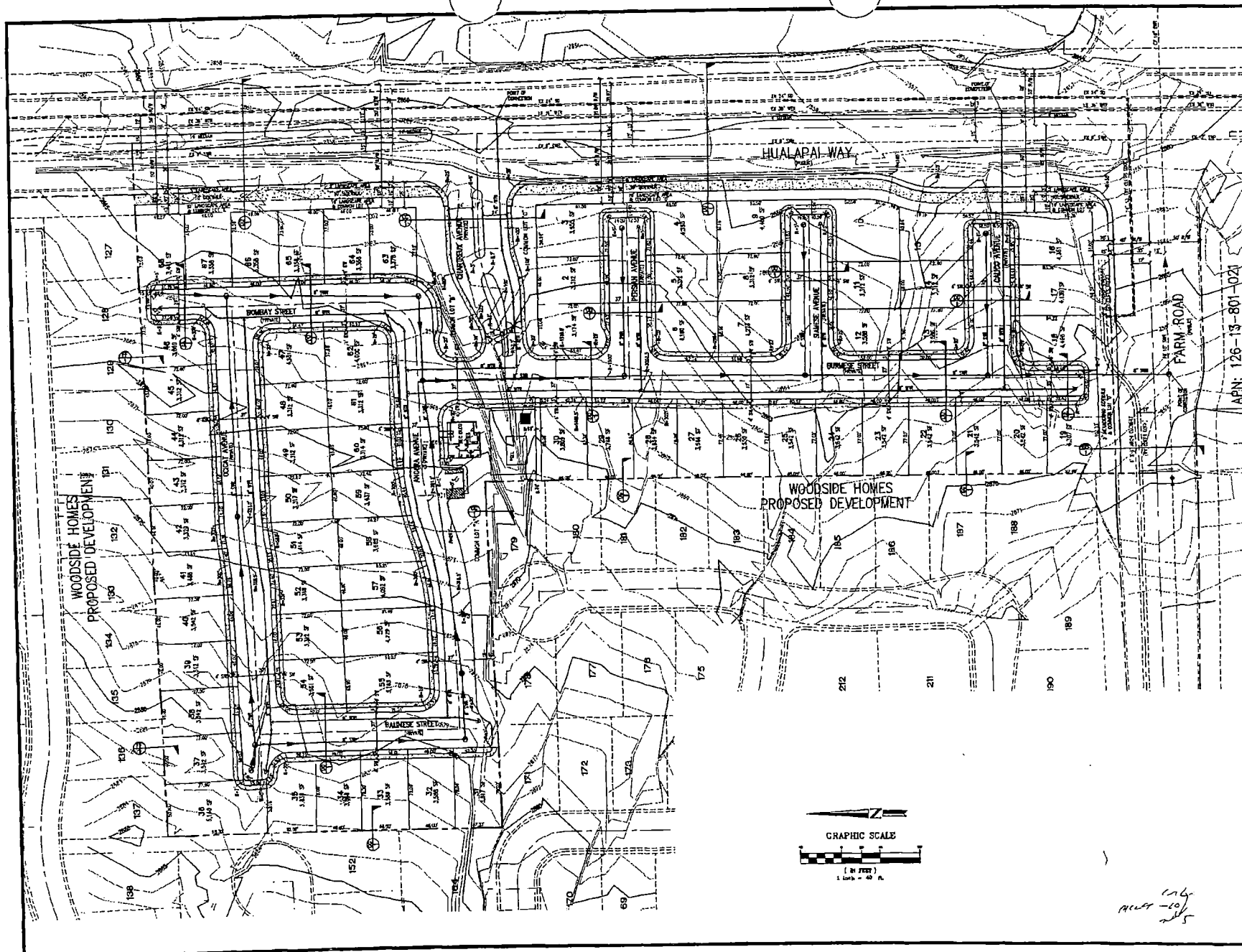
Subscribed and sworn before me

This 29th day of July, 20 04

Doerthe Tannenbaum

Notary Public in and for said County and State





 DRC Development Resource Consultants, Inc. 2001 BUSINESS PARK DRIVE SUITE 210 LAS VEGAS, NV 89128 (702) 228-8278 Cell: 702-228-8278 Fax: 702-228-8278 E-mail: drc@earthlink.net Website: www.drcnv.com	FARM AND HUALAPAI TENTATIVE MAP RECEIVED SEP 17 2004	CARINA HOMES 2001 BUSINESS PARK DRIVE SUITE 210 LAS VEGAS, NV 89128 (702) 228-8278	APPROVED DATE BY
	2 9 + 2003	126-13-801-021	REV REVISION DATE BY

TMP-4920
 10-07-04 PC
 REVISED 09-17-04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-4931 - PODS 106 AND 109 AT PROVIDENCE - APPLICANT: WOODSIDE HOMES - OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map FOR A 246-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40.00 acres adjacent to the north side of Farm Road, approximately 340 feet west of Hualapai Way (APN 126-13-501-007 and 008; 126-13-601-001, 003 and 005; and a portion of 126-13-601-018), PD (Planned Development) Zone [Medium-Low Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4872], Item 2 [TMP-4920], Item 3 [TMP-4931], Item 5 [TMP-5084] and Item 6 [TMP-5117] – UNANIMOUS with McSWAIN abstaining on Item 3 as her company is under contract with Woodside Homes and on Item 6 as her company is also under contract with Richmond American Homes

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:10 – 6:11)

1-265

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 3 – TMP-4931

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-2184, ZON-1520 and ZON-3241), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement, as well as the conformance to the 09/28/04 date stamped plans.
3. A lot fit analysis shall be submitted prior to the recordation of the Final Map.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. The 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. A petition of vacation for all right-of-way in conflict with the proposed site plan, such as VAC-5012, shall record prior to the recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.
8. If not already constructed by the Master Developer, construct half street improvements on Farm Road, Hualapai Way and Egan Crest Way, including appropriate overpaying, 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).
9. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Farm Road, Hualapai Way and Egan Crest Way adjacent to this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 3 – TMP-4931

CONDITIONS – Continued:

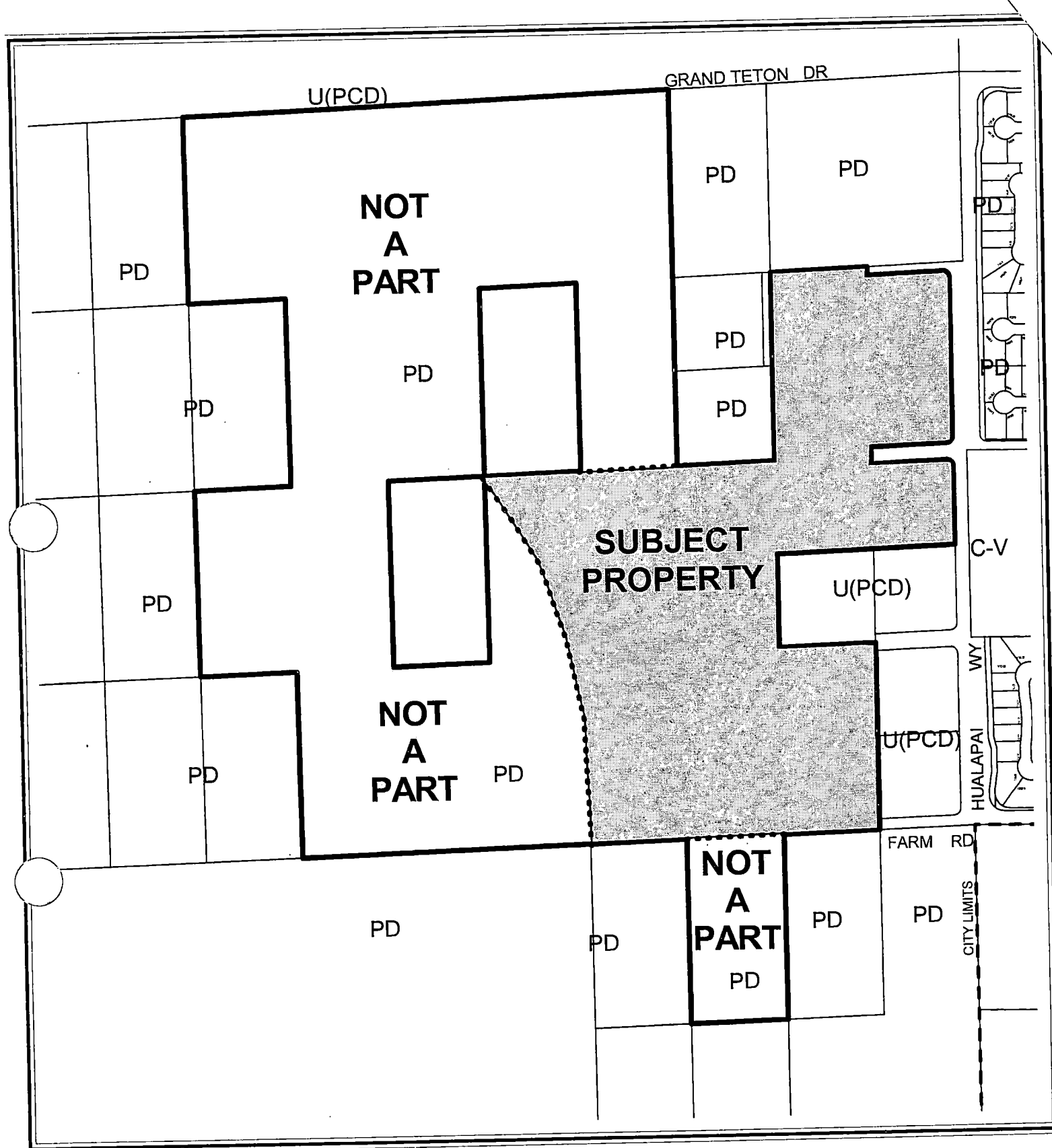
10. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Farm Road, Hualapai Way and Egan Crest Way public rights-of-way adjacent to this site.
11. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
12. 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.
13. Provide 20-foot wide City of Las Vegas public sewer easements between lots 84 and 113, 137 and 138, and between 189 and 190.
14. 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.
15. 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.
16. 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.
17. 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).
18. Include the vicinity map, as shown on Sheet 1, on the Final Map.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 3 – TMP-4931

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.

20. 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.
21. 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.

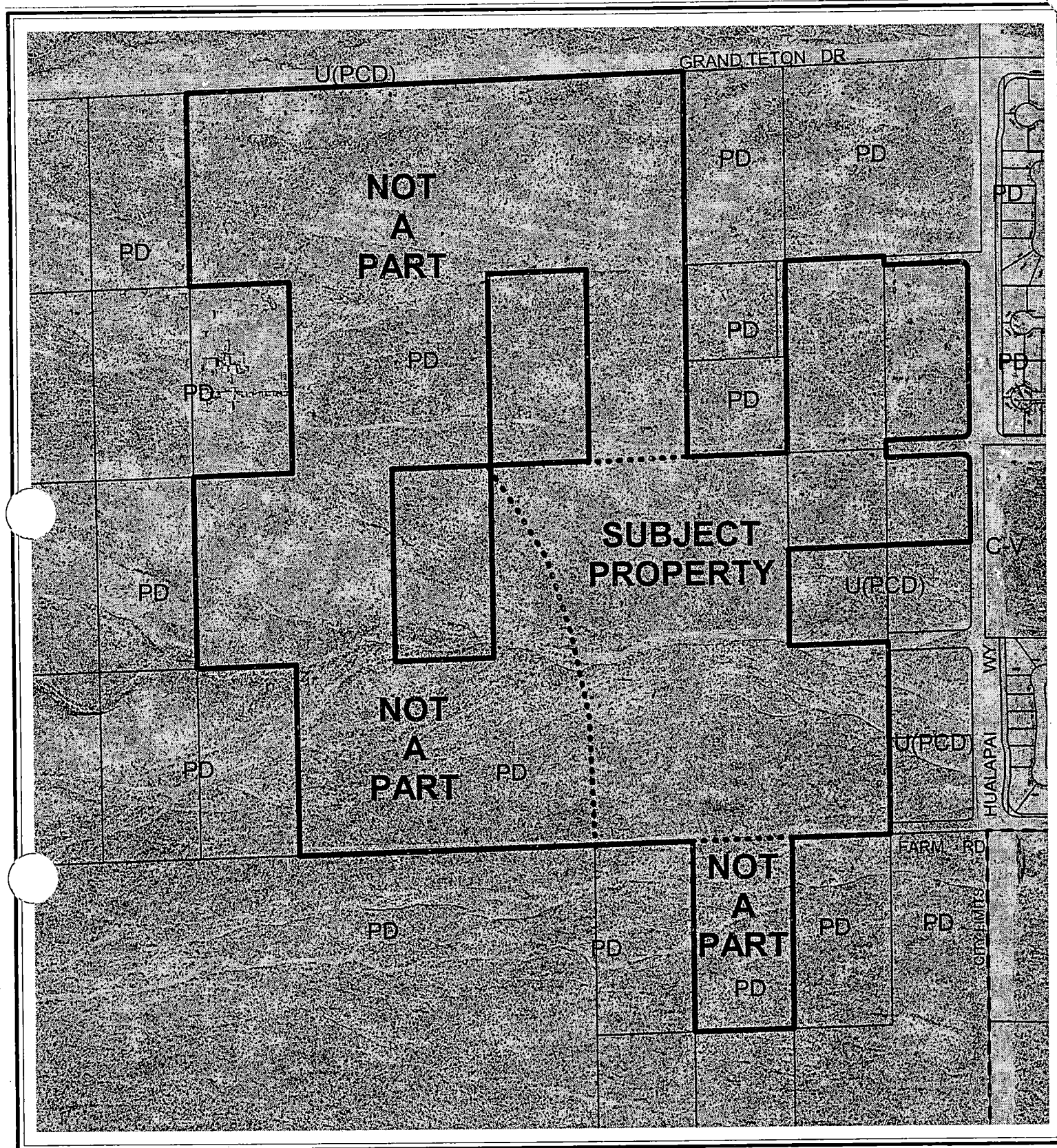


CASE: TMP-4931

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [MEDIUM-LOW DENSITY RESIDENTIAL CLIFFS
EDGE SPECIAL LAND USE DESIGNATION]





CASE: TMP-4931

ZONING OF SUBJECT PROPERTY:

**PD (PLANNED DEVELOPMENT) ZONE [MEDIUM-LOW DENSITY RESIDENTIAL CLIFFS
EDGE SPECIAL LAND USE DESIGNATION]**



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-4931 - PODS 106 AND 109 AT PROVIDENCE -

APPLICANT: WOODSIDE HOMES - OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY, 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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TMP-4931 - Conditions Page Two
October 7, 2004 Planning Commission Meeting

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17. 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).
18. Include the vicinity map, as shown on Sheet 1, on the Final Map.

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

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a Tentative Map for a 245 lot single-family residential subdivision on 40.0 acres adjacent to the north side of Farm Road, approximately 340 feet west of Hualapai Way.

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 Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 02/15/02. Staff had recommended approval of this application.

02/06/02 The City Council approved an Annexation (A-0028-01) of 10 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 02/15/02. Staff had recommended approval of this application.

06/19/02 The City Council approved an Annexation (A-0027-01) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 06/28/02. Staff had recommended approval of this application.

01/08/03 The City Council approved an Annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 10/10/02. The effective date of this annexation was 01/17/03. Staff had recommended approval of this application.

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October 7, 2004 Planning Commission Meeting

- 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 and staff recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.
- 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 02/13/03.
- 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 06/12/03.
- 12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.
- 12/17/03 The City Council approved an Annexation (ANX-3087) of 27.5 acres of land within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval on 10/23/03. The effective date of this annexation was 12/26/03.
- 02/18/04 The City Council approved a request for 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. The Planning Commission and staff recommended approval on 01/08/04.
- 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 01/08/04.

05/05/04 The City Council approved a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change land use designations from Village Commercial to Medium Low Density Residential and Medium Residential; from Medium Residential to Residential Small Lot; and from Medium Low Density Residential to Public Facilities; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 total acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff both recommended approval.

B) Pre-Application Meeting

07/21/04 At the pre-application conference a review of the checklist found the map to substantially meet the submittal requirements.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 40.0

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped and Residential Subdivision (Under Construction)
West: Undeveloped

C) Existing Zoning

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

D) General Plan Compliance

The subject parcels are designated PCD (Planned Community Development) within the Centennial Hills Sector Plan of the General Plan. 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 subject site is within a PD (Planned Development) zoning district. The PD (Planned Development) zoning district is intended to be a flexible district which may be applied to individual properties, larger planning areas or areas with multiple properties for redevelopment, economic development and cultural enrichment. The PD (Planned Development) zoning district may be used for office, retail, entertainment or commercial uses or for mixed-use developments where commercial and residential uses are combined. The PD (Planned Development) zoning district is further intended to buffer small infill tracts and adjacent uses, encourage the conservation of open space, promote creative siting arrangements, preserve prominent natural features, provide for the efficient development of large tracts for multiple uses, and provide for development which enhances neighborhood areas. The minimum size of tract eligible for PD (Planned Development) zoning designation is five acres. The subject parcels are in conformance with the General Plan.

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

Cliff's Edge Master Development Plan

Future development within the Cliff's Edge master plan area is controlled by the Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines. These two documents were approved by City Council in March 2003 and amended in July 2003 and December 2003. 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. The Design Guidelines prescribe the form of urban development that is to take place in the various neighborhoods or "pods" that are identified in the Master Development Plan. The subsequent amendments were made at the request of city staff to fine-tune some of the concepts and processes outlined in these documents. A third document, the Cliff's Edge Development Agreement, addresses the apportioning of responsibilities between the City and the Master Developer for the regulation and enforcement of the first two documents, and the timing and development of infrastructure systems that is the responsibility of the Master Developer.

The subject parcels are designated as a ML (Medium-Low Density Residential) Land Use designation within the Cliff's Edge Master Development Plan. The ML (Medium-Low Density Residential) category provides for the development of up to 8 dwelling units per acre. This land use category allows for medium density detached or attached single-family product types including, but not limited to, duplexes, compact lots, cluster and zero lot line developments. Buildings in this category should not exceed two stories in height.

Multi-Use Non-Equestrian (Transportation) Trail

A Multi-use Transportation Trail is required along the western portion of the Hualapai Way street frontage, as shown on Map 2 of the Transportation Trails Element of the Master Plan. A multi-use transportation trail refers to paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles. A multi-use transportation trail, as depicted by the Cliff's Edge Parent Tentative Map consists of a five-foot transition strip, located within the right-of-way, a ten-foot private landscaped corridor that are separated by a ten-foot public transportation trail path. Provision of the right-of-way for, and construction of, the Multi-Use Non-Equestrian (Transportation) Trail, will be the responsibility of the developers of the Cliff's Edge project and will be privately maintained.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to The Cliff's Edge Master Development Plan And Design Guidelines, the following Development Standards apply to the subject proposal:

Standards	Required	Provided
Front – Living Area or Porch		
• Single Story Element	10'	10'
• Two Story Element	10' for up to 70% of the wall plane; otherwise 15'	Not Available
Front-Entry Garage	Less than 5' or 18'+	20'
Turn-In Garage	10'	NA
Side		
• Interior Lots	3'	3'
• Perimeter Lots & Parcel Entry (Siding 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	NA
Corner Side		
• Single Story Element	10'	10'
• Two Story Element	10'	NA

Rear	• Interior Lots	15' except that 10' allowed for up to 50% of the product width	20'
	• 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	NA
Rear Patio Covers		10'	NA
Accessory Structures	• Less Than 14' Bldg. Ht.	Front: 10' ⁽⁵⁾ Side: 3' Rear: 3'	NA
	• Greater Than 14' Bldg. Ht.	Front: 15' ⁽⁵⁾ Side: 3' Rear: • 5' if no window opening facing rear PL • 10' if window openings face rear PL	NA

⁽⁵⁾ Accessory structures that are provided as detached garages shall have a driveway setback that is less than 5' or greater than 18'.

The proposed Tentative Map was submitted with typical lot dimensions and setbacks with no determination between one or two story elements therefore, it has been recommended that a lot fit analysis be submitted prior to the recordation of the Final Map.

A2) Open Space Standards

Pursuant to the Cliff's Edge Master Development Plan and Design Guidelines, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required		Provided
40.0 acres	6.13	25 Sq. Ft./Unit	6,125 Sq. Ft.	18,829 Sq. Ft.

The proposed Tentative Map exceeds the minimum required open space. The open space provided is in the form landscape strips located at the entrances to the subdivision.

A3) Public Streets Standards

Egan Crest Way is to be, per the design guidelines of Tentative Map (TMP-3798) and the Cliff's Edge Master Development Plan And Design Guidelines, a 70-foot right-of-way with an additional 15-foot landscape buffer with a meandering sidewalk through it along the subject property's street frontage. Farm Road is to be a 70-foot right-of-way with an additional 20-foot landscape buffer with a meandering sidewalk through it along the subject property's street frontage. Hualapai Way is to be a 100-foot right-of-way with an additional 20-foot landscape buffer, in which, a Multi-Use Non-Equestrian (Transportation) Trail is to be located.

B) General Analysis Discussion

• General information

The proposed Tentative Map depicts an area located at the northeast corner of Egan Crest Way and Farm Road. The submitted map illustrates Egan Crest Way and Farm Road as both 90-foot right-of-ways, which includes the master developers common elements on either side of the right-of-way. Access to the subdivision will be achieved via entrances from both Egan Crest Way and Farm Road. The proposed subdivision is composed 43-foot wide private streets and drives. There exists two non-standard shape knuckles within the development, which have been approved.

• Cross Section

The submitted north/south 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. Although some retaining walls are greater than 4-foot in height, they are internal to the subdivision.

The submitted east/west cross sections depict 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. Although some retaining walls are greater than 6-foot in height, they are internal to the subdivision.

• 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. A Multi-Use Non-Equestrian (Transportation) Trail runs the western length of Hualapai Way along the eastern property line of the subject site.

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October 7, 2004 Planning Commission Meeting

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TWP - 4931 APN: A portion of 126-13-601-018

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: Jim Foltz

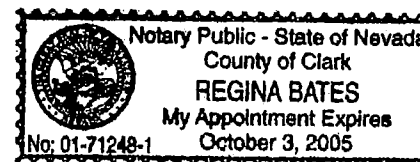
Print Name: Jim Foltz

Subscribed and sworn before me

This 14 day of July, 2004

Regina Bates

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4931 APN: 126-13-501-007,008 & 126-13-601-003,005

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.

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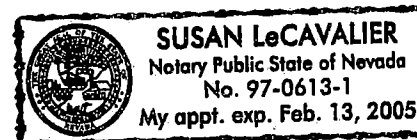
Signature of Property Owner/Authorized Agent: Jim Foltz

Print Name: Jim Foltz

Subscribed and sworn before me

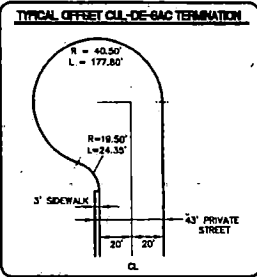
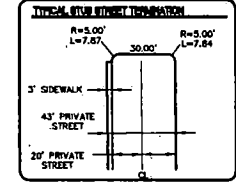
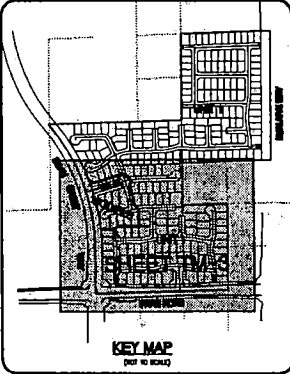
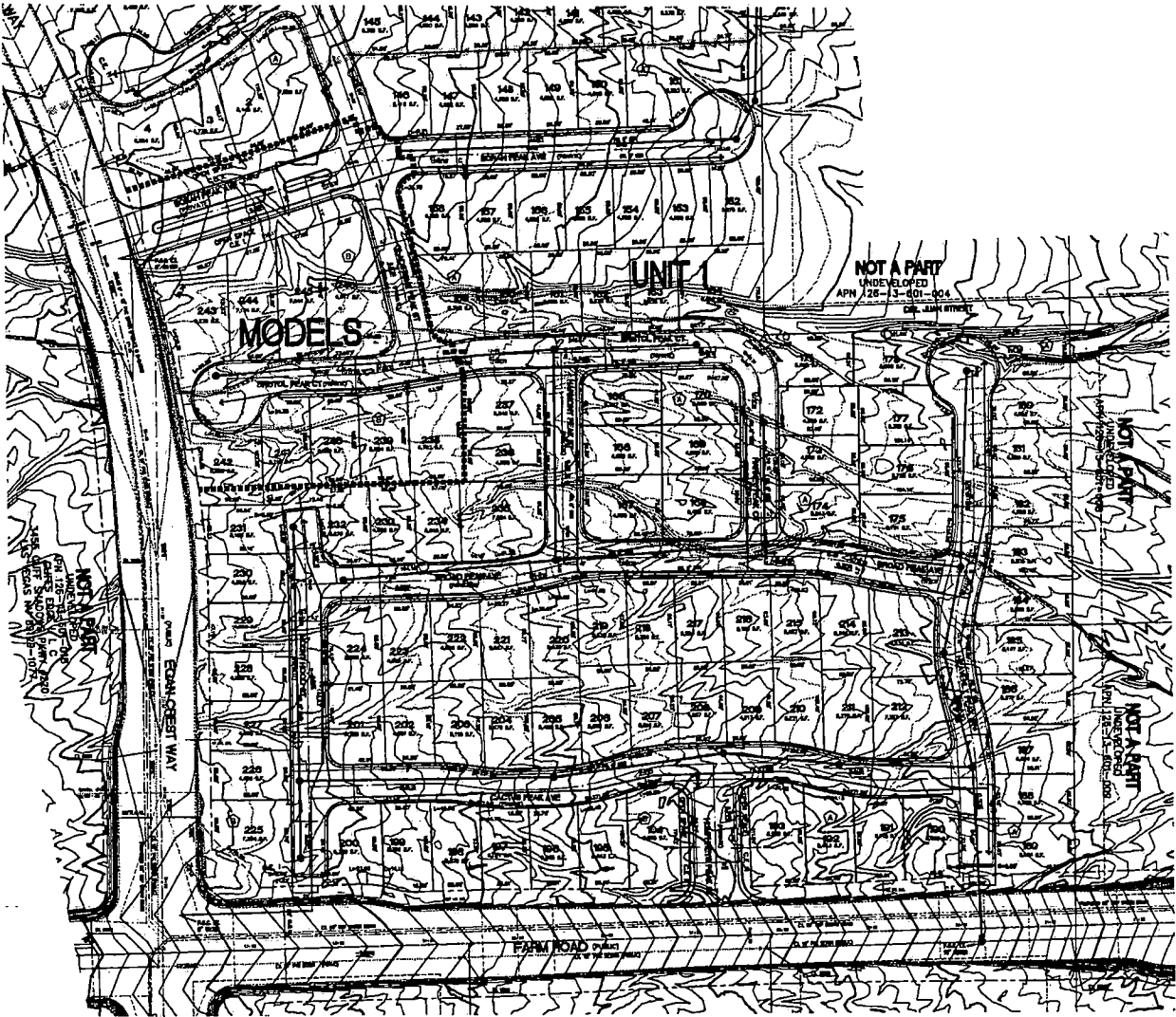
This 6th day of July, 2004

Susan LeCavalier
Notary Public in and for said County and State



**TENTATIVE MAP
FOR
PODS 106 AND 109
AT PROVIDENCE**
A COMMON INTEREST COMMUNITY
APN'S: 126-13-601-003, 005, 018; 126-13-501-007, 008

FOR CONTINUATION SEE SHEET 2 OF 3



UTILITY SERVICES BY

WATER	LOS ANGELES WATER DEPT.
SEWER	CITY OF LOS ANGELES
GAS	SOUTHERN CALIFORNIA GAS CO.
POWER	LOS ANGELES ELECTRIC CO.
TELEPHONE	ATTN: LOS ANGELES TELEPHONE CO.
TELEVISION	ATTN: LOS ANGELES TELEVISION CO.
POSTAL	ATTN: U.S. MAIL SERVICE

LEGEND

—	LOT BOUNDARY
—	EXISTING LOT & BOUNDARY
—	EXISTING LOT
—	EXISTING LOT BOUNDARY
—	EXISTING LOT
—	EXISTING LOT BOUNDARY
—	EXISTING LOT
—	EXISTING LOT BOUNDARY
—	EXISTING LOT
—	EXISTING LOT BOUNDARY

DEVELOPER
WOODSIDE HOMES OF CALIFORNIA INC.
10000 WOODSIDE DRIVE
LOS ANGELES, CA 90024
(213) 888-1000

OWNER
CARVILLE LAND INVESTMENTS
L.L.C.
10000 WOODSIDE DRIVE
LOS ANGELES, CA 90024
(213) 888-1000

C.C. WALLACE, INC.
10000 WOODSIDE DRIVE
LOS ANGELES, CA 90024
(213) 888-1000

WOODSIDE HOMES OF CALIFORNIA
10000 WOODSIDE DRIVE
LOS ANGELES, CA 90024
(213) 888-1000

TENTATIVE MAP

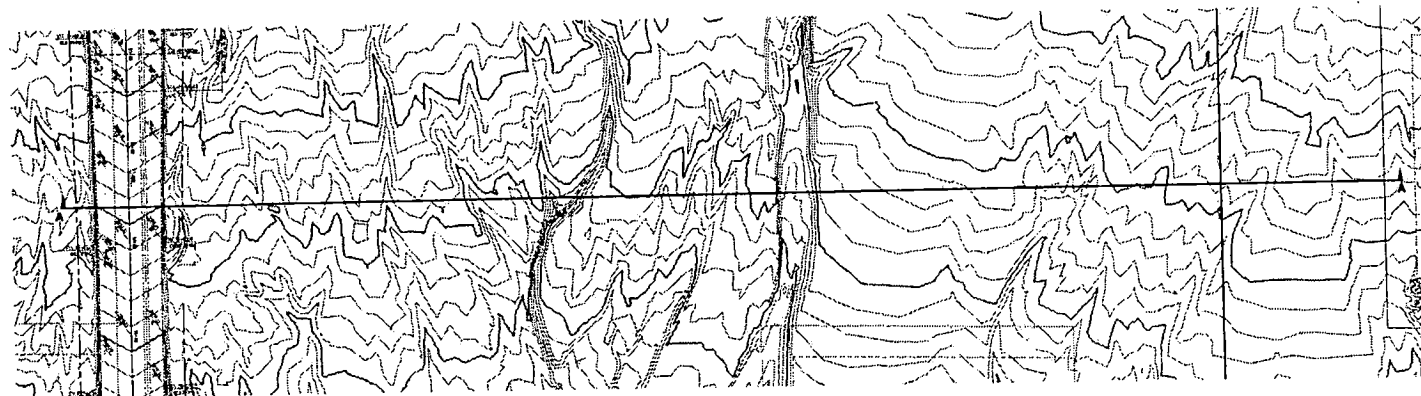
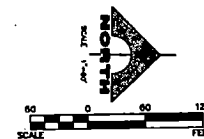
TM-3

3 OF 3

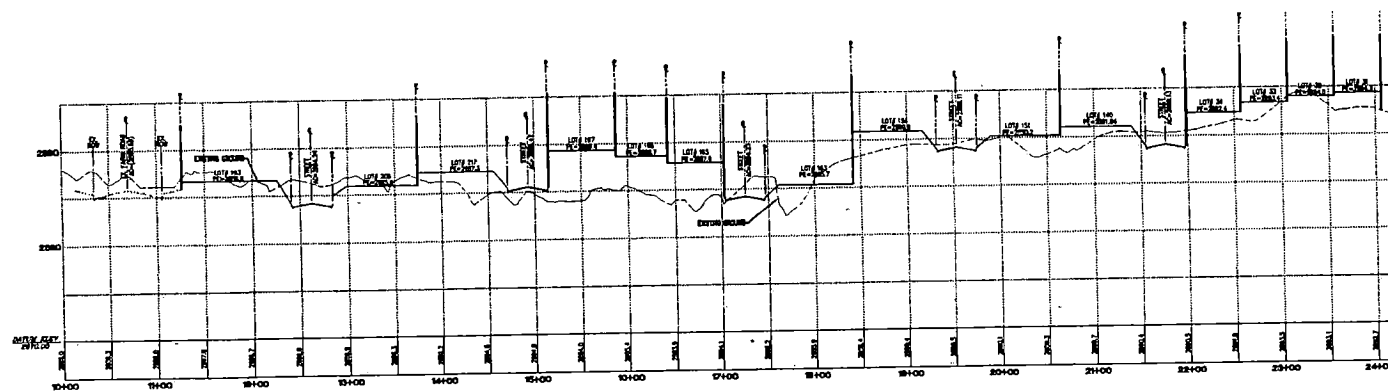
**TMP-4931
09-09-04 PC**

APN'S: 126-13-601-003, 005, 018; 126-13-501-007, 008

KEY MAP
(NOT TO SCALE)

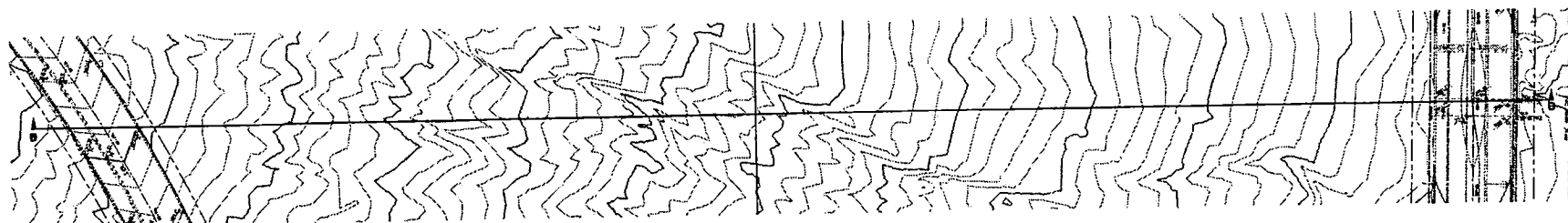
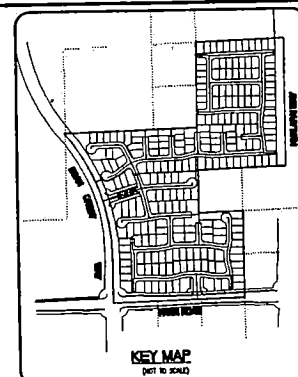
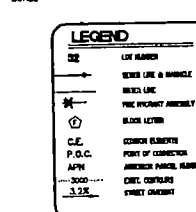


SCALE: HORIZ. 1"=60'
VERT. 1"=5'



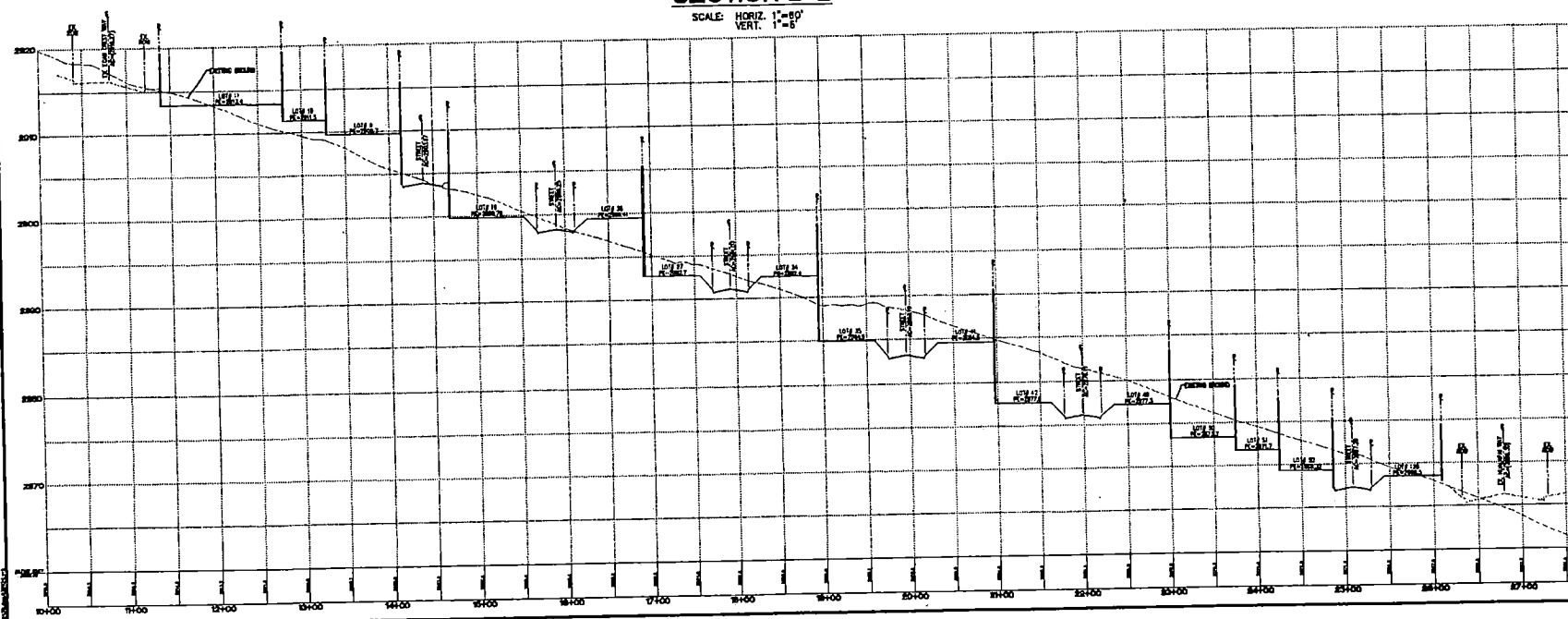
TMP-4931
09-09-04 PC

A COMMON INTEREST COMMUNITY
APN'S: 126-13-601-003, 005, 018; 126-13-501-007, 008



SECTION B-B

SCALE: HORIZ. 1"=80'
VERT. 1"=6'



TMP-4931
09-09-04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-5081 - TENTATIVE MAP - PRIMROSE ESTATES II - APPLICANT/OWNER: HORIZON HOMES, INC - Request for a Tentative Map FOR A 13-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN 138-03-302-001), R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 4 (Brown).

ABEYANCE TO THE OCTOBER 21, 2004 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends ABEYANCE to the October 21, 2004 Planning Commission Meeting

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-5081], Item 21 [GPA-5075], Item 22 [ZON-5076], Item 24 [SDR-5077] and Item 63 [TMP-5023] to 10/21/2004 Planning Commission meeting; Item 31 [GPA-5102], Item 58 [SUP-5112] and Item 59 [SDR-5116] to 11/04/2004 Planning Commission meeting; STRIKE Item 23 [SUP-5078] and TABLE Item 36 [GPA-5123] and Item 37 [ZON-5128] – UNANIMOUS

MINUTES:

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

(6:09 – 6:10)

1-265

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 4 – TMP-5081

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The development shall conform to the Conditions of Approval for applications approved for Rezoning (ZON-4219) and Site Development Plan Review (SDR-4222).
3. Prior to submittal of a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting the conditions of approval herein and particularly those enumerated as Special Conditions shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Dedicate a 15-foot radius corner on the northwest corner of Pioneer Way and Helena Avenue as required by Rezoning application, ZON-4219.
8. Site development to comply with all applicable conditions of approval for ZON-4219 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

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 4 – TMP-5081

CONDITIONS – Continued:

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.

TRC
Customer-Focused Solutions
BV Engineering Nevada

September 30, 2004

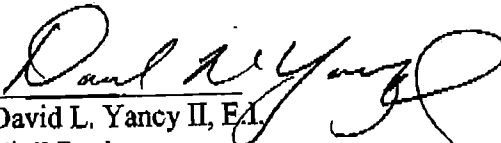
Don Schmeiser
Planning and Development Department
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

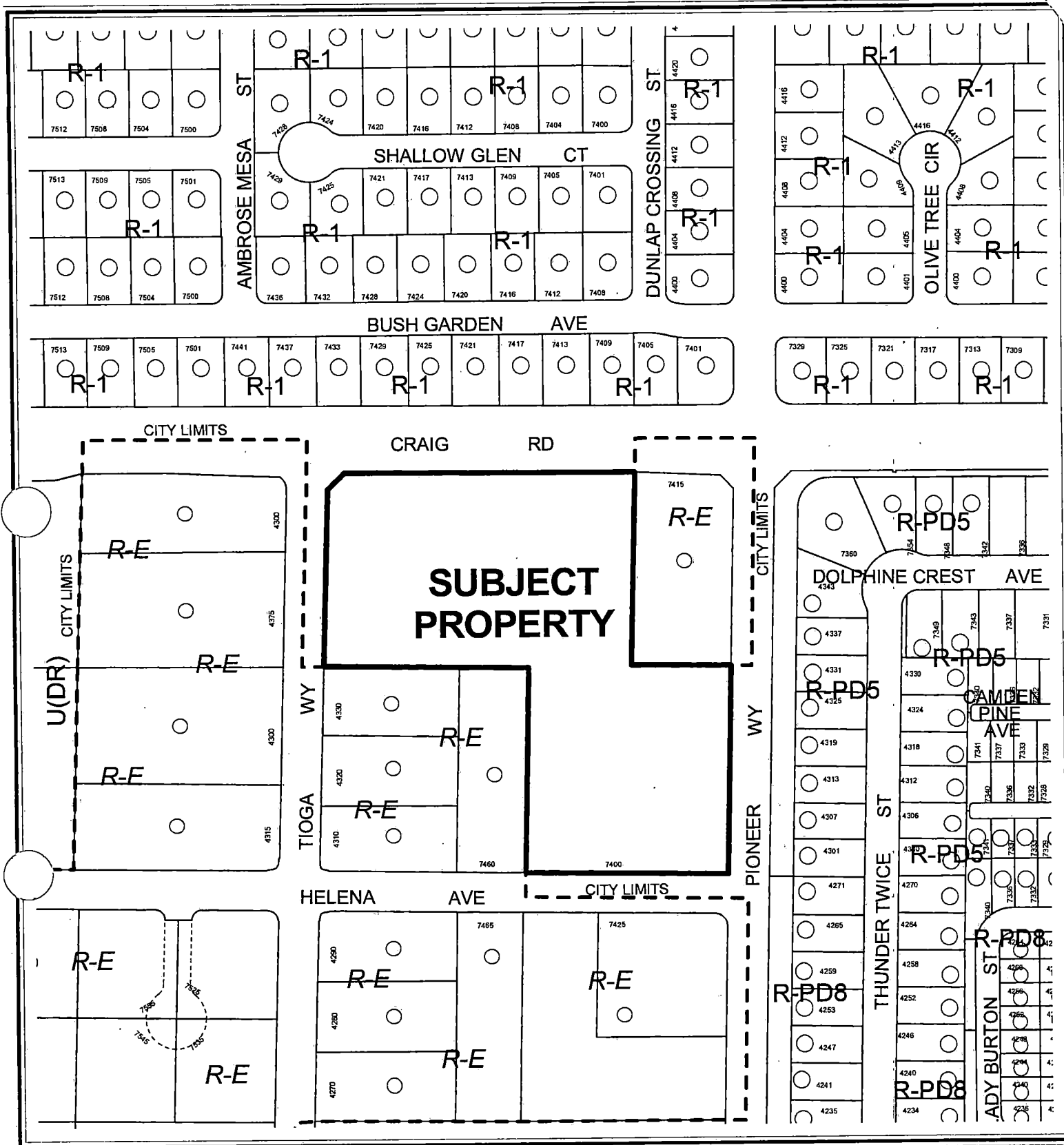
Subject: TMP 5081-04; Primrose II Abeyance Request (APN #138-03-302-001)
TRC Reference #603.002N

Dear Mr. Schmeiser:

Please consider this letter a formal request to abey Tentative Map 5081-04 which is scheduled to be heard on October 7, 2004. The request is being made to address deviations of standards that are shown on the map. We respectfully request inclusion on the October 21, 2004 Planning Commission Meeting as our issues will be resolved prior to this date. Please contact me if you have any questions or concerns regarding this matter.

Sincerely,


David L. Yancy II, E.A.
Civil Designer

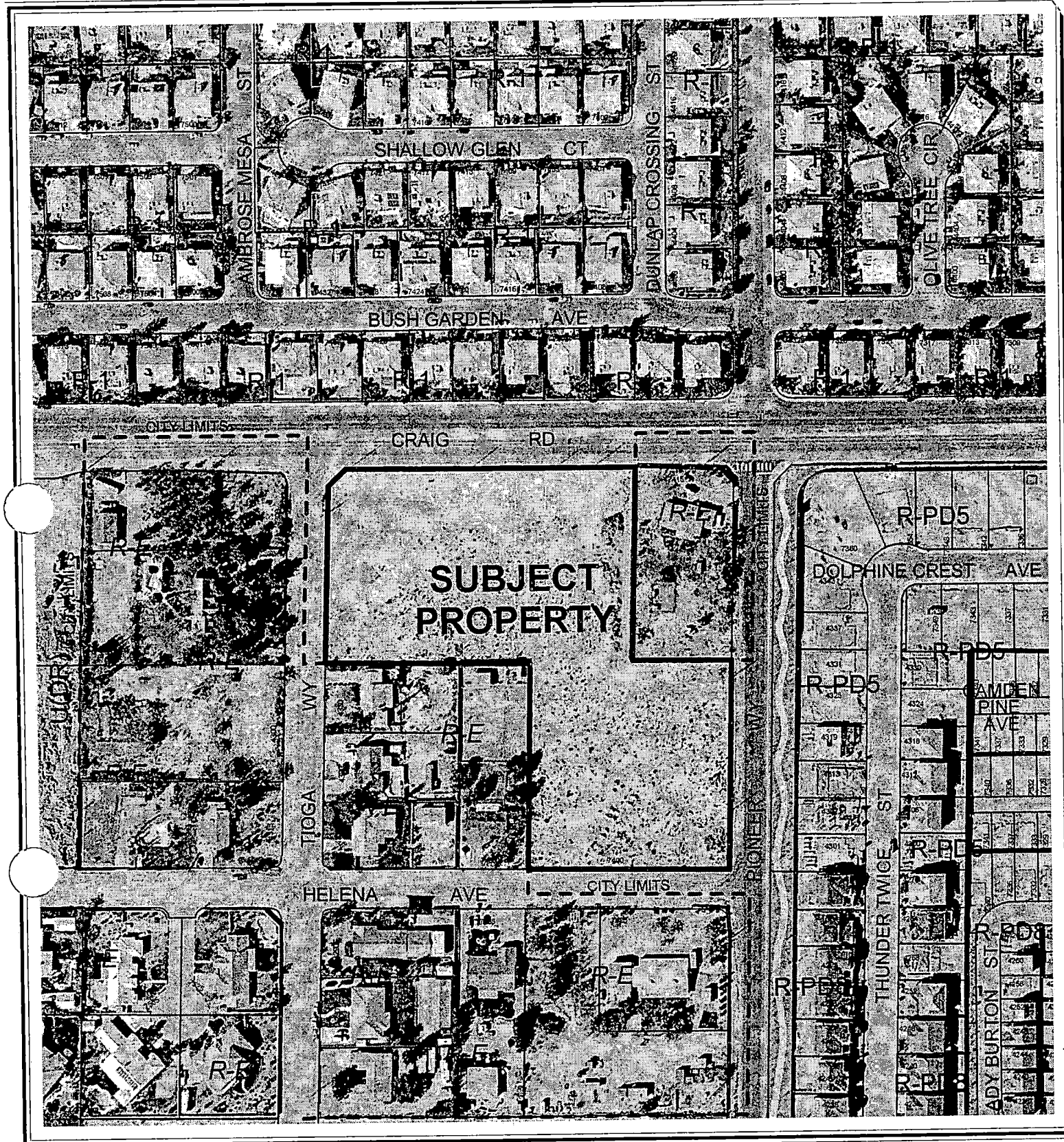


CASE: TMP-5081

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN LAND USE DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)





0 200 400 Feet

CASE: TMP-5081

ZONING OF SUBJECT PROPERTY:
 U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN LAND
 USE DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED
 DEVELOPMENT - 2 UNITS PER ACRE)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-5081 - TENTATIVE MAP - PRIMROSE ESTATES II -

APPLICANT/OWNER: HORIZON HOMES, INC

***ON SEPTEMBER 30, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN ABEYANCE
TO THE OCTOBER 21, 2004 PLANNING
COMMISSION MEETING.***



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5081 APN: 138-03-302-001

Name of Property Owner: HORIZON HOMES, INC

Name of Applicant: HORIZON HOMES, INC

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

Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

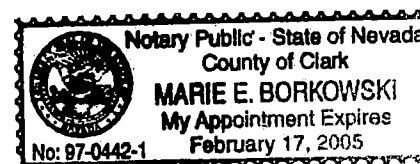
Signature of Property Owner/Authorized Agent:

Print Name: _____

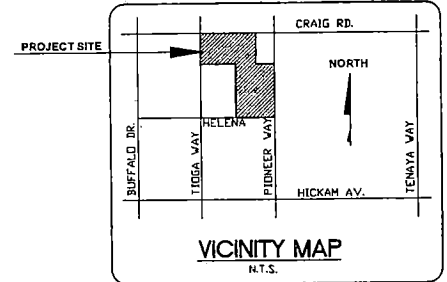
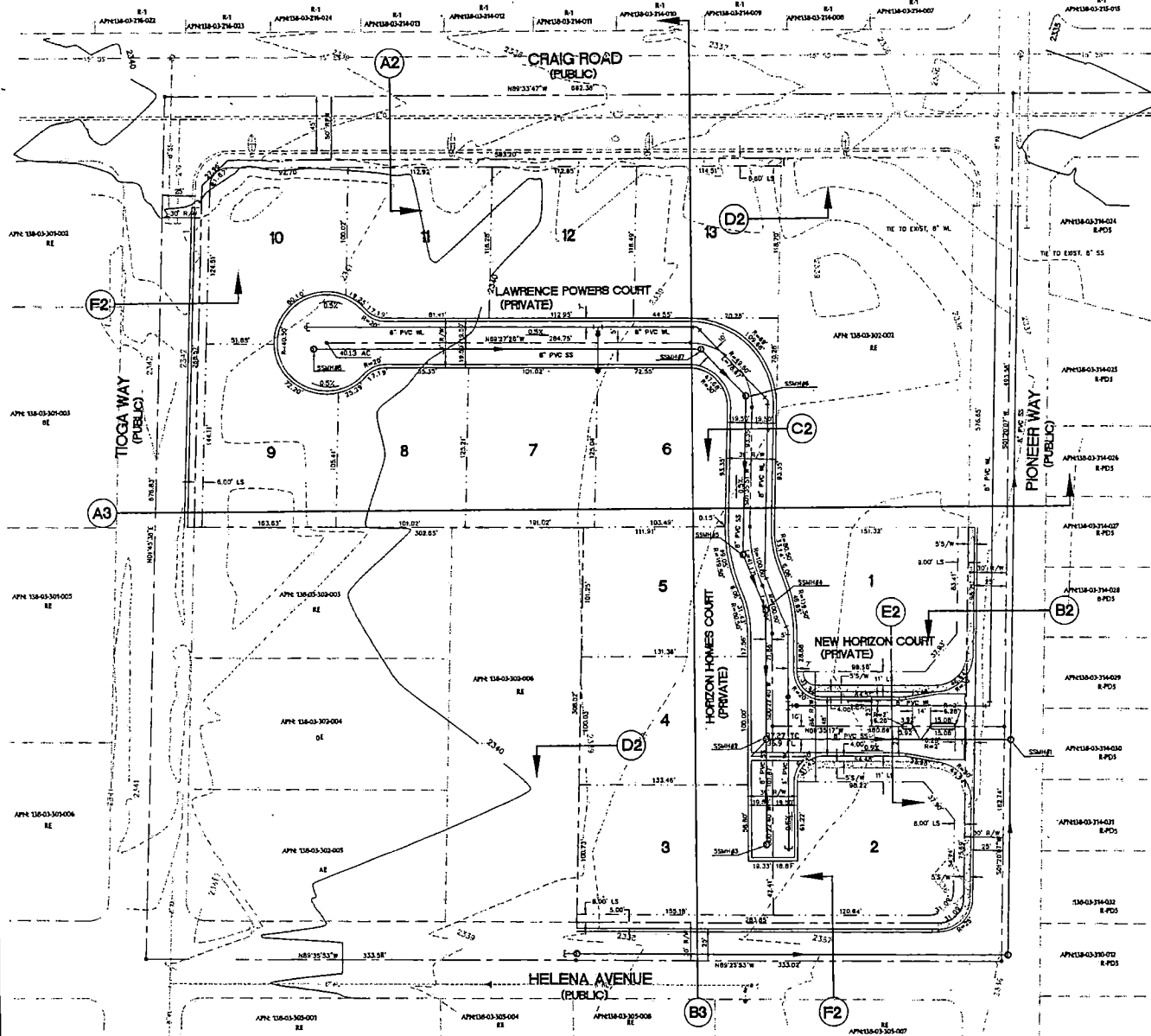
Subscribed and sworn before me

This 22nd day of AUGUST, 2004

Marce E. Barbaulli
Notary Public in and for said County and State



TENTATIVE MAP FOR PRIMROSE ESTATES II A RESIDENTIAL SUBDIVISION



AUGUST, 2004

NORTH

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

OWNER

HORIZON HOMES, INC.
4465 S. BUFFALO DRIVE, #2
LAS VEGAS, NV. 89147
PHONE: (702) 367-2712
FAX: (702) 671-5863

DEVELOPER

HORIZON HOMES, INC.
4465 S. BUFFALO DRIVE, #2
LAS VEGAS, NV. 89147
PHONE: (702) 367-2712
FAX: (702) 671-5863

UTILITY SERVICES BY

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY CITY OF LAS VEGAS
SULLER STATE DISPOSAL
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION

BENCHMARK

6LV00355
RIVET AND PLATE IN TOP OF CURB AT EAST SIDE
OF TEMAYA WAY 400' FEET NORTH OF LARKVALE.
ELEVATION: 709.407 METERS
(NAVD 83): 2327.45 FEET

BASIS OF BEARING

S00°35'14"W
BEING THE EAST LINE OF THE SOUTHWEST QUARTER
(SW1/4) OF SECTION 3, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.B. & M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA, AS SHOWN IN FILE 96,
PAGE 37 OF PARCEL MAPS.

LEGAL DESCRIPTION

THE NORTHEAST QUARTER (NE1/4) OF THE
NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST
QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 20
SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK
COUNTY, NEVADA.

LEGEND

- 2395 EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- WATER LINE
- SEWER LINE W/ MANHOLE
- UNIT BOUNDARY
- CENTERLINE
- FIRE HYDRANT

EST. SEWAGE CONTRIBUTION

AVERAGE FLOW: 0.00228 M.G.D.
PEAK FLOW: 0.00796 M.G.D.

REVISIONS

ACTION:
APPROVAL BY CLV PLANNING COMMISSION
DATE:

SETBACKS

SINGLE FAMILY HOUSES
FRONT: 20 FEET
SIDE: 3 FEET
CORNER SIDE: 3 FEET
REAR: 15 FEET

SITE DATA

AREA: 5.23 AC (GROSS)
EXISTING ZONING: RPD-2
NUMBER OF UNITS: 13
DENSITY (GROSS): 2.49 DU/AC
OPEN SPACE PROVIDED: 12,128 SF
AREA: 4.95 AC (NET)

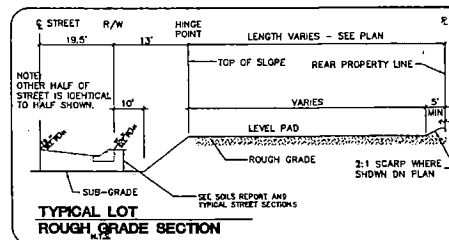
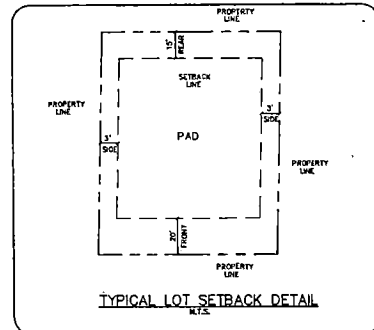
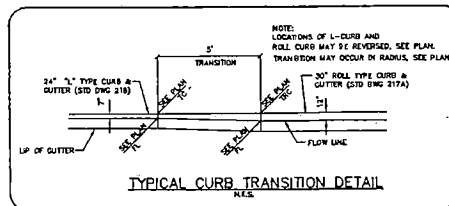
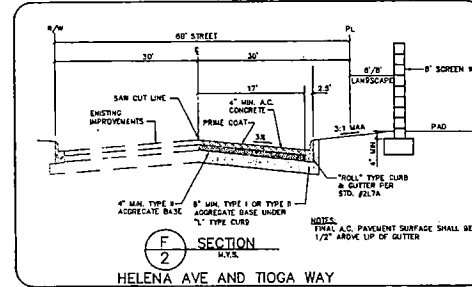
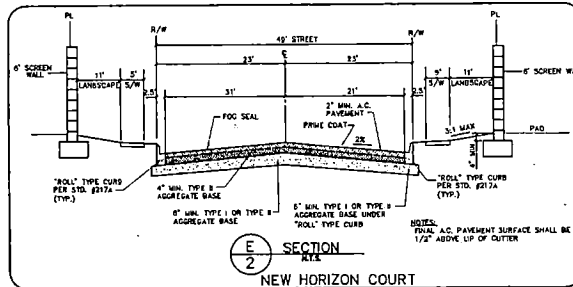
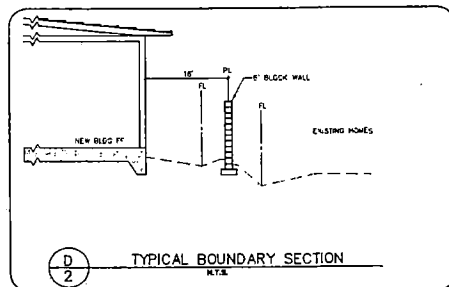
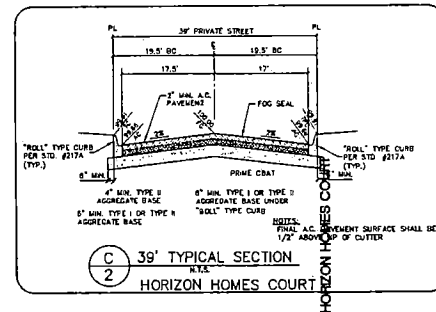
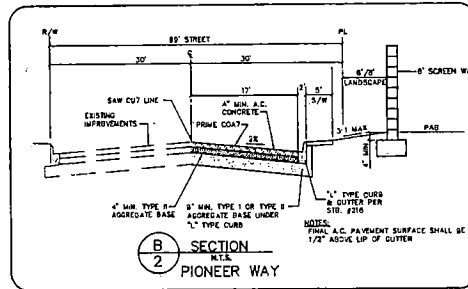
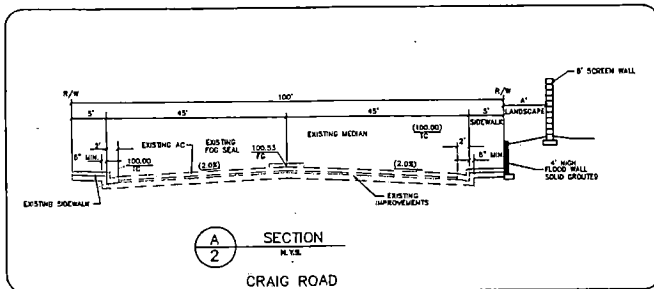
APN NUMBER

138-03-302-001

PROJECT NO. 553.0001	DESIGN: CLV/PLM	DATE: 08/04	SCALE: AS SHOWN	PK: 07A2
STAMP DATE: 08/04	EXP. DATE:	333 S. CHURCH ROAD SUITE 300 LAS VEGAS, NV 89113 LAS VEGAS, NV 89147 PHONE: (702) 367-2712 FAX: (702) 671-5863 Web: local@hess.com	TRC Customer - Proven Solutions BY Engineering Nevada	
PRIMROSE ESTATES II	TENTATIVE MAP	COVER SHEET	SHEET 1 OF 3 SHTS	

TMP-5081
10-07-04 PC

TENTATIVE MAP FOR PRIMROSE ESTATES II A RESIDENTIAL SUBDIVISION



BENCHMARK
6LV00356
RIVET AND PLATE IN TOP OF CURB AT EAST SIDE
OF TENAYA WAY 400'S. FEET NORTH OF LARKVALE
ELEVATION: 700.4087 METERS
(NAVD 83): 2327.45 FEET

BASIS OF BEARING
S00°36'14"W
BEING THE EAST LINE OF THE SOUTHWEST QUARTER
(SW1/4) OF SECTION 3, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, N.D.B.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA, AS SHOWN IN FILE 98,
PAGE 37 OF PARCEL MAPS.

