City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 25 [GPA-5082] and Item 26 [VAC-5101].

GARY LEOBOLD, Planning and Development, stated the request is to re-designate the northern part of the site (1.58 acres) from Low Density Residential to Service Commercial and the southern portion of the site (4.4 acres) to Medium-Low Attached Density Residential. The amendment consists of another application that will be followed on 11/04/2004 by companion items, as the commercial portion of the parcel will reflect two separate and distinct uses, a supper club and a residential development.

MINUTES – Continued:

The M zoning will provide a buffer between the office and commercial uses on the north and the medium-low density residential to the south.

Seven residents attended a neighborhood meeting held on September 20, 2004. The residents were in favor of the proposed project, as long as apartments were not built on the site.

Staff supports the proposed project because of the transitional nature of the land use going from Service Commercial on Bonanza Road through a moderate density single family product with approximately 10 units per acre and then to the existing low density area to the south at 5.5 units per acre.

Regarding the Vacation, it affects a drainage easement across the middle of the sight, which would be unnecessary as the site is developed and two ingress/egress easements are of no use to the City at this time.

BONNIE CISNEROS, 4550 W. Oakey Boulevard, applicant/owner, agreed to staff's recommendations.

CARLOS GARCIA, 3512 Diamond Head, stated he owns a home, which is adjacent to the proposed property. He added that he received late notification of the meetings, as he was out of town and could not attend them. He requested more information relative to the proposed project, such as how the walls would be placed behind their properties or would the existing wall suffice; how the two-story homes would affect his privacy as there would be a home to his left and right, as well as two directly behind his property. He also felt that the proposed 41 homes would be excessive. There will be families moving in, but the schools in this area are already overpopulated.

MARTHA CENTERO, a resident who lives on Hudson Bay, commented that there are existing apartments in this area. She voiced her concern and pointed out that individuals who live in apartments do not take care of their property in the same manner as homeowners

CHAIRMAN TRUESDELL responded that although the Site Plan Review is not on the agenda, what is being proposed with the General Plan Amendment is single family residences. He then confirmed with MR. LEOBOLD that the aforementioned companion items are scheduled on the agenda for the 11/04/2004 Planning Commission meeting, and the residents would receive notification. CHAIRMAN TRUESDELL then requested the applicant to obtain MR. GARCIA and MS. CENTERO'S contact information to ensure they are notified of the next neighborhood meeting.

MINUTES – Continued:

COMMISSIONER EVANS expressed concern with the request regarding splitting the parcel and using it for two separate uses, as well as, the request to amend the General Plan from Low Density Residential to Service Commercial. He also questioned why a Site Plan was not available. MR. LEOBOLD responded that normally if there are companion applications, staff presents them as a package to alleviate any potential confusion. However, the applicant is not precluded from bringing in a General Plan Amendment. Staff looks at whether the land use is appropriate in the manner that it is presented. Staff has reviewed the request, particularly how the parcel would be split and utilized for two separate and distinct uses. As a result, staff felt that it would be appropriate to move forward with this application because of the transitional nature, even though the companion items are yet to be presented. He added that this application started out as an Residential Compact Lots recommendation and staff could not accept that. Thereafter, the applicant had to revise the application and put it into an Residential Planned Developments format, which is what will be presented to the Commission in November. He also confirmed for COMMISSIONER EVANS that the Site Plan will come forward at a future date and will be for Residential (RPD 9), a 41-lot single-family project.

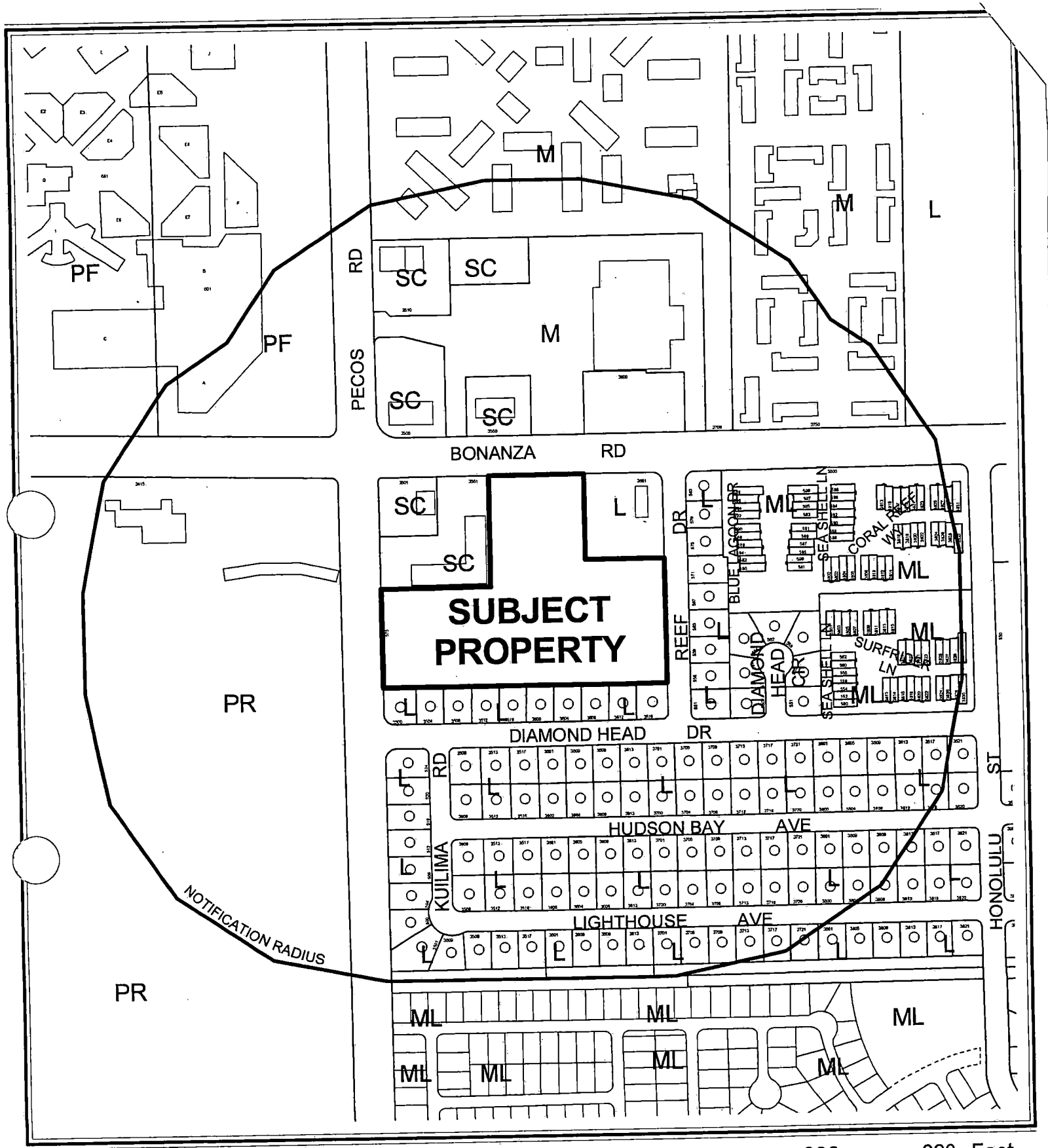
ROBERT GENZER, Planning and Development, also responded that the proposed portion of the property that would be Service Commercial is the middle portion of the site. The remaining portion going east to west is for residential. He then emphasized that the only application before the Commission at this meeting is the General Plan Amendment and the Vacation.

VICE CHAIRMAN NIGRO questioned the reason for Medium-Low Attached Density Residential. MR. LEOBOLD answered that if it was Medium Low, it would be eight units per acrea, so having it as Medium-Low Attached Density Residential would allow for 12 units per acre. The proposed project would be approximately 9-10 units per acre. He added that the zoning on this site is C-1 even though the designation is Low Density Residential. So the idea of a transition from Commercial to denser Residential to less dense is an appropriate concept.

COMMISSIONER EVANS wanted to clarify for those in the audience that they would have an opportunity to address any issues relative to the site and the design of the project when the application comes forward. CHAIRMAN TRUESDELL reiterated that the applicant needs to ensure contact is made to those residents so they will have an opportunity to speak and voice any and all concerns at the next meeting.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 25 [GPA-5082] and Item 26 [VAC-5101].

(6:57 – 7:09)

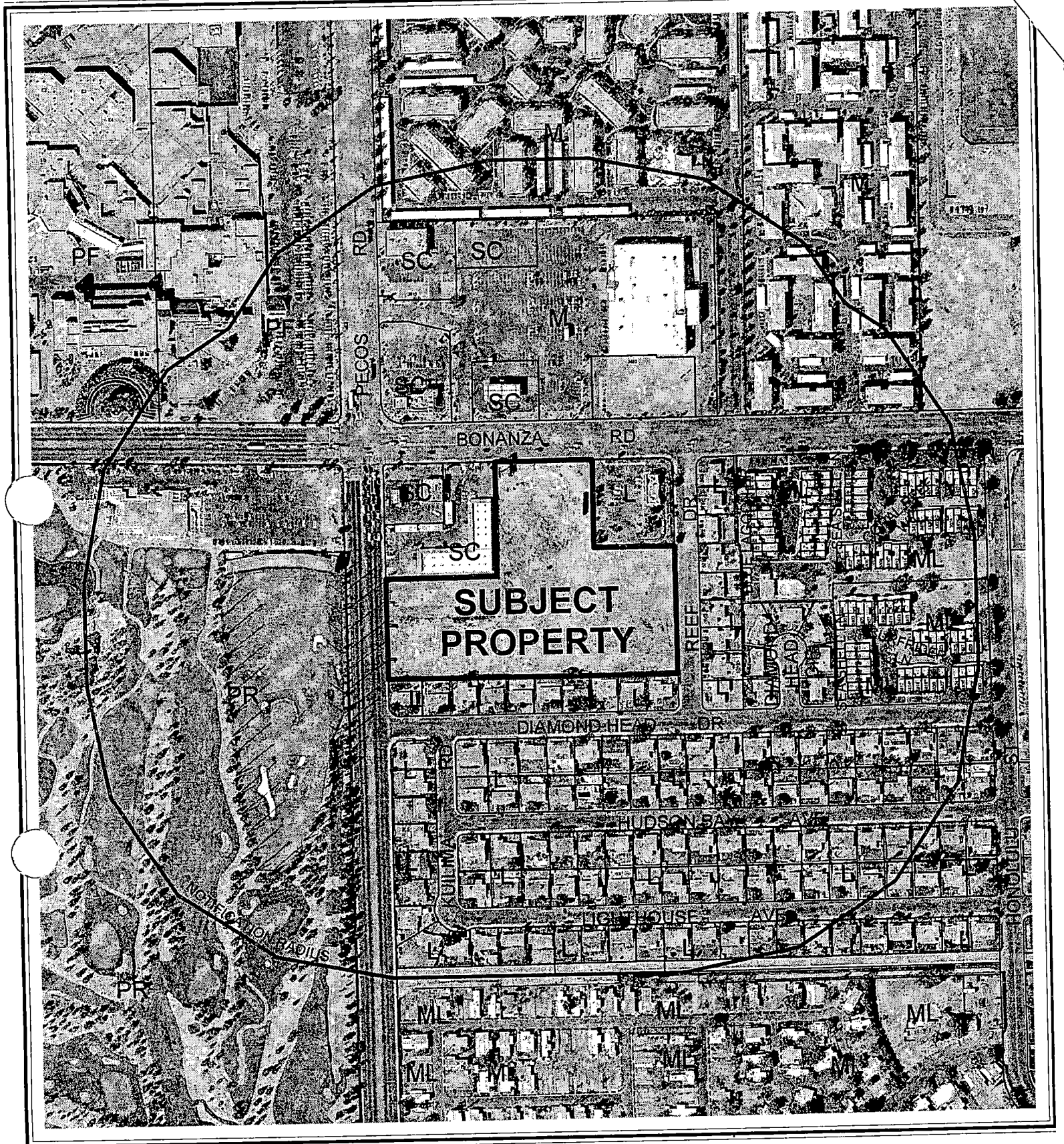


CASE: **GPA-5082**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL)



0 300 600 Feet

CASE: **GPA-5082**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5082 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: THE KENNEY FAMILY DECLARATION OF 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 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.

The applicant's justification letter states the Amendment to the General Plan is appropriate for both planned projects (supper club and single family residential). The site is already zoned C-1, so the SC designation is consistent with that zoning. The M will provide a buffer between the office and commercial uses on the north and the medium-low density residential to the south.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Low Density Residential land uses with a maximum density of 3-6 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.

DETAILS OF APPLICATION REQUEST

Site Area: 1.58 Acres (Service Commercial proposed)
4.4 Acres (Medium Density Residential proposed)

LLM

Total Site Area: 5.98 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Commercial
South	Single Family Residential
East	Single Family Residential; Restaurant
West	Desert Pines Golf Club

PLANNED LAND USE

Subject Property	L (Low Density Residential)
North	M (Medium Density Residential); SC (Service Commercial)
South	L (Low Density Residential)
East	L (Low Density Residential)
West	PR (Parks/Recreation); SC (Service Commercial)

EXISTING ZONING

Subject Property	C-1 (Limited Commercial)
North	C-1 (Limited Commercial)
South	R-1 (Single Family Residential)
East	R-1 (Single Family Residential); C-1 (Limited Commercial)
West	C-V (Civic)

	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

L (Low Density Residential)
(3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

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

The proposed Supper club will be located on an undeveloped parcel situated on the south side of Bonanza Road, approximately 300 feet east of Pecos Road. The supper club site is accessed via a drive from Bonanza Road. The east and west property lines of the project limits for the Supper club are adjacent to commercial uses such as a convenience store and a fast-food drive-through restaurant. Landscaping is provided along the perimeter of the project site with internal parking lot landscaping. 101 parking spaces are required and provided. The elevations depict a one-story stucco exterior building with ornamental columns facing the Bonanza Road frontage.

To the south of the Supper club site is the proposed 41-lot single-family residential development. Variances have been requested to allow an R-PD development on a site that is less than five acres in size and to allow for no open space where 0.68 acres is required. A Waiver is also requested of Title 18 standards to allow a public street to terminate without a circular cul-de-sac where one is required for streets terminating other than at an intersection with another public street. To the south and east of the project limits is Low Density Residential single family development and to the west is the Desert Pines Golf Club.

LLM

This request is for a General Plan Amendment 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. The amendment consists of one parcel that will be split and utilized for two separate and distinct uses, a supper club and a residential development.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code 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 SC (Service Commercial) General Plan designation for the supper club portion of the site 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. The MLA (Medium-Low Attached Density Residential) Plan designation for the 41-lot single family residential development portion of the site permits a maximum of 12 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height. The proposed SC (Service Commercial) and MLA (Medium-Low Attached Density Residential) designations serve as a transition from the SC (Service Commercial) designations located along the Bonanza Road frontage to the L (Low Density Residential) land uses to the south and east and therefore is an acceptable proposal.

In regard to "2": The proposed zoning of R-PD9 (Residential Planned Development – 9 units per acres) would permit the proposed 41-lot residential development. This zoning designation will serve as a transition zone between the C-1 (Limited Commercial) to the north and the R-1 (Single Family Residential) to the south and east.

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

09/20/04 A neighborhood meeting sponsored by the applicant was held. Seven persons attended and were unanimously in support of the project, and had no comment on the General Plan Amendment. They were adamant, however, that no apartments be built on this site. The consultant and owners assured the neighbors that they have no interest in building apartments.

NOTICES MAILED: 218

APPROVALS: 0

PROTESTS: 0

LLM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5082 APN: 140-31-121-003

Name of Property Owner: John E. Kenny Je Teustee of The Kenny Family Declaeation of Teust Oated Feb. 10, 1992

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: John E Kenney Jr. TRUSTEE

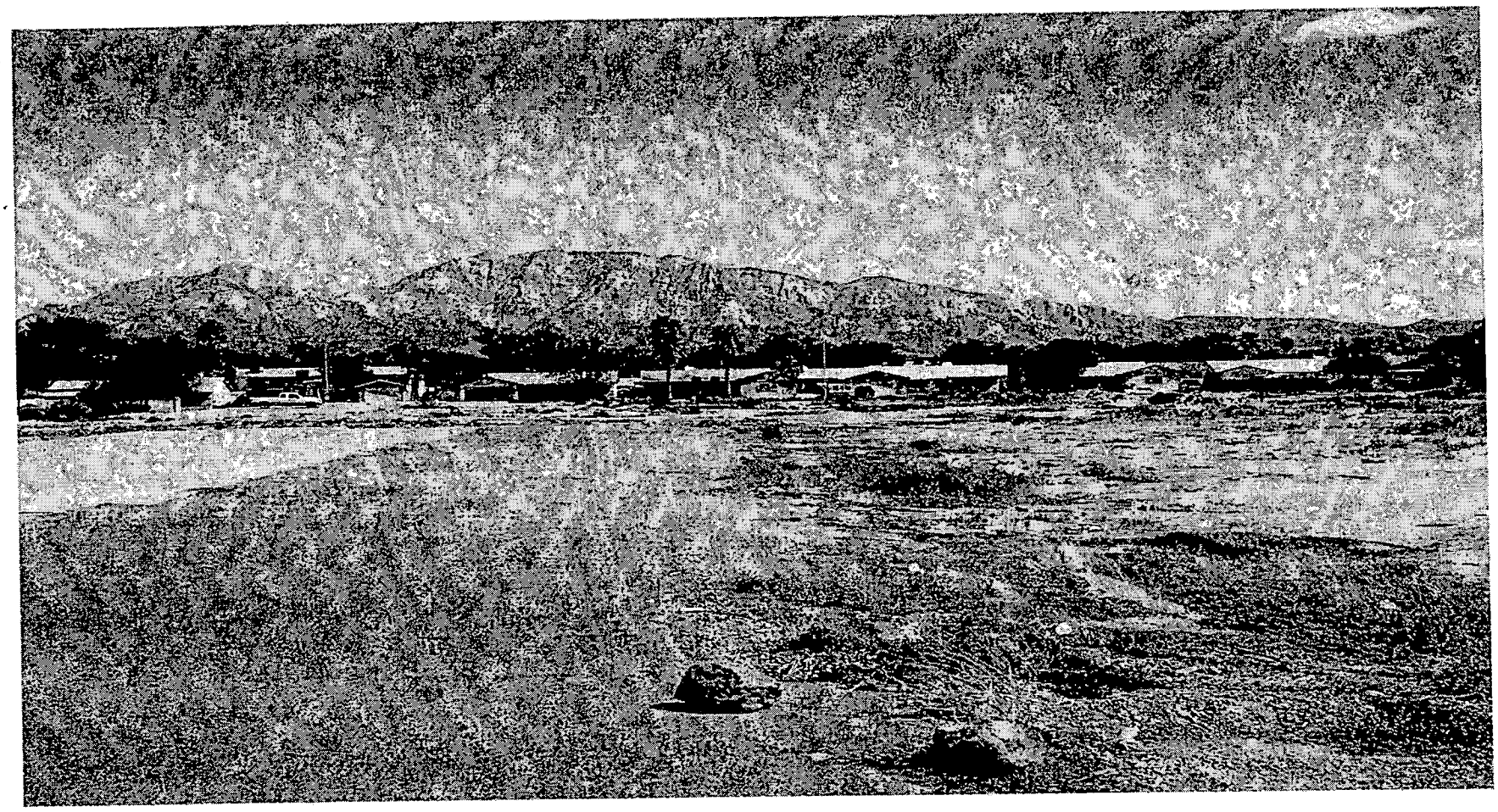
Print Name: JOHN E KENNEY JR TRUSTEE OF THE KENNEY FAMILY DECLARATION OF TRUST

Subscribed and sworn before me

This 9 day of Aug., 2004

8/9/04
Notary Public in and for said County and State

G. A. MAROOFI
Comm. # 1388335
NOTARY PUBLIC - CALIFORNIA
Marin County
My Comm. Expires Dec. 3, 2006



GPA-5082 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC
SOUTH OF BONANZA ROAD AND EAST OF PECOS ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

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

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
See Item 25 [GPA-5082] for all related discussion on Item 25 [GPA-5082] and Item 26 [VAC-5101].

(6:57 – 7:09)
1-1967

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 Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Zoning Reclassification ZON-5092 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

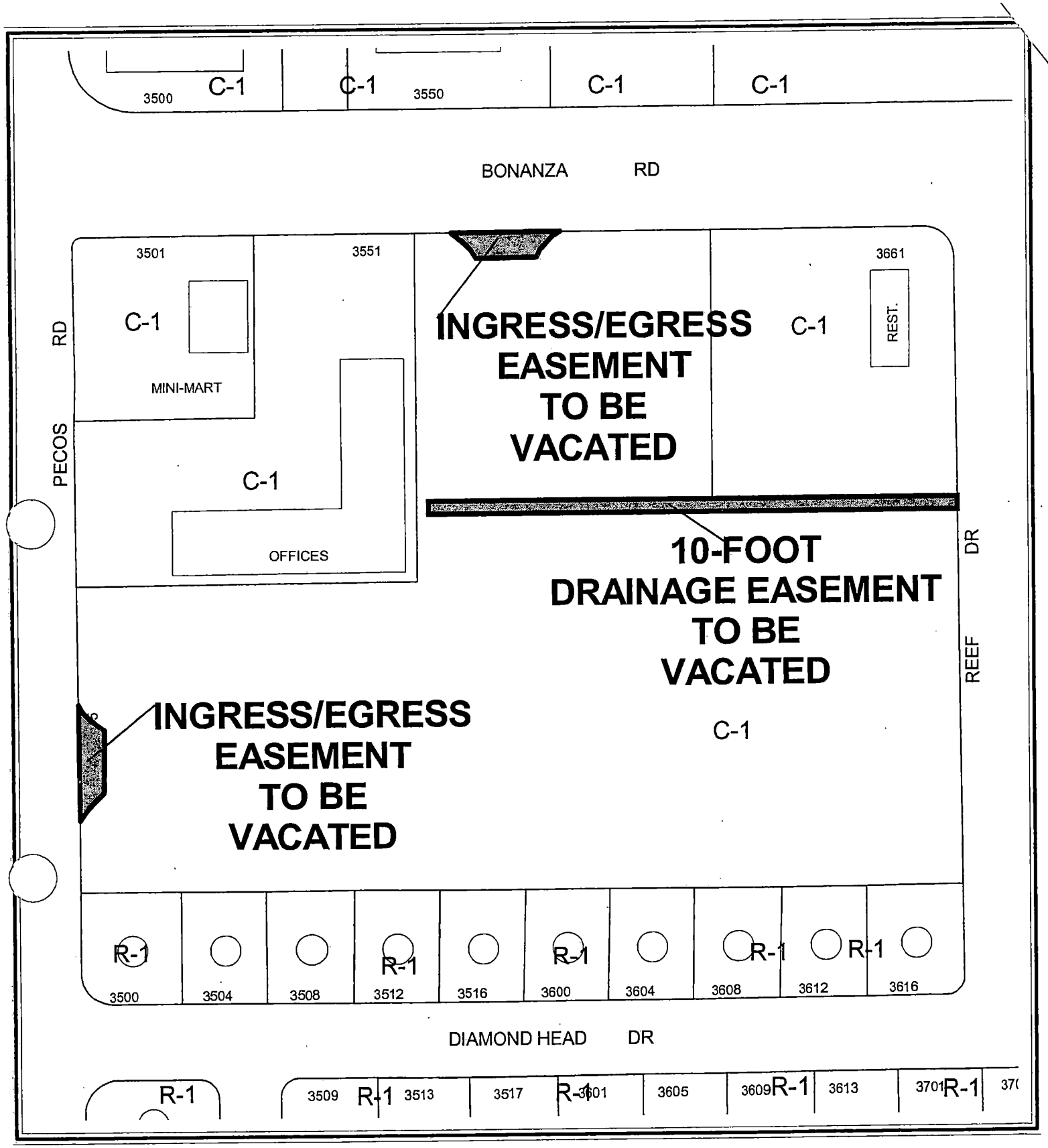
CONDITIONS – Continued:

2. Retain the existing City of Las Vegas Public Sewer Easement across the site.

3. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

5. If the Order of 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-5101

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5101 - VACATION - PUBLIC HEARING - APPLICANT: NESHAMINY CONSULTING, INC. – OWNER: THE KENNEY FAMILY DECLARATION OF TRUST

** CONDITIONS **

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

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Zoning Reclassification ZON-5092 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

2. Retain the existing City of Las Vegas Public Sewer Easement across the site.

3. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

5. If the Order of 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.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

Vacation of the easements is necessary to allow development of commercial and single-family residential uses on this site, subject to approval of a companion General Plan Amendment (GPA-5082) and other subsequent applications. The existing easements are no longer necessary.

BACKGROUND INFORMATION

A) Previous Actions

There is no relevant previous case history associated with this site.

10/07/04 The Planning Commission will consider a companion application for a General Plan Amendment (GPA-5082) 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 M (Medium Density Residential) on 4.4 acres south of Bonanza Road and east of Pecos Road, concurrently with this request.

DETAILS OF APPLICATION REQUEST

The subject Vacation request proposes 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, being a portion of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 31, Township 20 South, Range 62 East, M.D.M.

GL

ANALYSIS

A) Planning discussion

The applicant intends to vacate these easements because they are no longer needed in their current configuration. This will allow the development of commercial and single-family residential uses on this site, subject to approval of a companion General Plan Amendment (GPA-5082) and other subsequent applications. 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

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

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5101 APN: 140-31-121-003

Name of Property Owner: John E. Kenny Jr Trustee of The Kenny Family Declaration of Trust Dated Feb. 10, 1992

Name of Applicant: _____

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

_____Yes _____4_____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: John E Kenney Jr TRUSTEE

Print Name: JOHN E KENNEY JR TRUSTEE OF THE KENNEY FAMILY DECLARATION OF TRUST

Subscribed and sworn before me

This 9 day of Aug., 2004

8/9/04

Notary Public in and for said County and State

G. A. MAROOFI
Comm. # 1388335
NOTARY PUBLIC - CALIFORNIA
Marin County
My Comm. Expires Dec. 3, 2006



VAC-5101 - VACATION RELATED TO GPA-5082 - PUBLIC HEARING - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC
SOUTH OF BONANZA ROAD, EAST OF PECOS ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 27 [GPA-5097], Item 28 [ZON-5103], Item 29 [SUP-5107] and Item 30 [SDR-5104].

STEVE SWANTON, Planning and Development Department, indicated that staff is supportive of the Land Use Amendment on this property. The range of uses permitted by the designation of Service Commercial (SC) is compatible with the uses permitted on all adjacent lands surrounding the site. There is no possibility that residential properties would be affected by noise, light or traffic from this site. A neighborhood meeting was held on September 2, 2004, and the public's concerns included traffic, parking, streetscaping, security and uses of a proposed condominium site to be located south of this site. On October 21, 2004, this site will be proposed by the City to be added to the Redevelopment Area.

MINUTES – Continued:

Regarding the rezoning, MR. SWANTON explained it would be consistent with the proposed (SC) designation. The applicant has requested a down zoning resulting in more restrictions than the Industrial (M) would imposes. All uses proposed in this application would be allowed within the surrounding area. The Special Use Permit (SUP) is required because the site is located within the Neighborhood Revitalization Area. The residential component of the project would be allowed in the C-1 area with approval of the SUP.

MR. SWANTON continued by saying the structure generally conforms to the development standards of Title 19. There are no residential adjacency standards. The parking calculation given assumes a 1:250 ratio for the retail component and staff feels this is acceptable because of the mixed-use nature of the project. The permiter landscape along Rancho Road does not quite meet the 15-foot wide standard and a condition has been recommended to resolve the issue. There is a request for a waiver of development standards for maximum lot coverage; however, staff feels adequate space has been provided with the amenities offered on the roof deck of the parking structure. There will be a pool, walking trails and benches. There is a visual setback in the front so that the building is not looming over Rancho Drive.

CHRIS KAEMPFER, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and explained the developer is very experienced and available to answer questions. He described the towers and amenities and expressed the applicant's wishes to have the site incorporated into the Las Vegas Redevelopment Plan. This project could be beneficial to redevelopment in this neighborhood. ATTORNEY KAEMPFER indicated the current occupant of the site, Scandia Fun Center, does plan on relocating and promises a bigger and better product at their new location.

ATTORNEY KAEMPFER concurred with staff's recommendation of approval and accepted all conditions with the exception of the recently added Condition 7 of Item 28 [ZON-5103]. The Condition states that the Traffic Study must be approved prior to the City Council hearing the item. The applicant does not object to the study and will fully comply with the outcome of the study. Normally, having the Traffic Study approved before going to Council would not be a problem; however, in this case, the Development Impact Notice and Assessment (DINA) study showed that this application would have no greater traffic impact than the existing use on the property would so a study was not started. He asked that the verbiage be amended to read "submittal of the study" not "approval of the study". He assured the Commission the study could be submitted prior to the City Council meeting.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 27 – GPA-5097

MINUTES – Continued:

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant and stated the view from the towers will overlook similar projects that are being built on the Strip. The Trump Tower was recently approved as well as the Hilton Grand Vacation four-tower project. The views cannot be obstructed as the towers abut the I-15 freeway.

CHARLES JOHNSON, Johnson Business Machines, 3150 Procyon Street, owns a one-acre parcel at Procyon Street and Capella Avenue. He stated that he was not invited to any town meeting that was held and only found out about the project through the newspaper. He felt a project of this size would impact the area negatively. His primary concern was traffic during peak hours. The view from the towers may be wonderful but it will be at the expense of everyone else's view. He asked that the Commission abey the item and require the applicant to hold a town meeting with everyone in the area. He felt a project of this magnitude could stand a little more scrutiny. CHAIRMAN TRUESDELL informed him that regardless of the Planning Commission's decision, the items will be forwarded onto the City Council so there will be time to have the applicant contact all parties present who want to have a meeting. In looking at the map, CHAIRMAN TRUESDELL felt MR. JOHNSON'S property might fall just outside the notification area. That could explain why he was not contacted.

ATTORNEY KAEMPFER indicated they would be happy to meet with MR. JOHNSON prior to the item going before Council. MR. JOHNSON would be invited to bring along as many neighbors as are interested in the project. ATTORNEY KAEMPFER felt a project such as this could only benefit the area.

COMMISSIONER GOYNES confirmed there was a neighborhood meeting held on September 2, 2004 and that he did like the project. COMMISSIONER McSWAIN stated a similar tower project had already been approved south of this site. She liked the item and wished the applicant well.

VICE CHAIRMAN NIGRO thanked ATTORNEY KAEMPFER for meeting with him prior to the Commission Meeting because it helped him to understand the application. He was also happy that the applicant/owner was present to answer any questions, he found that helpful. He agreed that it would be acceptable to revise the verbiage of Condition 7 to read "submittal" instead of "acceptance" and asked staff what their deadline would be to have sufficient time to at least review the study prior to the Council meeting. He also asked the applicant how far along they were with completion of the study. ATTORNEY KAEMPFER indicated he was told the applicant had until October 28th to submit the study and still allow time for review. MR. BORGEL clarified that the study has been scoped but has not been prepared. The engineer was not aware it would be a

MINUTES – Continued:

requirement so it was not a priority. VICE CHAIRMAN NIGRO stated the studies would be beneficial for the Planning Commission especially when there is residential behind the proposed project.

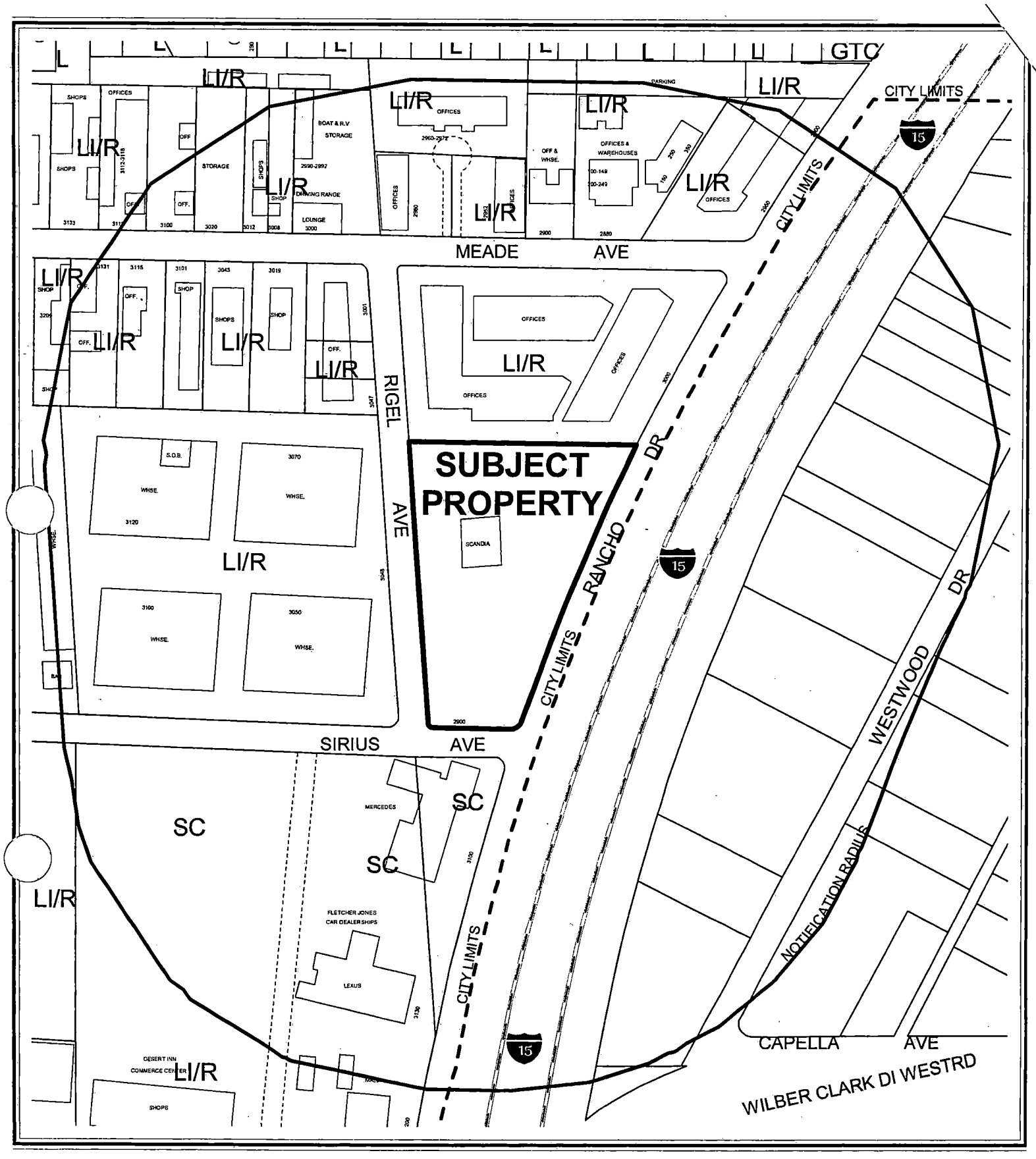
GINA VENGLASS, Public Works Department, explained that recently, the City Council suggested to staff that they would want an approved study prior to the items being heard. This is especially true concerning high-rise apartments. This suggestion has caused some last minute condition changes. She pointed out that the wording is such that an item can go before Council without the approval; however, once there, the applicant would have to explain to the Council, why the study was not approved. CHAIRMAN TRUESDELL confirmed with MS. VENGLASS that if the applicant gets the study submitted within six days of the Council meeting, that would allow enough time for staff to review.

COMMISSIONER STEINMAN concurred with VICE CHAIRMAN NIGRO that the Planning Commission could use the traffic study information as well. He asked what the resident's primary ingress and egress to this project would be. MR. BORGEL indicated the development would have entrances on Rancho Road, Sirius Avenue and Rigel Avenue. To exit the area, the residents would use Rancho Road or go east and up to Sahara Avenue on Teddy Drive or one of the other related streets. COMMISSIONER STEINMAN felt the residents could potentially use the industrial area for ingress/egress and MR. BORGEL respectively disagreed. They both agreed that the traffic study would determine the answers the Commissioner was looking for. COMMISSIONER STEINMAN also questioned where the 2, 40-foot off premise signs would be located. MR. BORGEL indicated they would not be installing the signs.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 27 [GPA-5097], Item 28 [ZON-5103], Item 29 [SUP-5107] and Item 30 [SDR-5104].

(7:09 – 7:10/9:34 – 9:55)

1-2495/3-669



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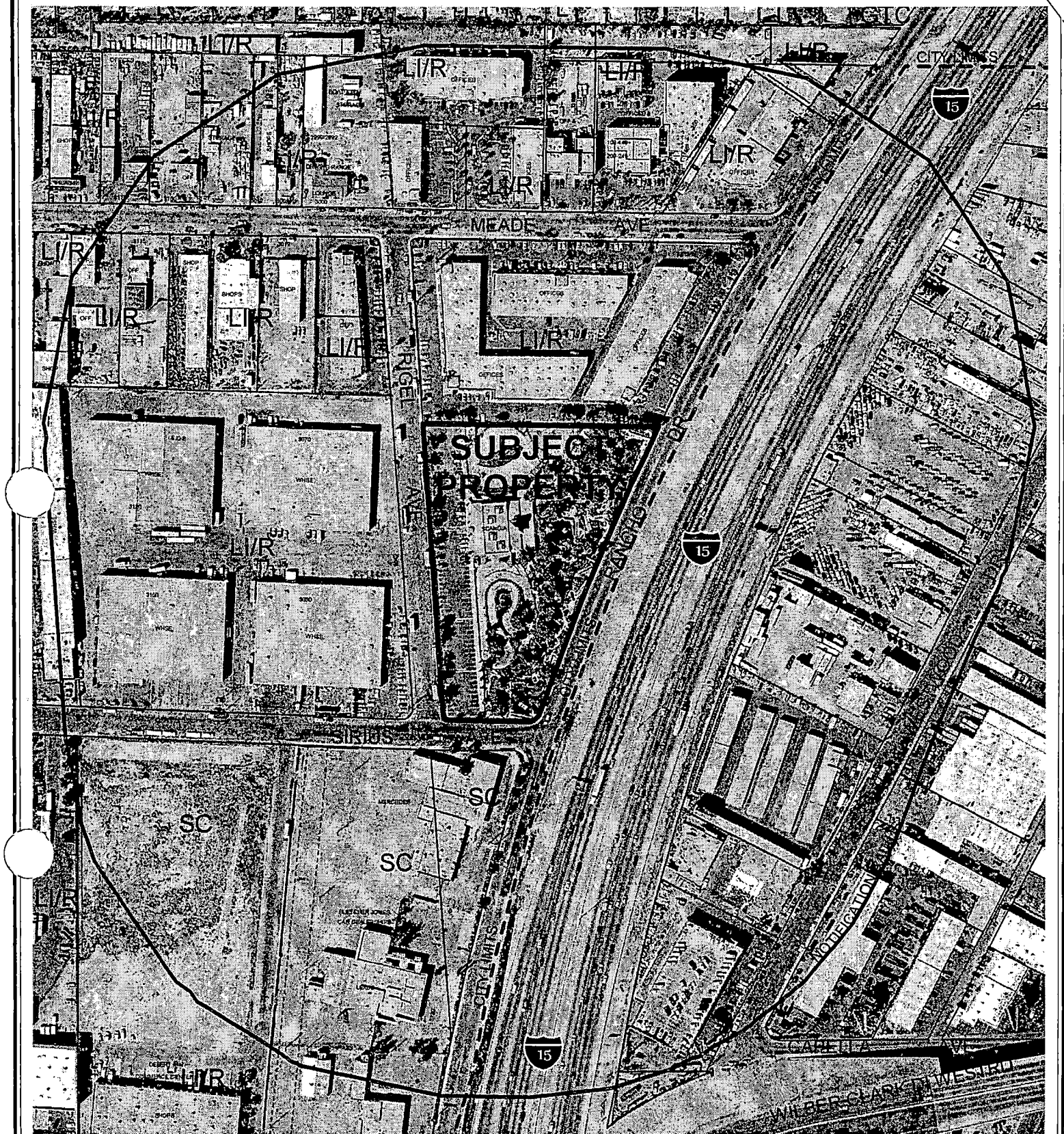
CASE: **GPA-5097**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
LI/R (LIGHT INDUSTRIAL/ RESEARCH)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

N



0 200 400 Feet

CASE: **GPA-5097**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
LI/R (LIGHT INDUSTRIAL/ RESEARCH)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5097 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED LLC - OWNER: SCANDIA FAMILY FUN CENTERS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

SR

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the northwest corner of Rancho Drive and Sirius Avenue from LI/R (Light Industrial/ Research) to SC (Service Commercial). The proposed development is a 50-story mixed-use condominium project with retail uses. Related applications for rezoning to C-1 (Limited Commercial) [ZON-5103], Site Development Plan Review [SDR-5104], and Special Use Permit [SUP-5107] have also been submitted.

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 E (Employment) land uses.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Southeast Sector Plan designated this parcel as LI/R (Light Industrial/Research).
09/16/92	The City Council approved a Special Use Permit for a billboard on this site subject to a 5-year review (U-0168-92).
06/15/94	The City Council approved a Variance to allow a billboard to be located 600 feet from another billboard where 750 feet is required (V-0058-94).
11/10/97	The City Council approved a required 5-year review for a billboard on this site subject to another 5-year review [U-0168-92 (1)].
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. On this map the subject parcel was designated as LI/R (Light Industrial/ Research).
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.
10/07/04	The Planning Commission will hear related items Rezoning (ZON-5103) from: M (Industrial) to C-1 (Limited Commercial); Special Use Permit (SUP-5107) for a mixed-use development and Site Development Plan Review (SDR_5104) for a mixed-use development.

SR

DETAILS OF APPLICATION REQUEST

Site Area: 5.25 Acres

EXISTING LAND USE

Subject Property	Scandia Amusement Center
North	Offices
South	Auto Dealership (not currently in operation)
East	I-15
West	Warehouses

PLANNED LAND USE

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

EXISTING ZONING

Subject Property	M (Industrial)
North	M (Industrial)
South	M (Industrial) under resolution of intent to C-1 (Limited Commercial)
East	no zoning (I-15)
West	M (Industrial)

	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

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.

LI/R (Light Industry / Research)
This Light Industry / Research category allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories. Typical supporting and ancillary general uses are also allowed.

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/would not meet the definition of a Project of Regional Significance as defined in the ordinance, and has notified the applicant to prepare an impact report as required by the Ordinance for referral to Clark County/the city of North Las Vegas.

The impact report prepared by the applicant addressed the impact of the proposed development on traffic, classroom size, emergency services, housing, mass transit, open space, and recreation facilities. It was determined that there are no significant impacts requiring mitigation.

ANALYSIS

The subject property is currently developed as the Scandia Family Fun Center. Adjacent land uses include offices to the north, warehouses to the west, a vacant car dealership to the south, and I-15 to the east. The current designation on the site is LI/R (Light Industrial/ Research), the most intensive land use designation defined in the Master Plan 2020. The applicant is proposing to re-designate the site as SC (Service Commercial) to provide for a 50-story mixed-use residential and retail development.

On October 21, 2004, the Planning Commission will consider the expansion of the Redevelopment Area. If approved, this property would be designated as SC (Service Commercial) as part of that request. This application is submitted to allow the related Rezoning, Site Development Plan Review, and Special Use Permit to move forward in the event that the Redevelopment Area expansion is abeyed or otherwise not approved in time.

The SC (Service Commercial) land use designation allows "low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics." The range of uses permitted by this designation are compatible with the uses permitted on all adjacent land. There are no residential properties that would be impacted by the associated noise, light, or traffic.

SR

The subject site is within the Neighborhood Revitalization Area as defined by the Master Plan 2020. Provisions that apply to this area include Objective 2.1, which is "To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage;" and Policy 2.1.1, which states, "That mixed-use residential/commercial developments occur on sites currently occupied by declining commercial centers or vacant land." Both the proposed land use designation and specific development are in accordance with this plan. Although the site is not vacant and the existing business may not be in decline, the current trend toward vertical high-density developments has rendered the parcel under utilized. The applicant indicates that while prospective residents will be of an income level not likely to use the existing mass transit system, the density will be great to support that system as it improves.

FINDINGS

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

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

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 SC (Service Commercial) designation is compatible with the adjacent properties which are designated as SC (Service Commercial) and LI/R (Light Industrial/ Research).

In regard to "2": The C-1 (Limited Commercial) zoning district allows uses which are compatible with both the existing adjacent uses of office and warehouse as well as the adjacent zoning districts of M (Industrial) and M (Industrial) under resolution of intent to C-1 (Limited Commercial).

In regard to "3": This parcel is in an area of the city where all utilities, fire and police services are currently in place and available to the site. The Southwest Area Command services this site with a substation approximately 2.8 miles away at Spring Mountain Road and Jones Boulevard. Fire Station #10, approximately one and a half miles away at Oakey Boulevard and Martin Luther King Boulevard, is the closest city facility to the site.

SR

In regard to "4": There are no other adopted plans or policies that would be applicable to this request.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/02/04 A neighborhood meeting was held on Thursday, September 2. There were three applicant representatives and three members of the public in attendance. The members of the public had questions about traffic, parking, streetscape, security, and potential uses of the former Fletcher Jones Auto Dealership. The applicants indicated that primary access would be from Rancho Drive and that a traffic study would be completed prior to the Planning Commission meeting.

NOTICES MAILED: 37 – Mailed with ZON-5103, SUP-5107 and SDR-5104

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5097 APN: 162-08-702-002

Name of Property Owner: Scandia Family Fun Center

Name of Applicant: Highrise Partners LTD. LLC

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: by _____

Print Name: Michael Jabaca, Manager, Red Rock Partners, Ltd. member, Highrise Partners, LTD

Subscribed and sworn before me

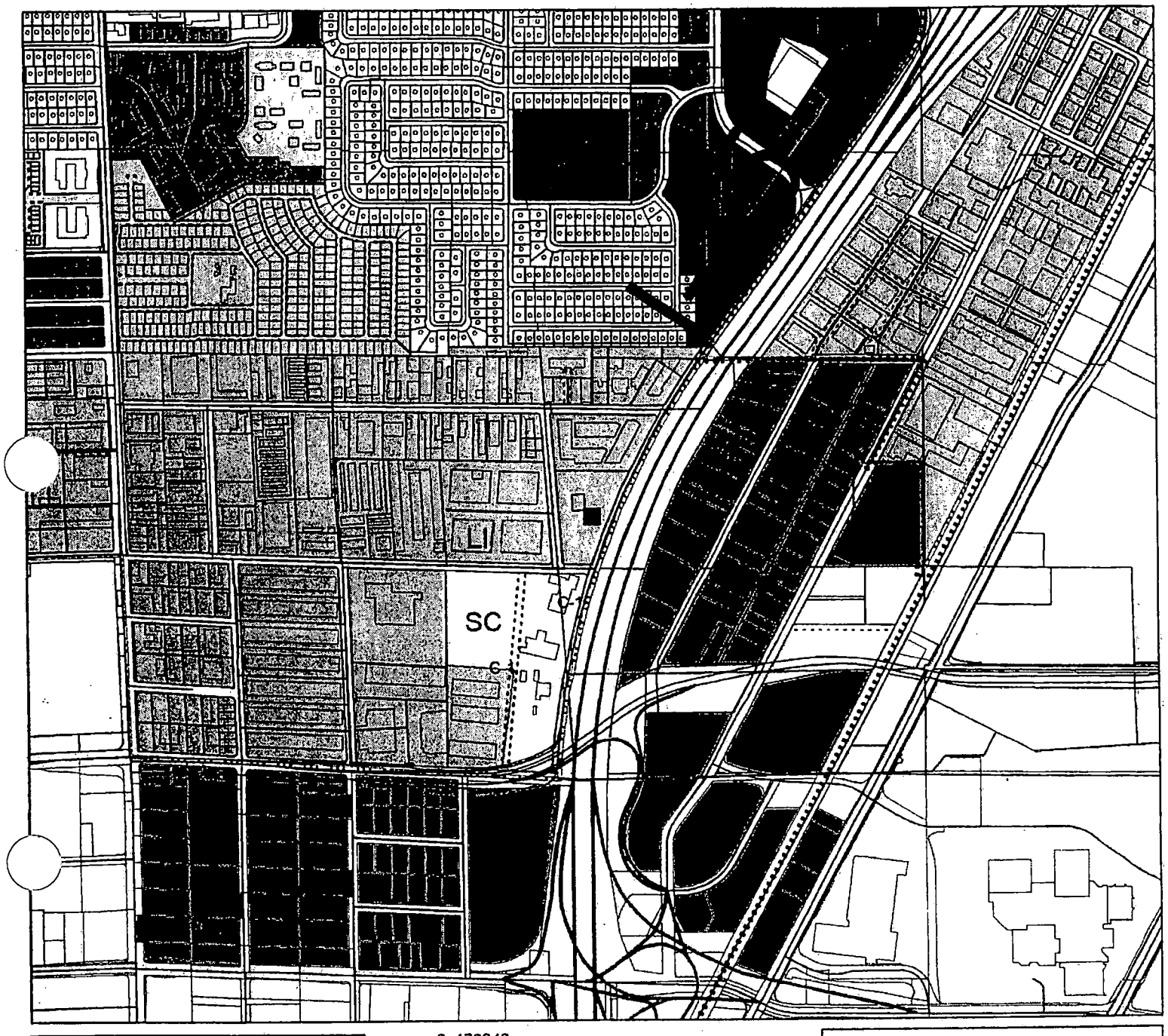
This 24th day of August, 2004

Susan Cowan

Notary Public in and for said County and State

SUSAN COWAN
Notary Public State of Nevada
No. 98-2694-1
My appt. exp. Mar. 5, 2006

General Plan Land Use Designations



Zoning

- Service Commercial
- Light Industrial
- Clark County Service Industrial

0 170340

Feet

Information Technologies

N

City Council Wards

- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Ward 6

Created by: Lauraeis on Aug 12 2004

Due to continuous development activity
this map is for reference only.

GPA-5097
10-07-04 PC



GPA-5097 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED LLC - OWNER: SCANDIA FAMILY FUN CENTERS
NORTHWEST CORNER OF RANCHO DRIVE AND SIRIUS AVENUE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:

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).

C.C. 11/03/04

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions and amending Condition 8 as follows:

8. A Traffic Impact Analysis must be submitted to the Department of Public Works prior to City Council approval. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 28 – ZON-5103

MOTION – Continued:

Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

MINUTES:

See Item 27 [GPA-5097] for all related discussion on Item 27 [GPA-5097], Item 28 [ZON-5103], Item 29 [SUP-5107] and Item 30 [SDR-5104].

(7:09 – 7:10/9:34 – 9:55)

1-2495/3-669

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5097) to a SC (Service Commercial) 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 (SDR-5104) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the northwest corner of Rancho Drive and Sirius Avenue prior to the issuance of any permits.

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

6. Coordinate with the Clark County Water Reclamation District to ensure that sewer capacity is adequate for this proposed project. Comply with conditions recommended by the Clark County Water Reclamation District.

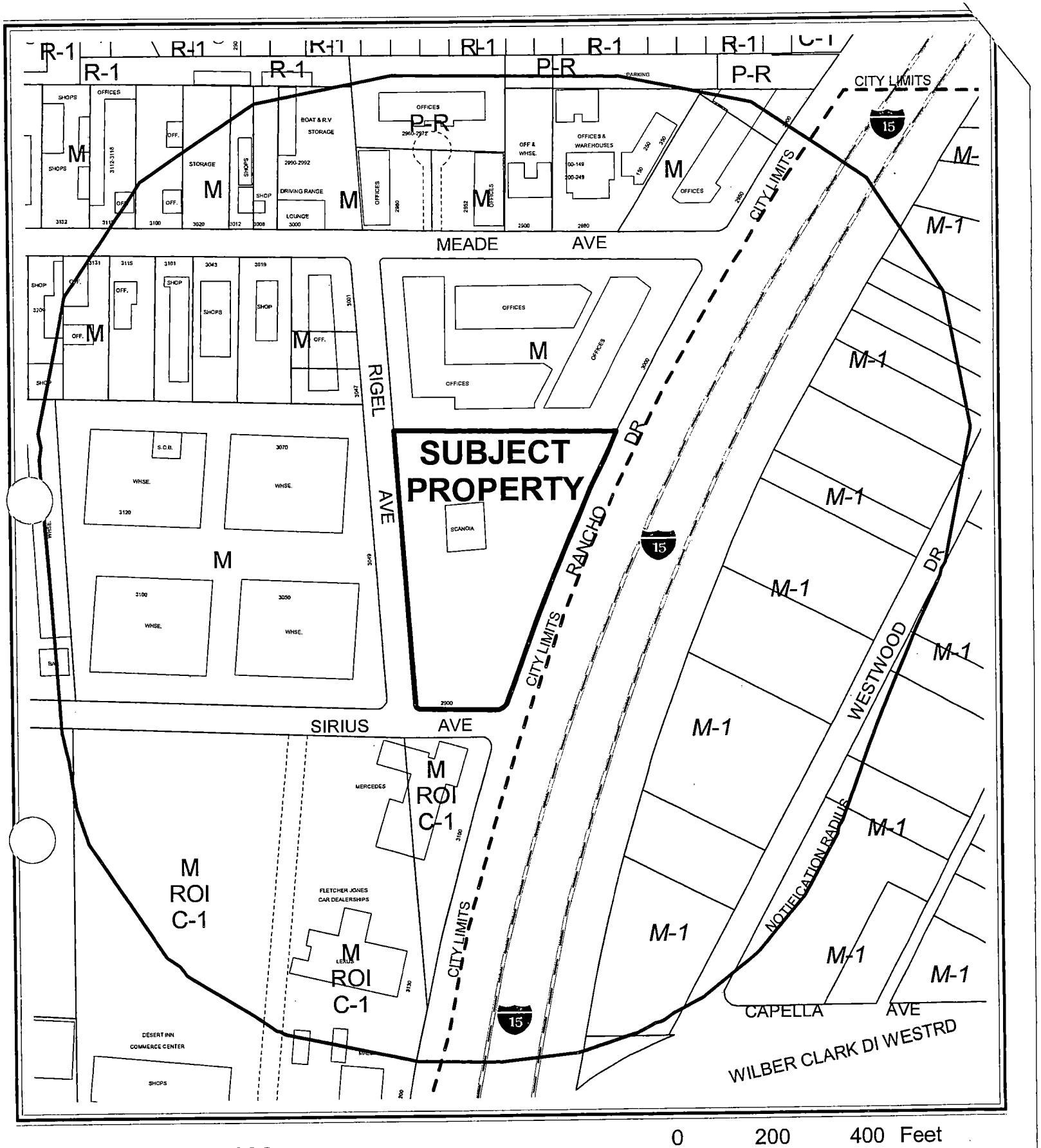
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct

CONDITIONS – Continued:

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.

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to City Council approval. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic mpact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

9. Coordinate with the Clark County School District to determine the impact this zoning density has on the District's schools, and to identify possible methods to mitigate the impacts.



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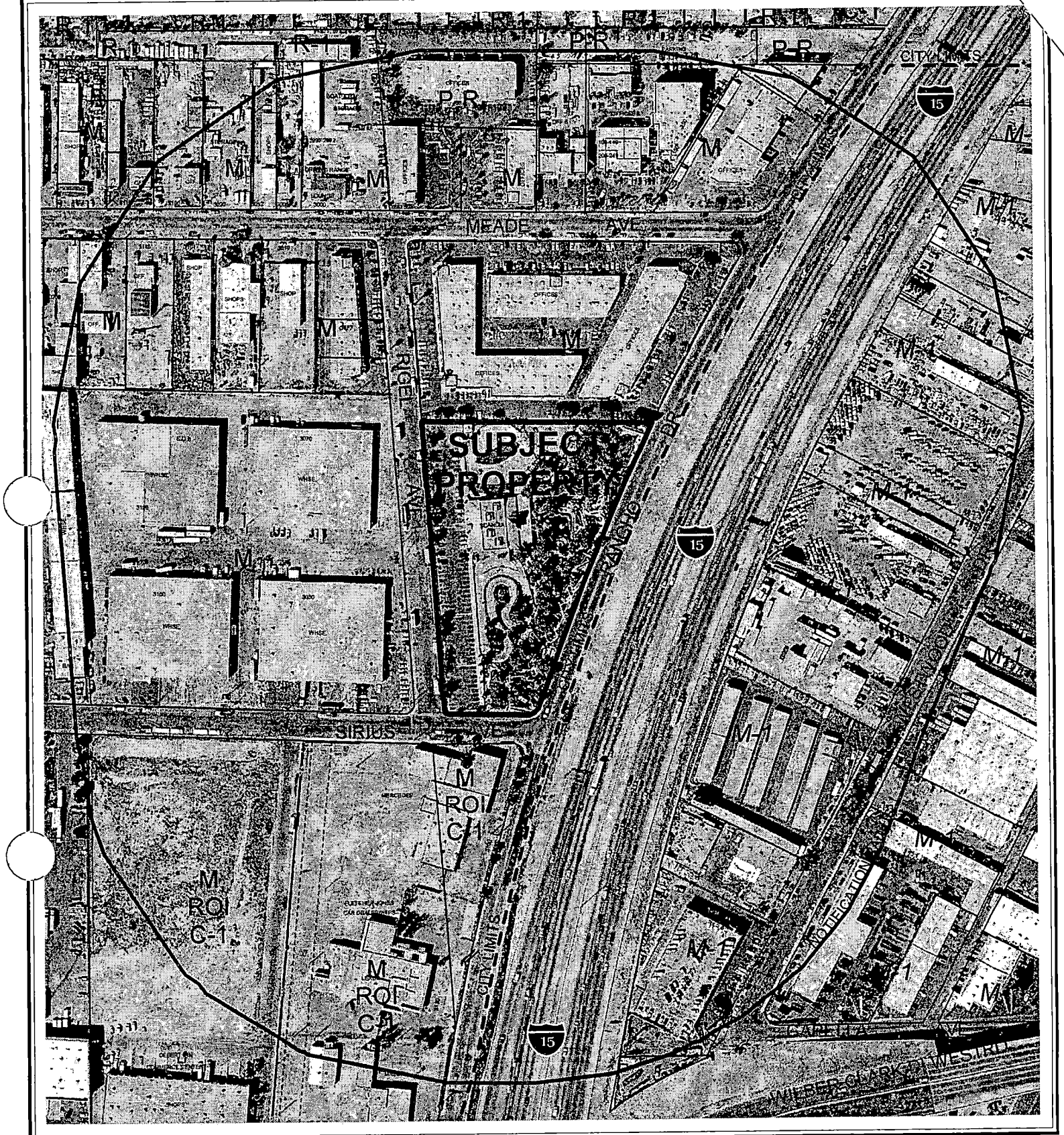
CASE: **ZON-5103**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

N



0 200 400 Feet

CASE: **ZON-5103**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5103 - REZONING - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTERS

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-5097) to a SC (Service Commercial) 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 (SDR-5104) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the northwest corner of Rancho Drive and Sirius Avenue prior to the issuance of any permits.

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

6. Coordinate with the Clark County Water Reclamation District to ensure that sewer capacity is adequate for this proposed project. Comply with conditions recommended by the Clark County Water Reclamation District.

7. 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.

PL

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to City Council approval. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

9. Coordinate with the Clark County School District to determine the impact this zoning density has on the District's schools, and to identify possible methods to mitigate the impacts.

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for the Rezoning from M (Industrial) to C-1 (Limited Commercial) on 5.25 acres at 2900 Sirius Avenue. The proposed development is a 50-story mixed-use condominium project with retail uses.

B) Applicant's Justification

The applicant justifies this rezoning application by stating the zone change is essential to permissibility of its mixed-use high-rise condominium project.

BACKGROUND INFORMATION

A) Previous Actions

09/16/92 The City Council approved a Special Use Permit (U-0168-92) application for a 14-foot x 48-foot off-premise advertising (billboard) sign, at 2900 Sirius Avenue subject to a 5-year review. The Board of Zoning Adjustment and staff both recommended approval.

06/15/94 The City Council approved a Variance (V-0058-94) application to allow an off-premise advertising (billboard) sign to be located 600 feet from another off-premise advertising (billboard) sign where 750 feet is required at 2900 Sirius Avenue. The Board of Zoning Adjustment recommended approval. Staff recommended denial.

11/10/97 The City Council approved a Required Five Year Review [U-0168-92 (1)] for 14-foot x 48-foot off-premise advertising (billboard) sign at 2900 Sirius Avenue, subject to another 5-year review. The Planning Commission and staff both recommended approval.

02/19/03 The City Council approved a Required Five Year Review (RQR-1143) of an approved Special Use Permit (U-0168-92), which allowed a 40-foot tall, 14-foot x 48-foot off-premise advertising (billboard) sign at 2900 Sirius Avenue. The Planning Commission and staff both recommended approval.

PL

10/07/04 The Planning Commission will consider a related General Plan Amendment (GPA-5097) application to amend a portion of the Southeast Sector Plan of the General Plan from LI/R (Light Industrial/Research) to SC (Service Commercial); Special Use Permit (SUP-5107) for a proposed 50-story mixed-use condominium project and a Site Development Plan Review (SDR-5104) for a 50-story mixed use condominium project with 20,000 square feet of retail uses adjacent to the northwest corner of Rancho Road and Sirius Avenue.

B) Pre-Application Meeting

08/13/04 A pre-application conference was held resulting in the following comments:

1. Composed of two towers, each with 350 condominium units.
2. Will contain 18,000 to 20,000 feet of retail.
3. The entrance will be off of Rancho Drive.
4. Project deemed to be a Project of Regional Significance.
5. There was concern over the intersection of Sahara Avenue and Teddy Drive.
6. The subject area will be incorporated into the Las Vegas Redevelopment Plan eventually.
7. The site's General Plan designation will change from LI/R (Light Industrial/Research) to SC (Service Commercial).
8. The site's zoning will change from M (Industrial) to C-1 (Limited Commercial).
9. A Special Use Permit is required for to allow a mixed-use development.
10. A waiver of the building setbacks and architectural glazing will be needed.
11. A color and material board is required.
12. Incorporate service and trash areas into the overall design of the site.
13. A comprehensive address plan for the condominiums will be required.

C) Neighborhood Meetings

09/02/04 A neighborhood meeting was held with the surrounding property owners in conjunction with the accompanying request to amend the General Plan. Three applicant representatives and three members of the public were in attendance. The members of the public had questions about traffic, parking, streetscape, security, and potential uses of the former Fletcher Jones Auto Dealership. The applicants indicated that primary access would be from Rancho Drive and that a traffic study would be completed prior to the Planning Commission meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.25 (Includes dedicated streets)
Net Acres:	4.32

B) Existing Land Use

Subject Property:	Scandia Amusement Center
North:	Offices
South:	Auto Dealership (not currently in operation)
East:	I-15
West:	Industrial Warehouses

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial) Under Resolution of Intent to C-1 (Limited Commercial)
East:	No Zoning (I-15)
West:	M (Industrial)

E) General Plan Compliance

The subject site is designated LI/R (Light Industry/ Research) on the Southeast Sector Land Use Map of the General Plan. The LI/R (Light Industry/Research) category allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories.

The applicant has requested a General Plan Amendment (GPA-5097) to change the designation to SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office or other commercial uses that primarily serve local patrons and do not include more intense general commercial characteristics. The proposed Rezoning to C-1 (Limited Commercial) conforms to the SC (Service Commercial) designation.

PL

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District	X	
Neighborhood Revitalization Area	X	
Airport Overlay District (175 Feet)	X	
Trails		X
County/North Las Vegas/HOA Notification	X	
Development Impact Notification Assessment		X
Project of Regional Significance	X	

Airport Overlay District

The Airport Overlay District constitutes a planned area in which no structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations depicted in the maps adopted by Title 19. All development within the airspace above the height of thirty-five feet above the surface of the land, lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces, shall be subject to the height standards established on the Airport Overlay Maps. The proposed structures will stand 560 feet tall, well above the 175-foot height restriction imposed by the McCarran Airport Overlay District map. The applicant shall notify the FAA regional office and the Clark County Department of Aviation of the application and present any subsequent comments to the Planning Commission and City Council.

Neighborhood Revitalization Area

Neighborhood Revitalization embodies a strategy of halting and reversing the decline of some older areas, which have been affected by a range of social ills or impacted by a shift in the land use base. A key component of neighborhood revitalization is the redevelopment of declining commercial centers or vacant land into mixed-use urban hubs, creating a walkable and interesting urban environment.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	4.32 Acres	Yes
Min. Lot Width	100 Feet	204+ Feet	Yes

Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet	 20 Feet 20 Feet 20 Feet 20 Feet	 Yes Yes Yes Yes
Max. Lot Coverage	50 %	75%	No*
Max. Building Height	N/A	560 Feet	Yes**

* The applicant has requested a Waiver of Commercial Development Standards because the development with the proposed parking garage included covers approximately 75 percent of the site.

** The proposed building height will conform to the proposed C-1 (Limited Commercial) zoning district; however, the subject site is within the Airport Overlay District, which maintains a height restriction of 175 feet for this area.

B) General Analysis and Discussion

This rezoning application is consistent with the proposed SC (Service Commercial) General Plan designation for the site. The proposed development will result in the construction of two 560-foot high-rise condominium towers. The total gross square footage for the residential units will be 1.5 million square feet, supported by 150,000 square feet of amenities and 20,000 square feet of commercial retail. The 700 residential units will be located on 5.25 acres, resulting in a gross density of 133 dwelling units per acre. The site will have access off of Rancho Drive, a 50-foot public right-of-way, Sirius Avenue and Rigel Avenue, both of which are 60-foot public rights-of-way. The proposed development is in conformance with the intent of the neighborhood revitalization goals and is therefore compatible with the surrounding area, which contains clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories.

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 existing General Plan designation of the subject site is LI/R (Light Industry/ Research). A companion General Plan Amendment (GPA-5097) will change the designation of this site to SC (Service Commercial), which allows for low to medium intensity retail, office or other commercial uses that primarily serve local patrons. The proposed zoning change to the C-1 (Limited Commercial), which allows for most retail shopping and personal services, is in conformance with the SC (Service Commercial) land use designation.

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 redevelopment of the subject site into a mixed-use urban hub is in conformance with the goals set forth by the Las Vegas Master Plan 2020 Neighborhood Revitalization. The surrounding area consists of clean, low-intensity (non-polluting and non-nuisance) industrial uses. The proposed zone change would result in more restrictive controls over land use on the subject site than before. The uses allowed on the subject site, even though less intense, are permissible within the surround area as well. Therefore the subject site is compatible with the surrounding land uses and zoning districts.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   Policy 2.1.7 of the Housing Element of the 2020 Master Plan encourages higher density residential development in the central part of the City. Staff finds that the proposed rezoning supports this policy.

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

   The site will have adequate access from Rancho Drive, a 50-foot public right-of-way, Sirius Avenue and Rigel Avenue, both of which are 60-foot public rights-of-way.

NOTICES MAILED 37 – Mailed with GPA-5097, SUP-5107 and SDR-5104

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5103 APN: 162-08-702-002

Name of Property Owner: Scandia Family Fun Center

Name of Applicant: Highrise Partners LTD. LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: by _____

Print Name: Michael Jarrod, manager, Rockrock Partners, Inc member, Highrise Partners, Ltd.

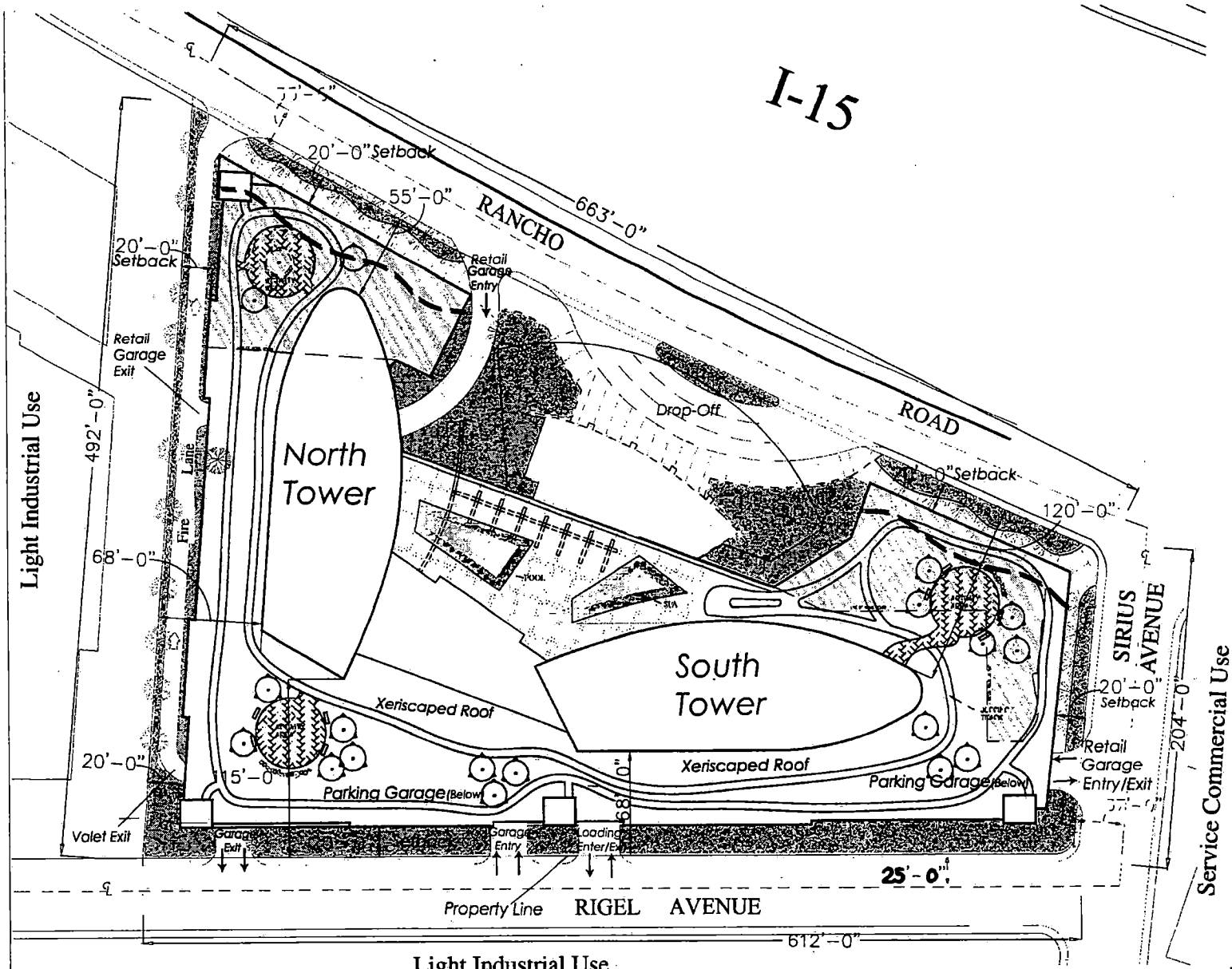
Subscribed and sworn before me

This 24th day of August, 2004

Susan Cowan

Notary Public in and for said County and State

SUSAN COWAN
Notary Public State of Nevada
No. 98-2694-1
My appt. exp. Mar. 5, 2006



SITE INFORMATION

ZONING:
C,General Commercial

AREA (Approximate):
Net Area: 188,197 Square Feet (4.32 Acres)
Gross Area (Middle of Street): 228,710 Square Feet (5.25 Acres)

BUILDING DATA:

1. Residential

	Gross Area	Stories	Units
South Tawer:	774,00 0 SF (from 8th to 50th)	50 (+Mech. PH)	350 (from 8th to 50th)
North Tower:	774,000 SF (from 8th to 50th)	50 (+Mech. PH)	350 (from 8th to 50th)
Common Areas:	42,000 SF	(at 7th Floor)	
Total 1:	1,590,000 SF		
2. Retail:	20,000 SF	1	
3. Garage/ Back of the House:	820,000 SF	6	(standard: 9'x 18' - 70%) (compact: 8' x 18' - 30%)
Total:	2,430,000 SF		

PARKING:
Required:
1. Residential

- lofts + 1BR	132 units x 1.25 spaces/unit =	165 spaces
- 2BR	510 units x 1.75 spaces/unit =	893 spaces
- 3BR	56 units x 2.0 spaces/unit =	112 spaces
		1,170 spaces
- visitors:	1 space / 6 units=	117 spaces
	Total:	1,287 spaces
	(including 24 accessible +2 van accessible spaces)	
2. Retail:		80 spaces
	(including 2 accessible spaces)	
	Total:	1,387 spaces

Provided:
1. Residential: 1,330 spaces
2. Retail: 59 spaces
Total: 1,389 spaces

SETBACKS :

	Provided	Required
Front:	20'	20'
Side:	20'	10'
Rear:	20'	15'
Corner:	20'	20'

BUILDING HEIGHT:
Maximum Allowed: No Height Restrictions
Provided: 50 Stories = 560 Feet

BUILDING COVERAGE:
Maximum Allowed: No Height Restrictions
Provided: –
F.A.R: 12.71
Density: 700 Units / 4.39 acres= 160 Units / Acre

Highrise Partners, Ltd. A Nevada Limited Liability Company
3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:702-735-7600

Project Scandia

Proposed Site Plan

2900 Sirius Avenue Las Vegas , Nevada 89102

ZON-5103
SUP-5107
SDR-5104
10-07-04 PC

Sheet:	Date:	August 20, 2004
3	Project Number:	2581



ZON-5103 - REZONING - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED LLC - OWNER: SCANDIA FAMILY FUN CENTERS
NORTHWEST CORNER OF RANCHO DRIVE AND SIRIUS AVENUE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
See Item 27 [GPA-5097] for all related discussion on Item 27 [GPA-5097], Item 28 [ZON-5103], Item 29 [SUP-5107] and Item 30 [SDR-5104].

(7:09 – 7:10/9:34 – 9:55)

1-2495/3-669

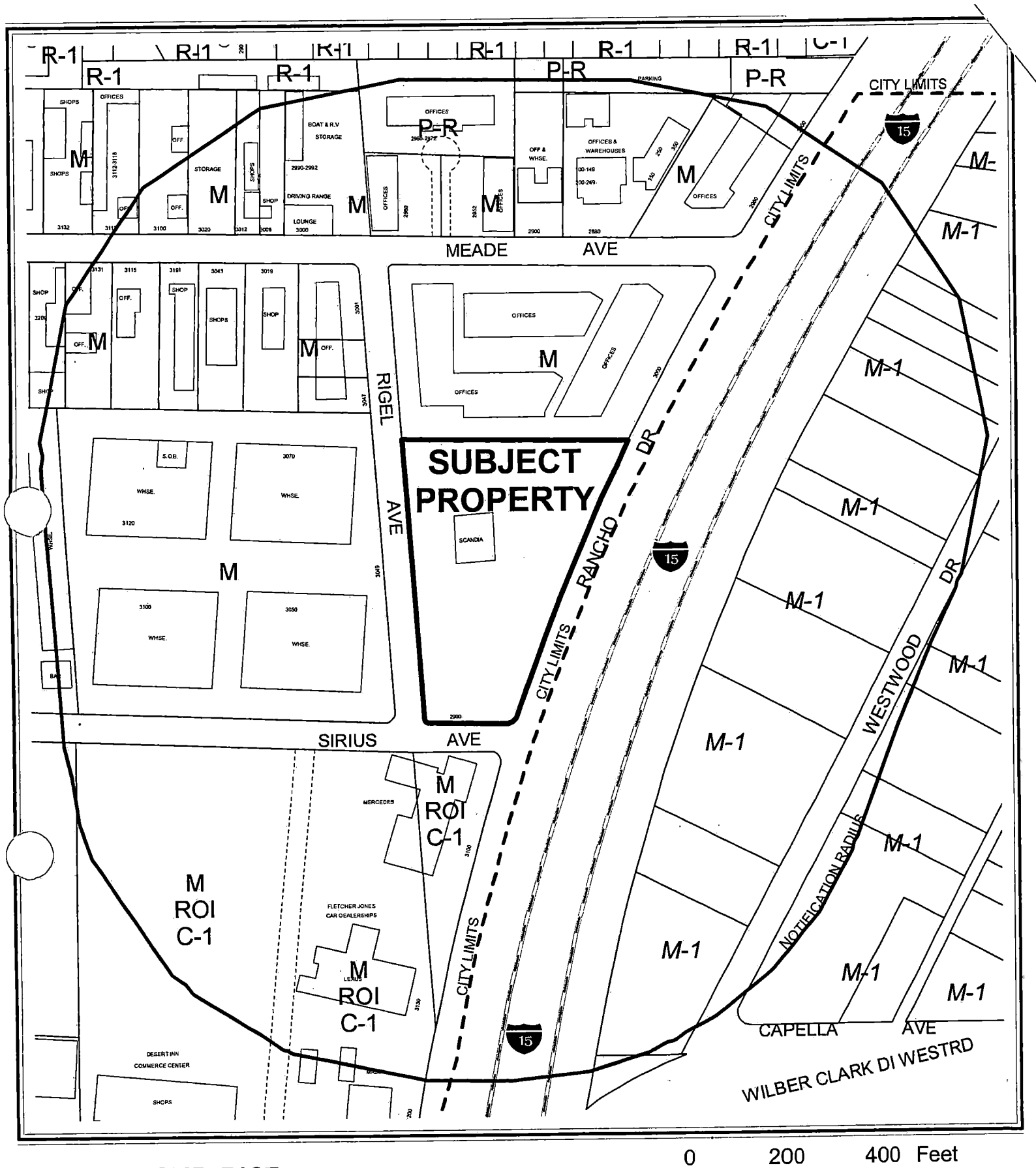
CONDITIONS:
Planning and Development
1. Conformance to all minimum requirements listed in Title 19.04.050 for a Mixed-Use development.

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-5104).

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

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



0 200 400 Feet

CASE: **SUP-5107**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5107 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTERS

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements listed in Title 19.04.050 for a Mixed-Use development.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-5104).

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

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

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed 50-story, 560-foot tall Mixed-Use Development at 2900 Sirius Avenue.

B) Applicant's Justification

The mixed-use nature of this development is compatible with the area. It offers a level of amenities far greater than found at ground level in any multi-family development; the retail amenities will be available to the public. Over half of the site area consists of open space. In addition, there are 42,000 square feet of recreational amenities inside the towers. These amenities compensate for the size of the garage, which, although below ground level, covers 75 percent of the site.

BACKGROUND INFORMATION

A) Previous Actions

09/16/92 The City Council approved a Special Use Permit (U-0168-92) application for a 14-foot by 48-foot off-premise advertising (billboard) sign, at 2900 Sirius Avenue subject to a 5-year review. The Board of Zoning Adjustment and staff both recommended approval.

06/15/94 The City Council approved a Variance (V-0058-94) application to allow an off-premise advertising (billboard) sign to be located 600 feet from another off-premise advertising (billboard) sign where 750 feet is required at 2900 Sirius Avenue. The Board of Zoning Adjustment recommended approval. Staff recommended denial.

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10/07/04 The Planning Commission will consider a related General Plan Amendment (GPA-5097) to amend a portion of the Southeast Sector Plan of the General Plan from LI/R (Light Industrial/Research) to SC (Service Commercial); a Rezoning (ZON-5103) from M (Industrial) to C-1 (Limited Commercial) and a Site Development Plan Review (SDR-5104) 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 on the site.

B) Pre-Application Meeting

08/13/04 A pre-application conference was held resulting in the following comments:

- Composed of two towers, each with 350 condominium units.
- Will contain 18,000 to 20,000 feet of retail.
- The entrance will be off of Rancho Drive.
- Project deemed to be a Project of Regional Significance.
- There was concern over the intersection of Sahara Avenue and Teddy Drive.
- The subject area will be incorporated into the Las Vegas Redevelopment Plan eventually.
- The site's General Plan designation will change from LI/R (Light Industrial/Research) to SC (Service Commercial).
- The site's zoning will change from M (Industrial) to C-1 (Limited Commercial).
- A Special Use Permit is required for to allow a mixed-use development.
- A waiver of the building setbacks and architectural glazing will be needed.
- A color and material board is required.
- Incorporate service and trash areas into the overall design of the site.
- A comprehensive address plan for the condominiums will be required.

C) Neighborhood Meetings

09/02/04 A neighborhood meeting was held with the surrounding property owners in conjunction with the accompanying request to amend the General Plan. Three applicant representatives and three members of the public were in attendance. The members of the public had questions about traffic, parking, streetscape, security, and potential uses of the former Fletcher Jones Auto Dealership. The applicants indicated that primary access would be from Rancho Drive and that a traffic study would be completed prior to the Planning Commission meeting.

SS

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.25
Net Acres:	4.32

B) Existing Land Use

Subject Property:	Scandia Amusement Center
North:	Offices
South:	Auto Dealership (not currently in operation)
East:	I-15
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C) Planned Land Use

Subject Property:	LI/R (Light Industrial/ Research)
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East:	ROW (Right of Way)
West:	LI/R (Light Industrial/ Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial) Under Resolution of Intent to C-1 (Limited Commercial)
East:	No Zoning (I-15)
West:	M (Industrial)

E) General Plan Compliance

The subject site is designated LI/R (Light Industry/ Research) on the Southeast Sector Land Use Map of the General Plan. The LI/R (Light Industry/Research) category allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories.

The applicant has requested a General Plan Amendment (GPA-5097) to change the designation to SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office or other commercial uses that primarily serve local patrons and do not include more intense general commercial characteristics. The proposed Rezoning to C-1 (Limited Commercial) conforms to the SC (Service Commercial) designation.

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

Airport Overlay District

The Airport Overlay District constitutes a planned area in which no structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations depicted in the maps adopted by Title 19. All development within the airspace above the height of thirty-five feet above the surface of the land, lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces, shall be subject to the height standards established on the Airport Overlay Maps. The proposed structures will stand 560 feet tall, well above the 175-foot height restriction imposed by the McCarran Airport Overlay District map. The applicant shall notify the FAA regional office and the Clark County Department of Aviation of the application and present any subsequent comments to the Planning Commission and City Council.

Neighborhood Revitalization Area

Neighborhood Revitalization embodies a strategy of halting and reversing the decline of some older areas, which have been affected by a range of social ills or impacted by a shift in the land use base. A key component of neighborhood revitalization is the redevelopment of declining commercial centers or vacant land into mixed-use urban hubs, creating a walkable and interesting urban environment.

INTERAGENCY ISSUES

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

1) This project requires a Special Use Permit for a Mixed-Use Development. The property is located within 500 feet of unincorporated Clark County.
2) This project is located within one half-mile of the City's boundary with unincorporated Clark County and will result in a Tentative Map including in excess of 500 condominium units.

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

1) The Regional Transportation Commission determined that this project's proximity to major arterial streets and transit services counteracts any negative impacts to the region.
2) The Las Vegas Valley Water District determined that this project will not have a significant impact on the capacity of the District's water supply system.

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

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Mixed-Use development.

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

Standards	Code Requirement	Provided
Mixed-Use	Residential uses may be permitted in commercial districts by means of a Special Use Permit	Y
	Non-residential use shall be located at the ground level fronting the primary public right-of-way	Y
	The architecture shall highlight the difference in uses	Y

The design of the development conforms to the minimum requirements listed in Title 19.04 for Mixed-Use development.

B) General Analysis and Discussion

- Zoning

The site is currently zoned M (Industrial) with a LI/R (Light Industry/Research) General Plan Designation. The accompanying General Plan Amendment (GPA-5097) to change the land use classification to SC (Service Commercial) and Rezoning (ZON-5103) to C-1 (Limited Commercial) will allow for the construction of the proposed mixed-use project on the site. The proposed commercial uses are permitted in the C-1 (Limited Commercial) zoning district by right; the residential component is permitted upon approval of a Special Use Permit for a Mixed-Use Development.

- Use

Within the Neighborhood Revitalization Area, as defined by the General Plan, residential uses permitted by right in the R-3 (Medium Density Residential) and R-4 (High Density Residential) zoning districts are permitted in the C-1 (Limited Commercial) district by means of an approved Special Use Permit. Commercial uses are permitted by right in the C-1 (General Commercial) district. The development will include a total of 700 residential units and approximately 20,000 square feet of commercial space.

- Conditions

The following base conditions of Title 19.04.050 must be met in order to approve a Special Use Permit:

1. The nonresidential use shall be located at ground level fronting the primary public right-of-way, and the primary entryway to that use shall be directly from and oriented to a street; and

2. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.

The design of the structure conforms to the minimum Mixed-Use development requirements listed in Title 19.04.

FINDINGS

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

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

   The design of the development adequately separates the commercial and residential components, and will not be significantly impacted by the adjacent land uses.

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

   The proposed development will result in a residential density of approximately 133 units per acre, which is appropriate for an urban area. The site has frontage on three public rights-of-way, which provides excellent access to the site and adequate separation from adjacent properties. In addition, the site is adjacent to Interstate 15, which provides further buffering on the east side of the development.

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."**

   Rancho Drive, a 50-foot public right-of-way and Sirius Avenue and Rigel Avenue, both of which are 60-foot public rights-of-way, will provide adequate access to the site.

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

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise public health, safety, or welfare.

NOTICES MAILED 37 – Mailed with GPA-5097, ZON-5103 and SDR-5104

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5107 APN: 162-08-702-002

Name of Property Owner: Scandia Family Fun Center

Name of Applicant: Highrise Partners LTD. LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: by [signature]

Print Name: Michael Jacka, Manager, Redrock Partners, Ltd., Member, Highrise Partners, Ltd.

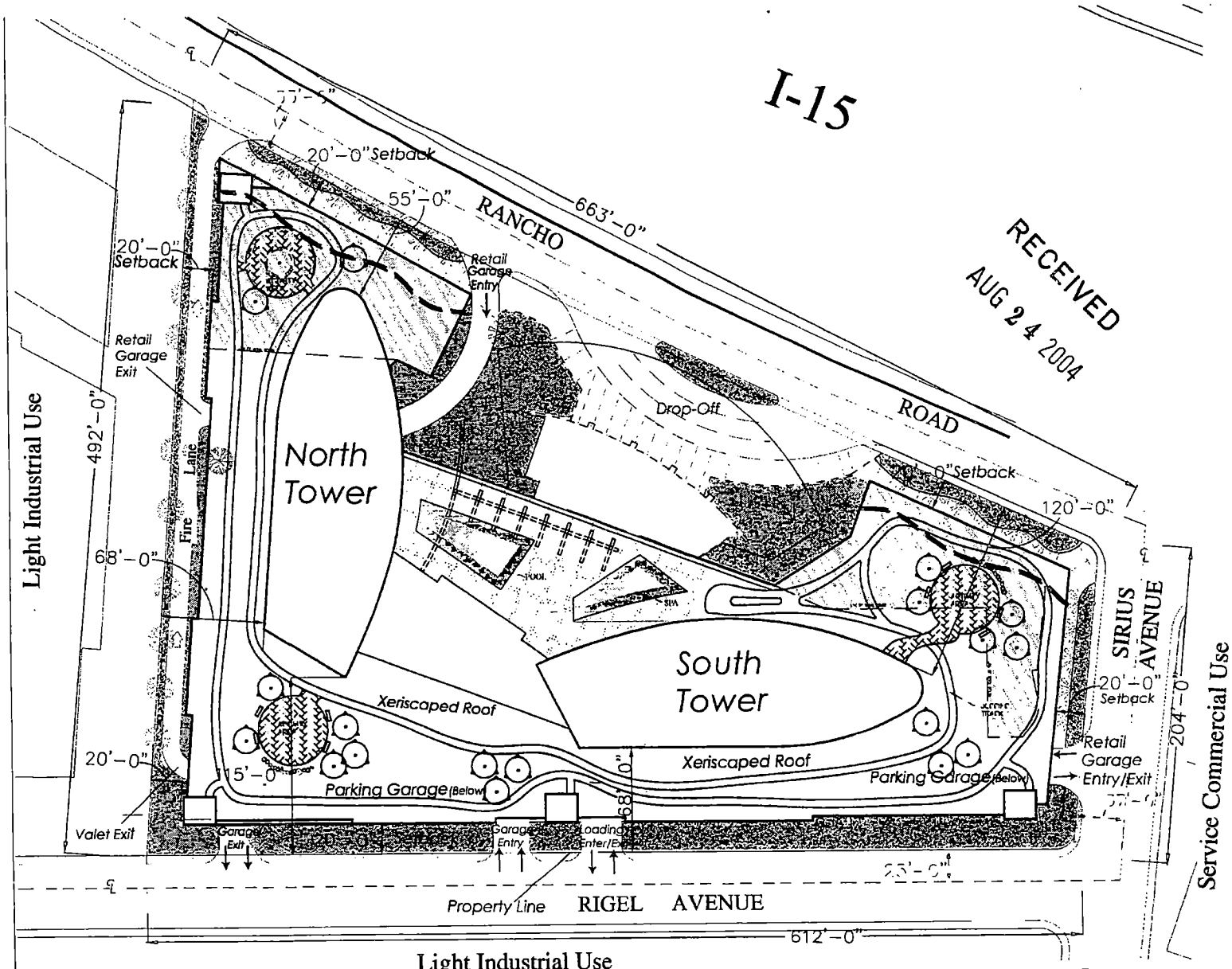
Subscribed and sworn before me

This 24th day of August, 2004

[signature]

Notary Public in and for said County and State

SUSAN COWAN
Notary Public State of Nevada
No. 98-2694-1
My appt. exp. Mar. 5, 2006



RECEIVED
AUG 24 2004

SITE INFORMATION

ZONING:
C,General Commercial

AREA (Approximate):
Net Area: 188,197 Square Feet (4.32 Acres)
Gross Area (Middle of Street): 228,710 Square Feet (5.25 Acres)

BUILDING DATA:

1. Residential

	Gross Area	Stories	Units
South Tower:	774,00 0 SF (from 8th to 50th)	50 (+Mech. PH)	350 (from 8th to 50th)
North Tower:	774,000 SF (from 8th to 50th)	50 (+Mech. PH)	350 (from 8th to 50th)
Common Areas:	42,000 SF	(at 7th Floor)	
Total 1:	1,590,000 SF		
2. Retail:	20,000 SF	1	
3. Garage/ Back of the House:	820,000 SF	6	(standard: 9'x 18' - 70%) (compact: 8' x 18' - 30%)
Total:	2,430,000 SF		

PARKING:

Required:

1. Residential		
- lofts + 1BR	132 units x 1.25 spaces/unit =	165 spaces
- 2BR	510 units x 1.75 spaces/unit =	893 spaces
- 3BR	56 units x 2.0 spaces/unit =	112 spaces
		1,170 spaces
- visitors:	1 space / 6 units=	117 spaces
	Total:	1,287 spaces
	(including 24 accessible +2 van accessible spaces)	
2. Retail:		80 spaces
	(including 2 accessible spaces)	
	Total:	1,387 spaces

Provided:

1. Residential:	1,330 spaces
2. Retail:	59 spaces
Total:	1,389 spaces

SETBACKS :

	Provided	Required
Front:	20'	20'
Side:	20'	10'
Rear:	20'	15'
Corner:	20'	20'

BUILDING HEIGHT:
Maximum Allowed: No Height Restrictions
Provided: 50 Stories = 560 Feet

BUILDING COVERAGE:
Maximum Allowed: No Height Restrictions
Provided: –
F.A.R: 12.71
Density: 700 Units / 4.39 acres= 160 Units / Acre

Highrise Partners, Ltd. A Nevada Limited Liability Company
3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:702-735-7600

Project Scandia

Proposed Site Plan

2900 Sirius Avenue Las Vegas , Nevada 89102

Sheet:	Date:	August 20, 2004
3	Project Numher:	2581

ZON-5103
SUP-5107
SDR-5104
10-07-04 PC



SUP-5107 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED LLC - OWNER: SCANDIA FAMILY FUN CENTERS
NORTHWEST CORNER OF RANCHO DRIVE AND SIRIUS AVENUE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:

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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
See Item 27 [GPA-5097] for all related discussion on Item 27 [GPA-5097], Item 28 [ZON-5103], Item 29 [SUP-5107] and Item 30 [SDR-5104].