TMP-5081
10-07-04 PC

PROJECT NO.	003.0001
DESIGN	01/01/04
DATE	09/04
SCALE	AS SHOWN
BY	BYAC

STAMP DATE:
OR DATE:

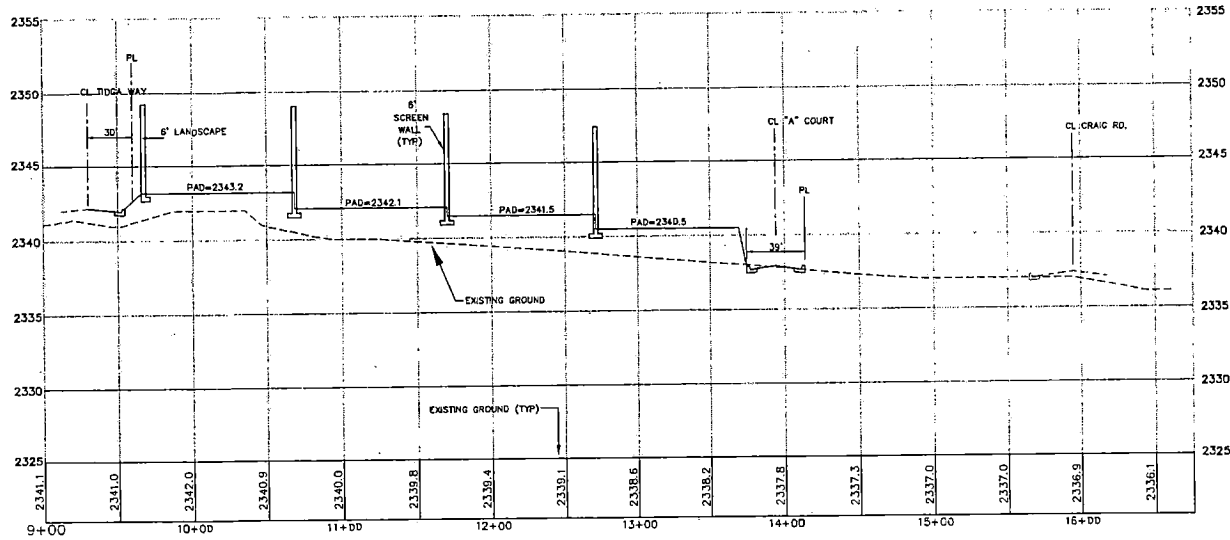
TRC
Customer: Focused Solutions
BY Engineering Nevada

PROJECT NO. 003.0001
DESIGN 01/01/04
DATE 09/04
SCALE AS SHOWN
BY BYAC

PRIMROSE ESTATES II
TENTATIVE MAP
DETAILS

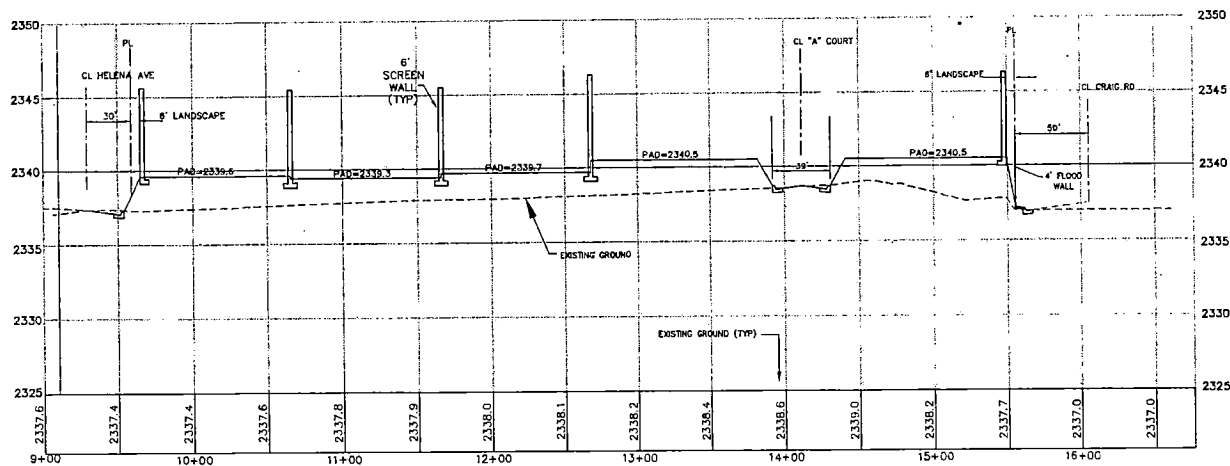
SHEET
2
OF 3 SHEETS

TENTATIVE MAP FOR **PRIMROSE ESTATES II** A RESIDENTIAL SUBDIVISION



SECTION A

SCALE: 1"=40' HORIZ.
SCALE: 1"=4' VERT.



SECTION B

SCALE: 1"=40' HORIZ.
SCALE: 1"=4' VERT.

BENCHMARK

BLVD0356
RIVET AND PLATE IN TOP OF CURB AT EAST SIDE
OF TENAYA WAY 400'S FEET NORTH OF LAURELVALE.
ELEVATION: 709.4097 METERS
(NAVD 88): 2327.45 FEET

BASIS OF BEARING

S00°36'14"W
BEING THE EAST LINE OF THE SOUTHWEST QUARTER
(SW1/4) OF SECTION 3, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.B.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA, AS SHOWN IN FILE 98,
PAGE 37 OF PARCEL MAPS.

TMP-5081
10-07-04 PC

PROJECT NO.	503-0010
DESIGN	DT/RTM
DATE	09/04
SCALE	AS SHOWN
FILE	DTAR

TRC	TRC ENGINEERING, INC. 4055 W. SUNSET ROAD SUITE 100 LAS VEGAS, NV 89113 TEL: 702-737-4222 FAX: 702-737-4222 WWW: trc-engineering.com
DESIGNED BY	TRC ENGINEERING, INC.
CHECKED BY	TRC ENGINEERING, INC.
DATE	09/04

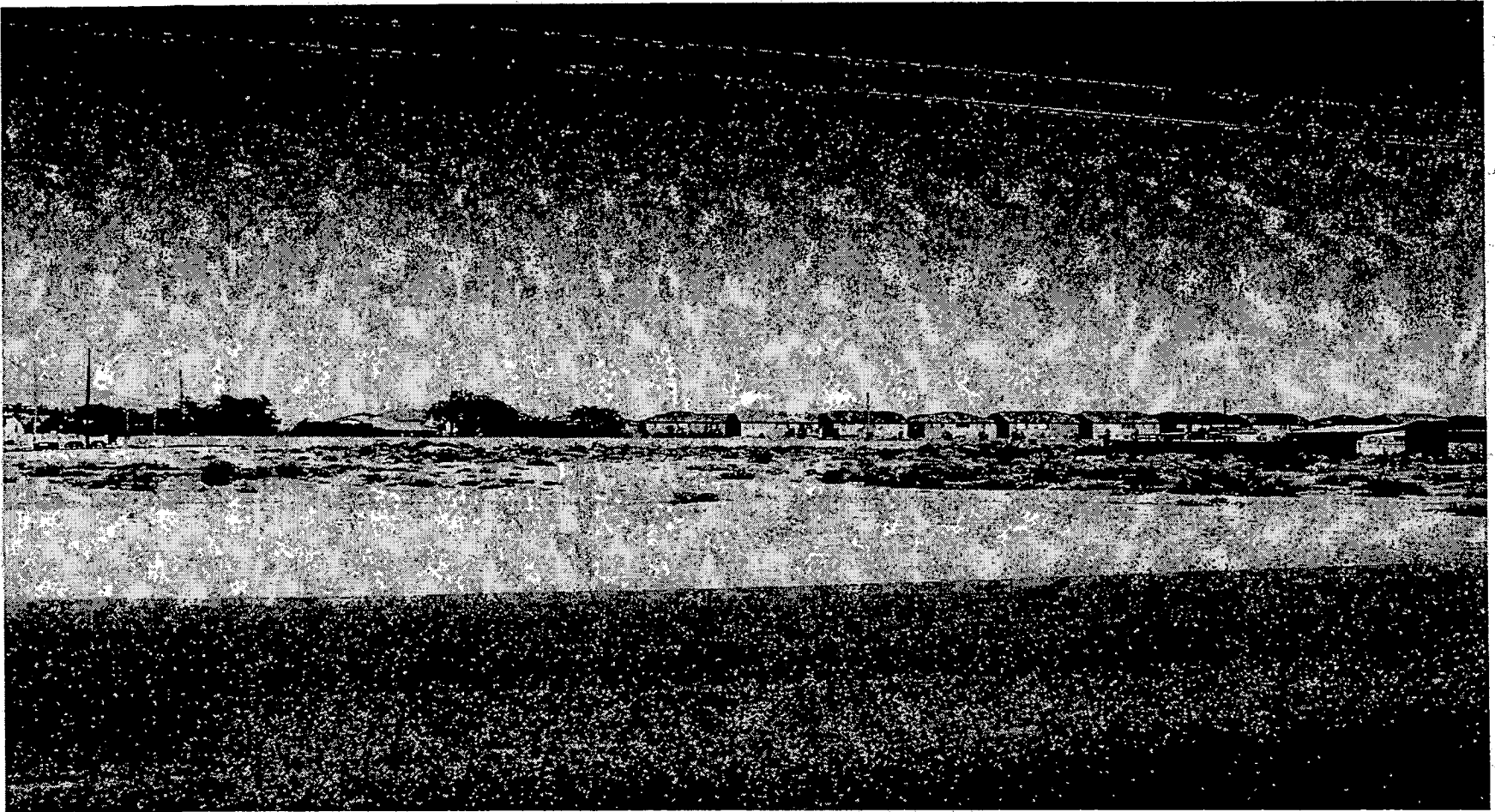
PRIMROSE ESTATES II	TENTATIVE MAP
SECTIONS	

SHEET	3
OF 3 SHEETS	



TMP-5081 - TENTATIVE MAP - PRIMROSE ESTATES II - APPLICANT/OWNER: HORIZON HOMES, INC
SOUTHEAST CORNER OF CRAIG ROAD AND TIOGA WAY
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04



TMP-5081 - TENTATIVE MAP - PRIMROSE ESTATES II - APPLICANT/OWNER: HORIZON HOMES,
INC
SOUTHEAST CORNER OF CRAIG ROAD AND TIOGA WAY
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-5084 - TENTATIVE MAP - TOWN CENTER L-TC 60/70 NO.4 -
APPLICANT/OWNER: PARDEE HOMES OF NEVADA ET AL - Request for a Tentative Map FOR A 168 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.56 acres adjacent to the southeast corner of North Tee Pee Lane and Severance Lane (APN: 125-18-801-006, 007, 008, 013, 014, 015 and 016), T-C (Town Center) Zone and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)Zone], Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4872], Item 2 [TMP-4920], Item 3 [TMP-4931], Item 5 [TMP-5084] and Item 6 [TMP-5117] – **UNANIMOUS** with McSWAIN abstaining on Item 3 as her company is under contract with Woodside Homes and on Item 6 as her company is also under contract with Richmond American Homes

This is Final Action

MINUTES:

CHAIRMAN TRUESEDELL stated this is a Consent item.

(6:10 – 6:11).

1-265

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 5 – TMP-5084

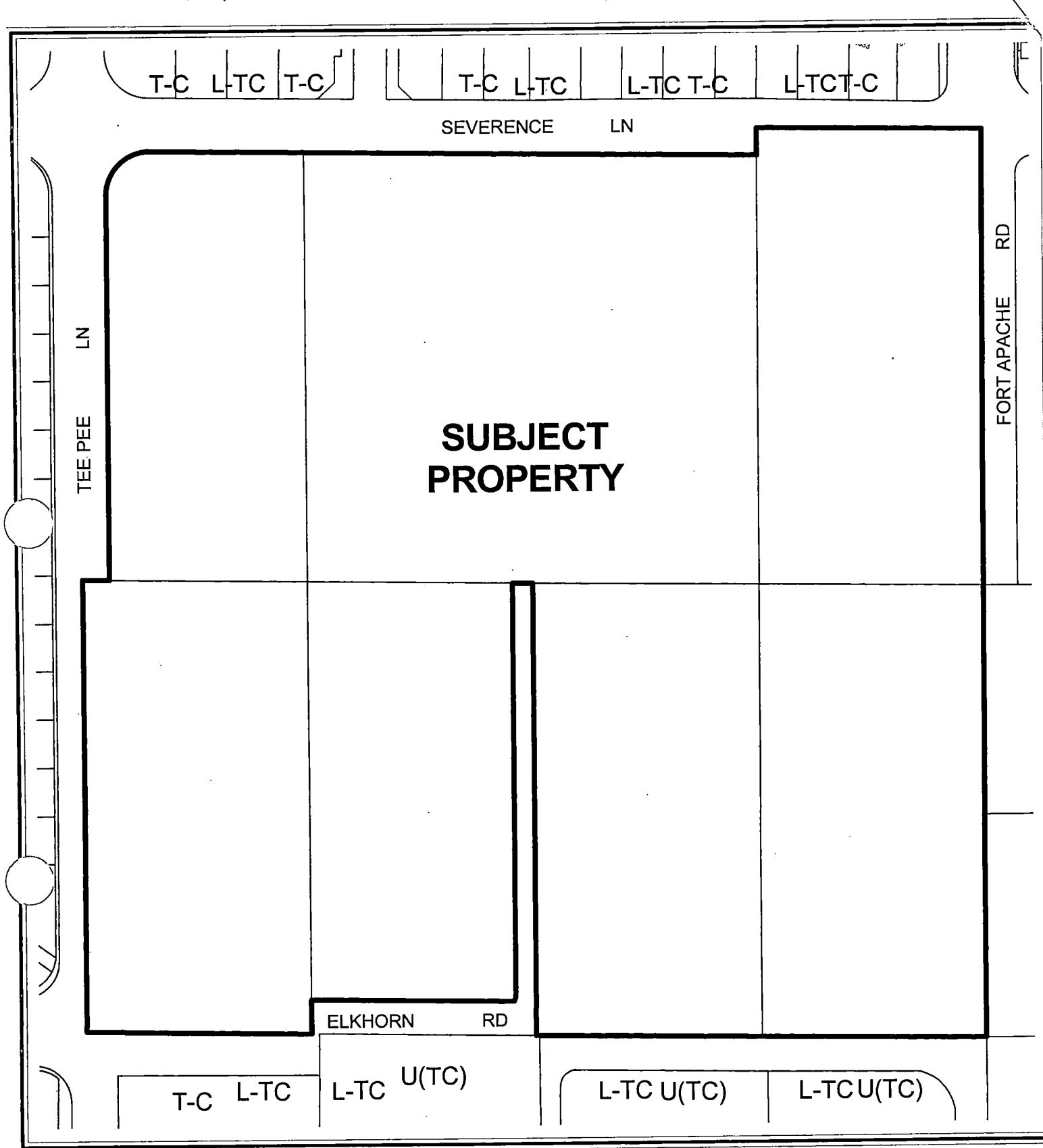
CONDITIONS:

Planning and Development

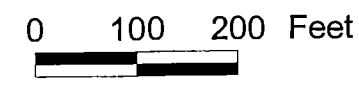
1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-4214] and the applicable standards of the Town Center Development Standards Manual.
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. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation (VAC-4212) must record prior to recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's number of the Vacation.
7. Site development to comply with all applicable conditions of approval for ZON-4208 and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of 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.

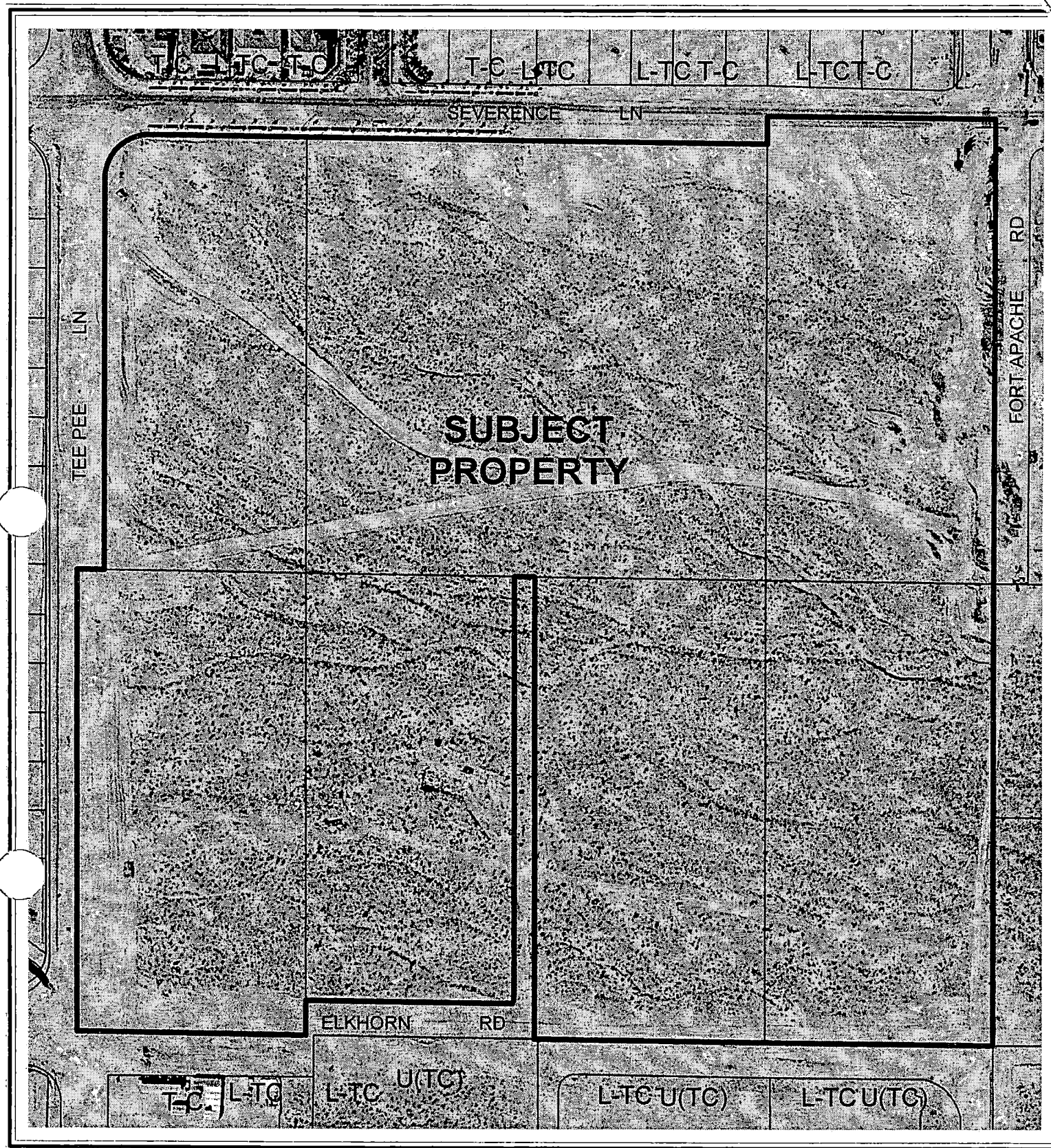


CASE: TMP-5084



ZONING OF SUBJECT PROPERTY:
TC (TOWN CENTER) [L (LOW DENSITY RESIDENTIAL) TOWN CENTER SPECIAL LAND
USE DESIGNATION]





0 100 200 Feet



CASE: TMP-5084

ZONING OF SUBJECT PROPERTY:

TC (TOWN CENTER) [L (LOW DENSITY RESIDENTIAL) TOWN CENTER SPECIAL LAND
USE DESIGNATION]



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: TMP-5084 - TENTATIVE MAP - TOWN CENTER L-TC 60/70
NO.4 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA 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 Site Development Plan Review [SDR-4214] and the applicable standards of the Town Center Development Standards Manual.
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. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation (VAC-4212) must record prior to recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's number of the Vacation.
7. Site development to comply with all applicable conditions of approval for ZON-4208 and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 168-lot single-family residential subdivision on 38.66 acres adjacent to the southeast corner of Tee Pee Lane and Severence Lane.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.

01/26/01 The subject site was annexed into the City of Las Vegas as part of a 615-acre Annexation Petition request (A-0003-99).

04/04/01 The City Council approved a General Plan Amendment (GPA-0038-00) to expand the limits of the Town Center into the designated "Future Town Center." The subject site was included within this area. The City Council also approved a General Plan Amendment (GPA-0039-00) reaffirming the land use designation of the subject site as L (Low Density Residential) as part of a larger request.

07/05/01 The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment on the south, including the subject site. The Planning Commission and staff recommended approval of all applications on 05/24/01.

TMP-5084 - Staff Report Page Two
October 7, 2004 Planning Commission Meeting

- 12/05/01 The City Council approved requests for a Rezoning (Z-0033-01) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre) and a Variance (V-0068-01) to the open space requirements of the Code on a 10-acre parcel to the immediate northwest of the subject site. A Site Development Plan Review [Z-0033-01(1) & Z-0034-01(1)] for 243 single-family homes on a 50-acre parcel to the immediate north of the subject site, east and west of Tee Pee Lane, was also approved on this date. The Planning Commission and staff recommended approval of all applications on 10/18/01.
- 02/06/02 The City Council approved requests for a Rezoning (Z-0085-01) of a five-acre site north of Severance Lane and west of Tee Pee Lane from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre), a Site Development Plan Review [Z-0085-01(1)] for 24 lots which was a continuation of the development approved as part of [Z-0033-01(1)], and a Variance (V-0088-01) to the open space requirements for the same portion of the site. The Planning Commission and staff recommended approval on 12/20/01.
- 11/05/03 The City Council approved a request for a Review of Condition (ROC-2916) of Condition No. 4 of an approved Site Development Plan Review [Z-0033-01(1) and Z-0034-01(1)] to modify the rear setback to allow a seven-foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required on 50.08 acres, including a portion of the site subject to the companion Site Development Plan Review to this Rezoning request. The Planning Commission and staff recommended approval on 09/25/03.
- 06/10/04 The Planning Commission held this and companion items (VAR-4209), (SUP-4210), and (VAC-4212) in abeyance to the 07/08/04 PC Meeting to allow the incorporation of additional land obtained by the applicant.
- 07/08/04 The Planning Commission accepted the applicant's request to table this item.
- 09/15/04 The City Council approved requests for approval of a Rezoning (ZON-4208) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center), an open space Variance (VAR-4209), a Special Use Permit for private streets in Town Center (SUP-4210), a Vacation of Government Patent Easements (VAC-4212) and a Site Development Plan Review (SDR-4214) for 168 single-family lots on the subject site. Staff had recommended approval. The Planning Commission recommended approval of these applications after being raised from the table on 08/12/04.

B) Pre-Application Meeting

08/06/04 At the pre-application meeting, the applicant was advised to add perimeter wall elevations, show any retaining walls in the cross-sections and to provide both net and net-net acreage. The case notes reflect that the street sections conform to the approved Site Plan Review for the project.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 38.66

B) Existing Land Use

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

C) Planned Land Use

Subject Property: L-TC (Low Density Residential - Town Center)
North: L-TC (Low Density Residential - Town Center)
South: L-TC (Low Density Residential - Town Center)
East: M-TC (Medium Density Residential - Town Center) and PF-TC
(Public Facilities - Town Center)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped) [L-TC (Low Density Residential - Town Center)
General Plan Designation] and T-C (Town Center)
North: T-C (Town Center)
South: U (Undeveloped) [L-TC (Low Density Residential - Town Center)
General Plan Designation] and T-C (Town Center)
East: T-C (Town Center)
West: U (Undeveloped) [L (Low Density Residential) General Plan
Designation] under Resolution of Intent to R-1 (Single Family
Residential)

D) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector Map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as L-TC (Low Density Residential - Town Center). This

GL

designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes as well as more imaginative residential development, which put an emphasis on common open space. Local supporting uses are also allowed. The approved zoning of T-C (Town Center) conforms to the L-TC (Low Density Residential - Town Center) special land use designation, and the proposed Tentative Map conforms to both land use and zoning parameters.

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

Trails requirements are referenced in the *General Analysis and Discussion* portion of this report below.

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. The development standards that are proposed for this site through this Site Development Plan are as follows:

Proposed Standards	
Typical Lot Size	Approx 6,500 s.f.
Min. Setbacks	
• To front of house or front-facing garage from interior edge of sidewalk	18 Feet
• To front of swing garage	10 Feet
• Corner side	10 Feet
• Side	5 Feet
• Rear	10 Feet, and 7 Feet for cul-de-sac lots
Max. Building Height	Not specified, but plans submitted do not exceed 2 Stories / 35 Feet

GL

These standards as presented will allow a development that should be harmonious and compatible with the approved residential project to the north of the site.

B) General Analysis and Discussion

- General information

The proposed development identified in the related site plan (SDR-4214) consists of 168 single-family lots covering the 38.66-acre site. Four basic floor plan configurations are proposed. The designs are both one and two-story products with two-car and three-car garages.

The open space provided with this project consists of 40,360 square feet within landscaped amenity zones separating the five-foot sidewalks from the street, around the external perimeter of the site. The total amount of open space provided is below that required by Town Center open space standards as outlined in the Town Center Development Standards Manual.

A network of private streets, all 37 feet in width, with L-type curb and gutter design, serves the development. Although these street sections do not meet Town Center standards, they are consistent with street sections that were approved for development within the assemblage of land within Town Center by Pardee Homes, and meet Title 18 standards for private streets, and thus are appropriate for this area.

- Cross Section

The submitted north/south cross sections appear to have 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 four-foot retaining wall. No retaining walls are indicated to be greater than two feet high. The perimeter wall adjacent to Elkhorn Road is stepped with a landscape buffer.

The submitted east/west cross sections appear to have 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 six-foot retaining wall. No retaining walls are indicated to be greater than four feet high. The perimeter wall adjacent to Fort Apache Lane is stepped with a landscape buffer.

- Trails

There are three trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. Two are Primary Arterial Trails along Fort Apache Road to the east of the site and along Elkhorn Road to the south of the site, and the third is the Town Center Collector Trail required along Severence Lane to the north of the site. These trails are also required pursuant to the street cross-sections in the Town Center Development Standards Manual and represent the sidewalks along these streets. Additionally,

TMP-5084 - Staff Report Page Six
October 7, 2004 Planning Commission Meeting

Map 6 also calls for a Multi-Use Transportation Trail along the west side of Fort Apache Road, adjacent to the site, which is a wider section than the Primary Arterial Trail on the east side of the street. The Tentative Map, as proposed, meets these trails standards.

Fort Apache Road, on the east boundary of the site, and Elkhorn Road, on the south boundary of the site, will be developed as Town Center Primary (100-foot) Arterials, which also have 15-foot medians. The Tentative Map as proposed conforms to these trails requirements as illustrated as part of SDR-4214.

- Special Conditions of Approval (from Zoning or SDPR)
 - 5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box large canopy trees planted a maximum of 35 feet on-center along Fort Apache Road and a maximum of 30 feet on-center along Severance Lane.
 - 6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
 - 16. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tee Pee Lane, Severance Lane, Elkhorn Road and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.
 - 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.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5084 APN: 125-18-801-013

Name of Property Owner: Rose Hammes Living Trust

Name of Applicant: Pardee 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: Hilary A. Bloom

Print Name: HILARY A. BLOOM

Subscribed and sworn before me

This 30 day of June, 2004

Jennifer A. Salgado
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5024 APN: 125-18-801-015
 Name of Property Owner: MARY BARTSAS 11 LLC
 Name of Applicant: Pardee 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: _____

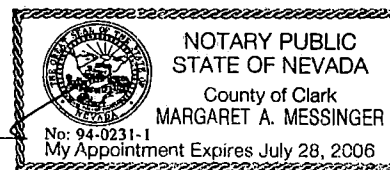
Signature of Property Owner/Authorized Agent: Mary Bartsas 11 LLC

Print Name: Mary Bartsas 11 LLC

Subscribed and sworn before me

This 15th day of July, 2004

Margaret A. Messinger
 Notary Public in and for said County and State





Case Number: THP.5084 APN: 125-18-801-006,007,008,014,016

Name of Applicant: Pardee Homes of Nevada

 Yes . X No

City Official: _____

Partner(s): _____

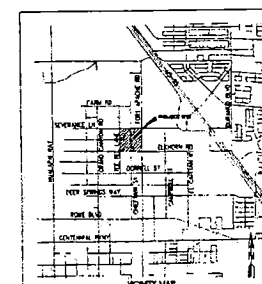
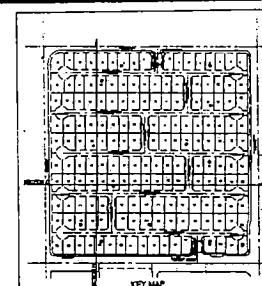
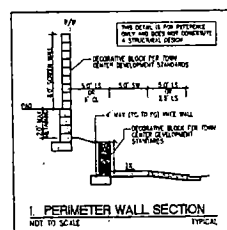
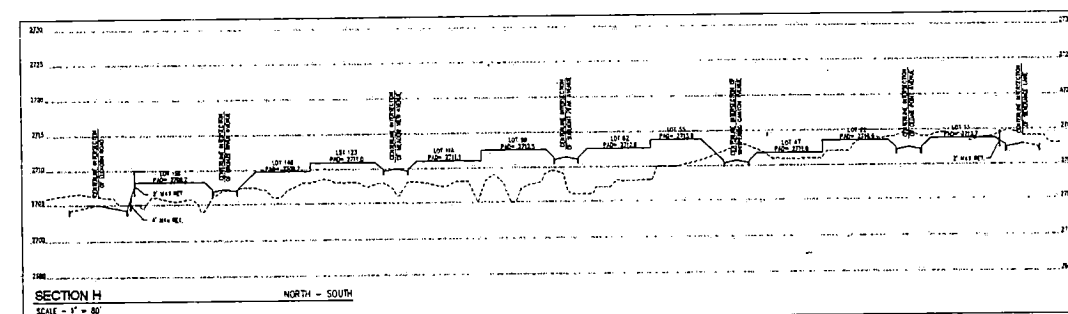
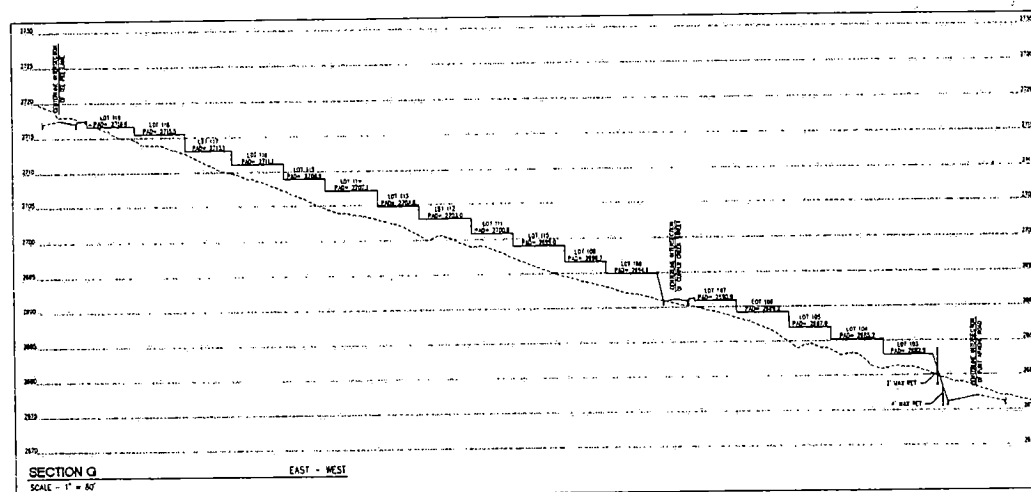
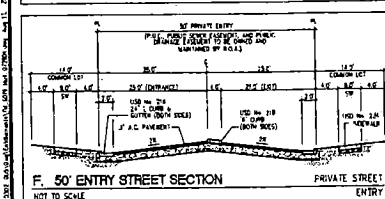
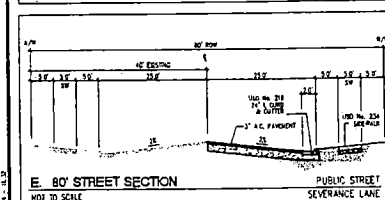
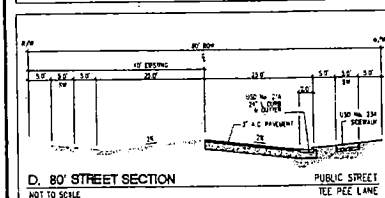
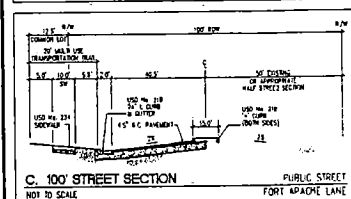
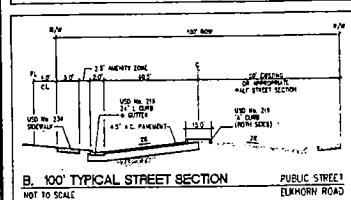
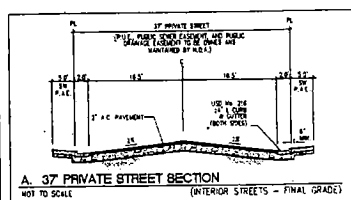
APN: _____

Signature of Property Owner/Authorized Agent: [Signature]

Print Name: Clif Andrews

This 9th day of August, 2004

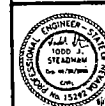
 **A. PROBASCO**
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 06-01-2007
Certificate No:99-57956-1



S-l-e **SLATER**
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
200 WEST 20TH STREET, SUITE 200
NEW YORK, NY 10011
TEL: (212) 398-5500
FAX: (212) 398-5501

PARDEE HOMES OF NEVADA
TOWN CENTER L-TC 60/70 NO. 4
TENTATIVE MAP

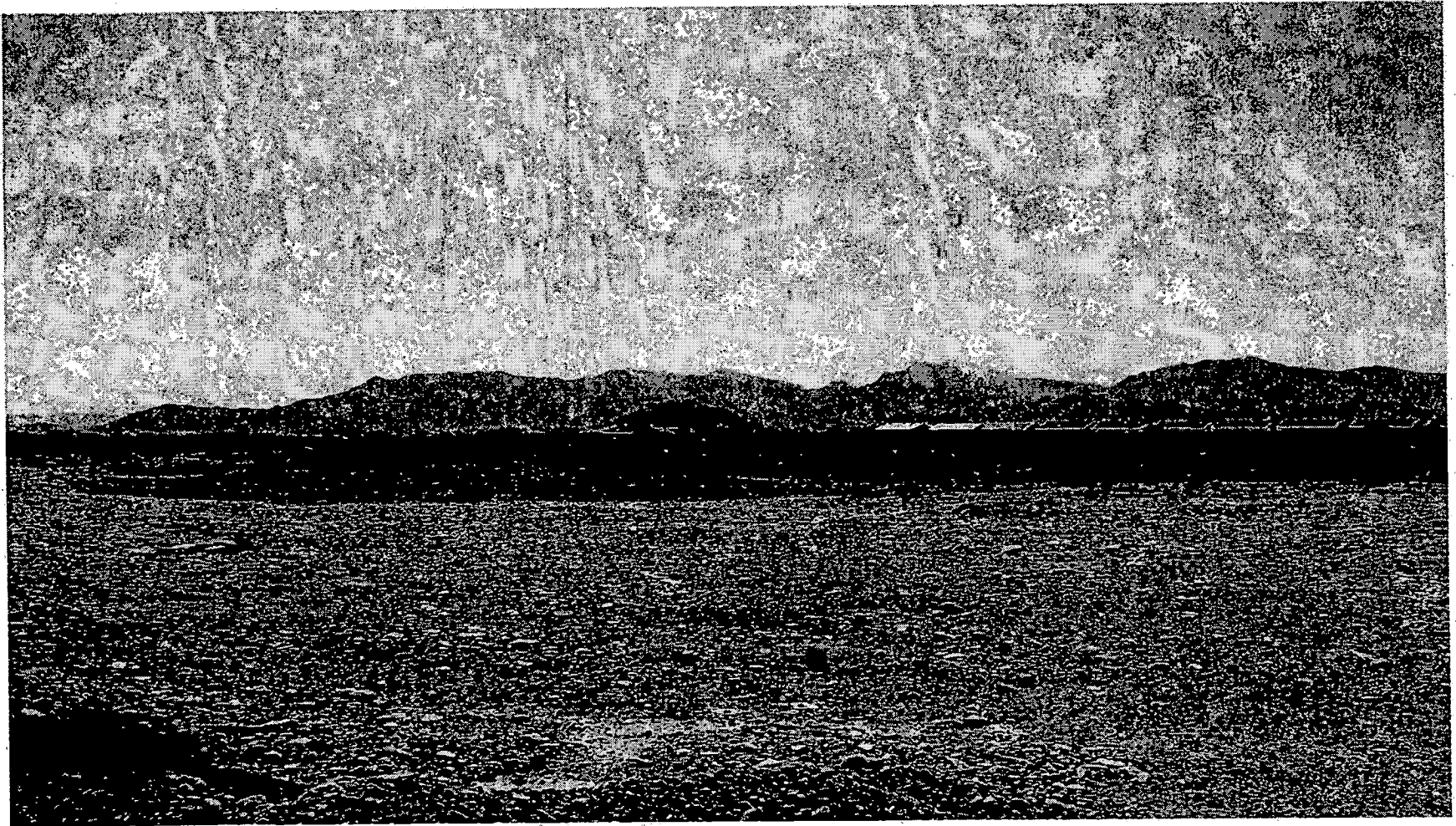
DATE	7/28/04
DRAWN	JDP
DESIGNED	JDP
CHECKED	TJS
PROJECT NO	PAR0302-005



C-2
SHEET 2 OF 2

Good calls underground
won't last. It's only a matter of time.
**Call
before you
Dig.**
1-800-227-2800





TMP-5084 - TENTATIVE MAP - TOWN CENTER L-TC 60/70 NO.4 - APPLICANT/OWNER: PARDEE
HOMES OF NEVADA ET AL
SOUTHEAST CORNER OF NORTH TEE PEE LAND AND DSEVERANCE LANE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-5117 - TENTATIVE MAP - GRAND TETON-DURANGO - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: CAN CAN II (KB) TARGETS LIMITED PARTNERSHIP, ET AL - Request for a Tentative Map FOR A 74-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.57 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN 125-16-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4872], Item 2 [TMP-4920], Item 3 [TMP-4931], Item 5 [TMP-5084] and Item 6 [TMP-5117] – UNANIMOUS with McSWAIN abstaining on Item 3 as her company is under contract with Woodside Homes and on Item 6 as her company is also under contract with Richmond American Homes

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:10 – 6:11)

1-265

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 6 – TMP-5117

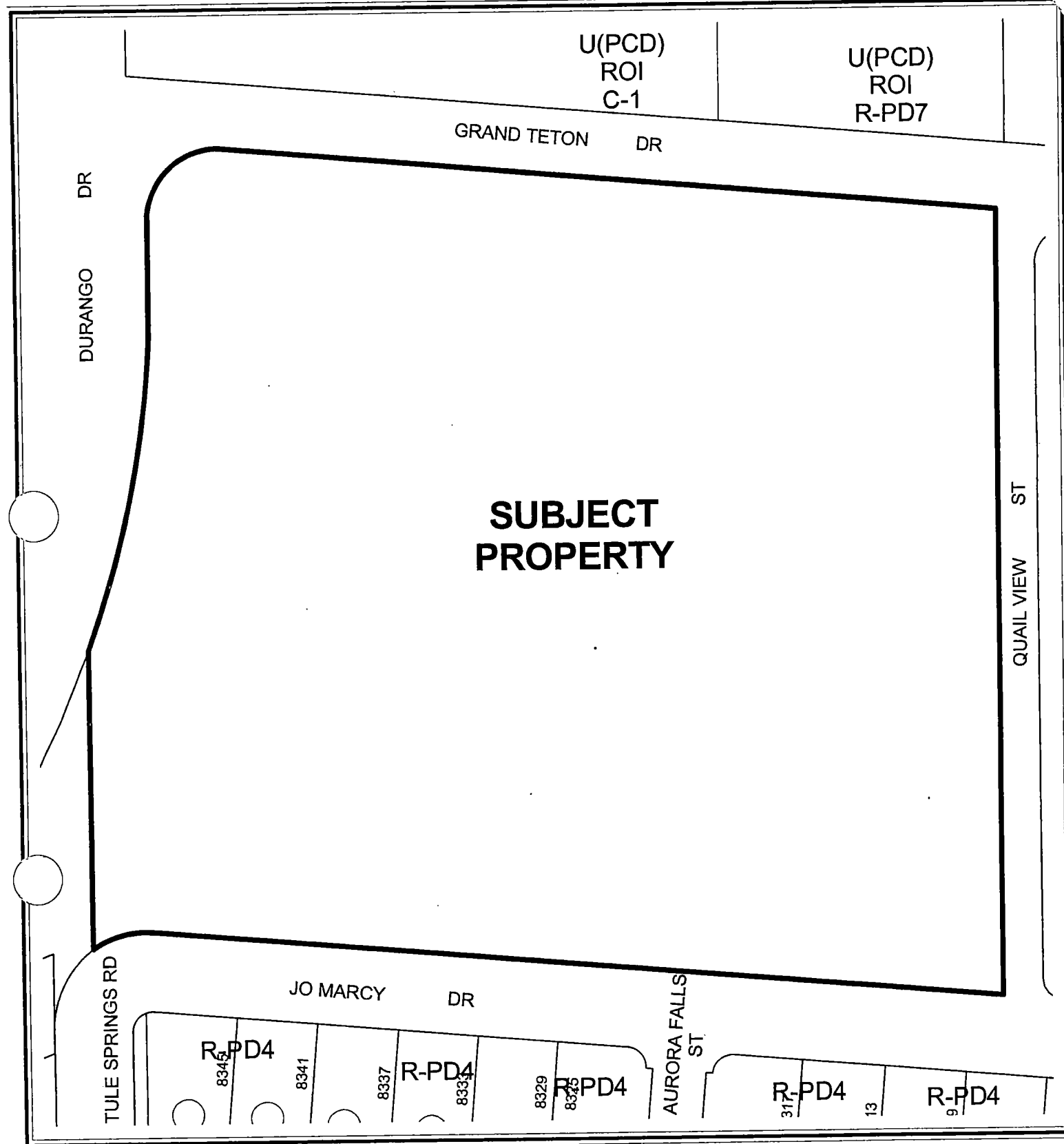
CONDITIONS:

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-4756].
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. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. The landscaped portion of the trail alignment along Grand Teton Drive may be modified to incorporate a bus turnout to the satisfaction of the Department of Public Works.

Public Works

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Site development to comply with all applicable conditions of approval for ZON-4755 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.

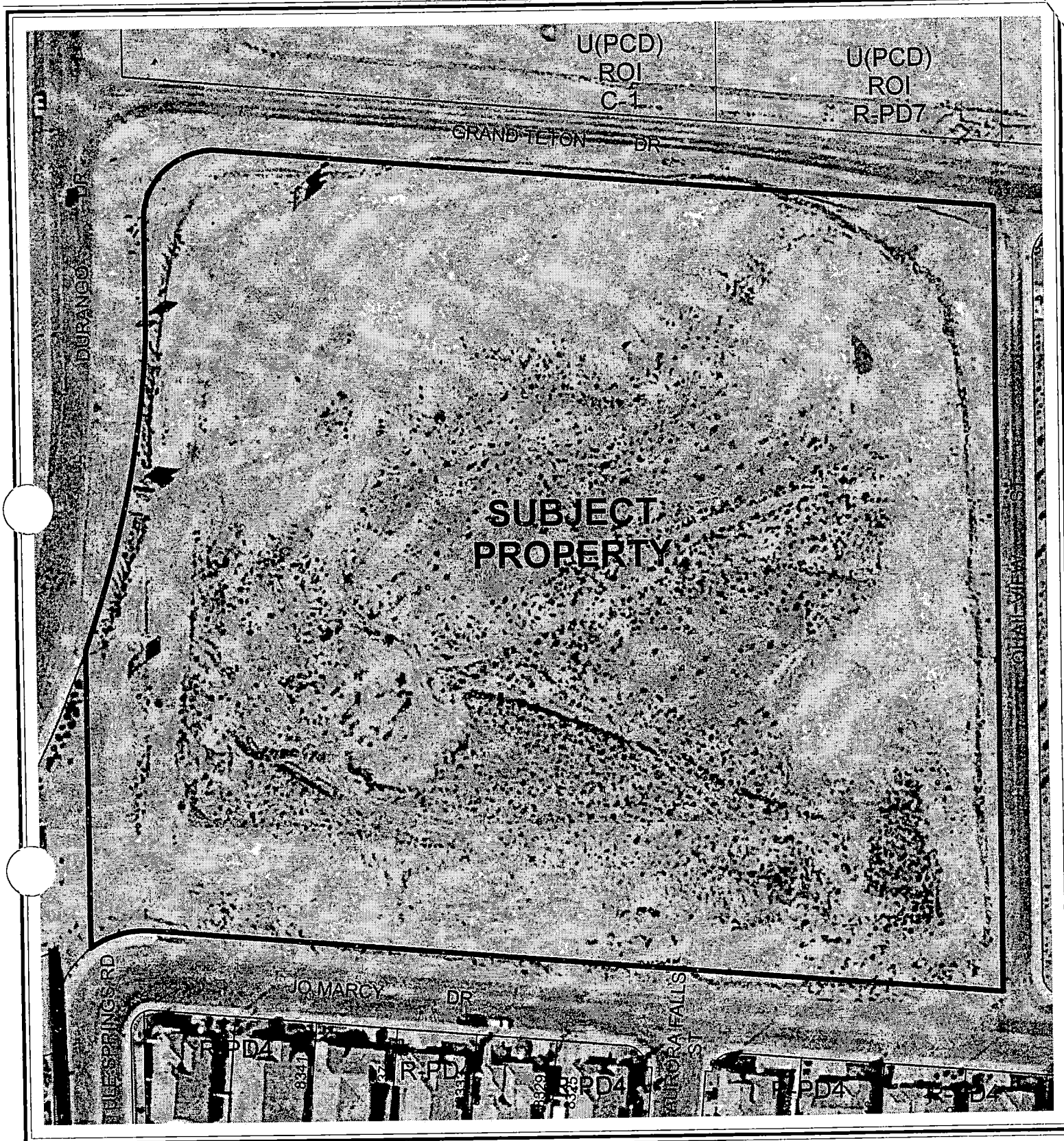


0 80 160 Feet

CASE: TMP-5117

ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)





0 80 160 Feet

CASE: TMP-5117

ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-5117 - TENTATIVE MAP - GRAND TETON-DURANGO

**- APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER:
CAN CAN II (KB) TARGETS LIMITED PARTNERSHIP, 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 Site Development Plan Review [SDR-4756].
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. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. The landscaped portion of the trail alignment along Grand Teton Drive may be modified to incorporate a bus turnout to the satisfaction of the Department of Public Works.

Public Works

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Site development to comply with all applicable conditions of approval for ZON-4755 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 is a request for a Tentative Map for a proposed 74-lot single-family residential development on 10.57 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

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

09/15/04 The City Council approved requests for a Rezoning (ZON-4755) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-PD7 (Residential Planned Development - 7 Units per Acre), a Waiver of Title 18 standards (WVR-4774), and a Site Development Plan Review (SDR-4756) for 74 single-family homes on the subject site. The Planning Commission and staff recommended approval of these applications on 08/12/04.

B) Pre-Application Meeting

08/03/04 At the pre-application meeting, the applicant was advised to add a number of required elements to the Tentative Map that were missing on the draft version reviewed at the meeting, per the checklist. The case notes reflect that the draft map appeared to generally conform to the approved Site Plan Review for the project.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 10.57
Net Acres: 8.43

B) *Existing Land Use*

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

C) *Planned Land Use*

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

D) *Existing Zoning*

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

E) *General Plan Compliance*

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

<i>SPECIAL DISTRICTS/ZONES</i>	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

Trails – Trails requirements are referenced in the *General Analysis and Discussion* portion of this report below. There are no special area plans or overlays affecting the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed
Min. Lot Size	3,080 SF
Min. Lot Width	40 Feet
Min. Setbacks	
• Front (to dwelling)	10 Feet
• Front (to garage)	18 Feet
• Side	5 Feet
• Corner	5 Feet
• Rear	15 Feet (reduced to 10 Feet by City Council 09/15/04)
Max. Building Height	2 Stories / 25.5 Feet

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

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

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
10.57 acres	7.0 du/ac	1.65	11.55 %	53,180 SF 1.22 acres	12.48 %	60,313 SF 1.38 acres

The Tentative Map as submitted exceeds the open space requirements of the Code.

B) General Analysis Discussion

- General information

The approved site plan for this project (SDR-4756) depicts 74 single-family residential lots on 10.57 gross acres, resulting in a density of 7.0 dwelling units per acre. Access to these lots will be provided from a network of private streets ranging in width from 37 to 40 feet and from Jo Marcy Drive, a 60-foot public street. The private streets connect to the public street network at a single point at Quail View Street in the southeast portion of the development. Lots average approximately 3,080 square feet in size throughout most of the development, with slightly larger lots along Grand Teton Drive and Quail View Street. Setbacks proposed for this development are 10 feet in the front yard, 18 feet to the garage door, 10 feet in the rear, five feet for side yards and five feet for corner side yards, which contain common landscaped areas.

Two open space areas are proposed, one on the west side and the other on the northeast corner of the site. Together, these areas exceed the amount of required open space for the development. Open space along Durango is connected to an existing park offsite. In addition to the landscaping provided for the trail, on-site landscaping also includes a six-foot wide landscape buffer along Quail View Street on the outside of the perimeter wall.

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

- Cross Section

The north/south cross section depicts 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 four-foot retaining wall. No retaining walls appear to exceed four feet and the total vertical wall face adjacent to Grand Teton Drive and Jo Marcy Drive does not appear to exceed eight feet.

The east/west cross section depicts 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 six-foot retaining wall. No retaining walls appear to exceed six feet and the total vertical wall face adjacent to Quail View Street does not appear to exceed eight feet.

Historically, a portion of the trail width is allowed to be incorporated into the bus turnout, but it is recommended that the trail condition address the bus turnout.

TMP-5117 - Staff Report Page Five
October 7, 2004 Planning Commission Meeting

- Trails

There is a required 20-foot Multi-Use Non-Equestrian Trail that runs northward along the east side of Durango Drive and eastward along the south side of Grand Teton Drive, which are, respectively, the west and north edges of the subject site. The Tentative Map reflects these trails, and in fact, incorporates the Durango Drive trail as a meandering feature in an open space area that integrates with an open space component of the development to the southwest of the site.

- Special Conditions of Approval (from SDR-4756)

3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 07/21/04 (changed to "plans date-stamped 09/14/04" at City Council on 09/15/04), except as amended by conditions herein.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Durango Drive and Grand Teton Drive.
16. Landscape and maintain all unimproved right-of-way on Durango Drive and Grand Teton Drive adjacent to this site concurrent with development of this site.
17. Submit an Encroachment Agreement for all landscaping and private improvements in the Durango Drive and Grand Teton Drive public rights-of-way adjacent to this site.
19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

GL

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5117 APN: 125-16-101-001

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

Name of Applicant: Richmond American Homes

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: _____

Subscribed and sworn before me

This 20 day of August, 2004

Notary Public in and for said County and State

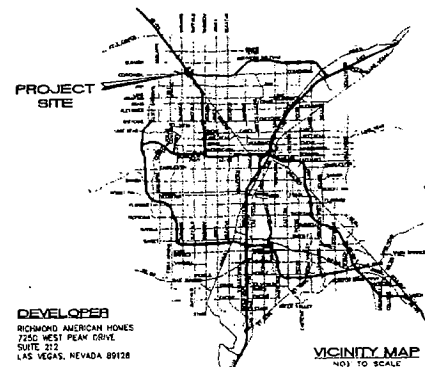
Revised 2/12/02



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

GRAND TETON - DURANGO

A RESIDENTIAL PLANNED DEVELOPMENT BY
RICHMOND AMERICAN HOMES



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

OWNERS
CAN CAN & TARGETS LP RONALD &
CAROLYN WOLF
3025 ROSANNA STREET
LAS VEGAS, NEVADA 89117

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SECTION 16, TOWNSHIP 19 NORTH, RANGE 60 EAST, N.D.M.

ASSESSORS PARCEL NUMBER

125-16-101-001

OVERALL TABULATIONS

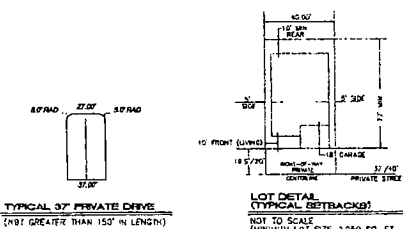
EXISTING ZONING — UNDEVELOPED
PROPOSED ZONING — PCD (70 DU/A)
EXISTING LAND USE — PLANNED COMMUNITY DEVELOPMENT
LOT COUNT — 74
GROSS ACREAGE — 10.37 ACRES +/-
DENSITY — 7.11
OPEN SPACE REQUIRED — 3.143 SF
OPEN SPACE PROVIDED — 50,213 SF

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER — LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC — NEVADA POWER COMPANY
GAS — SOUTHWEST GAS CORPORATION
SEWER — CITY OF LAS VEGAS SOLID WASTE
TELEPHONE — SPRINT CENTRAL - NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. ESTIMATED SEWER CONTRIBUTION (8,000 MGD + 74 LOTS) = 0.03 M.G.D.
5. SLOWLY WATER TO SURFACE DRAIN ON STREETS.
6. THERE ARE NO BRANCHES NOW ON THIS SITE.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. ALL EXISTING SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
10. ALL STREETS ARE 37' & 40' PRIVATE STREETS.
11. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSIGNED.
12. AT THIS TIME E&A'S ARE PLANNED FOR THIS DEVELOPMENT.
13. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES ADJACENT TO THIS SITE.

LEGEND

— EXISTING SEWER LINE AND MANHOLE
— EXISTING WATER LINE
— PROPOSED WATER LINE
— PROPOSED SEWER LINE AND MANHOLE
— FIRE HYDRANT
— LOT NUMBER
— BOUNDARY LINE
— LOT LINE
— STREET CENTERLINE
— EXISTING GROUND CONTOUR LINE



TMP-5117
10-07-04 PC
REVISED 09-17-04

RECEIVED
SEP 17 2004

PROJECT OWNER: RICHMOND AMERICAN HOMES
7250 WEST PLUM DRIVE, STE. 212
LAS VEGAS, NEVADA 89128

DESIGNED BY: RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
1535 Highland Avenue, Las Vegas, NV 89102
Office: 702.334.7701 Fax: 702.334.7702

TENTATIVE MAP

GRAND TETON - DURANGO
CITY OF LAS VEGAS, NEVADA

DATE:

AUGUST 11, 2004

DRAWN BY:

S. SHIM

DESIGNED BY:

B. SHIM

CHECKED BY:

A. SHIM

SCALE:

1" = 40'

PROJECT NO:

RA-0052

ENGINEERING SEAL

10/13/04

10/13/04

10/13/04

10/13/04

10/13/04

10/13/04

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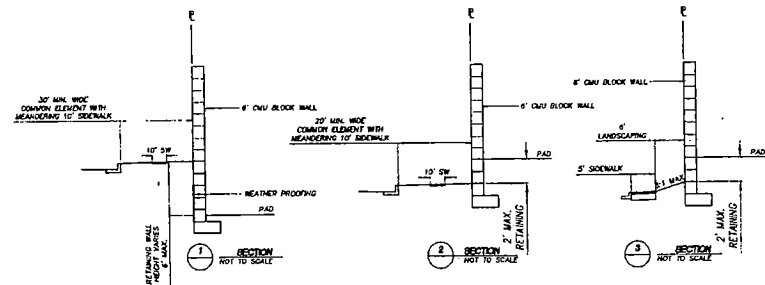
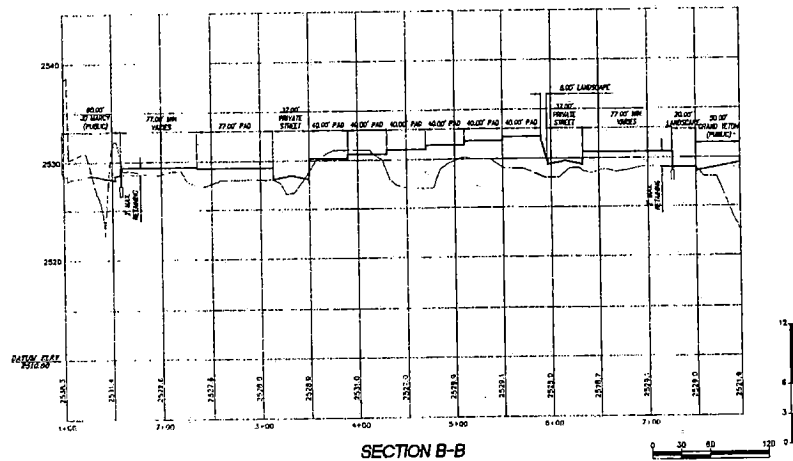
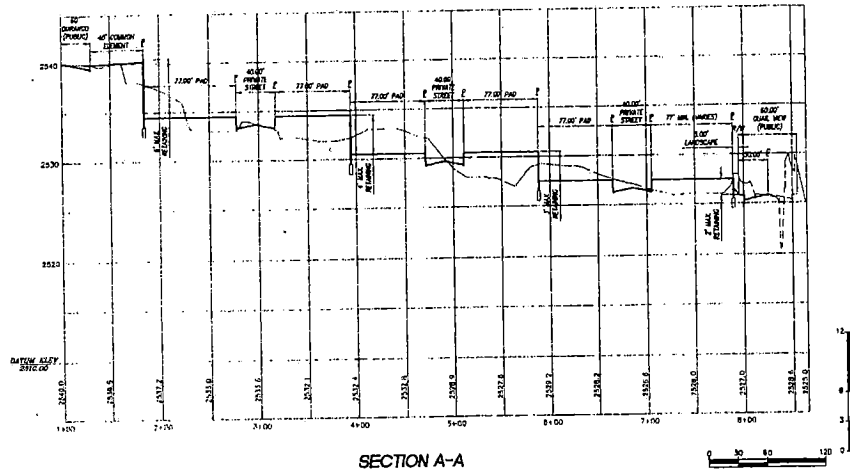
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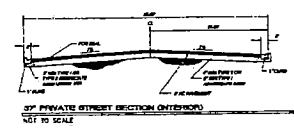
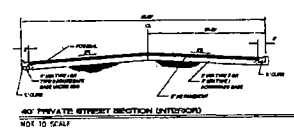
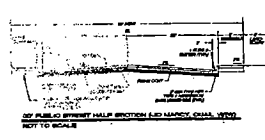
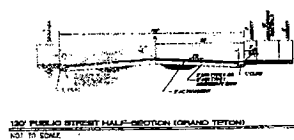
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10/13/04

GRAND TETON - DURANGO



RECEIVED
SEP 17 2004



TMP-5117
10-07-04 PC
REVISED 09-17-04

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

PROJECT: DURANGO
RICHMOND AMERICAN HOMES
7220 WEST PINE DRIVE, STE. 217
LAS VEGAS, NEVADA 89129
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7525 Highland Avenue, Las Vegas, NV 89129 (702) 361-7701 Fax: (702) 361-7702

TENTATIVE MAP TO ACCOMPANY
SDR / ZC / TITLE 18 WAIVER
GRAND TETON - DURANGO
CITY OF LAS VEGAS, NEVADA

SHEET
DATE: 5/16/2004
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
PROJECT NO.:
RA-0052
ENGINEERING SEAL:
CITY OF LAS VEGAS
SHEET
2
DRAWING NO.
2



TMP-5117 - TENTATIVE MAP - GRAND TETON-DURANGO - APPLICANT: RICHMOND AMERICAN
HOMES OF NEVADA, INC. - OWNER: CAN CAN II (KB) TARGETS LIMITED PARTNERSHIP, ET AL
SOUTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - 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).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

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

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the proposed pylon and wall signage meet the standards of the Code. The two monument signs proposed at the entrance to the development at Washington Avenue do not meet Code standards, which limits freestanding signs to one per 200 lineal square foot of frontage, with a minimum distance separation of 100 feet.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 7 – MSP-5152

MINUTES – Continued:

MR. LEOBOLD pointed out that due to the long entrance drive up to Washington Boulevard, there are two monumental signs on the north end that are located on the adjacent parcels. In this instance, staff did not object to allowing the monument signage through this Master Sign Plan process, as long as the applicant provides the City with a document stating they have permission from the owner.

DARRELL SHOCK, Vision Sign Company, 3625 S. Polaris, appeared on behalf of the applicant.

COMMISSIONER STEINMAN asked MR. SHOCK what was the purpose for the height of the sign. MR. SHOCK responded that the intent is for advertisement along Buffalo Drive and Summerlin Parkway. COMMISSIONER STEINMAN responded that visibility might not be feasible along Buffalo Drive because the sign would be too far away. He then asked MR. SHOCK what advertisements would be on the sign, aside from the Longford Medical Center and Leasing Available verbiage. MR. SHOCK replied that each one of the tenants would have their business names on the sign. COMMISSIONER STEINMAN stated that the proposed sign would be difficult to see or read and unsafe when an individual passes the proposed sign coming off the Summerlin Parkway off ramp traveling approximately 40 – 70 miles per hour. The sign is 10 – 12 feet above the roadway but would be blocked by trees on the freeway in the right-of-way. MR. SHOCK respectfully disagreed and stated that they have done studies and found that the sign was visible. COMMISSIONER STEINMAN opposed the proposed sign and felt it would be more appropriate to advertise the name of the building rather than advertising doctors' names, etc. He also referenced other monument signs in this area that he felt were more appropriate, such as Marriott Hotel and Rampart Casino.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:17 – 6:22)

1-490

CONDITIONS:

Planning and Development

1. Prior to the issuance of a sign permit, the applicant shall provided to the City a written document from the owner of the property allowing erection of the monument signs where the monument signs are located.
2. Conformance with the sign elevations and documentation as submitted in conjunction with this request.

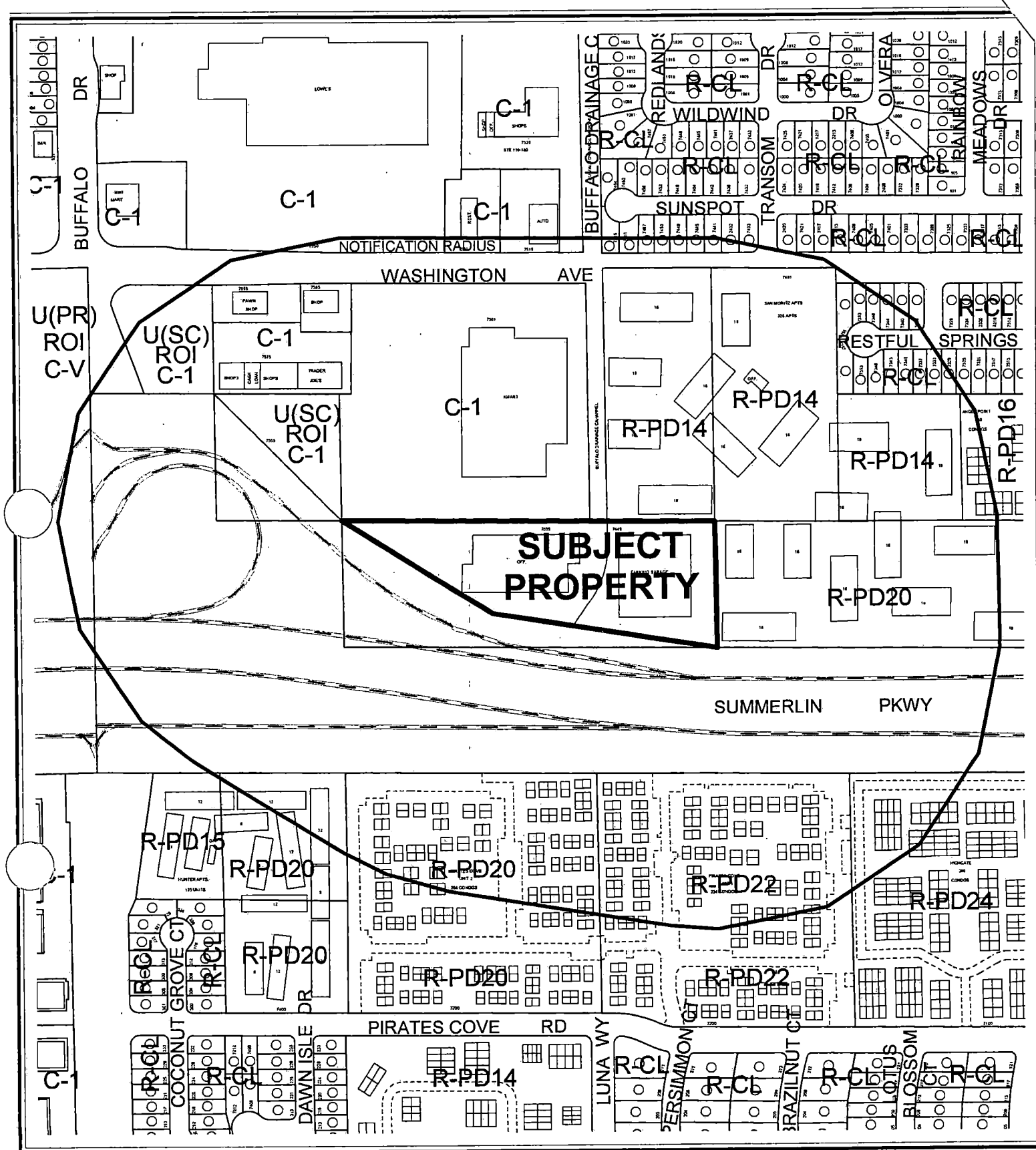
PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 7 – MSP-5152

CONDITIONS – Continued:

3. All signage shall have proper permits obtained through the Building and Safety Department.
4. Any future amendments to the Master Sign Plan that 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

5. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-1830 and all other subsequent site-related actions.
6. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



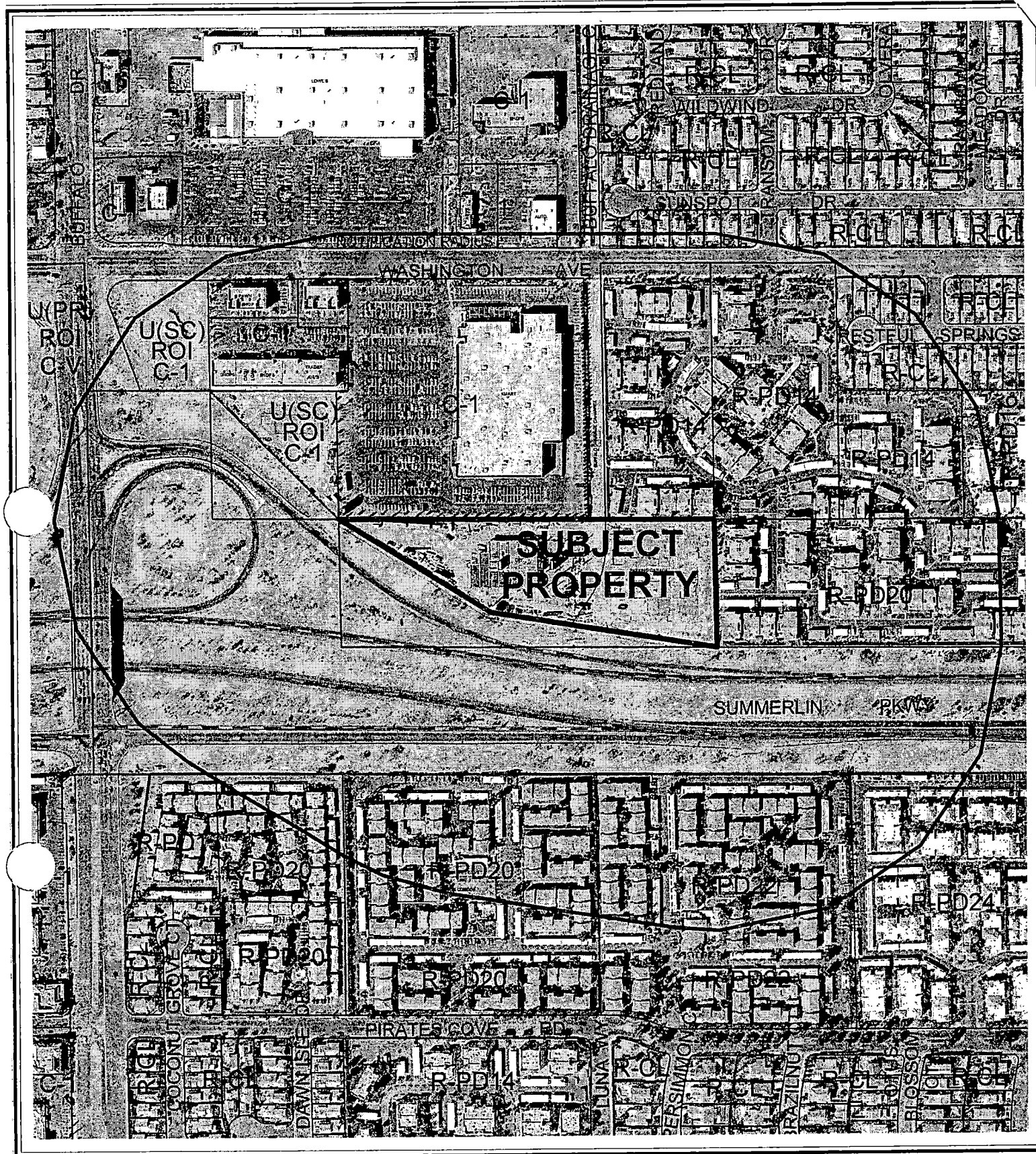
CASE: MSP-5152

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)





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)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MSP-5152 - MASTER SIGN PLAN - APPLICANT:

LONGFORD MEDICAL CENTER, LIMITED LIABILITY COMPANY - OWNER:

BUFFALO WASHINGTON, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Prior to the issuance of a sign permit, the applicant shall provided to the City a written document from the owner of the property allowing erection of the monument signs where the monument signs are located.
2. Conformance with the sign elevations and documentation as submitted in conjunction with this request.
3. All signage shall have proper permits obtained through the Building and Safety Department.
4. Any future amendments to the Master Sign Plan that 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

5. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-1830 and all other subsequent site-related actions.
6. Signs shall not be located within the 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 approval of a Master Sign Plan for the Longford Medical Center, located at 7455 West Washington Avenue, on the north side to the Summerlin Parkway, approximately 630 feet south of Washington Avenue.

B) Applicant's Justification

The applicant states that the requested signs include one 40-foot high double-face illuminated pole sign, two six-foot single-face illuminated monument signs, two double-face four-foot high illuminated directional signs and illuminated channel letters on all four sides of the main building.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/94 The City Council approved a Rezoning (Z-0131-94) for a portion of this site as part of a larger request. The Planning Commission recommended approval.
- 08/15/01 The City Council approved a Rezoning (Z-0044-01) to C-1 (Limited Commercial) for a portion of this site. The Planning Commission recommended approval.
- 11/06/02 The City Council approved a Site Development Plan Review [Z-0044-01(1)] for an 110,282 square foot office building and parking garage on this property. The Planning Commission recommended approval.
- 03/27/03 The Planning Commission approved the site development plan review for the 132,000 square foot medical office building and the 193,840 square foot parking garage on this site. This was final action. Staff recommended approval.

B) Pre-Application Meeting

- 08/24/04 The applicant was informed that they needed to provide elevations of the two future directional signs, and to revise the site plan to show the west and east elevation lettering. A full intersection plan showing the Washington Avenue signs would be required. It was also verified that Condition Number 4 of the site plan review, which prohibited wall signage on the parking garage was enforced.

C) Neighborhood Meetings

A neighborhood meeting is not required.

D) Details of Application Request

Site Area

Gross Acres: 5.06

Existing Land Use

Subject Property: Undeveloped
North: Apartments and Commercial
South: Summerlin Parkway
East: Apartments
West: Summerlin Parkway/Buffalo Drive Interchange

Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: ROW (Right-of-Way)
East: SC (Service Commercial)
West: ROW (Right-of-Way)

Existing Zoning

Subject Property: U (Undeveloped) under Resolution of Intent to C-1 (Limited Commercial)
North: U (Undeveloped) under Resolution of Intent to C-1 (Limited Commercial) and R-PD14 (Residential Planned Development – 14 Units Per Acre)
South: U (Undeveloped)
East: R-PD20 (Residential Planned Development – 20 Units Per Acre)
West: U (Undeveloped)

E) General Plan Compliance

This property is designated as SC (Service Commercial) on the Southwest Sector of the General Plan. The existing C-1 (Limited Commercial) zoning is compatible with this land use designation.

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	YES	NO
Non-Residential project with a site larger than 15 acres	X	
Non-Restricted Gaming Establishment		X
Residential project containing more than 500 units and/or 160 acres in area		
To establish the requirements/limitations for signs located in the Gaming and Downtown Overlay Districts, and any uses not required elsewhere in 19.14 located in the "Planned Community" and "Planned Development" Districts		X
To establish requirements/limitations for signs in a specific development		X

This master sign plan review was required by Condition Number 11 of the Site Development Plan Review (SDR-1830).

ANALYSIS

A1) Sign Standards

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

Freestanding Signs: [page 1]

Standards	Allowed	Provided
Maximum Number	1 / 200 lineal feet of street frontage	1
Maximum Area	150 square Feet (75/sign)	168
Maximum Height	40 Feet	40
Minimum Setback	5 Feet	5
Illumination	Yes	Yes

Monument Signs: [page 5]

Standards	Allowed	Provided
Maximum Number	1	2
Maximum Area	60 SF /sign	36
Maximum Height	10 Feet	6
Minimum Setback	5 Feet	5 feet
Illumination	Direct/Internal	Internal

MSP-5152 - Staff Report Page Four
October 7, 2004 - Planning Commission Meeting

Wall Signs: [pages 2, 3, 4]

Standards	Allowed	Provided
Maximum Number	1 / Street frontage X total	X / Street frontage X total
Maximum Area	13,260 sq	3,504
Maximum Projection	2 Feet	2 feet
Illumination	Internal/External	Internal

The proposed pylon and wall signage meet the standards of the Code. The two monument signs proposed at the entrance to the development at Washington Avenue do not meet Code standards, which limits freestanding signs to one per 200 lineal square foot of frontage, with a minimum distance separation of 100 feet.

B) General Analysis and Discussion

The master sign plan shows the 40-foot high pylon sign located along the Summerlin Parkway on the south portion of the site. Future 4' by 4' directional signs will be placed to the north and west of the building. Wall signage is placed in conformance to Code standards; no such signage is proposed on the face of the parking garage, as required by Condition Number 4 of the site development plan.

The unusual aspect of this master sign plan is the location of the 6 foot by 14 foot monument signs. They are located at the driveway entrance to the project at Washington Avenue, which is technically off-site since this property is not owned by the applicant. An off-premise sign would need a Special Use Permit. In this instance, however, staff has no objection to allowing the monument signage through this master sign plan process, as long as the applicant provides the City with a document stating they have permission from the owner to erect the signs. Staff has no objection to the two monument signs as long as the permission of the property is attained.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



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.¹

City Official: _____

Partner(s): _____

APN: _____

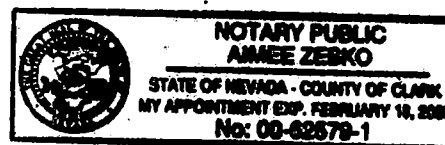
Signature of Property Owner/Authorized Agent:

Print Name:

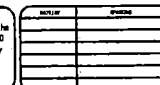
Subscribed and sworn before me

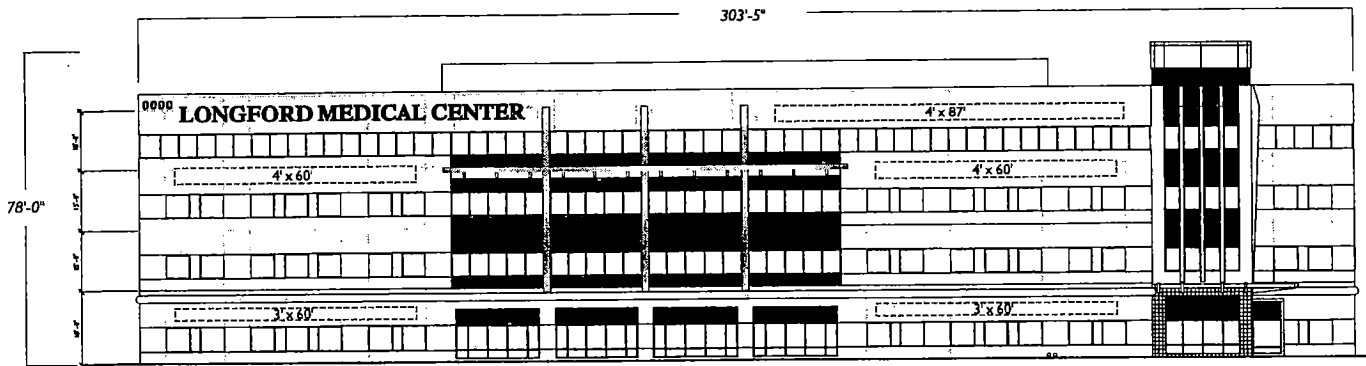
This 20th day of AUGUST, 2004

Amee Pablos
Notary Public in and for said County and State



07/11





SOUTH ELEVATION 1/32" = 1'-0"

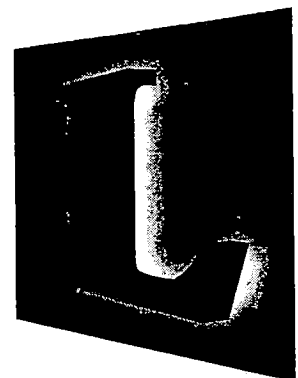


0000 LONGFORD MEDICAL CENTER

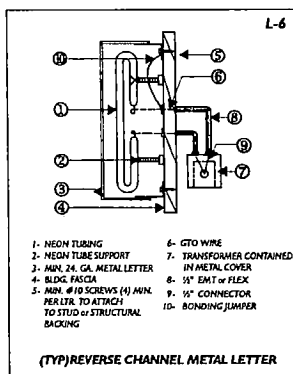
RECEIVED
AUG 30 2004

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	

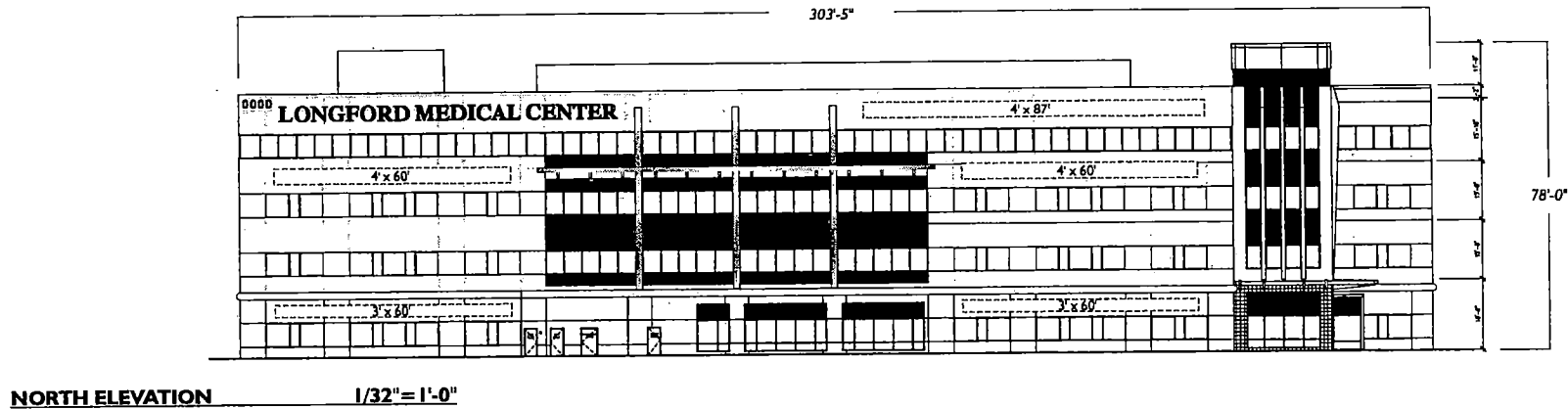
**LONGFORD
MEDICAL CENTER**
W. WASHINGTON



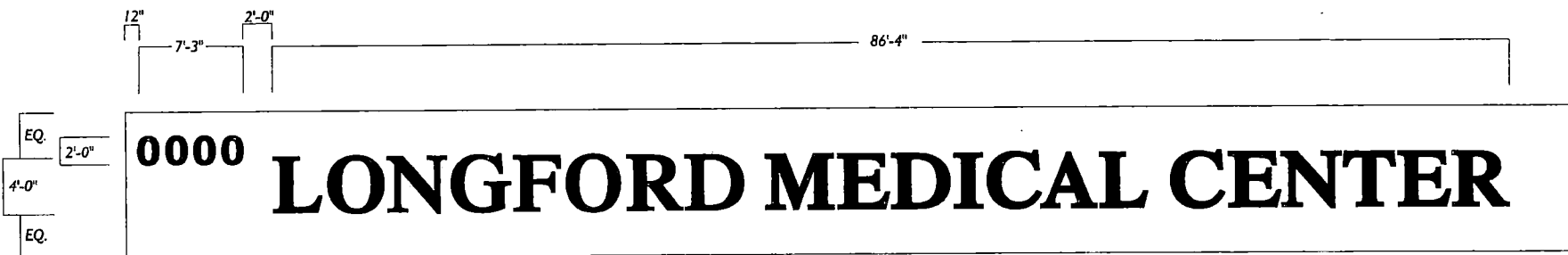
These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

DATE BY	REVISION PAGE
08-24-04 DN	ADD 10 FT FOR FUTURE SIGNAGE

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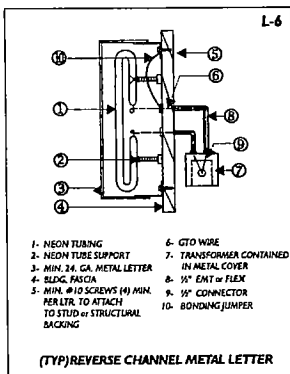
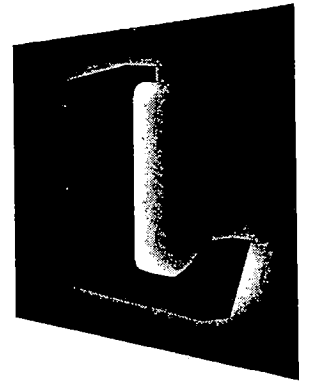


REVERSE PAN CHANNEL LETTER DETAIL

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	

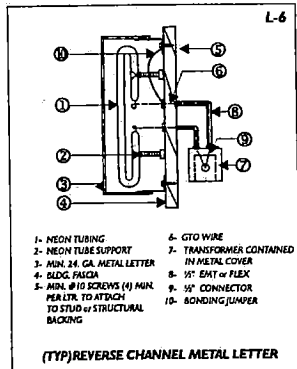
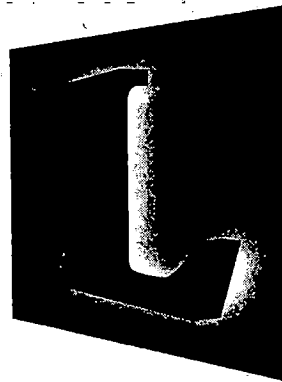
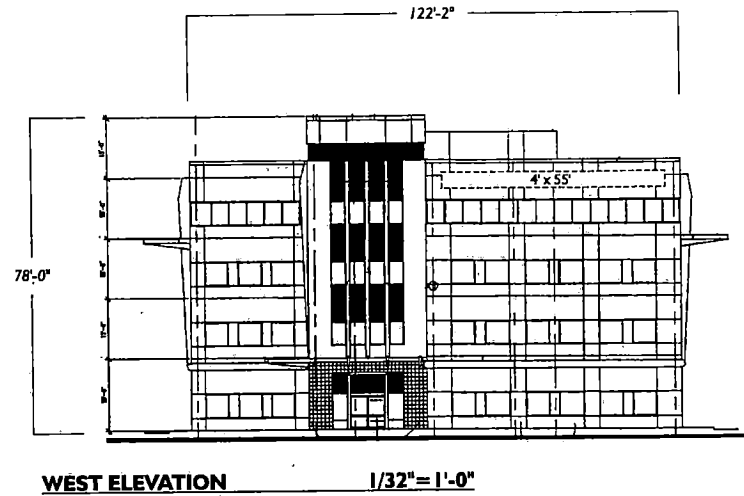
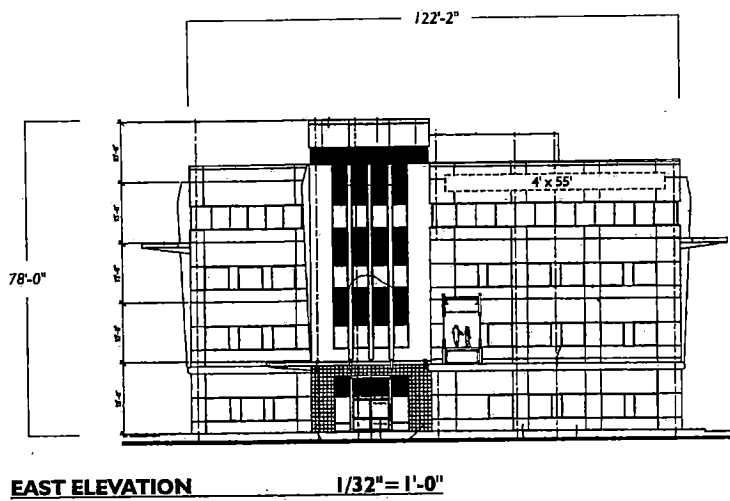
**LONGFORD
MEDICAL CENTER**
W. WASHINGTON



These plans are prepared and submitted by the
contractor as an exemption to NRS 633.330
for work under contractor license category
authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

DATE BY	REVISIONS MADE
08-24-04 DN	ADD 50' FT FOR FUTURE SIGNAGE

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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 30 2004

JOB NO. **7664**
DATE **07-23-2003**
DRAWN **DERRICK**
SALES **SHOCK**
TELEPHONE **LMC7664**
FAX

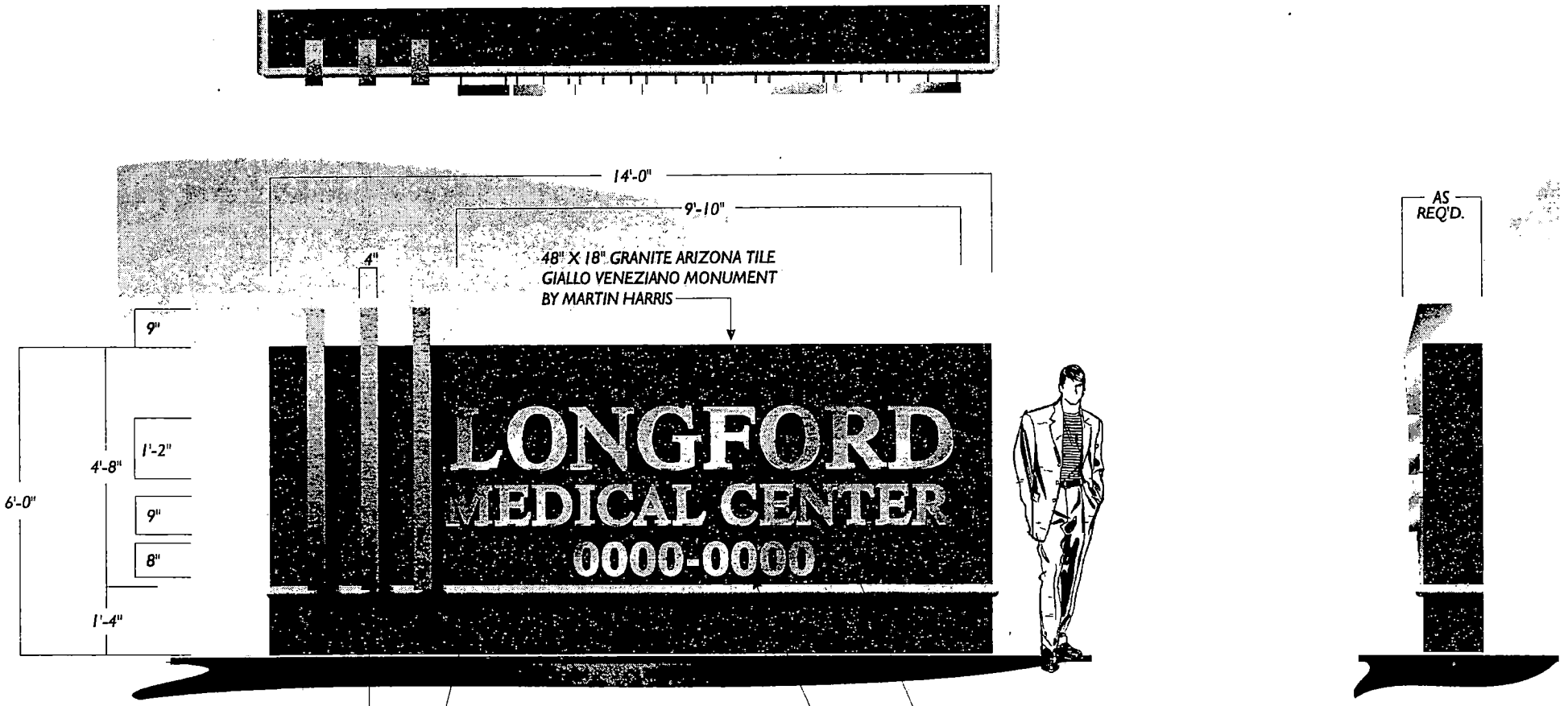
LONGFORD
MEDICAL CENTER
W. WASHINGTON

VISION SIGN
3625 S. PLAINS 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	APPROVED

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SHT METAL "FINS" W/ BRUSH SILVER ALUM FINISHED W/ PAINTED SILVER RETURNS "FINS" TO BOW.

FRONT VIEW

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.

SIDE VIEW

S/F ILLUMINATED MONUMENT SIGN
(2) REQ'D.

1/2" = 1'-0"

MSP-5152
9/23/04 PC

RECEIVED
AUG 30 2004

JOB NO. 7615
DATE 07-09-2003
DRAWN DERRICK
SALES SHOCK
FILE NAME LMC7615
DIRECT

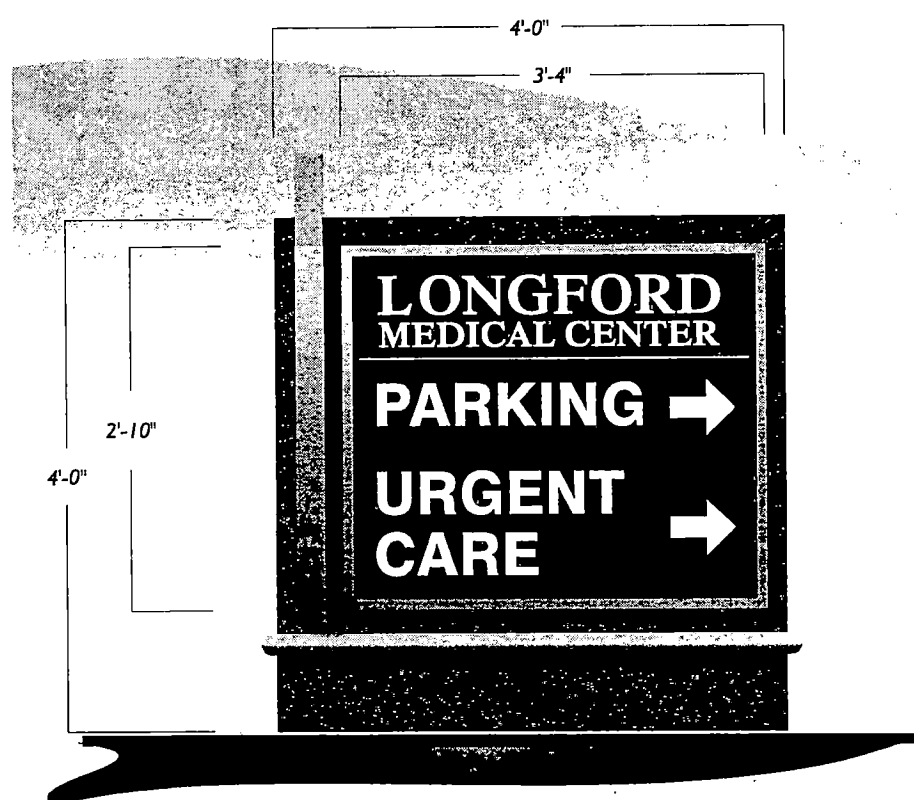
**LONGFORD
MEDICAL CENTER**
W. WASHINGTON

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/REV	BY/CHK
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.

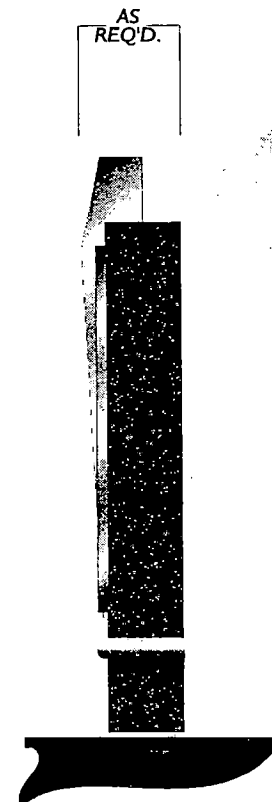


DIRECTIONAL FACE TO BE WHITE LEXAN
OVERLAY w/ BLACK VINYL BKGD TO SHOW-THRU
WHITE COPY/ARROW ~ RETAINER & RETURN TO
BE BRUSH SILVER ALUMI ~ LLUM w/ T-12
FLUORESCENT LAMPS AS REQ'D.
NOTE: COPY IS NOT PART OF BID

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 #SZM92767
BRIGHT SILVER METALLIC



S/F DIRECTIONAL SIGN

(2) REQ'D.

1" = 1'-0"

MSP-5152
9/23/04 PC

RECEIVED
AUG 30 2004

JOB NO.	7615
DATE	07-09-2003
DRAWN BY	DERRICK
CHECKED BY	SHOCK
FILE NAME	LMC7615
SHEET	

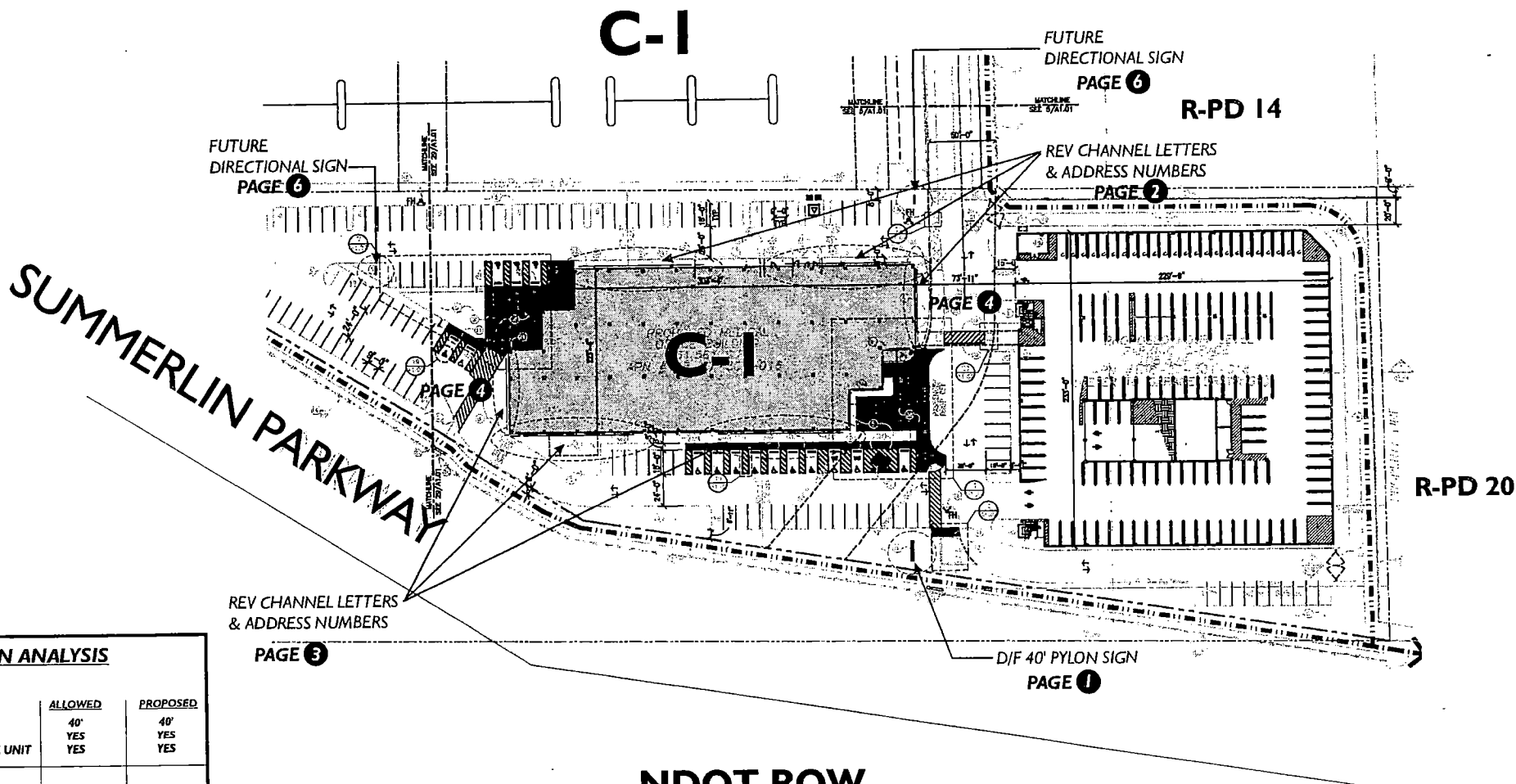
LONGFORD
MEDICAL CENTER
W. WASHINGTON

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

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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/NOTE
08-19-04 DN	REMOVE LOGO

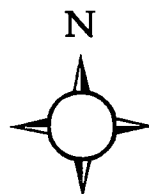
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SIGN ANALYSIS		
POLE SIGN:		
HEIGHT:	40'	40'
ILLUM.	YES	YES
MESSAGE UNIT	YES	YES
MONUMENT SIGNS:		
HEIGHT:	7'	6'
ILLUM.	YES	YES
WALL SIGNS:		
ILLUM.	YES	YES
NORTH ELEVATION	4727*	1532
SOUTH ELEVATION	4727*	1532
EAST ELEVATION	1903*	220
WEST ELEVATION	1903*	220
*20% of FASCIA	13,260	3504
DIRECTIONAL:		
ILLUM.	YES	YES

NDOT ROW

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

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/REV	REVISION PAGE
08-24-04 DM	ADD SQ FT FOR FUTURE SIGNAGE

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WASHINGTON AVE.

S/F MONUMENT SIGNS
PAGE 5

NEW ENTRY SIGNAGE

NEW ENTRY SIGNAGE

"BONANZA TRAIL"
(PUBLIC MULTI-USED
TRANSPORTATION TRAIL)

NEW ASPHALT
DRIVEWAY

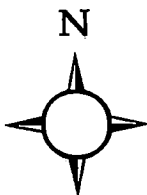
LANDSCAPE
AREA

EXISTING
BLOCK WALL

NEW END OF
EXISTING WALL

LANDSCAPE
AREA

0 40 80 160



WASHINGTON AVE.

PROPERTY LINE
DRIVEWAY CENTERLINE
(TYPE 1 RED CHALK DRIVE)

NEW ASPHALT
DRIVEWAY,
RED CHALK DRIVE

17'-0" WIDE "BONANZA TRAIL"
(PUBLIC MULTI-USED
TRANSPORTATION TRAIL)

LANDSCAPE
AREA

EXISTING
BLOCK WALL

EXISTING APARTMENT
COMPLEX

EXISTING
K-MART

EXISTING 84'-0"
EASEMENT

EXISTING
BLOCK WALL

0 80 160 240

MSP-5152 RECEIVED
9/23/04 PC AUG 30 2004

JOB NO. 7664
DATE 07-23-2003
DRAWN DERRICK
SALES SHOCK
FILE NAME LMC7664
SHEET

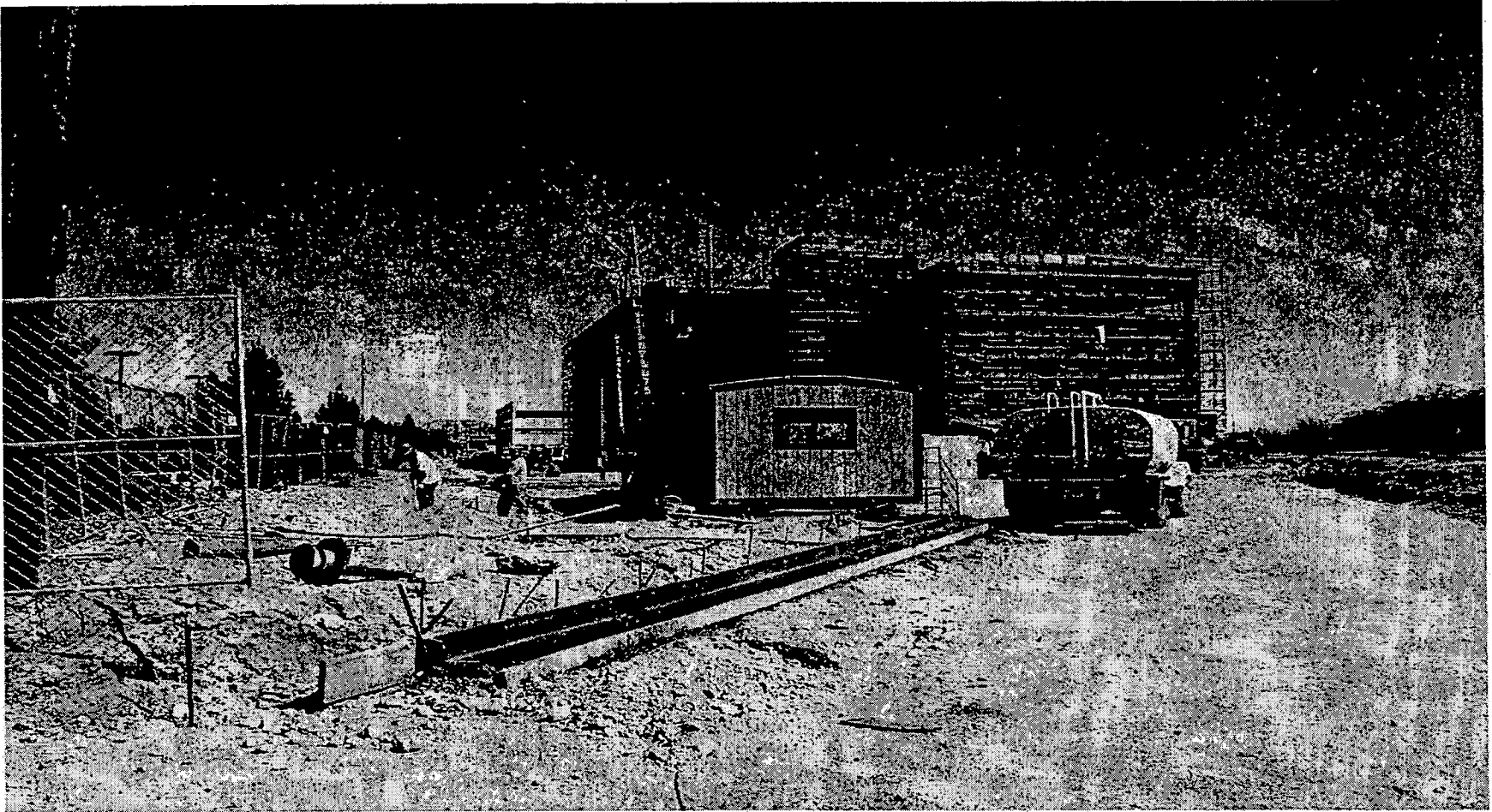
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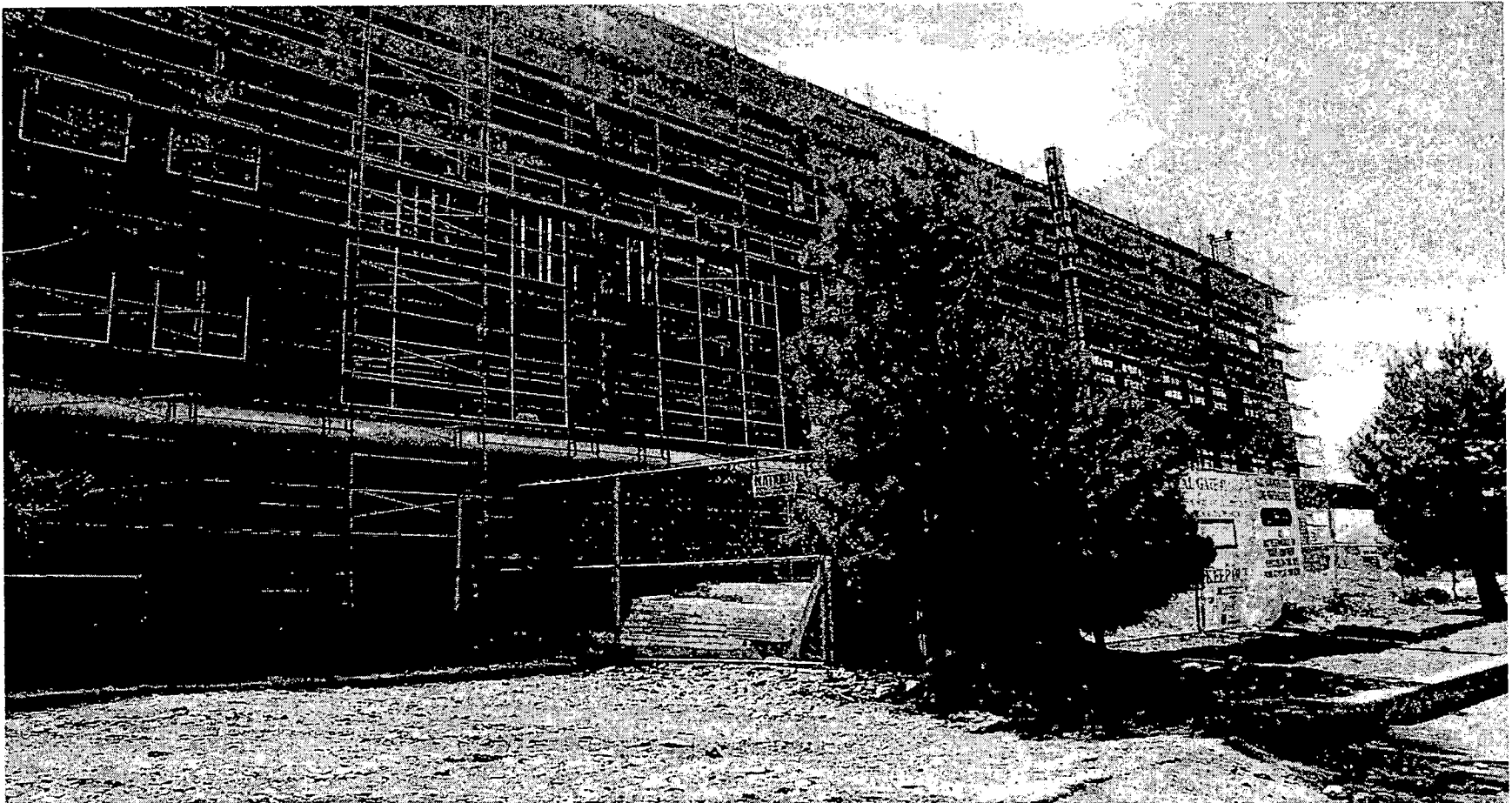
DATE	REVISION
08-24-04 DN	ADD SQ FT FOR FUTURE SIGNAGE

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ABEYANCE - MSP-5152 - MASTER SIGN PLAN - NON-PUBLIC HEARING - APPLICANT:
LONGFORD MEDICAL CENTER, LLC - OWNER: BUFFALO WASHINGTON, LLC
NORTH SIDE OF SUMMERLIN PARKWAY, APPROXIMATELY 630 FEET SOUTH OF WASHINGTON AVENUE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04



ABEYANCE - MSP-5152 - MASTER SIGN PLAN - NON-PUBLIC HEARING - APPLICANT:
LONGFORD MEDICAL CENTER, LLC - OWNER: BUFFALO WASHINGTON, LLC
NORTH SIDE OF SUMMERLIN PARKWAY, APPROXIMATELY 630 FEET SOUTH OF WASHINGTON AVENUE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-4998 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: BRIAN AND JULIE LEE, ET AL - Petition to Vacate U. S. Government Patent Reservations and Bureau of Land Management Easements generally located south of Alexander Road, east of Cliff Shadows Parkway, Ward 4 (Brown).

SET DATE: 10/20/04 C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044] – UNANIMOUS with TRUESDELL abstaining on Item 15 and Item 16, as an agent in his office represents a Seller property, in which Beazer Homes is the applicant and McSWAIN abstaining on Items 8 through Item 16, as her company is presently under contract with each of the applicants (see Note below)

To be heard by the City Council on 11/03/2004

NOTE: Chairman Truesdell stated that he would be abstaining on Item 15 [VAC-5043] and Item 16 [VAC-5044], as an agent in his office is representing a Seller property, in which Beazer Homes is the applicant.

NOTE: Commissioner McSwain stated that she would be abstaining on the following items: Item 8 [VAC-4998] and Item 13 [VAC-5024], as her company is presently under contract with KB Homes; Item 9 [VAC-5011], Item 10 [VAC-5012] and Item 11 [VAC-5013], as her company

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 8 – VAC-4998

MOTION – Continued:

is presently under contract with Woodside Homes; Item 12 [VAC-5019], as her company is presently under contract with D.R. Horton; Item 14 [VAC-5025], as her company is presently under contract with Cliffs Edge, LLC; and Item 15 [VAC-5043] and Item 16 [VAC-5044], as her company is presently under contract with Beazer Homes.

MINUTES:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

GARY LEOBOLD, Planning and Development, confirmed for CHAIRMAN TRUESDELL that letters were on file for the One Motion One Vote items, in which all applicants have agreed to the conditions.

COMMISSIONER STEINMAN requested Item 7 [MSP-5152] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

(6:11 – 6:17)

1-486

CONDITIONS:

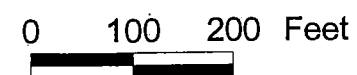
Planning and Development

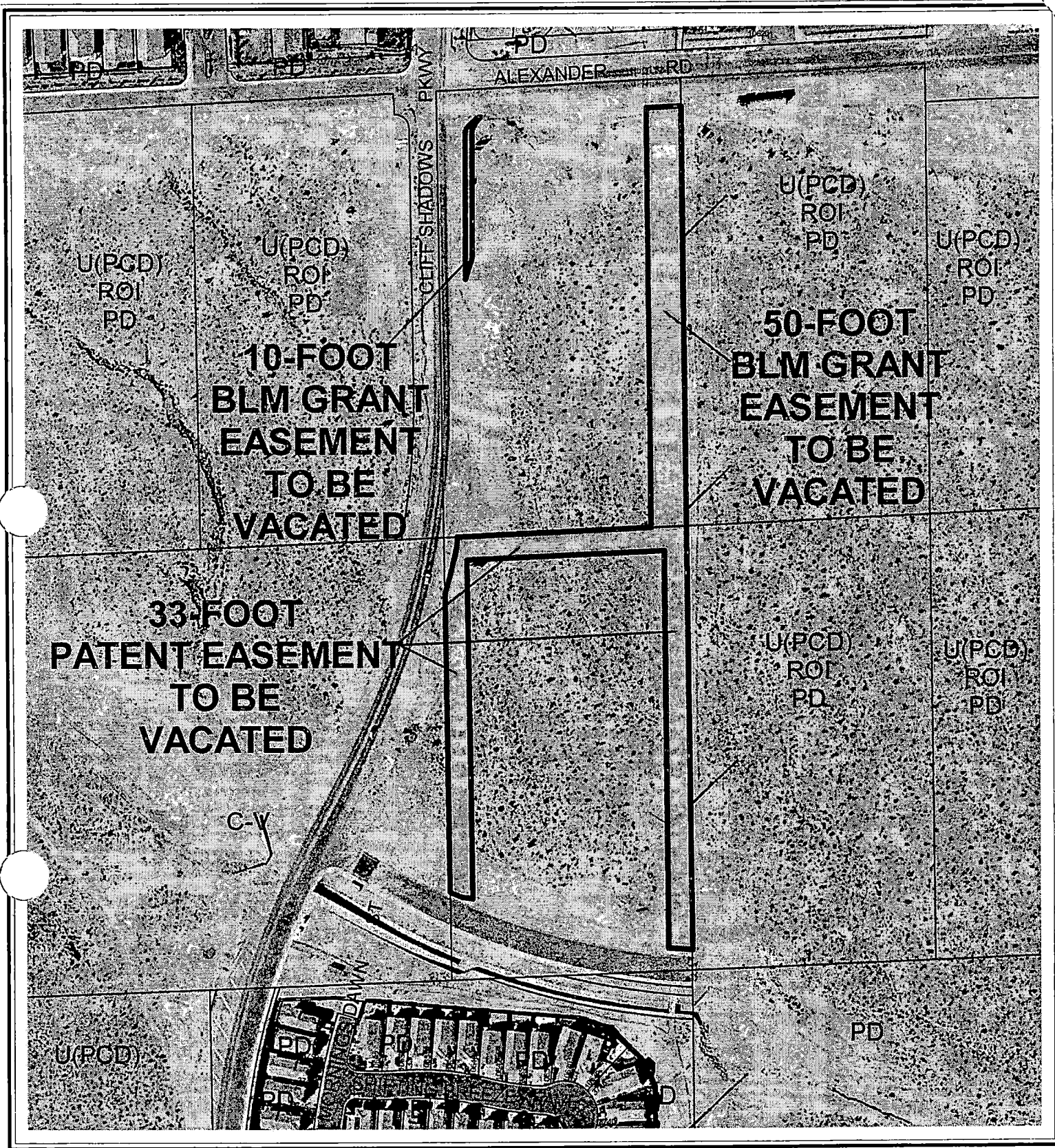
1. The roadway easement at the southeast corner of Alexander Road and Cliff Shadows Parkway for a dedicated right-turn lane shall be deleted from this application and all interests retained.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 8 – VAC-4998

CONDITIONS – Continued:

2. Dedication of necessary sewer easements for development of this site must be provided prior to or concurrent with recordation of this Order of Relinquishment of Interest and Order of Vacation, unless allowed otherwise by the Collection Systems Planning Section of the Department of Public Works.
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 by Site Development Plan Review SDR-4636 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. Reservation of easements for Nevada Power facilities together with reasonable ingress thereto and egress there from shall be retained.
5. 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 and an Order of Vacation.
6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Relinquishment of Interest and the Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Relinquishment of Interest or the Order of Vacation are 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-4998

0 100 200 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-4998 - VACATION - PUBLIC HEARING - APPLICANT:
KB HOME - OWNER: BRIAN AND JULIE LEE, AND NATIONAL GROUP #1, LLC ET
AL**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. The roadway easement at the southeast corner of Alexander Road and Cliff Shadows Parkway for a dedicated right-turn lane shall be deleted from this application and all interests retained.
2. Dedication of necessary sewer easements for development of this site must be provided prior to or concurrent with recordation of this Order of Relinquishment of Interest and Order of Vacation, unless allowed otherwise by the Collection Systems Planning Section of the Department of Public Works..
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 by Site Development Plan Review SDR-4636 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. Reservation of easements for Nevada Power facilities together with reasonable ingress thereto and egress there from shall be retained.
5. 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 and an Order of Vacation.
6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Relinquishment of Interest and the Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide

VAC-4998 - Conditions Page Two
October 7, 2004 Planning Commission Meeting

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 Relinquishment of Interest or the Order of Vacation are not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate portions of roadway easements along Cliff Shadows Parkway south of Alexander Road and along the eastern 50 feet of the site and to Vacate U.S. Government Patent Reservations generally located south of Alexander Road and east of Cliff Shadows Parkway.