(7:09 – 7:10/9:34 – 9:55)

1-2495/3-669

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 30 – SDR-5104

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5097) to SC (Service Commercial), a Rezoning (ZON-5103) to a C-1 (Limited Commercial) Zoning District and a Special Use Permit (SUP-5107) for a proposed Mixed-Use Development approved by the City Council.

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

3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 08/24/04, except as amended by conditions herein.

4. The Waiver of the 50 percent maximum lot coverage standard is hereby approved.

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. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within minimum 15-foot wide planters adjacent to Rancho Drive.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

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

CONDITIONS – Continued:

Public Works

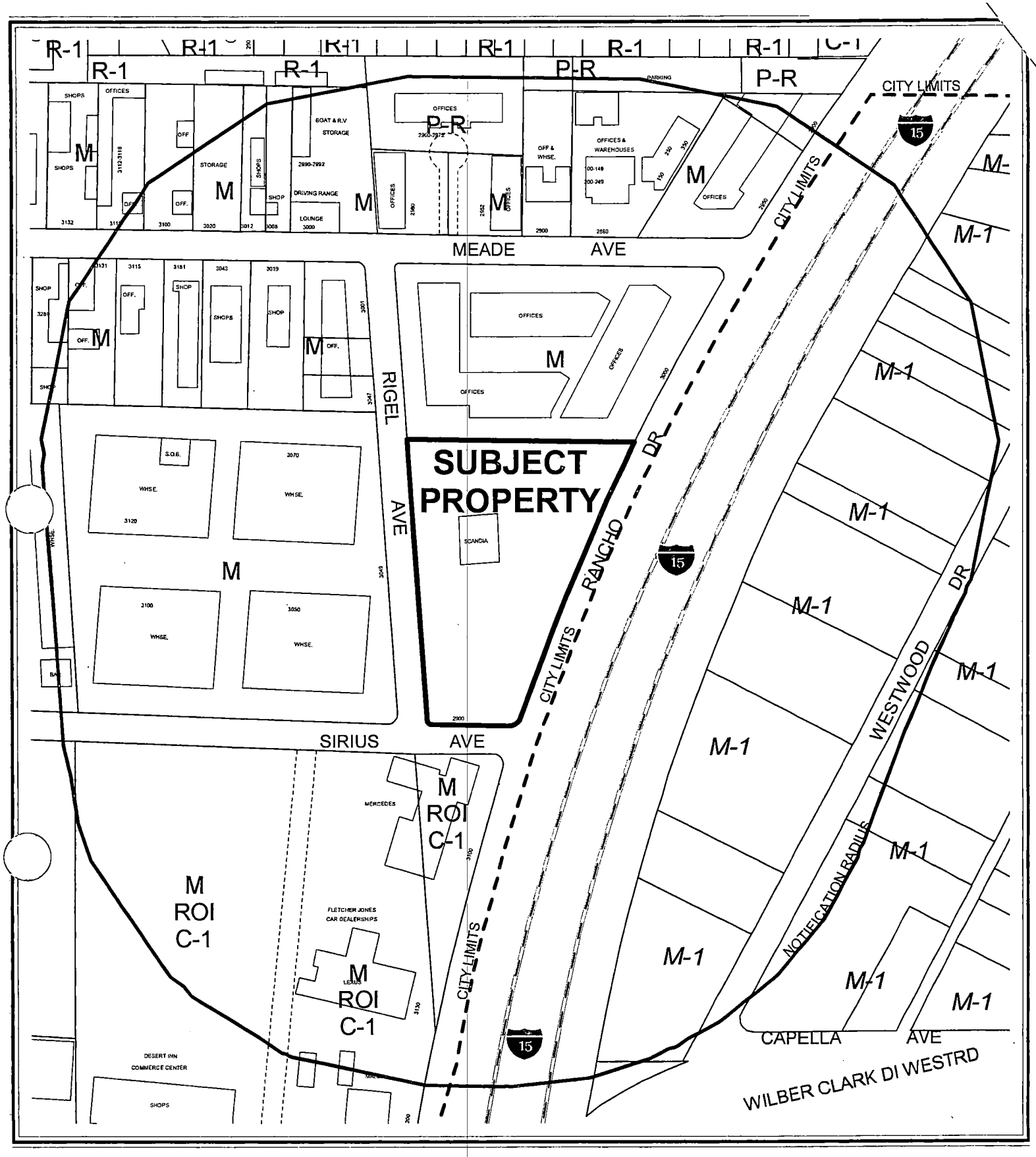
11. Landscape and maintain all unimproved right-of-way adjacent to this site.

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

13. Site development to comply with all applicable conditions of approval for ZON-5103 and all other subsequent site-related actions.

14. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

15. 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.



0 200 400 Feet

CASE: **SDR-5104**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5104 - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTER

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-5097) to SC (Service Commercial), a Rezoning (ZON-5103) to a C-1 (Limited Commercial) Zoning District and a Special Use Permit (SUP-5107) for a proposed Mixed-Use Development approved by the City Council.

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

3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 08/24/04, except as amended by conditions herein.

4. The Waiver of the 50 percent maximum lot coverage standard is hereby approved.

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. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within minimum 15-foot wide planters adjacent to Rancho Drive.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

SS

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

Public Works

11. Landscape and maintain all unimproved right-of-way adjacent to this site.

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

13. Site development to comply with all applicable conditions of approval for ZON-5103 and all other subsequent site-related actions.

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SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and a Waiver 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 at 2900 Sirius Avenue.

B) Applicant's Justification

The mixed-use nature of this development is compatible with the area. It offers a level of amenities far greater than found at ground level in any multi-family development; the retail amenities will be available to the public. Over half of the site area consists of open space. In addition, there are 42,000 square feet of recreational amenities inside the towers. These amenities compensate for the size of the garage, which, although below ground level, covers 75 percent of the site.

BACKGROUND INFORMATION

A) Previous Actions

09/16/92 The City Council approved a Special Use Permit (U-0168-92) application for a 14-foot by 48-foot off-premise advertising (billboard) sign, at 2900 Sirius Avenue subject to a 5-year review. The Board of Zoning Adjustment and staff both recommended approval.

06/15/94 The City Council approved a Variance (V-0058-94) application to allow an off-premise advertising (billboard) sign to be located 600 feet from another off-premise advertising (billboard) sign where 750 feet is required at 2900 Sirius Avenue. The Board of Zoning Adjustment recommended approval. Staff recommended denial.

11/10/97 The City Council approved a Required Five Year Review [U-0168-92 (1)] for 14-foot by 48-foot off-premise advertising (billboard) sign at 2900 Sirius Avenue, subject to another 5-year review. The Planning Commission and staff both recommended approval.

02/19/03 The City Council approved a Required Five Year Review (RQR-1143) of an approved Special Use Permit (U-0168-92), which allowed a 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 2900 Sirius Avenue. The Planning Commission and staff both recommended approval.

10/07/04 The Planning Commission will consider a related General Plan Amendment (GPA-5097) to amend a portion of the Southeast Sector Plan of the General Plan from LI/R (Light Industrial/Research) to SC (Service Commercial); a Rezoning (ZON-5103) from M (Industrial) to C-1 (Limited Commercial) and a Special Use Permit (SUP-5107) application for a proposed 50-story, 560-foot tall mixed-use development on the subject site.

B) Pre-Application Meeting

08/13/04 A pre-application conference was held resulting in the following comments:

- Composed of two towers, each with 350 condominium units.
- Will contain 18,000 to 20,000 feet of retail.
- The entrance will be off of Rancho Drive.
- Project deemed to be a Project of Regional Significance.
- There was concern over the intersection of Sahara Avenue and Teddy Drive.
- The subject area will be incorporated into the Las Vegas Redevelopment Plan eventually.
- The site's General Plan designation will change from LI/R (Light Industrial/Research) to SC (Service Commercial).
- The site's zoning will change from M (Industrial) to C-1 (Limited Commercial).
- A Special Use Permit is required for to allow a mixed-use development.
- A waiver of the building setbacks and architectural glazing will be needed.
- A color and material board is required.
- Incorporate service and trash areas into the overall design of the site.
- A comprehensive address plan for the condominiums will be required.

C) Neighborhood Meeting

09/02/04 A neighborhood meeting was held with the surrounding property owners in conjunction with the accompanying request to amend the General Plan. Three applicant representatives and three members of the public were in attendance. The members of the public had questions about traffic, parking, streetscape, security, and potential uses of the former Fletcher Jones Auto Dealership. The applicants indicated that primary access would be from Rancho Drive and that a traffic study would be completed prior to the Planning Commission meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.25
Net Acres:	4.32

B) Existing Land Use

Subject Property:	Scandia Amusement Center
North:	Offices
South:	Auto Dealership (not currently in operation)
East:	I-15
West:	Industrial Warehouses

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial) Under Resolution of Intent to C-1 (Limited Commercial)
East:	No Zoning (I-15)
West:	M (Industrial)

E) General Plan Compliance

The subject site is designated LI/R (Light Industry/ Research) on the Southeast Sector Land Use Map of the General Plan. The LI/R (Light Industry/Research) category allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories.

The applicant has requested a General Plan Amendment (GPA-5097) to change the designation to SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office or other commercial uses that primarily serve local patrons and do not include more intense general commercial characteristics. The proposed Rezoning to C-1 (Limited Commercial) conforms to the SC (Service Commercial) designation.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance." A summary of the comments received from various agencies regarding the impacts of this project is included with the companion Special Use Permit (SUP-5107).

PROJECT DESCRIPTION

The project involves the removal of the existing outdoor commercial recreation facility and the construction of two proposed 50-story mixed-use buildings, each containing 350 units for a total of 700 residential condominium units. The structures will include approximately 20,000 square feet of ground-floor commercial space that will be available to residents and the public. The retail portions will be located at the northeast and southeast corners of the development. Parking will occupy Levels 1 through 6 of a parking structure surrounding the towers; residential units will occupy Levels 8 through 50. Level 7, the top deck of the parking structure, will contain 98,000 square feet of landscaped amenities, including jogging trails, a viewing area, benches, and a pool and spa. Additional amenities are located within the towers. A total of 1,389 parking spaces will be provided within the parking structure. The exteriors will utilize a metal panel system with non-reflective glass and metallic meshing at the ground level. Tower units will feature 22% reflective glass in a curtain wall system.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required C-1	Provided	Compliance
Min. Lot Size	N/A	4.32 Acres	Yes
Min. Lot Width	100 Feet	204+ Feet	Yes
Min. Setbacks			
• Front	20 Feet	20 Feet	Yes
• Side	10 Feet	20 Feet	Yes
• Corner	15 Feet	20 Feet	Yes
• Rear	20 Feet	20 Feet	Yes
Max. Lot Coverage	50 %	75%	No*
Max. Building Height	N/A	560 Feet	Yes**
Trash Enclosure	Walled, roofed	Interior	Yes
Loading Zone	2 for retail	3 total	Yes
Mech. Equipment	Screened	Screened	Yes

* The applicant has requested a Waiver of Commercial Development Standards because the development with the proposed parking garage included covers approximately 75 percent of the site.

** The proposed building height will conform to the proposed C-1 (Limited Commercial) zoning district; however, the subject site is within the Airport Overlay District, which maintains a height restriction of 175 feet for this area.

Trash areas are located on Level 1 adjacent to mechanical equipment storage areas.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, Residential Adjacency standards do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
General Retail (less than 25,000)	20,000 SF	1/175 SF GFA	110	5		
Condominium units (1 BR/lofts)	132 units	1.25/unit	165	--		
Condominium units (2 BR)	510 units	1.75/unit	893	--		
Condominium units (3 BR)	56 units	2/unit	112	--		
Guest spaces	--	1/6 units	117	--		
TOTAL	**698**		**1,397**	**5**	**1,361**	**28**

The proposed combination of retail and residential uses requires 1,402 parking spaces. The applicant will provide 1,389 spaces, a 1% deficiency. Up to 30% of the spaces provided will be eight-foot by 18-foot compact spaces. A loading ramp is provided at the rear of the development along Rigel Avenue, and two loading zones are provided on the first floor to accommodate retail uses. It is assumed that fewer parking spaces are required because of the mixed-use nature of the project.

The applicant has indicated that a traffic study would be completed prior to the City Council meeting.

SS

A4) Landscape and Open Space Standards

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

Standards	**Minimum Required** Ratio	Trees	**Provided**
Parking Area (enclosed)	Not required	0	0
Buffer:			
• Min. Trees (Rancho Dr.)	1 – 24" Box Tree/20 Linear Feet	23	17
Min. Trees (all other sides)	1 – 24" Box Tree/30 Linear Feet	40	43
• Min. Zone Width (Rigel Avenue, Sirius Avenue)	10 Feet		10 Feet
• Min. Zone Width (Rancho Drive)	15 Feet		5-23 Feet
• Min Zone Width (north)	6 Feet		7 Feet
• Wall height	Not required		not indicated

Parking area trees are not required because all parking is enclosed within a parking garage. A minimum 10-foot wide planter is required along Rigel and Sirius Avenues, while a 15-foot wide planter is required adjacent to Rancho Drive, where the retail portion of the development will be facing. The conceptual landscape plan is deficient in the number of trees required by the Landscape, Wall and Buffer Standards. In addition, the perimeter buffer planter along Rancho Drive is less than the required 15 feet in some places. A condition of approval addresses these deficiencies.

A5) Sign Standards

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

Signage locations were depicted in part with the proposed plans; however, no dimensions were provided. Conformance with all signage standards for the C-1 (Limited Commercial) zoning district is required.

B) General Analysis and Discussion

- Zoning

The site is currently zoned M (Industrial) with a LI/R (Light Industry/Research) General Plan Designation. The accompanying General Plan Amendment (GPA-5097) to change the land use classification to SC (Service Commercial) and Rezoning (ZON-5103) to C-1 (Limited Commercial) will allow for the construction of the proposed mixed-use project on the site. The proposed commercial uses are permitted in the C-1 (Limited Commercial) zoning district by

right; the residential component is permitted upon approval of a Special Use Permit for a Mixed-Use Development. A separate Special Use Permit application (SUP-5107) has been filed concurrently with this Site Development Plan Review application.

- Site Plan

The structure generally conforms with the development standards of Title 19; a Waiver has been requested from the Commercial Development Standards in regard to maximum lot coverage, which is addressed below. The site plan depicts retail space along the Rancho Drive frontage. While the parking provided is slightly less than the Title 19 requirements for the individual uses, it is assumed that many of the amenities will be used by the onsite residents, thereby reducing the need for parking. Access to retail parking will be from Rancho Drive, with full access from Rigel Avenue in the rear.

- Waivers

The applicant has requested a Waiver of the Commercial Development Standards for the maximum lot coverage, which is 50 percent within the C-1 (Limited Commercial) zoning district. Inclusion of the parking garage yields 75 percent coverage. The intent of the lot coverage standard is to provide sufficient open space for setbacks and a visual buffer from streets. In this case, the roof deck of the parking structure provides 98,000 square feet of "open space" through park-like amenities such as trails, pools and benches. In addition, the bulk of the structure faces industrial-type uses in an area not well-traveled by the public. The east side of the development facing Rancho Drive has a greater setback and contains two open areas, giving the appearance of covering less area. For these reasons, the Waiver request can be supported.

- Landscape Plan

The conceptual landscape plan is deficient in the number of trees required by the Landscape, Wall and Buffer Standards. In addition, the perimeter buffer planter along Rancho Drive is less than the required 15 feet in some places. A condition of approval addresses these deficiencies. Mexican Fan Palms are proposed for the Rancho Drive buffer, which is the most visible frontage. These are acceptable as long as they will be comparable to deciduous 24-inch box trees both in size and height.

- Elevation

The elevations meet the Commercial Development Standards by featuring non-reflective glass at the ground level and no more than 22% reflective glass on the upper floors. Each tower is 560 feet tall, with the parking garage structure rising approximately 75 feet. Facades at the ground level consist primarily of metal paneling and glass, with columns and a marquee to provide visual interest on the east and south elevations. The parking structure, mostly visible from the north and west elevations, features a stainless steel mesh broken up in intervals by pre-cast metal panels. Residential units feature large windows with balconies. A portion of these units will contain low-reflective glass.

SS

- Floor Plan

Retail areas are located on the Rancho Drive frontage at the corners of the development. A lobby area is located on Level 1 behind the retail area with elevators on either side of the lobby Each of the residential floors will contain between four to ten units. Amenities for the residents include a lap pool, dining room, conference room, and solarium.

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 Mixed-Use project is adjacent to Interstate 15 on the east, offices on the north, and an auto dealership on the south. The western portion of the site is dominated by a large parking structure, which faces large warehouse buildings across Rigel Avenue. The twin towers will allow for spectacular views of the Las Vegas skyline. The nearest residential properties are approximately 800 feet to the northwest; they also abut industrial-type uses.

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

   The proposed development will be consistent with the General Plan and with most standards of Title 19 and the Landscape, Wall and Buffer Standards with the approval of a General Plan Amendment to SC (Service Commercial), a Rezoning to C-1 (Limited Commercial), and a Special Use Permit for a Mixed-Use Development on the site. A Waiver has been requested from the lot coverage requirement specified in the Commercial Development Standards; the design and context of the structure within a primarily industrial area meets the intent of the requirement.

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

   A traffic study has been commissioned by the applicant showing that the development will not negatively impact traffic flows in the area. Primary access to the retail portion of the development will be from Rancho Drive. This street and Rigel Avenue will be able to accommodate the amount of traffic generated by the development.

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

   The proposed building and landscape materials are appropriate for the area and are consistent with the City's requirements, with implementation of the conditions of approval.

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 and design of the structures create an orderly and pleasing environment, creating some visual interest in this neighborhood filled primarily with monolithic industrial buildings. As is required for mixed-use developments, the design of the development adequately separates the commercial and residential components. Its location next to an interstate highway and away from single-family residences makes this site compatible with development in the area.

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

   The development will be subject to inspections, and appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 37 – Mailed with GPA-5097, ZON-5013 and SUP-5107

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5104 APN: 162-08-702-002

Name of Property Owner: Scandia Family Fun Center

Name of Applicant: Highrise Partners LTD. LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: by [signature]

Print Name: Michael Jabbia, manager, Red Rock Partners, Ltd member, Highrise Partners, Ltd.

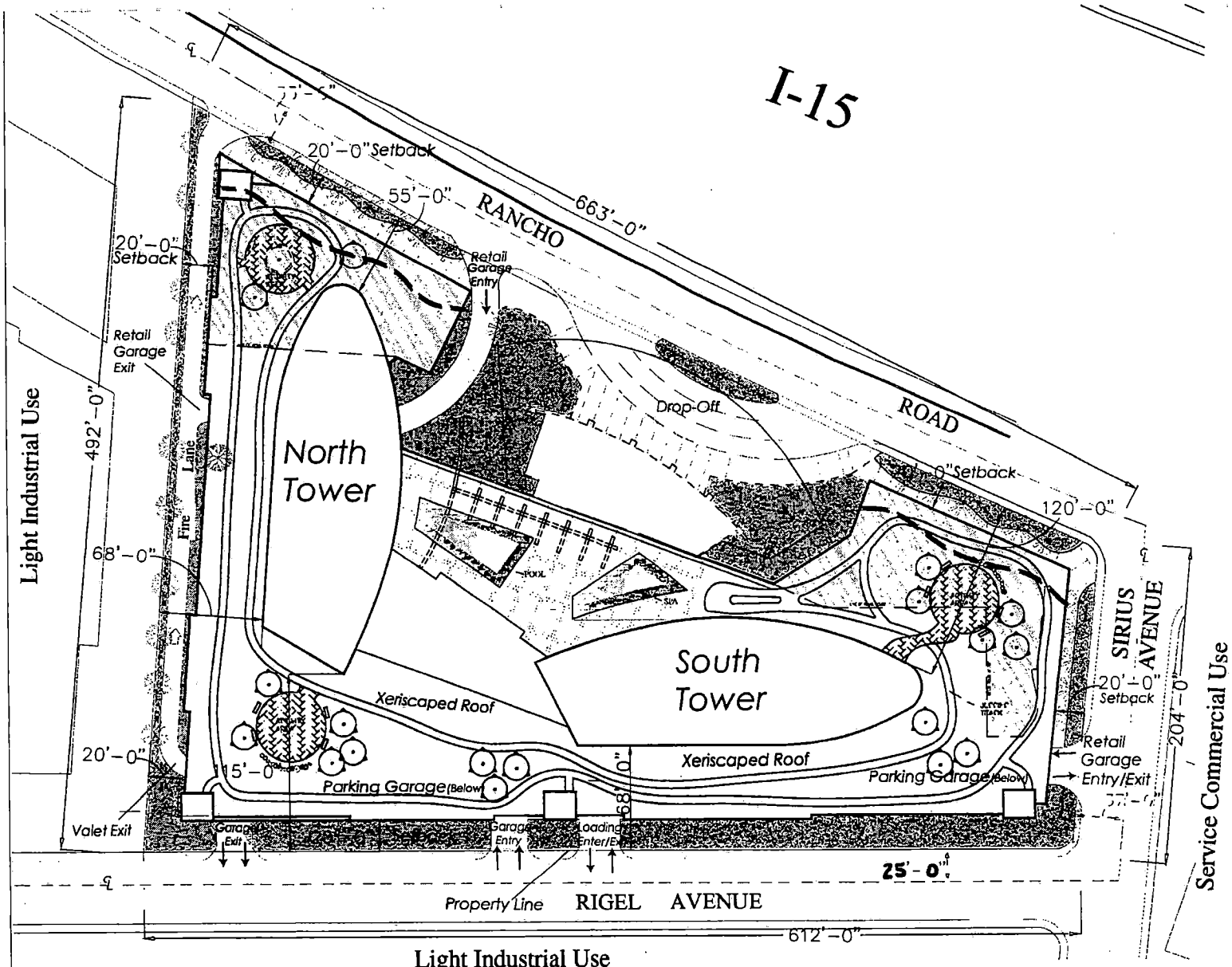
Subscribed and sworn before me

This 24th day of August, 2004

Susan Cowan

Notary Public in and for said County and State

SUSAN COWAN
Notary Public State of Nevada
No. 98-2694-1
My appt. exp. Mar. 5, 2006



Project Scandia

2900 Sirius Avenue Las Vegas , Nevada 89102

Proposed Site Plan

SITE INFORMATION

ZONING:
C,General Commercial

AREA (Approximate):
Net Area: 188,197 Square Feet (4.32 Acres)
Gross Area (Middle of Street): 228,710 Square Feet (5.25 Acres)

BUILDING DATA:

1. Residential

	Gross Area	Stories	Units
South Tower:	774,00 0 SF (from 8th to 50th)	50 (+Mech. PH)	350 (from 8th to 50th)
North Tower:	774,000 SF (from 8th to 50th)	50 (+Mech. PH)	350 (from 8th to 50th)
Common Areas:	42,000 SF	(at 7th Floor)	
Tatal 1:	1,590,000 SF		
2. Retail:	20,000 SF	1	
3. Garage/ Back of the House:	820,000 SF	6	(standard: 9'x 18' - 70%) (compact: 8' x 18' - 30%)
Total:	2,430,000 SF		

PARKING:

Required:

1. Residential

- lofts + 1BR	132 units x 1.25 spaces/unit =	165 spaces
- 2BR	510 units x 1.75 spaces/unit =	893 spaces
- 3BR	56 units x 2.0 spaces/unit =	112 spaces
		1,170 spaces
- visitors:	1 space / 6 units=	117 spaces
	Total:	1,287 spaces
	(including 24 accessible +2 van accessible spaces)	
2. Retail:		80 spaces
	(including 2 accessible spaces)	
	Total:	1,387 spaces

Provided:

1. Residential:	1,330 spaces
2. Retail:	59 spaces
Total:	1,389 spaces

SETBACKS :

	Provided	Required
Froat:	20'	20'
Side:	20'	10'
Rear:	20'	15'
Corner:	20'	20'

BUILDING HEIGHT:
Maximum Allowed: No Height Restrictions
Provided: 50 Stories = 560 Feet

BUILDING COVERAGE:
Maximum Allowed: No Height Restrictions
Provided: –
F.A.R: 12.71
Density: 700 Units / 4.39 acres= 160 Units / Acre

Highrise Partners, Ltd. A Nevada Limited Liability Company
3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:702-735-7600

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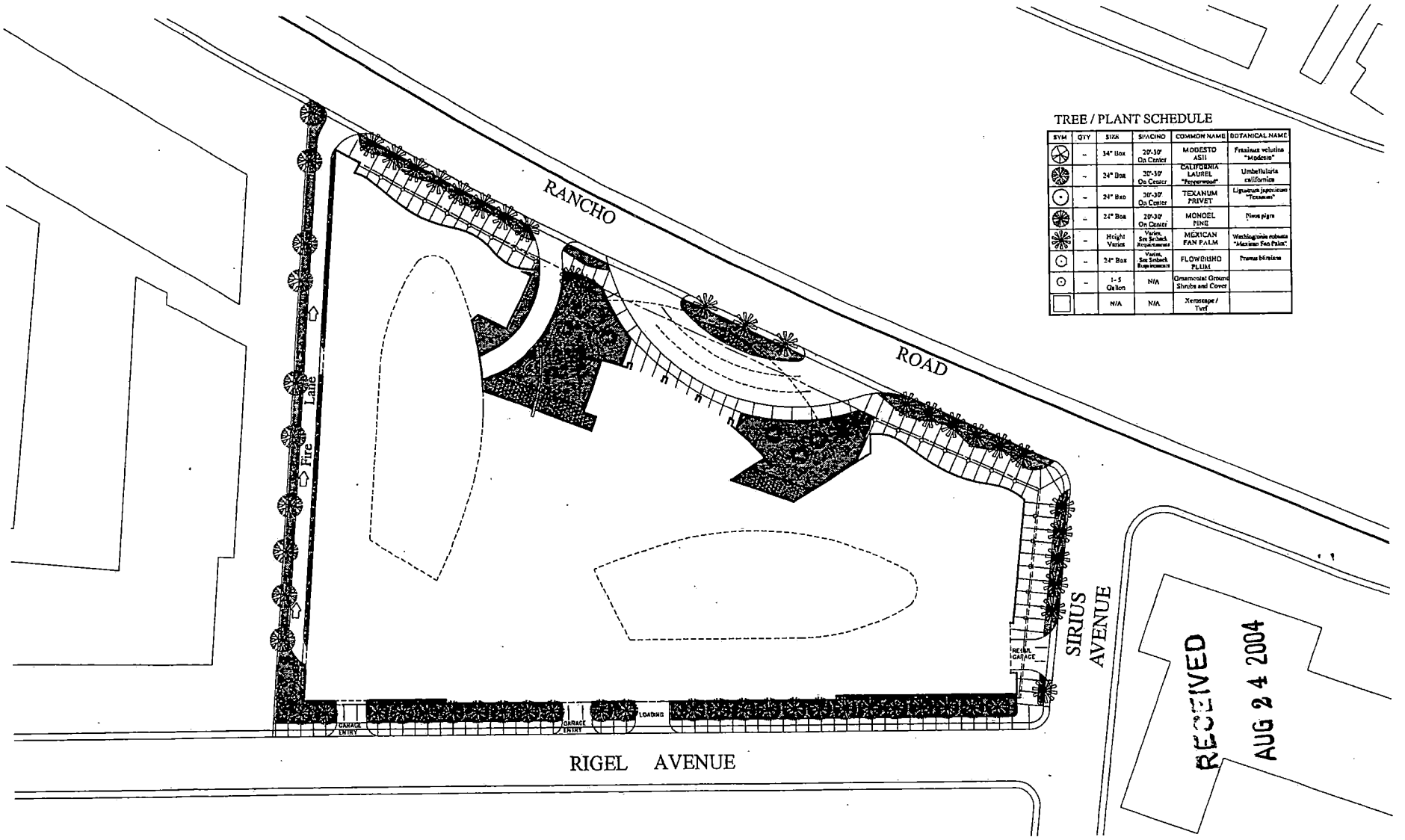
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SUP-5107
SDR-5104
10-07-04 PC

Sheet:	Date:	
3	Date:	August 20, 2004
	Project Number:	2581

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10-07-04 PC

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	--	36" Box	20'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	--	24" Box	20'-30' On Center	CALIFORNIA LAUREL "Peppenwood"	Umbellularia californica
	--	24" Box	20'-30' On Center	TEXANUM PRIVET	Ligustrum japonicum "Texanum"
	--	24" Box	20'-30' On Center	MONDEL PINE	Pinus pigra
	--	Height Varies	Varies, See Setback Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	--	24" Box	Varies, See Setback Requirements	FLOWERING PLUM	Prunus blireiana
	--	1 - 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Xeroscape / Turf	



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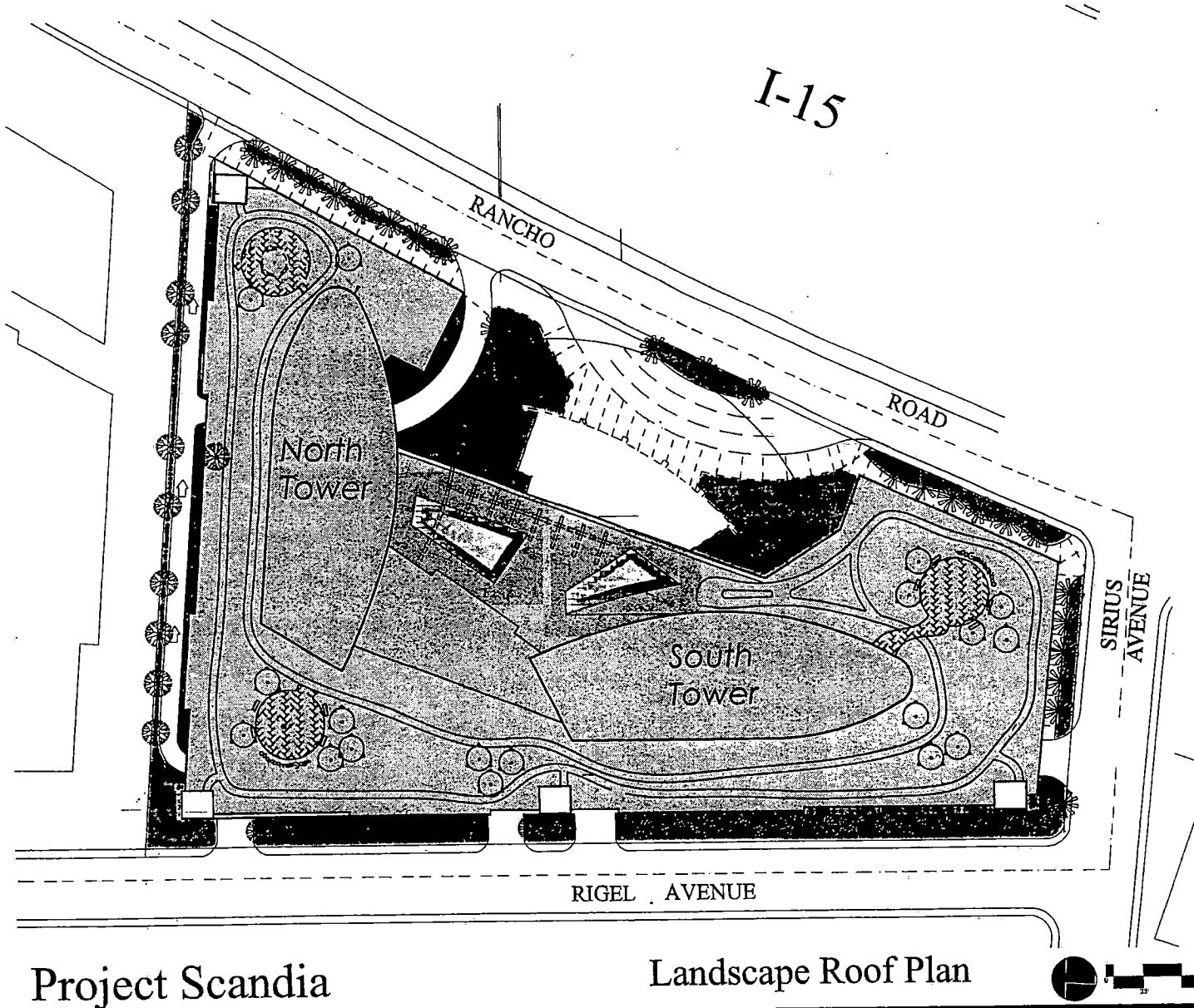
Project Scandia

Proposed Landscape Site Plan

Highrise Partners, Ltd. A Nevada Limited Liability Company
3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:702-735-7600

2900 Sirius Avenue Las Vegas , Nevada 89102

Sheet: 4
Date: August 20, 2004
Project Number: 2581



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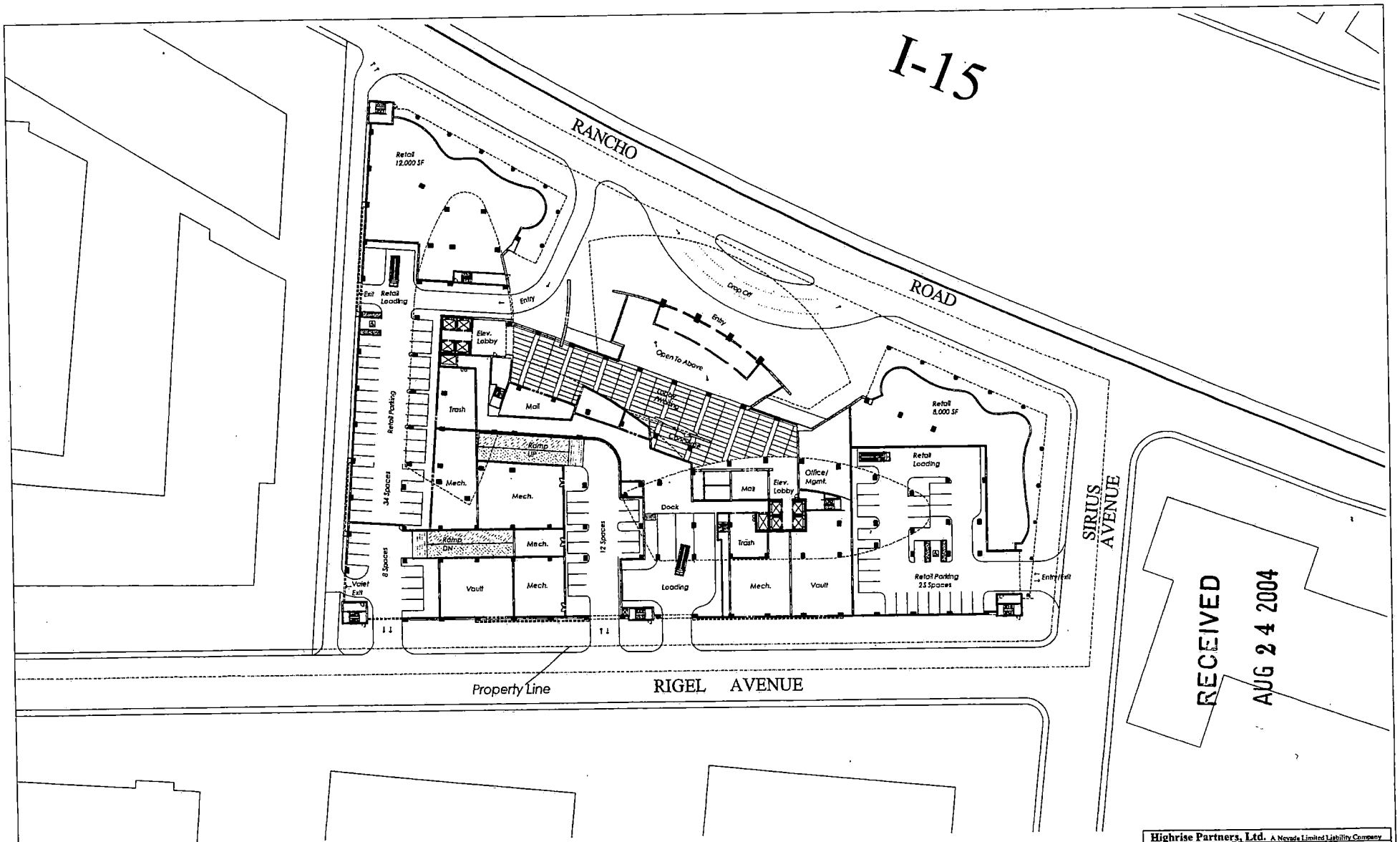
Landscape Roof Plan

Highrise Partners, Ltd. A Nevada Limited Liability Company
3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:702-735-7600

2900 Sirius Avenue Las Vegas , Nevada 89102

Sheet:	Date:	August 24, 2004
5	Project Number:	2581

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Proposed 1st Floor Plan

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3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:702-735-7600

2900 Sirius Avenue Las Vegas , Nevada 89102

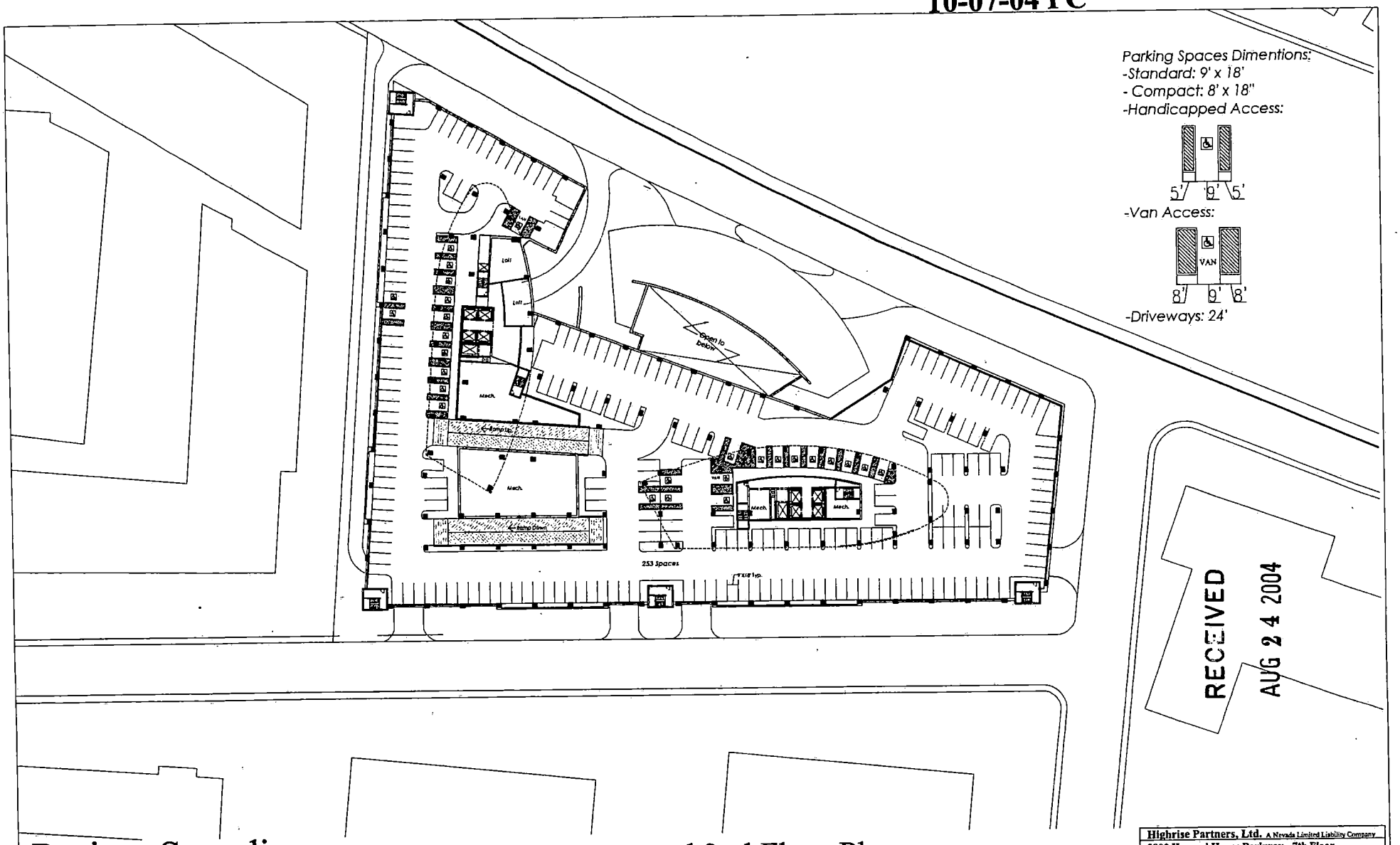
Sheet:	Date:	August 20, 2004
6	Project Number:	2581

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SDR-5104
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Parking Spaces Dimentions:
-Standard: 9' x 18'
- Compact: 8' x 18"
-Handicapped Access:

-Van Access:

-Driveways: 24'



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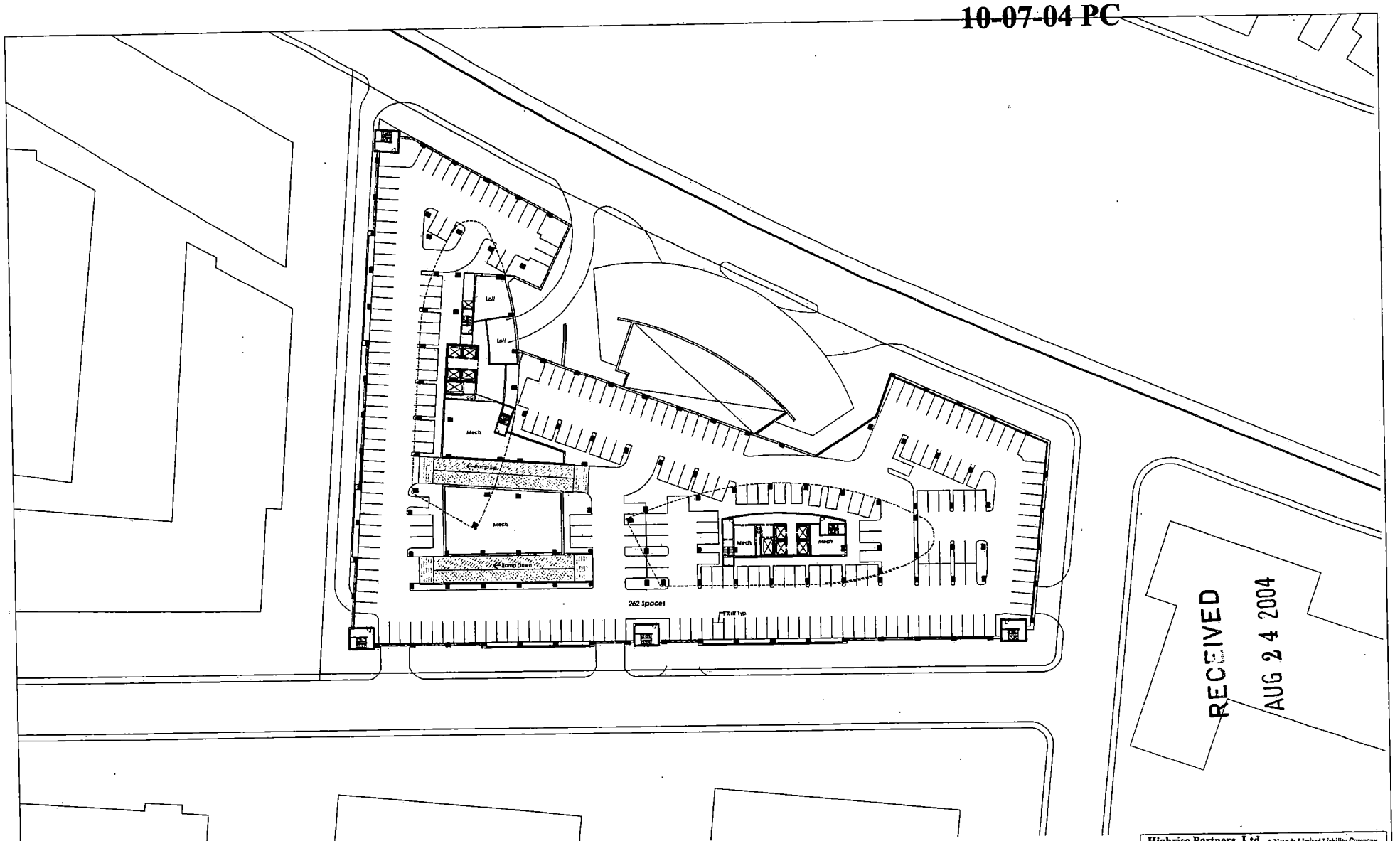
Proposed 2nd Floor Plan

Highrise Partners, Ltd. A Nevada Limited Liability Company
3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:702-735-7600

2900 Sirius Avenue Las Vegas , Nevada 89102

Sheet:	7	Date:	August 20, 2004
		Project Number:	2581

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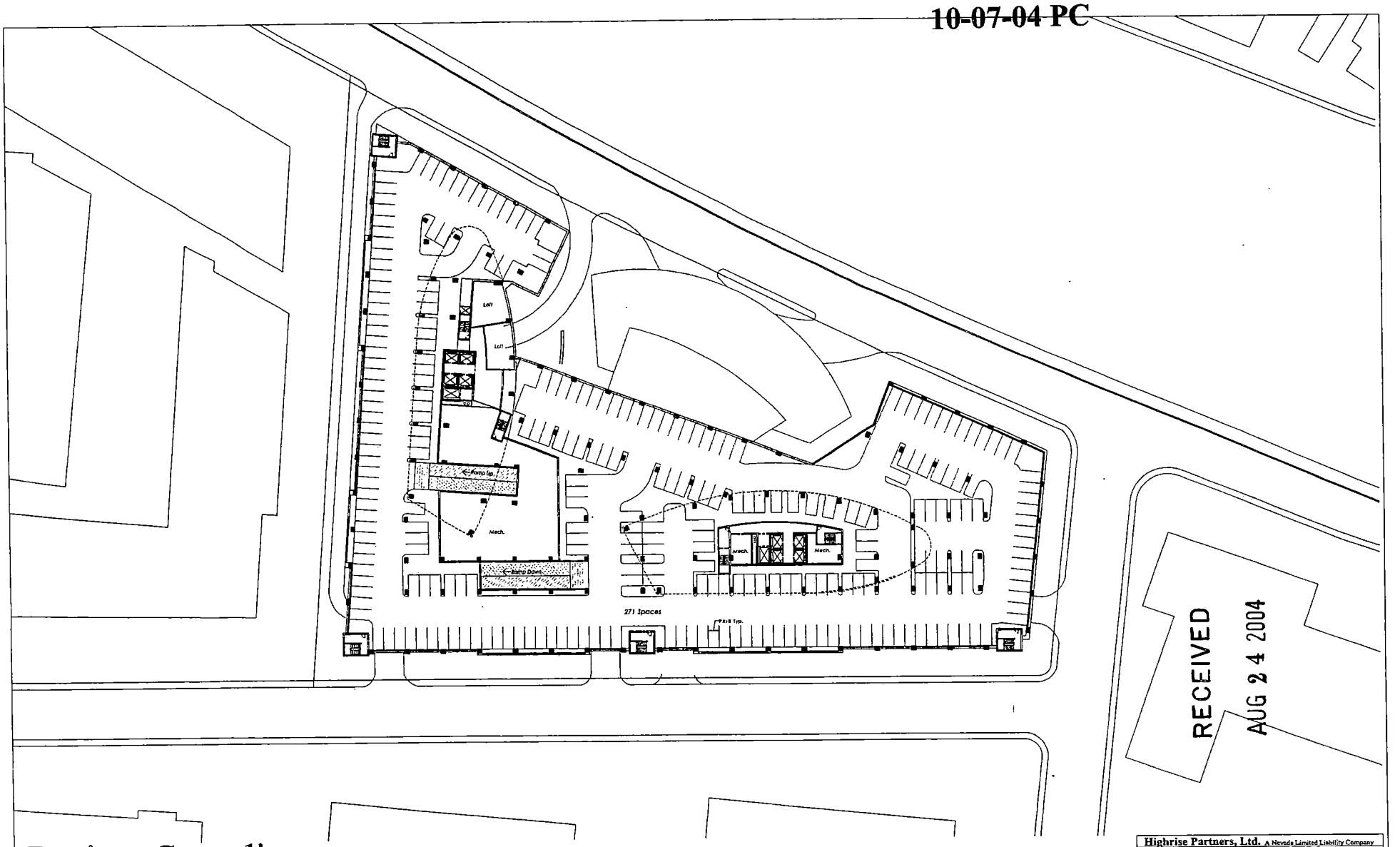
Proposed 3rd, 4th, and 5th Floor Plan

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8	Project Number:	2581

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Proposed 6th Floor Plan

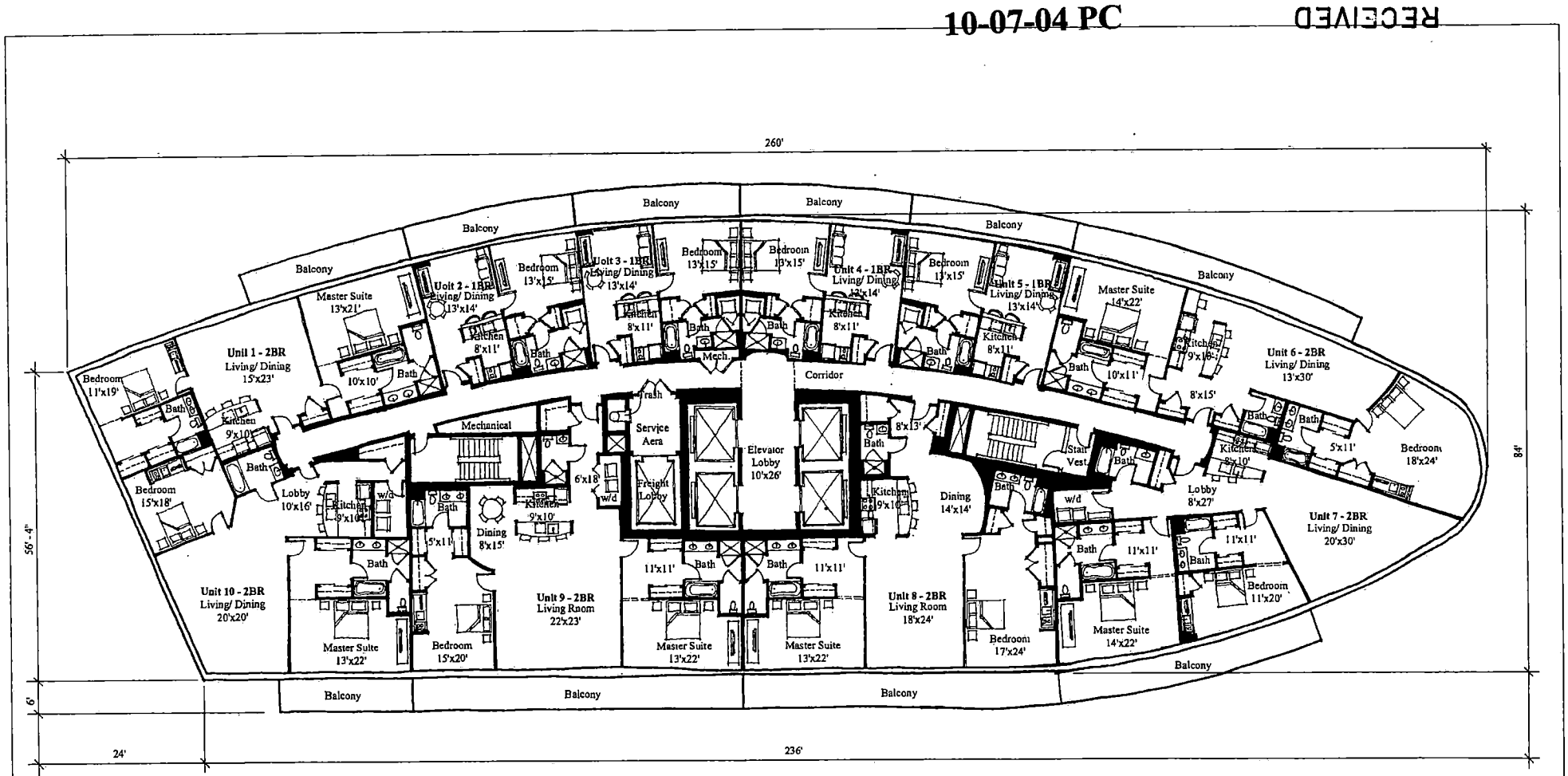
Highrise Partners, Ltd. A Nevada Limited Liability Company
3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:702-735-7600

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9	Project Number:	2581

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Typical Floor Plan (Floor 8th to 23rd)

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3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:701-735-7600

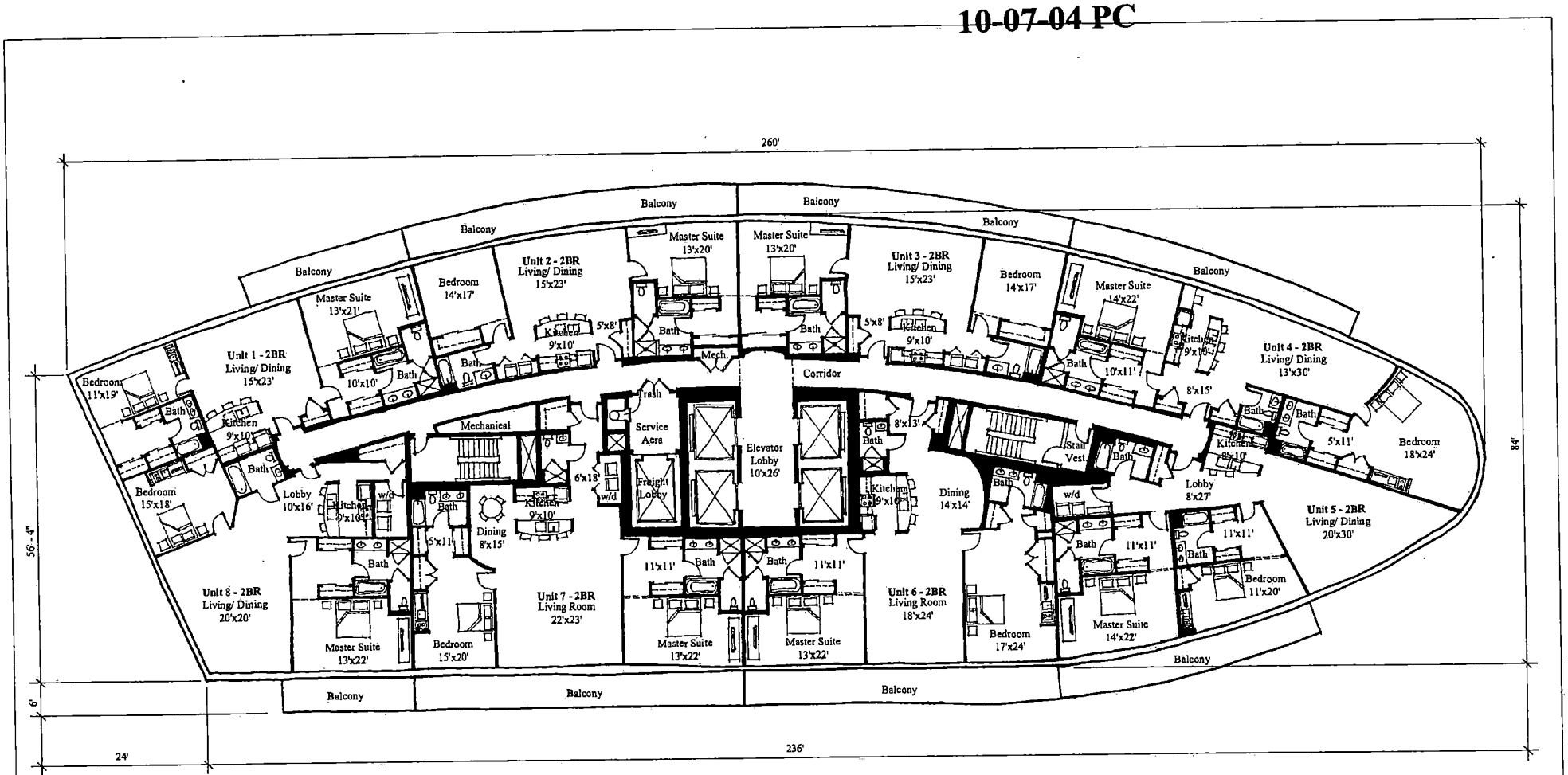
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10	Project Number:	2581

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5' 50'
0 25'

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Typical Floor Plan (Floor 24th to 43rd)

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3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:702-735-7600

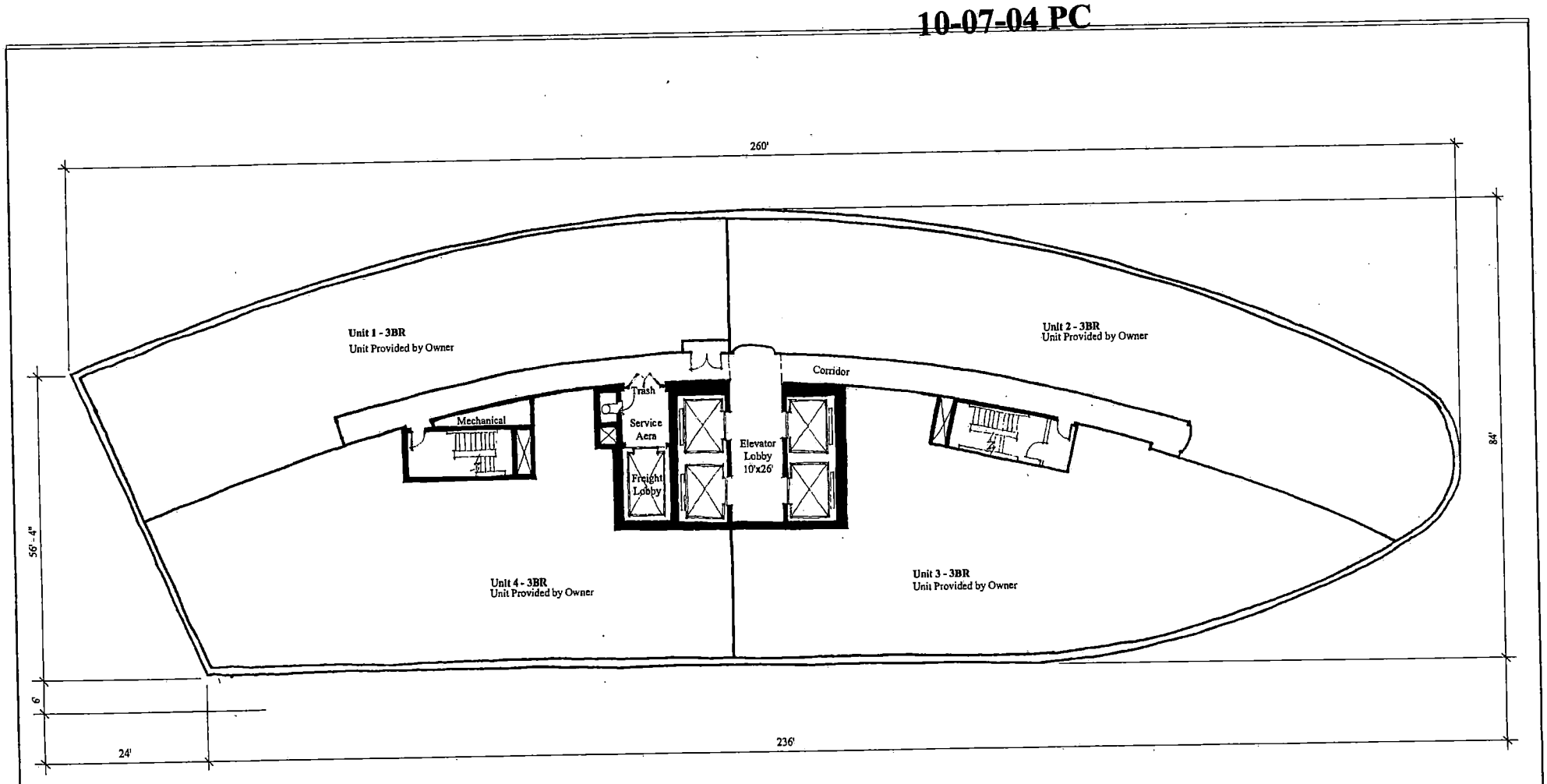
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11	Project Number:	2581

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5' 50'
0 25'

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Typical Floor Plan (Floor 44th to 50th)

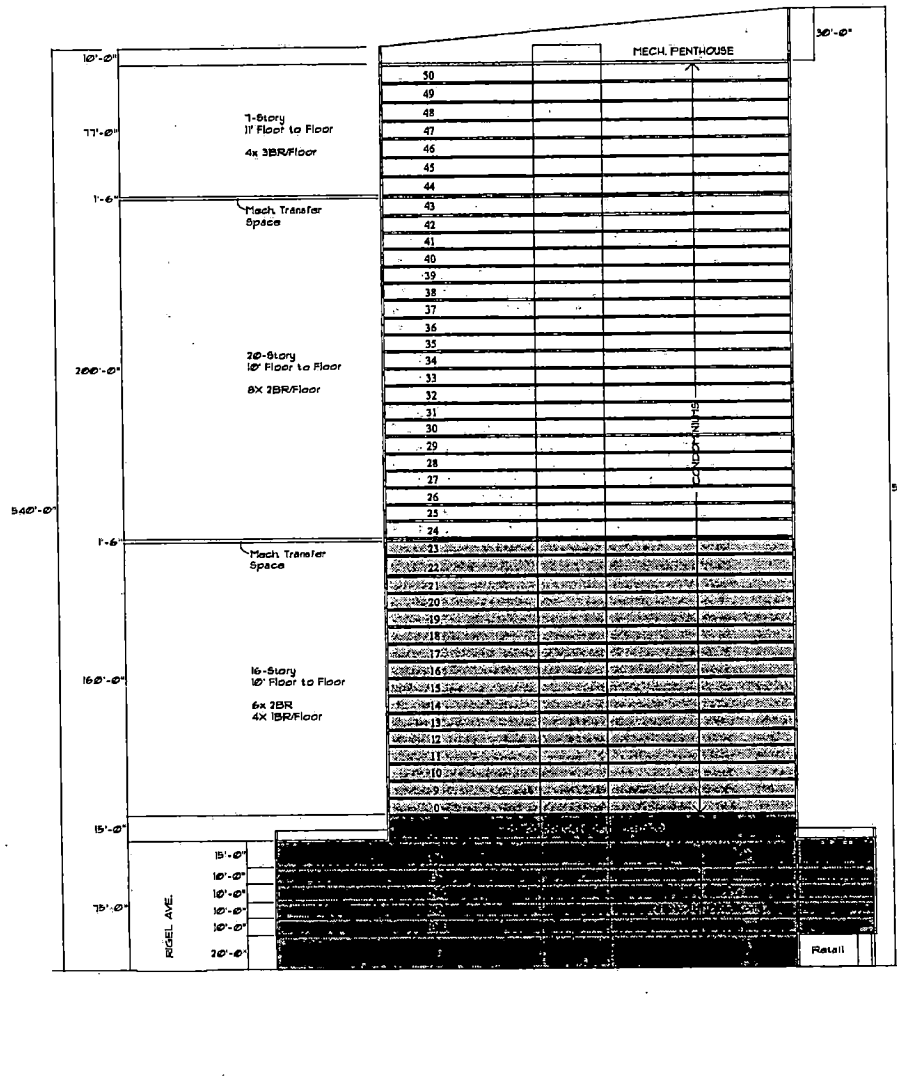
Highrise Partners, Ltd. A Nevada Limited Liability Company
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Las Vegas, NV 89109-0907 P:702-735-7600

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12	Project Number:	2581

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Building Section A-A

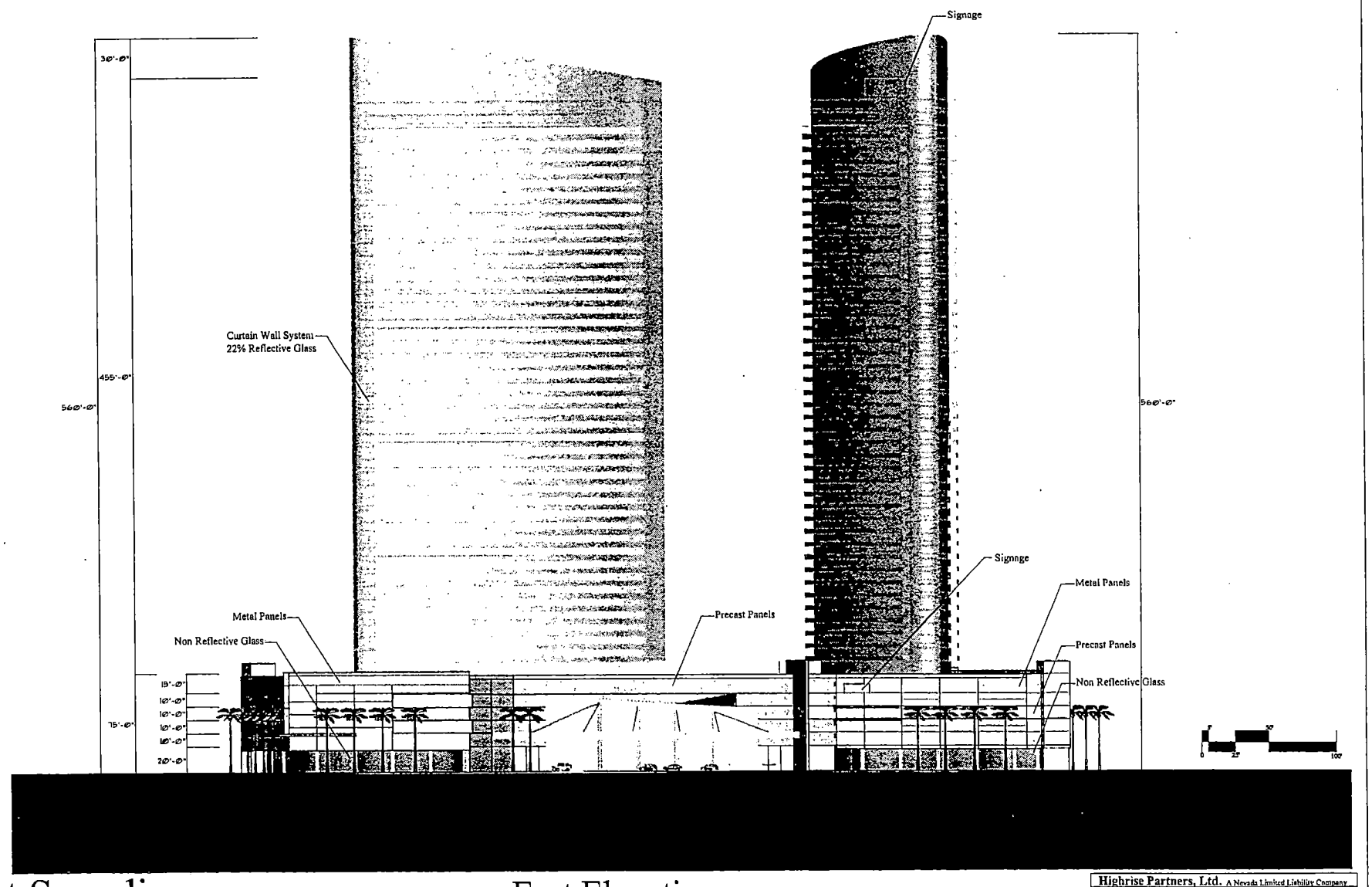
Highrise Partners, Ltd. A Nevada Limited Liability Company
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Las Vegas, NV 89109-0907 P:702-735-7600

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Sheet:	Date:
13	August 24, 2004
	Project Number: 2581

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East Elevation

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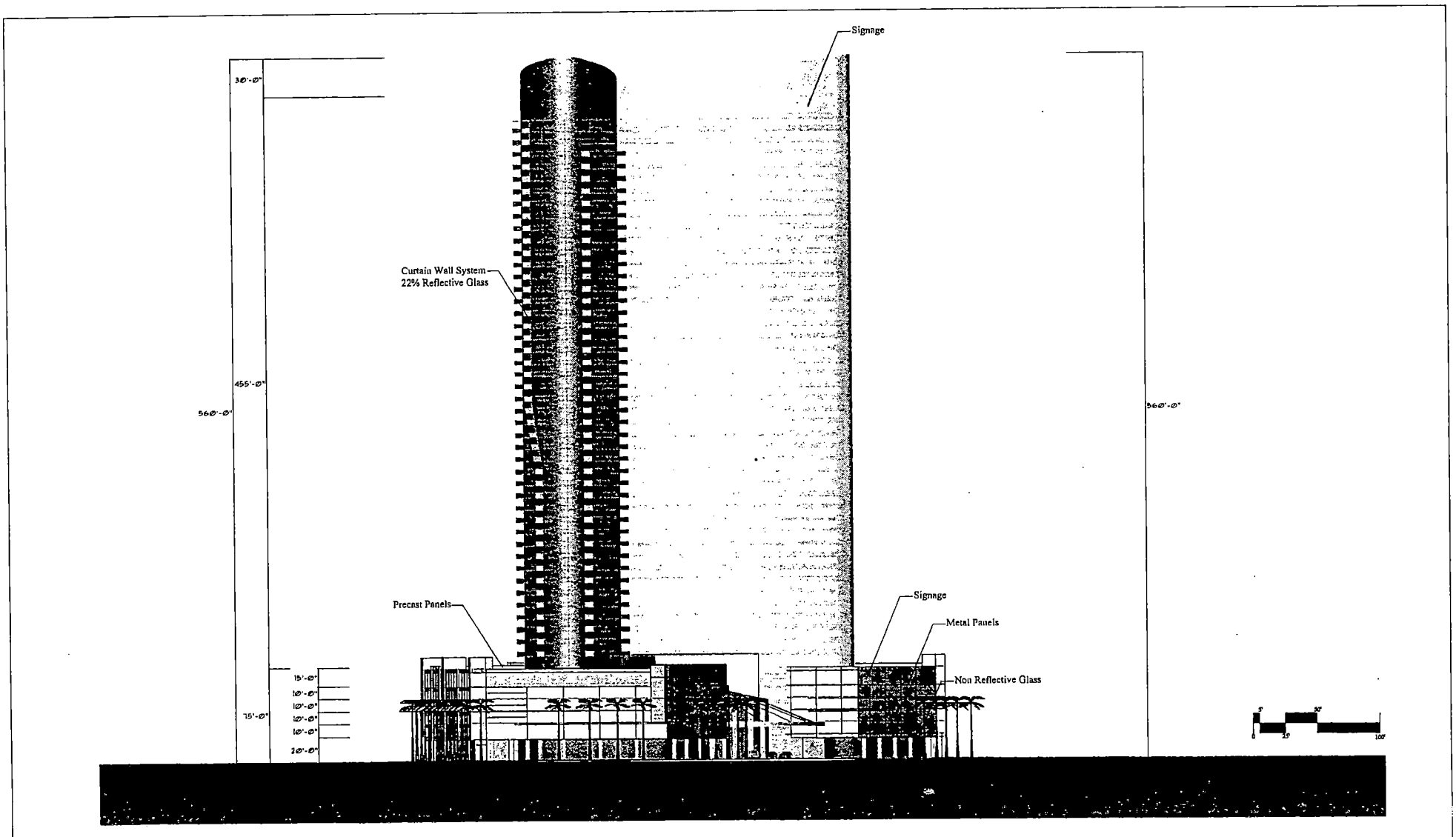
2900 Sirius Avenue Las Vegas , Nevada 89102

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South Elevation

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Las Vegas, NV 89109-0907 P:702-735-7600

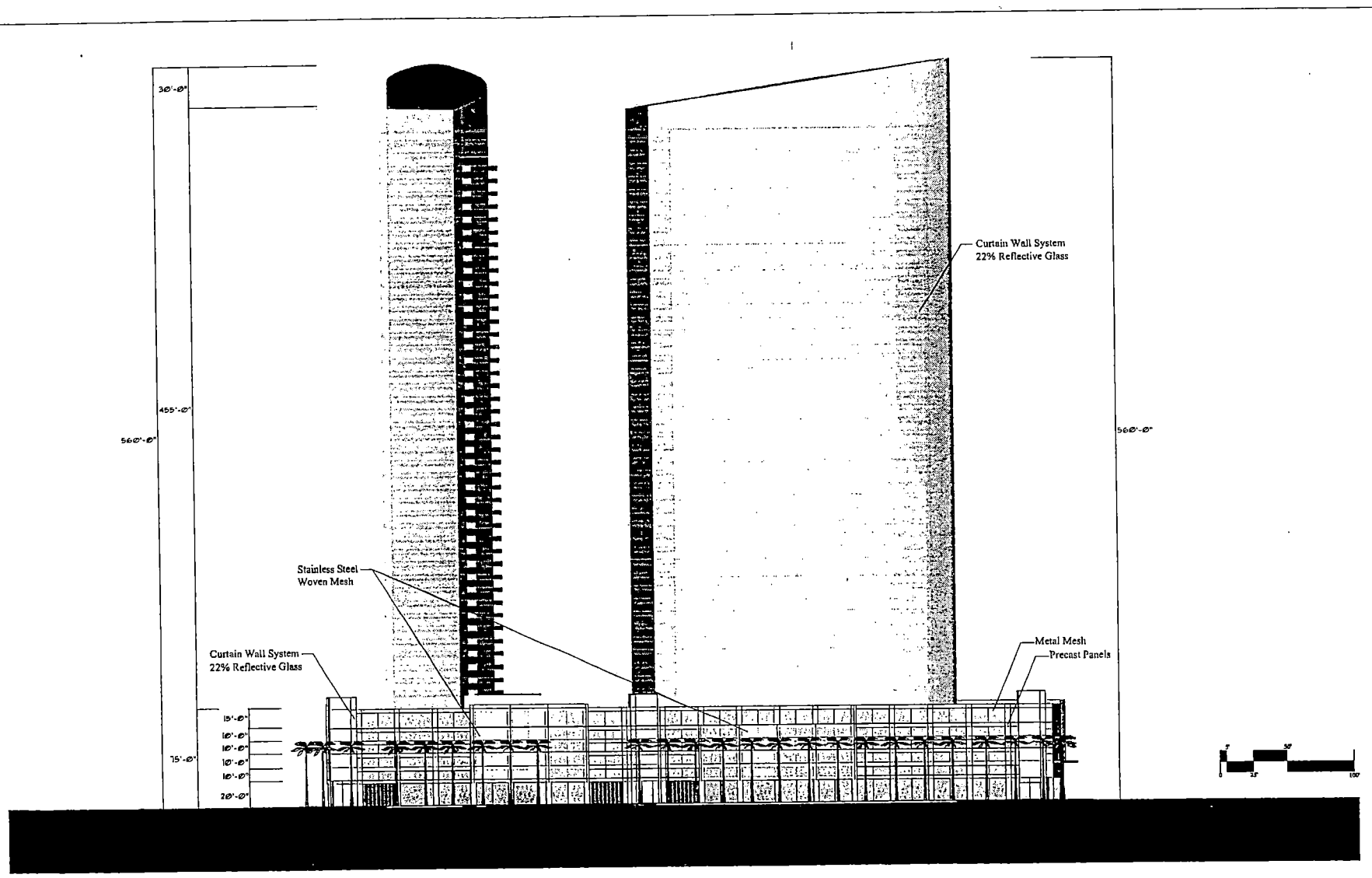
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15	Project Number:	2581

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West Elevation

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Las Vegas, NV 89109-0907 P:702-735-7600

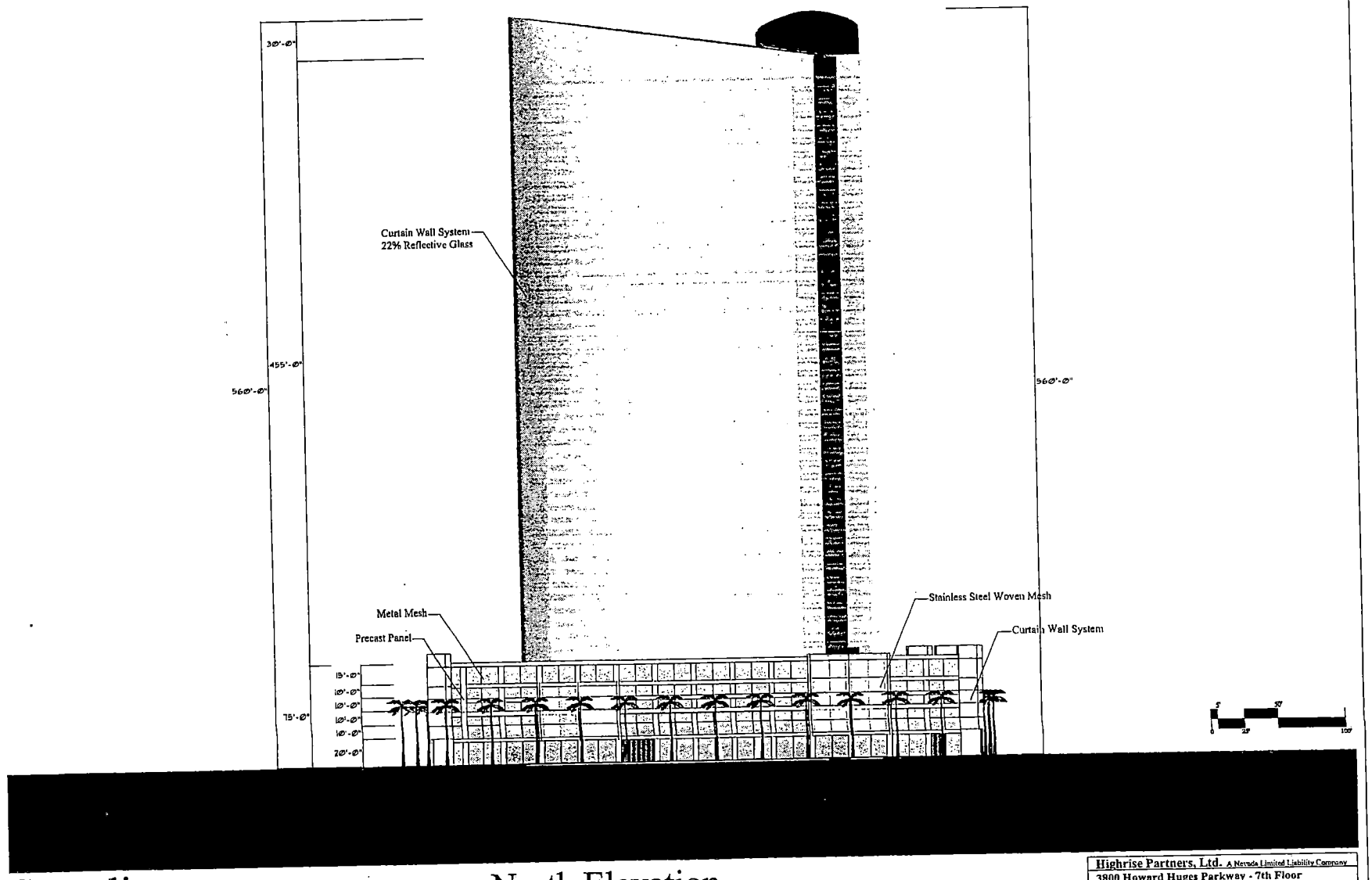
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North Elevation

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3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:702-735-7608

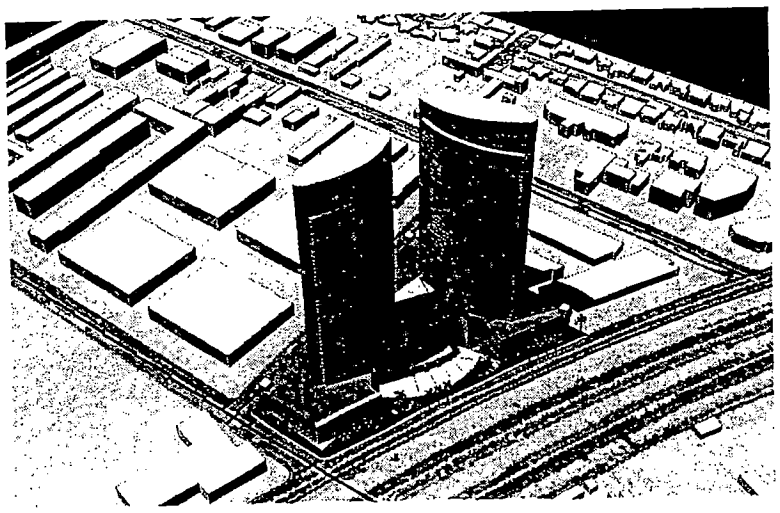
2900 Sirius Avenue Las Vegas , Nevada 89102

Sheet:	Date:	August 24, 2004
17	Project Number:	2581

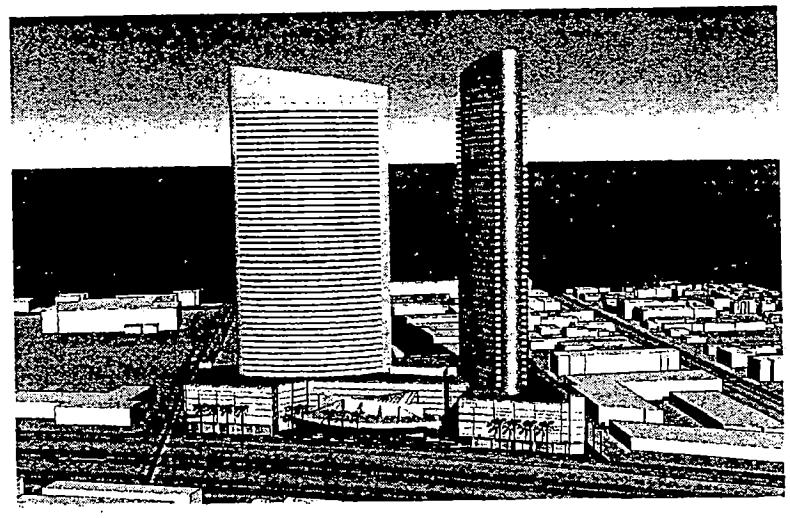
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SDR-5104
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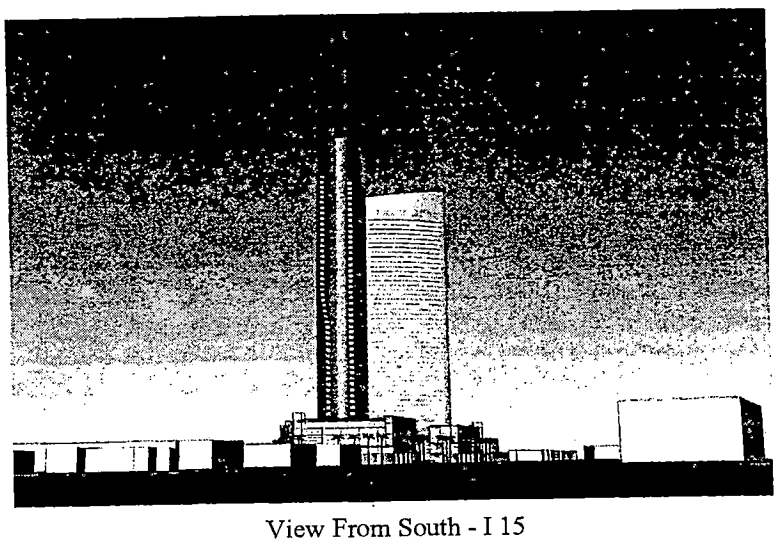
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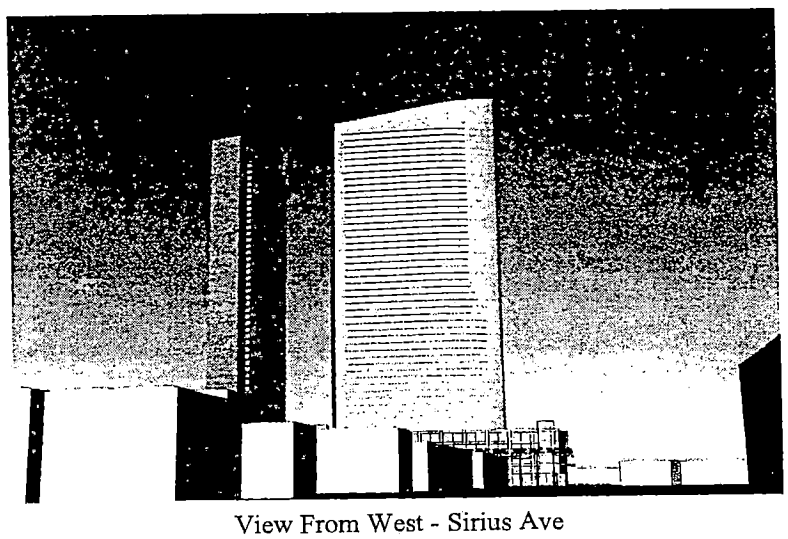
Aerial View From South-East



View From East



View From South - I 15



View From West - Sirius Ave

Project Scandia

Aerial Views

Highrise Partners, Ltd. A Nevada Limited Liability Company
3800 Howard Huges Parkway - 7th Floor
Las Vegas, NV 89109-0907 P:702-735-7600

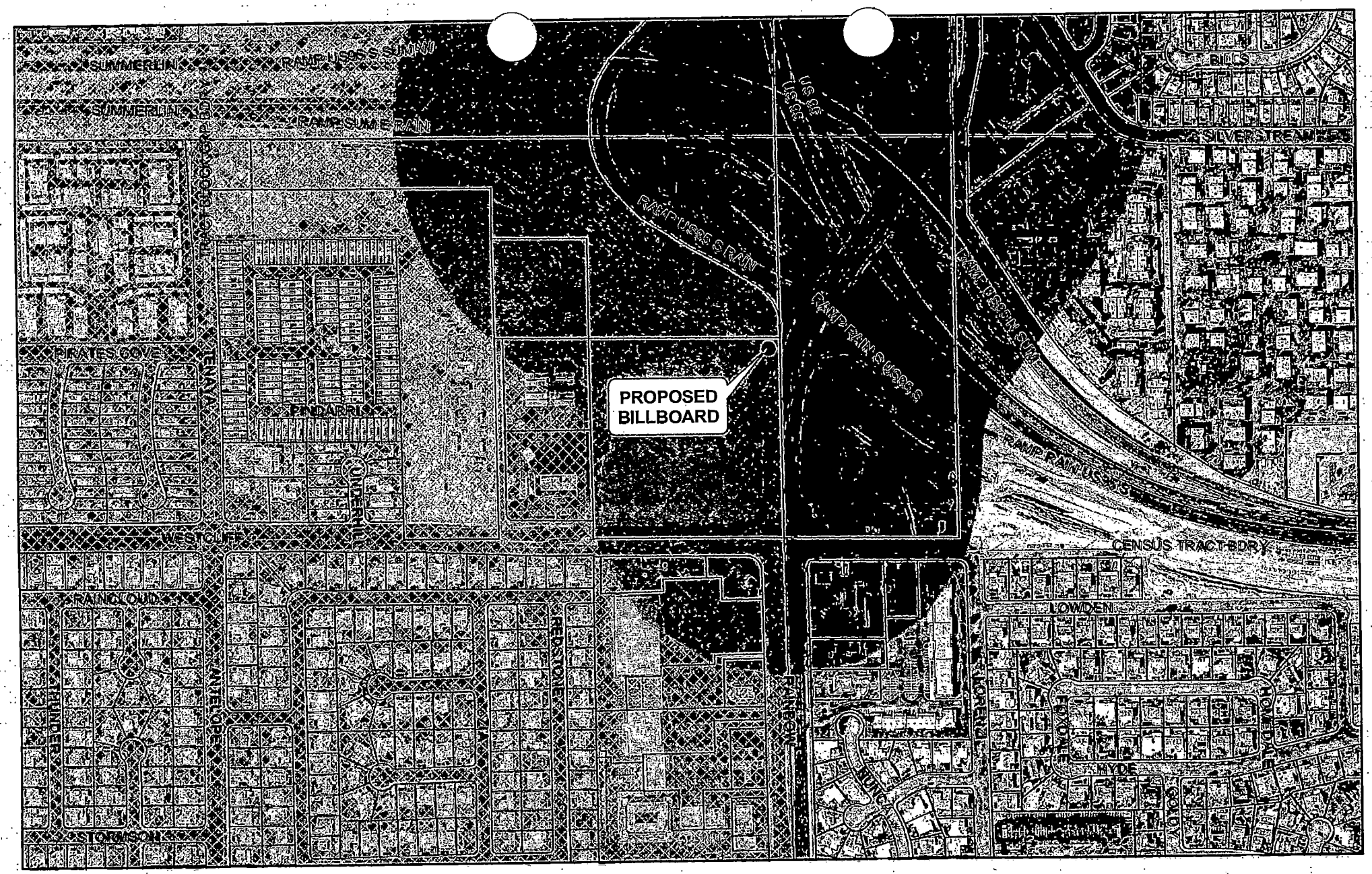
2900 Sirius Avenue Las Vegas , Nevada 89102

Sheet:	Date:	August 24, 2004
19	Project Number:	2581



SDR-5104 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED LLC - OWNER: SCANDIA FAMILY FUN CENTERS
NORTHWEST CORNER OF RANCHO DRIVE AND SIRIUS AVENUE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04



SUP-4830

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

ABEYANCE TO THE NOVEMBER 4, 2004 PLANNING COMMISSION MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE to the November 4, 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)

Post-it® Fax Note 7671	Date 9/30/04	# of pages ▶ 1
To GARY LEOBOLD	From REGINA FREDERICK	
Co./Dept. CLV	Co. WRIGHT ENGINEERS	
Phone #	Phone # 933-7000	
Fax # 385-7268	Fax # 933-7001	

WRIGHT ENGINEERS

September 30, 2004

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Attention: **Gary Leobold**

Reference: **Case No. GPA-5102**

On behalf of our client, Charleston Lamb, LLC, Wright Engineers respectfully requests the City to hold case number GPA-5102 in abeyance, without prejudice, until the next Planning Commission meeting on November 4, 2004. Our client would like this item to be heard with case numbers SDR-5108, ZON-5106, VAR-5110, VAR-5113 & WVR-5294 which were previously held to negotiate an agreement with the adjacent property owner to utilize their private streets in order to gain access to the site at APN 140-31-801-001.