B) Applicant's Justification

The applicant has justified this request by stating that the portion of Cliff Shadow Road that is the subject of the request was intended as a right turn lane, which the applicant feels is now not required based on the 80-foot street standard applicable to Cliff Shadows Parkway. The applicant further states that the patent reservations applicable to the subject site are no longer needed for roadway purposes.

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 recommended and staff approval on 5/13/99. |
| 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 both recommended approval. |

VAC-4998 - Staff Report Page Two
October 7, 2004 Planning Commission Meeting

- 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 both 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 both 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 both 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 both recommended approval.
- 09/01/04 The City Council approved requests for a Major Modification (MOD-4633) of the Lone Mountain West Master Plan to change the designation of 10.26 acres of property adjacent to the southeast corner of Cliff Shadows Parkway and Alexander Road from VC (Village Commercial) and NC (Neighborhood Commercial) to ML (Medium-Low Density Residential), and for a Site Development Plan Review (SDR-4636) for a 55-lot residential subdivision on the same site. The Planning Commission recommended approval of these requests on 07/22/04. Staff had recommended denial of these applications.

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as follows:

Bureau of Land Management Easements:

The east 50 feet (50'), excepting the north 40 Feet (40') and a portion of the east ten feet (10') of the west 50 feet (50') of the East Half (E½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 12, Township 20 South, Range 59 East, M.D.M.

U.S. Government Patent Reservations:

The North, East, and West thirty-three feet (33'), excepting the area necessary for the Gilmore Avenue right-of-way, of the East Half (E½) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 12, Township 20 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

The proposed vacation of roadway easements and patent reservations will facilitate the development of the proposed residential subdivision and future right-of-ways.

B) Public Works discussion

Public Works believes the 50-foot roadway easement proposed for vacation along the eastern edge of this site is for landscape purposes, not roadway purposes.

Public Works has no objection to the vacation application request for U.S. Government Patent Reservations and the 50-foot Bureau of Land Management landscape easement located along the east side of the site. However, Condition #18 of SDR-4636 requires an update to the Master Traffic Impact Analysis, and with this update, a right-turn lane will be required. Therefore, Public Works requires retainment of the 10-foot roadway easement located along Cliff Shadows Parkway.

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

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: _____

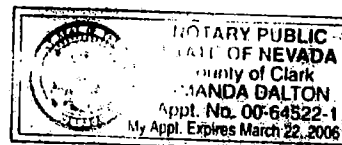
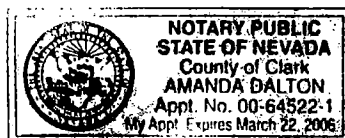
Signature of Property Owner/Authorized Agent:

Print Name: JOHN A. KITE

Subscribed and sworn before me

This 7th day of June, 2007
Amanda Patton

Notary Public in and for said County and State



**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-499B APN: 137-12-101-003

Lee Brian & Julie 60

Name of Property Owner: **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

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:

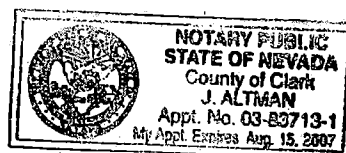
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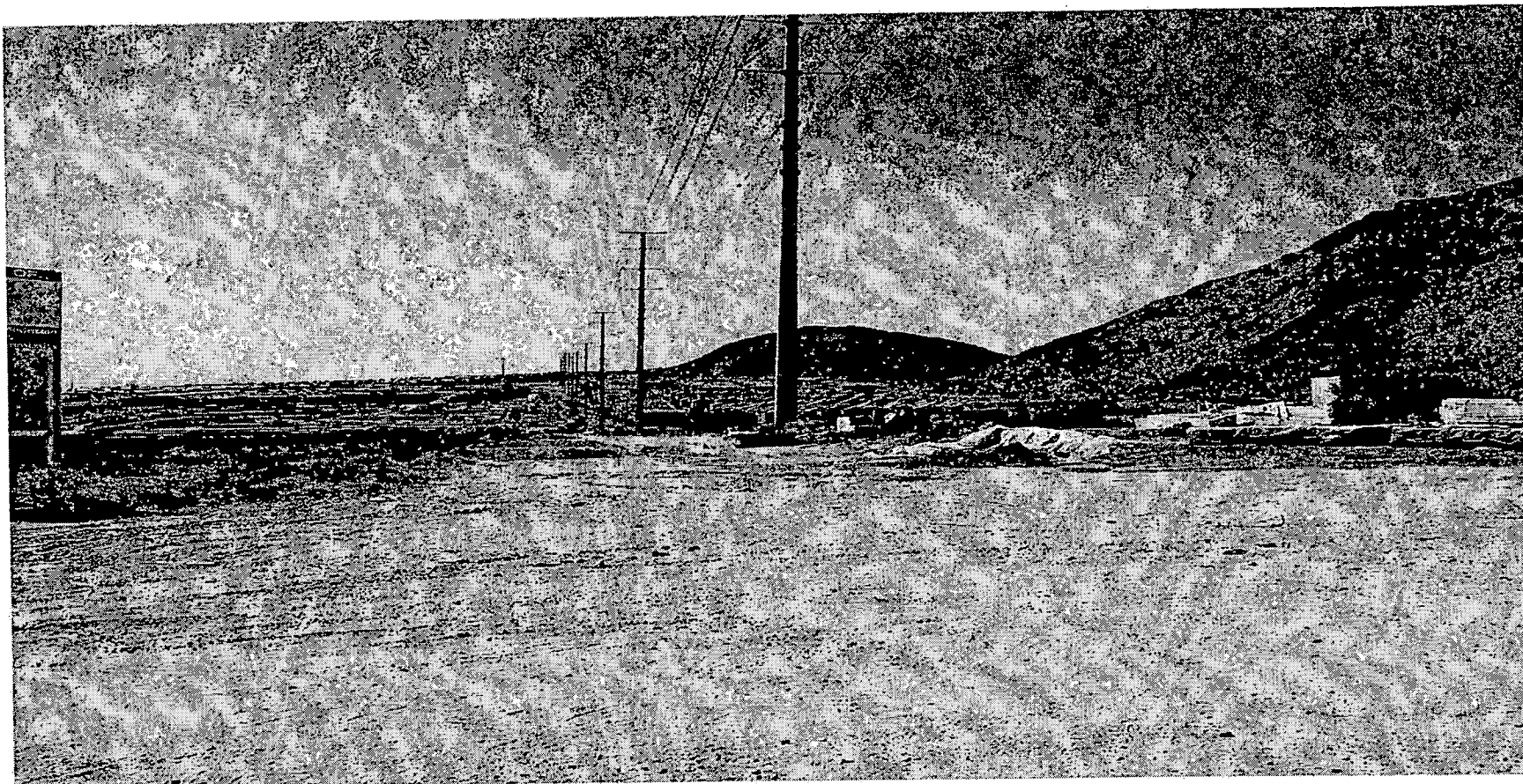
Subscribed and sworn before me

This 4th day of June, 20 02

P. Altman

Notary Public in and for said County and State Clark Nevada





VAC-4998 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: BRIAN AND JULIE LEE,
ET AL
SOUTH OF ALEXANDER ROAD, EAST OF CLIFF SHADOWS PARKWAY
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-5011 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES
- OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY -

Petition to Vacate a portion of Del Juan Street between Jo Marcy Drive and Gilcrease Avenue, and U.S. Government Patent Reservations generally located south of Jo Marcy Drive, west of Del Juan Street, Ward 6 (Mack).

SET DATE: 10/20/04 C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044] – **UNANIMOUS** with **TRUESDELL** abstaining on Item 15 and Item 16, as an agent in his office represents a Seller property, in which Beazer Homes is the applicant and **McSWAIN** abstaining on Items 8 through Item 16, as her company is presently under contract with each of the applicants (see Note below)

To be heard by the City Council on 11/03/2004

NOTE: Chairman Truesdell stated that he would be abstaining on Item 15 [VAC-5043] and Item 16 [VAC-5044], as an agent in his office is representing a Seller property, in which Beazer Homes is the applicant.

NOTE: Commissioner McSwain stated that she would be abstaining on the following items: Item 8 [VAC-4998] and Item 13 [VAC-5024], as her company is presently under contract with KB Homes; Item 9 [VAC-5011], Item 10 [VAC-5012] and Item 11 [VAC-5013], as her company

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 9 – VAC-5011

MOTION – Continued:

is presently under contract with Woodside Homes; Item 12 [VAC-5019], as her company is presently under contract with D.R. Horton; Item 14 [VAC-5025], as her company is presently under contract with Cliffs Edge, LLC; and Item 15 [VAC-5043] and Item 16 [VAC-5044], as her company is presently under contract with Beazer Homes.

MINUTES:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

GARY LEOBOLD, Planning and Development, confirmed for CHAIRMAN TRUESDELL that letters were on file for the One Motion One Vote items, in which all applicants have agreed to the conditions.

COMMISSIONER STEINMAN requested Item 7 [MSP-5152] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

(6:11 – 6:17)

1-486

CONDITIONS:

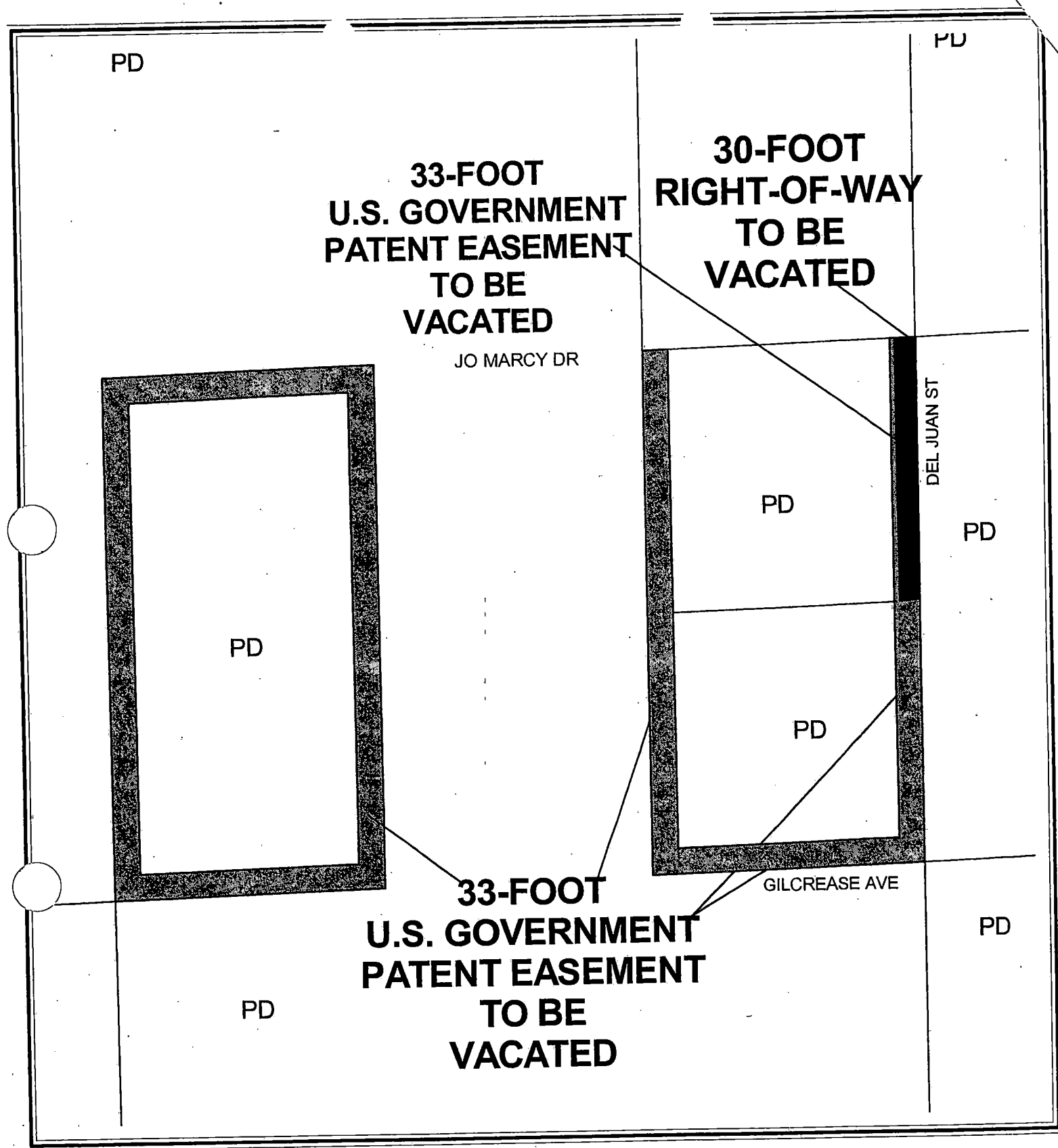
Planning and Development

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest and the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

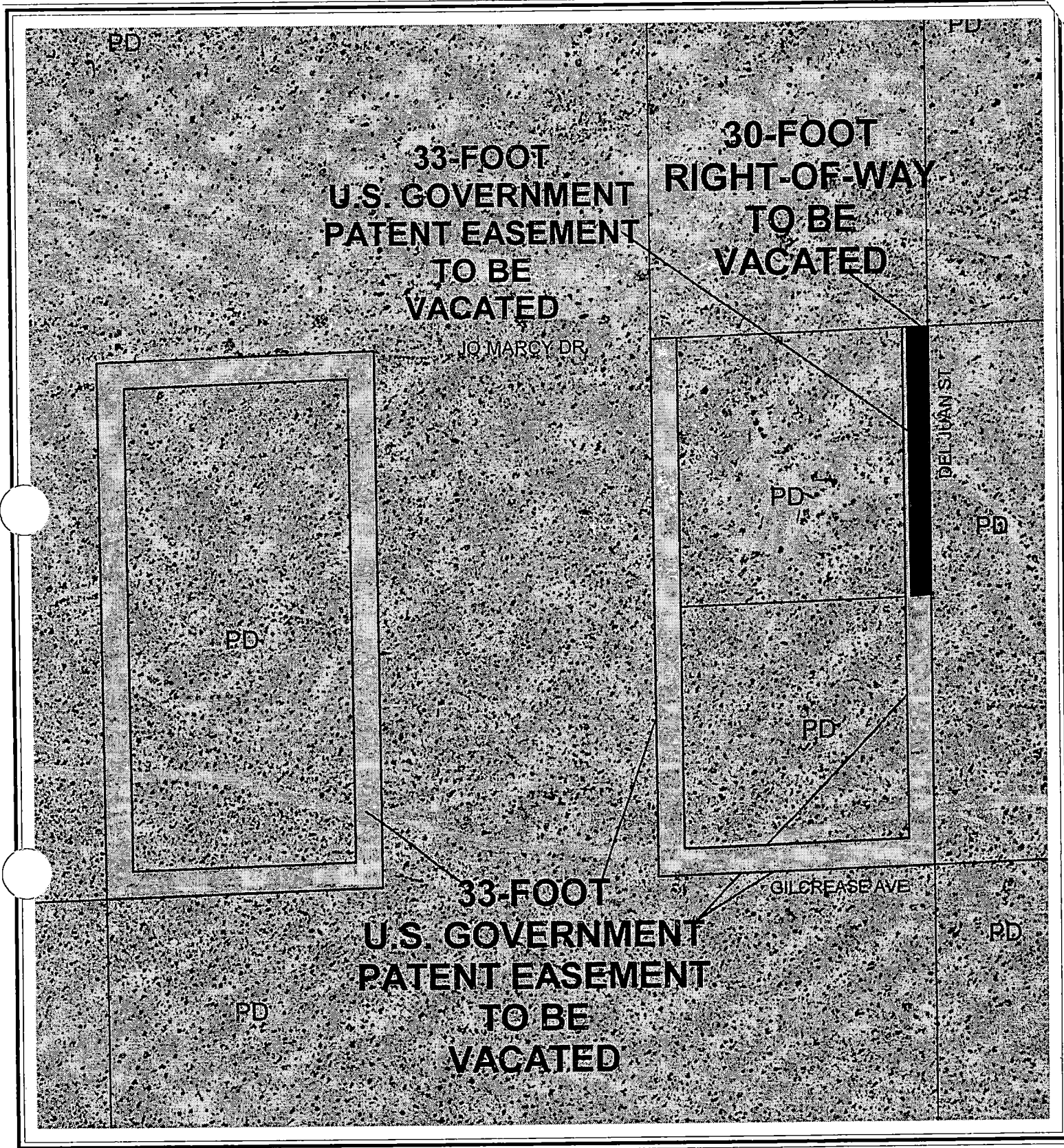
PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 9 – VAC-5011

CONDITIONS – Continued:

2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest or the Order of Vacation.
3. 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.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Relinquishment of Interest and Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Vacation and 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-5011



CASE: VAC-5011

0 100 200 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-5011 - VACATION - PUBLIC HEARING -

**APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS,
LIMITED LIABILITY COMPANY**

**** 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 and the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/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 or the Order of Vacation.
3. 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.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
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6. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate a portion of Del Juan Street between Jo Marcy Drive and Gilcrease Avenue, and U.S. Government Patent Reservations generally located south of Jo Marcy Drive, west of Del Juan Street.

B) Applicant's Justification

This Vacation of public right-of-way and patent reservations is necessary to develop a proposed single-family residential subdivision on adjacent parcels.

BACKGROUND INFORMATION

A) Previous Actions

- 02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the Cliff's Edge Master Plan 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 and staff recommended approval. The effective date of this annexation was 02/14/03.
- 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.
- 06/18/03 The City Council approved a Petition to Vacate (VAC-2230) U. S. Government Patent Reservations generally located west of Hualapai Way, between Grand Teton Drive and Deer Springs Way. The Planning Commission and staff recommended approval.
- 03/11/04 The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed-use subdivision (Cliffs Edge Parent) on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. Staff recommended approval.

VAC-5011 - Staff Report Page Two
October 7, 2004 Planning Commission Meeting

08/19/04 The Final Map (FMP-4358) for the Cliffs Edge Parent subdivision recorded in the Clark County Recorder's Office.

DETAILS OF APPLICATION REQUEST

The above property is legally described as follows:

RIGHT-OF-WAY:

The West Half (W $\frac{1}{2}$) of Del Juan Street, thirty feet (30') wide; said property being a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

U.S. GOVERNMENT PATENTS:

The North, East, South and West Thirty-Three Feet (33') of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

The North, East and West Thirty-Three Feet (33') of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) *Planning discussion*

The applicant intends to incorporate the public right-of-way for Del Juan Street and the U.S. patent reservations into a future residential subdivision on the site. The request is appropriate, as the right-of-way is not needed and vacating the patent easements would not conflict with any city requirements.

B) *Public Works discussion*

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located south of Jo Marcy Drive and west of Del Juan Street.

The following information is presented concerning this request to vacate certain public street rights-of-way:

VAC-5011 - Staff Report Page Three
October 7, 2004 Planning Commission Meeting

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Neither, as it is to vacate portions of public right-of-way not currently used.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is not currently used as a roadway.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*
- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, Providence (Cliffs Edge) Master Plan.
- 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 3

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5D11 APN: 126-13-501-004 thru 006

Name of Property Owner: Danville Land Investments, 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: _____

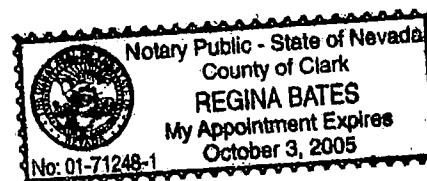
Signature of Property Owner/Authorized Agent: [Signature]

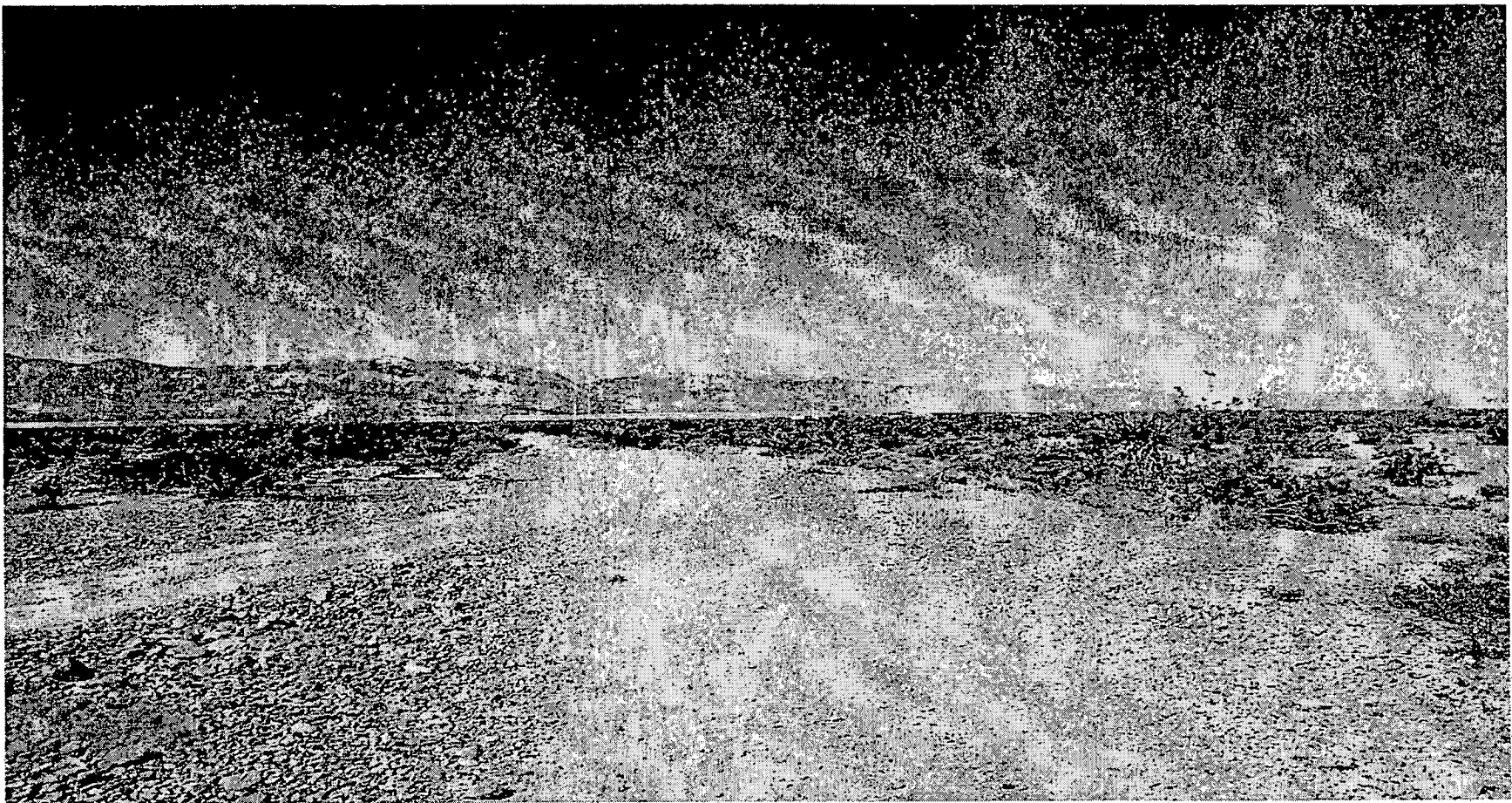
Print Name: Jim Foltz

Subscribed and sworn before me

This 14 day of July, 2004

Rigina Bates
Notary Public in and for said County and State





VAC-5011 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER:
DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY
SOUTH OF JO MARCY DRIVE, WEST OF DEL JUAN STREET
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAC-5012 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES
- OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY -
 Petition to Vacate Jo Marcy Drive and Gilcrease Avenue west of Hualapai Way, and U.S. Government Patent Reservations generally located adjacent to the southwest corner of Jo Marcy Drive and Hualapai Way, Ward 6 (Mack).

SET DATE: 10/20/04 C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044] – **UNANIMOUS** with **TRUESDELL** abstaining on Item 15 and Item 16, as an agent in his office represents a Seller property, in which Beazer Homes is the applicant and **McSWAIN** abstaining on Items 8 through Item 16, as her company is presently under contract with each of the applicants (see Note below)

To be heard by the City Council on 11/03/2004

NOTE: Chairman Truesdell stated that he would be abstaining on Item 15 [VAC-5043] and Item 16 [VAC-5044], as an agent in his office is representing a Seller property, in which Beazer Homes is the applicant.

NOTE: Commissioner McSwain stated that she would be abstaining on the following items: Item 8 [VAC-4998] and Item 13 [VAC-5024], as her company is presently under contract with KB Homes; Item 9 [VAC-5011], Item 10 [VAC-5012] and Item 11 [VAC-5013], as her company

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 10 – VAC-5012

MOTION – Continued:

is presently under contract with Woodside Homes; Item 12 [VAC-5019], as her company is presently under contract with D.R. Horton; Item 14 [VAC-5025], as her company is presently under contract with Cliffs Edge, LLC; and Item 15 [VAC-5043] and Item 16 [VAC-5044], as her company is presently under contract with Beazer Homes.

MINUTES:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

GARY LEOBOLD, Planning and Development, confirmed for CHAIRMAN TRUESDELL that letters were on file for the One Motion One Vote items, in which all applicants have agreed to the conditions.

COMMISSIONER STEINMAN requested Item 7 [MSP-5152] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

(6:11 – 6:17)

1-486

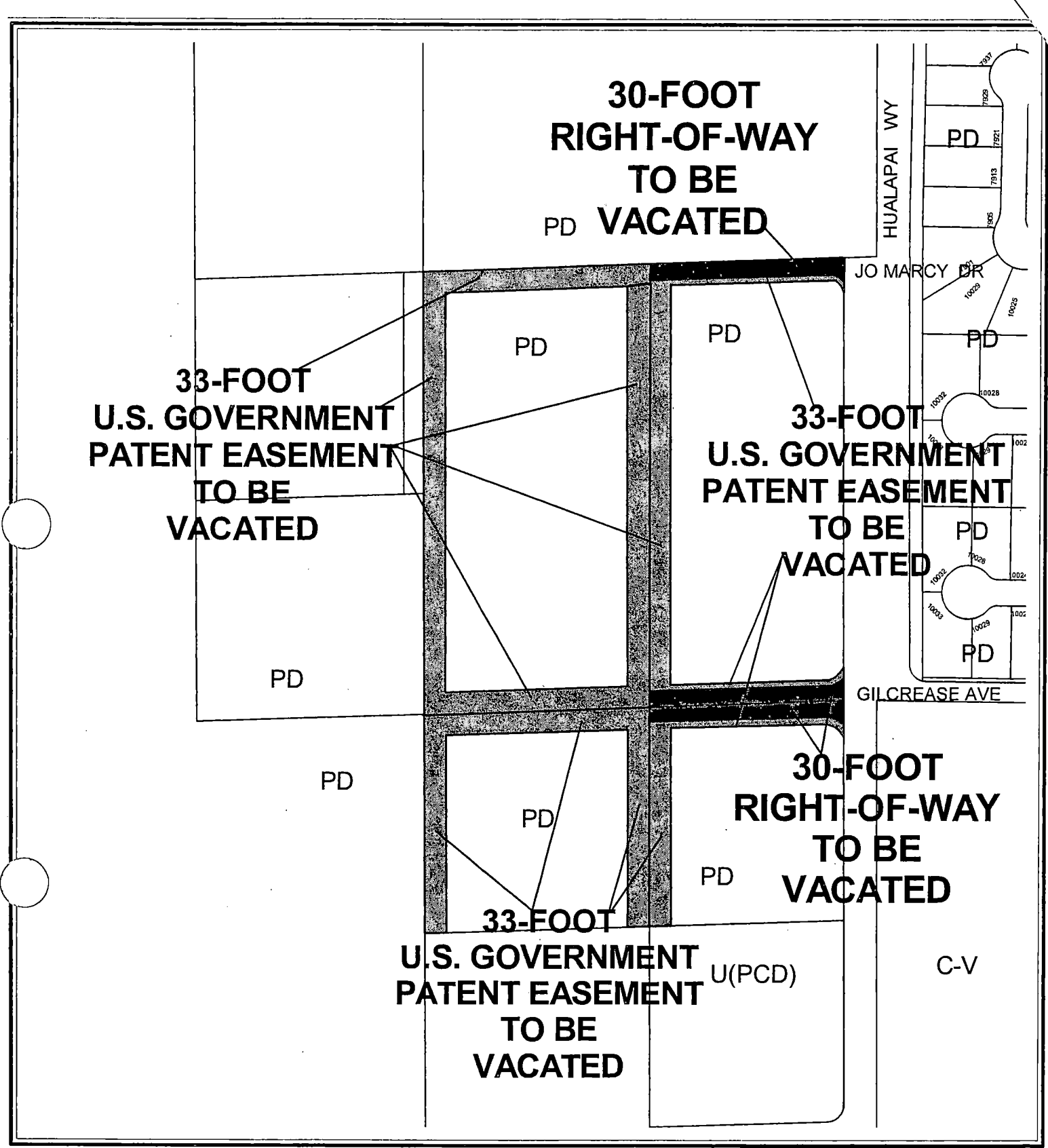
CONDITIONS:

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 and 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 by TMP-4931 may be used to satisfy this requirement provided that it addresses the area to be vacated.

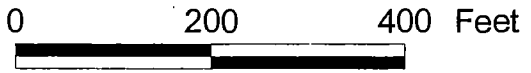
PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 10 – VAC-5012

CONDITIONS – Continued:

2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest or the Order of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Relinquishment of Interest and Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation and the Order of Relinquishment of Interest are 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-5012



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-5012 - VACATION - PUBLIC HEARING -

**APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS,
LIMITED LIABILITY COMPANY**

**** 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 and 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 by TMP-4931 may be used to satisfy this requirement provided that it addresses the area to be vacated.
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5. If the Order of Vacation and the Order of Relinquishment of Interest are not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate Jo Marcy Drive and Gilcrease Avenue west of Hualapai Way, and U.S. Government Patent Reservations generally located adjacent to the southwest corner of Jo Marcy Drive and Hualapai Way.

B) Applicant's Justification

The applicant justifies this application by stating, "This Vacation Application is required in order to develop a single-family residential subdivision." Additionally, the applicant states, "This Vacation Application is submitted in conjunction with a tentative map depicting the proposed development described within."

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 Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 02/15/02. Staff had recommended approval of this application.

02/06/02 The City Council approved an Annexation (A-0028-01) of 10 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 02/15/02. Staff had recommended approval of this application.

06/19/02 The City Council approved an Annexation (A-0027-01) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 06/28/02. Staff had recommended approval of this application.

VAC-5012 - Staff Report Page Two
October 7, 2004 Planning Commission Meeting

- 01/08/03 The City Council approved an Annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission and staff recommended approval on 10/10/02. The effective date of this annexation was 01/17/03.
- 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 and staff recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.
- 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 02/13/03.
- 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 06/12/03.
- 12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.
- 12/17/03 The City Council approved an Annexation (ANX-3087) of 27.5 acres of land within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval on 10/23/03. The effective date of this annexation was 12/26/03.
- 02/18/04 The City Council approved a request for 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. The Planning Commission and staff recommended approval on 01/08/04.

VAC-5012 - Staff Report Page Three
October 7, 2004 Planning Commission Meeting

- 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 01/08/04.
- 05/05/04 The City Council approved a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change land use designations from Village Commercial to Medium Low Density Residential and Medium Residential; from Medium Residential to Residential Small Lot; and from Medium Low Density Residential to Public Facilities; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 total acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff both recommended approval.
- 10/07/04 The Planning Commission will hear a Tentative Map (TMP-4931) application for a 246 lot single-family residential subdivision on 40.0 acres adjacent to the north side of Farm Road, approximately 340 feet west of Hualapai Way. Staff is recommending approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as follows:

Right-of-Way:

The South Half (S $\frac{1}{2}$) of Jo Marcy Drive, thirty feet (30') wide, including the spandrel area; said property being a portion of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

The North Half (N $\frac{1}{2}$) and South Half (S $\frac{1}{2}$) of Gilcrease Avenue, sixty feet (60') wide, including the spandrel areas; said property being a portion of the East Half (E $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

U.S. Government Patent Reservations:

The North, East, South and West thirty-three feet (33') of the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

The North, South and West thirty-three feet (33'), excepting the East fifty feet (50') of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

The North, East and West thirty-three feet (33') of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

The North and West thirty-three feet (33'), excepting the East fifty feet (50') of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) *Planning discussion*

Condition Number 9 of the Tentative Map (TMP-4931) for POD 106 and 109 at Providence requires a vacation for all existing right-of-way within this site prior to the recordation of a Final Map for this site. The proposed vacation of the U.S. Patent Easement will facilitate the development of the proposed residential subdivision and future rights-of-way.

B) *Public Works discussion*

Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located adjacent to the southwest corner of Jo Marcy Drive and Hualapai Way.

The following information is presented concerning this request to vacate certain public street rights of way:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Neither, as it is to vacate portions of public right-of-way not currently used.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is not currently used as a roadway.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes, the right-of-way is not necessary.*
- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, Tentative Map TMP-4931.
- 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.

VAC-5012 - Staff Report Page Five
October 7, 2004 Planning Commission Meeting

G. Does the Department of Public Works have an objection to this vacation request?
No.

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0



Case Number: VAC-5012 APN: 126-13-501-007, 008 & 126-13-601-003, 005

Name of Applicant: Woodside Homes

Yes No

City Official: _____

Partner(s): _____

APN: _____

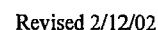
Signature of Property Owner/Authorized Agent: J m H

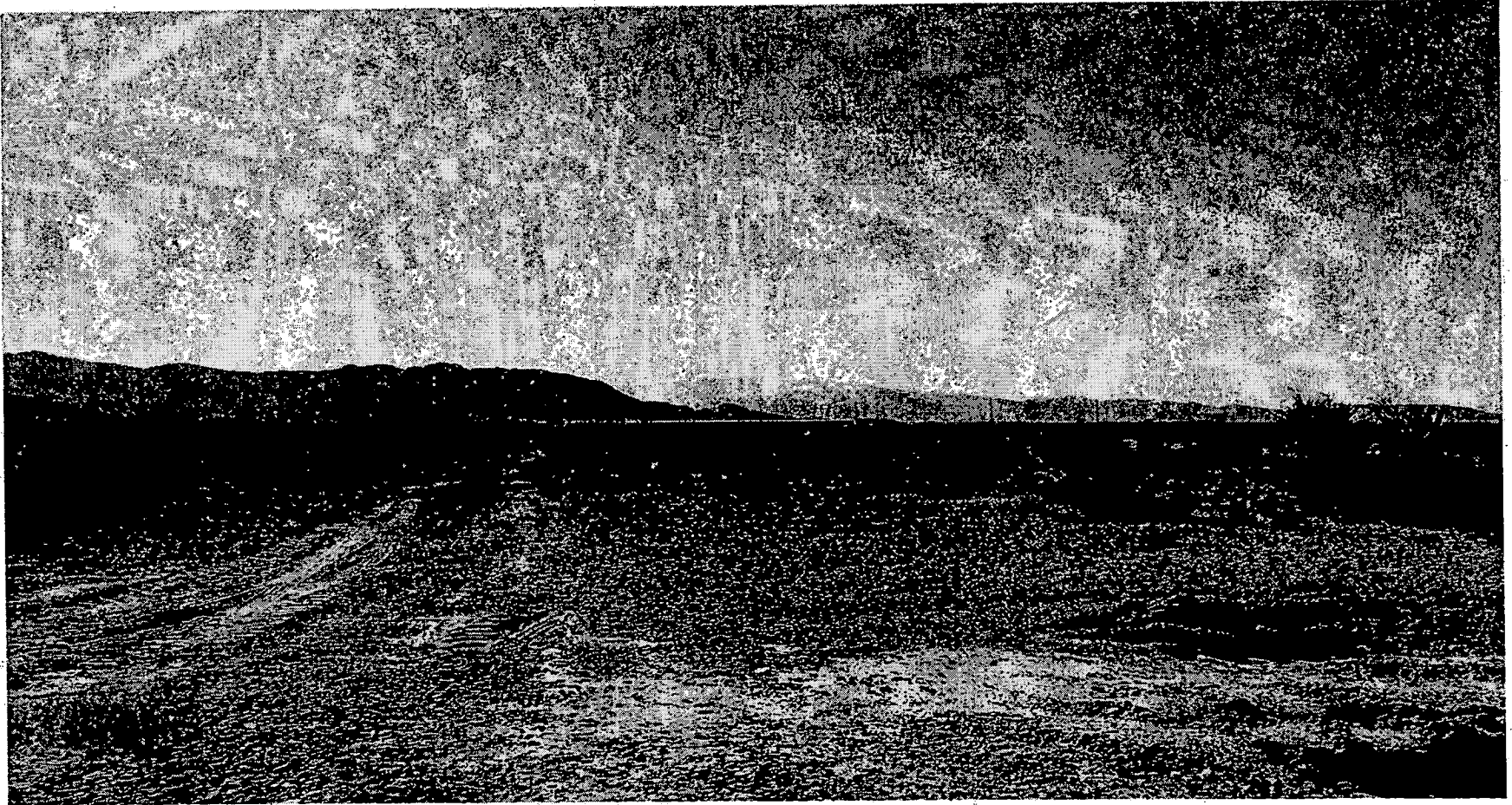
Print Name: Jim Foltz

Subscribed and sworn before me

This 14 day of July, 2004

Regina Bates
Notary Public in and for said County and State





VAC-5012 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER:
DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF JO MARCY DRIVE AND HUALAPAI WAY
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAC-5013 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES

- OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY -

Petition to Vacate U.S. Government Patent Reservations generally located north of Dorrell Lane, west of Hualapai Way, Ward 6 (Mack).

SET DATE: 10/20/04 C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

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 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044] – **UNANIMOUS** with **TRUESDELL** abstaining on Item 15 and Item 16, as an agent in his office represents a Seller property, in which Beazer Homes is the applicant and McSWAIN abstaining on Items 8 through Item 16, as her company is presently under contract with each of the applicants (see Note below)

To be heard by the City Council on 11/03/2004

NOTE: Chairman Truesdell stated that he would be abstaining on Item 15 [VAC-5043] and Item 16 [VAC-5044], as an agent in his office is representing a Seller property, in which Beazer Homes is the applicant.

NOTE: Commissioner McSwain stated that she would be abstaining on the following items: Item 8 [VAC-4998] and Item 13 [VAC-5024], as her company is presently under contract with KB Homes; Item 9 [VAC-5011], Item 10 [VAC-5012] and Item 11 [VAC-5013], as her company

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 11 – VAC-5013

MOTION – Continued:

is presently under contract with Woodside Homes; Item 12 [VAC-5019], as her company is presently under contract with D.R. Horton; Item 14 [VAC-5025], as her company is presently under contract with Cliffs Edge, LLC; and Item 15 [VAC-5043] and Item 16 [VAC-5044], as her company is presently under contract with Beazer Homes.

MINUTES:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

GARY LEOBOLD, Planning and Development, confirmed for CHAIRMAN TRUESDELL that letters were on file for the One Motion One Vote items, in which all applicants have agreed to the conditions.

COMMISSIONER STEINMAN requested Item 7 [MSP-5152] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

(6:11 – 6:17)

1-486

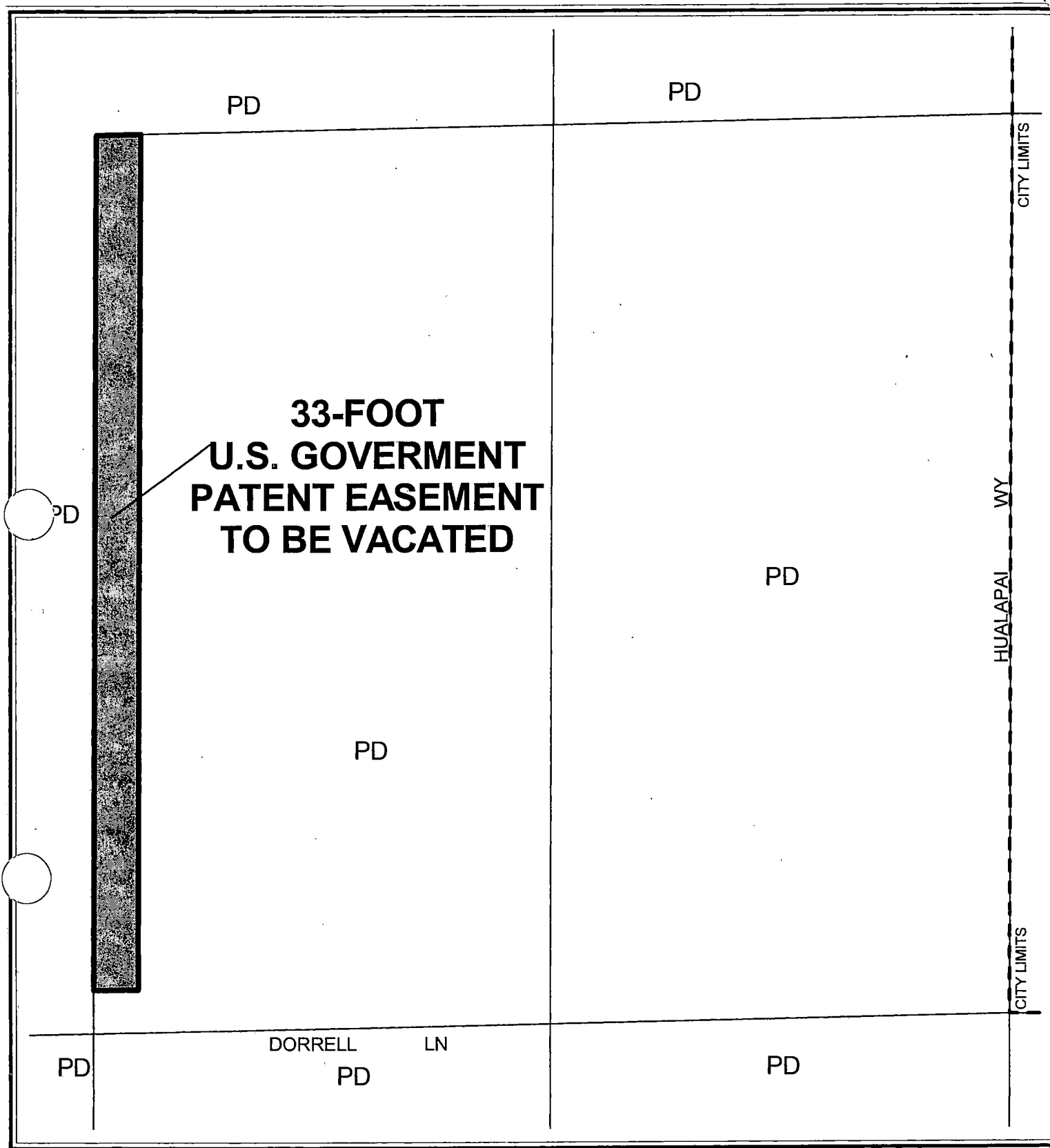
CONDITIONS:

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 the Tentative Map TMP-5140 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 11 – VAC-5013

CONDITIONS – Continued:

2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of 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-5013

0 80 160 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-5013 - VACATION - PUBLIC HEARING -

**APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS,
LIMITED LIABILITY COMPANY**

**** 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 the Tentative Map TMP-5140 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 conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate U.S. Government Patent Reservations generally located north of Dorrell Lane, west of Hualapai Way.

B) Applicant's Justification

Vacation of the patent reservations is necessary to develop a single-family residential subdivision on adjacent parcels. The existing easements are no longer necessary.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the Cliff's Edge Master Plan 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 and staff recommended approval. The effective date of this annexation was 02/14/03.

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.

06/18/03 The City Council approved a Petition to Vacate (VAC-2230) U. S. Government Patent Reservations generally located west of Hualapai Way, between Grand Teton Drive and Deer Springs Way. The Planning Commission and staff recommended approval.

03/11/04 The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed-use subdivision (Cliffs Edge Parent) on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. Staff recommended approval.

VAC-5013 - Staff Report Page Two
October 7, 2004 Planning Commission Meeting

- 08/19/04 The Final Map (FMP-4358) for the Cliffs Edge Parent subdivision recorded in the Clark County Recorder's Office.
- 09/23/04 The Planning Commission approved a Tentative Map (TMP-5140) for a 107-lot single-family residential subdivision (Pod 121 at Providence) on 22.38 acres adjacent to the east side of Egan Crest Way, between Elkhorn Road and Dorrell Lane. Staff recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation request proposes to vacate U. S. Government Patent Reservations in the West Thirty-Three Feet (33'), excepting the South Forty Feet (40') of the West Half (W½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 24, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S. Government Patent Reservations because they are no longer needed in their current configuration. This will allow the development of a 107-lot single-family subdivision on this site. This request is appropriate, as the subject easements are not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request for U.S. Government Patent Reservations generally located north of Dorrell Lane, West of Hualapai Way.

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5013 APN: 126-24-501-004

Name of Property Owner: Danville Land Investments, 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: _____

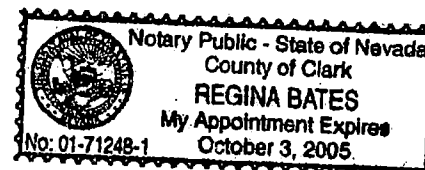
Signature of Property Owner/Authorized Agent: [Signature]

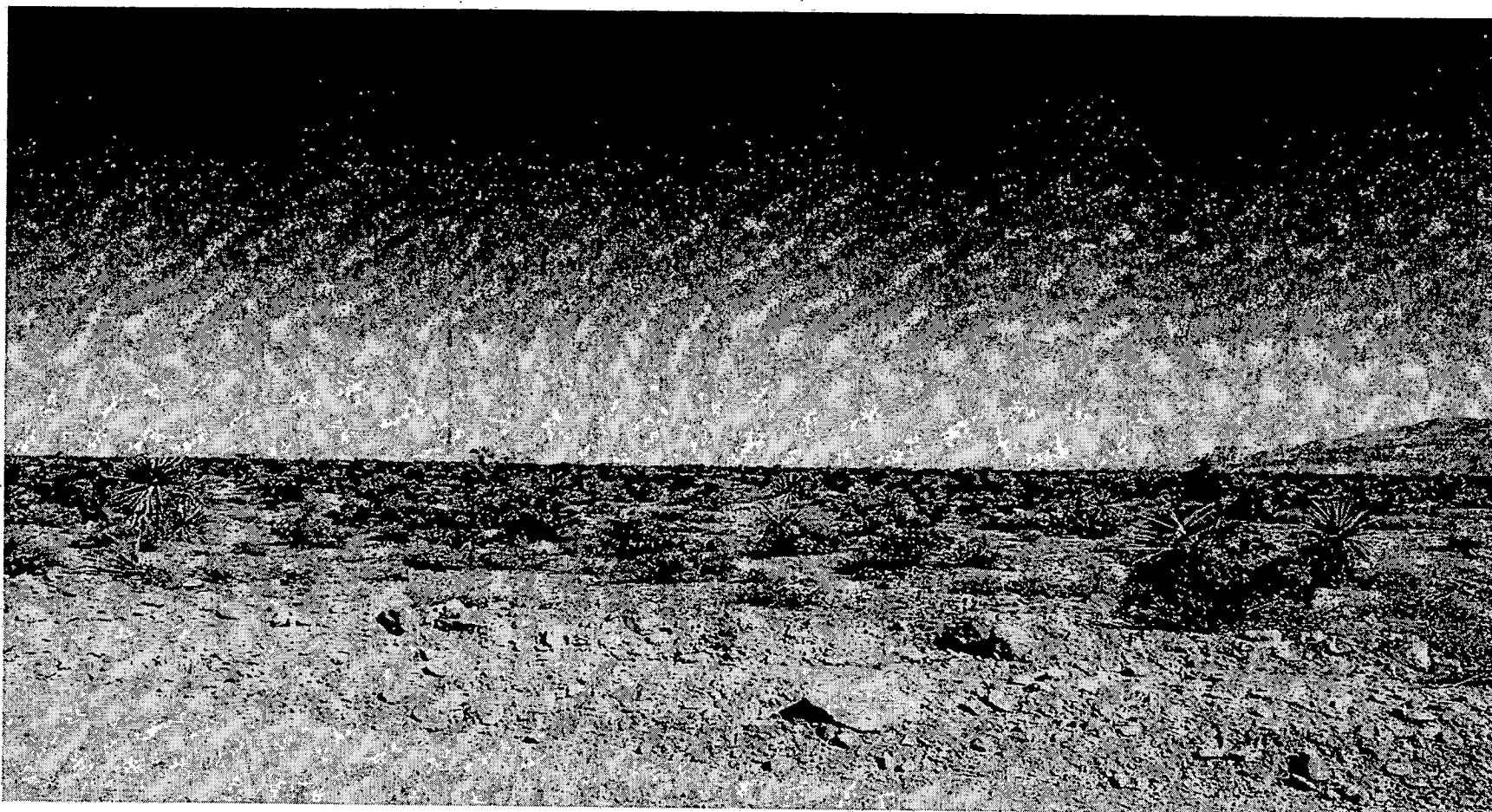
Print Name: Jim Foltz

Subscribed and sworn before me

This 14 day of July, 2001

Regina Bates
Notary Public in and for said County and State





VAC-5013 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER:
DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY
NORTH OF DORRELL LANE, WEST OF HUALAPAI WAY
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-5019 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: DR HORTON, INC. - Petition to Vacate Chieftain Street north of Gilcrease Avenue, and Jo Marcy Drive east of Tee Pee Lane, Ward 6 (Mack).

SET DATE: 10/20/04 C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044] – UNANIMOUS with TRUESDELL abstaining on Item 15 and Item 16, as an agent in his office represents a Seller property, in which Beazer Homes is the applicant and McSWAIN abstaining on Items 8 through Item 16, as her company is presently under contract with each of the applicants (see Note below)

To be heard by the City Council on 11/03/2004

NOTE: Chairman Truesdell stated that he would be abstaining on Item 15 [VAC-5043] and Item 16 [VAC-5044], as an agent in his office is representing a Seller property, in which Beazer Homes is the applicant.

NOTE: Commissioner McSwain stated that she would be abstaining on the following items: Item 8 [VAC-4998] and Item 13 [VAC-5024], as her company is presently under contract with KB Homes; Item 9 [VAC-5011], Item 10 [VAC-5012] and Item 11 [VAC-5013], as her company is presently under contract with Woodside Homes; Item 12 [VAC-5019], as her company is presently under contract with D.R. Horton; Item 14 [VAC-5025], as her company is presently

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 12 – VAC-5019

MOTION – Continued:

under contract with Cliffs Edge, LLC; and Item 15 [VAC-5043] and Item 16 [VAC-5044], as her company is presently under contract with Beazer Homes.

MINUTES:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

GARY LEOBOLD, Planning and Development, confirmed for CHAIRMAN TRUESDELL that letters were on file for the One Motion One Vote items, in which all applicants have agreed to the conditions.

COMMISSIONER STEINMAN requested Item 7 [MSP-5152] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

(6:11 – 6:17)

1-486

CONDITIONS:

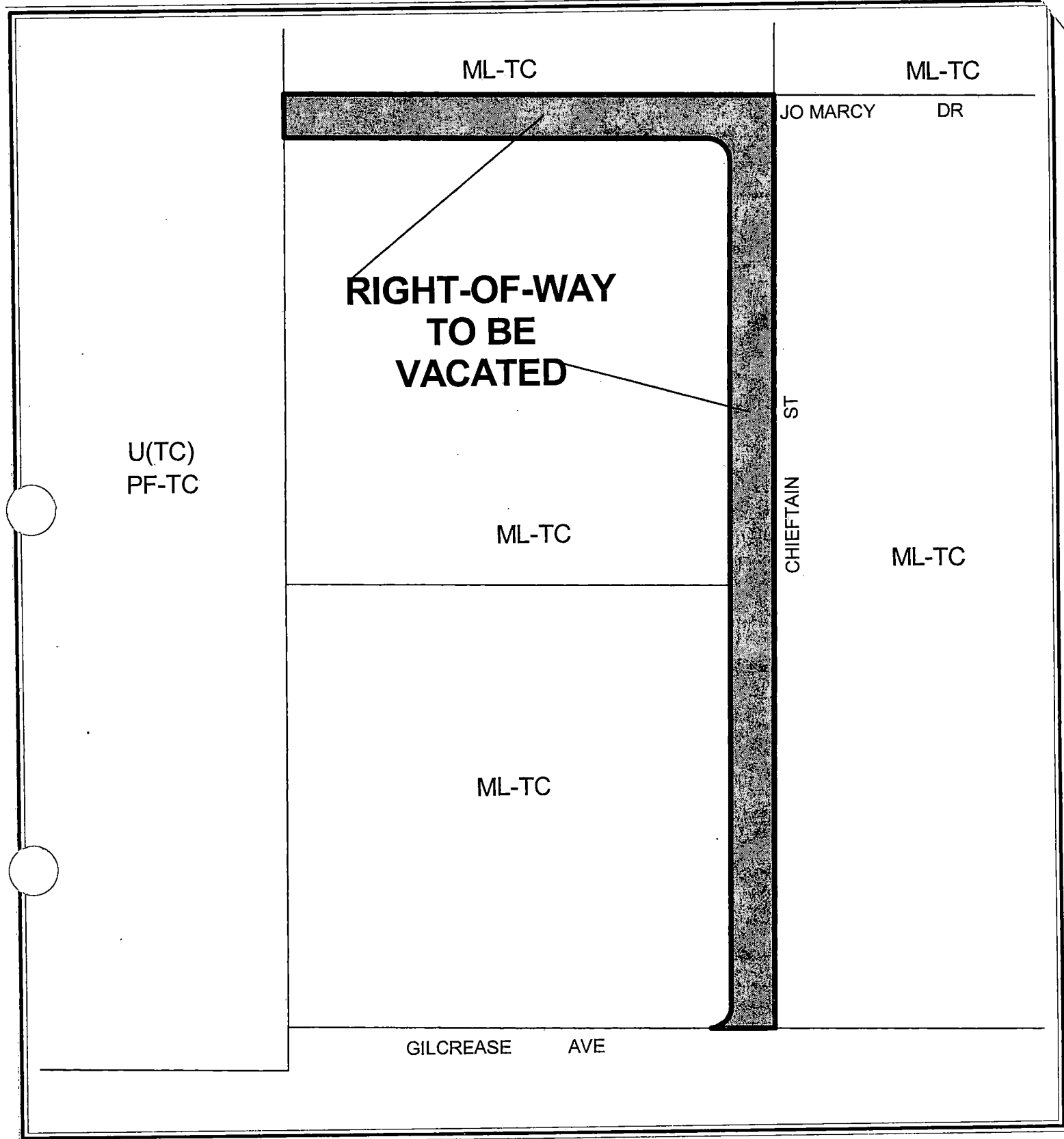
Planning and Development

1. The Final Map for Fort Apache Ranch or an alternate mechanism to prevent denying legal access to Assessor's Parcel Number 125-18-501-010 must record concurrently with the Order of Vacation.
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 Vacation.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 12 – VAC-5019

CONDITIONS – Continued:

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



CASE: VAC-5019

0 70 140 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-5019 - VACATION - PUBLIC HEARING -

OWNER/APPLICANT: DR HORTON, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. The Final Map for Fort Apache Ranch or an alternate mechanism to prevent denying legal access to Assessor's Parcel Number 125-18-501-010 must record concurrently with the Order of Vacation.
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 Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate Chieftain Street north of Gilcrease Avenue, and Jo Marcy Drive east of Tee Pee Lane.

B) Applicant's Justification

Condition Number 2 of Rezoning (ZON-3071) required the Vacation of all rights-of-way in conflict with the site plan for a proposed single-family residential development on the site.