Thank you in advance for your assistance. If you have any questions or concerns, please feel free to contact me.

Sincerely,

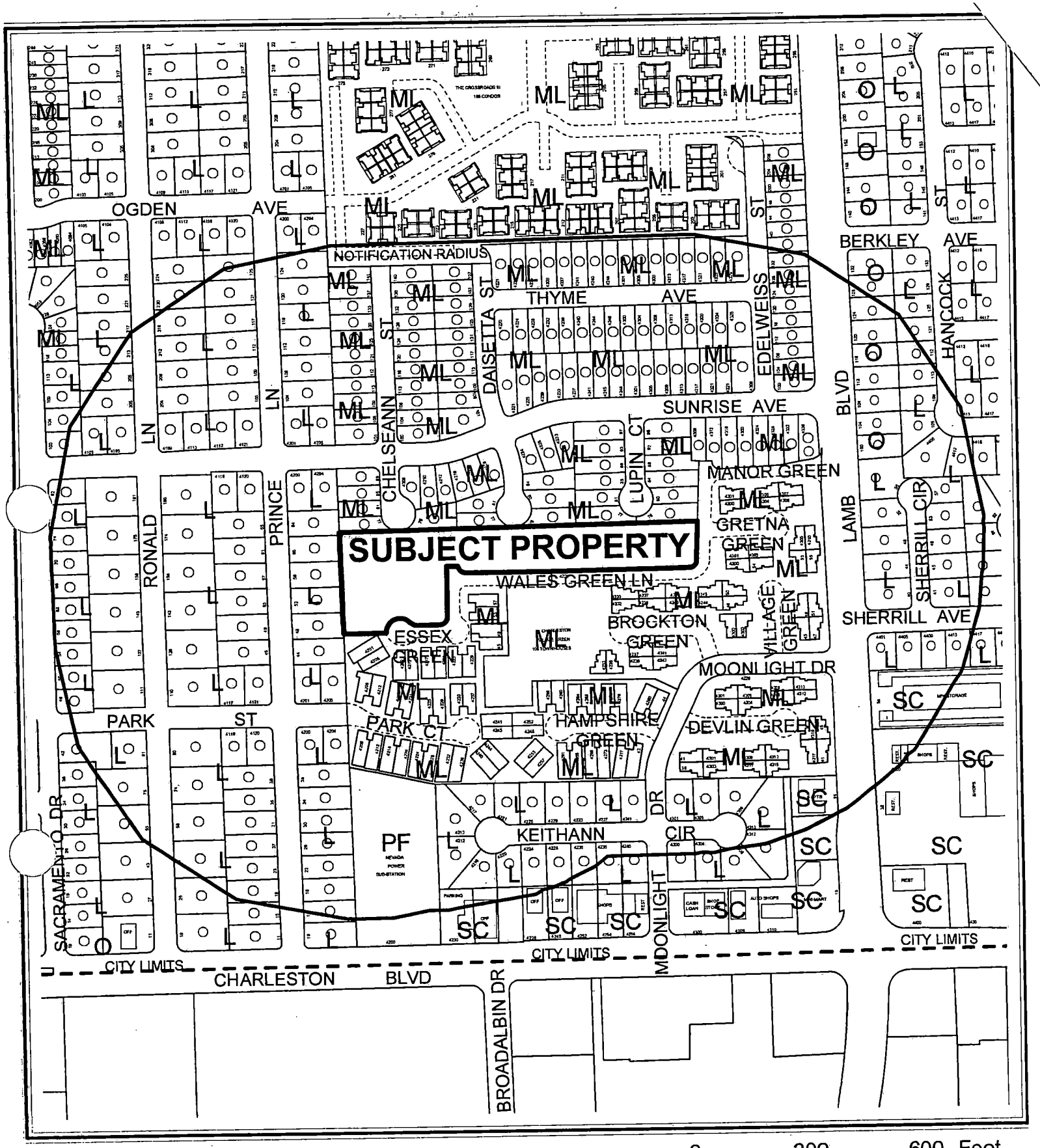
WRIGHT CIVIL ENGINEERS, INC.

Regina Frederick

Regina Frederick
Project Coordinator

Cc: **Frank Nason, Charleston Lamb, LLC**

M:_civil\2004\cn24146\docs\applications\Hold in Abeyance Ltr 9-15-04.doc

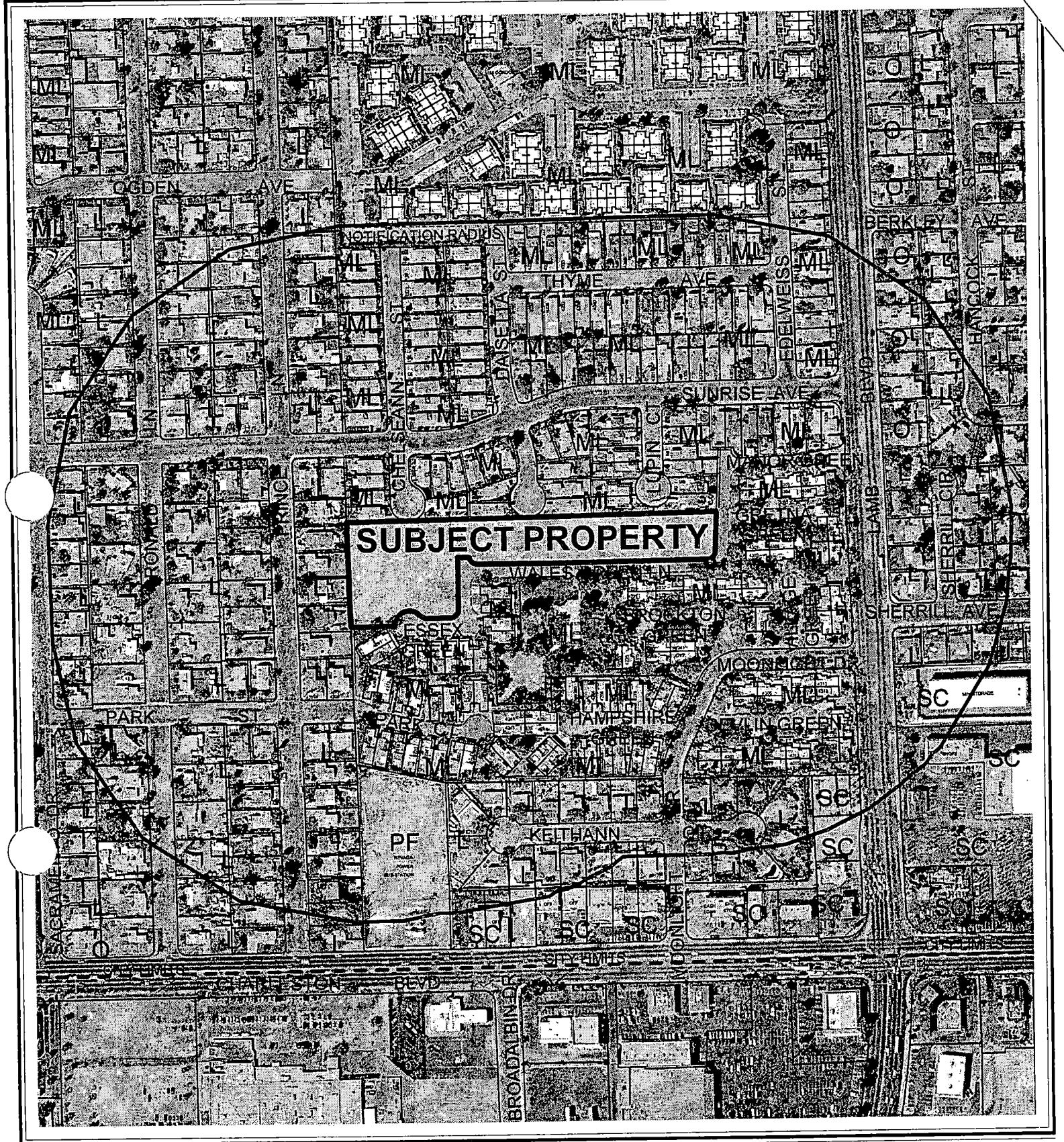


CASE: **GPA-5102**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)



0 300 600 Feet

CASE: **GPA-5102**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5102 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC.

ON SEPTEMBER 30, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE NOVEMBER 4, 2004 PLANNING COMMISSION MEETING.

AR

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5102 APN: **140-31-801-001**

Name of Property Owner: **A F Construction, Inc.**

Name of Applicant: **Charleston Lamb, LLC**

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

_____ Yes **x** No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Paul T Faulkner

Print Name: PAUL T. FAULKNER

Subscribed and sworn before me

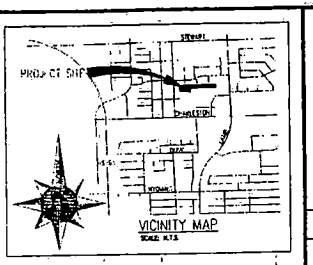
This 14 day of July ,20 04

Margaret McGuigan

Notary Public in and for said County and State

MARGARET McGUIGAN
Notary Public State of Nevada
No. 93-4827-1
My appt. exp. Dec. 15, 2007

LOCATION MAP
FOR
CHARLESTON & LAMB
A COMMON INTEREST COMMUNITY
BY CHARLESTON LAMB, L.L.C.



SUNRISE AVENUE

CHESHAM STREET

DANZITA STREET

LUPIN COURT

MANOR GREEN LANE (PRIVATE)

APN #140-31-813-001 THRU 017
ZONING RPD-7
GENERAL DESIGNATION - ML

APN #140-31-814-001 THRU 008
ZONING RPD-7
GENERAL DESIGNATION - ML

APN #140-31-801-001
CURRENT ZONING R-1
PROPOSED ZONING RPD-11
GENERAL DESIGNATION - ML

WALES GREEN LANE (PRIVATE) COMMON LOT A

WALES GREEN LANE (PRIVATE) LOT 1

WALES GREEN LANE (PRIVATE) LOT 2

WALES GREEN LANE (PRIVATE) LOT 3

WALES GREEN LANE (PRIVATE)

CORWOOD GREEN LANE (PRIVATE)

APN #140-31-812-031 THRU 040
ZONING R-1
GENERAL DESIGNATION - L

SOUTH MANOR LANE (PRIVATE)

ESSEX GREEN COURT (PRIVATE)

APN #140-31-816-001 THRU 056
ZONING RPD-6
GENERAL DESIGNATION - ML

APN #140-31-815-001 THRU 050
ZONING RPD-6
GENERAL DESIGNATION - ML

MOONLIGHT DRIVE

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000
FAX (702) 933-7001
CIVIL STRUCTURAL MEP SURVEYING

REVISION	BY	DATE	REV

CHARLESTON LAMB, L.L.C.

CHARLESTON & LAMB

LOCATION MAP

DRAWN BY: JSW DATE: 07/16/04

DESIGNED BY: JSP DATE: 07/16/04

CHECKED BY: JSP DATE: 07/16/04

PROJECT NO: 2024165 SCALE: 1"=60'

SHEET 1 OF 1 SHEETS

DRAWING NO.

GPA-5102
10-07-04 PC

RECEIVED
AUG 24 2004



GPA-5102 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND 350 FEET SOUTH OF SUNRISE AVENUE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as Richmond American Homes is a customer of her company, Terra Contracting, Inc.

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 32 [GPA-5120], Item 33 [ZON-5121], Item 34 [VAR-5124] and Item 35 [SDR-5122].

GARY LEOBOLD, Planning and Development, stated that the application is to transform a site that is designated as General Commercial (GC) to Medium Low (ML). He used photos to show how the site is surrounded to the east, west and north by land that is designated as Service Commercial along Charleston Boulevard. There is existing low density residential to the south. Staff felt that having ML in the middle of the commercial area would be inappropriate and not compatible with the existing uses in the area.

MINUTES – Continued:

A neighborhood meeting was held on September 7th and 15 people were in attendance. The residents were concerned with the density, generated traffic, and height of the building along the southern property line. Thereafter, the applicant revised the Site Plan, which is the one presented at this meeting. Staff recommended denial on the General Plan Amendment. Due to the existing and proposed intense commercial use in this area, particularly the frontage along Charleston Boulevard, as well as, the volume of existing traffic, staff opposed the rezoning request to residential at this location.

The Variance, if approved, would allow for a 30% reduction of open space from the standards, which would allow for .44 acres where .66 acres are required. Under the Nevada Revised Statutes (NRS), there are no exceptional narrowness, shallowness, shape of the site or typographical conditions that would limit the provision of the open space, so staff felt the site was overbuilt and the Variance should not be approved. If the Variance is approved, staff would like a condition added that would require the applicant make a contribution to the City of Las Vegas Park CIP in the amount of $38,196.00.

Regarding the Site Plan, the proposed project is for a 40-lot single-family residential development. The lot sizes would vary from 1,400 to 2,775 square feet. Again, staff felt that this project is inappropriate for an area that is completely surrounded by commercial.

JENNIFER LAZOVICH, Attorney, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She used photos depicting the site and the surrounding uses. She felt that the site was an infill and zoned for the highest intensity, such as General Commercial. In past history, there were previous applications that have been approved for this site, such as Truck World and boat/RV dealership. She felt this application was less intense than commercial; there would be only single-family detached homes.

ATTORNEY LAZOVICH continued by stating that after the neighborhood meeting, she also met with MARK CINOTTO, who was in the audience, to discuss residents' concerns. Three of the issues dealt with the treatment of the south boundary to the existing single-family homes. Initially on the plan that was submitted, separating the proposed homes a little farther from the existing homes provided open space. The residents did not want to see the open space area towards the back of the project, as it might create a dead space. As a result, the open space was moved up towards Charleston, which would allow some of the homes to be moved further back off of Charleston.

The applicant has agreed to place a condition requiring single story homes along their south boundary, and the single story lots would be 21, 22, 23, 24 and 25.

MINUTES – Continued:

There will be a six-foot block wall placed around the site. Along the south boundary, the entire block wall would be placed on the applicant's side, as there is some existing fencing that would remain on the other side.

Regarding density, some of the residents would like to see fewer homes on one side of the proposed project. The applicant has indicated this is an appropriate infill piece, given the alternatives with General Commercial. We have done everything we can from a site-planning standpoint to addressing the residents' concerns.

ANGELA HANSELL, 5424 Del Rey Avenue, stated that what is currently listed in the Multi Listing is approximately 18,000 previously owned homes, and already on KVBC.COM it has been stated that new builders are discussing the issue with lowering the prices of homes. She felt it was obvious that the City's population has grown rapidly and the home market cannot accommodate in a timely manner. She added that placing approximately 1,500 square feet homes on lots with a five-foot interior and a ten-foot posterior area of living space. There will be families moving in these homes, which may only be three bedroom homes with two-car garages. She pointed out that there is no area to allow an extra vehicle in the front, especially a five-foot interior. As a result, they will end up parking their vehicles in nearby areas. She felt that the amount of road space should be increased and decrease the number of homes per acre to six. She also voiced concern for the existing traffic. She stated that on Lindell Boulevard, between Sahara Avenue and Charleston Boulevard, there are four churches, an elementary school and a daycare facility. With the proposed project, the traffic would increase, at the least, to approximately 80 vehicles. She requested the application be denied, unless the applicant is willing to decrease the number of homes per acre to six.

TERRY and BONNIE GRANDSTAFF stated they have a vested interest at 1321 Lindell Road. MS. GRANDSTAFF stated she did not receive notice of any meeting and did not attend the neighborhood meeting. She commented that Lindell Road is a very small road with the speed limit being at 25 miles per hour. There are existing problems on this road, and the County recently placed warning signs regarding the speed limit in this area due to problems with individuals speeding on this street. There is not a stop light at the end of Lindell Road. In addition, the police have been out to the neighborhood at times, as there have been problems with traffic in front of their property. There is not a stoplight at the end of Lindell Road, and adding 40 additional homes at the corner of Charleston Boulevard and Lindell Road would be a traffic nightmare. In addition, she voiced concern with the impact these additional homes would have on the elementary school. It is a small school, and there are no crossing guards. She felt that a traffic study should be done and what impact the proposed homes would have on this elementary school. MR. GRANDSTAFF added that because of the lot size of these homes, individuals will end up parking on Lindell Road. There have been several deaths resulting from speeding on

MINUTES – Continued:

Lindell Road. It was his understanding that speed bumps could not be placed on this road because there has to be access for the Police, Fire and Emergency vehicles. They strongly opposed to the proposed project.

MARK CINOTTO, 5437 Del Rey Avenue, thanked the residents for attending the meeting and voicing their concerns. He then thanked the applicant's representative for the proposed project. He stated that Lindell Road is classified as a minor arterial, with County and City on both sides of the road. He has met with representatives and some concessions were made. The remaining issue that could not be resolved dealt with density. He felt that the proposed project had too many homes for the amount of available space. The residents requested five units per acre, and the applicant requested eight units per acre. He reiterated previous comments made relative to the impact this project would have on the elementary school and the existing traffic concerns on Lindell Road. He stressed the suggested five units per acre would be sufficient and would not place a heavy impact on the neighborhood.

ATTORNEY LAZOVICH responded that Lindell Road is an 80 foot right-of-way. As you travel southbound into the community, because of the way things have developed down there with residential, it can get narrower in certain areas. It does carry a high volume of traffic regardless of what is placed on the parcel, more so a lot of cut through traffic between Charleston Boulevard and Lindell Road. If this was to be developed as a Commercial site, you would tend to have more individuals come to the commercial site that would not necessarily be neighbors in the area, so it would draw traffic from both the neighborhood and outside of the neighborhood, which would increase the traffic even more. By placing residential on the parcel, you would most likely have the families and any of their visiting guests as the traffic. So, it can help the traffic on Lindell Road.

She continued by stating that relative to density, they felt that the proposed project was appropriate and less intense than General Commercial zoning.

COMMISSIONER DAVENPORT commented on a previous subdivision completed at Rancho Boulevard and Alta Drive and asked what type of restriction Richmond American Homes did to control the volume of traffic. CHAIRMAN TRUESDELL replied that it was Signature Homes. ATTORNEY LAZOVICH added that she was not involved with that project and did not know what the traffic calming devices were but would not oppose to doing the same. The applicant would be willing to work with Public Works in finding something acceptable. GINA VENGLASS, Public Works, replied that the peak trips are very minimal for 40 residential homes, so a traffic study was not required on this site nor were traffic-calming devices looked into for this project.

MINUTES – Continued:

RICK SCHROEDER, Public Works, stated that Lindell Road is a master planned street and typically, speed bumps are not allowed. However, other traffic calming devices could be considered. He confirmed for CHAIRMAN TRUESDELL that the street bridges County and City, so the County would also have to approve it.

MR. LEOBOLD confirmed for COMMISSIONER GOYNES that it is Low Density with a maximum of 5.5 units per acre. COMMISSIONER GOYNES then commented that this is an older neighborhood. He debated if the proposed project was, in fact, incompatible, because there have been economic changes. MR. LEOBOLD stated that as planners, they look for transition to minimize impact. Spreading the intensity of land uses is one way to minimize impact. In another situation having ML next to L is not incompatible. He felt that the proposed project would not have much impact on the adjacent neighborhood. COMMISSIONER GOYNES asked ATTORNEY LAZOVICH for clarification regarding the six-foot wall, particularly going east/west on Charleston Boulevard, as he was concerned about what impact or effect the wall would have on the residents. ATTORNEY LAZOVICH showed photos of the proposed six-foot solid block wall with 10 feet of landscaping along Charleston Boulevard. So, it would be 10 feet of streetscape that would front onto Charleston Boulevard and the decorative block wall would be behind it. She confirmed for COMMISSIONER GOYNES that the open space area is 40 feet wide.

VICE CHAIRMAN NIGRO stated he supported the application and felt that this neighborhood did not need intense commercial use, such as a used car lot or a RV/boat sale lot. Having the proposed residential development would only improve the area and the value of the surrounding residential homes. With the close proximity to Charleston Boulevard, it precludes doing larger lots because the homes need to be affordable. He emphasized the need to be creative with affordable housing.

COMMISSIONER STEINMAN reference a comment made by a previous speaker regarding the five-foot frontage setback. He stated that people tend to want to park their vehicles in driveways, but the proposed project does not appear to have sufficient parking space for two vehicles within each garage. He questioned the impact this would have on the adjoining streets relative to traffic and cluttered parking and felt that the number of units on this project is in excess. He noted that the positive side to the proposed project is that it would cut down direct access of a commercial property onto Charleston Boulevard, which is already a highly traveled street. ATTORNEY LAZOVICH responded that the lots are 37 feet wide and the typical driveway is 20 feet wide. There is an additional 17 feet in front of each house for an additional vehicle.

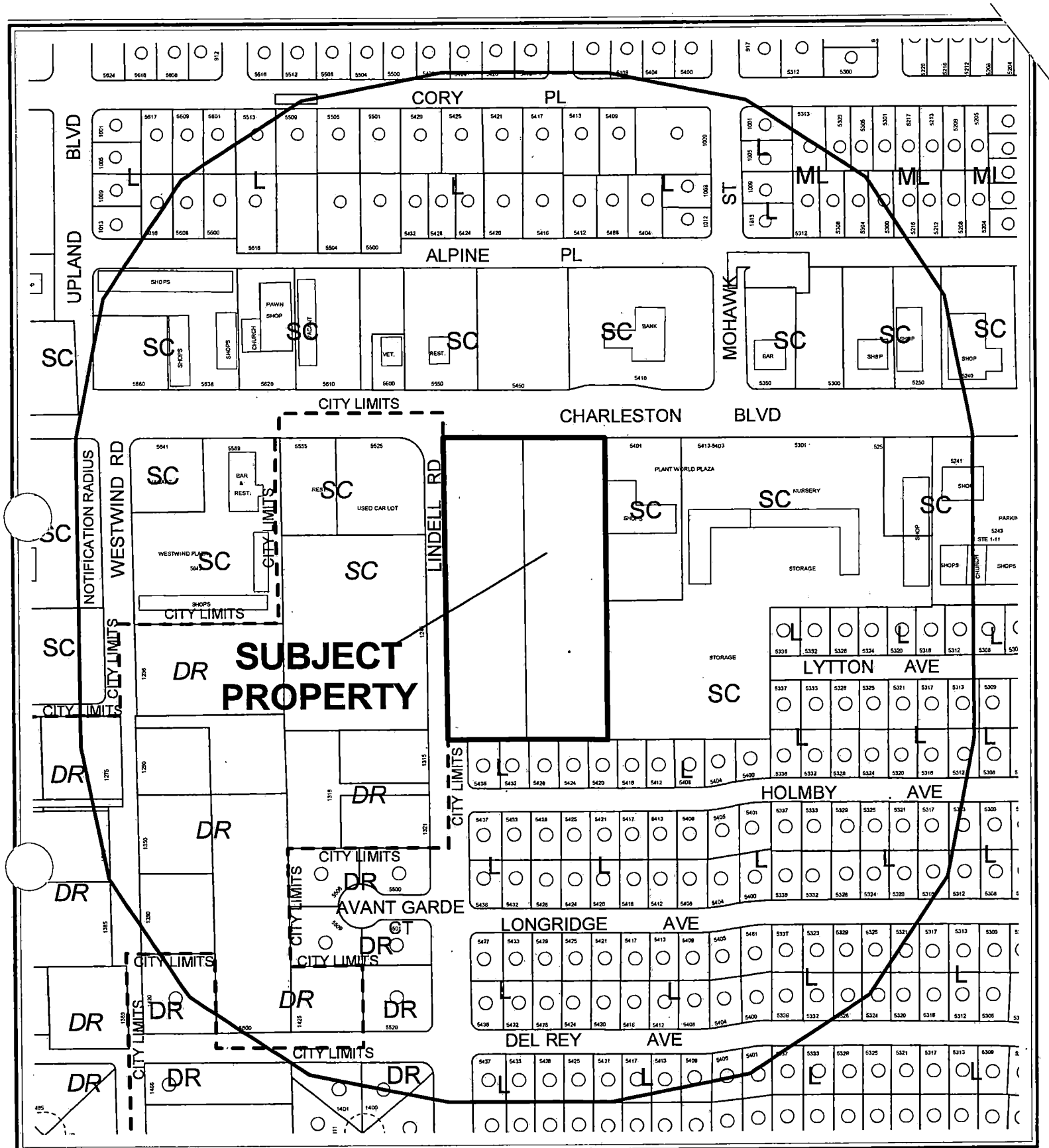
MINUTES – Continued:

CHAIRMAN TRUESDELL agreed that parking is always an issue; however, the Medium Low Density project is not designed for a family with four vehicles. He added that, in the past, there have been similar applications that would have had a significant impact on the neighbors. So, he was pleased to see a project with this density that is creative and affordable. He felt that the proposed project was much more appropriate for the site and would support the application.

CHAIRMAN TRUESDELL clarified for COMMISSIONER EVANS that a condition would be added on to the Site Development Plan Review, Item 35 [SDR-5122], regarding prohibiting two-story homes on Lots 21, 22, 23, 24 and 25. ATTORNEY LAZOVICH concurred and added there was a condition requiring the open space be moved up on Charleston Boulevard and the six-foot block wall would surround the proposed property. COMMISSIONER EVANS responded that his initial view was not to support the proposed project. After listening to ATTORNEY LAZOVICH'S presentation, he was inclined to support the proposed project as an in fill piece.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 32 [GPA-5120], Item 33 [ZON-5121], Item 34 [VAR-5124] and Item 35 [SDR-5122].

(7:10 – 7:44)



0 200 400 Feet

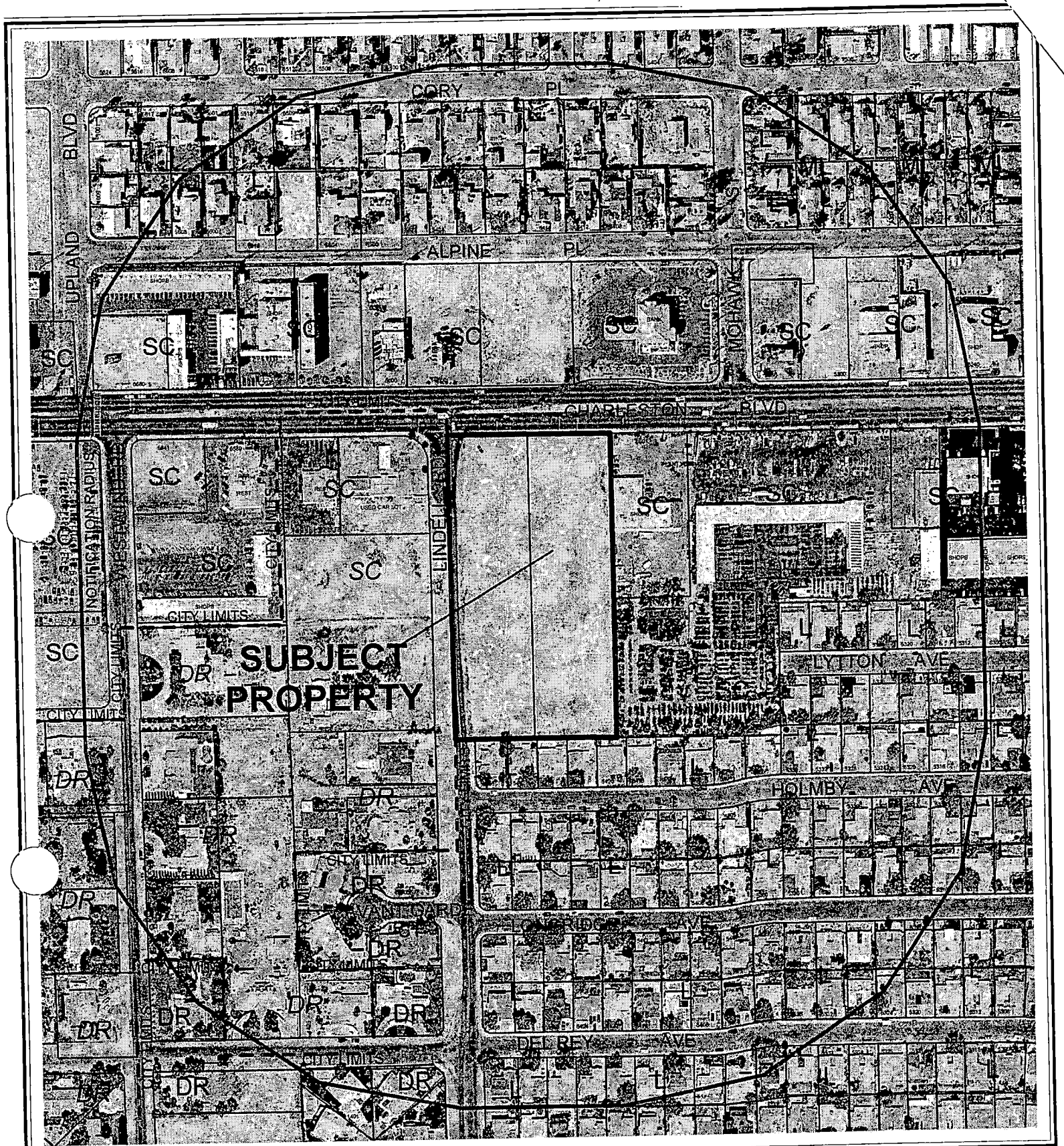
CASE: **GPA-5120**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)

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

N



0 200 400 Feet

CASE: **GPA-5120**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5120 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

AR

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to amend a portion of the Southwest Sector Plan of the General Plan from GC (General Commercial) to ML (Medium-Low Density Residential) located adjacent to the southeast corner of Charleston Boulevard and Lindell Road.

The applicant's justification letter states that the parcel in question is a true in-fill parcel that has not developed as commercial. The letter continues to state as the population of the Las Vegas area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some industrial properties. The applicant further states that this (residential) product on this infill parcel will provide a good transition buffer from the existing residential community and the existing commercial development planned for this area and will be an enhancement to the community.

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 SC (Service Commercial) land uses.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
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.
05/16/01	The City Council approved a request (GPA-0006-01) to amend the Southwest Sector Plan of the General Plan for this property from SC (Service Commercial) to GC (General Commercial). The Planning Commission recommended denial on 04/12/01.
05/16/01	The City Council approved a request for Rezoning (Z-0014-01) of the subject property from C-1 (Limited Commercial) to C-2 (General Commercial); a Special Use Permit (U-0040-01) for a minor auto repair garage with service bays that face a public right-of-way; a Special Use Permit (U-0041-01) for a boat and trailer dealership; a Special Use Permit (U-0042-01) for used motor vehicle sales; and a Site Development Plan Review [Z-0014-01(1)] for a proposed 11,400 square-foot building. The Planning Commission had no recommendation for these applications at its 04/12/01 meeting because it had recommended denial of an accompanying application for a General Plan Amendment (GPA-0006-01).

AR

08/06/03 The City Council approved an Extension of Time (EOT-2448) on an approved Special Use Permit (U-0040-01) for a Minor Auto Repair Garage with service bays that face a public right-of-way. The Planning Commission recommended approval of the application on 07/10/03, and the staff recommended denial of the application on the same date.

12/03/03 The City Council approved an Extension of Time (EOT-3126) on an approved Special Use Permit (U-0041-01), which allowed a new and used boat and trailer dealership; an Extension of Time (EOT-3127) on an approved Special Use Permit (U-0042-01), which allowed used motor vehicle sales; an Extension of Time (EOT-3230) on a request for Rezoning (Z-0014-01) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-2 (General Commercial); and a Site Development Plan Review [Z-0014-01(1)] which allowed an 11,400 square foot commercial building. The Planning Commission recommended approval on 11/06/03, and the staff recommended denial on the same date.

10/07/04 The Planning Commission is scheduled to consider accompanying applications for a Rezoning (ZON-5121) the subject property from C-2 (General Commercial) to R-PD8 (Residential Planned Development - 8 Units Per Acre), a Variance (VAR-5124) to reduce the open space requirement, and Site Development Plan Review (SDR-5122) for a 40-lot single-family residential development.

DETAILS OF APPLICATION REQUEST

Site Area: 5.0 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped and Commercial
South	Single Family Residential
East	Commercial and Outdoor storage for plant nursery
West	Used car lot, Undeveloped and Single Family Residential

PLANNED LAND USE

Subject Property	GC (General Commercial)
North	SC (Service Commercial)
South	L (Low Density Residential)
East	SC (Service Commercial)
West	SC (Service Commercial)

AR

EXISTING ZONING

Subject Property	U (Undeveloped) under resolution of intent to C-2 (General Commercial)
North	R-1 (Single Family Residential) and C-1 (Limited Commercial)
South	R-1 (Single Family Residential)
East	C-1 (Limited Commercial)
West	Clark County [C-2 (General Commercial) and R-E (Rural Estates 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

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

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

ANALYSIS

To the north is a restaurant and undeveloped property designated as Service Commercial; to the south is a single family residential subdivision designated as Low Density Residential; to the west is a used car lot located within Clark County designated as Service Commercial; and to the east is a developed commercial center and a plant nursery designated as Service Commercial.

AR

The proposed land use of ML (Medium-Low Density Residential) is not compatible with the properties designated as SC (Service Commercial) immediately adjacent on all three sides of the project site. Furthermore, the residential use is not an appropriate infill project for the site due to the intense commercial nature of the Charleston Boulevard corridor.

FINDINGS

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

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

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 land use of ML (Medium Low Density Residential) permits up to 8 dwelling units/per gross acre. This category permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. The property is located in an area where high intensity commercial uses exist. The frontage along Charleston Boulevard is designated for general commercial uses due to the high traffic volume. Intermixing single-family residential development with high intensity commercial uses is not a compatible combination of land uses. Therefore, it is recommended that this application be denied.

In regard to "2": The intensity of the zoning districts that are permitted within the ML (Medium-Low Density Residential) land use category is not compatible with the uses permitted in the adjacent C-1 (Limited Commercial) property. The proposed zoning of R-PD8 (Residential Planned Development – 8 units per acre) would permit the proposed 40-lot single-family residential development. However, the proposed zoning designation is not compatible with adjacent C-1 (Limited Commercial) zoning designations to the north and east and the Clark County commercially-zoned lands to the west, due to the high intensity commercial uses permitted in these zones.

AR

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed residential development. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 West Cheyenne (located at the northwest corner of Cheyenne and Metro Academy Way, west of Grand Canyon). Fire Station #5, located near Charleston Boulevard and Hinson Street is the closest city facility to the site.

In regard to "4": The request does not comply with Policy 2.1.2 of the Las Vegas 2020 Master plan that calls for development on vacant or underutilized lots within existing neighborhoods to be sensitive in use and design to surrounding development. The proposed project, a 40-lot single family residential development is not compatible with the existing adjacent high intensity commercial uses. There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/07/04 A neighborhood meeting was held on Tuesday, September 7, 2004 at 6 p.m. at the Charleston Heights Arts Center, 800 S. Brush Street. Fifteen people attended and had the following concerns:

The proposed density of eight units per acre is not compatible with existing residential development to the south. Residents believe five per acre to be more appropriate.

Additional traffic would be placed on Lindell. Residents would like an island installed on Lindell in such a manner as to restrict left hand turns (south bound) turns on to Lindell.

Change of product from single family detached to condos or multi-family.

Two story houses along the south property line inhibit privacy of existing adjacent dwellings. Residents prefer single story.

The width of the proposed lots is not comparable to the width of existing lots.

Parking problems within proposed subdivision could lead to parking within existing neighborhoods.

NOTICES MAILED: 202 – Mailed with ZON-5121, VAR-5124 and SDR-5122

APPROVALS: 0

PROTESTS: 0

AR

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5120-04 APN: 163-01-501-001,002

Name of Property Owner: Ronald & Carolyn Michl

Name of Applicant: Richmond American

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: CAROLYN MICHL

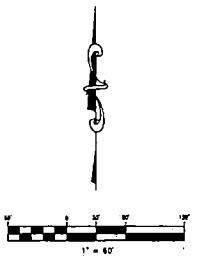
Subscribed and sworn before me

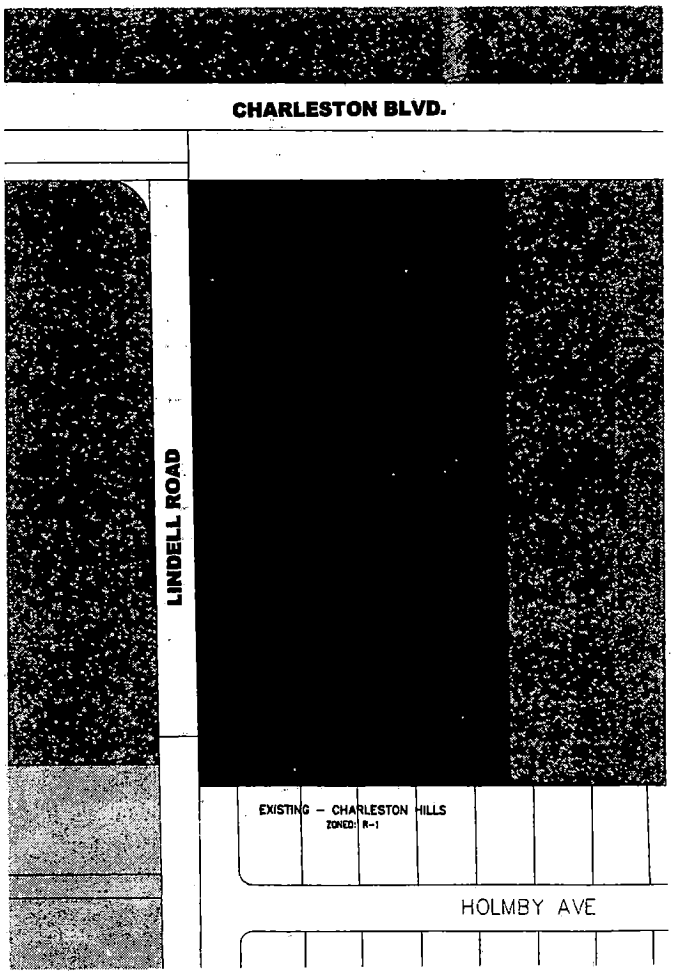
This 24 day of August, 2004

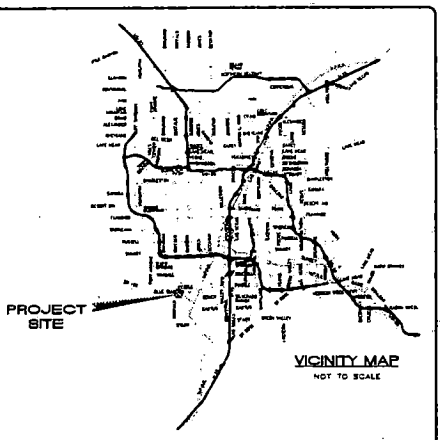
[signature]
Notary Public in and for said County and State

VIRGINIA JAUREGUI
Notary Public State of Nevada
No. 98-2698-1
My appt. exp. Feb. 5, 2008

CHARLESTON - LINDELL







VICINITY MAP
NOT TO SCALE

OWNER
RONALD & CAROLYN MICH'L
3075 ROSANNA
LAS VEGAS, NV 89117

DEVELOPER
RICHMOND AMERICAN HOMES
2340 PASEO VERDE PARKWAY SUITE 120
HENDERSON, NEVADA 89074

ASSESSORS PARCEL NUMBER:
163-01-501-001,002

OVERALL TABULATIONS

EXISTING ZONING ——— C-2
PROPOSED ZONING ——— R-PDB

EXISTING LAND USE ——— GC
PROPOSED LAND USE ——— MEDIUM LOW

OF UNITS ——— 40
GROSS ACREAGE ——— 5.4 ACRES +/-
DENSITY ——— 8.0

OPEN SPACE REQUIRED — 16,740 SF
OPEN SPACE PROVIDED — 18,201 SF (66%)
– 34% REDUCTION IN OS

LEGEND
- GENERAL COMMERCIAL
- SERVICE COMMERCIAL
- LOW - RESIDENTIAL
- RURAL NEIGHBORHOOD PRESERVATION

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

PROJECT OWNER:
RICHMOND AMERICAN HOMES
2340 PASEO VERDE PKWY. SUITE 120
HENDERSON, NEVADA
(702) 877-5400

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7525 Hidden Avenue Las Vegas, NV 89129 Office: 702.364.7701 Fax: 702.364.7702

SHEET: SITE PLAN TO ACCOMPANY GPA / REZONING/SDR

TITLE: CHARLESTON - LINDELL
CITY OF LAS VEGAS, NEVADA

DATE: AUGUST 2, 2004
DRAWN BY: R. SHUSE
DESIGNED BY: R. SHUSE
CHECKED BY: R. SHUSE
SCALE:
PROJECT NO. RA-0087
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1

GPA-5120
10-07-04 PC



GPA-5120 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND LINDELL ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:

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).

C.C. 11/03/04

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

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as Richmond American Homes is a customer of her company, Terra Contracting, Inc.

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

MINUTES:

See Item 32 [GPA-5120] for all related discussion on Item 32 [GPA-5120], Item 33 [ZON-5121], Item 34 [VAR-5124] and Item 35 [SDR-5122].

(7:10 – 7:44)

1-2535

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5120), a Variance (VAR-5124), and a Site Development Plan Review (SDR-5122) approved by the City Council and prior to the issuance of any permits, any site grading, and any development activity for the site.

2. A Resolution of Intent with a two-year time limit.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Lindell Road and dedicate a 54-foot radius on the southeast corner of Charleston Boulevard and Lindell Road.

4. Construct half-street improvements including appropriate overpaving on Lindell Road adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Charleston Boulevard adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Obtain permission from Clark County for any work proposed on the west side of Lindell Road prior to the issuance of any permits.