BACKGROUND INFORMATION

A) Previous Actions

- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-0001-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the parcels were designated as EC-TC (Employment Center Mixed Use – Town Center).
- 01/17/01 The City Council approved the annexation of adjacent parcels as part of a larger request (A-0003-99). The Planning Commission and staff recommended approval.
- 11/06/03 The City Council approved the following items on adjacent parcels: a General Plan Amendment (GPA-3066) to ML-TC (Medium-Low Density Residential – Town Center); a Rezoning (ZON-3071) to T-C (Town Center); a Special Use Permit (SUP-3073) for a gated residential subdivision; and a Site Development Plan Review (SDR-3079) for a 195-unit single-family cluster development. The Planning Commission and staff recommended denial of all items except the Rezoning.
- 03/25/04 The Planning Commission approved a Tentative Map (TMP-3899) for a 195-lot single-family residential subdivision on 25.68 acres adjacent to the south side of Grand Teton Drive, approximately 330 feet east of Tee Pee Lane. Staff recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as the South Half (S½) of Jo Marcy Drive, Thirty Feet (30') wide, including the spandrel areas, and the West Half (W½) of Chieftain Street, Thirty Feet (30') wide, commencing at the north right-of-way line of Gilcrease Avenue and extending northerly approximately Six Hundred Forty Feet (640'), including the spandrel areas; said property being a portion of the East Half (E½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 18, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) *Planning discussion*

The proposed vacation of rights-of-way will allow for development of a 195-lot single-family subdivision on the adjacent parcels. The Order of Vacation must be recorded prior to recordation of the Final Map abutting or overlying the area to be vacated. The Final Map (FMP-5217) for Fort Apache Ranch is currently in the Technical Review stage. According to Condition Number 2 of ZON-3071 relative to this site, the applicant is to provide a plan for approval by the City Engineer indicating how legal access will be provided to Assessor's Parcel Number 125-18-501-010 prior to Recordation of an Order of Vacation. This is the parcel currently adjacent to the southwest corner of Jo Marcy Drive and Chieftain Street. All parcel access issues shall be resolved prior to recordation of an Order of Vacation. As the rights-of-way are unused and access will be provided to the property through the new subdivision, the request is appropriate, subject to the conditions of approval.

B) *Public Works discussion*

The following information is presented concerning this request to vacate certain public street rights-of-way:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
N/A, as it will completely eliminate some unused rights-of-way that will be incorporated in to a proposed subdivision.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the rights-of-way are unused.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No, it's for unused right-of-way.*
- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, the Fort Apache Ranch subdivision.

VAC-5019 - Staff Report Page Three
October 7, 2004 Planning Commission Meeting

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements?
No.

G. Does the Department of Public Works have an objection to this vacation request?
No.

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: DR Horton

Name of Applicant: DR Horton

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

Yes _____X_____No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

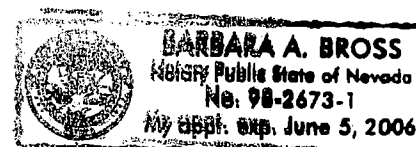
Print Name:

Subscribed and sworn before me

This 23 day of June, 2004

Barbara A. Beers

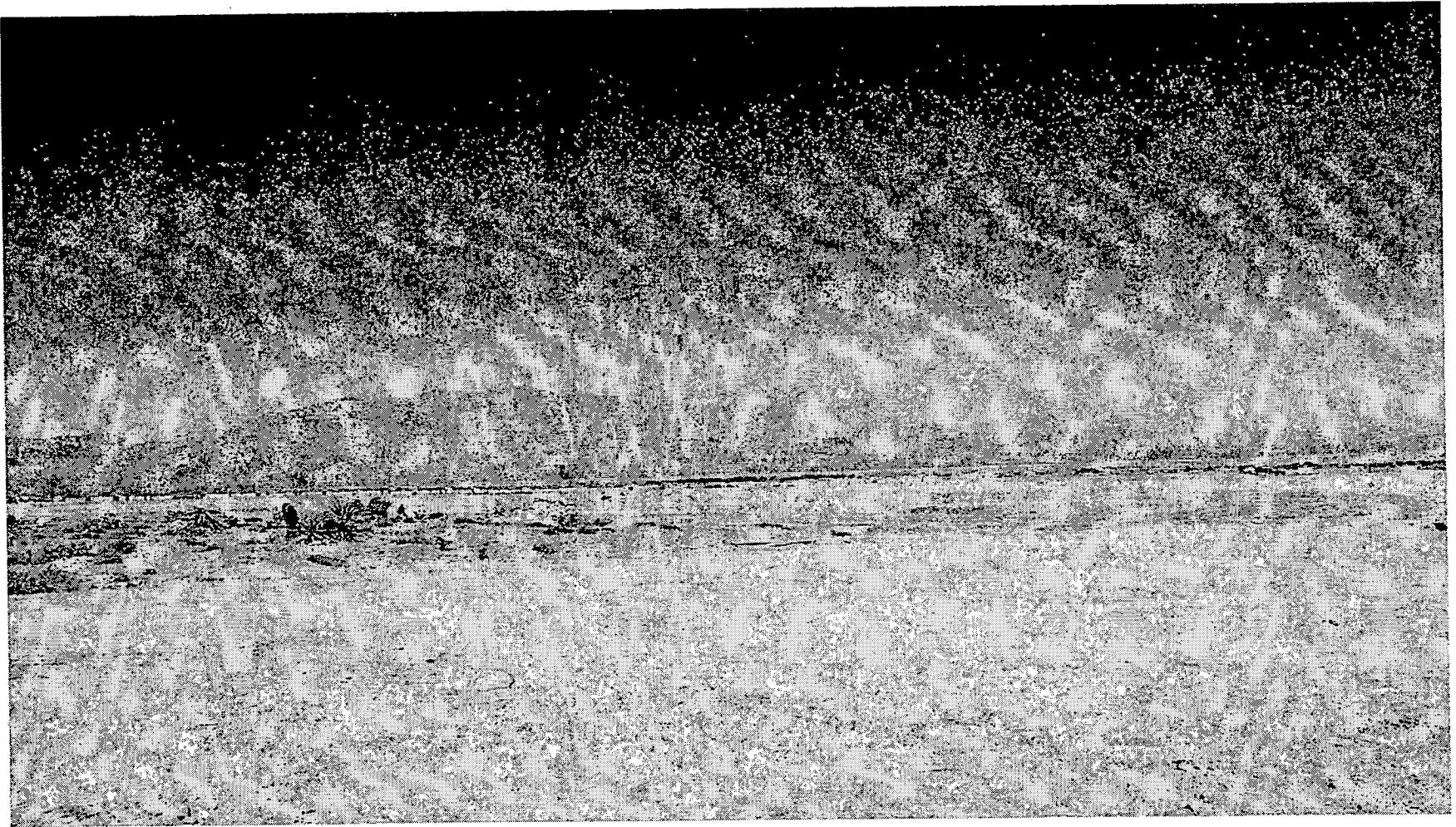
Notary Public in and for said County and State



RECEIVED

Revised 2/12/02

f:\depot\Application Packet\Statement of Financial Interest... AUG 13 2004



VAC-5019 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: DR HORTON, INC.
CHIEFTAIN STREET NORTH OF GILCREASE AVENUE, AND JO MARCY DRIVE EAST OF TEE PEE LANE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-5024 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFFS EDGE, LLC, ET AL - Petition to Vacate U.S. Government Patent Reservations generally located east of Puli Road, between Grand Teton Drive and Jo Marcy Drive, Ward 6 (Mack).

SET DATE: 10/20/04 C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044] – **UNANIMOUS** with **TRUESDELL** abstaining on Item 15 and Item 16, as an agent in his office represents a Seller property, in which Beazer Homes is the applicant and **McSWAIN** abstaining on Items 8 through Item 16, as her company is presently under contract with each of the applicants (see Note below)

To be heard by the City Council on 11/03/2004

NOTE: Chairman Truesdell stated that he would be abstaining on Item 15 [VAC-5043] and Item 16 [VAC-5044], as an agent in his office is representing a Seller property, in which Beazer Homes is the applicant.

NOTE: Commissioner McSwain stated that she would be abstaining on the following items: Item 8 [VAC-4998] and Item 13 [VAC-5024], as her company is presently under contract with KB Homes; Item 9 [VAC-5011], Item 10 [VAC-5012] and Item 11 [VAC-5013], as her company

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 13 – VAC-5024

MOTION – Continued:

is presently under contract with Woodside Homes; Item 12 [VAC-5019], as her company is presently under contract with D.R. Horton; Item 14 [VAC-5025], as her company is presently under contract with Cliffs Edge, LLC; and Item 15 [VAC-5043] and Item 16 [VAC-5044], as her company is presently under contract with Beazer Homes.

MINUTES:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

GARY LEOBOLD, Planning and Development, confirmed for CHAIRMAN TRUESDELL that letters were on file for the One Motion One Vote items, in which all applicants have agreed to the conditions.

COMMISSIONER STEINMAN requested Item 7 [MSP-5152] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

(6:11 – 6:17)

1-486

CONDITIONS:

Planning and Development

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

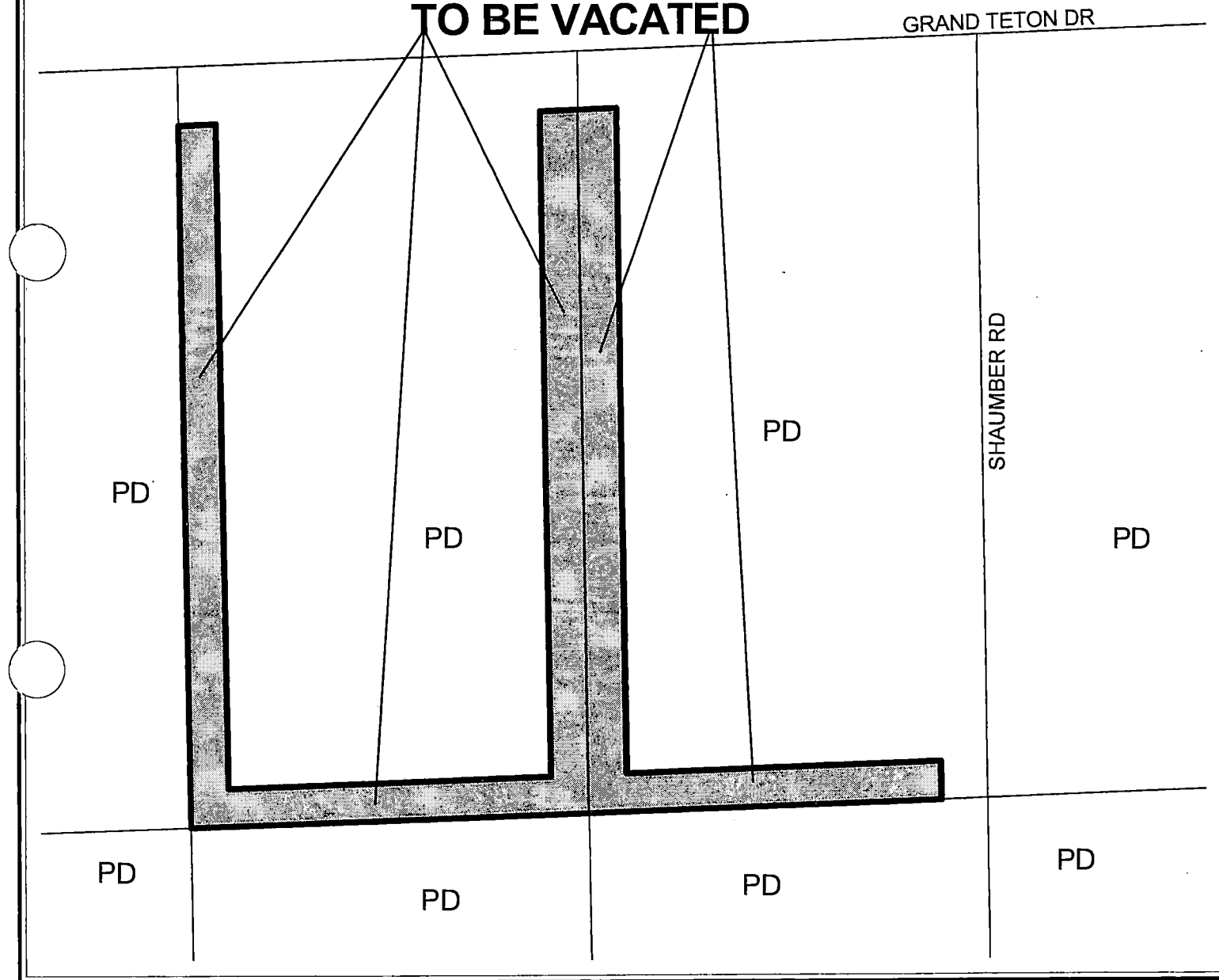
PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 13 – VAC-5024

CONDITIONS – Continued:

2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of 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.

U(PCD)

**33-FOOT
U.S. GOVERNMENT
PATENT RESERVATIONS
TO BE VACATED**



CASE: VAC-5024

0 100 200 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-5024 - VACATION - PUBLIC HEARING -

APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFFS EDGE, LLC, ET AL

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate a U.S. Government Patent Reservation generally located East of Puli Road between Grand Teton Drive and Jo Marcy Drive.

B) Applicant's Justification

The applicant justifies this application by stating, "A vacation of Patent Easement is necessary to vacate all patent easements that do not fall within future planned roadways." Additionally, the applicant states, "This site is currently being designed for single-family residential development."

BACKGROUND INFORMATION

A) Previous Actions

- 03/19/03 The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.
- 02/18/04 The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.
- 02/18/04 The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval.
- 08/04/04 The City Council approved an Annexation (ANX-4245) application of property adjacent to the south side of Grand Teton Drive, 660 feet east of Puli Drive. The effective date was August 13, 2004. The Planning Commission and staff both recommended approval.

- 08/18/04 The City Council approved a Rezoning (ZON-4483) application for the reclassification of 5.00 acres located adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Puli Road from U (Undeveloped) zone [PCD (Planned Community Development) general plan designation] to PD (Planned Development). The Planning Commission and staff both recommended approval.
- 09/15/04 The City Council approved a Petition to Vacate (VAC-4707) U.S. Government Patent Easements generally located east of Puli Drive between Grand Teton Drive and Farm Road. The Planning Commission and staff both recommended approval.
- 11/04/04 The Planning Commission will hear a Tentative Map (TMP-5290) application for a 290-lot single-family residential subdivision on 41.1 acres adjacent to the southeast corner of Grand Teton Drive and Puli Road.

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as follows:

The South, East and West thirty-three feet (33'), excepting the north fifty feet (50') of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

The South and West thirty-three (33'), excepting the North fifty feet (50') and the East sixty-six and sixty-eight hundredths feet (66.68') of the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

Per Condition Number 3 of the rezoning (ZON-4483) vacations of rights-of-way may be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards. The proposed vacation of public right-of-way will facilitate the development of the proposed residential subdivision and future right-of-ways.

B) Public Works discussion

Public Works has no objection to the vacation application request for U.S. Government Patent Reservations generally located east of Puli Road between Grand Teton Drive and Jo Marcy Drive.

VAC-5024 - Staff Report Page Three
October 7, 2004 Planning Commission Meeting

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: Cliffs Edge LLC

Name of Applicant: KB Homes

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

Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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: _____

Subscribed and sworn before me

This 4th day of AUGUST, 20 04

Thomas L. Moore
Notary Public in and for said County and State



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: Southwest Desert Equities LLC

Name of Applicant: KB Homes

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

 Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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: _____

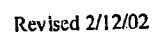
Signature of Property Owner/Authorized Agent:

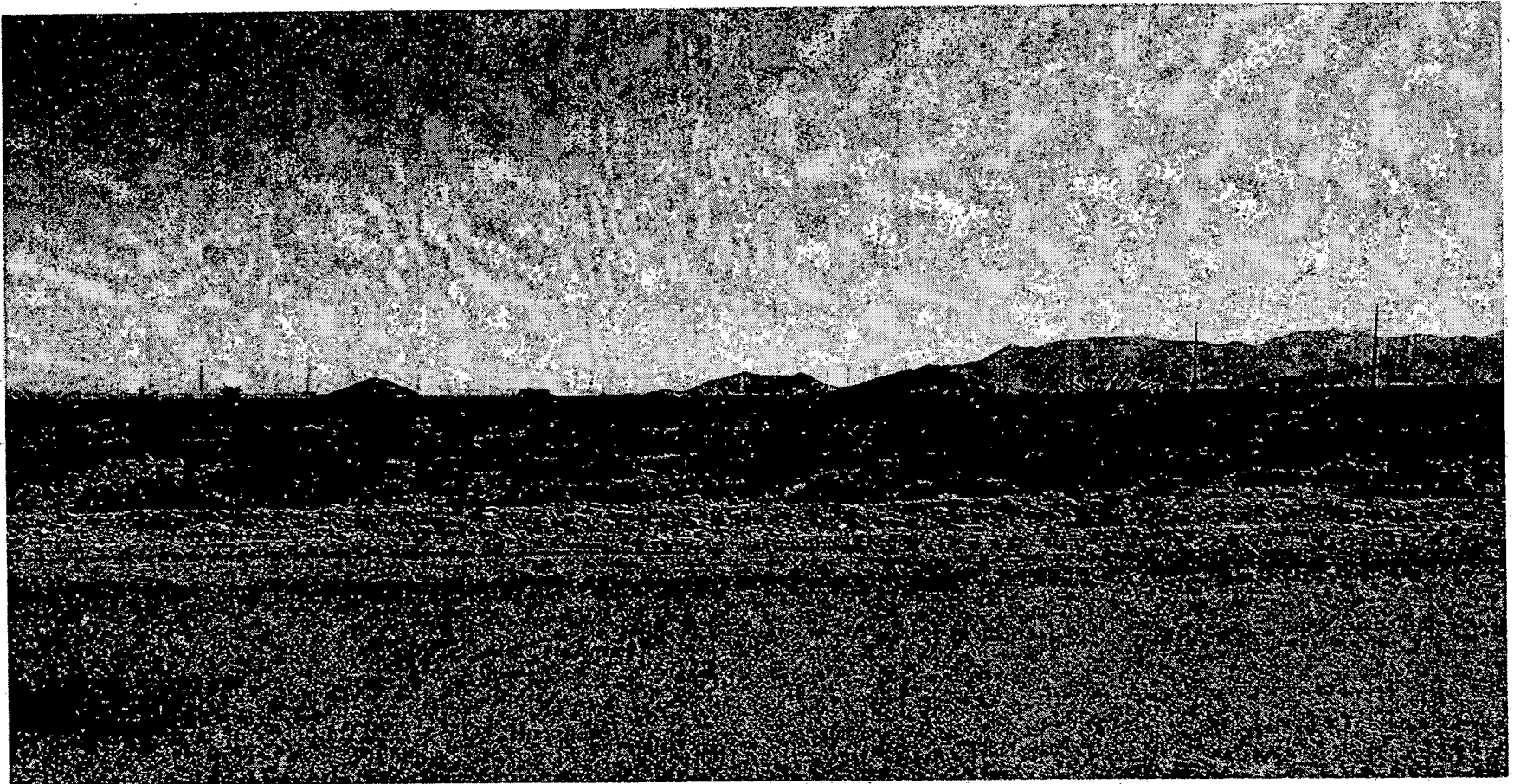
Print Name: JOHN A KANE

Subscribed and sworn before me

This 5th day of August, 2004

Notary Public in and for said County and State





VAC-5024 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER:
CLIFFS EDGE, LLC, ET AL
EAST OF PULI ROAD, BETWEEN GRAND TETON DRIVE AND JO MARCY DRIVE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-5025 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CLIFFS EDGE, LLC - Petition to Vacate U.S. Government Patent Reservations adjacent to the north side of Elkhorn Road between Puli Road and Shaumber Road, Ward 6 (Mack).

SET DATE: 10/20/04 C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044] – **UNANIMOUS** with **TRUESDELL** abstaining on Item 15 and Item 16, as an agent in his office represents a Seller property, in which Beazer Homes is the applicant and **McSWAIN** abstaining on Items 8 through Item 16, as her company is presently under contract with each of the applicants (see Note below)

To be heard by the City Council on 11/03/2004

NOTE: Chairman Truesdell stated that he would be abstaining on Item 15 [VAC-5043] and Item 16 [VAC-5044], as an agent in his office is representing a Seller property, in which Beazer Homes is the applicant.

NOTE: Commissioner McSwain stated that she would be abstaining on the following items: Item 8 [VAC-4998] and Item 13 [VAC-5024], as her company is presently under contract with KB Homes; Item 9 [VAC-5011], Item 10 [VAC-5012] and Item 11 [VAC-5013], as her company is presently under contract with Woodside Homes; Item 12 [VAC-5019], as her company is presently under contract with D.R. Horton; Item 14 [VAC-5025], as her company is presently

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 14 – VAC-5025

MOTION – Continued:

under contract with Cliffs Edge, LLC; and Item 15 [VAC-5043] and Item 16 [VAC-5044], as her company is presently under contract with Beazer Homes.

MINUTES:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

GARY LEOBOLD, Planning and Development, confirmed for CHAIRMAN TRUESDELL that letters were on file for the One Motion One Vote items, in which all applicants have agreed to the conditions.

COMMISSIONER STEINMAN requested Item 7 [MSP-5152] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

(6:11 – 6:17)

1-486

CONDITIONS:

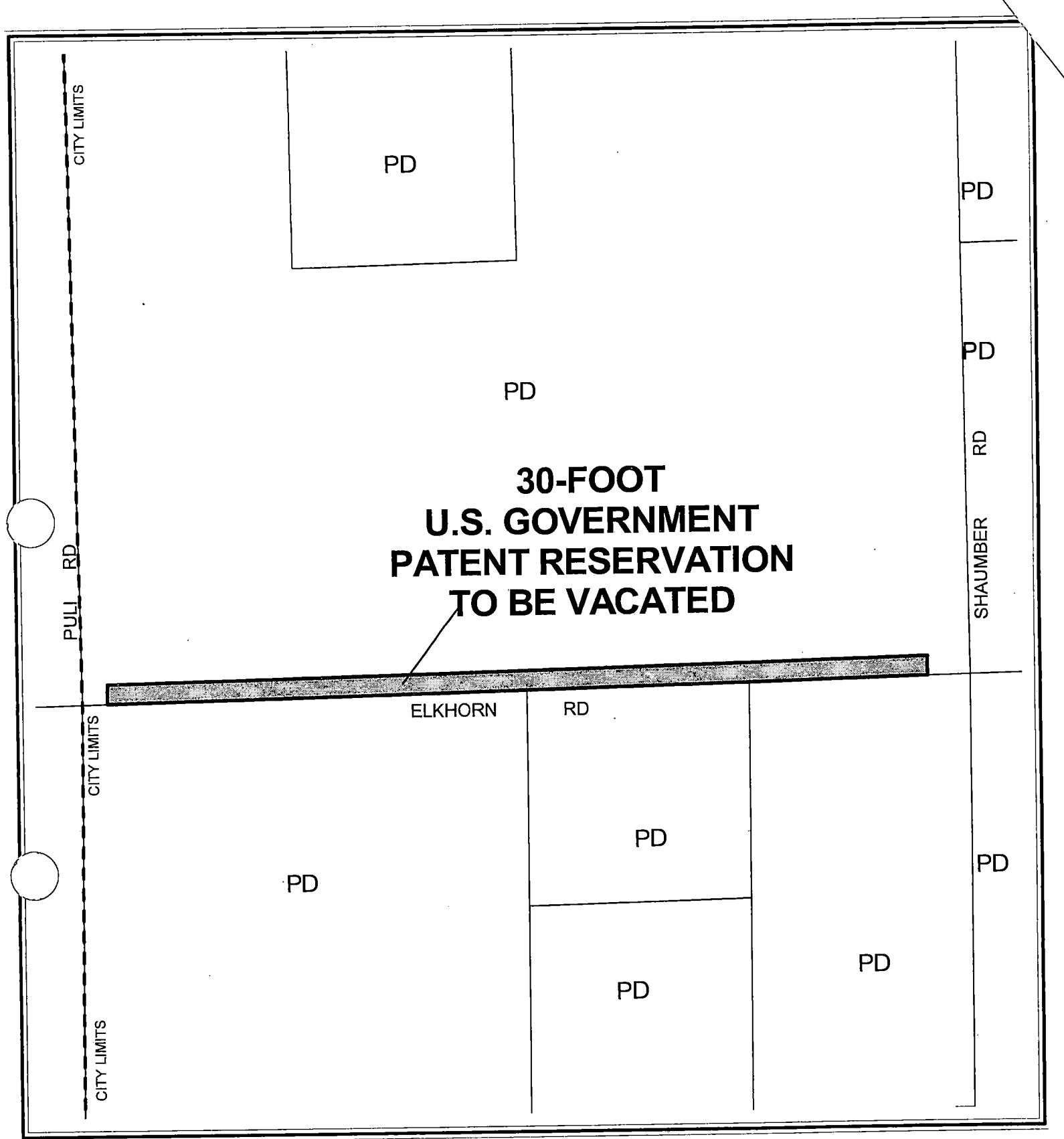
Planning and Development

1. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

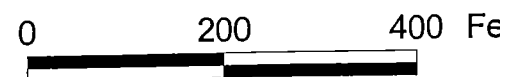
PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 14 – VAC-5025

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 conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of 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-5025



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-5025 - VACATION - PUBLIC HEARING -

APPLICANT/OWNER: CLIFFS EDGE, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
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 is a Petition to Vacate a U.S. Patent Reservation adjacent to the North side of Elkhorn Road between Puli Road and Shaumber Road.

B) Applicant's Justification

The applicant justifies this application by stating, "A vacation of Patent Easement is necessary to vacate all patent easements that do not fall within future planned roadways." Additionally, the applicant states, "This site is currently being designed for single-family residential development."

BACKGROUND INFORMATION

A) Previous Actions

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

07/16/03 The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval on 06/12/03.

DETAILS OF APPLICATION REQUEST

The subject property is legally described as the South thirty-feet (30'), excepting the West forty feet (40') and the East Sixty-six and forty-three hundredths feet (66.43') of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

The proposed vacation of public right-of-way will facilitate the development of the proposed residential subdivision and future right-of-ways.

B) Public Works discussion

Public Works has no objection to the vacation application request for U.S. Government Patent Reservations generally located on the north side of Elkhorn Road, east of Puli Road.

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Cliffs Edge 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?

✓ 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: _____

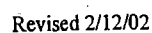
Signature of Property Owner/Authorized Agent: MLB [Signature]

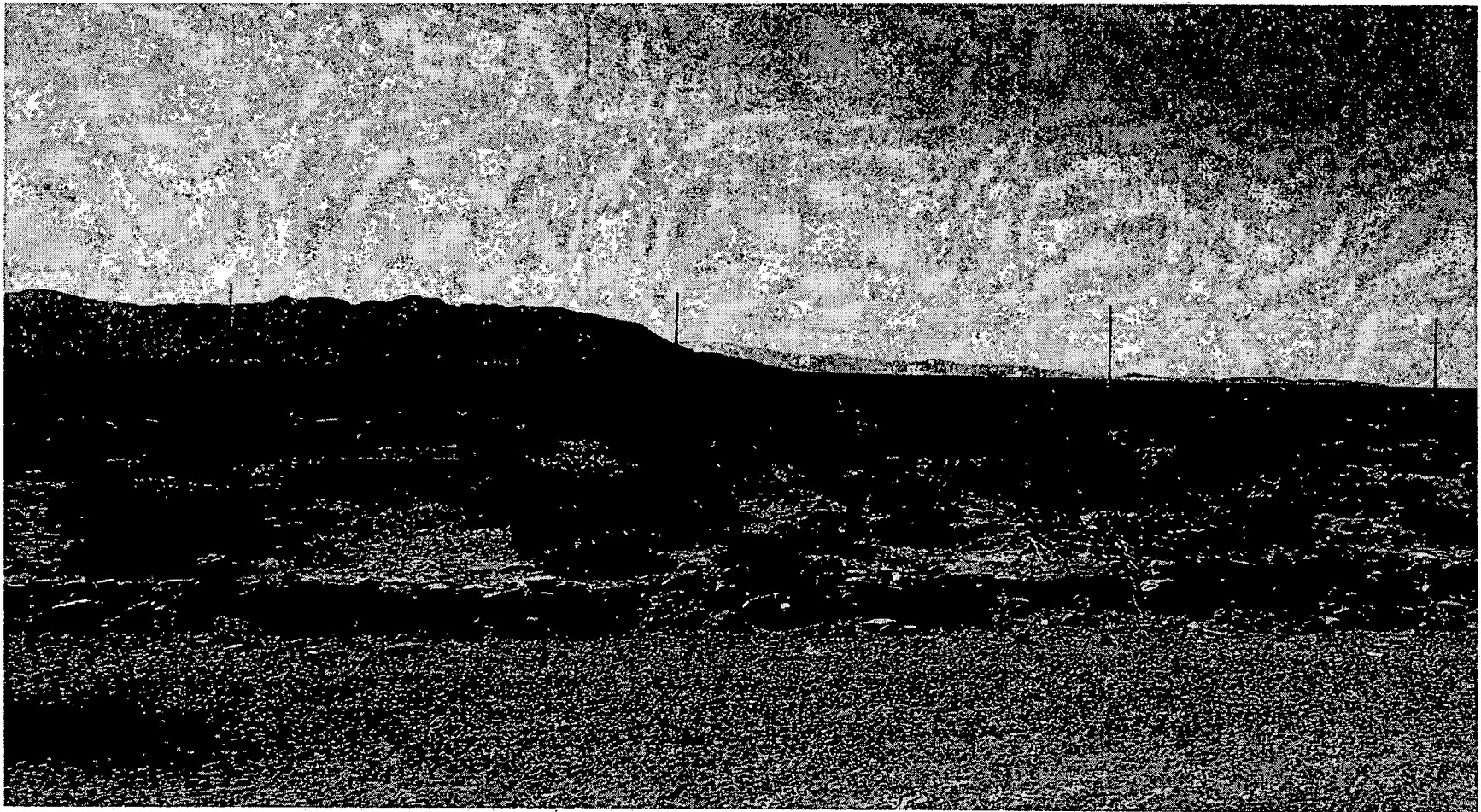
Print Name: MARK FLORENTINO

Subscribed and sworn before me

This 03rd day of AUGUST, 20 09

Notary Public in and for said County and State





VAC-5025 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CLIFFS EDGE, LLC
NORTH SIDE OF ELKHORN ROAD BETWEEN PULI ROAD AND SHAUMBER ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-5043 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING CORP. - Petition to Vacate a U.S. Government Patent Reservation generally located north of Farm Road, east of Puli Road, Ward 6 (Mack).

SET DATE: 10/20/04 C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044] – **UNANIMOUS** with **TRUESDELL** abstaining on Item 15 and Item 16, as an agent in his office represents a Seller property, in which Beazer Homes is the applicant and **McSWAIN** abstaining on Items 8 through Item 16, as her company is presently under contract with each of the applicants (see Note below)

To be heard by the City Council on 11/03/2004

NOTE: Chairman Truesdell stated that he would be abstaining on Item 15 [VAC-5043] and Item 16 [VAC-5044], as an agent in his office is representing a Seller property, in which Beazer Homes is the applicant.

NOTE: Commissioner McSwain stated that she would be abstaining on the following items: Item 8 [VAC-4998] and Item 13 [VAC-5024], as her company is presently under contract with KB Homes; Item 9 [VAC-5011], Item 10 [VAC-5012] and Item 11 [VAC-5013], as her company is presently under contract with Woodside Homes; Item 12 [VAC-5019], as her company is presently under contract with D.R. Horton; Item 14 [VAC-5025], as her company is presently

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 15 – VAC-5043

MOTION – Continued:

under contract with Cliffs Edge, LLC; and Item 15 [VAC-5043] and Item 16 [VAC-5044], as her company is presently under contract with Beazer Homes.

MINUTES:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

GARY LEOBOLD, Planning and Development, confirmed for CHAIRMAN TRUESDELL that letters were on file for the One Motion One Vote items, in which all applicants have agreed to the conditions.

COMMISSIONER STEINMAN requested Item 7 [MSP-5152] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

(6:11 – 6:17)

1-486

CONDITIONS:

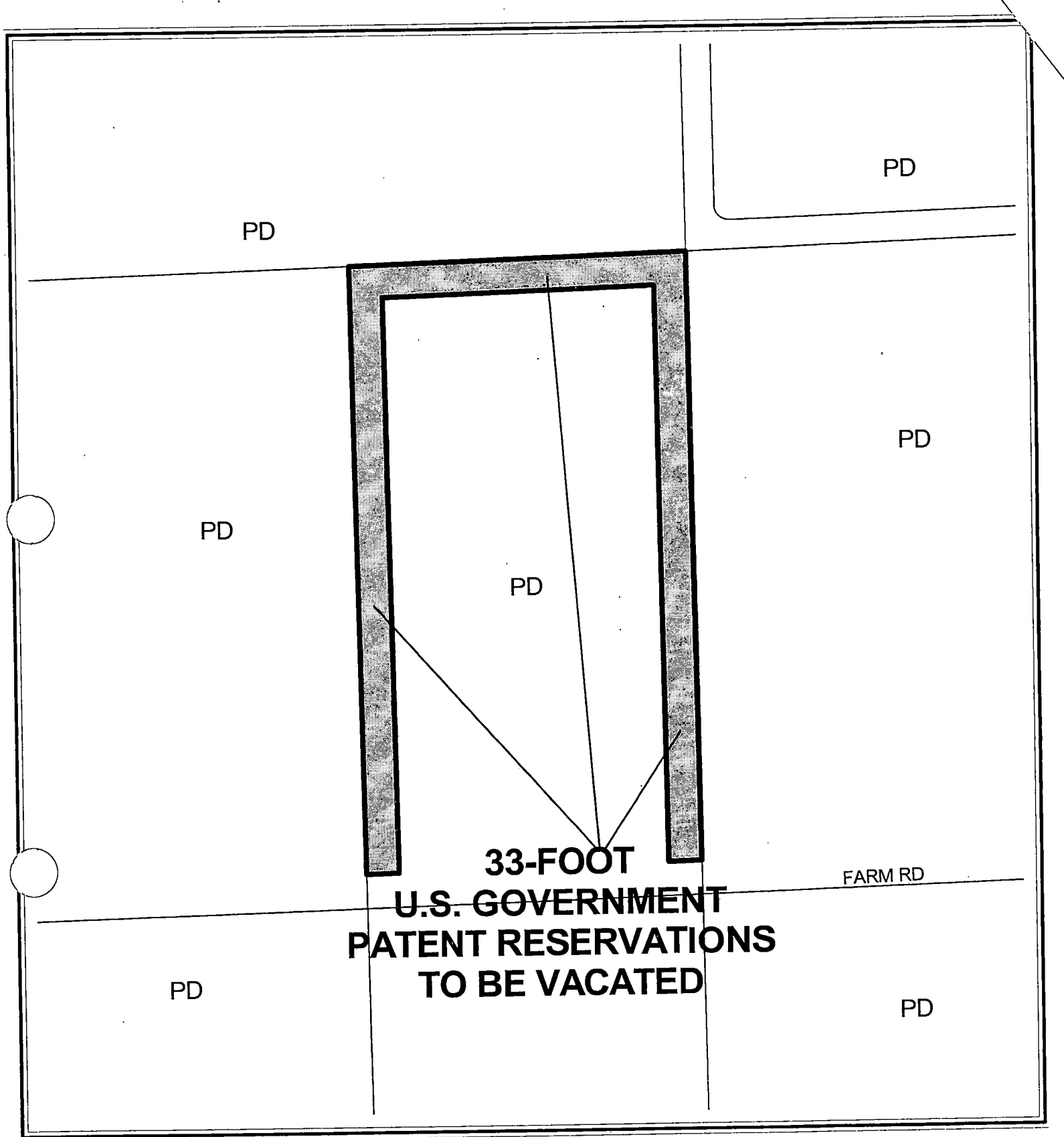
Planning and Development

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for the Beazer at Cliff's Edge Pod 205 Tentative Map may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 15 – VAC-5043

CONDITIONS – Continued:

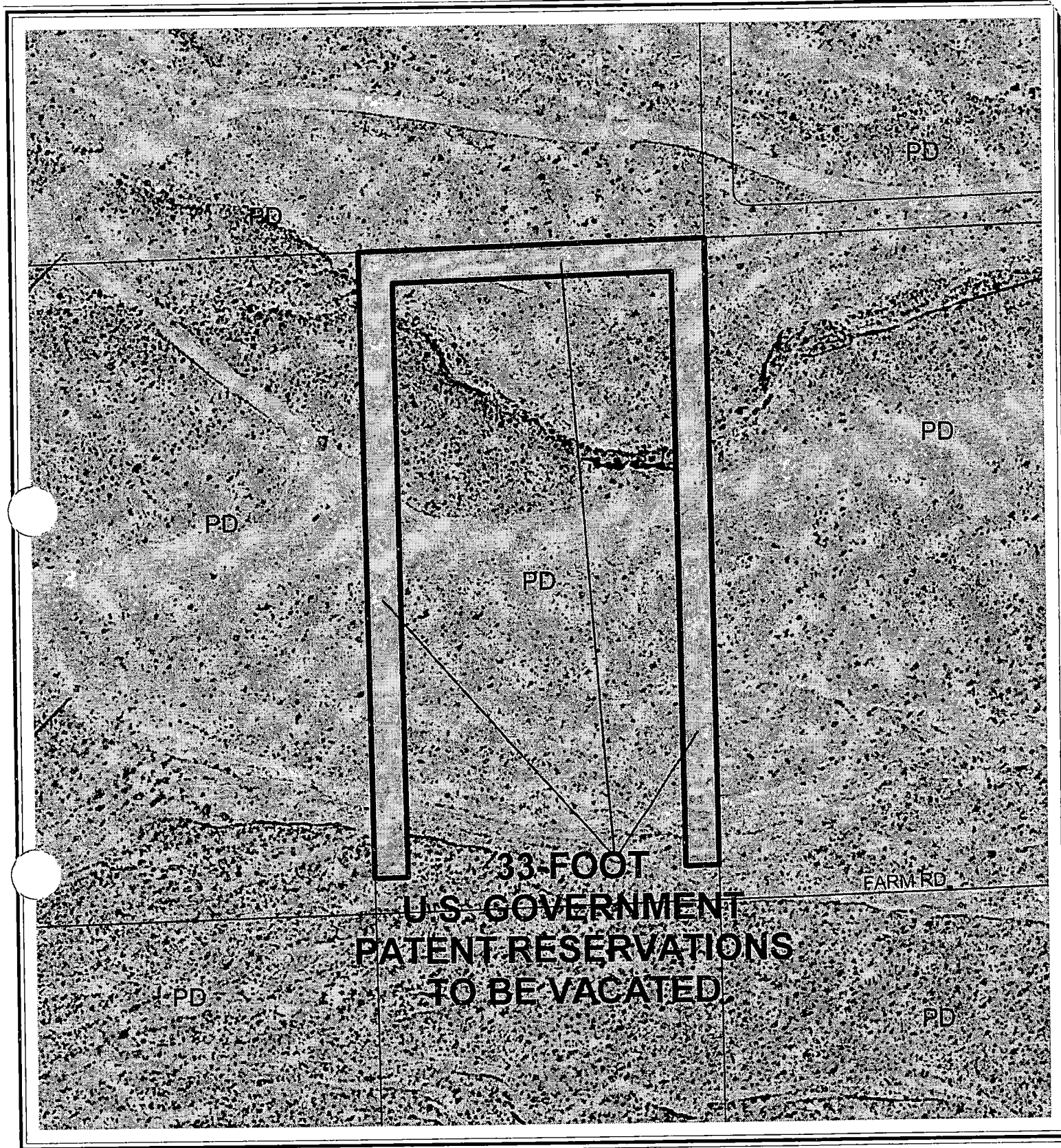
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of 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-5043

0 100 200 Feet





CASE: VAC-5043

0 100 200 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-5043 - VACATION - PUBLIC HEARING -

APPLICANT/OWNER: BEAZER HOMES HOLDING CORP.

**** 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 the Beazer at Cliff's Edge Pod 205 Tentative Map 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 conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate a U.S. Government Patent Easement generally located north of Farm Road, east of Puli Road.

B) Applicant's Justification

The applicant justifies this application by stating, "A vacation of Patent Easement is necessary to vacate all patent easements that do not fall within future planned roadways." Additionally the applicant states, "This site is currently being designed for single-family residential development."

BACKGROUND INFORMATION

A) Previous Actions

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

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

07/16/03 The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval on 06/12/03.

VAC-5043 - Staff Report Page Two
October 7, 2004 Planning Commission Meeting

- 02/18/04 The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.
- 05/05/04 The City Council approved a Major Modification (MOD-3955) request to the Cliff's Edge Master Development Plan to change land use designations from: village commercial to: medium low density residential and medium residential; from: medium residential to: residential small lot; and from: medium low density residential to: pump & reservoir; to modify section 6.2.3 regarding retaining walls; and to modify table 1 (section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval on 04/08/04.
- 06/24/04 The Planning Commission approved a Tentative Map (TMP-4431) application for a proposed 313 lot single-family residential subdivision on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road. Staff recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as the North, East and West thirty-three feet (33'), excepting the south thirty-five feet (35') of the East Half (E½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

Condition Number 5 of the Tentative Map (TMP-4431) for the Beazer at Cliff's Edge POD 205 requires a vacation for all existing right-of-way within this site prior to the recordation of a Final Map for this site. The proposed vacation of the U.S. Patent Easement will facilitate the development of the proposed residential subdivision and future right-of-ways.

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request for U.S. Government Patent Easement generally located north of Farm Road, east of Puli Road.

VAC-5043 - Staff Report Page Three
October 7, 2004 Planning Commission Meeting

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5043 APN: 126-46-201-010

Name of Property Owner: Beazer Homes Holdings Corp

Name of Applicant: Beazer Homes Holdings Corp

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: _____

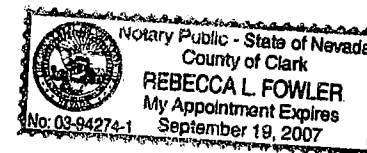
Signature of Property Owner/Authorized Agent: _____

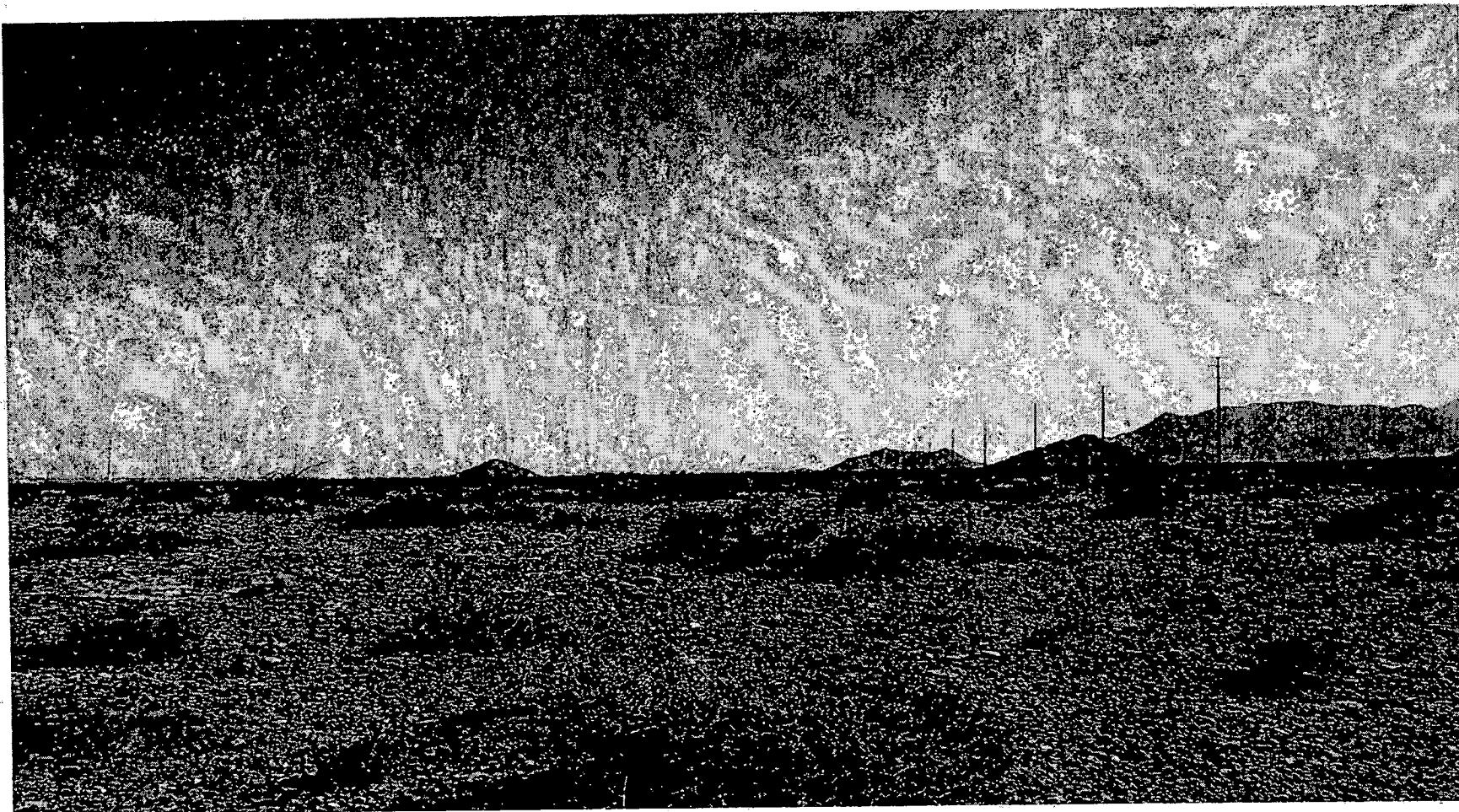
Print Name: KIRK BAYNE OLSON

Subscribed and sworn before me

This 9th day of August, 2004

Rebecca L Fowler
Notary Public in and for said County and State





VAC-5043 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING CORP.

NORTH OF FARM ROAD, EAST OF PULI ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-5044 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORP. - Petition to Vacate unused public rights-of-way generally located north of Farm Road, east of Puli Road, Ward 6 (Mack).

SET DATE: 10/20/04 C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044] – **UNANIMOUS** with **TRUESDELL** abstaining on Item 15 and Item 16, as an agent in his office represents a Seller property, in which Beazer Homes is the applicant and **McSWAIN** abstaining on Items 8 through Item 16, as her company is presently under contract with each of the applicants (see Note below)

To be heard by the City Council on 11/03/2004

NOTE: Chairman Truesdell stated that he would be abstaining on Item 15 [VAC-5043] and Item 16 [VAC-5044], as an agent in his office is representing a Seller property, in which Beazer Homes is the applicant.

NOTE: Commissioner McSwain stated that she would be abstaining on the following items: Item 8 [VAC-4998] and Item 13 [VAC-5024], as her company is presently under contract with KB Homes; Item 9 [VAC-5011], Item 10 [VAC-5012] and Item 11 [VAC-5013], as her company is presently under contract with Woodside Homes; Item 12 [VAC-5019], as her company is presently under contract with D.R. Horton; Item 14 [VAC-5025], as her company is presently

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 16 – VAC-5044

MOTION – Continued:

under contract with Cliffs Edge, LLC; and Item 15 [VAC-5043] and Item 16 [VAC-5044], as her company is presently under contract with Beazer Homes.

MINUTES:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

GARY LEOBOLD, Planning and Development, confirmed for CHAIRMAN TRUESDELL that letters were on file for the One Motion One Vote items, in which all applicants have agreed to the conditions.

COMMISSIONER STEINMAN requested Item 7 [MSP-5152] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 8 [VAC-4998], Item 9 [VAC-5011], Item 10 [VAC-5012], Item 11 [VAC-5013], Item 12 [VAC-5019], Item 13 [VAC-5024], Item 14 [VAC-5025], Item 15 [VAC-5043] and Item 16 [VAC-5044].

(6:11 – 6:17)

1-486

CONDITIONS:

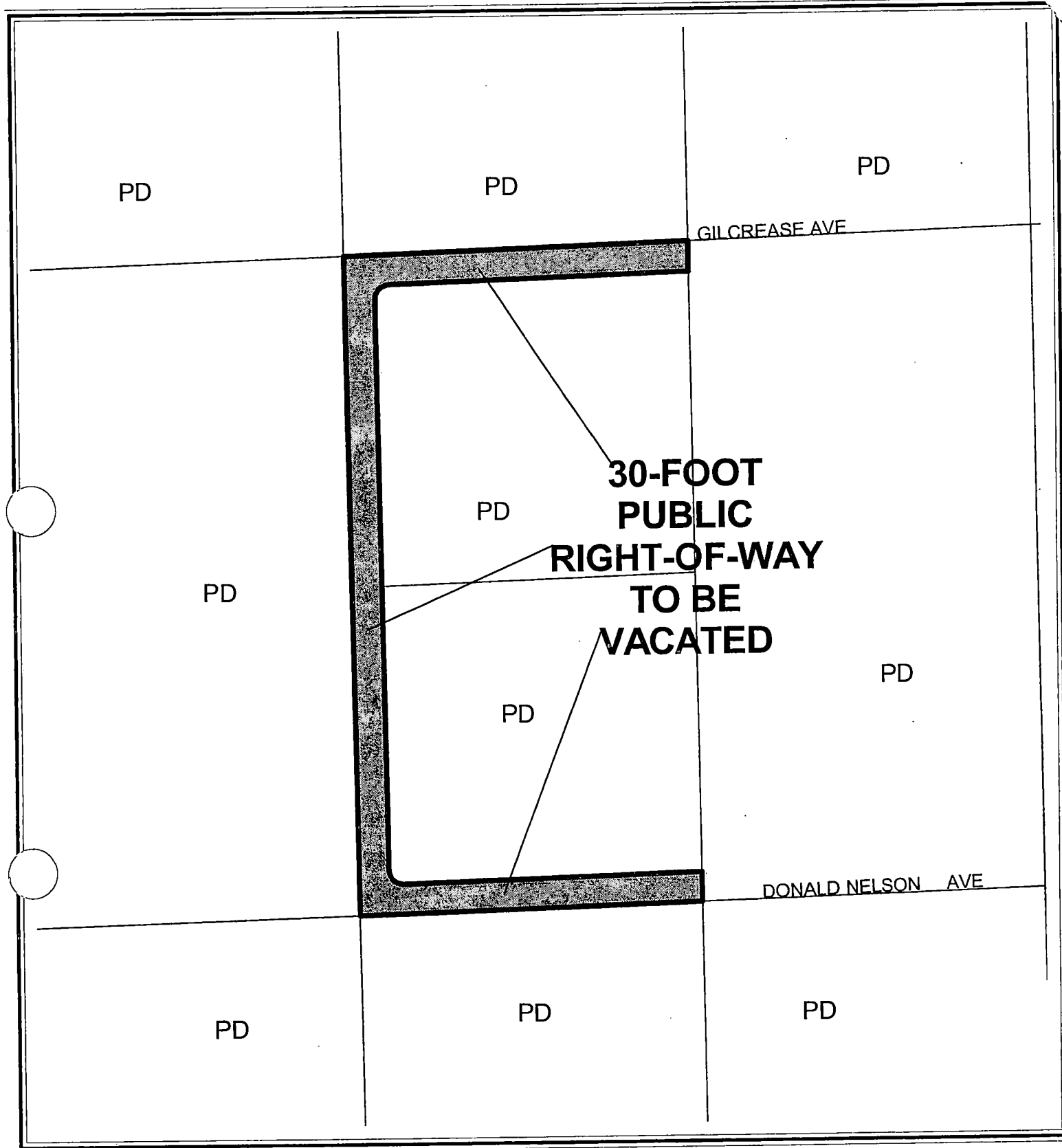
Planning and Development

1. This Vacation shall include the north 30 feet of Donald Nelson Road, the south 30 feet of Gilcrease Avenue and the east 30 feet of the unnamed street as shown on Assessor's Parcel Map 126-13-2.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 16 – VAC-5044

CONDITIONS – Continued:

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to 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 Beazer at Cliff's Edge Pod 205 Tentative Map may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



CASE: VAC-5044

0 100 200 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-5044 - VACATION - PUBLIC HEARING -

APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORP.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. This Vacation shall include the north 30 feet of Donald Nelson Road, the south 30 feet of Gilcrease Avenue and the east 30 feet of the unnamed street as shown on Assessor's Parcel Map 126-13-2.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to 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 Beazer at Cliff's Edge Pod 205 Tentative Map may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate unused rights-of-way generally located north of Farm Road, east of Puli Road.

B) Applicant's Justification

The applicant justifies this application by stating, "A vacation of Right-Of-Way is necessary to vacate all Rights-Of-Way that do not fall within future roadways." Additionally the applicant states, "This site is currently being designed for single-family residential development."

BACKGROUND INFORMATION

A) Previous Actions

- 02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission and staff recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.
- 03/19/03 The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.
- 07/16/03 The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval on 06/12/03.

- 02/18/04 The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.
- 05/05/04 The City Council approved a Major Modification (MOD-3955) request to the Cliff's Edge Master Development Plan to change land use designations from: village commercial to: medium low density residential and medium residential; from: medium residential to: residential small lot; and from: medium low density residential to: pump & reservoir; to modify section 6.2.3 regarding retaining walls; and to modify table 1 (section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval on 04/08/04.
- 06/24/04 The Planning Commission approved a Tentative Map (TMP-4431) application for a proposed 313 lot single-family residential subdivision on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road. Staff recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as the South Half (S½) of Gilcrease Avenue, thirty feet (30') wide; the East Half (E½) of an Unnamed Street, thirty feet (30') wide; and the North Half (N½) of Donald Nelson Avenue, thirty feet (30') wide, including the spandrel areas; said property being a portion of the West Half (W½) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

Condition Number 5 of the Tentative Map (TMP-4431) for the Beazer at Cliff's Edge POD 205 requires a vacation for all existing right-of-way within this site prior to the recordation of a Final Map for this site. The proposed vacation of public right-of-way will facilitate the development of the proposed residential subdivision and future right-of-ways.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

VAC-5044 - Staff Report Page Three
October 7, 2004 Planning Commission Meeting

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it will completely eliminate unused rights-of-way that will be incorporated into a proposed subdivision.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the rights-of-way are unused.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Beazer at Cliff's Edge Pod 205 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 2

APPROVALS 0

PROTESTS 0



Case Number: VAC-5044 APN: 126-46-201-002, 003

Name of Property Owner: Beazer Homes Holdings Corp

Name of Applicant: Beazer Homes Holdings Corp

Yes No

City Official:

Partner(s)

APN: _____

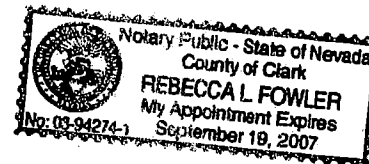
Signature of Property Owner/Authorized Agent:

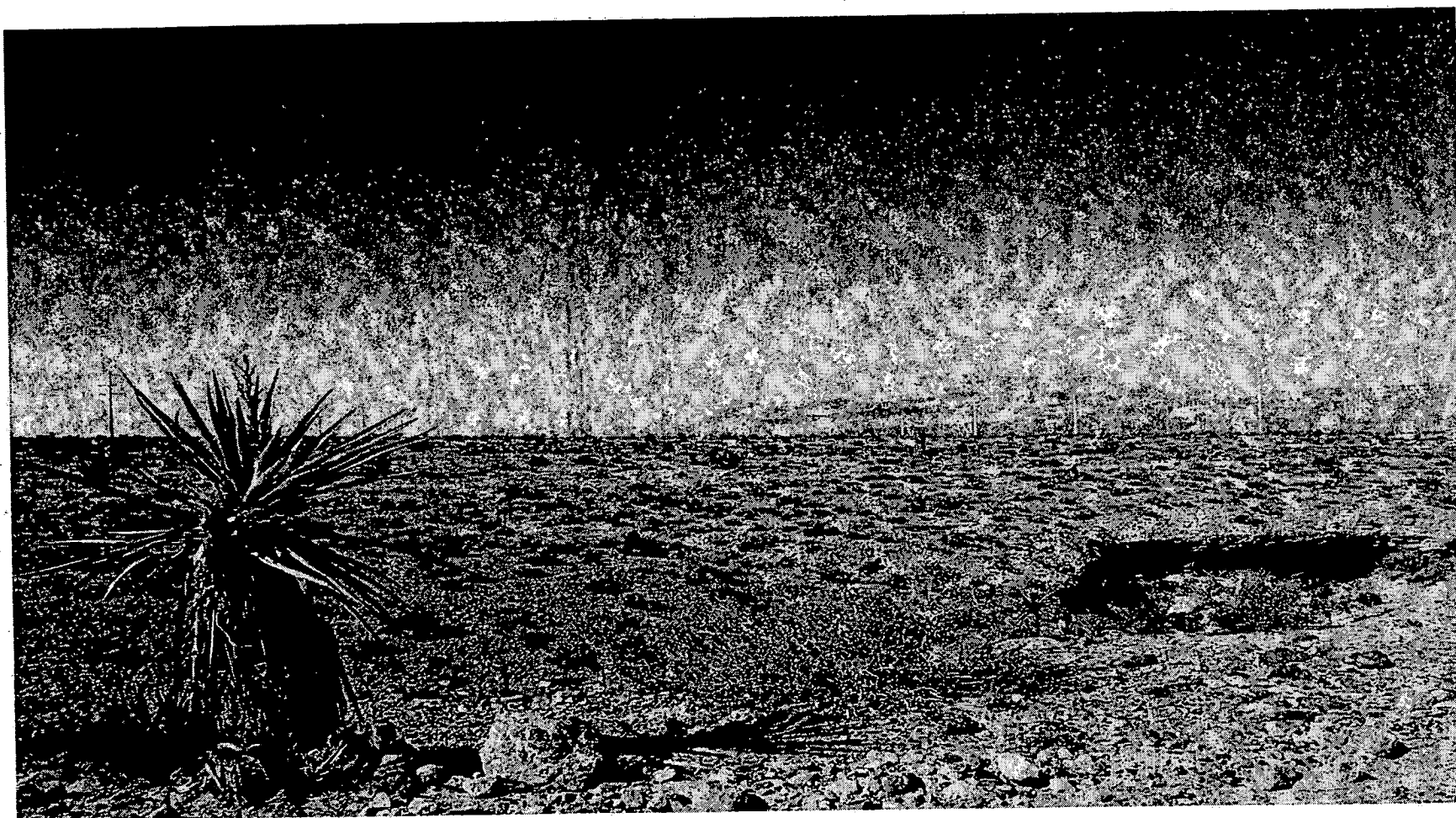
Print Name: KIRK BAYNEJON

Subscribed and sworn before me

This 11 day of August, 20 09

Rebecca L. Fowler
Notary Public in and for said County and State





VAC-5044 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS
CORP.

NORTH OF FARM ROAD, EAST OF PULI ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

C.C.: 11/03/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Planning Meeting – A Letter of Support, Vicki Arnold and June Ingram, Charleston Neighborhood Preservation

MOTION:**McSWAIN – DENIED – Motion carried with EVANS voting NO****This is Final Action****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the item was previously held to allow the applicant time to gather information for the Commission on site lines, indicating where the billboard would be located on site in relation to other on site buildings and the parkway. Such information included Exhibits A, B, C and D, which were line-of sight drawings indicating the perspective of motorist traveling on Summerlin Parkway looking east, 95 South looking south, 95 West looking west and Rainbow Boulevard looking north. The drawing showing the line of sight on Summerlin Parkway included a church and five story parking garage, which has never been approved by the Planning Commission or City Council.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 17 – SUP-4830

MINUTES – Continued:

Staff felt that 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 is evolving because of the construction of US 95.

C BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, Twin Lakes Baptist Church. He showed photos of the proposed billboard and its location. He felt that the sign would be appropriate for the area because the property is already zoned Commercial (C1), and it is inside the billboard overlay district where a Special Use Permit for a billboard sign is allowed. The applicant is not requesting any Variances or Waivers, and he added that most appropriate locations for billboard signs are in C1, C2 and Industrial zones because they are adjacent to freeways. The proposed billboard would not impact any nearby residential uses. Although the content on the advertising cannot be controlled due to the First Amendment, the applicant would still have control over what type of advertising would be placed on the billboard sign. Revenues from the billboard advertisements would go directly to the church and would be placed back into the community. In addition, the church would also be able to advertise any upcoming activities.

C He continued by giving the following analysis of the line of sight areas using Exhibits A, B, C and D. Exhibit A depicted how a vehicle driving east on Summerlin Parkway would not be able to see the proposed billboard sign. The position of the vehicle would see the church and the proposed five-story garage before approaching the billboard sign. Exhibit B depicted how a vehicle driving south on the 95 Freeway could possibly see the proposed billboard sign if one is looking between the Summerlin Parkway off ramp and the height of the Rainbow Boulevard off ramp. Exhibit C depicted how a vehicle driving on the 95 Freeway looking west would have the best view of the proposed billboard sign. Exhibit D depicted how a vehicle approaching Rainbow Boulevard heading north would be able to see the proposed billboard sign.

He concluded that there is a plan for the entire site, which included the church, a five-story parking garage and a future undeveloped structure. He emphasized that there are no Variance or Waiver requests with this application and added that representatives from the Charleston Neighborhood Preservation were in support of this application, and a letter of support would be submitted at this meeting.

JUNE INGRAM, President, Charleston Neighborhood Preservation, read and submitted into record a letter supporting the proposed billboard sign.

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MINUTES – Continued:

NORMAN LOURENCO, Pastor, Twin Lakes Baptist Church, 5700 Vegas Drive, thanked the Commission for considering their application. PASTOR LOURENCO felt that the proposed billboard sign would benefit their church growth and increase revenues to compensate for the expenditures. He pointed out members of his congregation and PAT KELLER, Chairman of the building committee, who were present at this meeting.

COMMISSIONER McSWAIN commented that staff's report indicated that the Code requirement states no off premise sign may be oriented to Summerlin Parkway. She questioned where Summerlin Parkway officially begins. MR. LEOBOLD was unsure but stated that it could possibly be the point where it starts to split into ramps and changes to 95 Freeway. MR. GRONAUER used a map of the billboard overlay district and pointed out the blue area that a billboard sign could be placed. He confirmed for COMMISSIONER McSWAIN that the proposed billboard sign would be in the blue area indicated on the map. COMMISSIONER McSWAIN was uncertain if this proposed billboard sign was not appropriate; however, she pointed out one of the issues the Commission has been working on relative to the Code on billboard signs is not to place billboard signs on vacant property. She confirmed with MR. GRONAUER that once the building is constructed, the visibility from Summerlin Parkway would be eliminated. She was inclined to oppose the proposed project, as she would like to see the area developed first with the freeway so the Commission would get a sense of what impact the proposed billboard sign would have. MR. GRONAUER replied that the applicant's intent is to attract traffic from the 95 Freeway and not the Summerlin Parkway. COMMISSIONER McSWAIN also commented on aesthetics and the desire to see a better elevation, as was discussed at the previous meeting. MR. GRONAUER responded that the applicant is willing to make a billboard sign that is compatible with the future building structure. COMMISSIONER McSWAIN added that she would like to see a billboard sign similar to a previous approved billboard located at the 95 Freeway and Meadows Mall. MR. GRONAUER stated the applicant is willing to work with staff in designing one that is aesthetically pleasing. COMMISSIONER McSWAIN appreciated MR. GRONAUER'S comments but reiterated that the proposed billboard sign is premature without seeing the area developed first.

COMMISSIONER STEINMAN felt that the ramp's transition from Summerlin Parkway to the 95 Freeway and the flyover transitional from 95 Freeway back to Summerlin Parkway are a part of the Summerlin Expressway. If there was no need to get onto the Summerlin Expressway, then the ramps would not be needed, so they are a part of the Summerlin Expressway. He commented that he voted against the billboard sign approved at the 95 Freeway and the Meadows Mall. He felt that clutter would exist having billboards on new freeways and interchanges, which is not the ideal location for them. He stated he would vote against the proposed billboard.

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MINUTES – Continued:

C VICE CHAIRMAN NIGRO asked if the billboard sign could be seen from Summerlin Parkway. MR. GRONAUER replied although the proposed billboard sign is not oriented towards Summerlin Parkway, you would still be able to see a portion of the billboard sign. VICE CHAIRMAN NIGRO confirmed with MR. LEOBOLD that when the ordinance for Summerlin Parkway took effect regarding “no signage visible from Summerlin Parkway”, it was interpreted as being able to see the sign. MR. LEOBOLD added that the billboard sign would be visible until the building has been constructed. Although he was neutral regarding not supporting signage on vacant property, VICE CHAIRMAN NIGRO felt that this location could arguably be an appropriate place for a billboard sign because of the magnitude of the clutter being created by the freeway. He was under the impression that one could see and read the billboard sign when approaching the ramps, and if there is a demarcation, then it should be respected. MR. GRONAUER commented that Nevada Department of Transportation (NDOT) does not require an individual to obtain a State permit if the billboard sign does not have advertising value, and he believed this was the same code for local jurisdiction. VICE CHAIRMAN NIGRO replied that he felt there was a restriction on Summerlin Parkway for any signage. MR. GRONAUER replied that the restriction is within 750 feet and there cannot be any readable/sellable advertisement towards Summerlin Parkway. VICE CHAIRMAN NIGRO then stated that at this time, it is somewhat confusing because construction is not completed. He agreed with COMMISSIONER McSWAIN that it is premature and he would not support the proposed billboard at this time.

C CHAIRMAN TRUESDELL asked where, within City limits under the Special Use Permit, could billboard signs be placed? MR. LEOBOLD replied that there is an exclusionary zone on the map under the Code that billboard signs cannot be placed. In addition, there are some restrictions along 15 and 95 Freeways, as there are separation distance requirements. Billboard signs can be placed in commercial areas with distance separation requirements at 300 feet for land that is zoned U or R prefix. CHAIRMAN TRUESDELL stressed to the audience how often these types of applications are considered before the Commission and how they impact neighborhoods relative to maintenance, potential content and visual clutter. Once a billboard sign is erected, the owner is the gatekeeper of that sign. With regards to property owners that want to give back to the community, individual property rights to come in and make application for these signs, he has heard quite a bit of an outcry as to why the Commission is allowing these signs. The economic benefit of a property owner is the property owner's issue for why they want the sign. The Commission attempts to address the community issues from a Planning perspective.

CHAIRMAN TRUESDELL continued by stating he has lived in this area for years and knows that once you leave the ramp, which is near the Exhibit C, you are elevated from the entire interchange and it would be difficult to miss the sign. Coming east on Summerlin Parkway, it is almost impossible to get by this interchange without seeing this location. When the Commission looks at a Special Use Permit, they have to keep in mind public

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
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MINUTES – Continued:

safety. There are many drivers who cannot make it through this interchange without accidents or potential accidents. This is the one place visual clutter to distract one's driving view should not be placed and is probably the most important factor as to why he would not support an application such as this one. He appreciated those in attendance wishing to speak on this item; however, he was surprised at the support on this item from the Charleston Neighborhood Preservation, as they have, in the past, expressed concern for these billboards in their neighborhood and how they would affect their community.

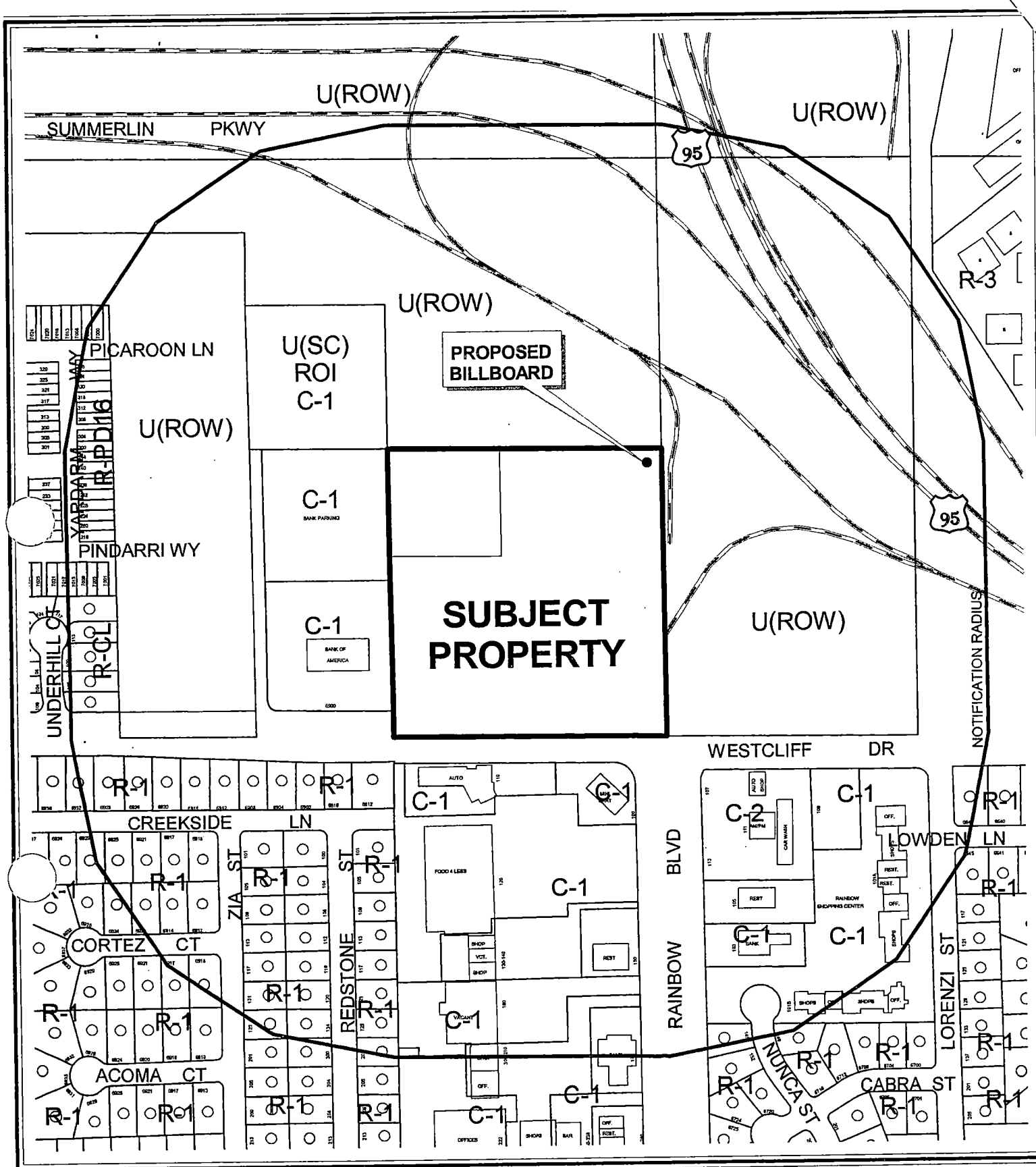
MR. GRONAUER confirmed for COMMISSIONER DAVENPORT that the blue area on the map is where billboard signs are allowed with a Special Use Permit but the sign cannot be oriented towards Summerlin Parkway.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:22 – 6:52)

1-640

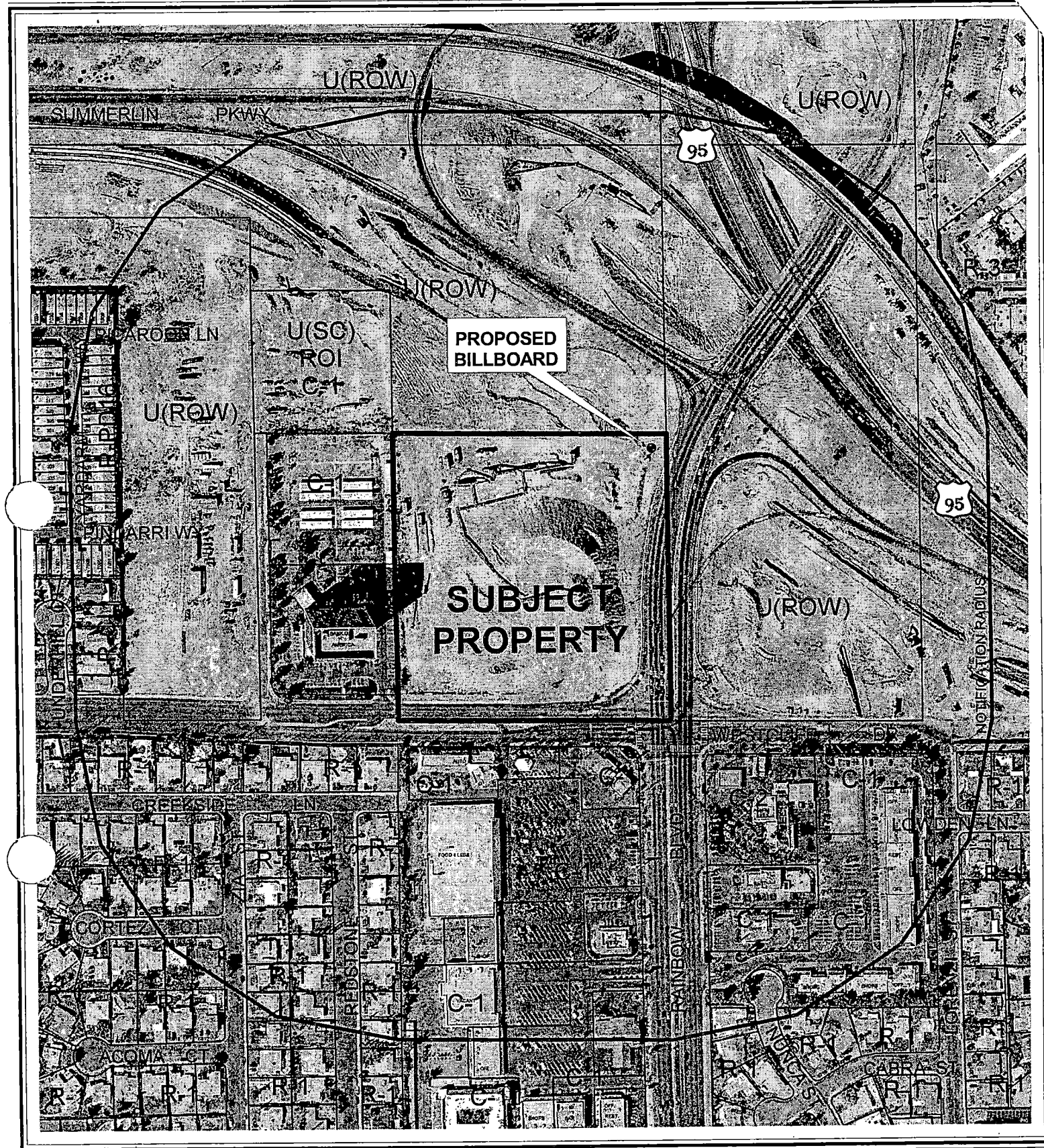


CASE: SUP-4830

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)



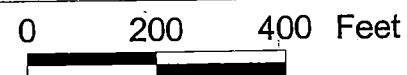
CASE: SUP-4830

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)





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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 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.

Since the September 23rd Planning Commission meeting, the applicant submitted a rendering showing where the billboard will be placed in relation to the final design of the interchange. Also submitted was a line-of sight drawing indicating the perspective of motorist travelling on Summerlin Parkway looking east, 95 South looking south, 95 West looking west and Rainbow Boulevard looking north. The drawing showing the line of sight on Summerlin Parkway includes a church and five story parking garage, which has never been approved by the Planning Commission or City Council.

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.
- 09/23/04 The Planning Commission voted to hold this item in abeyance to the 10/07/04 Planning Commission meeting at the request of the applicant.

B) Pre-Application Meeting

06/25/04 Elements of this type of special use permit were discussed.

C) Neighborhood Meetings

Neighborhood meetings are not required for this type of application.

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.

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."

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 – 9/23/04 PC

APPROVALS 1

PROTESTS 1



Case Number: **SUP-4830** APN: **138-27-802-004**
Name of Property Owner: **Twin Lakes Baptist Church**
Name of Applicant: **Twin Lakes Baptist Church**

 Yes **No**

City Official: _____

Partner(s): _____

APN: _____

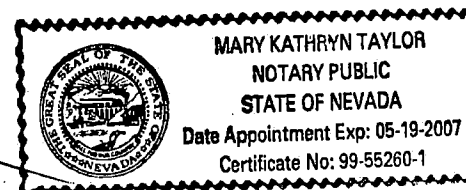
Signature of Property Owner/Authorized Agent: Paul J. Lemmon

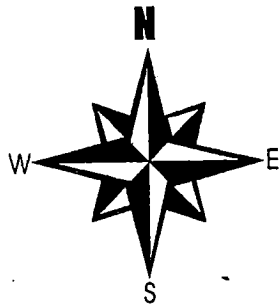
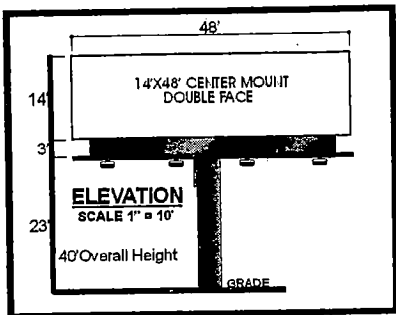
Print Name: Carl F. Lemme

Subscribed and sworn before me

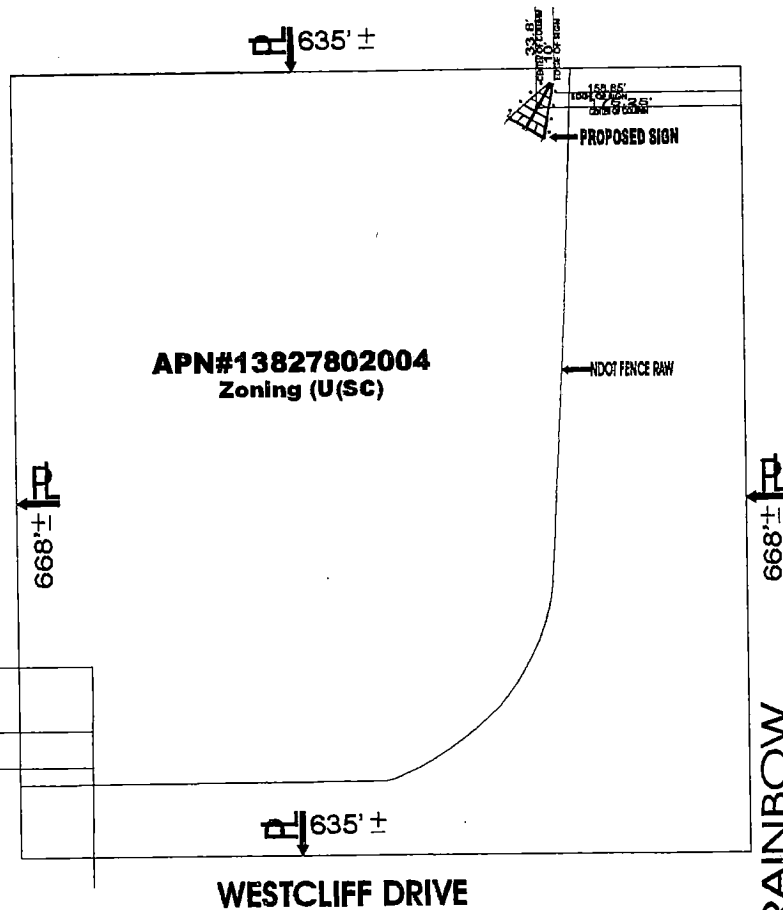
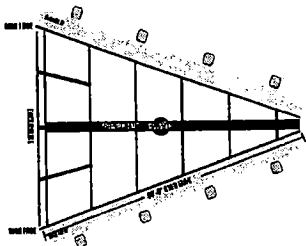
This 6th day of July, 2004

Notary Public in and for said County and State





TOP VIEW SCALE 1" = 50' DETAIL



GENERAL NOTES

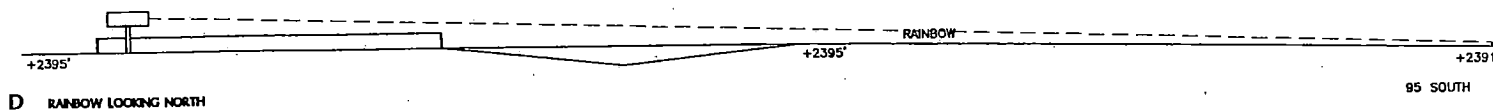
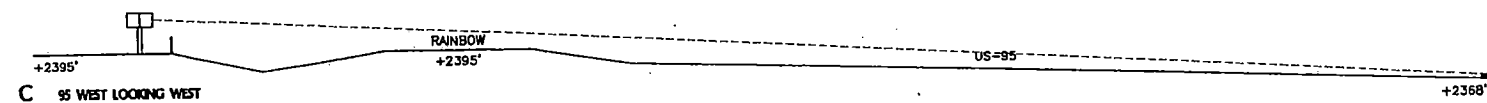
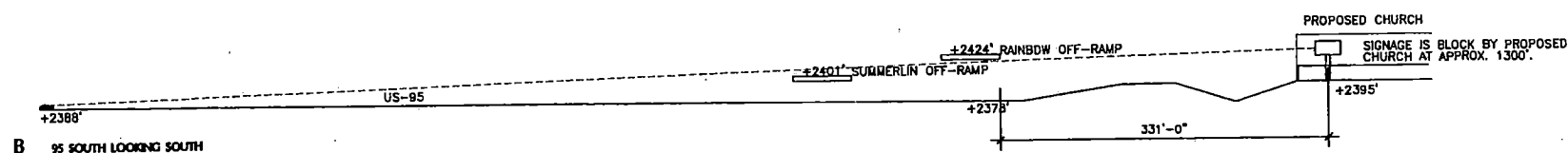
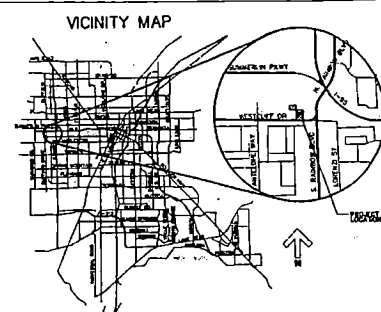
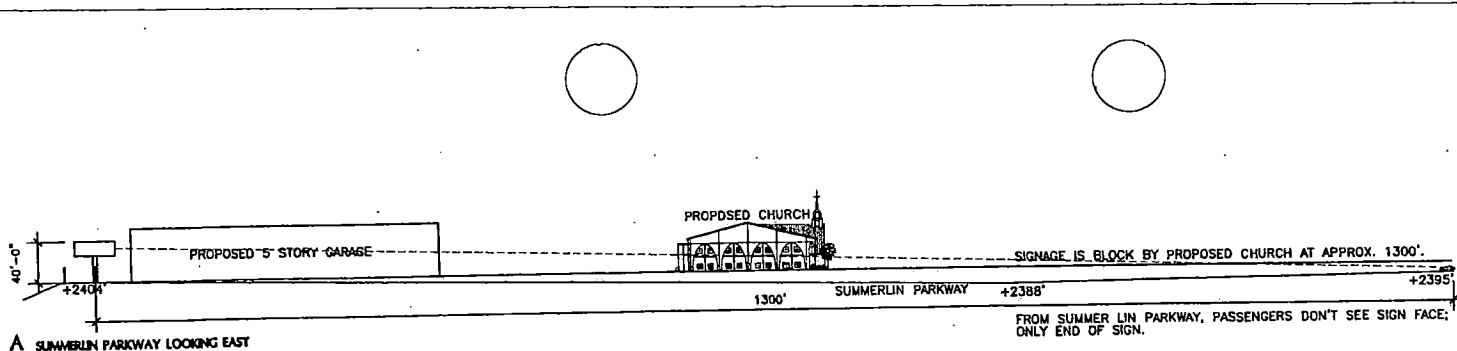
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3. No parking spaces will be taken for this location.

PAT KELLY
496-4966

CHURCH BAPTIST TWIN LAKES	
SCALE: NOTED	APPROVED BY: TOM JONES
DATE: 5-19-04	REVISED:
DRAWING NUMBER: 310	
APN# 13827802004	

SUP-4830

9/23/04 PC



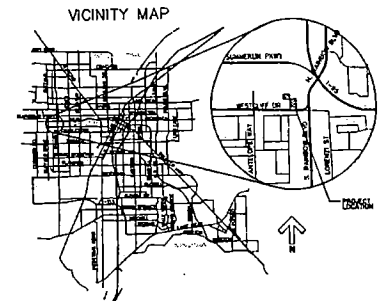
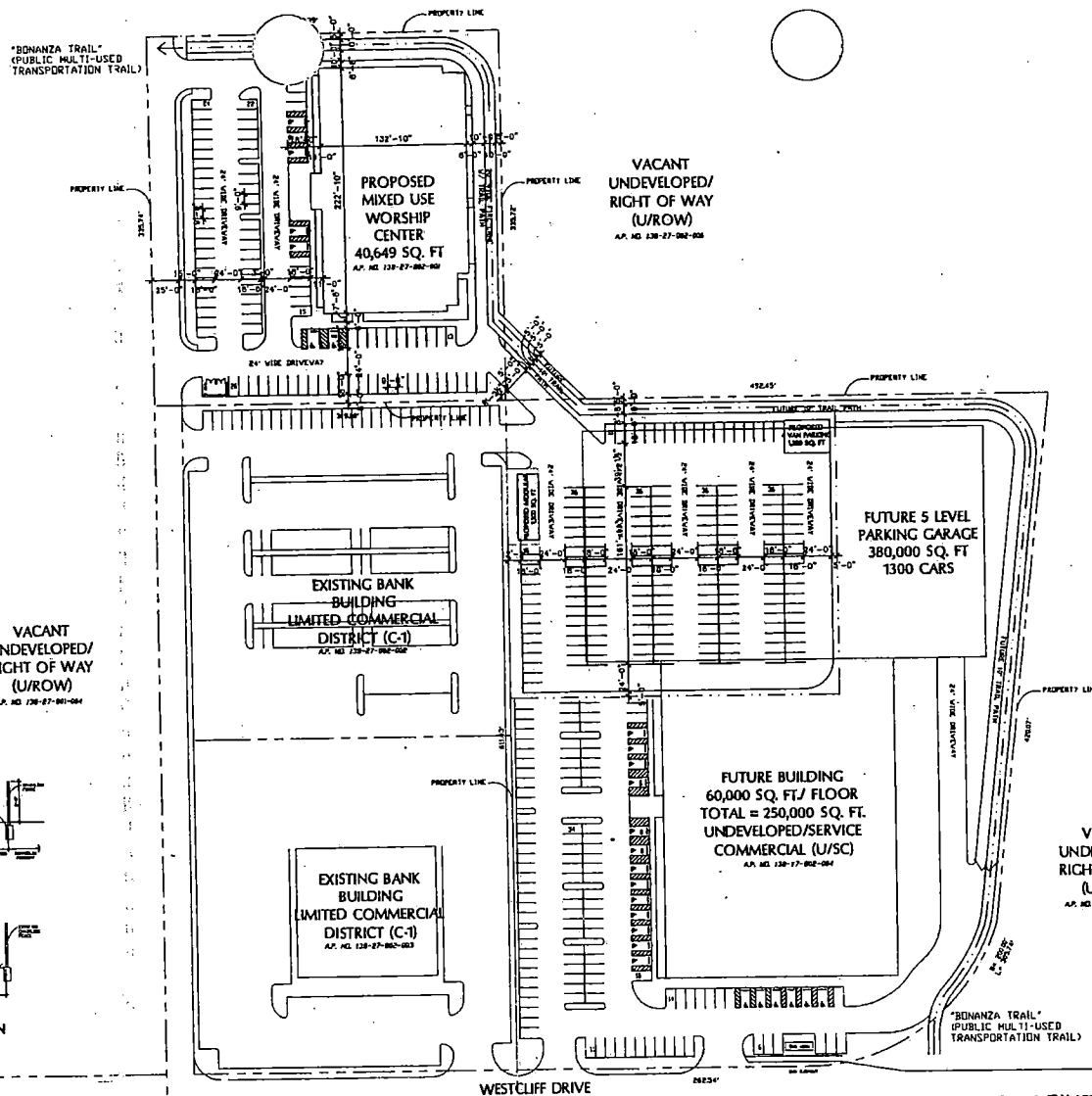
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SEP 27 2004



TWIN LAKES BAPTIST CHURCH

SEP 24 2004
10/7/04 PC

SHEET No
SIGN-2



PROJECT SUMMARY

SITE		
NET AREA	TOTAL	12.50 ACRES (541,500 SQ.FT.)
	PHASE 1	4.30 ACRES (184,387 SQ.FT.)
	PHASE 2	8.20 ACRES (357,113 SQ.FT.)
PARCEL NUMBERS:	PHASE 1	128-27-002-001
	PHASE 2	128-27-002-002
CURRENT ZONING:	UNDEVELOPED/SERVICE COMMERCIAL (USC)	
	GENERAL PLAN FUTURE-1 REQUIRED	
	REWORKING REQUIRED (USC) TO C-1	
	SPECIAL USE PERMIT REQUIRED	

CURRENT ZONING: UNDEVELOPED/SERVICE COMMERCIAL (U/SC) 128-27-002-001
GENERAL PLANNING AND DESIGN REQUIRED (U/SC) TO C-1

LOT COVERAGE BY BUILDING FOOTPRINT:
ALLOWABLE
PHASE 1 30%
PHASE 2 45%

RETRACTS: 20 FEET
FRONT YARD: 10 FEET
BACK YARD: 10 FEET
REAR YARD: 10 FEET
BUILDING HEIGHT: NONE

BUILDING OCCUPANCY

TWO-STORY PLACE OF WORSHIP & ADMIN. OFFICE
PHASE 1 40,649 SQ. FT.
PHASE 2 250,000 SQ. FT.

MAXIMUM CAPACITY: PHASE 1 1150 PEOPLE
PHASE 2 1500 PEOPLE

PARKING

PHASE 1:
TOTAL PARKING REQUIRED:
1 SPACE REQUIRED FOR EVERY 4 FIXED SEATS 843/4 = 211 SPACES
1 SPACE FOR EVERY 100 SQ. FT. OF NON-FIXED SEATS 4000/100 = 40 SPACES
1 SPACE FOR EVERY 300 SQ. FT. 27,847/300 = 93 SPACES
TOTAL: 244 SPACES
(HANDICAP SPACES)

TOTAL PARKING PROVIDED: 275 SPACES
(HANDICAP SPACES)

PHASE 2:
1 SPACE REQUIRED FOR EVERY 4 FIXED SEATS 5,000/4 = 1250 SPACES
1 SPACE REQUIRED FOR EVERY 100 SQ. FT. 180,000/100 = 1800 SPACES
TOTAL: 2050 SPACES
(HANDICAP SPACES)

CONCRETE/ASPHALT: 1125 SPACES
(HANDICAP SPACES) 157 SPACES
20% PARKING REDUCTION: 157 SPACES
(HANDICAP SPACES)

TOTAL PARKING PROVIDED: 1507 SPACES
(HANDICAP SPACES)



PROPOSED SITE PLAN- PHASE 1 (revised 3-31-04)

TWIN LAKES BAPTIST CHURCH

RECEIVED

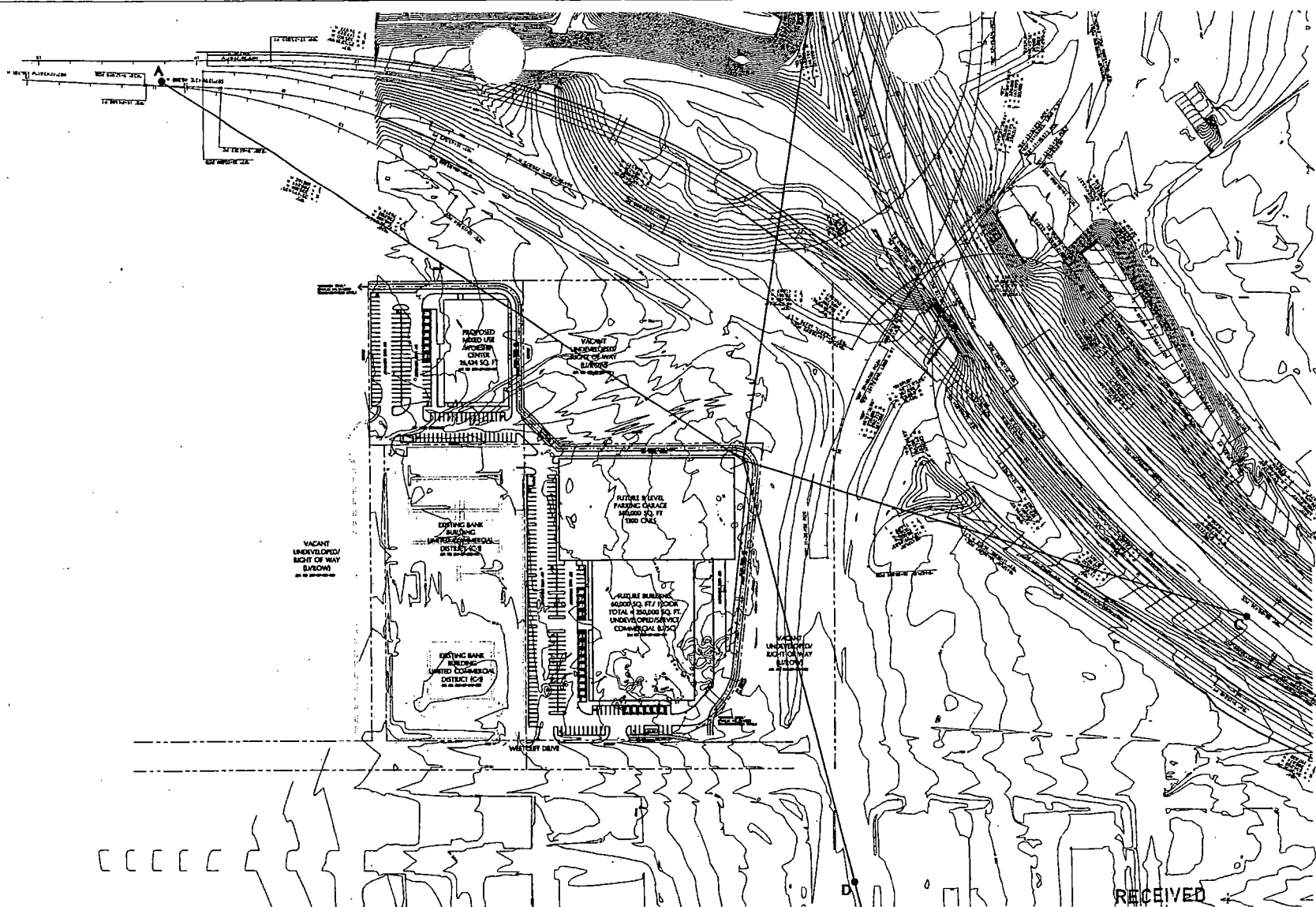
SEP 27 2004

SEP 28 30
10/17/04 PC

LENDALL MAINS
ARCHITECT
10024 S. Eastern Ave.
Suite 100
Henderson, Nevada 89052
Phone: 702.810.8000
Fax: 702.898.1029

SHEET No.

AS-1



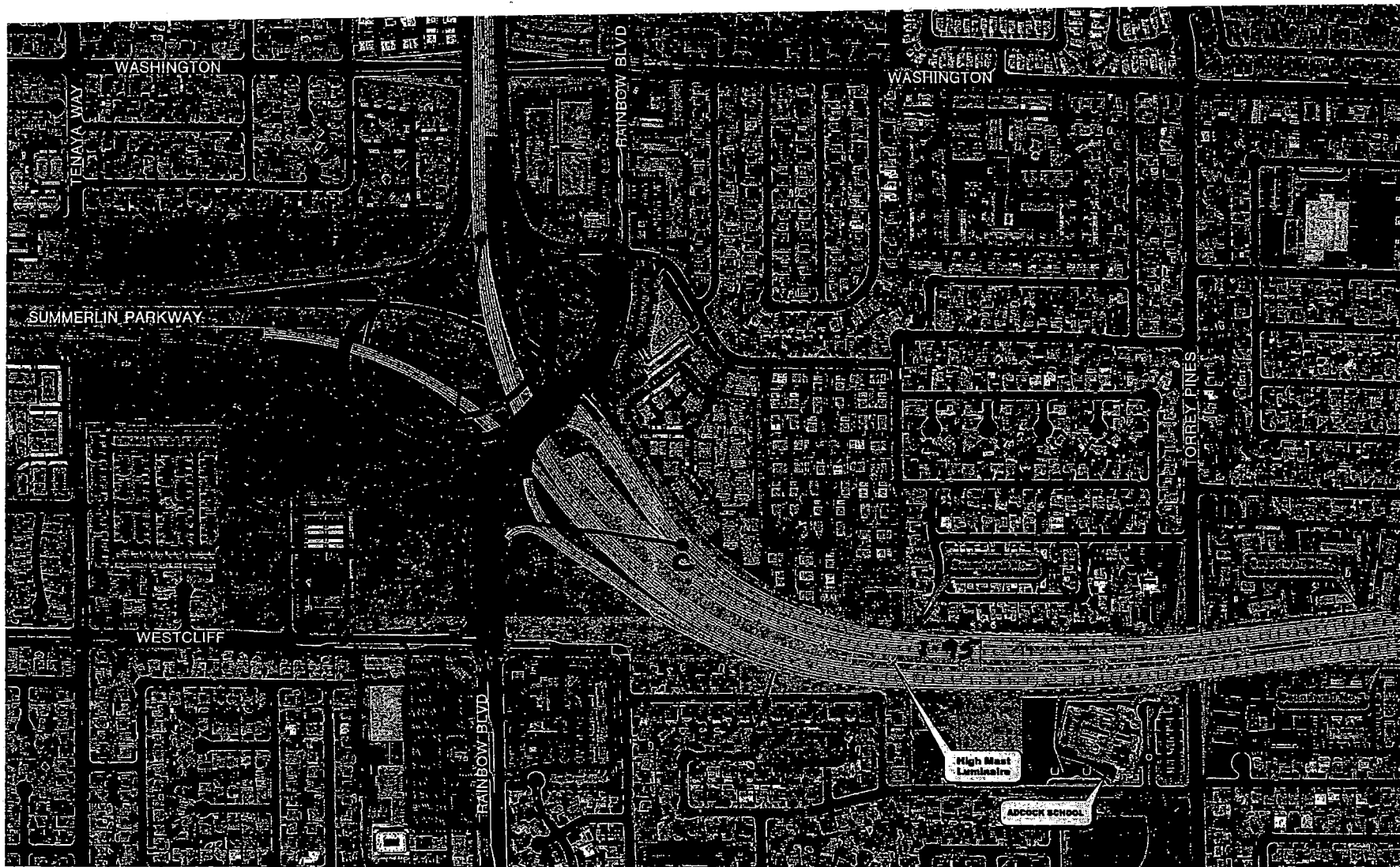
SEP 27 2004

SHEET N4

TWIN LAKES BAPTIST CHURCH

SP-4830
10/12/04 KC

SIGN-



US 95 WIDENING PROJECT
PROJECT 5

RECEIVED

SEP 27 2004

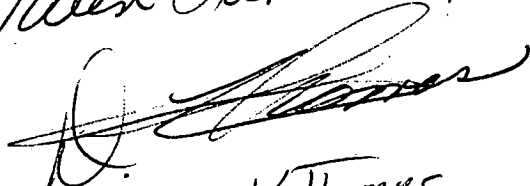
10/7/04-PS



To whom it may concern, 8-14-04

We approve of the request
for a 40' High sign on the
corner of West Cliff Dr & Rainbow
Blvd by the Twin Lakes Baptist
Church.

CASE #
SUP. 4830



DOREEN K. THOMAS
6920 Cortez
L.V., No. 89145

8/20/04

Telephone Protest/ Approval Log

Meeting Date: 8/26/04

Case Number: SWP-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

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

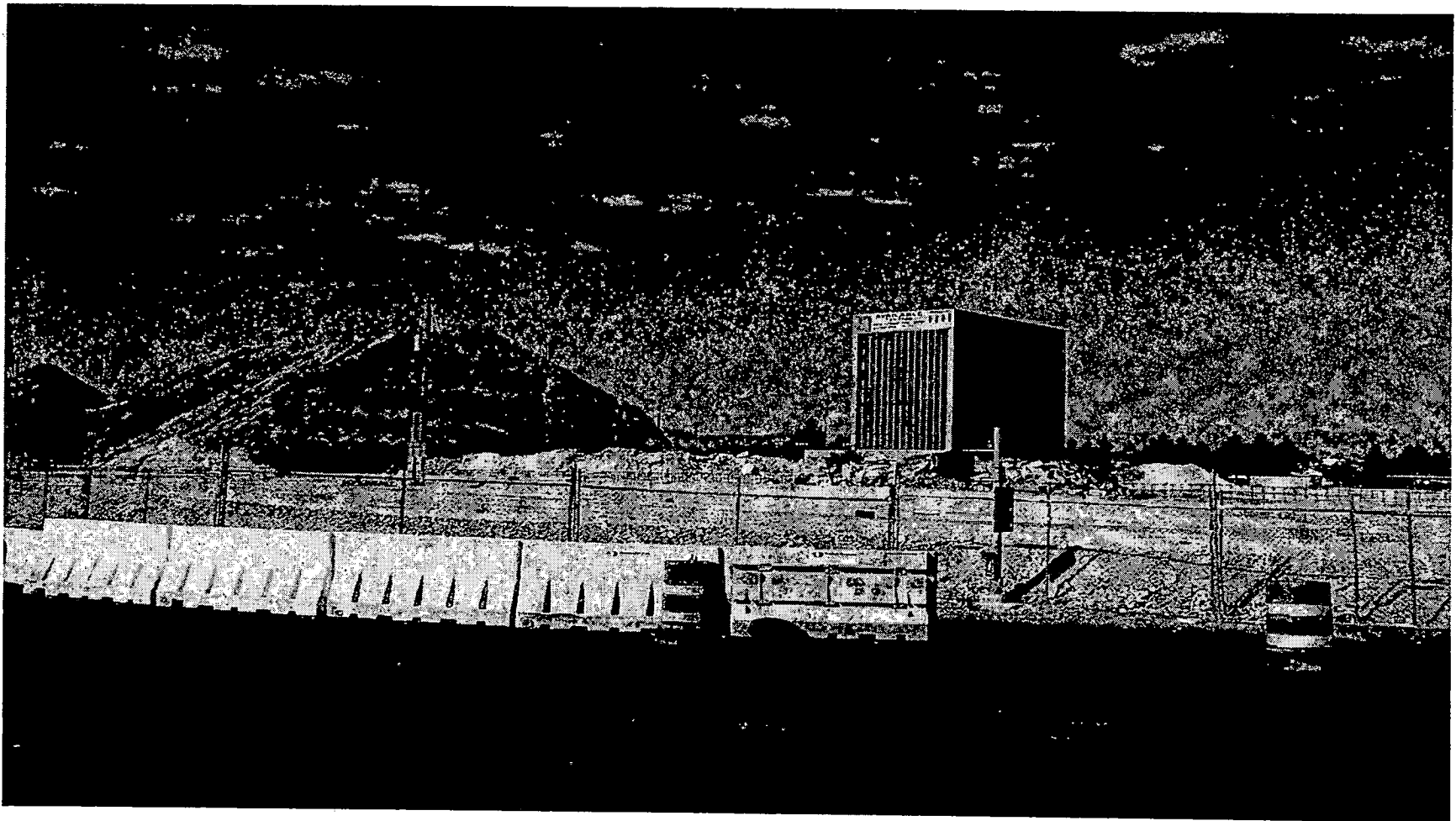
Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE



SUP-4830 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

8/9/04



SUP-4830 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

8/9/04



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

PHONE: (702) 259-3094

Att: Bob
Gronauer

23 Sept 2004

Regarding SUP -4830

Charleston Neighborhood Preservation humbly requests that this Special Use Permit be approved by the COMMISSIONERS of this CLV Planning Commission.

The Twin Lakes Baptist Church has a past history of improvement, stability and a major resource of resident and community enhancement—40 years at Vegas Drive being the most recent.

Income from this billboard which, due to the ownership and the responsibility of decency which these owners have guaranteed with their lengthy past history, will :

- Help to pay the taxes on their property,
- Shorten the time line for construction completion,
- Increase their contribution to charitable endeavors,
- Provide a beautification program for this area in a shorter time,
- Alleviate coverage of doubled construction costs and tripeled steel costs, etc.

This edifice will be a major esthetic addition for many miles of this entire area,

- By attracting responsible people,
- By increasing the responsible attitude of residents,
- Traffic patterns are typically at times which are off-peak from other businesses,
- Enriches the balance of services and opportunities in this keystone area,
- Contributes in a major way the spiritual nature of the area,
- Encourages shopping in the area, etc.

Vicki Arnold

Vicki Arnold -CNP secretary

and

June Ingram

June Ingram -CNP president

Submitted at Planning Commission

Date 10/7/04 Item #17

MEMBERS

Vicki Arnold - Juanita Clark - Miriam Ben - Marcus Gobel - Rose Honrath - June Ingram - Rick Johnson
Gene & Pearl Lonardo - Sherry Mason - Dorothy Orr - Barbara Roth - Layne Rushforth - Pamela Stancliffe - Others

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-5060 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: MARX FAMILY TRUST - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), Ward 5 (Weekly).

C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED – UNANIMOUS

To be heard by the City Council on 11/03/2004

NOTE: Commissioner Davenport stated that he had a business relationship in the past with Mr. Robbins but does not currently have one, so he would vote on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 18 [GPA-5060], Item 19 [ZON-5062] and Item 20 [SDR-5063].

STEVE SWANTON, Planning and Development, stated that the proposed project is compatible with the existing land use designations surrounding the sight and would serve as a transition from the Service Commercial to the north and east and the low density to the south. A neighborhood meeting was held September 8th but no residents were in attendance.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 18 – GPA-5060

MINUTES – Continued:

Regarding the rezoning, he stated that the proposed project would consist of approximately 21 dwelling units to the acre and would conform to the R3 density and the General Plan Designation. It is unlikely that any commercial enterprises would flourish within this location under the current Service Commercial designation, which is less visible to traffic than the commercial properties to the east.

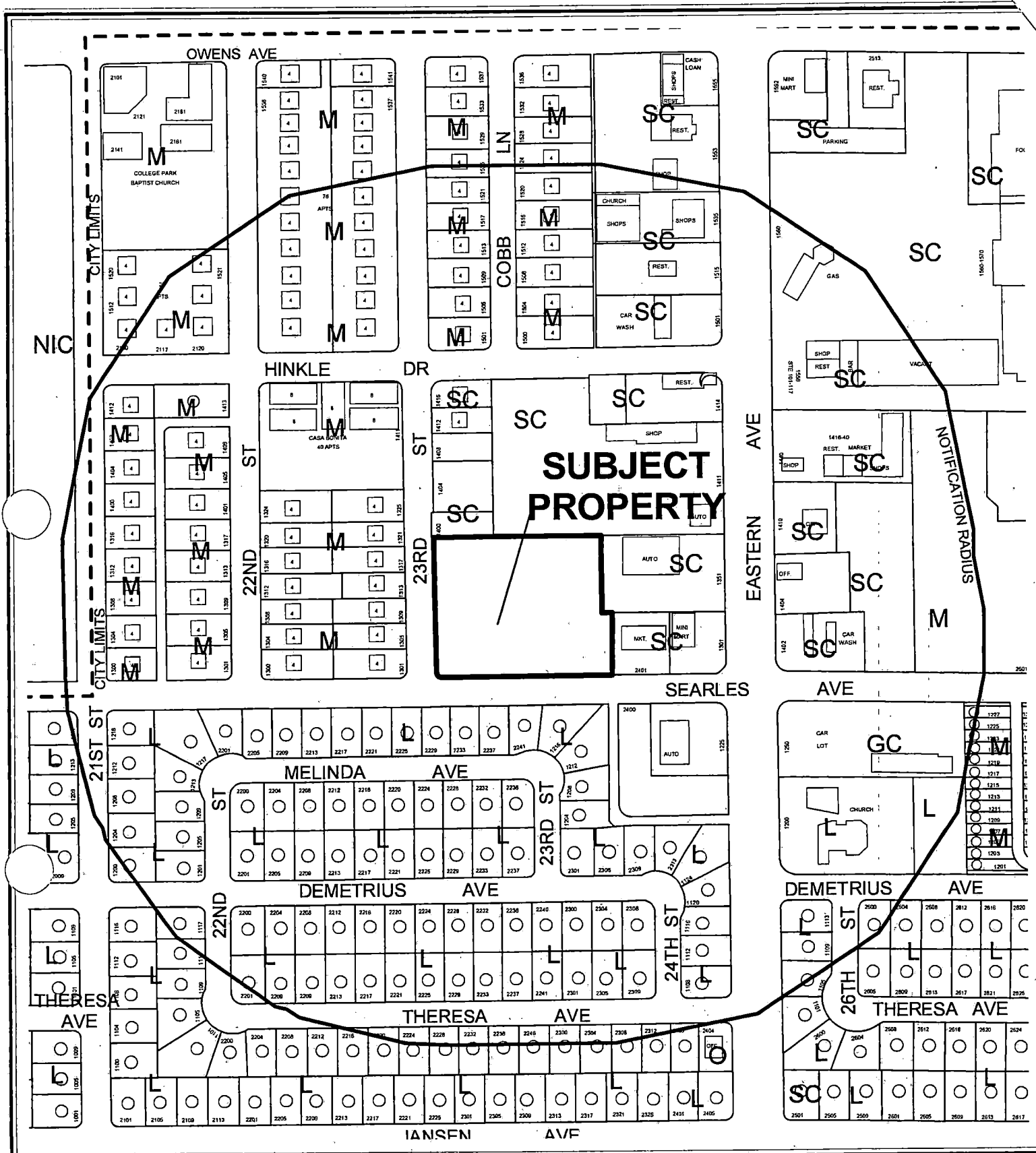
Regarding the Site Development Plan Review, MR. SWANTON added that no Variance or Waivers were requested, and the proposed project is consistent with all standards.

JEFF ROBBINS, 2261 Roseanna Street, concurred with staff's recommendations.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 18 [GPA-5060], Item 19 [ZON-5062] and item 20 [SDR-5063].

(6:52 – 6:57)

1-1758



CASE: GPA-5060

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

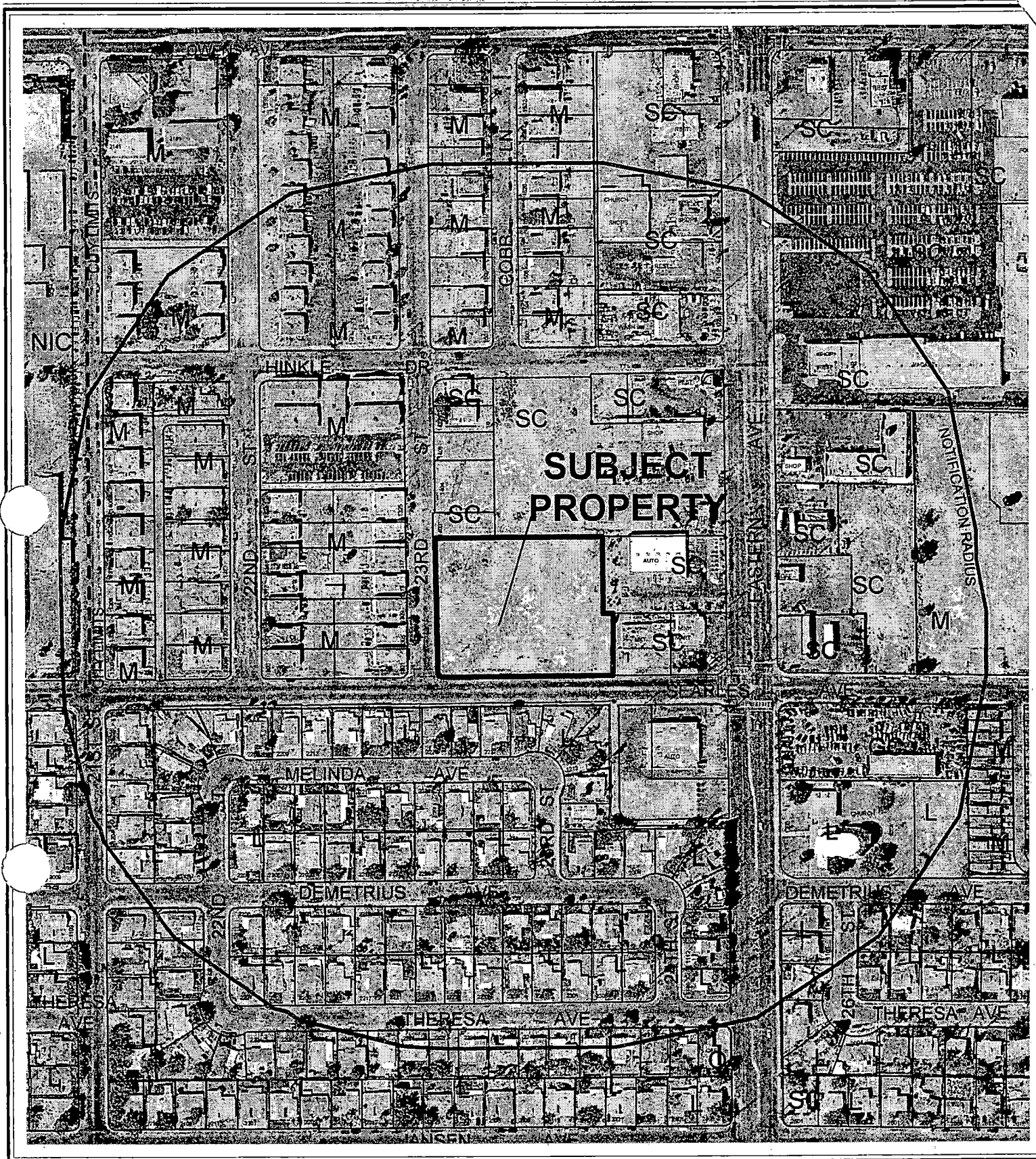
SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

0 200 400 Feet





CASE: GPA-5060

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-5060 - GENERAL PLAN AMENDMENT - PUBLIC

HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY -

OWNER: MARX FAMILY TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

LLM

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to M (Medium Density Residential) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street.

The justification letter states considering that the existing frontage exposure of this site is all residential, a commercial zone seems inconsistent with this entirely residential neighborhood and probably would not be considered a desirable planning practice. The letter further states that traffic generated by commercial development would be substantially greater as to volume and duration of the traffic volume, especially during the evening/early night periods.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Medium Residential land uses with a maximum density of 12-20 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
- 10/7/04 The Planning Commission will consider the following related items: A Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential); and Site Development Plan Review (SDR-5063) for a 52 unit apartment complex.

DETAILS OF APPLICATION REQUEST

Site Area: 2.48 Acres

EXISTING LAND USE

Subject Property Undeveloped
North Undeveloped
South Single Family Residential
East Commercial
West Multi-Family Residential

PLANNED LAND USE

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

EXISTING ZONING

Subject Property C-2 (General Commercial)
North R-1 (Single Family Residential); C-2 (General Commercial)
South R-1 (Single Family Residential)
East C-2 (General Commercial)
West R-3 (Medium Density Residential)

	YES	NO
INTERLOCAL AGREEMENT JOINT LAND USE PLANNING AREA		X
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

M (Medium Residential)

(12.1 to 25 dwelling units/gross acre.) The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

SC (Service Commercial)

The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

To the north is undeveloped property and to the east is a developed commercial center, both designated with a Service Commercial land use designation. To west and south are residential developments, designated as Medium Density Residential and Low Density Residential, respectively. This request would serve as a buffer between the commercial uses to the north and east and the residential uses to the west and south. 1

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

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

In regard to "1": The proposed M (Medium Density Residential) Plan designation for the 52-unit multi-family residential apartment project permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height. As stated above, the proposed M (Medium Density Residential) designation serves as a transition from the SC (Service Commercial) designations located to the north and east; and to the M (Medium Density Residential) land use to the west and the L (Low Density Residential) land use to the south; therefore is an acceptable proposal.

In regard to "2": The proposed zoning of R-3 (Medium Density Residential) would permit the proposed 52-unit apartment complex. This zoning designation will serve as a transition zone between the C-2 (General Commercial) to the north and east and the R-3 (Medium Density Residential) to the west and the R-1 (Single Family Residential) to the south.

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northeast Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at the 831 North Mojave Road. (located south of Washington Avenue). Fire Station #8, located near Bonanza Road and Mojave Road is the closest city facility to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on September 8, 2004 a neighborhood meeting sponsored by the applicant. No residents were in attendance.