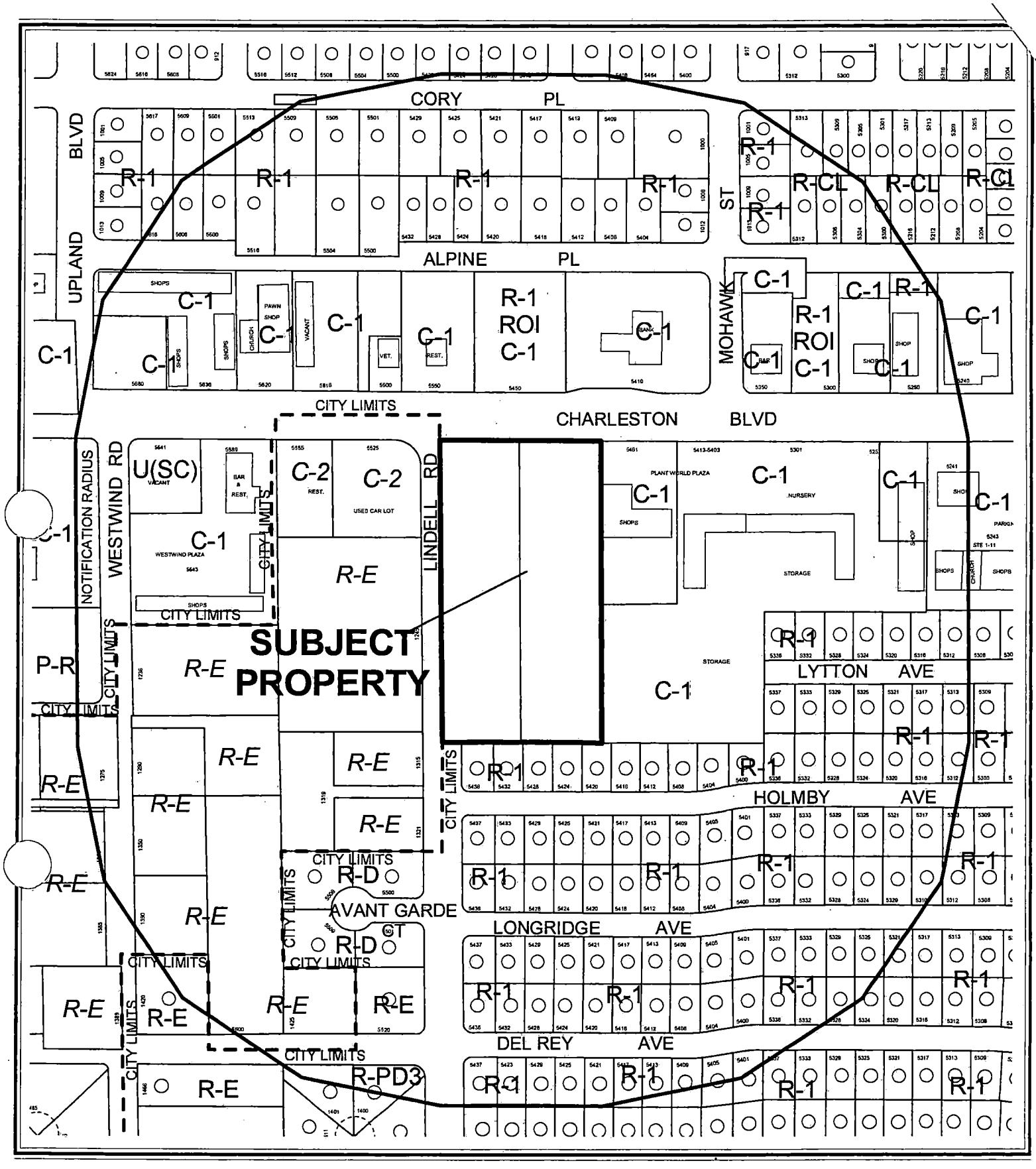
5. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

6. 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.

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

CONDITIONS – Continued:

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



CASE: **ZON-5121**

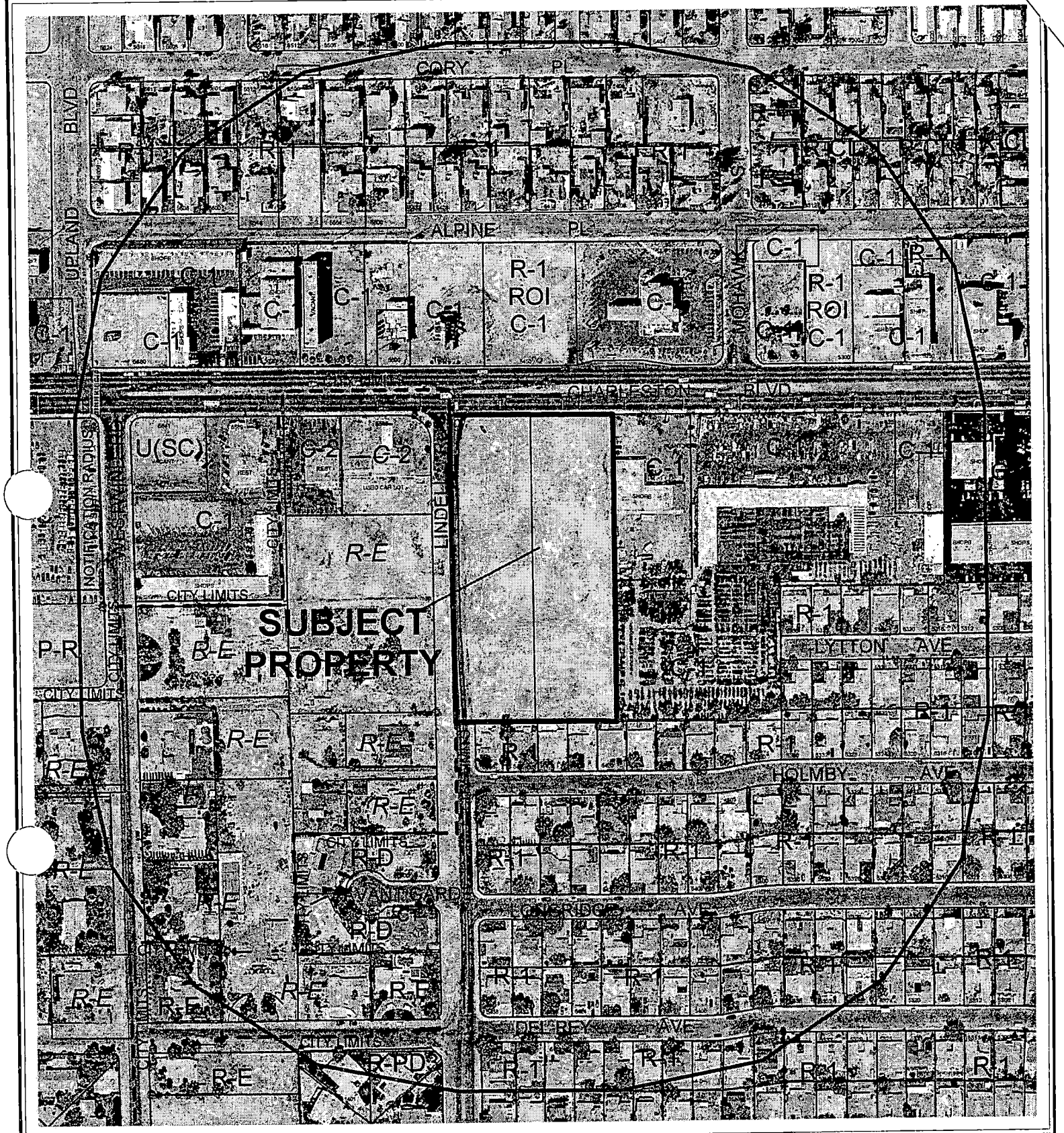
RADIUS: 750 FT

0 200 400 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

N



CASE: **ZON-5121**

0 200 400 Feet

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5121 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL. If APPROVED,** subject to the following:

Planning and Development

1. A General Plan Amendment (GPA-5120), a Variance (VAR-5124), and a Site Development Plan Review (SDR-5122) approved by the City Council and prior to the issuance of any permits, any site grading, and any development activity for the site.

2. A Resolution of Intent with a two-year time limit.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Lindell Road and dedicate a 54-foot radius on the southeast corner of Charleston Boulevard and Lindell Road.

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5. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

6. 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.

DS

7. 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.

DS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Rezoning from U (Undeveloped) [GC (General Commercial) General Plan Designation] under ROI 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.

B) Applicant's Justification

In a letter from the applicant submitted with the subject application, justification is presented in the following statements:

- The parcel in question is a true in-fill parcel that has not developed as commercial.
- As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some industrial properties.
- There is a need to develop affordable housing on in-fill parcels which allows less burdens on getting infrastructure to these properties but due to the nature of the infill property, we find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.
- This product on this in-fill parcel will provide a good transition buffer from the existing residential community and the existing commercial development planned for this area and will be an enhancement to the community.

BACKGROUND INFORMATION

A) Actions

05/16/01	The City Council approved a request (GPA-0006-01) to amend the Southwest Sector Plan of the General Plan for this property from SC (Service Commercial) to GC (General Commercial). The Planning Commission recommended denial on 04/12/01.

DS

05/16/01 The City Council approved a request for Rezoning (Z-0014-01) of the subject property from C-1 (Limited Commercial) to C-2 (General Commercial); a Special Use Permit (U-0040-01) for a minor auto repair garage with service bays that face a public right-of-way; a Special Use Permit (U-0041-01) for a boat and trailer dealership; a Special Use Permit (U-0042-01) for used motor vehicle sales; and a Site Development Plan Review [Z-0014-01 (1)] for a proposed 11,400 square-foot building. The Planning Commission had no recommendation for these applications at its 04/12/01 meeting because it had recommended denial of an accompanying application for a General Plan Amendment (GPA-0006-01).

08/06/03 The City Council approved an Extension of Time (EOT-2448) on an approved Special Use Permit (U-0040-01) for a Minor Auto Repair Garage with service bays that face a public right-of-way. The Planning Commission recommended approval of the application on 07/10/03, and the staff recommended denial of the application on the same date.

12/03/03 The City Council approved an Extension of Time (EOT-3126) on an approved Special Use Permit (U-0041-01), which allowed a new and used boat and trailer dealership; an Extension of Time (EOT-3127) on an approved Special Use Permit (U-0042-01), which allowed used motor vehicle sales; an Extension of Time (EOT-3230) on a request for Rezoning (Z-0014-01) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-2 (General Commercial); and a Site Development Plan Review [Z-0014-01(1)] which allowed an 11,400 square foot commercial building. The Planning Commission recommended approval on 11/06/03, and the staff recommended denial on the same date.

10/07/04 The Planning Commission is scheduled to consider accompanying applications for a General Plan Amendment (GPA-5124) to reclassify the subject property from GC (General Commercial) to ML (Medium-Low Density Residential), for a Variance (VAR-5124) to reduce the open space requirement, and for a Site Development Plan Review (SDR-5122) for a 40-lot single-family residential development.

B) Pre-Application Meeting

08/04/04 The staff met with the applicant to review a prospective development consisting of a 40-lot single-family residential subdivision. It was indicated that a General Plan Amendment, rezoning of the property to an R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone, a Variance to the open space standards for the R-PD8 Zone, and a Site Development Plan would be required to permit the project.

DS

C) Neighborhood Meetings

09/07/04 A neighborhood meeting was held on the related General Plan Amendment. Fifteen people attended the meeting and had the following concerns:

- A density of eight units per acre is not compatible with existing residential development to the south. Residents believed five units per acre to be more appropriate.
- More traffic would be generated on Lindell Road. Residents would like an island installed on Lindell Road in such a manner as to restrict left hand turns (south bound) turns onto Lindell Road.
- Two story houses along the south property line would inhibit privacy of existing adjacent dwellings. The residents would prefer single story buildings.
- The width of lots is too narrow compared to the width of existing lots.
- Parking problems within the proposed subdivision could lead to parking problems within the existing neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 5.0 Acres

B) Existing Land Use

Subject Property	Undeveloped
North:	Undeveloped and Commercial
South:	Single Family Residential
East:	Commercial and Outdoor storage for plant nursery
West:	Used car lot, Undeveloped and Single Family Residential

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	SC (Service Commercial)
South:	L (Low Density Residential)
East:	SC (Service Commercial)
West:	Clark County

D) Existing Zoning

Subject Property:	U (Undeveloped) under resolution of intent to C-2 (General Commercial)
North:	R-1 (Single Family Residential) and C-1 (Limited Commercial)
South:	R-1 (Single Family Residential)
East:	C-1 (Limited Commercial)
West:	Clark County [C-2 (General Commercial) and R-E (Rural Estates Residential)]

E) General Plan Compliance

The property is located in the Southwest Sector of the General Plan. The Southwest Sector Map designates the subject property as GC (General Commercial). The property is currently zoned C-2 (General Commercial), a zone that is permitted in the GC land use classification. This application proposes to rezone the property to R-PD8 (Residential Planned Development - 8 Units Per Acre), which is not permitted in the GC classification. The applicant, therefore, is proposing to amend the General Plan designation for the property to ML (Medium-Low Density Residential).

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

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

A) Zoning Code Compliance

A full analysis of compliance with the Zoning Code is addressed with the accompanying Site Development Plan Review (SDR-5122).

B) General Analysis and Discussion

The property is located in an area with existing and proposed high intensity commercial uses. The frontage along Charleston Boulevard is designated for general commercial uses because of the high traffic volume on this street. Regardless of the decision made as to the ultimate zoning of this property, the frontage is expected to continue developing in a commercial classification. For that reason, intermixing single-family residential development with high intensity commercial uses is not a compatible juxtaposition of land uses. Therefore, it is recommended that this application be denied.

FINDINGS

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 subject property is presently designated GC (General Commercial) for commercial development. The district would not permit the subject proposed development. For this reason, the applicant is requesting that the General Plan be amended to a ML (Medium-Low Density Residential) classification to permit it. The staff is recommending that that application be denied.

DS

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."**

   Property to the north and south are developed for single-family use. However, some additional property to the north and adjacent property to the east and west are developed or designated for high intensity commercial uses. These commercial uses are not compatible to a single-family residential use.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The subject property is located in an area that is a well-established commercial area. This land use is not expected to change. For this reason, it is recommended that the present land use classification and zoning district remain and that the subject application be denied.

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

   The site abuts Charleston Boulevard, a Primary Arterial (100-foot wide) street, and Lindell Road, a Secondary Collector (80-foot wide) street, according to the Master Plan of Streets and Highways. The subdivision would have access to Lindell Road, approximately 400 feet south of Charleston Boulevard. These streets provide adequate access to the property.

NOTICES MAILED 202 – Mailed with GPA-5120, VAR-5124 and SDR-5122

APPROVALS 0

PROTESTS 0

DS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5121 APN: 163-01-501-001,002

Name of Property Owner: Ronald & Carolyn Michl

Name of Applicant: Richmond American

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: Carolyn Michl

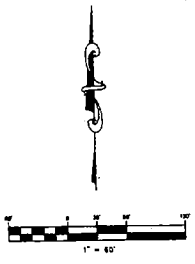
Subscribed and sworn before me

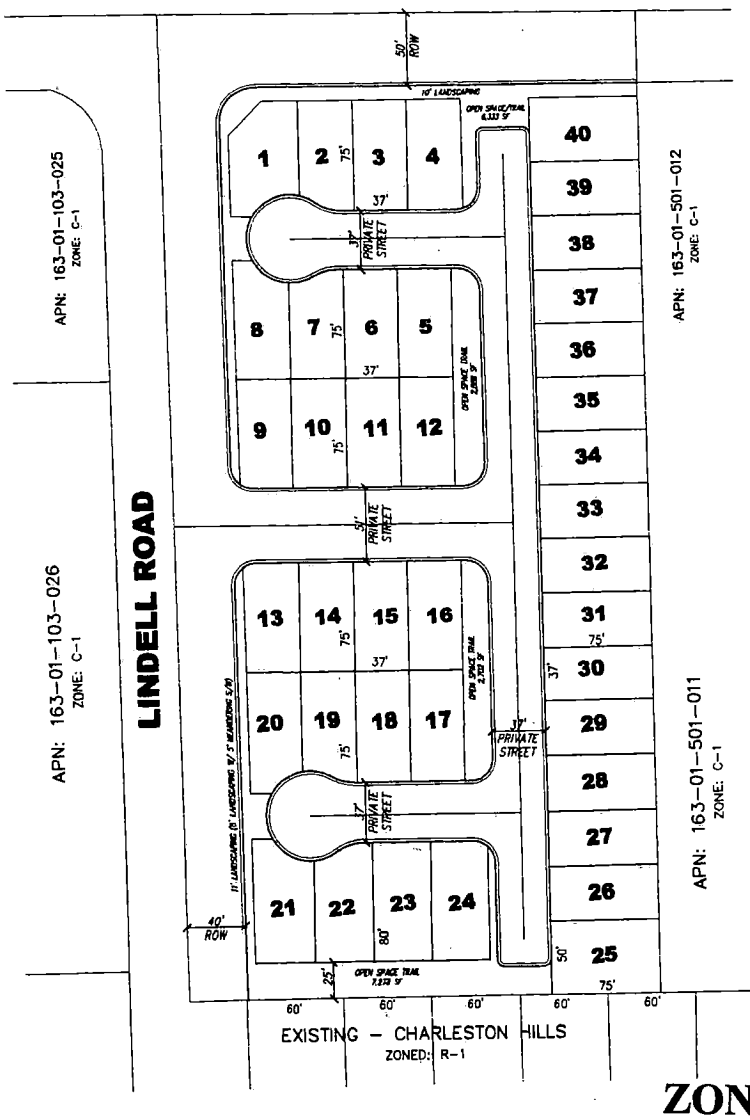
This 24 day of August, 2004

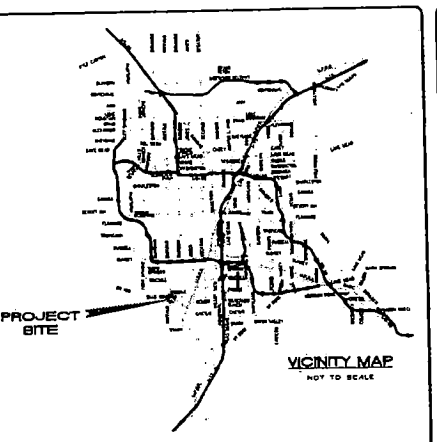
_____
Notary Public in and for said County and State

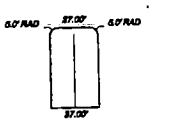
VIRGINIA JAUREGUI
Notary Public State of Nevada
No. 98-2698-1
My appt. exp. Feb. 5, 2008

CHARLESTON - LINDELL

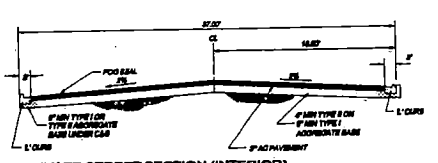




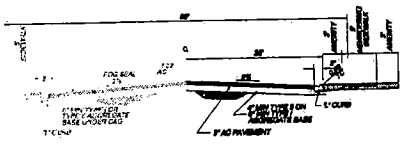




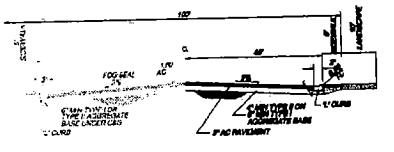
TYPICAL 37' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



60' PUBLIC STREET HALF-SECTION (LINDELL RD.)
NOT TO SCALE



100' PUBLIC STREET HALF-SECTION (CHARLESTON BLVD.)
NOT TO SCALE

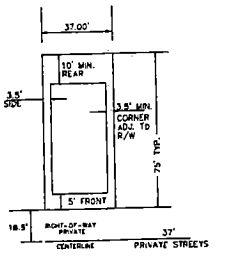
OWNER
RONALD & CAROLYN MICHL
3075 ROSANNA
LAS VEGAS, NV 89117

DEVELOPER
RICHMOND AMERICAN HOMES
2940 PASEO VERDE PARKWAY SUITE 120
HENDERSON, NEVADA 89074

ASSESSORS PARCEL NUMBER:
163-01-501-001,002

OVERALL TABULATIONS

EXISTING ZONING — C-2
PROPOSED ZONING — R-PD8
EXISTING LAND USE — GC
PROPOSED LAND USE — MEDIUM LOW
OF UNITS — 40
GROSS ACREAGE — 5 ACRES +/-
DENSITY — 8.0
OPEN SPACE REQUIRED — 28,749 SF
OPEN SPACE PROVIDED — 19,207 SF (66%) - 34% REDUCTION IN OS



LOT DETAIL (TYPICAL)
NOT TO SCALE
(TYPICAL LOT SIZE 2,775 SQ. FT. +/-)

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

PROJECT OWNER:
RICHMOND AMERICAN HOMES
2940 PASEO VERDE PKWY, SUITE 120
HENDERSON, NEVADA
(702) 617-4400

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7528 Hickam Avenue Las Vegas, NV 89129 Office: 702.384.7703 Fax: 702.384.7703

SHEET: SITE PLAN TO ACCOMPANY GPA / REZONING/SDR

TITLE: CHARLESTON - LINDELL
CITY OF LAS VEGAS, NEVADA

DATE: AUGUST 2, 2004
DRAWN BY: R. SHUSE
DESIGNED BY: R. SHUSE
CHECKED BY: R. SHUSE
SCALE:
PROJECT NO. RA-0067
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1

ZON-5121
~~**VAR-5124**~~
SDR-5122
10-07-04 PC



ZON-5121 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND LINDELL ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as Richmond American Homes is a customer of her company, Terra Contracting, Inc.

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

MINUTES:
See Item 32 [GPA-5120] for all related discussion on Item 32 [GPA-5120], Item 33 [ZON-5121], Item 34 [VAR-5124] and Item 35 [SDR-5122].

(7:10 – 7:44)

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 34 – VAR-5124

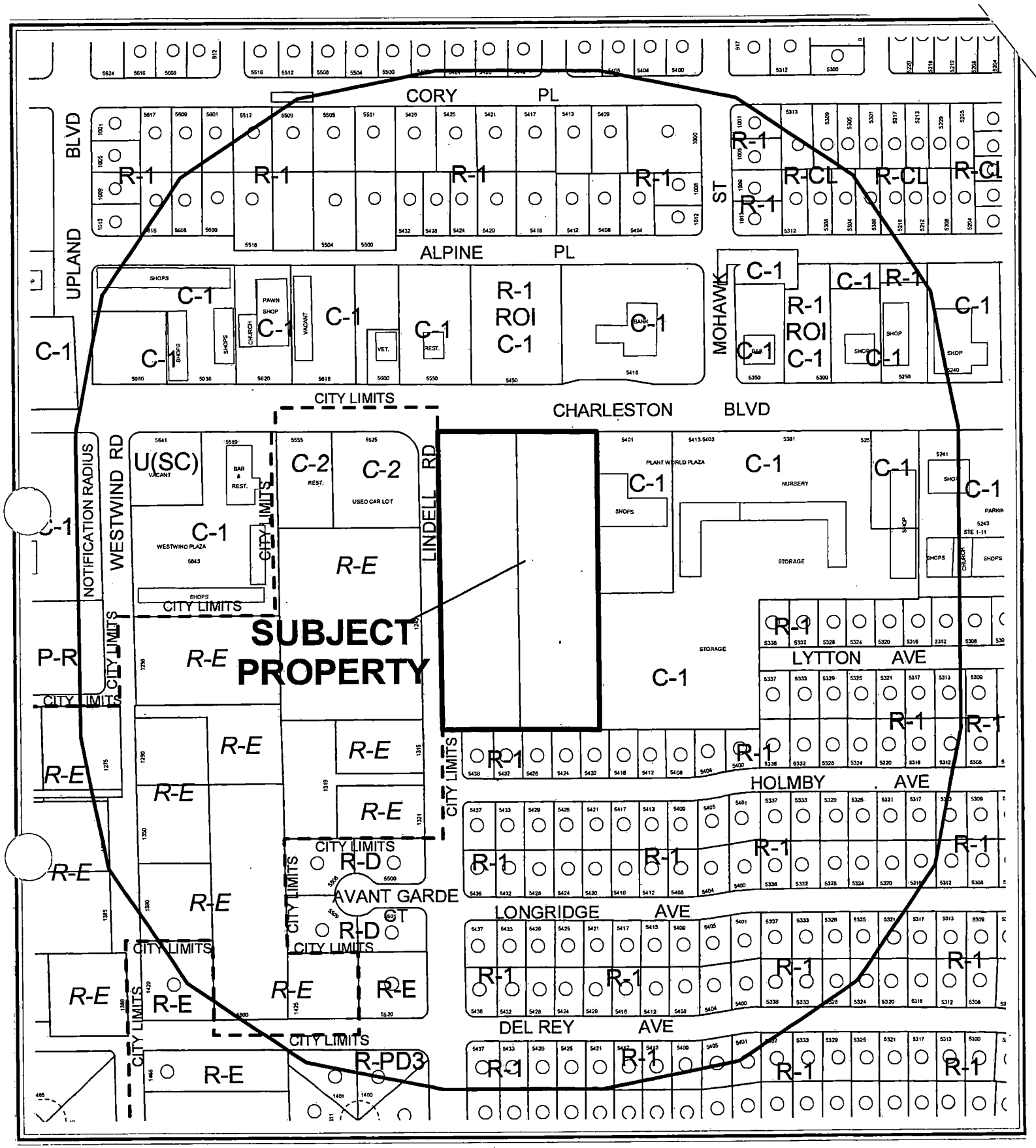
CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for an amendment to the General Plan (GPA-5120), Rezoning (ZON-5121), and a Site Development Plan Review (SDR-5122).

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the city of Las Vegas Parks CIP Fund in the amount of 9,549 square feet (amount waived) x $4.00 or $38,196 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise, the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.



CASE: **VAR-5124**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5124 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** **If APPROVED,** subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for an amendment to the General Plan (GPA-5120), Rezoning (ZON-5121), and a Site Development Plan Review (SDR-5122).

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the city of Las Vegas Parks CIP Fund in the amount of 9,549 square feet (amount waived) x $4.00 or $38,196 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise, the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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..

B) Applicant's Justification

In a letter from the applicant submitted with the subject application, justification is presented in the following statements:

- It is our concern with the recent development within the Las Vegas Valley and our current water situation that we become proactive.
- It is with our best intention to continue to provide open space amenities for our residents but also be concerned with the future of Southern Nevada and review the quality of open space we are providing for our residents.

BACKGROUND INFORMATION

A) Actions

05/16/01	The City Council approved a request (GPA-0006-01) to amend the Southwest Sector Plan of the General Plan for this property from SC (Service Commercial) to GC (General Commercial). The Planning Commission recommended denial on 04/12/01.
05/16/01	The City Council approved a request for Rezoning (Z-0014-01) of the subject property from C-1 (Limited Commercial) to C-2 (General Commercial); a Special Use Permit (U-0040-01) for a minor auto repair garage with service bays that face a public right-of-way; a Special Use Permit (U-0041-01) for a boat and trailer dealership; a Special Use Permit (U-0042-01) for used motor vehicle sales; and a Site Development Plan Review [Z-0014-01(1)] for a proposed 11,400 square-foot building. The Planning Commission had no recommendation for these applications at its 04/12/01 meeting because it had recommended denial of an accompanying application for a General Plan Amendment (GPA-0006-01).

DDS

08/06/03 The City Council approved an Extension of Time (EOT-2448) on an approved Special Use Permit (U-0040-01) for a Minor Auto Repair Garage with service bays that face a public right-of-way. The Planning Commission recommended approval of the application on 07/10/03, and the staff recommended denial of the application on the same date.

12/03/03 The City Council approved an Extension of Time (EOT-3126) on an approved Special Use Permit (U-0041-01), which allowed a new and used boat and trailer dealership; an Extension of Time (EOT-3127) on an approved Special Use Permit (U-0042-01), which allowed used motor vehicle sales; an Extension of Time (EOT-3230) on a request for Rezoning (Z-0014-01) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-2 (General Commercial); and a Site Development Plan Review [Z-0014-01(1)] which allowed an 11,400 square foot commercial building. The Planning Commission recommended approval on 11/06/03, and the staff recommended denial on the same date.

10/07/04 The Planning Commission is scheduled to consider accompanying applications for a General Plan Amendment (GPA-5120) to reclassify the subject property from GC (General Commercial) to ML (Medium-Low Density Residential), for Rezoning (ZON-5121) the subject property from C-2 (General Commercial) to R-PD8 (Residential Planned Development - 8 Units Per Acre), and for a Site Development Plan Review (SDR-5122).

B) Pre-Application Meeting

08/04/04 The staff met with the applicant to review a prospective 40-lot single-family residential subdivision. It was indicated that a General Plan Amendment, Rezoning of the property, a Variance in the open space standards for an R-PD zone, and a Site Development Plan would be required to permit the project.

C) Neighborhood Meetings

09/07/04 A neighborhood meeting was held with the surrounding property owners for the related General Plan Amendment. Fifteen people attended the meeting and had the following concerns:

- A density of eight units per acre is not compatible with existing residential development to the south. Residents believed five units per acre to be more appropriate.
- More traffic would be generated on Lindell Road. Residents would like an island installed on Lindell Road in such a manner as to restrict left hand (south bound) turns onto Lindell Road.
- Two story houses along the south property line would inhibit privacy of existing adjacent dwellings. The residents would prefer single story buildings.
- The width of lots is too narrow compared to the width of existing lots.
- Parking problems within the proposed subdivision could lead to parking problems within the existing neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 5.0 Acres

B) Existing Land Use

Subject Property	Undeveloped
North:	Undeveloped and Commercial
South:	Single Family Residential
East:	Commercial and Outdoor storage for plant nursery
West:	Used car lot, Undeveloped and Single Family Residential

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	SC (Service Commercial)
South:	L (Low Density Residential)
East:	SC (Service Commercial)
West:	Clark County

D) Existing Zoning

Subject Property:	U (Undeveloped) under resolution of intent to C-2 (General Commercial)
North:	C-1 (Limited Commercial) and R-1 (Single Family Residential)
South:	R-1 (Single Family Residential)
East:	C-1 (Limited Commercial)
West:	Clark County [C-2 (General Commercial) and R-E (Rural Estates Residential)]

E) General Plan Compliance

The site is located in the Southwest Sector of the General Plan. On the Southwest Sector Map, the land use designation for the subject property is GC (General Commercial). An accompanying application proposes to amend the land use classification to ML (Medium-Low Density Residential). This requested Variance is not related to any specific General Plan policies.

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

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

DDS

A) Zoning Code Compliance

A1) Landscape and Open Space Standards

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

Total Acreage	Density (DU/A)	Required			Provided	
		Ratio	Percent	Area (s.f.)	Percent	Area (s.f.)
5 acres	8	1.65	13.2	28,750	8.8	19,201 sf

The amount of open space required for the subject development is deficient by 9,549 square feet. This deficiency is the purpose for the subject Variance request.

B) General Analysis and Discussion

This Variance is requested 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. This difference of 9,549 square feet is a 34 percent reduction in the required amount of open space. A typical lot in the development has an area of 2,775 square feet, so meeting the open space requirement would necessitate the elimination of four lots in the development. The applicant expressed a concern for the current water situation in the Valley. Consequently, it is the applicant's interest to reduce the amount of open space. Regardless of the concern, whether a variance is warranted depends upon whether there exists a hardship or practical difficulty as discussed below.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

In view of the above criteria, it is recommend that the application be denied. This recommendation is based on the following findings, only one of which is grounds for denial:

- **No evidence is provided that a hardship exists to warrant a variance in the required amount of open space.** The onus for presenting such evidence of a hardship as legally defined is placed on the applicant, the person allegedly aggrieved by the requirement; however, no such evidence of a hardship has been presented with the application.
- **The hardship is self-imposed.** Clearly the hardship is of the applicant's own making, as the reduction in the amount of open space is based upon the manner in which the applicant proposes to development the property.
- **Use of the property is not denied.** The question is one of whether the property could be developed for any use without consideration of a variance for a reduction in the amount of open space. The property has no exceptional narrowness, shallowness, shape, exceptional topographic conditions or other extraordinary and exceptional situation or conditions attributed to the property. Although the property is undeveloped, it has excellent exposure to a high traffic carrier and it has been under a Resolution of Intent since 2001 for commercial development. Since profit motives and financial incentives are not a basis for granting a variance, it's inconceivable that the property cannot be used for any purpose for which it is currently zoned. If the property is rezoned to a residential classification, it also is inconceivable that the property could not be developed as a single-family subdivision with four fewer lots for the required amount of open space.

NOTICES MAILED 202 – Mailed with GPA-5120, ZON-5121 and SDR-5122

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5124 APN: 163-01-501-001,002

Name of Property Owner: Ronald & Carolyn Michl

Name of Applicant: Richmond American

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

_____Yes ✓ _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Carolyn Michl

Print Name: CAROLYN MICHL

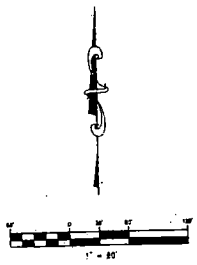
Subscribed and sworn before me

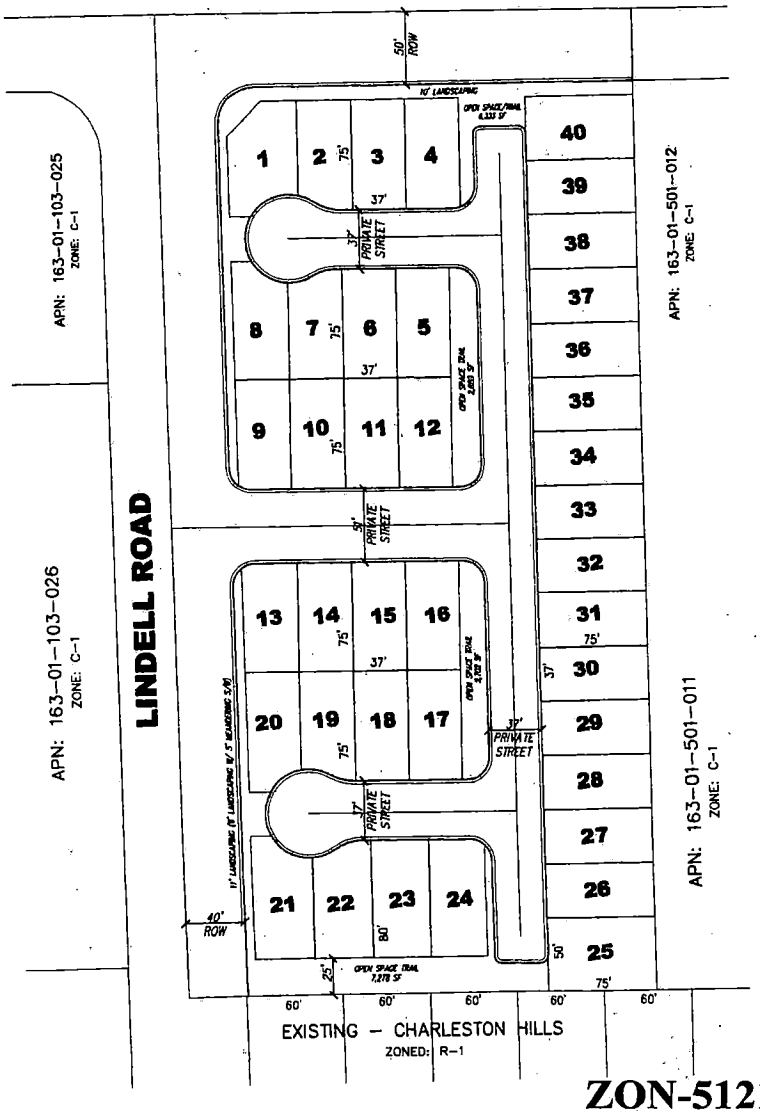
This 24 day of August, 2004

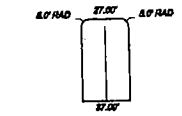
Virginia Jauregui
Notary Public in and for said County and State

VIRGINIA JAUREGUI
Notary Public State of Nevada
No. 98-2698-1
My appt. exp. Feb. 5, 2008

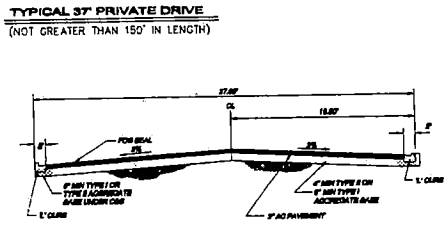
CHARLESTON - LINDELL



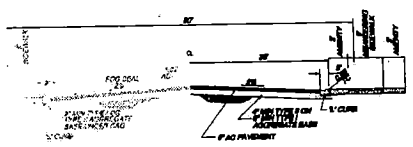




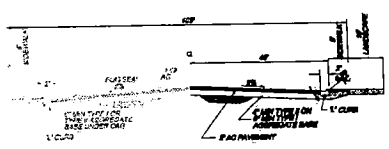
TYPICAL 37' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)



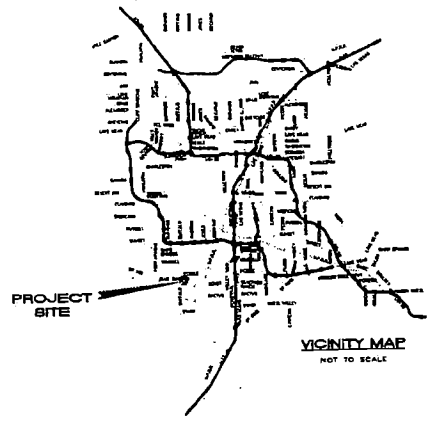
37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



80' PUBLIC STREET HALF-SECTION (LINDELL RD.)
NOT TO SCALE



100' PUBLIC STREET HALF-SECTION (CHARLESTON BLVD.)
NOT TO SCALE



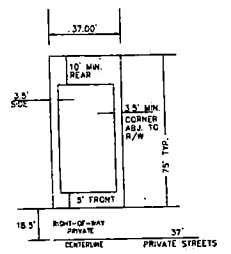
OWNER
RONALD & CAROLYN WICHL
3575 ROSANNA
LAS VEGAS, NV 89117

DEVELOPER
RICHMOND AMERICAN HOMES
2940 PASEO VERDE PARKWAY SUITE 120
HENDERSON, NEVADA 89074

ASSESSORS PARCEL NUMBER:
163-01-501-001,002

OVERALL TABULATIONS

EXISTING ZONING — C-2
PROPOSED ZONING — R-PD8
EXISTING LAND USE — OC
PROPOSED LAND USE — MEDIUM LOW
OF UNITS — 40
GROSS ACREAGE — 5 ACRES +/-
DENSITY — 8.0
OPEN SPACE REQUIRED — 38,743 SF
OPEN SPACE PROVIDED — 13,201 SF (66%)
- 34% REDUCTION IN OS



LOT DETAIL (TYPICAL)
NOT TO SCALE
(TYPICAL LOT SIZE 2,775 SQ. FT. +/-)

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

PROJECT OWNER
RICHMOND AMERICAN HOMES
2940 PASEO VERDE PKWY, SUITE 120
HENDERSON, NEVADA
(702) 617-8400

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7925 Hickam Avenue Las Vegas, NV 89139 Office: 702.384.7700 Fax: 702.384.7702

SHEET: SITE PLAN TO ACCOMPANY GPA / REZONING/SDR
TITLE: CHARLESTON - LINDELL
CITY OF LAS VEGAS, NEVADA

DATE: AUGUST 2, 2004
DRAWN BY: R. SKUSE
DESIGNED BY: R. SKUSE
CHECKED BY: R. SKUSE
SCALE:
PROJECT NO: RA-0067
ENGINEERING SEAL
SHEET 1 OF 1
DRAWING NO. 1

ZON-5121
VAR-5124
SDR-5122
10-07-04 PC



VAR-5124 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND LINDELL ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
EVANS – APPROVED subject to conditions and amending Condition 3 as follows:
4. All development shall be in conformance with the site plan and building elevations dated *10/05/2004*, except as amended by conditions herein.
and adding the following Condition:
All homes developed on lots adjacent to the existing residential area to the south of the site shall be single-story homes.
– UNANIMOUS with McSWAIN abstaining as Richmond American Homes is a customer of her company, Terra Contracting, Inc.

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

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 35 – SDR-5122

MINUTES:
See Item 32 [GPA-5120] for all related discussion on Item 32 [GPA-5120], Item 33 [ZON-5121], Item 34 [VAR-5124] and Item 35 [SDR-5122].

(7:10 – 7:44)
1-2535

CONDITIONS:
Planning and Development

1. An application for a General Plan Amendment (GPA-5124), Rezoning (ZON-5087), and a Variance (VAR-5124) 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 dated 08/24/04, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum lot sizes of 2,775 square feet, minimum distances between buildings of seven feet, and building heights not exceeding two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a maximum of five feet to the front of the house/garage as measured from the back of sidewalk or from the back of curb if no sidewalk is provided, 3.5 feet on the side, 3.5 feet on the corner side, and 10 feet in the rear. Homes on corner lots shall be situated with the side yard opposite the corner side yard at 3.5 feet.

6. The site plan shall be revised or corrected and approved by the Planning and Development Department staff to reflect the deficiencies noted in these conditions prior to the time application is made for a Tentative Map.

7. A detailed landscape plan shall be provided and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map 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. The design, location, height, and type of materials of all perimeter walls shall be shown. At a minimum, the perimeter walls shall be decorative block walls, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 35 – SDR-5122

CONDITIONS – Continued:

8. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner.

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

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

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

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

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

Public Works

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

16. 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.

17. Landscape and maintain all unimproved right-of-way on Lindell Road adjacent to this site.

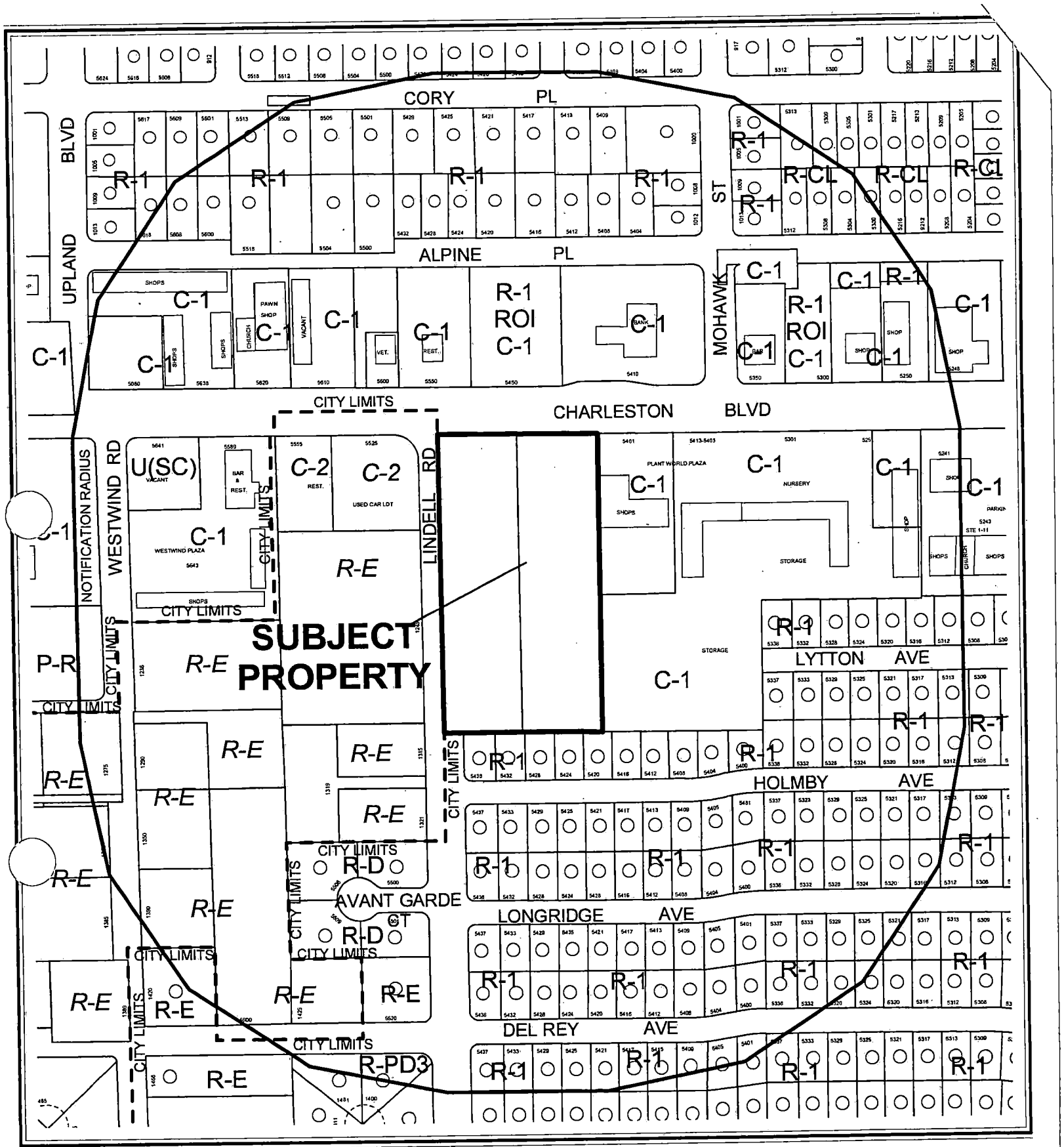
18. Submit an Encroachment Agreement for all landscaping and private improvements located in the Lindell Road public right-of-way adjacent to this site prior to occupancy of this site.

19. 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).

CONDITIONS – Continued:

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that a deviation from Standards was requested for cul-de-sac bulbs in the justification letter and that offset sidewalk is proposed on Lindell Road.

21. Site development to comply with all applicable conditions of approval for ZON-5121 and all other subsequent site-related actions.