NOTICES MAILED: 187 – Mailed with ZON-5062 and SDR-5063

APPROVALS: 0

PROTESTS: 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GA 5060 APN: 139-26-508-016
Name of Property Owner: STEVEN MARX
Name of Applicant: GREYMOUTH HOLDINGS LLC

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

 Yes

 ✓ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

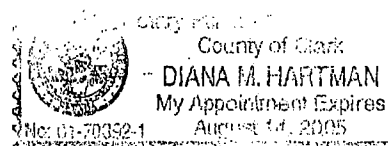
Print Name: _____

Steven Marx

Subscribed and sworn before me

This 12 day of August, 2004

Diana M. Hartman
Notary Public in and for said County and State



52 UNIT APARTMENTS

AT 23 RD STREET & SEARLES AVE

LAS VEGAS, NEVADA

GPA-5060
10-07-04 PC

GREYMOUTH HOLDING LLC

OWNER

3320 SUNRISE AVE SUITE 101

LAS VEGAS, NEVADA 89101

LOCATION MAP

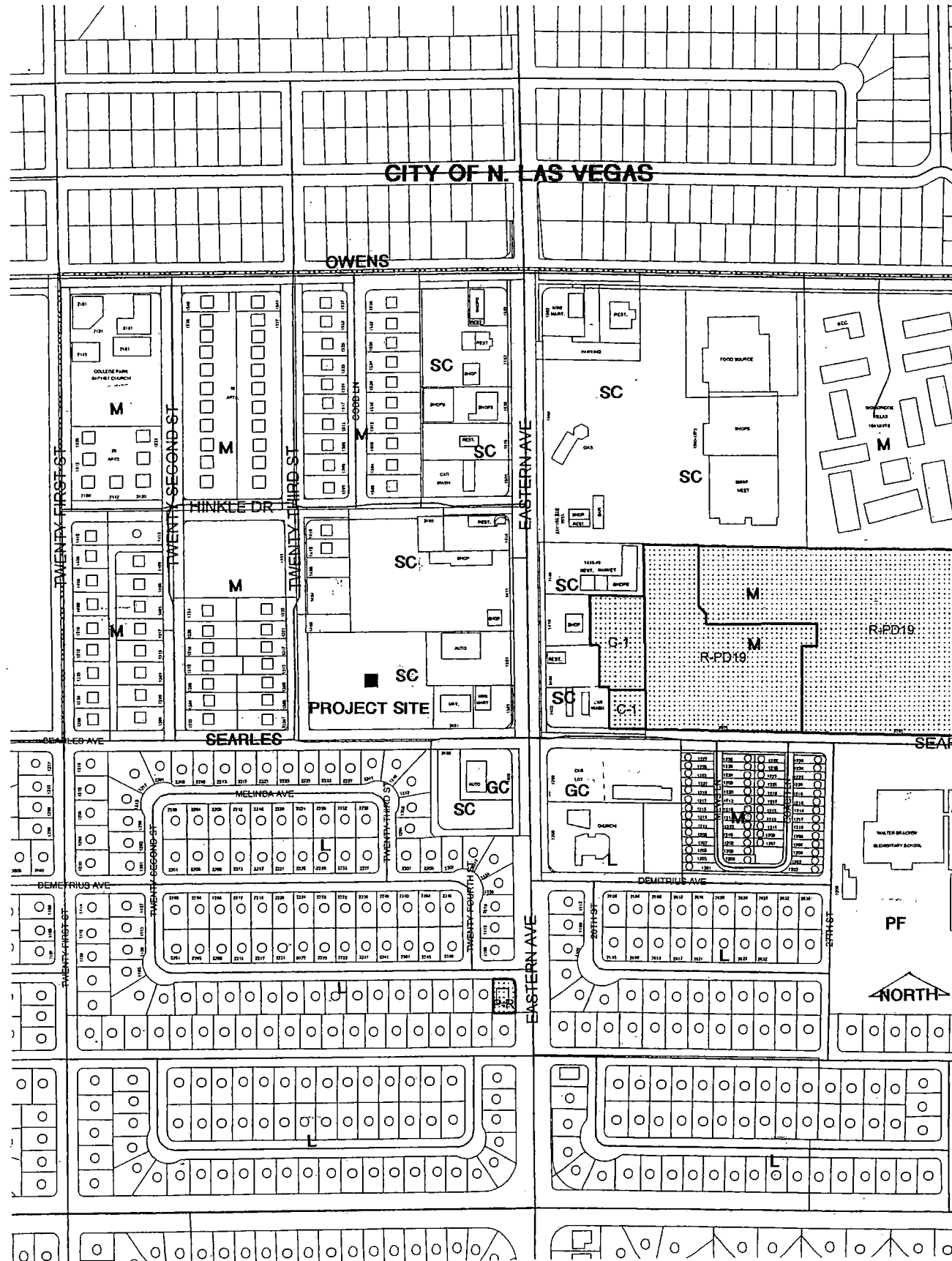
NO SCALE

ERROL HILL ARCHITECT LTD.

ARCHITECT

1614 MARYLAND PARKWAY

LAS VEGAS, NEVADA 89104





GPA-5060 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GREYMOUTH
HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: MARX FAMILY TRUST
NORTHEAST CORNER OF SEARLES AVENUE AND 23RD STREET
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**ZON-5062 - REZONING RELATED TO GPA-5060 - PUBLIC HEARING -
APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY -
OWNER: MARX FAMILY TRUST - Request for a Rezoning FROM: C-2 (GENERAL
COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.48 acres adjacent to the
northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), Ward 5 (Weekly).**

C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/03/2004

MINUTES:

See Item 18 [GPA-5060] for all related discussion on Item 18 [GPA-5060], Item 19 [ZON-5062]
and item 20 [SDR-5063].

(6:52 – 6:57)

1-1758

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5060) to an M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.

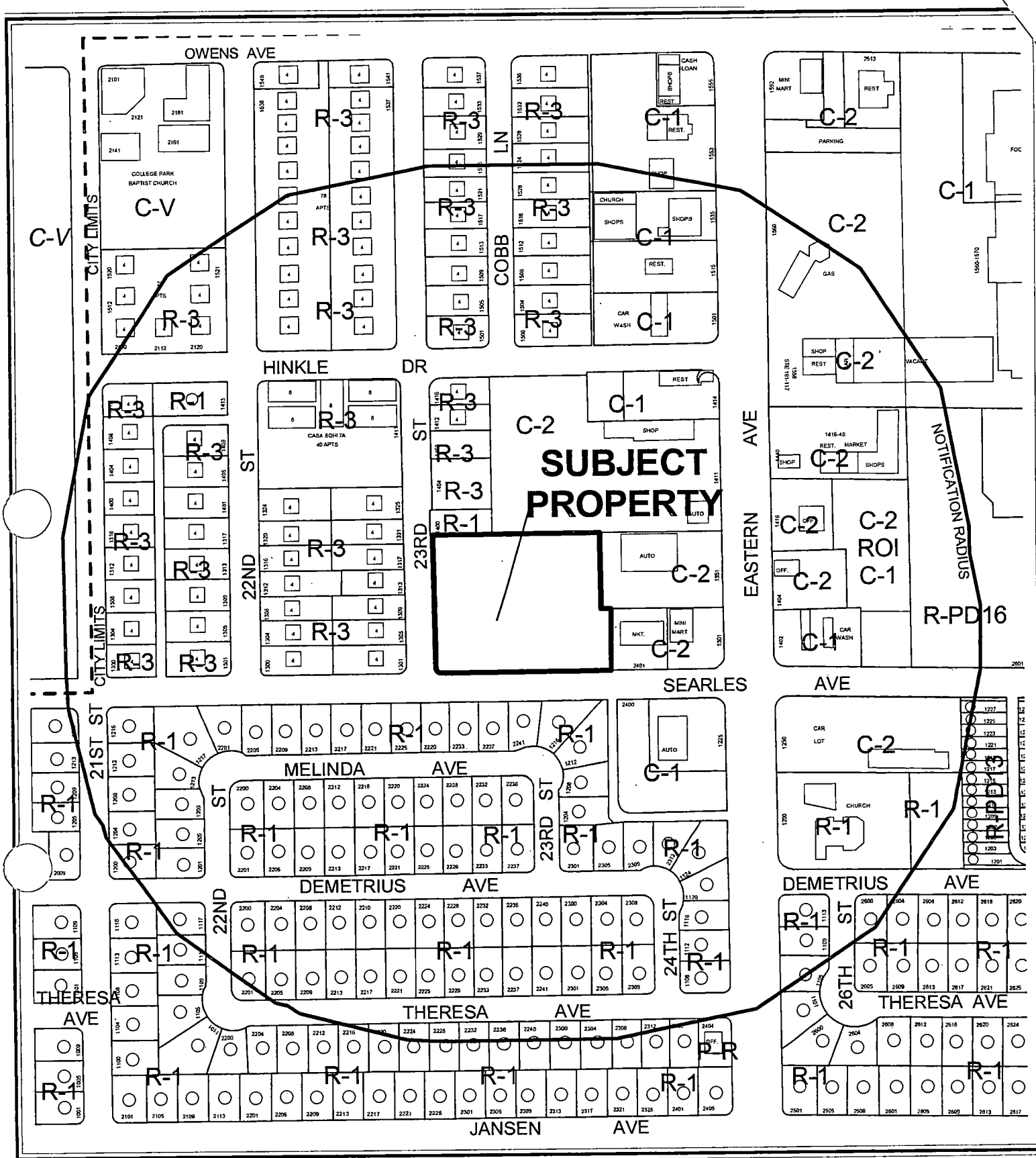
PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 19 – ZON-5062

CONDITIONS – Continued:

3. A Site Development Plan Review application (SDR-5063) 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

4. Construct all incomplete half-street improvements on Searles Avenue and 23rd 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).
5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



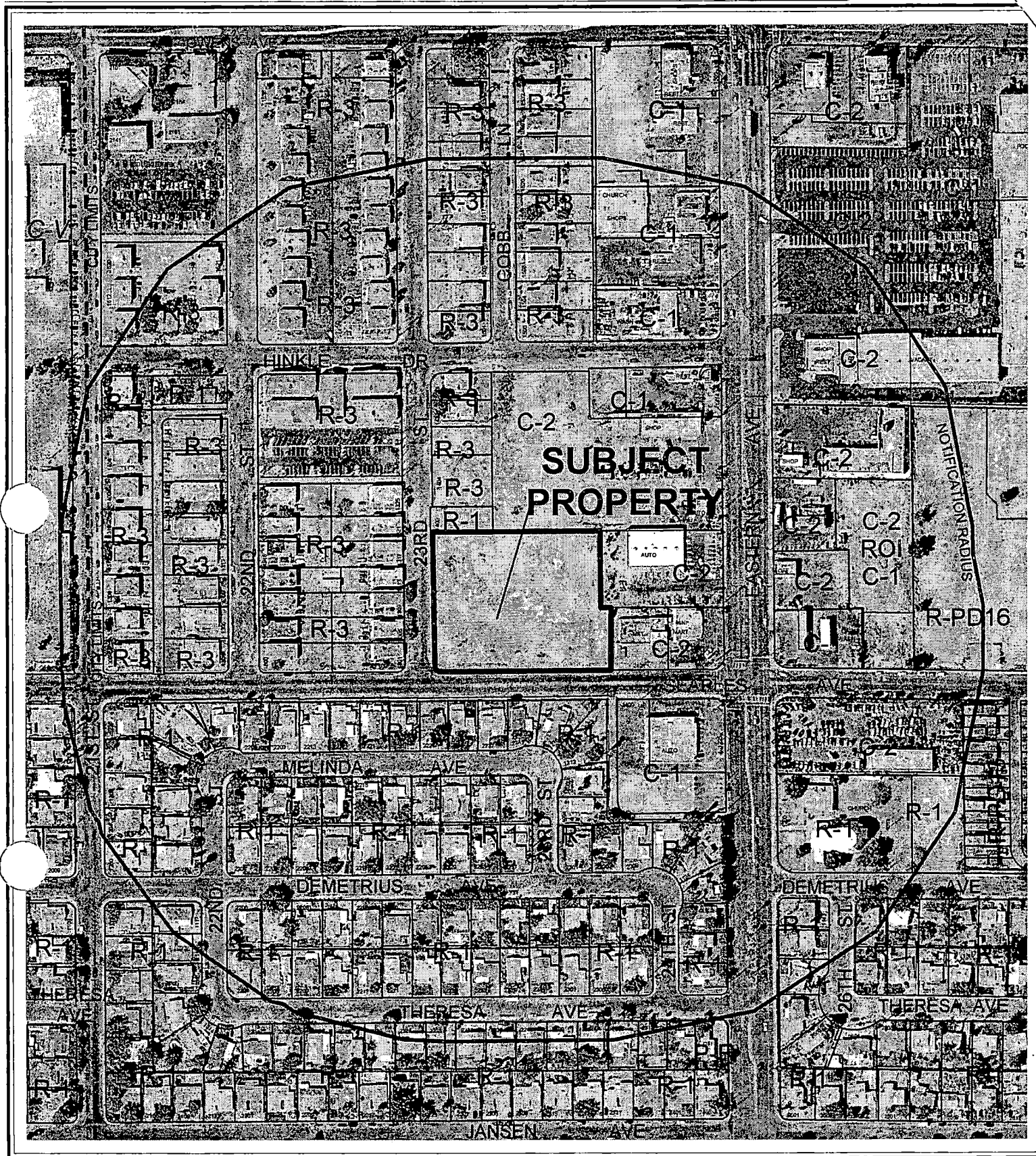
CASE: ZON-5062

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)





CASE: **ZON-5062**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-5062 - REZONING - PUBLIC HEARING -

**APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY - OWNER:
MARX FAMILY TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. A General Plan Amendment (GPA-5060) to an M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-5063) 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

4. Construct all incomplete half-street improvements on Searles Avenue and 23rd 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).
5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from C-2 (General Commercial) to R-3 (Medium Density Residential) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street.

B) Applicant's Justification

According to the applicant's justification letter, a commercial district seems inconsistent with this entirely residential neighborhood and probably would not be considered a desirable planning practice, considering that the existing frontage exposure of this site is all residential. The letter further states that traffic generated by commercial development would be substantially greater as to volume and duration of the traffic volume, especially during the evening and early night periods.

BACKGROUND INFORMATION

A) Previous Actions

08/18/99 The City Council approved a General Plan Amendment (GPA-0023-99), which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium-Low Density Residential to allow up to eight dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. The subject site is within the Neighborhood Revitalization Area as described in the Plan.

10/7/04 The Planning Commission will consider the following related items: A General Plan Amendment (GPA-5060) to change a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to M (Medium Density Residential) and a Site Development Plan Review (SDR-5063) for a proposed 52-unit apartment complex.

B) Pre-Application Meeting

08/04/04 The applicant expressed a desire to rezone the property to R-PD21 (Residential Planned Development – 21 Units per Acre), but was advised by staff to apply for R-3 (Medium Density Residential) to avoid unnecessary variances for an R-PD

development of less than five acres and for the lack of open space. Additional trees need to be included within the parking lot. Staff noted that the required minimum perimeter landscape buffers are of different sizes.

C) *Neighborhood Meetings*

09/08/04 The applicant sponsored a neighborhood meeting for property owners surrounding the subject site. No residents attended the meeting.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.48
Net Acres: 2.25

B) *Existing Land Use*

Subject Property: Vacant
North: Vacant and Major Auto Repair Garage
South: Single-Family Residential
East: Auto Parts (New & Rebuilt/Accessory Sales Service)
West: Multi-Family Residential

C) *Planned Land Use*

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

D) *Existing Zoning*

Subject Property: C-2 (General Commercial)
North: R-1 (Single-Family Residential) and C-2 (General Commercial)
South: R-1 (Single-Family Residential)
East: C-2 (General Commercial)
West: R-3 (Medium Density Residential)

E) *General Plan Compliance*

The subject site is designated SC (Service Commercial) on the Southeast Sector Land Use Map of the General Plan. This category allows low to medium intensity retail, office, or other commercial uses that do not include more intense general commercial characteristics. However, the current zoning on the property is C-2 (General Commercial), which does allow for these more intense uses. The applicant proposes to amend the General Plan to M (Medium Density Residential), which would allow for residential densities up to 25 dwelling units per acre. The proposed rezoning to R-3 (Medium Density Residential) would be compatible with the M (Medium Density Residential) category, if approved.

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

The subject site is within the Las Vegas Redevelopment Plan Area, as established by ordinance in 1996. It is also located within the Neighborhood Revitalization Area as established by the Las Vegas Master Plan 2020. The Plan identifies neighborhoods that may contain declining infrastructure, increasing traffic and noise, and increases in property crimes and vandalism, so that they may be stabilized and protected from further deterioration.

ANALYSIS

A) *General Analysis and Discussion*

A total of 52 units are proposed on 2.48 gross acres for a gross density of 20.97 units per acre; this density is within the range permitted by the M (Medium Density Residential) General Plan Designation and R-3 (Medium Density Residential) zoning classification. The current C-2 (General Commercial) zoning district on the subject site is inconsistent with the uses permitted by the General Plan. The proposed rezoning to R-3 (Medium Density Residential) and companion General Plan Amendment (GPA-5060), if approved, would re-establish consistency with the General Plan and further reinforce the residential character of this neighborhood. It is unlikely that commercial enterprises would flourish at this location, which is much less visible and accessible to traffic than commercial properties to the east.

The proposed R-3 (Medium Density Residential) zoning district would serve as a transition zone between the existing C-2 (General Commercial) designation to the north and east and the R-3 (Medium Density Residential) and R-1 (Single-Family Residential) zones to the west and south. The subject property and surrounding infrastructure can accommodate the 52-unit apartment complex proposed for the site. For all these reasons, the request to rezone to R-3 (Medium Density Residential) is appropriate.

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 proposed Rezoning to R-3 (Medium Density Residential) on the subject site conforms to the density range allowed by the proposed M (Medium Density Residential) General Plan Designation. Properties to the west of the subject property are already designated M (Medium Density Residential) by the Southeast Sector Map of the General Plan.

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 52-unit apartment complex proposed for the subject site will create an acceptable transition between retail and auto-related uses to the north and east and residential properties to the west and south. There is a remnant parcel zoned R-1 (Single-Family Residential) to the north; however, this site is vacant and will probably be rezoned when redeveloped.

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

The Las Vegas Redevelopment Plan and Las Vegas 2020 Master Plan identify this area for redevelopment and protection from deterioration. The current commercial zoning on the site is less appropriate than would be residential uses, which dominate the area. The Rezoning to R-3 (Medium Density Residential) is therefore appropriate.

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."

Searles Avenue and 23rd Street, both 60-foot rights-of-way, are adequate in size to accommodate multi-family uses, such as the ones proposed for this site.

NOTICES MAILED 187 – Mailed with GPA-5060 and SDR-5063

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Case Number: 20N-5062 APN: 139-26-508-0160

Name of Property Owner: STEVEN MARX

Name of Applicant: GREY MOUTH HOLDINGS LLC

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

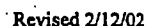
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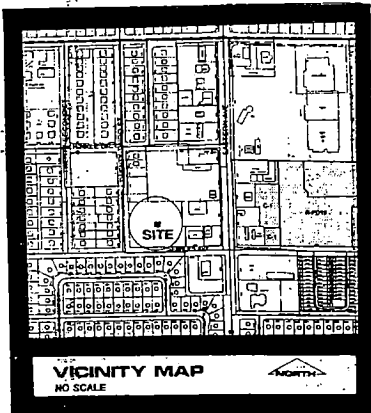
Steven Marj

Subscribed and sworn before me

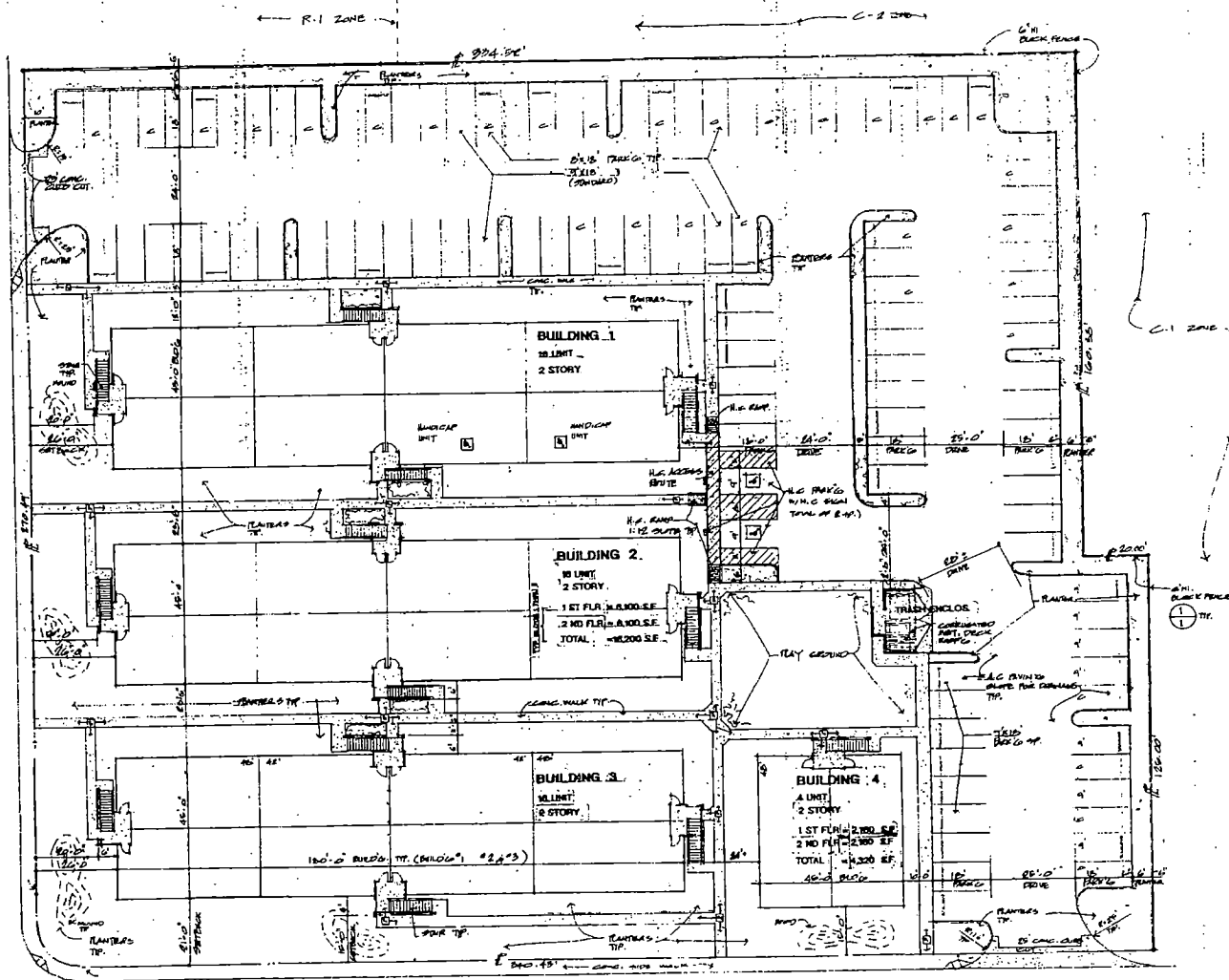
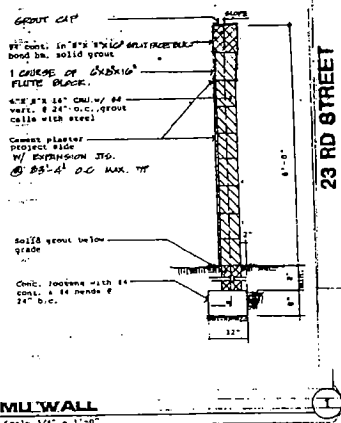
This 12 day of August, 2004

Diana M. Hartman
Notary Public in and for said County and State





52 UNIT APARTMENTS
AT 23 RD STREET & SEARLES AVE LAS VEGAS, NEVADA
GREYMOOUTH HOLDING LLC OWNER
3320 SUNSHINE AVE SUITE 101 LAS VEGAS, NEVADA 89101
ERROL HILL ARCHITECT LTD. ARCHITECT
1514 MARYLAND PARKWAY LAS VEGAS, NEVADA 89104



SITE PLAN
APR 130 - 20 - 500 - 010
NET SITE 2.23 A

ZON-5062
SDR-5063
10-07-04 PC

SHEET 1
OF 7
7 / 22 / 04



ZON-5062 - REZONING - PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED
LIABILITY COMPANY - OWNER: MARX FAMILY TRUST
NORTHEAST CORNER OF SEARLES AVENUE AND 23RD STREET
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-5063 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5060 AND ZON-5062 - PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: MARX FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 52-UNIT APARTMENT COMPLEX on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), C-2 (General Commercial) Zone [PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly).

C.C. 11/03/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/03/2004

MINUTES:

See Item 18 [GPA-5060] for all related discussion on Item 18 [GPA-5060], Item 19 [ZON-5062] and item 20 [SDR-5063].

(6:52 – 6:57)

1-1758

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-5062) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 20 – SDR-5063

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations date stamped 08/23/04, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 6,500 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones, in this development.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

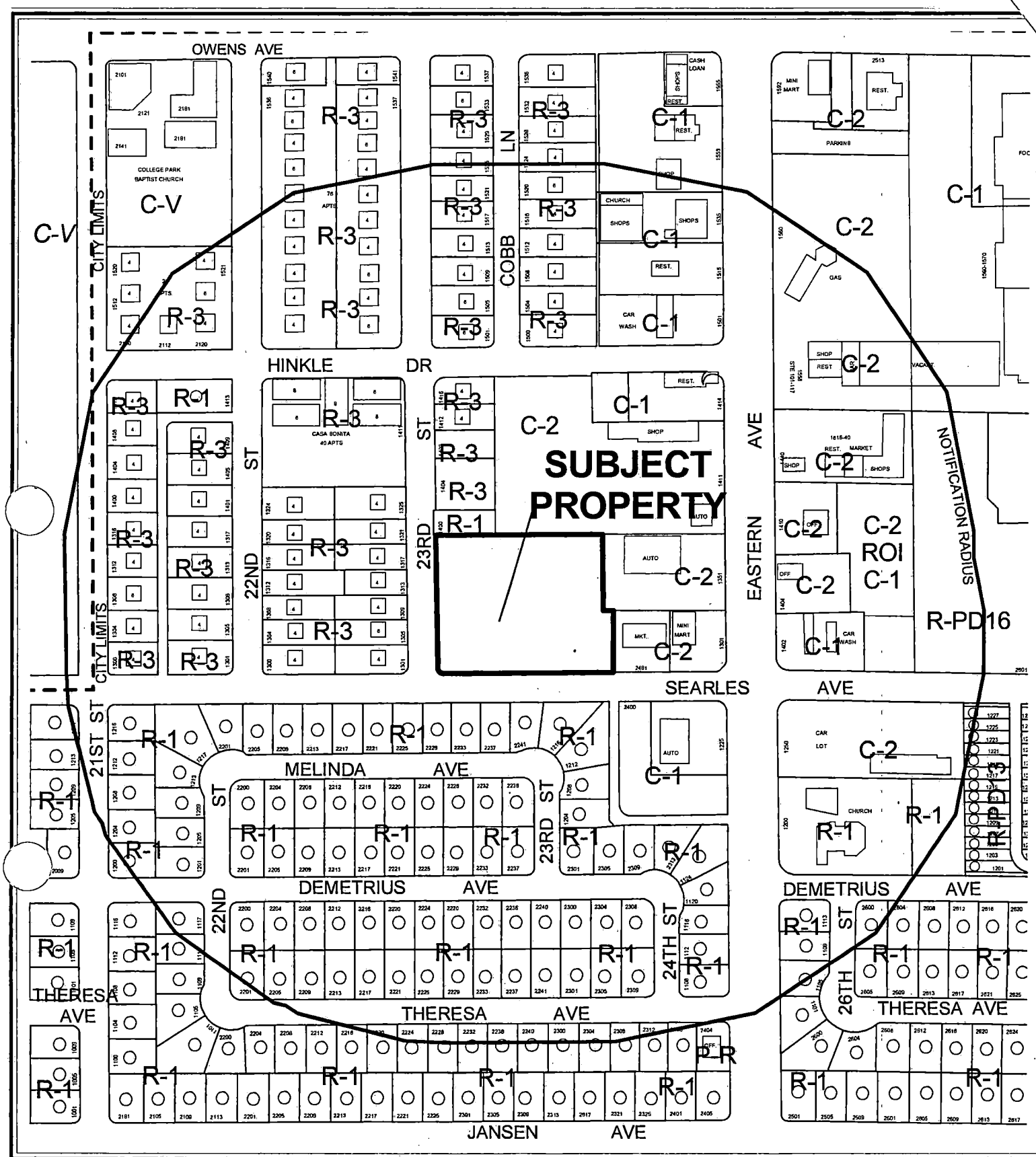
PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 20 – SDR-5063

CONDITIONS – Continued:

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

Public Works

15. Site development to comply with all applicable conditions of approval for ZON-5062 and all other subsequent site-related actions.
16. 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.



CASE: **SDR-5063**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-5063 - SITE DEVELOPMENT PLAN REVIEW -
PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY
COMPANY - OWNER: MARX FAMILY TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. A Rezoning (ZON-5062) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations date stamped 08/23/04, except as amended by conditions herein.
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**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 52-unit apartment complex on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street.

B) Applicant's Justification

According to the applicant's justification letter, a commercial district seems inconsistent with this entirely residential neighborhood and probably would not be considered a desirable planning practice, considering that the existing frontage exposure of this site is all residential. The letter further states that traffic generated by commercial development would be substantially greater as to volume and duration of the traffic volume, especially during the evening and early night periods.

BACKGROUND INFORMATION

A) Previous Actions

- 08/18/99 The City Council approved a General Plan Amendment (GPA-0023-99), which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium-Low Density Residential to allow up to eight dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. The subject site is within the Neighborhood Revitalization Area as described in the Plan.
- 10/7/04 The Planning Commission will consider the following related items: A General Plan Amendment (GPA-5060) to change a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to M (Medium Density Residential) and a Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential).

B) Pre-Application Meeting

- 08/04/04 The applicant expressed a desire to rezone the property to R-PD21 (Residential Planned Development – 21 Units per Acre), but was advised by staff to apply for R-3 (Medium Density Residential) to avoid unnecessary variances for an R-PD

development of less than five acres and for the lack of open space. Additional trees need to be included within the parking lot. Staff noted that the required minimum perimeter landscape buffers are of different sizes.

C) Neighborhood Meetings

09/08/04 The applicant sponsored a neighborhood meeting for property owners surrounding the subject site. No residents attended the meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.48
Net Acres: 2.25

B) Existing Land Use

Subject Property: Vacant
North: Vacant and Major Auto Repair Garage
South: Single-Family Residential
East: Auto Parts (New & Rebuilt/Accessory Sales Service)
West: Multi-Family Residential

C) Planned Land Use

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

D) Existing Zoning

Subject Property: C-2 (General Commercial)
North: R-1 (Single-Family Residential) and C-2 (General Commercial)
South: R-1 (Single-Family Residential)
East: C-2 (General Commercial)
West: R-3 (Medium Density Residential)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southeast Sector Land Use Map of the General Plan. This category allows low to medium intensity retail, office, or other commercial uses that do not include more intense general commercial characteristics. However, the current zoning on the property is C-2 (General Commercial), which does allow for these more intense uses. The applicant proposes to amend the General Plan to M (Medium Density Residential), which would allow for residential densities up to 25 dwelling units per acre. The proposed rezoning to R-3 (Medium Density Residential) would be compatible with the M (Medium Density Residential) category, if approved.

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

The subject site is included within the Las Vegas Redevelopment Plan Area, as established by ordinance in 1996. It is also located within the Neighborhood Revitalization Area as established by the Las Vegas Master Plan 2020. The Plan identifies neighborhoods that may contain declining infrastructure, increasing traffic and noise, and increases in property crimes and vandalism, so that they may be stabilized and protected from further deterioration.

PROJECT DESCRIPTION

The proposed 52-unit apartment project will consist of 24 two-bedroom units and 28 three-bedroom units. There are four (4) two-story buildings; three of the buildings consist of sixteen units each and one building consists of four units. Access is provided via Searles Avenue and Twenty-Third Street. To the north is vacant property and to the east is a developed commercial center, both designated with a Service Commercial land use designation. To the west and south are residential developments, designated as Medium Density Residential and Low Density Residential, respectively. Landscaping is provided along the perimeter of the project site, between the apartment buildings, and within the parking lot area. Based on the number of bedrooms in each unit, 107 parking spaces are required; the site provides 110 parking spaces. The elevations depict two-story stucco buildings with tiled roofs; ornamental columns and arches break up the building façade.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Square Feet	2.25 Acres	Y
Min. Lot Width	N/A	270 Feet	N/A

SDR-5063 - Staff Report Page Four
October 7, 2004 Planning Commission Meeting

Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	76 Feet	Y
• Corner	5 Feet	15 Feet	Y
• Rear	20 Feet	78 Feet	Y
Min. Distance Between Buildings	10 Feet	12 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories/25 Feet	Y
Trash Enclosure	Walled, gated, screened, roofed	Walled, gated, screened, roofed	Y
Mech. Equipment	Screened	Not Shown	---

All Code standards are met. All mechanical equipment must comply with restrictions set forth in Title 19.08.040.B.

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060, the proposed apartment complex is not subject to Residential Adjacency Standards because it is on property located within the boundaries of the Las Vegas Redevelopment Area.

A3) Parking and Traffic Standards

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

Uses	No. of Units	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Multi-Family Residential, Two bedroom units	24	1.75 spaces/unit + 1 guest space/6 units	46	N/A		
Multi-Family Residential, Three-bedroom units	28	2 spaces/unit + 1 guest space/6 units	61	N/A		
TOTAL	52		107	N/A	108	2

The proposed project complies with 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	18 Trees	18 Trees
Buffer:			
• Min. Trees	1 - 24" Box Tree/30 Linear Feet + 1 Tree	38 Trees	39 Trees
• Min. Zone Width (Searles Avenue)	15 Feet		15 Feet
• Min. Zone Width (23rd Street)	10 Feet		20 Feet
• Min. Zone Width (side/rear)	6 Feet		6 Feet
• Min. Wall Height	6 Feet on north and east perimeter		6 Feet on north and east P.L.

The proposed conceptual landscape plan indicates that the site will meet or exceed the landscaping requirements of Title 19.12.

A5) Sign Standards

No signage was indicated on the submitted site plan or elevations. All signage must comply with the criteria outlined in Title 19.14.060 for the R-3 (Medium Density Residential) zoning district.

B) General Analysis and Discussion

- Zoning

The site is currently zoned C-2 (General Commercial). With approval of companion item ZON-5062, it will be under a Resolution of Intent to R-3 (Medium Density Residential), which will allow for the proposed residential density of 20.97 dwelling units per gross acre.

- Site Plan

The site plan represents a logical layout of buildings and parking areas. Circulation around the site is adequate, and multiple paths are provided for pedestrians. A potential problem is the paucity of trash enclosures. Only one is indicated on the site plan, servicing 52 units. Two other enclosures could possibly be located adjacent to the north side of Building #1. Parking appears to be entirely uncovered.

- Waivers

No waivers are requested as part of this application.

- Landscape Plan

Parking lot landscaping and perimeter buffer planters and materials, including shrubs and groundcover, are in compliance with Title 19 and the Landscape, Wall and Buffer Standards. The parking area and frontages feature primarily 24- to 36-inch Red Leaf Plum, while the north and east buffer areas show 24-inch Mondel Pines for screening from existing commercially zoned property. Spaces between buildings are abundantly landscaped and also include a mixture of Red Leaf Plum and Mondel Pine trees.

- Elevations

The proposed elevations are harmonious and compatible with development in the area and are not undesirable in appearance. The cement plaster and tile roofing materials are typical of residential buildings across the area. Buildings 1 through 3 contain 16 units each, with exits on both ends and in the center of the structure. Building 4 contains four units, also with exits on both ends and in the center of the structure.

- Floor Plans

The development features both two-bedroom and three-bedroom plans.

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 52-unit apartment project is compatible with existing for-rent multi-family dwellings to the west and provides a transition between more intense general commercial uses to the north and east and the less-intense single-family uses to the south.

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 apartment complex will be consistent with the General Plan, Title 19, and the Landscape, Wall and Buffer Standards, pending approval of the companion General Plan Amendment (GPA-5060) to M (Medium Density Residential) and Rezoning (ZON-5062) to R-3 (Medium Density Residential).

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

The proposed site access and on-site circulation will minimize impacts to adjacent roadways. Searles Avenue and 23rd Street, both 60-foot rights-of-way, are adequate in size to accommodate multi-family uses, such as the ones proposed for this site.

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

The proposed building and landscape materials are generally appropriate for the area and are substantially in compliance with the City's requirements.

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

The proposed elevations are harmonious and compatible with development in the area and are not undesirable in appearance.

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

The proposed apartment complex will be subject to inspections for building permits, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 187 – Mailed with GPA-5060 and ZON-5062

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5063 APN: 139-26-508-014

Name of Property Owner: STEVEN MARX

Name of Applicant: GREYMOUTH HOLDINGS LLC

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

 Yes

 ✓ No

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

City Official: _____

Partner(s): _____

APN: _____

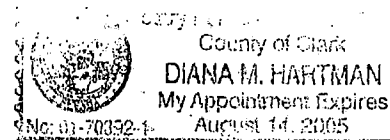
Signature of Property Owner/Authorized Agent: Steven Marx

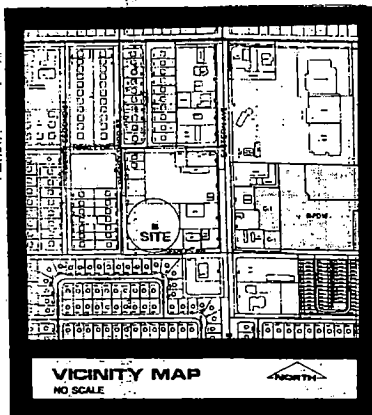
Print Name: Steven Marx

Subscribed and sworn before me

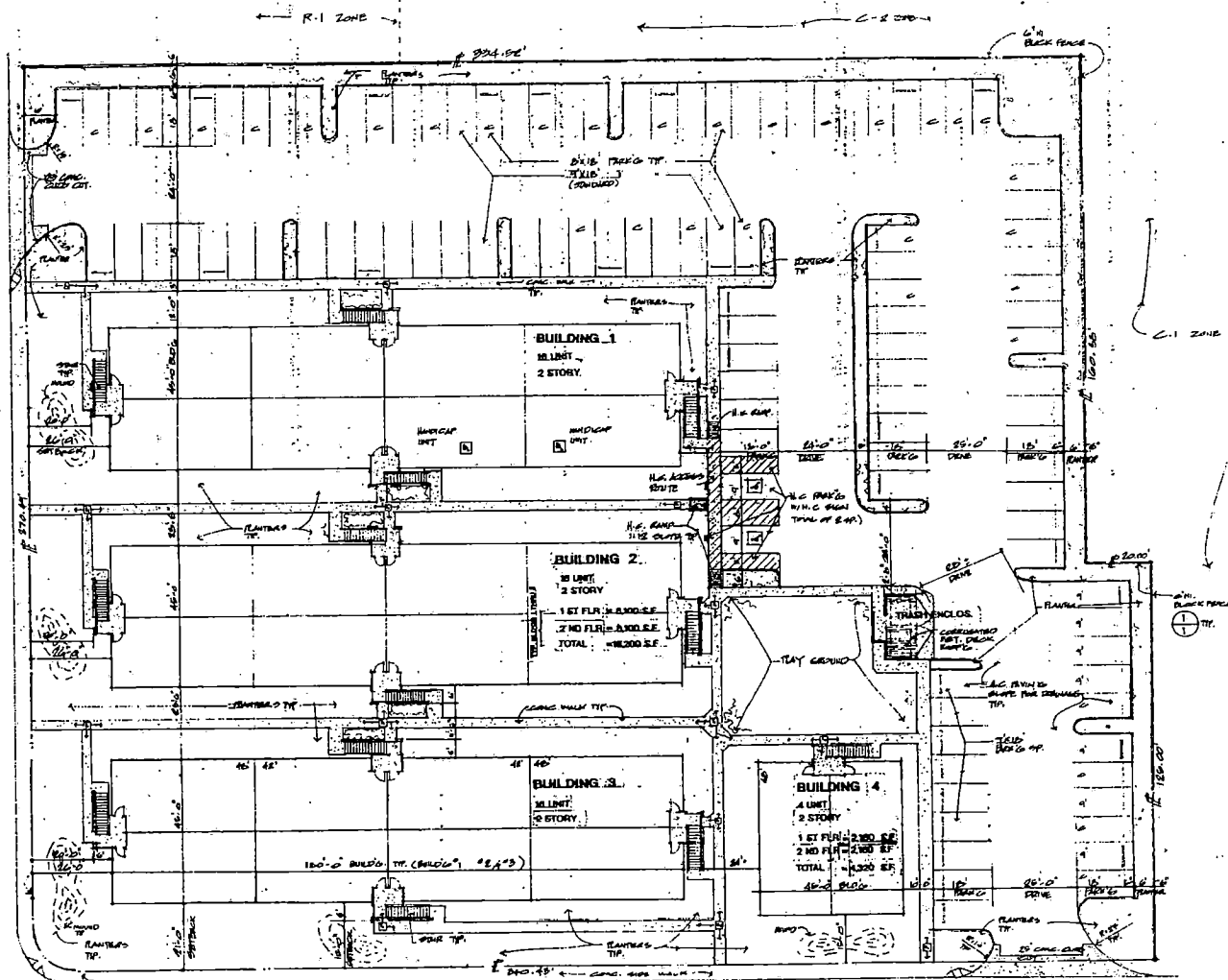
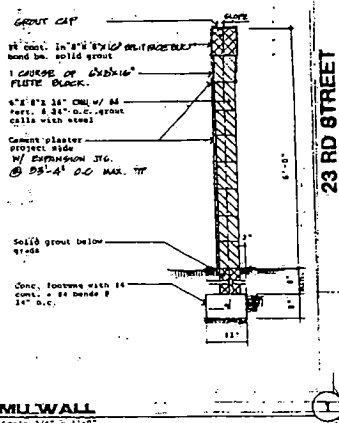
This 12 day of August, 2004

Diana M. Hartman
Notary Public in and for said County and State





52 UNIT APARTMENTS
AT 23 RD STREET & SEARLES AVE LAS VEGAS, NEVADA
GREYMOUTH HOLDING LLC OWNER
3320 SUNRISE AVE SUITE 101 LAS VEGAS, NEVADA 89101
ERROL HILL ARCHITECT LTD. ARCHITECT.
1014 MARYLAND PARKWAY LAS VEGAS, NEVADA 89104



PARKING REQUIREMENT RECAP:

1 REQUIRED PARKING		
10 THREE BEDROOM UNITS @ 2/UNIT	=	20
10 ONE BEDROOM UNITS @ 1/UNIT	=	10
10 TWO BEDROOM UNITS @ 1.75/UNIT	=	17.5
10 GARAGE UNITS @ 1/UNIT	=	10
TOTAL REQUIRED PARKING		57.5
2 PROVIDED PARKING:		
10'x18' SPACES (STANDARD)	=	76
10'x12' " (PER 2 OF 2000)	=	32
10'x12' WINDOW SPACES	=	2
TOTAL PROVIDED PARKING		110 SPACES

SITE PLAN
APR 130 - 20-500 - 016
NET SITE 2.25 A

SCALE 1/8" = 1'-0"

ZON-5062
SDR-5063
10-07-04 PC

SHEET **1**
OF 7
7 / 22 / 04



SHEET **3**
OF 7
7 / 22 / 04

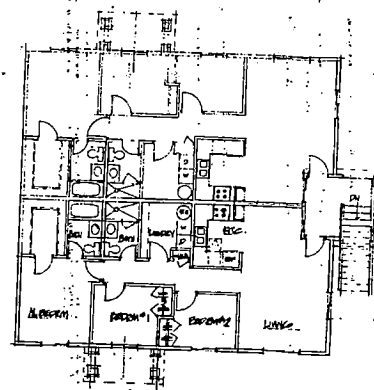


SCALE 1/8" = 1'-0"

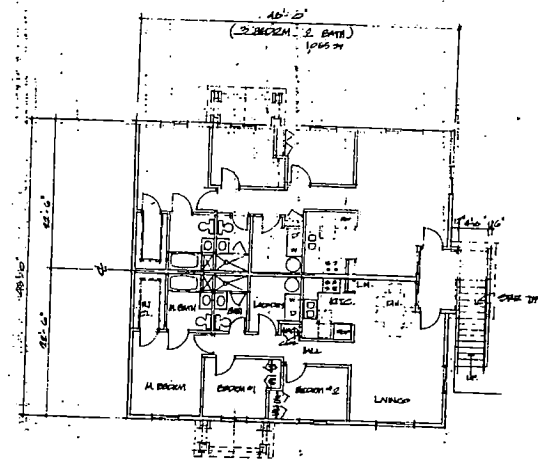


ZON-5062
SDR-5063
10-07-04 PC

SHEET 4
OF 7
7 / 22 / 0



2ND



1ST

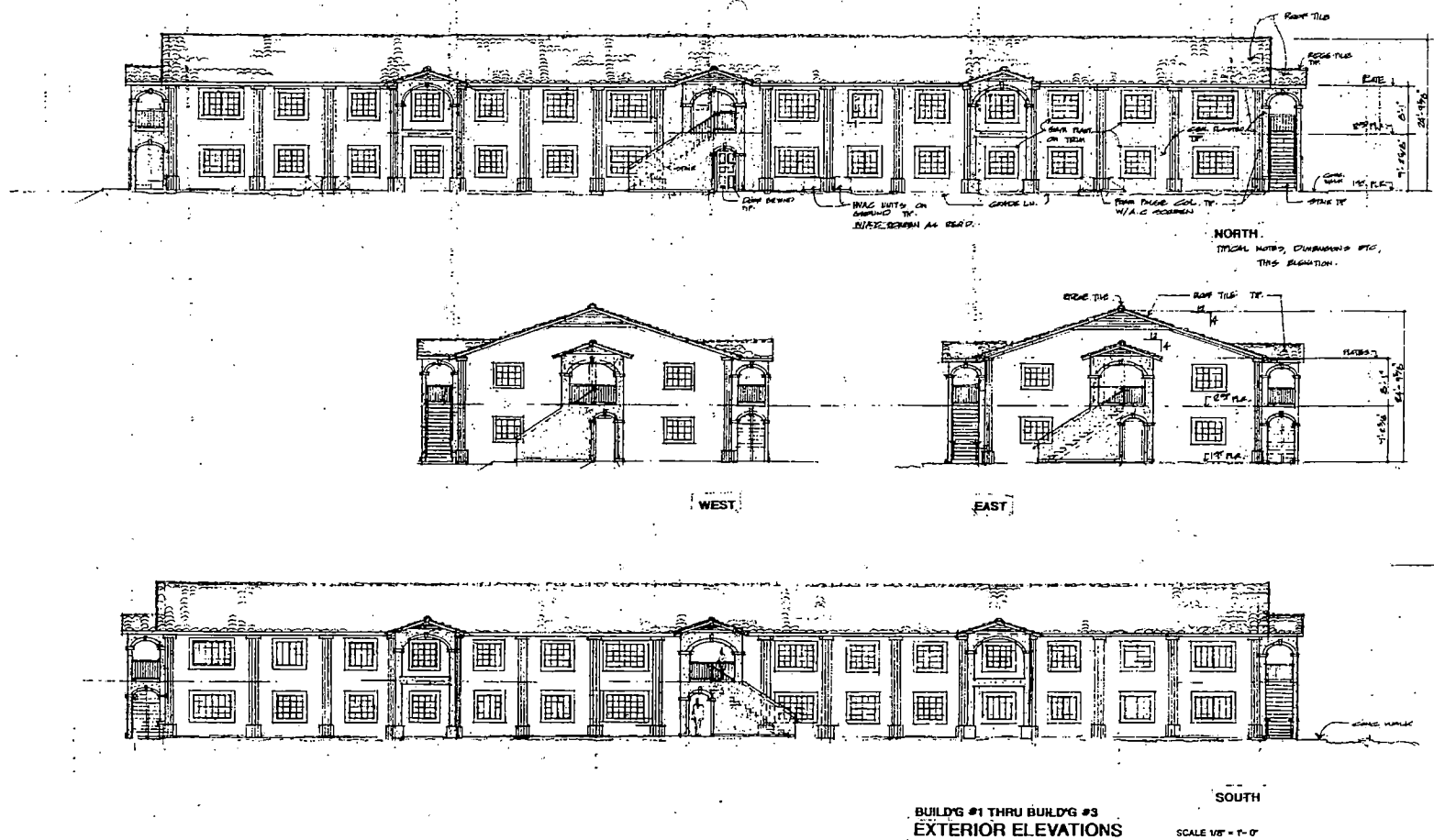
BUILDING #4
FLOOR PLANS
3 BEDRM 2 BATH

SCALE 1/8" = 1'-0"



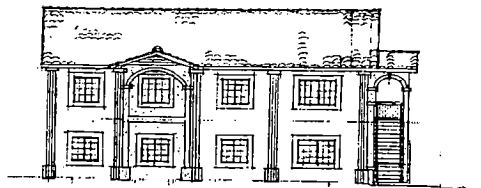
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SDR-5063
10-07-04 PC

SHEET 5
OF 7
7 / 22 / 04

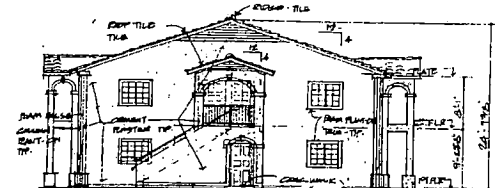


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10-07-04 PC

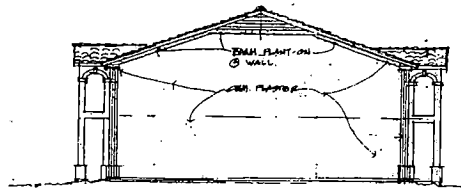
SHEET **6**
 OF 7
 7 / 22 / 04



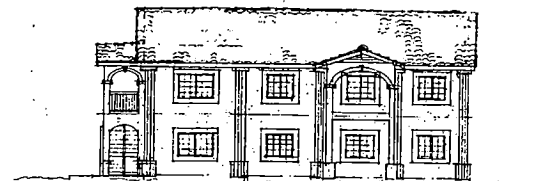
EAST



NOTES:
TYPICAL NOTES, DIMENSIONS AND
THIS ELEVATION



SOUTH



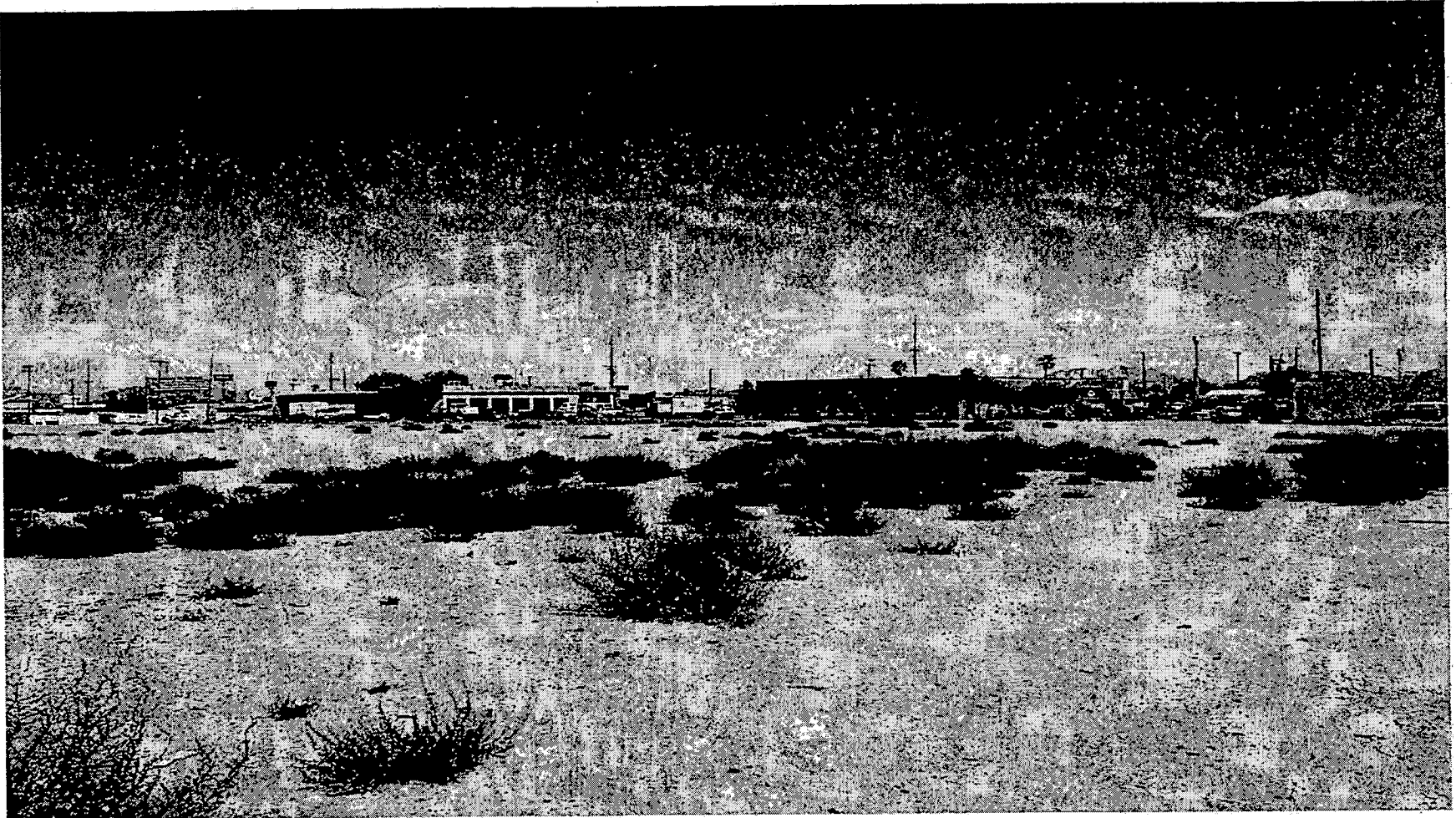
WEST

BUILDING #4
EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

SHEET 7
OF 7
7/12/04

ZON-5062
SDR-5063
10-07-04 PC



SDR-5063 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GREYMOUTH
HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: MARX FAMILY TRUST
NORTHEAST CORNER OF SEARLES AVENUE AND 23RD STREET
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

GPA-5075 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT -
 Request to amend a portion of the Southwest Sector of the General Plan FROM: SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO M (MEDIUM DENSITY RESIDENTIAL) on 10.16 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), Ward 2 (Wolfson).

ABEYANCE TO THE OCTOBER 21, 2004 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE to the October 21, 2004 Planning Commission Meeting

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-5081], Item 21 [GPA-5075], Item 22 [ZON-5076], Item 24 [SDR-5077] and Item 63 [TMP-5023] to 10/21/2004 Planning Commission meeting; Item 31 [GPA-5102], Item 58 [SUP-5112] and Item 59 [SDR-5116] to 11/04/2004 Planning Commission meeting; STRIKE Item 23 [SUP-5078] and TABLE Item 36 [GPA-5123] and Item 37 [ZON-5128] – UNANIMOUS

MINUTES:

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

(6:09 – 6:10)

1-265



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

G. C. WALLACE, PE/SE, PLS
JAMES A. DUDDLESTEN, PE
MICHAEL D. ROSS, PE
CHRISTOPHER W. ANDERSON, PE
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MARVIN W. MAIZE
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DERICK D.J. YORO, PE

AFFILIATE OFFICE IN
SACRAMENTO, CA

764.083.013

October 5, 2004

Gary Leobold
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89030

Re: Fulton Park (GPA 5075) – Abeyance request

Dear Mr. Leobold:

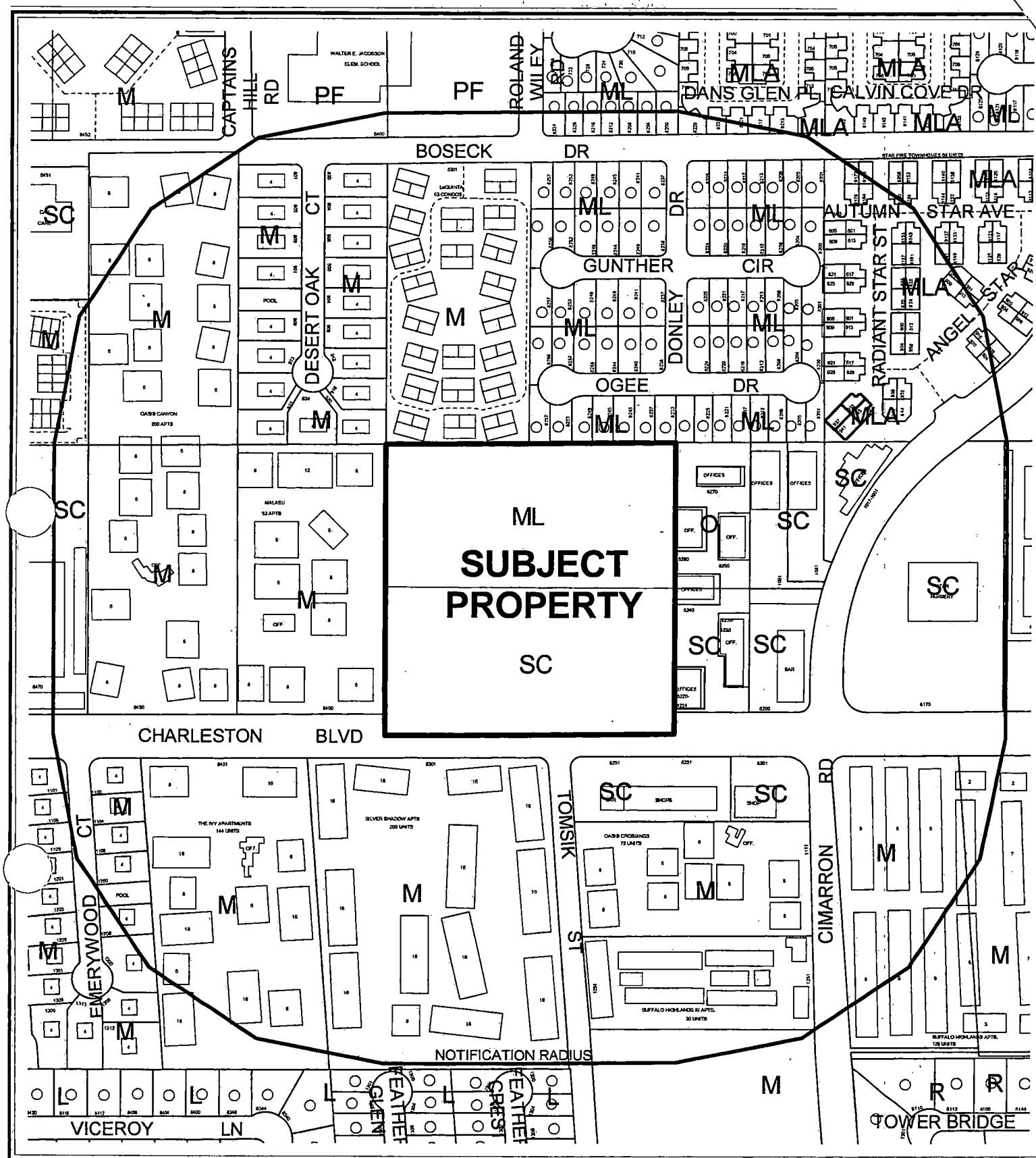
On behalf of our client, PN II Inc. dba Pulte Homes of Nevada, G. C. Wallace, Inc. requests that Application GPA-5075 scheduled for the October 7, 2004 Planning Commission project be held in abeyance until the **October 21, 2004** Planning Commission meeting date due to design difficulty.