CASE: **SDR-5122**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5122 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** **If APPROVED**, subject to the following:

Planning and Development

1. An application for a General Plan Amendment (GPA-5124), Rezoning (ZON-5087), and a Variance (VAR-5124) 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 dated 08/24/04, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum lot sizes of 2,775 square feet, minimum distances between buildings of seven feet, and building heights not exceeding two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a maximum of five feet to the front of the house/garage as measured from the back of sidewalk or from the back of curb if no sidewalk is provided, 3.5 feet on the side, 3.5 feet on the corner side, and 10 feet in the rear. Homes on corner lots shall be situated with the side yard opposite the corner side yard at 3.5 feet.

6. The site plan shall be revised or corrected and approved by the Planning and Development Department staff to reflect the deficiencies noted in these conditions prior to the time application is made for a Tentative Map.

7. A detailed landscape plan shall be provided and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map 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. The design, location, height, and type of materials of all perimeter walls shall be shown. At a minimum, the perimeter walls shall be decorative block walls, 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.

DDS

8. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner.

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

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

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

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

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

Public Works

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

16. 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.

17. Landscape and maintain all unimproved right-of-way on Lindell Road adjacent to this site.

18. Submit an Encroachment Agreement for all landscaping and private improvements located in the Lindell Road public right-of-way adjacent to this site prior to occupancy of this site.

19. 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).

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that a deviation from Standards was requested for cul-de-sac bulbs in the justification letter and that offset sidewalk is proposed on Lindell Road.

21. Site development to comply with all applicable conditions of approval for ZON-5121 and all other subsequent site-related actions.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

In a letter from the applicant submitted with the subject application, justification is presented in the following statements:

- The parcel in question is a true in-fill parcel that has not developed as commercial.
- As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some industrial properties.
- There is a need to develop affordable housing on in-fill parcels which allows less burdens on getting infrastructure to these properties but due to the nature of the infill property, we find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.
- This product on this in-fill parcel will provide a good transition buffer from the existing residential community and the existing commercial development planned for this area and will be an enhancement to the community.

BACKGROUND INFORMATION

A) Actions

05/16/01 The City Council approved a request (GPA-0006-01) to amend the Southwest Sector Plan of the General Plan for this property from SC (Service Commercial) to GC (General Commercial). The Planning Commission recommended denial on 04/12/01.

05/16/01 The City Council approved a request for Rezoning (Z-0014-01) of the subject property from C-1 (Limited Commercial) to C-2 (General Commercial); a Special Use Permit (U-0040-01) for a minor auto repair garage with service bays that face a public right-of-way; a Special Use Permit (U-0041-01) for a boat and trailer dealership; a Special Use Permit (U-0042-01) for used motor vehicle sales; and a Site Development Plan Review [Z-0014-01(1)] for a proposed 11,400 square-foot building. The Planning Commission had no recommendation for these applications at its 04/12/01 meeting because it had recommended denial of an accompanying application for a General Plan Amendment (GPA-0006-01).

DDS

08/06/03 The City Council approved an Extension of Time (EOT-2448) on an approved Special Use Permit (U-0040-01) for a Minor Auto Repair Garage with service bays that face a public right-of-way. The Planning Commission recommended approval of the application on 07/10/03, and the staff recommended denial of the application on the same date.

12/03/03 The City Council approved an Extension of Time (EOT-3126) on an approved Special Use Permit (U-0041-01), which allowed a new and used boat and trailer dealership; an Extension of Time (EOT-3127) on an approved Special Use Permit (U-0042-01), which allowed used motor vehicle sales; an Extension of Time (EOT-3230) on a request for Rezoning (Z-0014-01) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-2 (General Commercial); and a Site Development Plan Review [Z-0014-01(1)] which allowed an 11,400 square foot commercial building. The Planning Commission recommended approval on 11/06/03, and the staff recommended denial on the same date.

10/07/04 The Planning Commission is scheduled to consider accompanying applications for a General Plan Amendment (GPA-5124) to reclassify the subject property from GC (General Commercial) to ML (Medium-Low Density Residential), for Rezoning (ZON-5121) the subject property from C-2 (General Commercial) to R-PD8 (Residential Planned Development - 8 Units Per Acre), and for a Variance (VAR-5124) to reduce the open space requirement.

B) Pre-Application Meeting

08/04/04 The staff met with the applicant to review a prospective development consisting of a 40-lot single-family residential subdivision. It was indicated that a General Plan Amendment, rezoning of the property to an R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone, a Variance to the open space standards for the R-PD8 Zone, and a Site Development Plan would be required to permit the project.

C) Neighborhood Meetings

09/07/04 A neighborhood meeting was held with the surrounding property owners for the related General Plan Amendment. Fifteen people attended the meeting and had the following concerns:

- A density of eight units per acre is not compatible with existing residential development to the south. Residents believed five units per acre to be more appropriate.
- More traffic would be generated on Lindell Road. Residents would like an island installed on Lindell Road in such a manner as to restrict left hand turns (south bound) turns onto Lindell Road.

DDS

- Two story houses along the south property line would inhibit privacy of existing adjacent dwellings. The residents would prefer single story buildings.
- The width of lots is too narrow compared to the width of existing lots.
- Parking problems within the proposed subdivision could lead to parking problems within the existing neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	5.0 Acres

B) Existing Land Use

Subject Property	Undeveloped
North:	Undeveloped and Commercial
South:	Single Family Residential
East:	Commercial and Outdoor storage for plant nursery
West:	Used car lot, Undeveloped and Single Family Residential

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	SC (Service Commercial)
South:	L (Low Density Residential)
East:	SC (Service Commercial)
West:	Clark County

D) Existing Zoning

Subject Property:	U (Undeveloped) under resolution of intent to C-2 (General Commercial)
North:	R-1 (Single Family Residential) and C-1 (Limited Commercial)
South:	R-1 (Single Family Residential)
East:	C-1 (Limited Commercial)
West:	Clark County [C-2 (General Commercial) and R-E (Rural Estates Residential)]

E) General Plan Compliance

The site is located in the Southwest Sector of the General Plan. On the Southwest Sector Map, the land use designation for the subject property is GC (General Commercial). An accompanying application proposes to amend the land use classification to ML (Medium-Low Density Residential). This application for Site Development Plan Review is not related to any specific General Plan policies.

DDS

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

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

PROJECT DESCRIPTION

The minimum lot size is 2,775 square feet and the minimum dwelling size is 1,419 square feet. All lots will have access to a 37 foot wide private street. Perimeter landscaping is provided with open space provided between the two cul-de-sacs.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

This Site Development Plan Review proposes the following Development Standards:

Standards	Provided
Min. Lot Size (square feet)	2,775
Min. Lot Width (feet)	37
Min. Setbacks (feet) • Front • Side • Corner • Rear	 5 3.5 3.5 10
Max. Building Height (feet)	25.3 feet

The minimum lot size proposed is 2,775 square feet. A corner side yard of 3.5 feet is extremely narrow. Homes on corner lots should be situated with the side yard opposite the corner side yard at 3.5 feet to allow as much corner side yard as possible. Other applicable development standards include the following:

A2) Landscape and Open Space Standards

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

Standard	Distance (lin. ft.)		Required		Trees Provided
			Ratio	Trees	
Buffer	Buffer	1,075	1 tree/30 lin. ft. + 1 tree	37	37

The development is provided with the required number of perimeter trees.

No perimeter walls are shown on the plan. The location, size and materials of all proposed walls should be indicated on the plan. These details are addressed in the Conditions of Approval for this application.

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

Total Acreage	**Density (DU/A)**	**Required**			**Provided**	
		Ratio	Percent	Area (s.f.)	Percent	Area (s.f.)
5 acres	8	1.65	13.2	28,750	8.8	19,201 sf

The amount of open space required for the subject development is deficient by 9,549 square feet. This deficiency is the purpose for an accompanying application for a Variance (VAR-5124).

B) General Analysis and Discussion

- Zoning

The proposed development of 40 single-family lots on 5.00 acres generates a density of development of 8.0 dwelling units per acre. The proposed project is not permitted within the current zone of C-2 (General Commercial). Therefore, the applicant has submitted an accompanying application to rezone the property to R-PD8 (Residential Planned Development – 8 Units per Acre) that would permit up to 8.49 dwelling units per acre and allow the project.

- Site Plan

Perimeter walls are proposed for the development; however, none are shown on the site plan. The location, height, design and type of materials for the perimeter walls need to be illustrated.

- Landscape Plan

The landscape plan shows the required number of trees for this development.

- Elevation

Seven home models are proposed with three variations of each. The homes range in size from 1,419 square feet, including garage, to 2,661 square feet. All would be two stories in height. Overall, the homes have an aesthetic appearance that will be harmonious and compatible with other residences in the area.

FINDINGS

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

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

   Property to the north and south are developed for single-family use. However, some additional property to the north and adjacent property to the east and west are developed or designated for high intensity commercial uses. These commercial uses are not compatible to single-family residential use.

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 applicant is proposing to amend the General Plan to accommodate the proposed development by changing the land use classification to ML (Medium Low Density Residential). This classification permits single-family compact lots and zero lot line housing, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. The property is located in an area where high intensity commercial uses exist or are proposed. The frontage along Charleston Boulevard is designated for general commercial uses due to the high traffic volume. Intermixing single-family residential development with high intensity commercial uses is not a compatible combination of land uses. For this reason, it is recommended that this application and all other accompanying applications be denied.

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

   The site abuts Charleston Boulevard, a Primary Arterial (100-foot wide) street, and Lindell Road, a Secondary Collector (80-foot wide) street, according to the Master Plan of Streets and Highways. The subdivision would have access to Lindell Road, approximately 400 feet south of Charleston Boulevard. The streets are adequate to handle the traffic from this development.

In a neighborhood meeting sponsored for an accompanying application for a General Plan Amendment (GPA-5120), neighbors expressed a concern that vehicles from this development may park in their area. While the internal streets of the development may be impacted, there should not be an impact on other streets outside the development, as the development is self-contained with only one principal means of access off Lindell Road.

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

The residences are similar in size and appearance to abutting single-family homes to the south, and are, therefore, appropriate for the area. The landscaping proposed will enhance the appearance of the development.

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

Seven home models are proposed with three variations of each. The homes range in size from 1,419 square feet, including garage, to 2,661 square feet. All would be two stories in height. Overall, the homes have an aesthetic appearance that will be harmonious and compatible with other residences in the area.

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

Because the site will be subject to ongoing inspection, the public health, safety, and welfare will not be compromised.

NOTICES MAILED 202 – Mailed with GPA-5120, ZON-5121 and VAR-5124

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5122 APN: 163-01-501-001,002

Name of Property Owner: Ronald & Carolyn Michi

Name of Applicant: Richmond American

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: CAROLYN MICHI

Subscribed and sworn before me

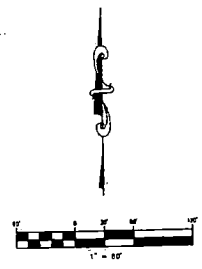
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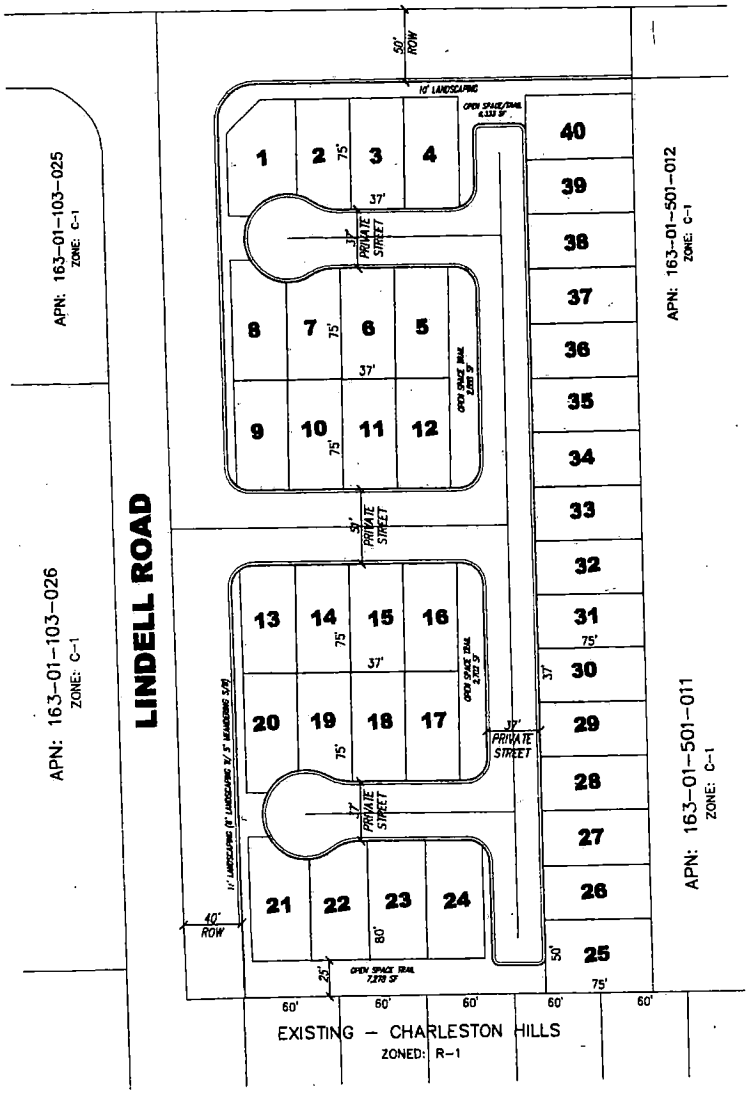
Virginia Jauregui

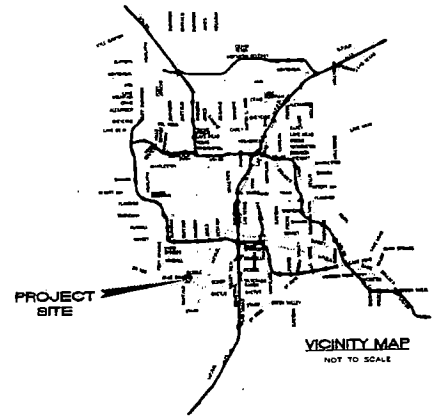
Notary Public in and for said County and State

VIRGINIA JAUREGUI
Notary Public State of Nevada
No. 98-2698-1
My appt. exp. Feb. 5, 2008

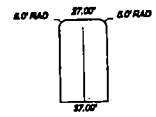
CHARLESTON - LINDELL



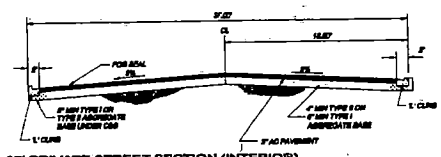




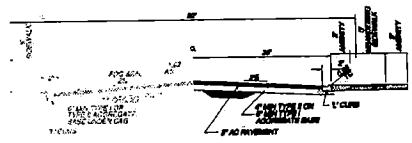
VICINITY MAP
NOT TO SCALE



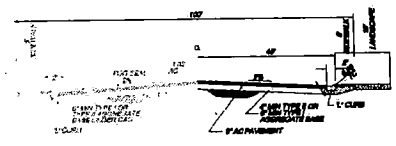
TYPICAL 37' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)



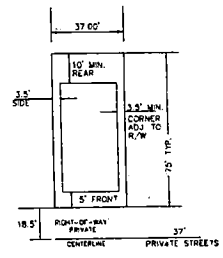
37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



60' PUBLIC STREET HALF-SECTION (LINDELL RD.)
NOT TO SCALE



100' PUBUC STREET HALF-SECTION (CHARLESTON BLVD.)
NOT TO SCALE



LOT DETAIL (TYPICAL)
NOT TO SCALE
(TYPICAL LOT SIZE 2,775 SQ. FT. +/-)

OWNER
RONALD & CAROLYN MICHL
3075 ROSANNA
LAS VEGAS, NV 89117

DEVELOPER
RICHMOND AMERICAN HOMES
2940 PASEO VERDE PARKWAY SUITE 120
HENDERSON, NEVADA 89074

ASSESSORS PARCEL NUMBER:
163-01-501-001.002

OVERALL TABULATIONS

EXISTING ZONING — C-1
PROPOSED ZONING — R-PUD
EXISTING LAND USE — OC
PROPOSED LAND USE — MEDIUM LOW
OF UNITS — 40
GROSS ACREAGE — 5 ACRES +/-
DENSITY — 8.0
OPEN SPACE REQUIRED — 26,749 SF
OPEN SPACE PROVIDED — 19,201 SF (56%) - 34% REDUCTION IN OS

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

PROJECT OWNER:
RICHMOND AMERICAN HOMES
2940 PASEO VERDE PKWY, SUITE 120
HENDERSON, NEVADA
(702) 617-6400

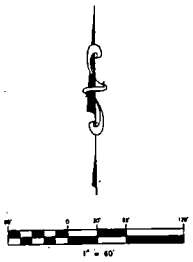
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7525 Hickam Avenue Las Vegas, NV 89129 (702) 341-7701 Fax: 702.341.7702

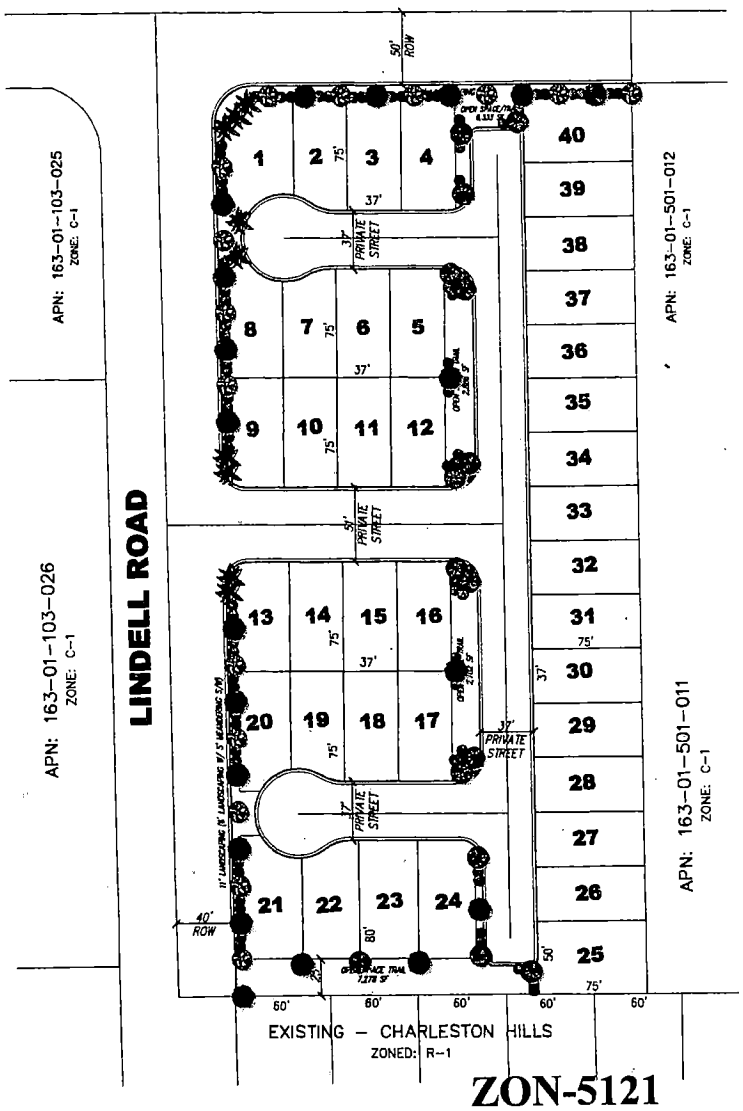
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TITLE: CHARLESTON - LINDELL CITY OF LAS VEGAS, NEVADA

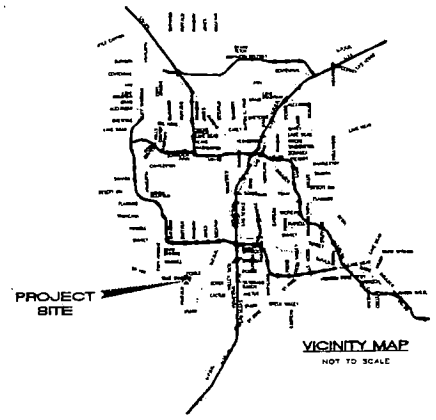
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DRAWN BY: R SHUSE
DESIGNED BY: R SHUSE
CHECKED BY: R SHUSE
SCALE:
PROJECT NO. RA-0087
ENGINEERING SEAL
SHEET 1 OF 1
DRAWING NO. 1

ZON-5121
VAR-5124
SDR-5122
10-07-04 PC

CHARLESTON - LINDELL







OWNER

RONALD & CAROLYN MICHL
3075 ROSANNA
LAS VEGAS, NV 89117

DEVELOPER

RICHMOND AMERICAN HOMES
2940 PASEO VERDE PARKWAY SUITE 120
HENDERSON, NEVADA 89074

ASSESSORS PARCEL NUMBER:

163-01-501-001,002

OVERALL TABULATIONS

EXISTING ZONING ——— C-2
PROPOSED ZONING ——— R-PDB

EXISTING LAND USE ——— CC
PROPOSED LAND USE ——— MEDIUM LOW

OF UNITS ——— 40
GROSS ACREAGE ——— 5 ACRES +/-
DENSITY ——— 8.0

OPEN SPACE REQUIRED — 28,749 SF
OPEN SPACE PROVIDED — 19,201 SF (66%)
- 34% REDUCTION IN OS

TREE LEGEND

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

SUGGESTED SHRUB LIST

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

BOTANICAL/COMMON NAME

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

PROJECT OWNER:
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2940 PASEO VERDE PKWY, SUITE 120
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(702) 617-5400

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STRATEGIC PLANNING SOLUTIONS
7525 Hillcrest Avenue Las Vegas, NV 89129 Office: 702.304.7701 Fax: 702.304.7702

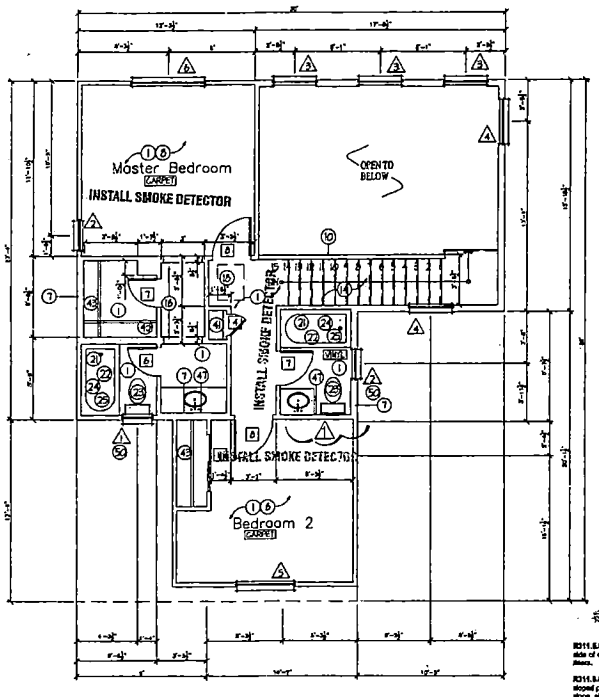
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CITY OF LAS VEGAS, NEVADA

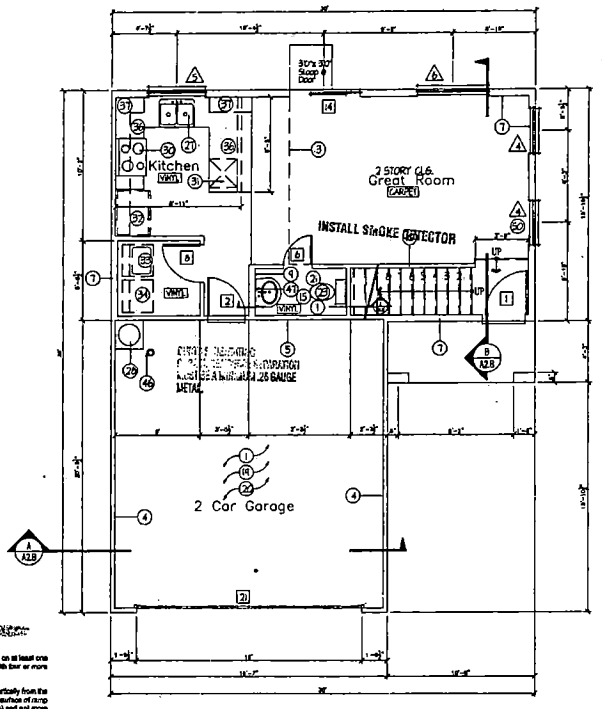
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DESIGNED BY: R. SHUSE
CHECKED BY: R. SHUSE
SCALE:
PROJECT NO. RA-0067
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1

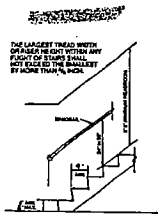
ZON-5121
~~VAR-5124~~
SDR-5122
10-07-04 PC



FLOOR PLAN (2ND FLOOR-A)



FLOOR PLAN (1ST FLOOR)



HANDRAIL AND STAIR DETAIL

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable spaces and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor.

Exceptions: R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

R311.5.6 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.5.6.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch (38mm) between the wall and the handrails.

Exceptions:

3. Handrails shall be permitted to be interrupted by a newel post at the turn.
4. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.5.6.3 Handrail grip size. All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1¼ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a maximum cross section of dimension of 2¼ inches (57 mm).

2. Type II. Handrails with a perimeter greater than 6¼ inches (160mm)shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (18 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8mm) within 7/8 inch (22mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¾4 inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.23 mm).

R312.1 Guards required. Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

R312.3 Opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (100mm) or more in diameter.

Exceptions:

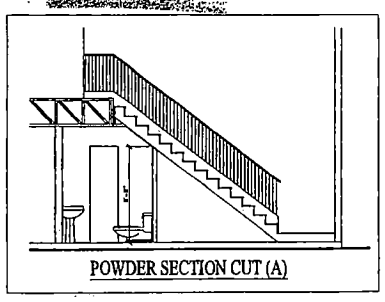
2. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (153 mm) cannot pass through.
4. Openings for required guards on the sides of stair treads shall not allow a sphere 4⅜ inches (107mm) to pass through.

ZON-5121
VAR-5124
SDR-5122
10-07-04 PC

GarageHouse Separation

R309.2 Separation Required. The garage shall be separated from the residence and its attic area by not less than ½" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½" gypsum board or equivalent.

R309.3 Opening Protection. Openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8" in thickness, solid or honeycomb core steel doors not less than 1-3/8" inches thick, or 20-minute fire-rated doors



POWDER SECTION CUT (A)

APPROVED
BY [signature] 2-24-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RECEIVED
JAN 15 2004
CITY OF LAS VEGAS
PERMITS

ALL SMOKE DETECTORS ARE HEREBY TO BE INTERCONNECTED.

PLANS APPROVED
CONSTRUCTION
DOC JAN 25 2004

SEE PHYSICAL PLOT PLAN SHEET A2.A
& HEC- A2.B

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0078417
EXECUTIVE VICE PRESIDENT
ERNEST J. BOLAIN, JR.

KEYNOTES

GENERAL FLOOR PLAN NOTES

1 LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 N.D.S. STANDARDS.

Framing – Drywall

1. 8'-1" FLAT CEILING (1ST FLOOR)
2. 8'-1" FLAT CEILING (2ND FLOOR)
3. LINE OF CEILING CHANGE
4. 2x6 @ 16" O.C. – TYP. @ EXTERIOR GARAGE WALL– 5/8" TYPE 'X' GYPSUM BOARD @ INSIDE FACE – NON-INSULATED
5. 2x4 @ 16" O.C. – TYP. @ EXTERIOR UNABLE WALL – R-11 BATT w/o FACING – PROVIDE FIRERLOCKING SHOWE REQUIRED
6. -
7. 2x4 @ 16" O.C. – TYP. @ INTERIOR UNABLE WALL – R-13 BATT w/o FACING – PROVIDE FIRERLOCKING SHOWE REQUIRED
8. 2x4 @ 24" O.C. – TYP. @ INTERIOR WALLS – 5/8" TYPE 'X' GYPSUM BD. (SEE DETAIL F/A1 FOR OPTIONAL RACKING)
9. 2x6 @ 24" O.C. – TYP. @ PLUMBING WALLS – 5/8" TYPE 'X' GYPSUM BD. (SEE DETAIL E/A1 FOR OPTIONAL RACKING)
10. 42" HIGH PONY WALL (OPT. 1/2" FORMICA TOP @ KITCHEN OR OPT. 2" WOOD HAND RAILING OVER 42" PONY WALL (SEE DETAIL 5/A9 & P/A1 FOR RAILING OPT)
11. -
12. -
13. -
14. WOOD HAND RAILING @ +34" ABOVE TOP NOSING OF TREADS AND LANDINGS. STAIRS HAVE 7 1/2" RISERS & 11" TREADS (SEE DETAIL 1/D9)
15. PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION @ SPACE ENCLOSED UNDER THE STAIRS
16. ELLIPTICAL ARCH – 4" DEEP SOFFIT ARCH
17. -
18. -
19. 2'-1" x 3'-0" SKYLITE – PROVIDE A MINIMUM 20" CLEAR HEAD ROOM ABOVE. (SEE DETAIL K/A9)
20. CAPE, TEXTURE, & PAINT
21. 5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING, WALLS & SUPPORTING STRUCTURAL MEMBERS COMMON TO LIVING AREA (SEE DETAIL B/P1) / R-19 INSULATION @ CEILING
22. WATER RESISTANT GYPSUM BOARD @ SHOWER, TUB & WALK CLOSET COMPARTMENT WALLS

Plumbing Fixtures

23. -
24. FAUCET – SHOWER HEAD LOCATED @ +80" ABOVE FINISH FLOOR
25. WATER CLOSET – PROVIDE 15" (MIN) ON EACH SIDE AND 24" (MIN.) CLEAR IN FRONT – PER UPC
26. SHOWER HEAD LOCATED ABOVE TUB ADD BKG FOR SHOWER CURTAIN.
27. 60" x 32" TUB @ MASTER BATH w/ FRAMELESS TO A/9" W/ A 32" TUB @ SECONDARY BATH w/ SHOWERDOOR TO 6'-0"
28. -
29. DOUBLE SINK w/ DISPOSAL – SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
30. GAS WATER HEATER w/ PRESSURE RELIEF VALVE – 34"-48" H/W STAND BELOW– SEE PLUMBING PLAN (SHT. P1)

Appliances

31. -
32. 30" GAS RANGE w/ HOOD ABOVE
33. DISHWASHER
34. REFRIGERATOR – PRE-PLUMB FOR ICEMAKER
35. GAS DRYER – VENT TO EXTERIOR – COMPLY WITH UMC
36. WASHER
37. 24" GAS APPLIANCE (REPLACE w/ HEIGHT of TYPE 'A' VENT OR DIRECT VENT TO EXTERIOR (SEE 7/M FOR DETAILS & INTERIOR ELEVATIONS)

Cabinets – Shelves

38. 24" DEEP x 36" HIGH CORNER TOP WITH OR WITHOUT 4" BACKSPLASH (SEE CABINET SPECIFICATION)
39. 12" DEEP SHELF CABINETS ABOVE (VARIES IN HEIGHT – SEE CABINET SPECIFICATION)
40. -
41. -
42. -
43. 2 – 16" DEEP LINEN LINE SHELVES
44. -
45. 1 – 12" DEEP CLOSET ROD, SHELF
46. -

Foundations – Finishes – Misc.

47. -
48. PROVIDE INSTALLATION FOR MECHANICAL EQUIPMENT CONCRETE FILLED STEEL PIPE BOLLARD SEE DETAIL A/D4
49. 42" HIGH MIRROR
50. -
51. -
52. TEMPERED GLASS
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DOOR SCHED.

INDIVIDUAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE.
B = SOLID CORE –
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS – 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL G/D1 FOR GARAGE DOOR JAMB)

No.	QTY.	TYPE	SIZE	FUNCTION
1	1	B	3'-0" x 8'-0"	SWING
2	1	A	6'-0" x 8'-0"	SWING
3	0	-	-	-
4	1	C	1'-0" x 8'-0"	SWING
5	0	-	-	SWING
6	2	C	2'-0" x 6'-0"	SWING
7	2	C	2'-0" x 8'-0"	SWING
8	3	C	2'-0" x 8'-0"	SWING
9	0	-	-	-
10	0	-	-	-
11	1	C	4'-0" x 8'-0"	BI-PASS
12	0	-	-	-
13	0	-	-	-
14	1	D	5'-0" x 6'-0"	SLIDING
15	0	-	-	-
16	0	-	-	-
17	0	-	-	-
18	0	-	-	-
19	0	-	-	-
20	0	-	-	-
21	1	F	16'-0" x 7'-0"	ROLL – UP
22	0	-	-	-
23				
24				
25				
total	0			

WDW. SCHED.

INDIVIDUAL WINDOW TYPES

A = ALUMINUM FRAME. PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A". TEMPERED GLASS.
C = SAME AS "A". TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "•" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT IS NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER IRC

Elevation "A" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR.
1	1	A	5'-0" x 5'-0"	FIX.	+84"
2	2	A	5'-0" x 5'-0"	FIX.	+84"
3	3	A	3'-0" x 3'-0"	FIX.	+84"
4	4	A	5'-0" x 5'-0"	FIX.	+84"
1	1	A	6'-0" x 5'-0"	FIX.	+84"
2	2	A	5'-0" x 5'-0"	FIX.	+84"

Elevation "B" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR.
1	1	A	3'-0" x 5'-0"	SH.	+84"

Elevation "C" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR.
2	2	A	5'-0" x 5'-0" Rad.	FIX.	+84"

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7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

LAS VEGAS DIVISION
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

TITLE: FLOOR PLAN OF 1ST & 2ND FLOOR

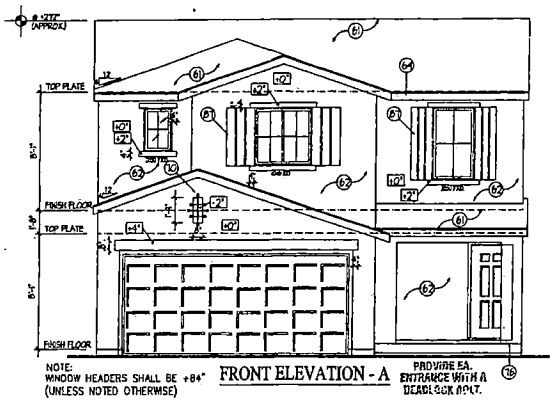
DRAWN BY: E.D.H.
DATE: 09/22/03

REV No.	DATE
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PLAN # 978

SUBDIVISION: Ashley Ridge
3516A1
SHEET No.: A

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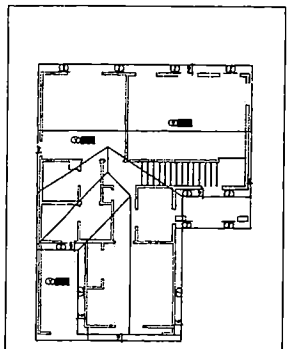


NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

FRONT ELEVATION - A

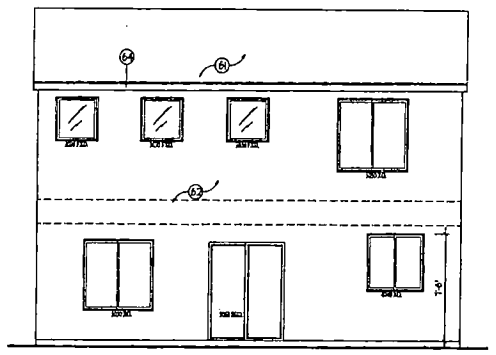
PROVIDE EA. ENTRANCE WITH A DEADLOCK BOLT.

THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.

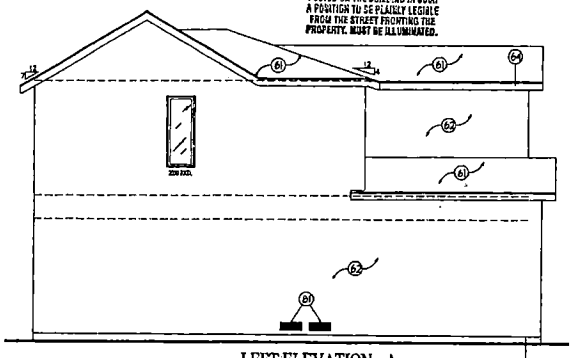


ROOF ELEVATION - A

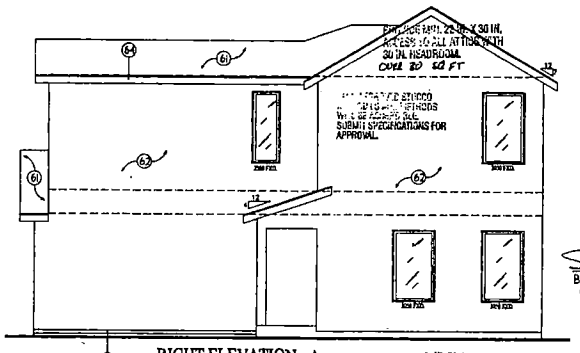
scale: 1/8" = 1'0"



REAR ELEVATION



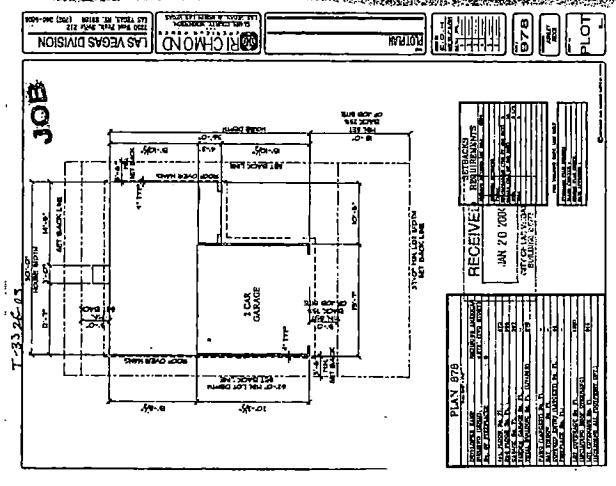
LEFT ELEVATION - A

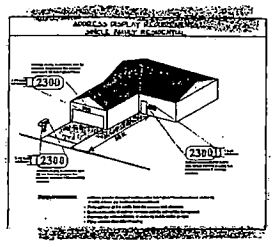


RIGHT ELEVATION - A

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CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

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Weather Resistive Barrier

R703.2 Weather-resistant sheathing paper. Asphalt-saturated felt, free from holes and breaks, weighing not less than 14 pounds per 100 square feet (15 pound felt), or other approved materials shall be applied over studs or sheathing of all exterior walls. Such material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, they shall be lapped not less than 6 inches.

Weep Screed Required

R703.8.3.1: A minimum No. 26 gage corrosion-resistant weep screed with a minimum 3.5" vertical attachment flange shall be provided at or below plaza line on all exterior stud walls. The screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistive barrier shall lap the attachment flange, and the exterior lath shall cover and terminate on the attachment flange at the screed.

Foam Exposure in Attics

R314.8.3 Attics and crawlspaces. Within attics and crawl spaces where entry is made only for service of utilities, foam plastic insulation shall be protected against ignition by 1.5" thick mineral fiber insulation,1/4" thick gypsum board or gypsum wallboard, or 0.016" thick sheet metal.

PLANS APPROVED
CONSTRUCTION
DOC JAN 25 2004

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0056417
EXECUTIVE VICE PRESIDENT
ERNEST J. CLEARY, JR.

ZON-5121
VAR-5124
SDR-5122
10-07-04 PC

KEYNOTES

GENERAL ELEVATION NOTES

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

61	FLAT CONCRETE TILE o/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) o/1/2" THK. OSB (TYP.)
62	STUCCO o/FOAM BOARD (CEB.D. #4204 o/THERMAL BARRIER - PER IRC
63	STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (ICBO# ER3566)
64	2x6 ROUGH SAWN FASCIA SEE EAVE DETAIL F/D1
65	-
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION.
67	-
68	FIREBLOCKING @ +96" - TYPICAL
69	-
12	DECORATIVE CROSS WROUGHT IRON BARS / WROUGHT IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON CALIBRATIONS (SEE DETAIL I/D1 & M/D1 FOR DECK RAILING SUPPORT)
11	-
12	-
13	-
14	-
15	-
16	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREEN(4" ABOVE EARTH, 2" ABOVE PAVED)
17	R-30 INSULATION (SEE DETAIL F/D1 FOR INSULATION BAFFLE @ EAVE)
18	2x4 @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
19	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCRETE INFORMATION
20	1/2" GYPSUM BOARD
21	1-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
22	-
23	-
24	-
25	-
26	-
27	SHUTTERS (MTL or WOOD) - SEE SPECIFICATIONS &/or METAL OR WOOD AWNING - SEE SPECIFICATIONS
28	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
29	-
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VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A	-	B	-	G	-	D	-
E	-	F	-	6	-	H	-
I	-	J	-	K	-	L	-
M	-	N	-	O	-	P	-
Q	-	R	-	S	-	T	-
U	-	V	CLOAKED TILE	W	-	X	-
Y	-	Z	3"x22"				

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

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TITLE: PARTICAL FLOOR PLAN, ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

DRAWN BY: E.D.H.
DATE: 09/22/03

REV No.	DATE
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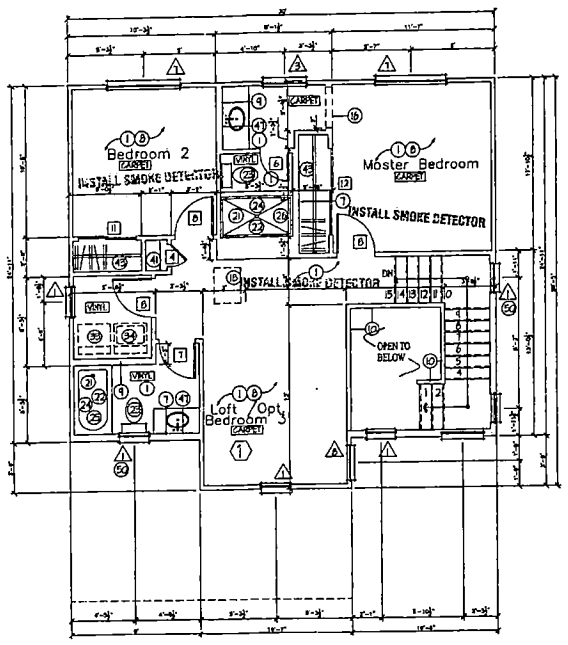
PLAN # 978

SUBDIVISION: Ashley Ridge

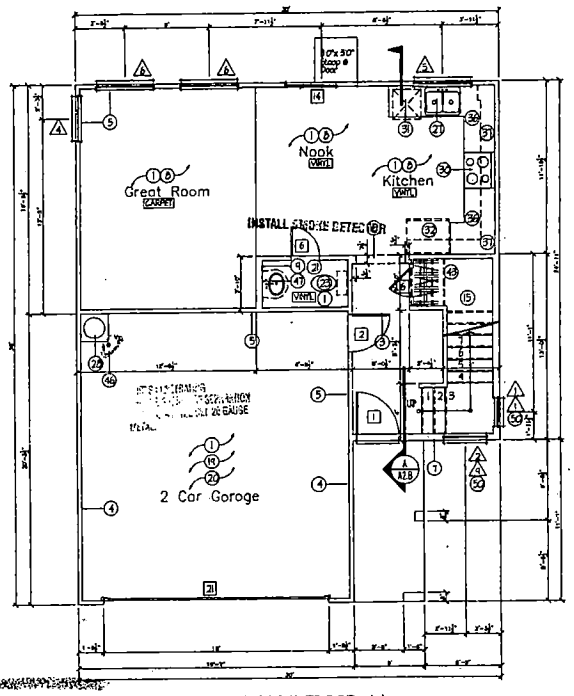
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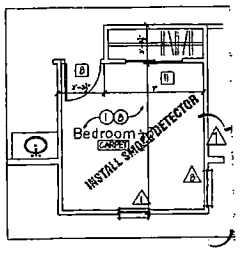
SHEET No.:

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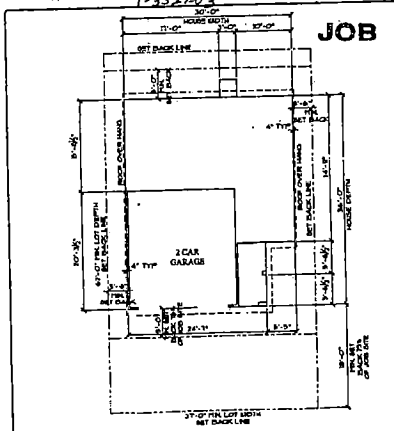


FLOOR PLAN (2ND FLOOR -A)





Opt. Bedroom



PLAN 1233		
DEVELOPER NAME	RICHMOND AMERICAN	
BUILDING HEIGHT	# STY.	FEET
SQ. FT. PER PLATE		
1st FLOOR Sq. Ft. :	1078	
2nd FLOOR Sq. Ft. :	1161	
GARAGE Sq. Ft. :	398	
TOTAL LIVABLE Sq. Ft. (UNHEAT.) :	2239	
PATIO (UNCOVER) Sq. Ft. :	-	
BAY WINDOW Sq. Ft. :	-	
ENTRANCE POINT (UNHEATED) Sq. Ft. :	96	
PROVINCE Sq. Ft. :	-	
LOT COVERAGE Sq. Ft. :	3787	
(EXCLUDING EAVE OVERHANG)		

RECEIVED
JAN 20 2004
CITY OF LAS VEGAS
BUILDING DEPT.