Please do not hesitate to contact me with any further questions or concerns.

Very truly yours,

G.C. WALLACE, INC.

Chais Jenkins
Project Coordinator



CASE: GPA-5075

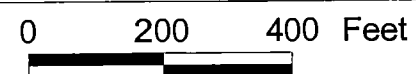
RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM-LOW DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)



M (MEDIUM DENSITY RESIDENTIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-5075 - GENERAL PLAN AMENDMENT - PUBLIC
HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU
OF LAND MANAGMENT

***ON OCTOBER 5, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN ABEYANCE
TO THE OCTOBER 21, 2004 PLANNING
COMMISSION MEETING.***

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA 5075 APN: 138-33-401-015

Name of Property Owner: USA - Bureau of Land Management

Name of Applicant: PN II Inc. dba Pulte Homes

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

Yes 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: JWP / [Signature]

Print Name: Jeremy Fritz Von Doetfcher

Subscribed and sworn before me

This 19th day of AUGUST, 2004

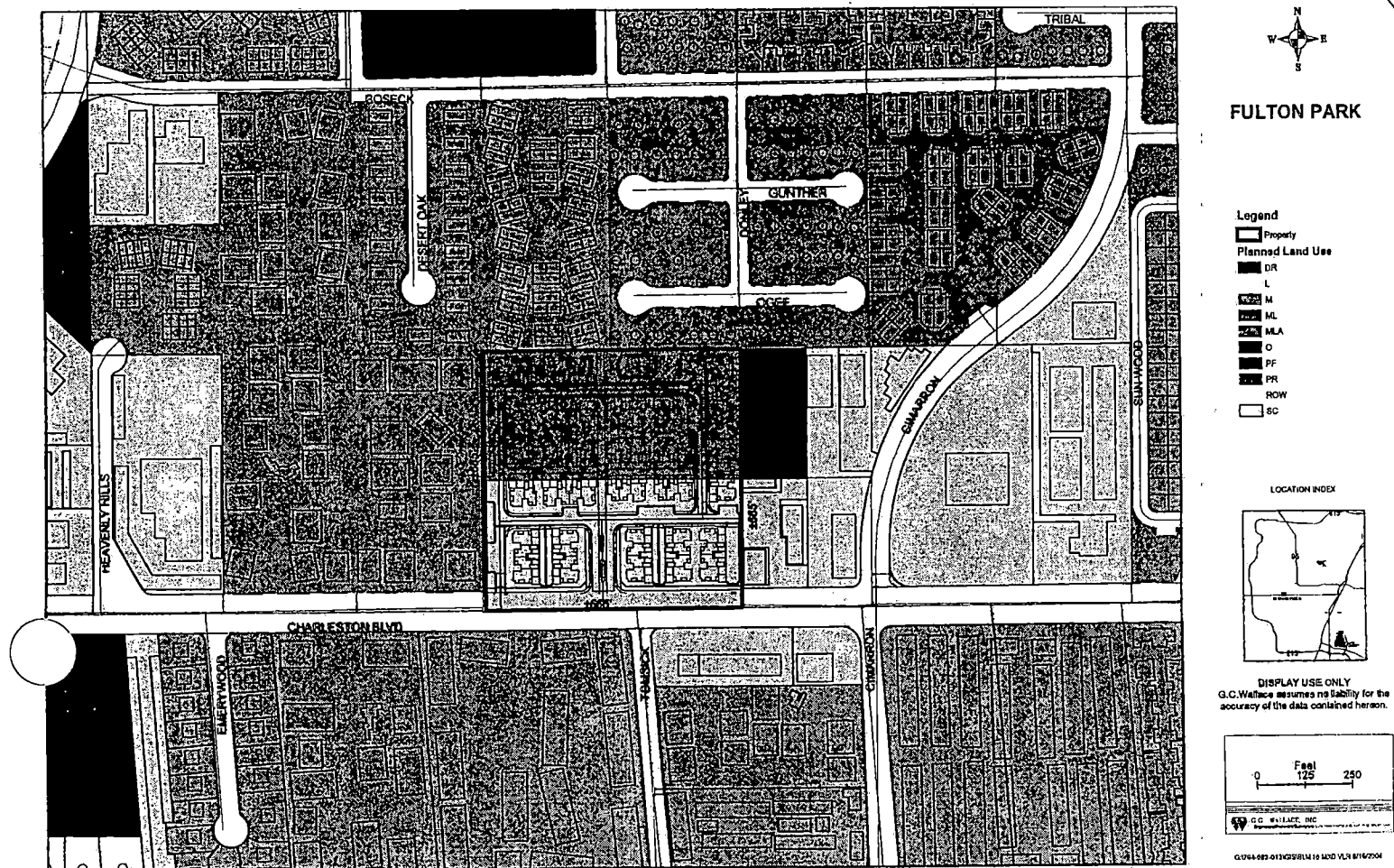
Notary Public in and for said County and State



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GINA R. BROWN

Revised 2/12/02 93-4425-1
My Appointment Expires Aug, 26, 2005

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



RECEIVED
AUG 23 2004

ZON-5076
SUP-5078
SDR-5077
10-07-04 PC



GPA-5075 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE
HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT
8324 WEST CHARLESTON BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-5076 - REZONING RELATED TO GPA-5075 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATIONS] TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 10.16 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), Ward 2 (Wolfson).

ABEYANCE TO THE OCTOBER 21, 2004 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE to the October 21, 2004 Planning Commission Meeting

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-5081], Item 21 [GPA-5075], Item 22 [ZON-5076], Item 24 [SDR-5077] and Item 63 [TMP-5023] to 10/21/2004 Planning Commission meeting; Item 31 [GPA-5102], Item 58 [SUP-5112] and Item 59 [SDR-5116] to 11/04/2004 Planning Commission meeting; STRIKE Item 23 [SUP-5078] and TABLE Item 36 [GPA-5123] and Item 37 [ZON-5128] – UNANIMOUS

MINUTES:

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

(6:09 – 6:10)

1-265



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

G. C. WALLACE, PE/SE, PLS
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DEBRA M. YAMACHIKA, PE
DERICK D.J. YORO, PE

AFFILIATE OFFICE IN
SACRAMENTO, CA

764.083.013

September 27, 2004

Gary Leobold
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89030

Subject: APPLICATIONS SDR-5077 & ZON-5076

Dear Mr. Leobold:

On behalf of our client, PN II Inc. dba Pulte Homes of Nevada, G. C. Wallace, Inc. requests that the applications for the above listed subject be held until the October 21, 2004 Planning Commission meeting. We are requesting the application hold due to a variance that must accompany these applications. We would like to request that the GPA-5075 application remain on the October 7, 2004 agenda. The variance application will be submitted to waive the 3:1 required set back for building # 7 on the plan.

The plan is currently lacking the amount of spaces needed to comply with code. We are now revising the plan adding parking spaces. We are also adding the required aprons to the plan to comply with code. A revised site plan will be submitted prior to the Planning commissions meeting for approval.

Very truly yours,

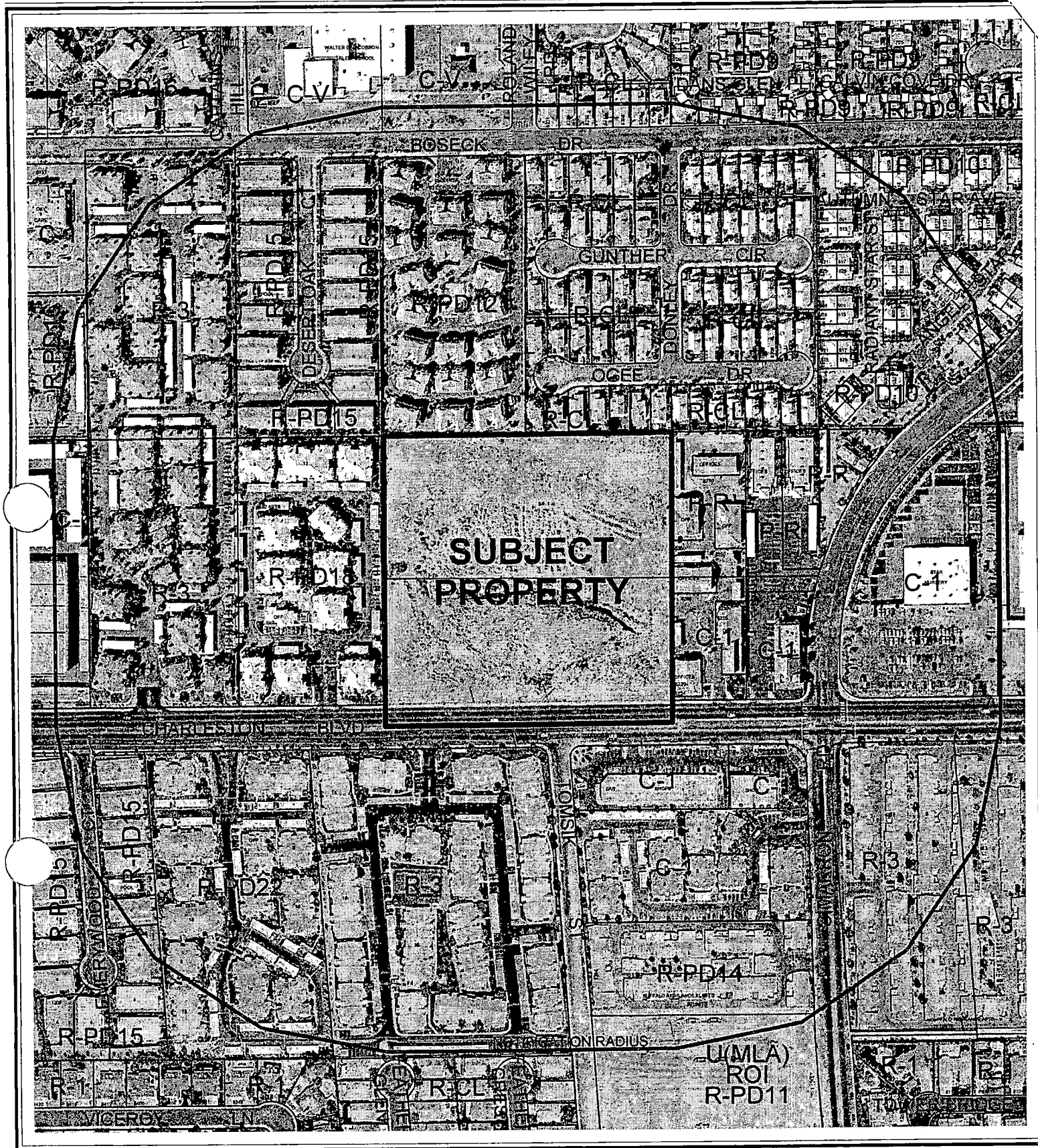
G.C. WALLACE, INC.

Chais Jenkins
Chais Jenkins
Project Coordinator



R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)





CASE: ZON-5076

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-5076 - APPLICANT: PN II INC. DBA PULTE HOMES -

OWNER: USA - BUREAU OF LAND MANAGMENT

**** CONDITIONS ****

***ON SEPTEMBER 27, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN ABEYANCE
TO THE OCTOBER 21, 2004 PLANNING
COMMISSION MEETING.***



Case Number: 70N - 5076 APN: 138-33-401-015

Name of Property Owner: USA - Bureau of Land Management

Name of Applicant: PN II Inc. dba Pulte Homes

Yes xx No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [Signature]

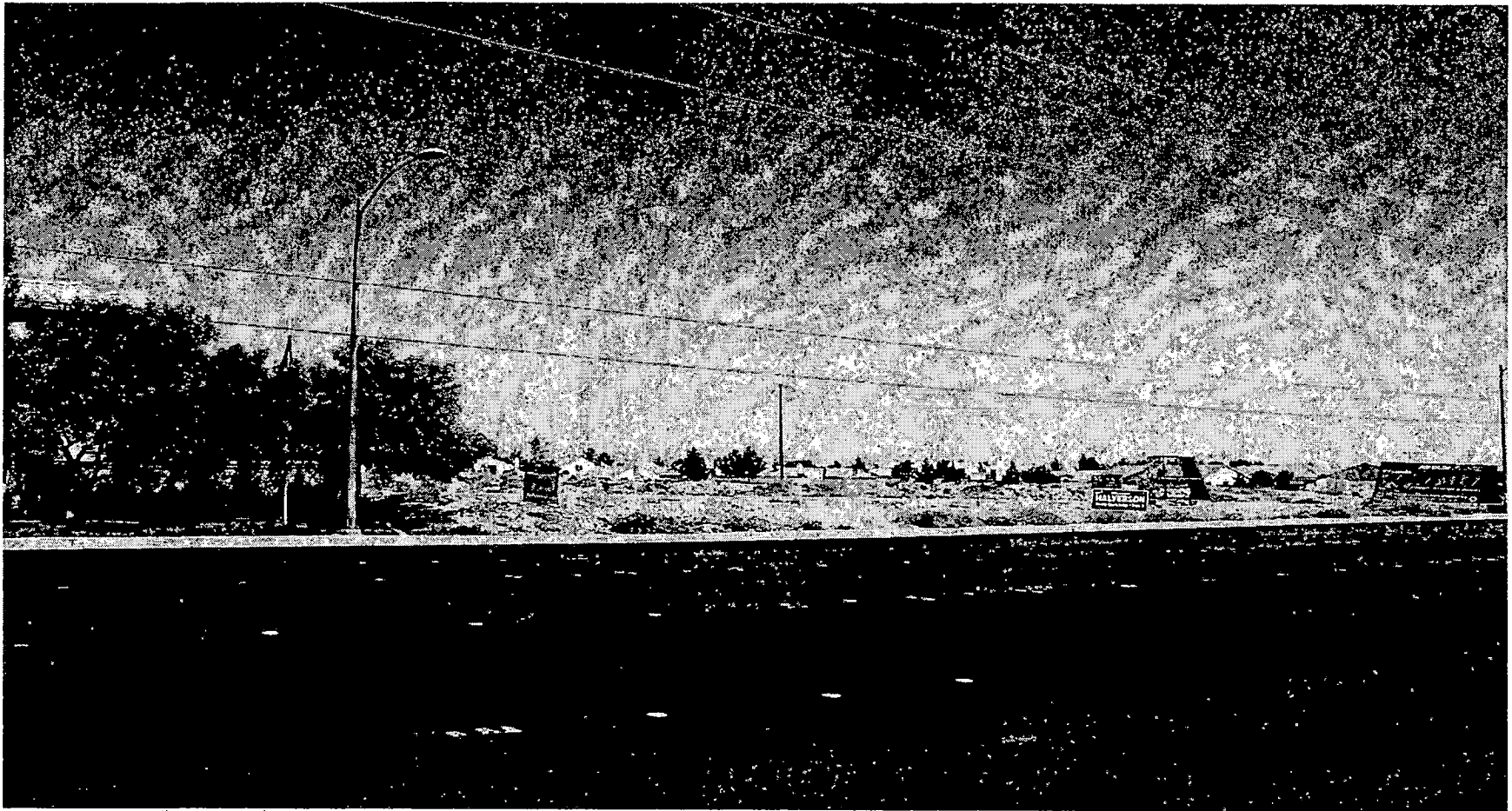
Print Name: ~~Jeremy Fritz~~ Don Dettmer

Subscribed and sworn before me

This 19th day of AUGUST, 2004

Notary Public in and for said County and State





ZON-5076 - REZONING - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER:
USA - BUREAU OF LAND MANAGEMENT
8324 WEST CHARLESTON BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-5078 - SPECIAL USE PERMIT RELATED TO GPA-5075 AND ZON-5076 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGMENT - Request for a Special Use Permit FOR A PROPOSED GATED SUBDIVISION WITH PRIVATE STREETS at 8324 West Charleston Boulevard (APN 138-33-401-015), U (Undeveloped) Zone [SC (Service Commercial) and ML (Medium-Low Density Residential) General Plan Designations] [PROPOSED: R-PD14 (Residential Planned Development - 14 Units per Acre)], Ward 2 (Wolfson).

STAFF REQUESTS THIS ITEM BE STRICKEN FROM THE AGENDA

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends STRICKEN from agenda

BACKUP DOCUMENTATION:

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

MOTION:

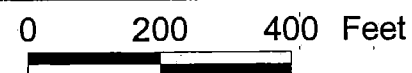
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-5081], Item 21 [GPA-5075], Item 22 [ZON-5076], Item 24 [SDR-5077] and Item 63 [TMP-5023] to 10/21/2004 Planning Commission meeting; Item 31 [GPA-5102], Item 58 [SUP-5112] and Item 59 [SDR-5116] to 11/04/2004 Planning Commission meeting; STRIKE Item 23 [SUP-5078] and TABLE Item 36 [GPA-5123] and Item 37 [ZON-5128] – UNANIMOUS

MINUTES:

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

(6:09 – 6:10)

1-265



R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5078 - SPECIAL USE PERMIT - PUBLIC HEARING -

APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND
MANAGEMENT

**** CONDITIONS ****

***STAFF REQUESTS THIS ITEM BE STRICKEN
FROM THE AGENDA.***



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5078 APN: 138-33-401-015

Name of Property Owner: USA - Bureau of Land Management

Name of Applicant: PN II Inc. dba Pulte Homes

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

Yes 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: ~~Jeremy Fritz~~ Don Dietrich

Subscribed and sworn before me

This 19th day of AUGUST, 2004

Notary Public in and for said County and State

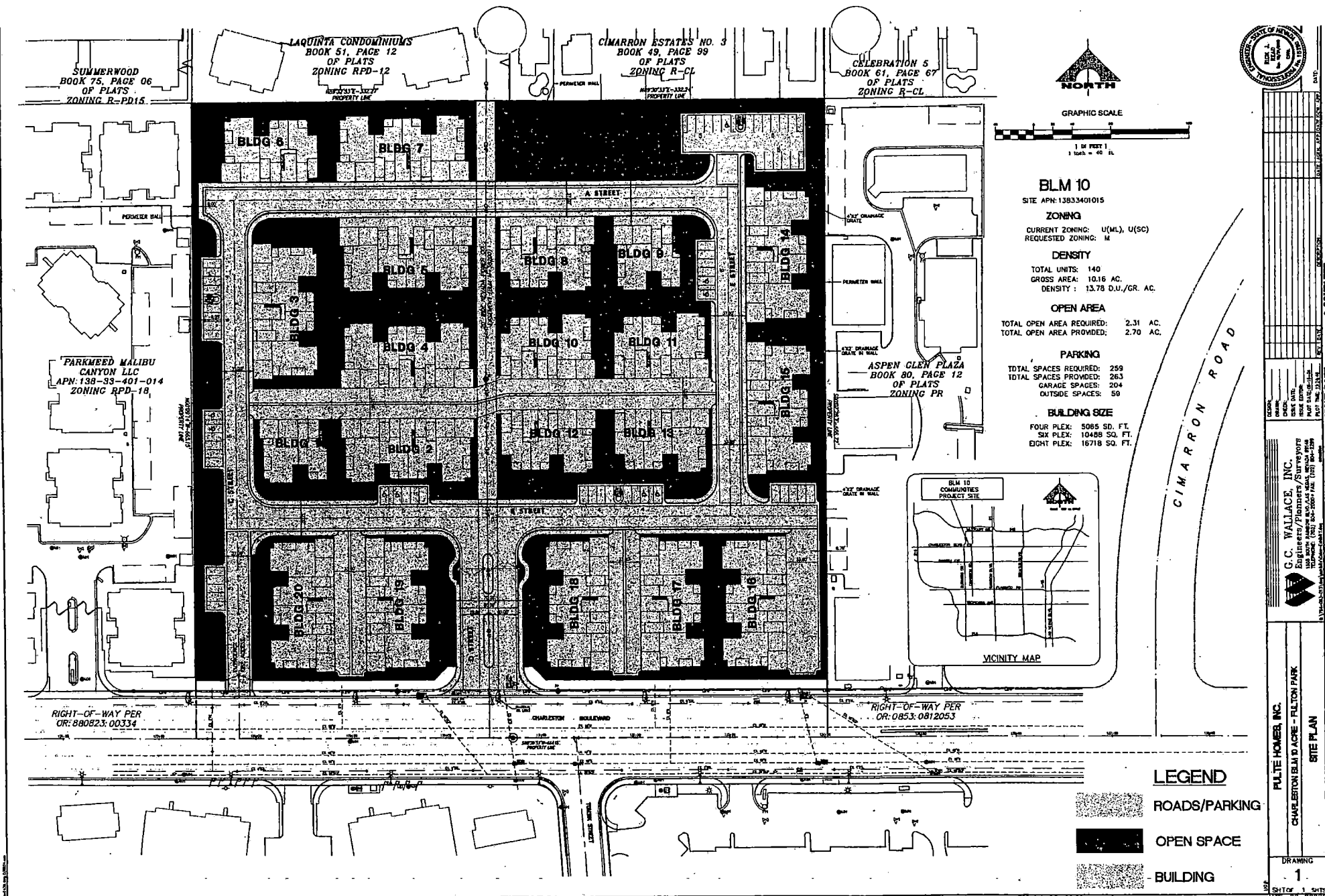


NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GINA R. BROWN

Revised 2/12/02

Revised 2/12/02 4425-1 GINA R. BROWN
Excludes Aug. 23, 2005

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-5077 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5075, ZON-5076 AND SUP-5078 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR A PROPOSED 140-UNIT CONDOMINIUM DEVELOPMENT on 10.16 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), U (Undeveloped) Zone [SC (Service Commercial) and ML (Medium-Low Density Residential) General Plan Designations] [PROPOSED: R-PD14 (Residential Planned Development - 14 Units per Acre) Zone], Ward 2 (Wolfson).

ABEYANCE TO THE OCTOBER 21, 2004 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE to the October 21, 2004 Planning Commission Meeting

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-5081], Item 21 [GPA-5075], Item 22 [ZON-5076], Item 24 [SDR-5077] and Item 63 [TMP-5023] to 10/21/2004 Planning Commission meeting; Item 31 [GPA-5102], Item 58 [SUP-5112] and Item 59 [SDR-5116] to 11/04/2004 Planning Commission meeting; STRIKE Item 23 [SUP-5078] and TABLE Item 36 [GPA-5123] and Item 37 [ZON-5128] – UNANIMOUS

MINUTES:

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

(6:09 – 6:10)

1-265

**G. C. WALLACE, INC.****Engineers • Planners • Surveyors**

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 FRED KHANBOLOUKI, PE
 SCOTT R. LANDERMAN, PLS
 PAUL R. LOHMAN, PE
 RICHARD A. LOZANO, PE
 MICHAEL J. LUDWIG, PE
 CHRISTOPHER M. LUQUETTE, PE, CFM
 JEFFERY J. MCBRIDE, PE
 WILLIAM METCALF
 MATTHEW D. MEYER, PE
 WILLIAM J. MEYER, PE
 RIMAH I. NAZZAL, PE/SE
 GIA D. NGUYEN, PE
 JERRY E. PASCOE, PLS
 WESLEY T. PETTY, PE
 CHRISTOPHER W. PLUTTE, PE
 RICK J. READ, PE
 BRADFORD G. ROCKWELL, PE
 CHRISTOPHER B. SMITH, PE
 DONNA J. STRALOW, PLS
 S. TRACY STRATTON
 CHURAIRAT (ANN) TANAKU*, PE
 GRANT Y. TOKUMI, PE
 KEVIN L. TOMLINSON, PE
 JERRY TSUNET
 F. EDUARDO VILLALOBOS, PE/SE
 PAUL J. VILLALUZ, PE
 KEVIN W. WALLACE, PLS
 GLENN B. WATANABE, PE
 STEPHEN L. WEATHERMAN, PE
 MANSON W. WONG, PE, PTOE
 DEBRA M. YAMACHIKA, PE
 DERICK D.J. YORO, PE

AFFILIATE OFFICE IN
 SACRAMENTO, CA

764.083.013

September 27, 2004

Gary Leobold
 City of Las Vegas
 731 S. Fourth Street
 Las Vegas, Nevada 89030

Subject: APPLICATIONS SDR-5077 & ZON-5076

Dear Mr. Leobold:

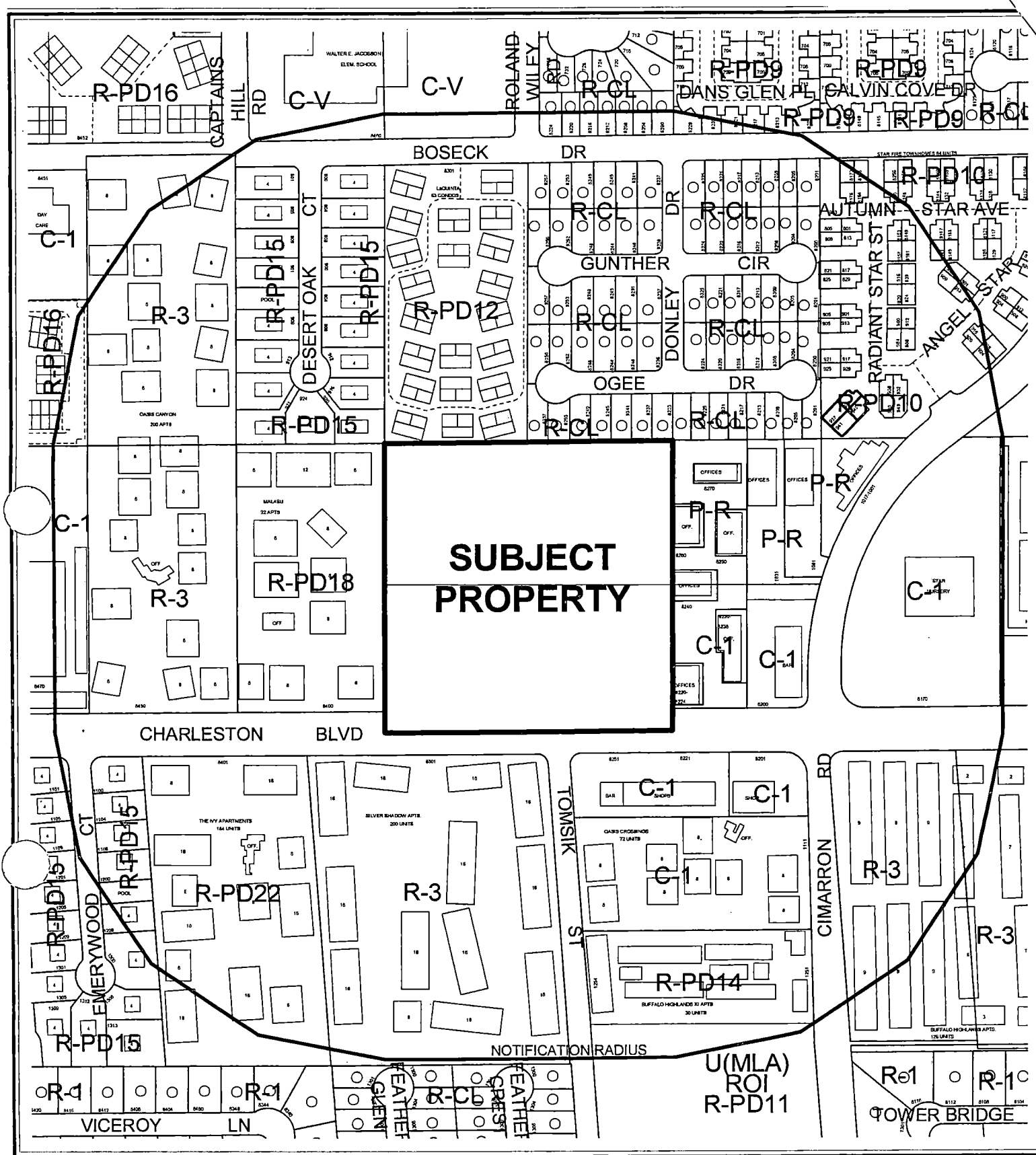
On behalf of our client, PN II Inc. dba Pulte Homes of Nevada, G. C. Wallace, Inc. requests that the applications for the above listed subject be held until the October 21, 2004 Planning Commission meeting. We are requesting the application hold due to a variance that must accompany these applications. We would like to request that the GPA-5075 application remain on the October 7, 2004 agenda. The variance application will be submitted to waive the 3:1 required set back for building # 7 on the plan.

The plan is currently lacking the amount of spaces needed to comply with code. We are now revising the plan adding parking spaces. We are also adding the required aprons to the plan to comply with code. A revised site plan will be submitted prior to the Planning commissions meeting for approval.

Very truly yours,

G.C. WALLACE, INC.

Chais Jenkins
 Project Coordinator



CASE: SDR-5077

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5077 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC
HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU
OF LAND MANAGMENT

***ON SEPTEMBER 27, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN ABEYANCE
TO THE OCTOBER 21, 2004 PLANNING
COMMISSION MEETING.***



Case Number: SDR-5077 APN: 138-33-401-015

Name of Property Owner: USA - Bureau of Land Management

Name of Applicant: PN II Inc. dba Pulte Homes

Yes xx No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: *[Signature]*

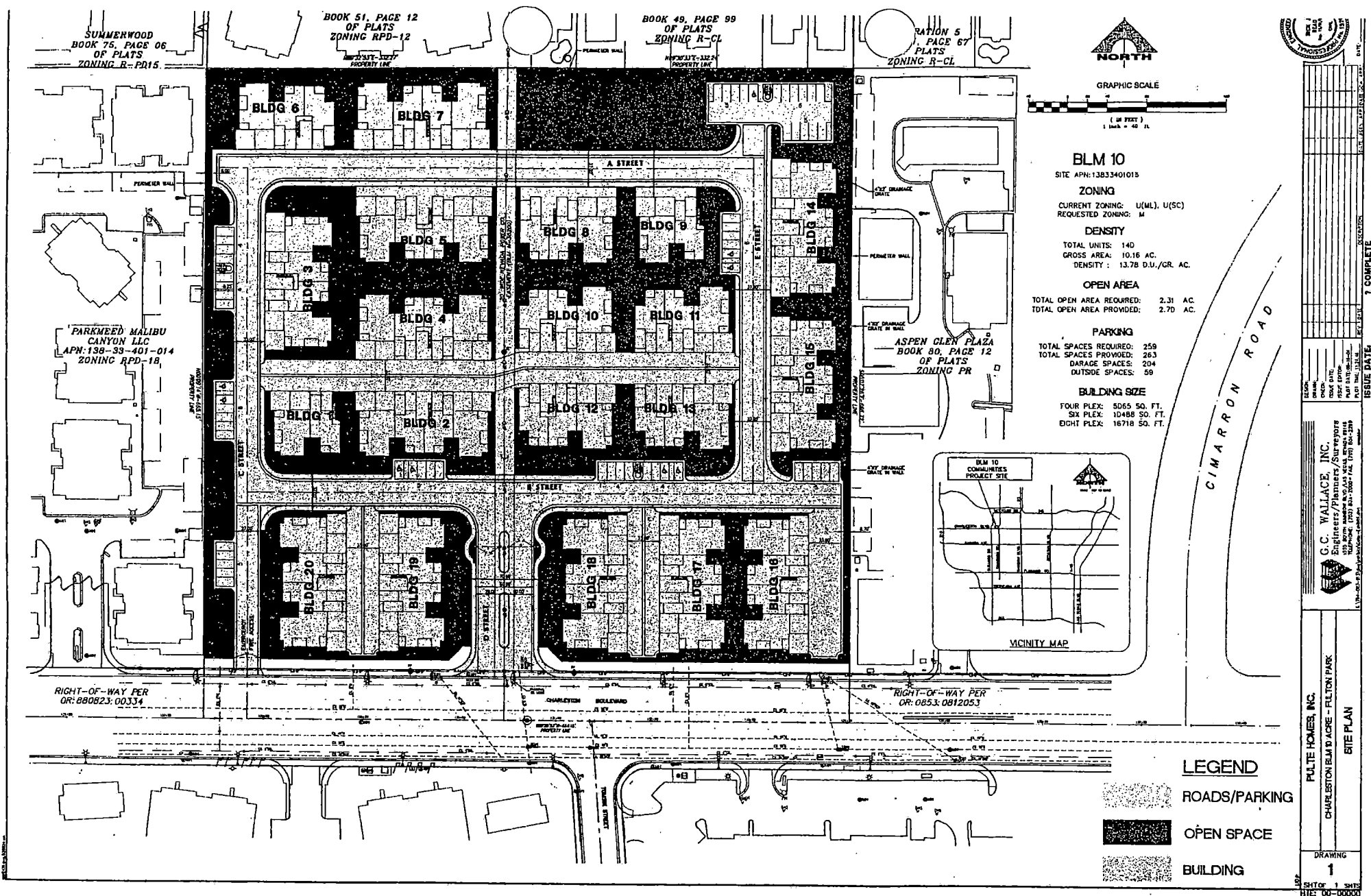
Print Name: ~~Jeremy Fritz~~ Don Koetter

Subscribed and sworn before me

This 19th day of AUGUST, 2004

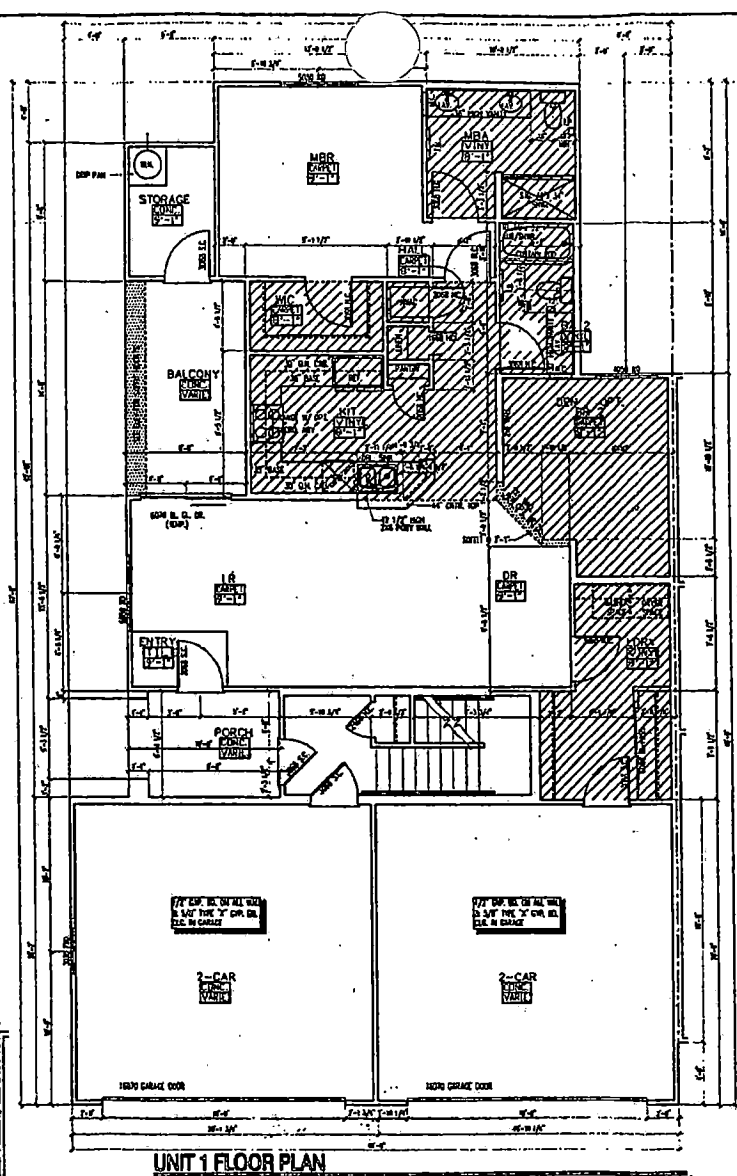
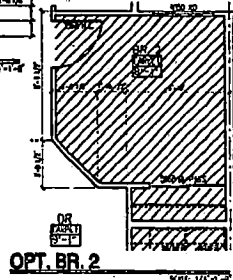
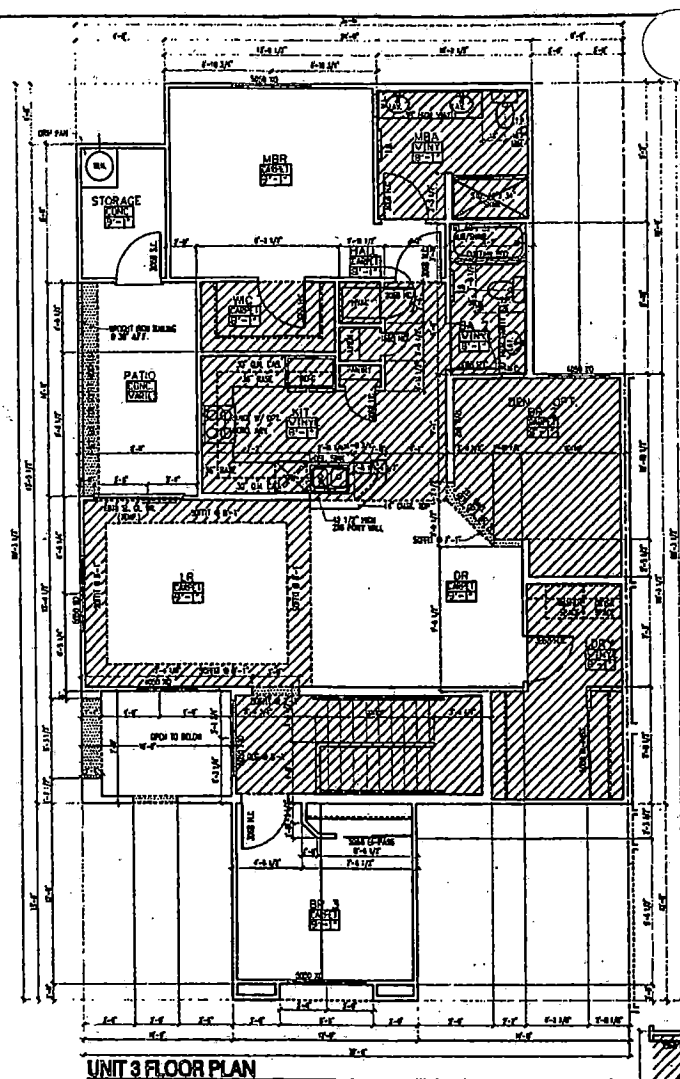
Notary Public in and for said County and State





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AUG 23 2004

ZON-5076
SUP-5078
SDR-5077
10-07-04 PC



GENERAL CONS. NOTES FLOOR PLAN

- 1. LEGEND**
WALL SYSTEM:
2x4 STUD WALL, SEE STRUCT. FOR SPECIFICATION
2x4 STUD WALL, SEE STRUCT. FOR SPECIFICATION
EXTERIOR FINISH:
1/2" GYPSUM BOARD UNDO, TAPED, JOINTED AND PAINTED, USE WATER RESISTANT GYP. BD. AROUND DOOR AND WINDOW, USE 5/8" TYPE "X" FOR ALL WALLS W/OUT GARAGE.
PLAN LEGEND:
PLAN SHED / SLOPE
SEE PLAN FOR MOORE
FURRED CEILING
TYP. CLG. (CLG. CL.)
RM NAME - ROOM NAME
FLOOR FINISHES
CEILING TYPE OR HEIGHT
- 2. ALL CORNERS & WALLS OF GARAGE SHALL BE ONE LAYER 5/8" TYPE "X" GYP. BD. (TAPED, JOINTED AND PAINTED).**
- 3. 1" DIA. DRYER VENT THRU WALL OR ROOF SHALL NOT EXCEED 14" & (2) 8" DIA. VENT CLAMPERS @ 6" DIA.**
- 4. ALL DOOR AND WINDOW GLAZING SHALL MEET THE REQUIREMENTS OF THE 2001 IBC, SECTION 603.01, UNLESS SPECIFICALLY IDENTIFIED ON THE PLAN. ALL GLAZING IN HAZARDOUS AREAS SHALL BE PER SECTION 603.04.**
- 5. ALL EXTERIOR WALLS AROUND LAMBLE FLOOR SPACE AND SEPARATING WALL BETWEEN GARAGE AND LAMBLE FLOOR SPACE SHALL RECEIVE 2-18 BLOOM INSUL. (U.M.A.).**
- 6. ALL ROOF ATTIC SPACE OVER LAMBLE FLOOR SHALL RECEIVE 2-18 BLOOM INSUL. (U.M.A.).**
- 7. RETROCEILING SHALL BE PRE-PLANNED FOR REMOVAL.**
- 8. CEILING AT COVERED ENTRY SHALL BE STUDDED OVER METAL LATH PER IBC 2001, SECTION 903.01 AND TABLE 702.1.**
- 9. ALL FOUNDATION AND BASE PLATES ON SILL AND SLEIGHTS ON MASONRY OR CONCRETE SLABS IN DIRECT CONTACT WITH EARTH SHALL BE TREATED WOOD ON FOUNDATION GRADE REDWOOD.**

LAS VEGAS DIVISION
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NEVADA 89134 (702) 256-7900

Pulte Homes

**FLOOR PLAN
UNITS 1 AND 3**

NO.	DATE	BY	CHKD.
1	10/07/04	PC	
2			
3			
4			
5			

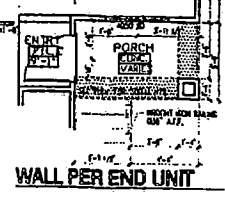
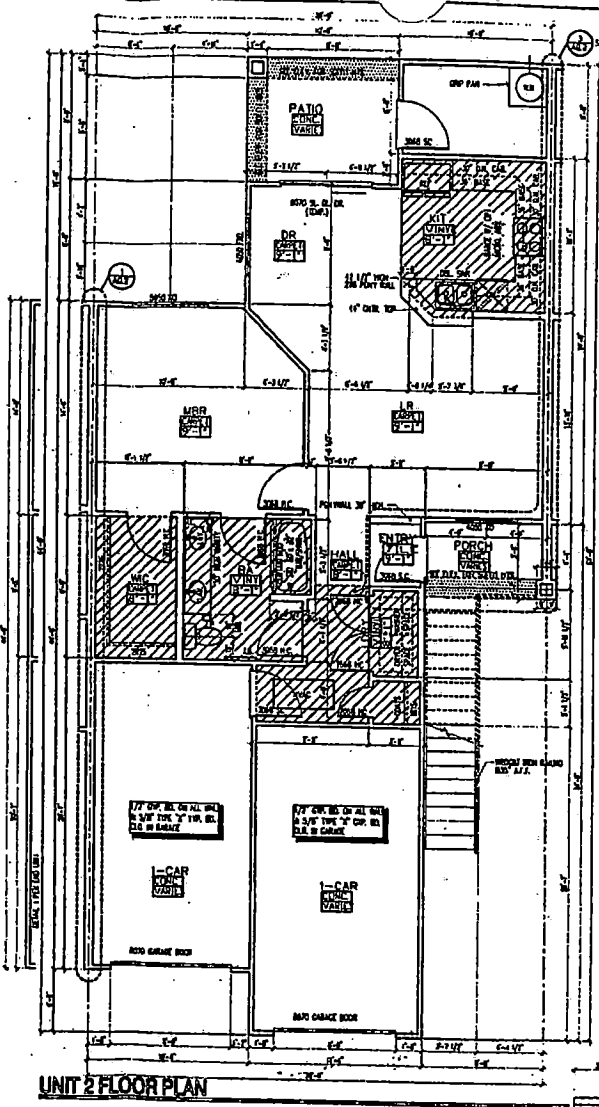
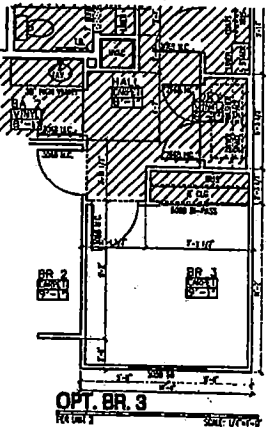
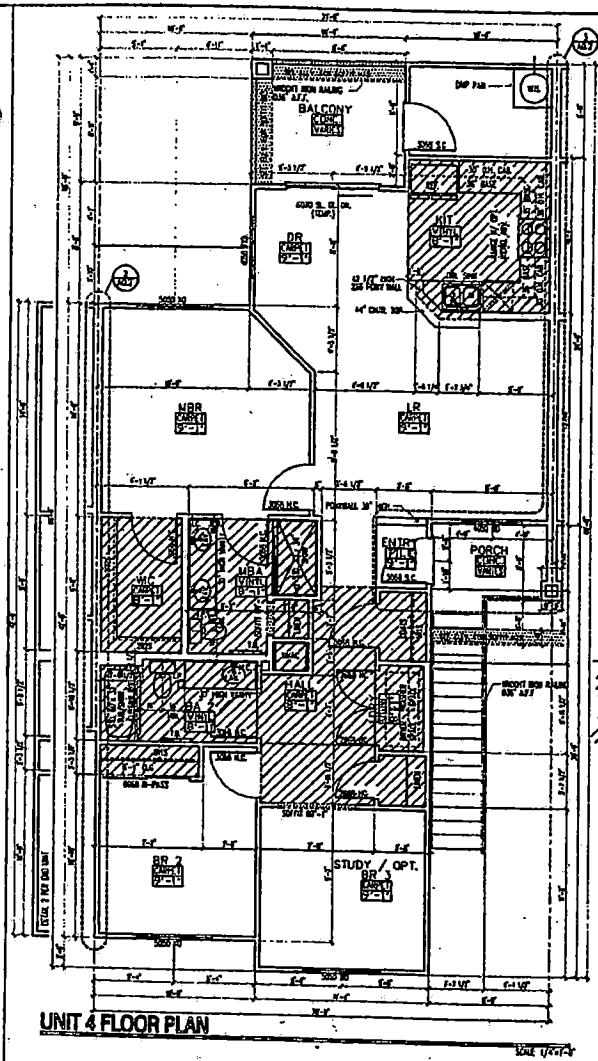
**CONDO
TERRASIN**

U1&3

A0.1

ZON-5076
SUP-5078
SDR-5077
10-07-04 PC

RECEIVED
AUG 23 2004



GENERAL CONS. NOTES FLOOR PLAN

1. LEGEND
WALL SYSTEM:
2x4 STUD WALL, SEE STRUCT. FOR SPECIFICATION
2x4 STUD WALL, SEE STRUCT. FOR SPECIFICATION
EXTERIOR FINISH:
1. COAT STUCCO SYSTEM OVER FORM BR. SEE CLM SPEC ON SHEET A-10
INTERIOR FINISH:
1/2" GYPSEUM BOARD WALL, PAINTED
RESISTANT CIP. SL. AROUND SHOWER AND TUB AREA, USE 3/8" TYPE "X" FOR ALL WALLS MOORE GARAGE.
PLAN LEGEND:
Hatched area: PLANT SHELVE / SINKS
Hatched area: SEE PLAN FOR HEIGHT
Hatched area: FURRED CEILING
Hatched area: TOP, CLG. (JAN.)
RM NAME: ROOM NAME
FLOOR FINISH: FLOOR FINISH
CEILING TYPE OR HEIGHT: CEILING TYPE OR HEIGHT
2. ALL CORNERS & WALLS OF GARAGE SHALL BE ONE LAYER 5/8" THK. "X" CIP. SL. (TAPED, TEXTURED AND PAINTED).
3. 4" DIA. DRYER VENT SHALL BE ON ROOF SHALL NOT EXCEED 14' & (2) 90° ELBOWS. W/ DAMPER @ OUT.
4. ALL DOOR AND WINDOW GLAZING SHALL MEET THE REQUIREMENTS OF THE 2003 IBC, SECTION 705.1.1. ALL GLAZING IN HAZARDOUS AREAS SHALL BE PER SECTION 705.1.1.
5. ALL EXTERIOR WALLS AROUND LIVABLE FLOOR SPACE AND SEPARATING WALL BETWEEN GARAGE AND LIVABLE FLOOR SPACE SHALL RECEIVE R-19 BLOWN INSUL. (JAN.).
6. ALL ROOF AT THE SPACE OVER LIVABLE FLOOR AREA SHALL RECEIVE R-30+ BLOWN INSUL. (JAN.).
7. REFRIGERATION SHALL BE PER-PLUMBED FOR INSTALL.
8. CEILING AT COVERED ENTRY SHALL BE STUCCO OVER METAL LATH PER IBC 2003, SECTION 705.1.1 AND TABLE 705.1.1.
9. ALL FOUNDATION AND SOLE PLATES ON GRS AND SLEEPERS ON MASONRY OR CONCRETE SLABS IN DIRECT CONTACT WITH EARTH SHALL BE TREATED WOOD OR FOUNDATION GRADE, REDWOOD.

LAS VEGAS DIVISION
1035 VILLAGE CENTER CIR. CL. B, SUITE 200
LAS VEGAS, NEVADA 89134 (702) 256-7800

Pulte Homes

FLOOR PLAN
UNITS 2 AND 4

UNIT 2	1,177 S.F.
UNIT 4	1,177 S.F.

CONDO
TERRASIN

U 2&4

ZON-5076
SUP-5078
SDR-5077
10-07-04 PC

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Fulton Park

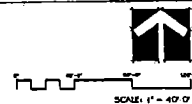
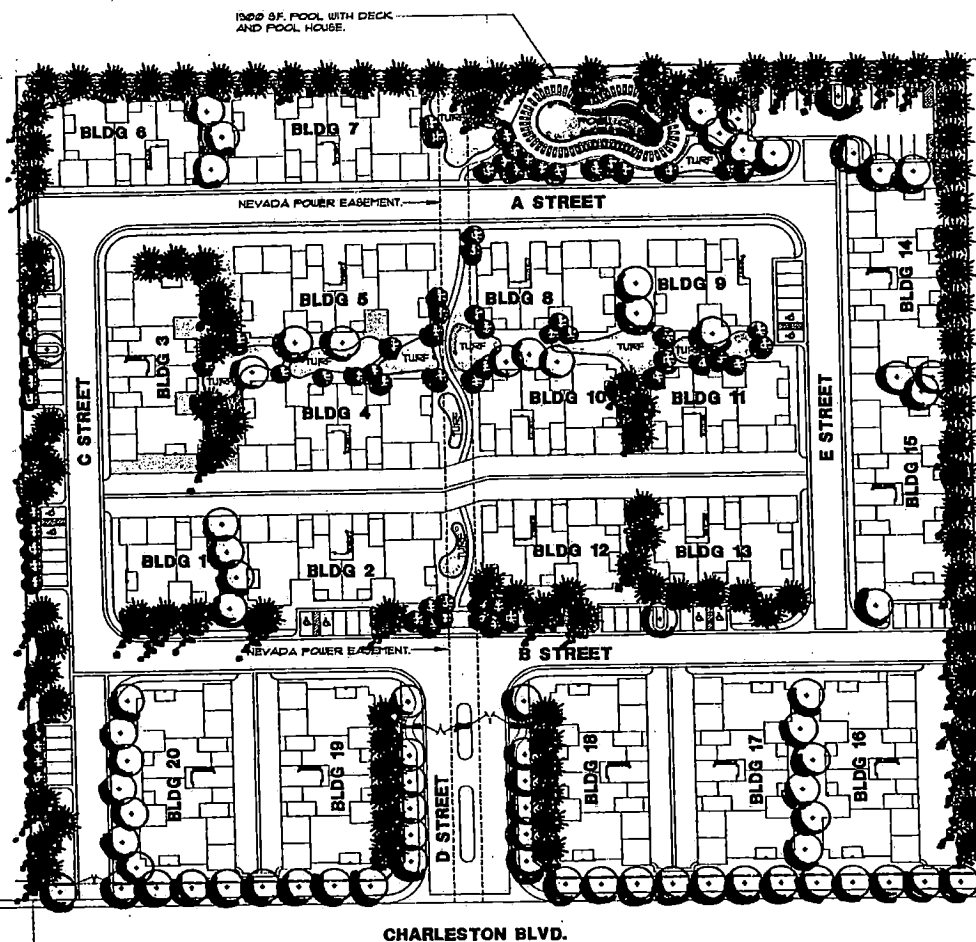
by Pulte Homes

PLANTING LEGEND

TYPE	BOTANICAL NAME	SIZE	QTY
	SHADE TREES: FRAXINUS VELUTINA CHITALPA TASH-KENTENBIS PRINCEPS CHILIBIS ULMUS PARVIFOLIA	24" BOX	66
	CONIFER TREES: PINUS ELIDARICA PINUS MAFEPENBIS PINUS PINEA PINUS ROXBURGHII	24" BOX	12
	ACCENT TREES: LIGUSTRUM LUCIDUM PIRUS KAWAKASII PRINUS CERRASIFERA ARBUSUS UNEDO	24" BOX	55
NOT SHOWN	SHRUBS: CAESALPINIA MEXICANA CASSIA PHYLODENDRA CONVOLVULUS CRISORUM EUCENTHUS JAPONICA EURYOPS PECTINATUS LANTANA SP. LEUCOPHYLLUM SP. LIGUSTRUM JAPONICUM PHOTINIA FRASERI PITTOCOPIUM TOSIRA ROSMARINUS OFFICINALIS XTLOSMIA CONGESTUM	9 GAL	11200

HARDSCAPE LEGEND

	CONCRETE MOSAIC
	POOL HOUSE/RESTROOM
	LOUNGE CHAIR



**SOUTHWICK
LANDSCAPE
ARCHITECTS**

6342 McLeod Drive
Suite 3
Las Vegas, NV 89120

Phone 702.597.8308
Fax 702.597.5272

STAMP

CONSULTANT

**FULTON PARK
BY PULTE HOMES**
CHARRON AND CHARLESTON
LAS VEGAS, NEVADA

REVISIONS

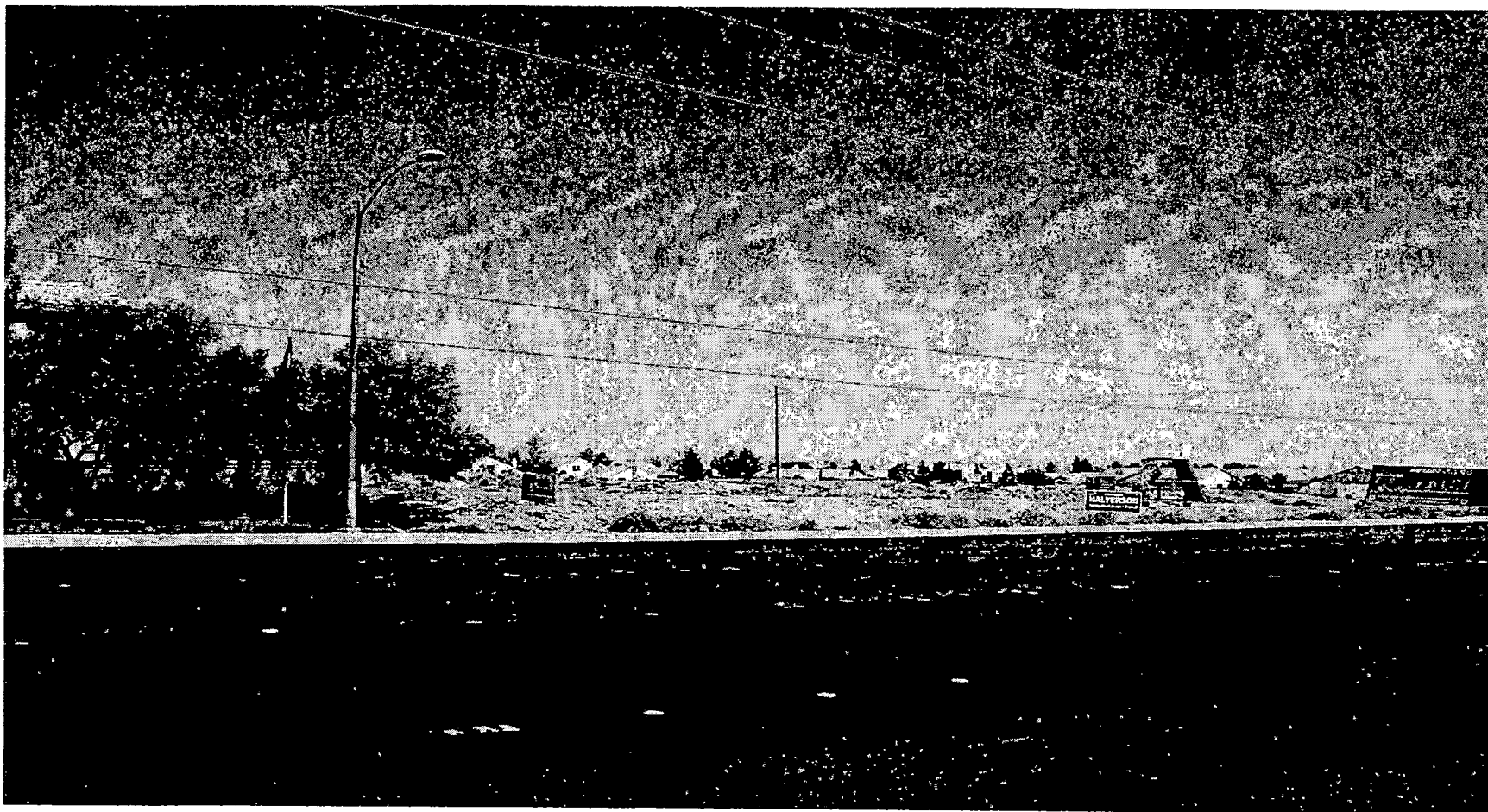
SHEET CONTAINS
**CONCEPTUAL
LAYOUT
PLAN**

DRAWN BY
REVIEWED BY
DATE AUGUST 16, 2004
PROJECT NO. 000
SHEET

L1.0

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SDR-5077
10-07-04 PC

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SDR-5077 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PN II INC. DBA
PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT
8324 WEST CHARLESTON BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04