SETBACKS REQUIREMENTS	

FLOOR PLAN (2ND FLOOR -A)

R309.2 Separation Required. The garage shall be separated from the residence and its attic area by not less than ½" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½" gypsum board or equivalent.

R309.4 Opening Protection. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb core steel doors not less than 1 3/8" inches thick, or 20-minute fire-rated doors.

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable spaces and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor.

Section R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall its operations from the inside of the room without the use of keys or tools.

APPROVED
BY [signature] 2-24-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RECEIVED
JAN 15 2004
CITY OF LAS VEGAS
PERMITS

PLANS APPROVED
CONSTRUCTION
Review & Comply with City of Las Vegas Building & Safety Codes
DEC JAN 25 2004
Construction of a One & Two Family Dwelling Unit
Fire Protection Requirements
SEE: ENTRY ELEVATION SHEET A2.0

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0028417
EXECUTIVE VICE PRESIDENT
ERNEST J. RELAIR, JR.

ZON-5121
VAR-5124
SDR-5122
10-07-04 PC

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1985 N.D.S STANDARDS.

Framing – Drywall

1. 8"-1" FLAT CEILING (1ST FLOOR)
2. 8"-1" FLAT CEILING (2ND FLOOR)
3. LINE OF CEILING CHANGE
4. 2x4's @ 16" O.C. – TYP. @ EXTERIOR GARAGE WALL – 5/8" TYPE 'X' GYPSUM BOARD @ INSIDE (ALT. – NON-COMBUSTIBLE BATT w/R-FACING – PROVIDE FIRERETARDANT WHERE REQUIRED)
5. 2x6's @ 16" O.C. – TYP. @ EXTERIOR LIVABLE WALL – R-19 BATT w/R-FACING – PROVIDE FIRERETARDANT WHERE REQUIRED)
6. 2x4's @ 16" O.C. – TYP. @ INTERIOR WALLS – w/1/2" GYPSUM BD. (SEE DETAIL F/G1 FOR OPTIONAL BACKING)
7. 2x6 @ 24" O.C. – TYP. @ PLUMBING WALLS – w/1/2" GYPSUM BD. (SEE DETAIL F/G1 FOR OPTIONAL BACKING)
8. 42" HIGH PONY WALL (OPT. 12" FURRING TOP @ KITCHEN) OR OPT. 36" WOOD HAND RAILING OVER 42" PONY WALL (SEE DETAIL 5/G1 & B/G1 FOR RAILING OPT.)
9. WOOD HAND RAILING @ +36" ABOVE THE NOSING OF STAIRS AND LANDINGS. STAIRS HAVE 7 1/2" RISERS & 11" TREAD (SEE DETAIL 1/A9)
10. PROVIDE ONE-HOUR F/R - ROOF/PINE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS
11. ELLIPTICAL ARCH – 8" DEEP SOFT ARCH
12. 60" x 36" SOLITAIR – PROVIDE A MINIMUM 20" CLEAR HEAD ROOM ABOVE (SEE DETAIL N/D1)
13. TAPE, TEXTURE, & PAINT
14. 5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING, WALLS & SUPPORTING STRUCTURAL MEMBERS CONNECTED TO LIVING AREA (SEE DETAIL B/G1) / R-19 INSULATION @ CEILING
15. WATER RESISTANT GYPSUM BOARD @ SHOWER WALLS & WATER CLOSET COMPARTMENT WALLS

Plumbing Fixtures

24. 42" TALL SHOWER HEAD LOCATED @ +80" ABOVE FINISH FLOOR
25. WATER CLOSET – PROVIDE 21" (MIN.) ON EACH SIDE AND 24" (MIN.) CLEAR IN FRONT – PER UPC
26. SHOWER HEAD LOCATED ABOVE TUB AND BOX FOR SHOWER CURTAIN.
27. 60"w x 32" 3/8 @ SECONDARY DOOR w/ FIBERGLASS TO +72"
28. 60" x 36" SHOWER w/ TEMPERED GLASS SURROUNDS
29. DOUBLE SINK w/ DISPOSAL – SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
30. GAS WATER HEATER w/PRESSURE RELIEF VALVE – 24"x24"x48" STAND BELOW– SEE PLUMBING PLAN (SHT. P1)

Appliances

31. -
32. 30" GAS RANGE w/ HOOD ABOVE
33. DISHWASHER
34. REFRIGERATOR – PRE-PLUMB FOR ICEMAKER
35. GAS DRYER – VENT TO EXTERIOR – COMPLY WITH MMC
36. WASHER
37. -
38. -

Cabinets – Shelves

39. 24" DEEP x 36" HIGH COUNTER TOP WITH OR WITHOUT 4" BACKSPLASH (SEE CABINET SPECIFICATION)
40. 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT – SEE CABINET SPECIFICATION)
41. -
42. -
43. 5 – 14" DEEP LINEN WIRE SHELVES
44. -
45. 1 – 12" DEEP CLOSET WIRE SHELF
46. -

Foundations – Finishes – Misc.

47. -
48. PIONEER PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED-STEEL PIPE BOLLARD) SEE DETAIL A/G1
49. 42" HIGH MIRROR
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DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE -
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

No.	QTY.	TYPE	SIZE	FUNCTION
1	1	B	3'-0" x 8'-0"	SWING
2	1	A	3'-0" x 8'-0"	SWING
3	9	-	-	SWING
4	1	C	1'-0" x 8'-0"	SWING
5	0	-	-	SWING
6	3	C	2'-0" x 8'-0"	SWING
7	4	C	2'-6" x 6'-8"	SWING
8	0	C	2'-6" x 6'-8"	SWING
9	0	-	-	-
10	0	-	-	-
11	2	C	2'-0" x 6'-8"	BI-PASS
12	1	C	5'-0" x 6'-8"	BI-PASS
13	9	-	-	-
14	1	D	5'-0" x 6'-8"	SLIDING
15	0	-	-	-
16	0	-	-	-
17	0	-	-	-
18	0	-	-	-
19	0	-	-	-
20	0	-	-	-
21	1	F	16'-0" x 7'-0"	ROLL – UP
22	0	-	-	-
23				
24				
25				
26				
27				
Subtot	0			

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM
B = SAME AS "A" - TEMPERED GLASS.
C = SAME AS "A" TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER IRC

Elevation "A" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR
1	8	A	5'-6" x 5'-6"	FXD.	+24"
2	1	A	3'-6" x 5'-6"	FXD.	+20"
3	1	A	3'-6" x 4'-6"	FXD.	+24"
4	1	A	3'-0" x 5'-6"	FXD.	+18"
5	1	A	4'-6" x 4'-6"	XO.	+18"
6	2	A	4'-6" x 5'-6"	XO.	+18"
7	2	A	3'-6" x 5'-6"	XO.	+18"
8	1	A	3'-0" x 5'-6"	XO.	+18"
9	1	A	3'-0" x 7'-0"	FXD.	+18"

Elevation "B" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR
1	2	A	7'-0" x 7'-0"	FXD.	+18"
2	1	A	7'-0" x 10'-0" H.P. RND.	FXD.	+20"

Elevation "C" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR
1	1	A	5'-0" x 10'-0"	FXD.	+20"

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7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
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TITLE: FLOOR PLAN OF 1ST & 2ND FLOOR

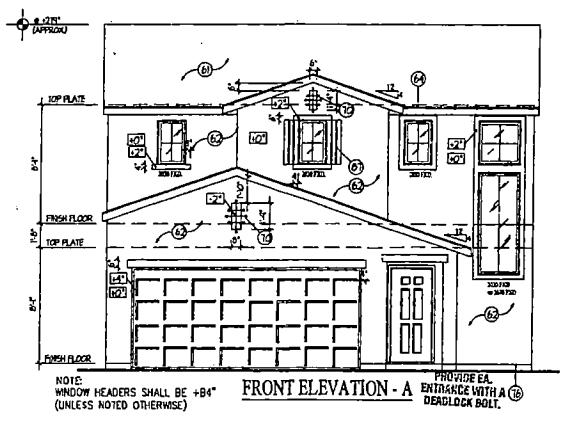
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DATE: 09/22/03

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PLAN # 1233

SUBDIVISION: Ashley Ridge
3516A1

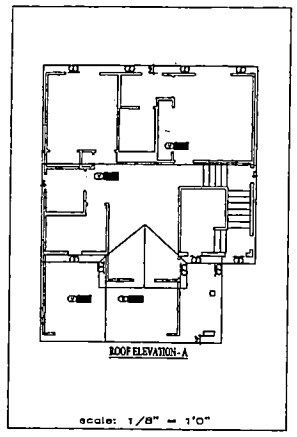
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NOTE:
WINDOW HEADERS SHALL BE +84" (UNLESS NOTED OTHERWISE)

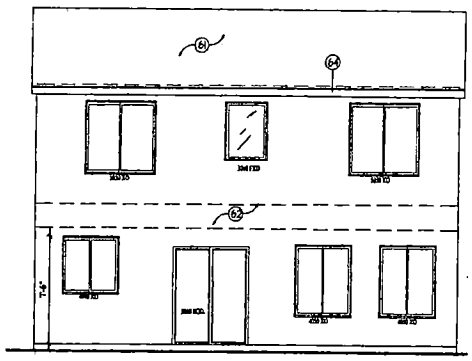
FRONT ELEVATION - A

PROVIDE EA. ENTRANCE WITH A DEADLOCK BOLT.

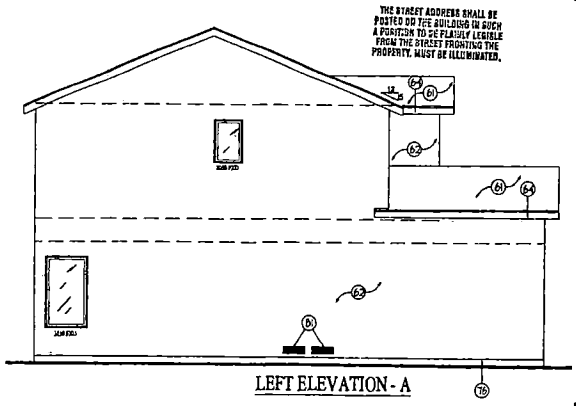


ROOF ELEVATION - A

scale: 1/8" = 1'0"



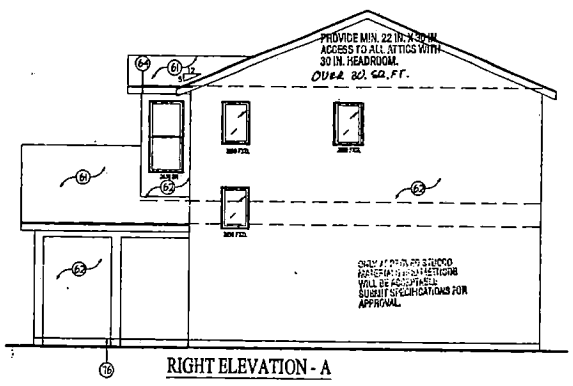
REAR ELEVATION



LEFT ELEVATION - A

THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.

PROVIDE MIN. 22 IN. X 30 IN. ACCESS TO ALL SITTGS WITH 30 IN. HEADROOM.
OVER 30 SQ. FT.



RIGHT ELEVATION - A

R311.5.6 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.5.6.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch (38mm) between the wall and the handrails.

Exceptions:

3. Handrails shall be permitted to be interrupted by a newel post at the turn.
4. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread

R311.5.6.3 Handrail grip size. All required handrails shall be of one of the following types or provide equivalent graspability

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1¼ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular a shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a maximum cross section of dimension of 2¼ inches (57 mm).

2. Type II. Handrails with a perimeter greater than 6¼ inches (160mm)shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8mm) within 7/8 inch (22mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10mm) to a level that is not less than 1¾4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¾4 inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

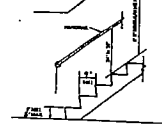
R312.1 Guards required. Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

R312.3Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter

Exceptions:

2. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.
4. Openings for required guards on the sides of stair treads shall not allow a sphere 4⅜8 inches (107mm) to pass through.

THE LARGEST TREAD WIDTH OR RUNOUT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH.



HAND RAIL AND STAIR DETAIL

JAN 15 2004
CITY OF LAS VEGAS
PERMITS

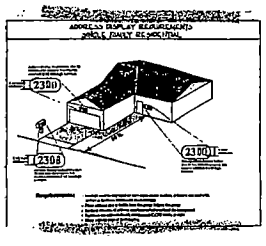
R316.2 Weather-resistant sheathing paper. Asphalt-saturated felt, free from holes and breaks, weighing not less than 14 pounds per 100 square feet (19 pound felt), or other approved material shall be applied over studs or sheathing of all exterior walls. Such material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches

Weep Screed Required

R703.6.2.1: A minimum No. 26 gage corrosion-resistant weep screed with a minimum 3.5" vertical attachment flange shall be provided at or below grade line on all exterior stud walls. The screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistive barrier shall lap the attachment flange, and the exterior lath shall cover and terminate on the attachment flange of the screed.

Foam Exposure in Attics

R314.3.3 Attics and crawlspaces: Within attics and crawl spaces where entry is made only for service of utilities, foam plastic insulation shall be protected against ignition by 1.5" thick mineral fiber insulation, 1/4" thick plywood, hardboard or gypsum wallboard, or 3/8" thick sheet metal.



APPROVED
SFD Elevations Only
BY [illegible] 2/11/04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

PLANS APPROVED
FOR CONSTRUCTION
DEC JAN 23 2004

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE-PRESIDENT
ERNEST J. BELAIR, JR.

ZON-5121
VAR-5124
SDR-5122
10-07-04 PC

KEYNOTES

GENERAL ELEVATION NOTES

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

61	FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) o/1/2" THK. OSB (TYP)
62	STUCCO o/FOAM BOARD T.E.O.D. JADON e/THERMAL BARRIER - PER IRC
63	STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (CSSI) (CSSB)
64	2x6 ROUGH SAWN FASCIA SEE EAVE DETAIL F/D1
65	-
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIAMETER.
67	-
68	FIRE BLOCKING @ +96" - TYPICAL
69	-
70	DECORATIVE CROSS WROUGHT IRON BARS / WROUGHT IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GUARDRAILING. (SEE DETAIL L/D1 & M/D1 FOR DECK RAILING SUPPORT)
71	-
72	-
73	-
74	-
75	-
76	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
77	R-30 INSULATION (SEE DETAIL F/D1 FOR INSULATION BAFFLE @ EAVE)
78	2x4"S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
79	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCRETE INFORMATION
80	1/2" GYPSUM BOARD
81	2-22"ø SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82	-
83	-
84	-
85	-
86	-
87	SHUTTERS (MDX or WOOD) - SEE SPECIFICATIONS
88	w/or METAL OR WOOD AWNING - SEE SPECIFICATIONS
89	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
90	-
91	-
92	-
93	-
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VENT SCHED.

GENERAL ATTIC VENT NOTES

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

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

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
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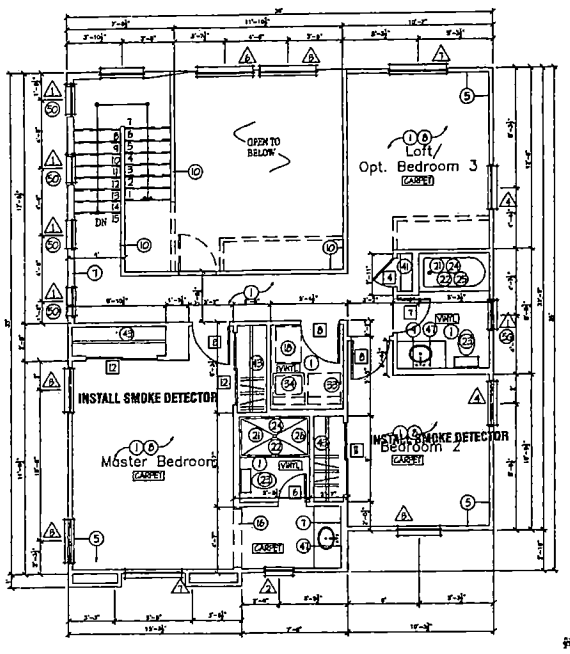
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DRAWN BY: E.D.H.
DATE: 09/22/03

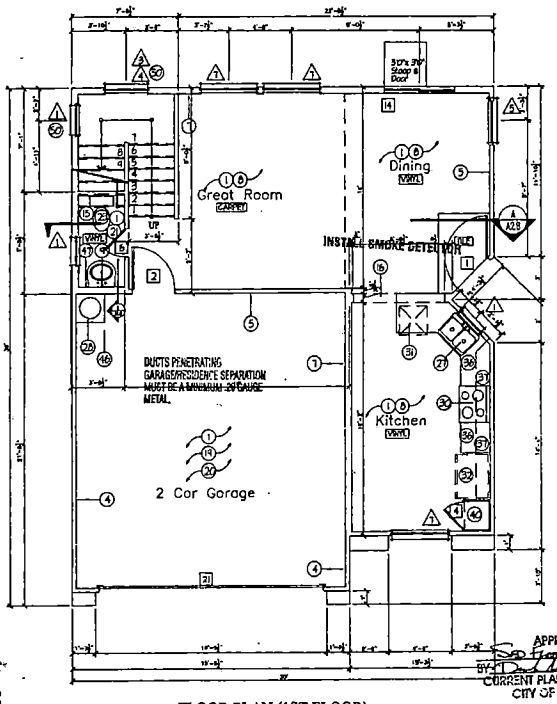
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PLAN # 1233
SUBDIVISION: Ashley Ridge
3516A2A
SHEET No.:

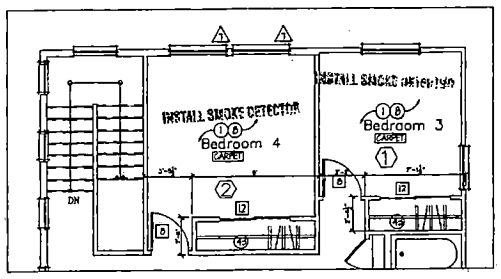
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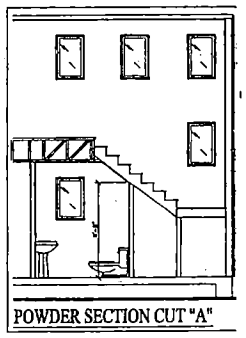
FLOOR PLAN (2ND FLOOR-A & B)



FLOOR PLAN (1ST FLOOR)



Opt. Bedroom 3/
Opt. Bedroom 4



POWDER SECTION CUT "A"

R311.5.6 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.5.6.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above tread riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch (38mm) between the wall and the handrails.

Exceptions:

3. Handrails shall be permitted to be interrupted by a newel post at the turn.
4. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.5.6.3 Handrail grip size. All required handrails shall be of one of the following types or provide equivalent graspability

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a maximum cross section of dimension of 2 1/4 inches (57 mm).

2. Type II. Handrails with a perimeter greater than 6¼ inches (160mm)shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (5mm) within 7/8 inch (22mm) below the widest portion of the profile. This required depth shall continue for ≥ 1 least 3/8 inch (10mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¾ inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

R316.1 Guards required. Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

R312.2Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102 mm) or more in diameter.

Exceptions:

3. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.
4. Openings for required guards on the sides of stair treads shall not allow a sphere 4⅜ inches (107mm) to pass through.

Garage/Residence Separation

R302.2 Separation Required. The garage shall be separated from the residence and its attic area by not less than ½" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less tas 5/8" Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½" gypsum board or equivalent.

R308.1 Opening Protection. Openings between the garage and residence shall be equipped with solid wood doors not less than 1¾" in thickness, solid or honeycomb core steel doors not less than 1 3/8" inches thick, or 20-minute fire-rated doors

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor.....
Section R310.2.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm)
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).
R310.1.4 Operational constraints. Emergency escape and rescue openings shall be openable from the inside of the room without the use of keys or tools.

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PERMITS

ALL KEYED ENTRANCES REQU
SWITCHES FOR INTERIOR AND
EXTERIOR LIGHTS.

ALL SMOKE DETECTORS
ARE REQUIRED TO BE
INTERCONNECTED.

PLANS APPROVED
CONSTRUCTION

BY
DATE

EDC FEB - 1 2004
See PLOT PLAN - Back of Cc
Does Not Include Electrical, Plumbing,
Mechanical & Building Code
Improvements Which May Change
Minimum Requirements
Of Local Regulations

RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0029417
EXECUTIVE VICE PRESIDENT
ERNEST J. BELAIR, JR.

ZON-5121
VAR-5124
SDR-5122
10-07-04 PC

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 N.D.S. STANDARDS.

Framing – Drywall

1. 8'-1" FLAT CEILING (1ST FLOOR)
8'-1" FLAT CEILING (2ND FLOOR)
2.
3. LINE OF CEILING CHANGE
4. 2x6 @ 16" O.C. – TYP. @ EXTERIOR GARAGE WALL– 5/8" TYPE 'X' GYPSUM BOARD @ INSIDE FACE – NON-RESILIENT
5. 2x4 @ 16" O.C. – TYP. @ EXTERIOR LIVABLE WALL – R-11 BATT W/ FACING – PROVIDE FIRESTOPPING WHERE REQUIRED
6.
7. 2x4 @ 16" O.C. – TYP. @ EXTERIOR LIVABLE WALL – R-13 BATT W/ FACING – PROVIDE FIRESTOPPING WHERE REQUIRED
8. 2x4 @ 24" O.C. – TYP. @ INTERIOR WALLS – w/ 1/2" GYPSUM BD. (SEE DETAIL 1/G1 FOR DRYWALL BACKING)
9. 2x6 @ 24" O.C. – TYP. @ PLUMBING WALLS –w/ 1/2" GYPSUM BD. (SEE DETAIL 1/G1 FOR DRYWALL BACKING)
10. 42" HIGH PONY WALL (OPT. "A" KITCHEN TOP @ KITCHEN) OR OPT. 4.36" WOOD HAND RAILING OVER 36" PONY WALL (SEE DETAIL 5/G1 A 8/A9 FOR RAILING OPT.)
11.
12.
13.
14.
15. WOOD HAND RAILING @ 4.36" ABOVE THE NOSING OF TREADS AND LANDINGS, STAINS HAVE 7 1/2" RISERS & 11" RUNS (SEE DETAIL 1/G9)
16. FIRWALL ONE-HOUR FIRE-RESISTIVE CONSTRUCTION @ SPACE ENCLOSED UNDER THE STAIRS, 5/8" GYPSUM BRD.
17. ELECTRICAL PANEL – 9" DEEP SURF PANEL
18.
19.
20. 72" x 30" SQUITTLE – PROVIDE A MINIMUM 22" CLEAR HEAD ROOM ABOVE (SEE DETAIL H/G1)
21. CAPE, TEXTURE, & PAINT
22. 5/8" TYP. 'X' GYPSUM BRD. @ GARAGE CEILING, WALLS & SUPPORTING STRUCTURAL MEMBERS COMMON TO LIVING AREA (SEE DETAIL 8/G6) / R-19 INSULATION @ CEILING
23. WATER RESISTANT GYPSUM BOARD @ SHOWER TUB & BACK CLOSET COMPARTMENT WALLS

Plumbing Fixtures

24. 40 GALLON
25. SHOWER HEAD LOCATED @ +80" ABOVE FINISH FLOOR
26. WATER CLOSET – PROVIDE 15" MIN. CLEAR TOILET TISSUE AND 24" MIN. CLEAR @ FRONT – PER UPC
27. SHOWER HEAD LOCATED ABOVE TUB ADJ. SEAT FOR SHOWER LIGHTING.
28. 60"x 32" TUB @ SECONDARY BATH w/ (1)GRAB BAR TO +36"
29. 60" x 36" CORNER w/ TEMPERED GLASS SURROUNDS
30.
31. DOUBLE SINK w/ DISPOSAL – SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
32. GAS WATER HEATER w/PRESSURE RELIEF VALVE– 24"x24"x48" (STAND BELOW– SEE PLUMBING PLAN (SHT. P1)

Appliances

33. 30" GAS RANGE w/ HOOD ABOVE
34. DISHWASHER
35. REFRIGERATOR – PRE-PLUMB FOR ICEMAKER
36. GAS DRYER – VENT TO EXTERIOR – COMPLY WITH UMC
37. WASHER
38. OPT. GAS APPLIANCE FIREPLACE w/ HEARTH 4" TYPE 'B' VENT OR DIRECT VENT TO EXTERIOR (SEE V/G1 FOR DETAILS & BUILDER ELEVATIONS)

Cabinets – Shelves

39. 24" DEEP x 36" HIGH CULTURED TOP WITH OR WITHOUT 4" BACKSPLASH (SEE CABINET SPECIFICATION)
40. 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT – SEE CABINET SPECIFICATION)
41.
42. 3 – 12" DEEP PANTRY WIRE SHELVES
43. 6 – 14" DEEP LINEN WIRE SHELVES
44. 1 – 12" DEEP CLOSET WIRE SHELF
45.

Foundations – Finishes – Misc.

46.
47. REMOVABLE PROJECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED-STEEL PIPE BOLLARD) SEE DETAIL A/G9
48. 42" HIGH MIRROR
49.
50.
51. TEMPERED GLASS
52.
53.
54.
55.
56.
57.
58.
59.
60.
61.
62.
63.
64.

DOOR SCHED.

GENERAL DOOR NOTES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE –
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS – 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

No.	QTY.	TYPE	SIZE	FUNCTION
1	1	B	3'-0" x 8'-0"	SWING
2	1	A	2'-6" x 8'-0"	SWING
3	D	-	-	-
4	2	C	2'-6" x 8'-0"	SWING
5	0	-	-	-
6	2	C	2'-0" x 8'-0"	SWING
7	1	C	2'-4" x 8'-0"	SWING
8	4	C	2'-8" x 8'-0"	SWING
9	0	-	-	-
10	0	-	-	-
11	1	C	4'-0" x 8'-0"	BI-PASS
12	4	C	5'-0" x 8'-0"	BI-PASS
13	0	-	-	-
14	1	D	5'-0" x 8'-0"	SLIDING
15	0	-	-	-
16	D	-	-	-
17	0	-	-	-
18	0	-	-	-
19	0	-	-	-
20	0	-	-	-
21	1	F	16'-0" x 7'-0"	ROLL - UP
22	0	-	-	-
23				
24				
25				
26				
27				
28				
Total	0			

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM
B = SAME AS "A" TEMPERED GLASS
C = SAME AS "A" TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER IRC

Elevation "A" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR
A	8	A	2'-0" x 3'-0"	FIXD.	7'-0"
A	1	A	2'-0" x 6'-0"	FIXD.	10'-0"
A	1	A	2'-0" x 3'-0"	FIXD.	7'-0"
A	3	A	2'-0" x 5'-0"	FIXD.	9'-0"
A	1	A	2'-0" x 9'-0"	FIXD.	12'-0"
A	2	A	6'-0" x 5'-0"	FIXD.	9'-0"
A	4	A	4'-0" x 5'-0"	SLD.	9'-0"
A	3	A	2'-0" x 5'-0"	SLD.	9'-0"

Elevation "B" w/ Typical Windows

Elevation "C" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR
A	2	A	2'-0" x 4'-0" (Min.	FIXD.	8'-0"

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS & NORTH LAS VEGAS

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FLOOR PLAN
1ST & 2ND FLOOR

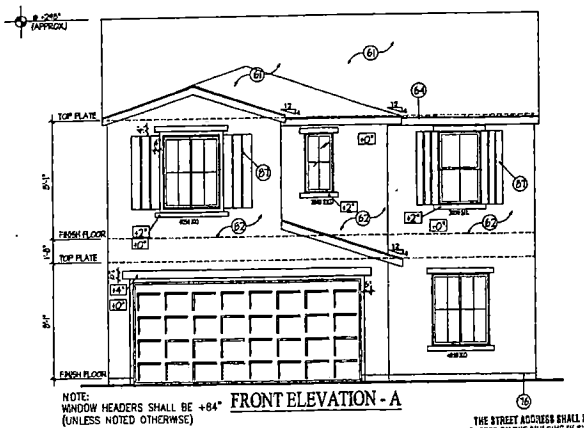
DRAWN BY: E.D.H.
DATE: 09/22/03

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PLAN # 1364

SUBDIVISION: Ashley Ridge 3516A1

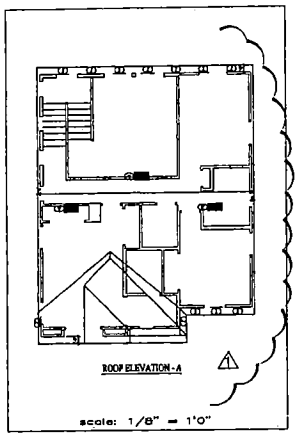
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NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

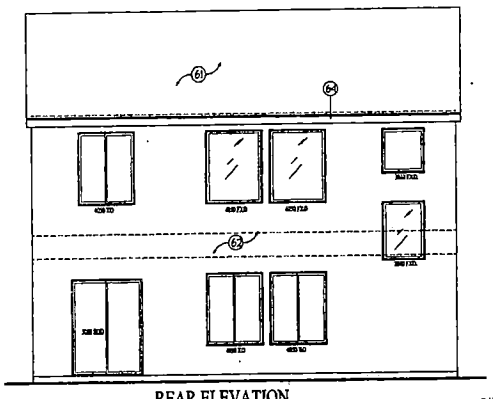
FRONT ELEVATION - A

THE STREET ACCROSS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.

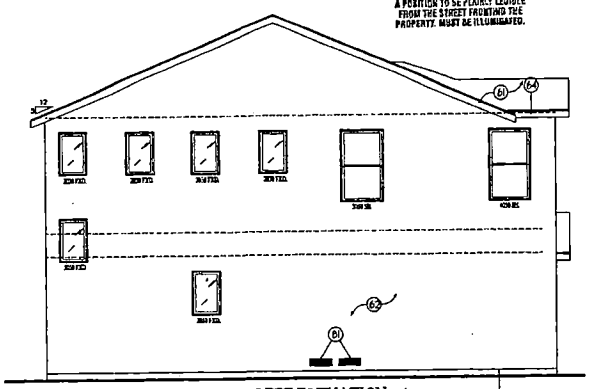


ROOF ELEVATION - A

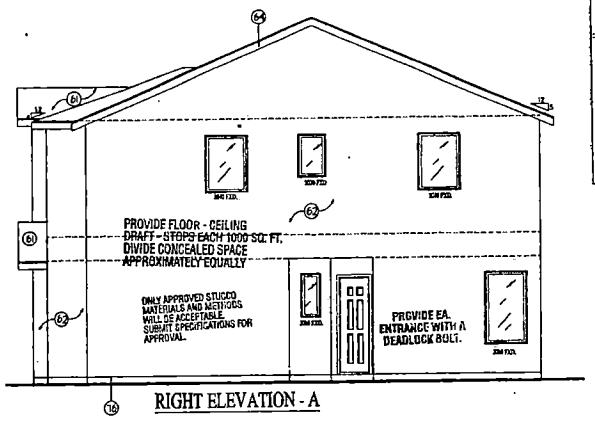
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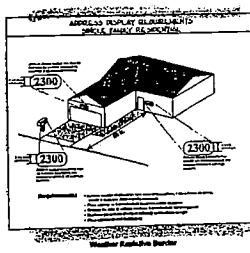
REAR ELEVATION



LEFT ELEVATION - A



RIGHT ELEVATION - A



Weather Resistive Barrier

R703.2 Weather-resistant sheathing paper. Asphalt-saturated felt, free from holes and breaks, weighing not less than 14 pounds per 100 square feet (15 pound felt), or other approved materials shall be applied over studs or sheathing of all exterior walls. Such material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches.

Weep Screed Required

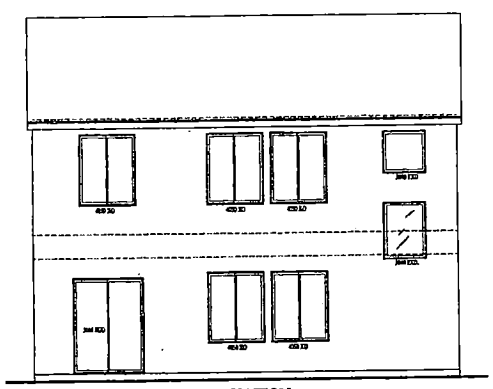
R703.6.3.1: A minimum No. 26 gage corrosion-resistant weep screed with a minimum 3.5" vertical attachment flange shall be provided at or below plate line on all exterior stud walls. The screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistive barrier shall lap the attachment flange, and the exterior lath shall cover and terminate on the attachment flange of the screed.

Foam Exposure in Attics

Sec 14.5.3 Attics and crawlspaces: Within attics and crawl spaces where entry is made only for service of utilities, foam plastic insulation shall be protected against ignition by 1.5" thick cellular fiber insulation,1/4" thick plywood, hardboard or gypsum wallboard, or .016" thick sheet metal.

APPROVED
Elevations Only
BY
2-24-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

ZON-5121
VAR-5124
SDR-5122
10-07-04 PC



REAR ELEVATION

PLANS APPROVED
CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada

DOC FEB - 1 2004

Done not include Grading, Plumbing, Mechanical or Electrical
Approval of this plan does not permit the violation of any section of the Building Code or other ordinances of the City of Las Vegas.
A Permit to Perform Work must be obtained.

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0039417
EXECUTIVE VICE PRESIDENT
ERNEST J. EGGERT, JR

KEYNOTES

GENERAL ELEVATION NOTES

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

61 FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) o/l/2" PAR. OSB (TYP)
62 STUCCO o/FOAM BOARD U.C.B.O. #4004 o/THERMAL BARRIER - PER IRC
63 STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (CBC# 013568)
64 2x6 ROUGH SAWN FASCIA . SEE EAVE DETAIL F/D1
65 -
66 PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIAMENSION.
67 -
68 FIREBLOCKING @ +96" - TYPICAL
69 -
10 DECORATIVE WROUGHT IRON BARS (SEE "B"WROUGHT IRON DETAIL ON SHEET A2.C)
11 -
12 -
13 -
14 -
15 -
16 PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
17 R-30 INSULATION (SEE DETAIL F/D1 FOR INSULATION BAFFLE @ EAVE)
18 2x4"S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
19 PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR COMBINING INFORMATION
62 1/2" GYPSUM BOARD
61 2-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
62 -
63 -
64 -
65 -
66 -
67 SHUTTERS (MDX or WOOD) - SEE SPECIFICATIONS
68 w/or METAL OR WOOD AWNING - SEE SPECIFICATIONS
69 PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
04 -
42 -
41 -
42 -
43 -
44 -
45 -
46 -
47 -
48 -
49 -
02 -

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A	-	B	-	C	-	D	-
E	-	F	-	G	-	H	-
I	-	J	-	K	-	L	-
M	-	N	-	O	-	P	-
Q	-	R	-	S	-	T	-
U	-	V	CLOAKED TILE	W	-	X	-
Y	-	Z	5"x25" SCREEN				

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

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

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

DRAWN BY: M.D.H.
DATE: 09/22/03

KEY No.	DATE
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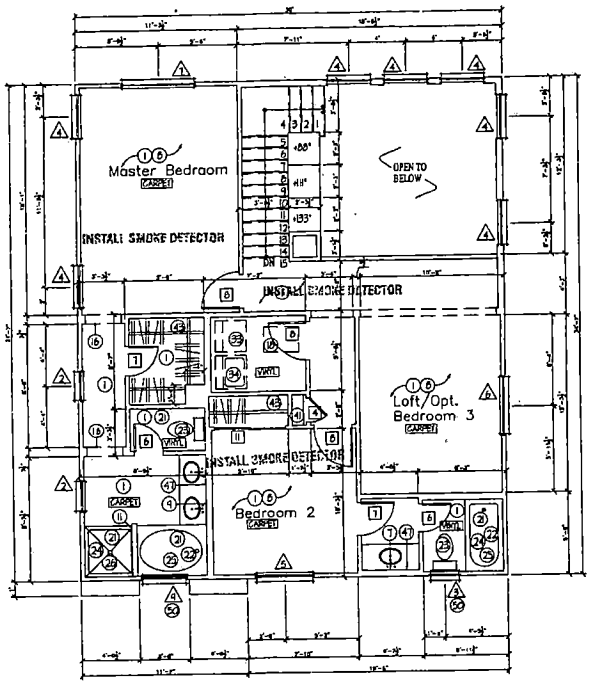
PLAN # 1364

SUBDIVISION: Ashley Ridge

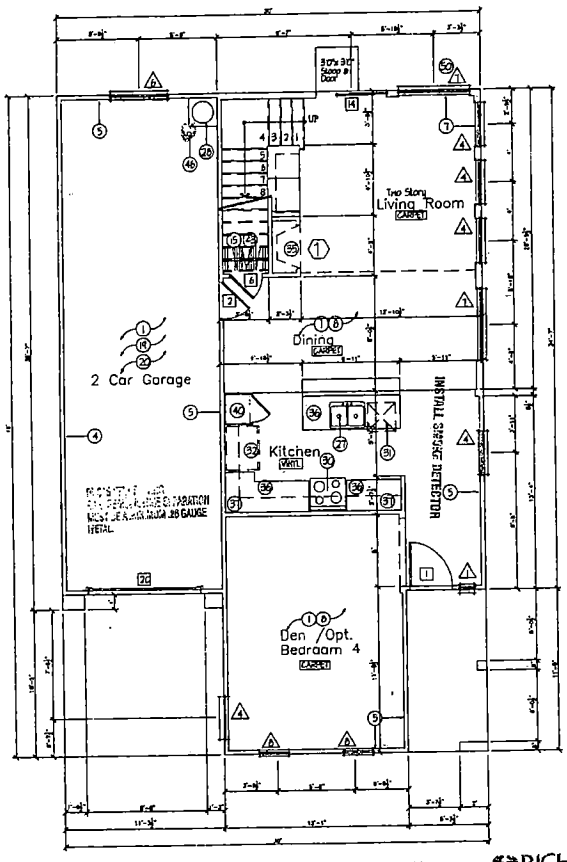
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10-07-04 PC



FLOOR PLAN (2ND FLOOR- A & B)



FLOOR PLAN (1ST FLOOR- A)

Garage/House Separation

R302.6 Separation Required. The garage shall be separated from the residence and its attic area by not less than ½" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½" gypsum board or equivalent.

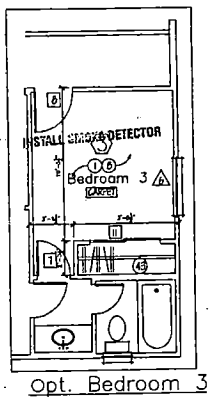
R328.1 Opening Protection. Openings between the garage and residence shall be equipped with solid wood doors not less than 1⅜" in thickness, solid or honeycomb core steel doors not less than 1⅜" inches thick, or 20-minute fire-rated doors.

SECTION R311
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor.
Section R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

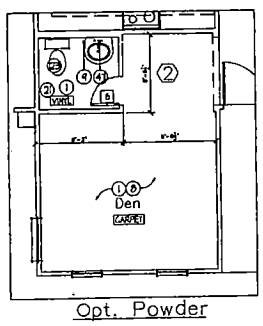
R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).
R310.1.4 Operational constraints. Emergency escape and rescue openings shall be openable from the inside of the room without the use of keys or tools.



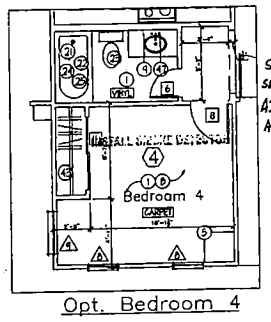
Opt. Bedroom 3

Floor Plan APPROVED
BY [signature] 2-24-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT
ERNEST A. RICHMOND, JR.



Opt. Powder



Opt. Bedroom 4

ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED.

SEE: SHEET# A2.A FOR FLOOR PLAN
A2.C FOR EGRESS SCHEDULE

BY: [signature] DATE: JAN 25 2004

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 N.D.S. STANDARDS.

Framing – Drywall

Plumbing Fixtures

Appliances

Cabinets – Shelves

Foundations – Finishes – Misc.

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS – 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL 6/D1 FOR GARAGE DOOR JAMB)

NO.	QTY.	TYPE	SIZE	FUNCTION
1	1	B	3'-0" x 8'-0"	SWING
2	1	A	3'-0" x 8'-0"	SWING
D	D	–	–	–
3	1	C	1'-0" x 6'-8"	SWING
D	D	–	–	–
4	1	C	2'-6" x 6'-8"	SWING
5	3	C	2'-0" x 6'-8"	SWING
6	3	C	2'-6" x 6'-8"	SWING
D	D	–	–	–
D	D	–	–	–
7	3	C	4'-0" x 6'-8"	BI-PASS
D	D	–	–	–
D	D	–	–	–
8	1	D	5'-0" x 6'-8"	SLIDING
D	D	–	–	–
D	D	–	–	–
D	D	–	–	–
D	D	–	–	–
9	8	–	–	–
D	D	–	–	–
10	1	F	8'-0" x 7'-0"	ROLL – UP
D	D	–	–	–
D	D	–	–	–
11	1	F	9'-0" x 7'-0"	ROLL – UP

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME. PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A". TEMPERED GLASS.
C = SAME AS "A". TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "•" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER IRC

Elevation "A" w/ Typical Windows

NO.	QTY	TYPE	SIZE	FUNCTION	HDR
1	1	A	1'-0" x 5'-0"	FIX.	+84"
2	1	A	3'-0" x 3'-0"	FIX.	+84"
1	1	A	3'-0" x 5'-0"	FIX.	+84"
11	1	A	3'-0" x 6'-0"	FIX.	+84"
1	1	A	4'-0" x 4'-0"	FIX.	+84"
2	2	A	3'-0" x 3'-0"	FIX.	+84"
2	1	A	3'-0" x 5'-0"	FIX.	+84"
3	1	A	3'-0" x 5'-0"	SH.	+84"
3	1	A	3'-0" x 6'-0"	SH.	+84"

Elevation "B" w/ Typical Windows

NO.	QTY	TYPE	SIZE	FUNCTION	HDR
2	1	A	3'-0" x 5'-0"	FIX.	+84"

Elevation "C" w/ Typical Windows

NO.	QTY	TYPE	SIZE	FUNCTION	HDR
2	1	A	3'-0" x 5'-0" Rot.	SH.	+84"

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

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CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

RECEIVED
JAN 13 '04
CITY OF LAS VEGAS PLANNING

TITLE: FLOOR PLAN OF 1ST & 2ND FLOOR

DRAWN BY: E.D.H.
DATE: 09/22/03

REV. no.	DATE
1	01/07/04
2	
3	
4	
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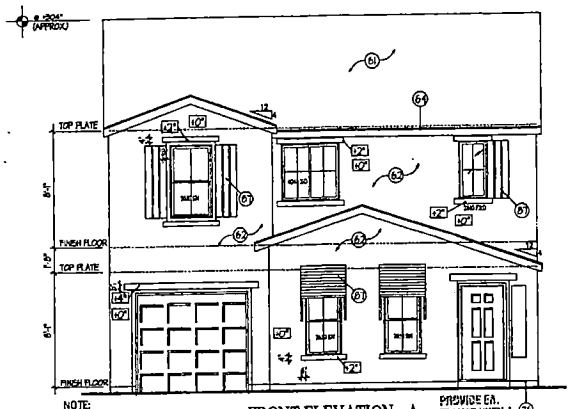
PLAN # 1608

SUBDIVISION: Ashley Ridge

3516A1

SHEET No.:

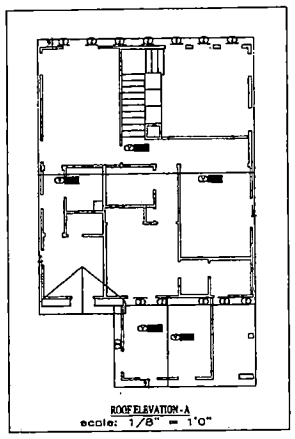
ZON-5121
VAR-5124
SDR-5122
10-07-04 PC



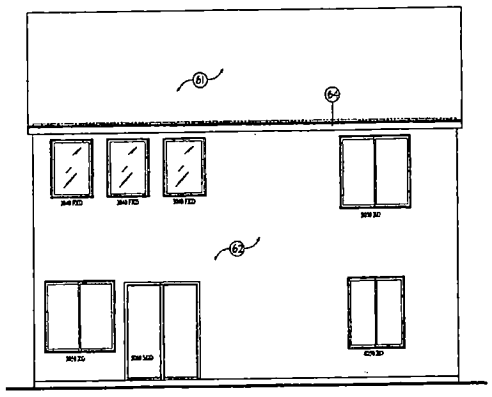
NOTE:
WINDOW HEADERS SHALL BE +84" (UNLESS NOTED OTHERWISE)

FRONT ELEVATION - A

PROVIDE EA. ENTRANCE WITH A DEADLOCK BOLT.

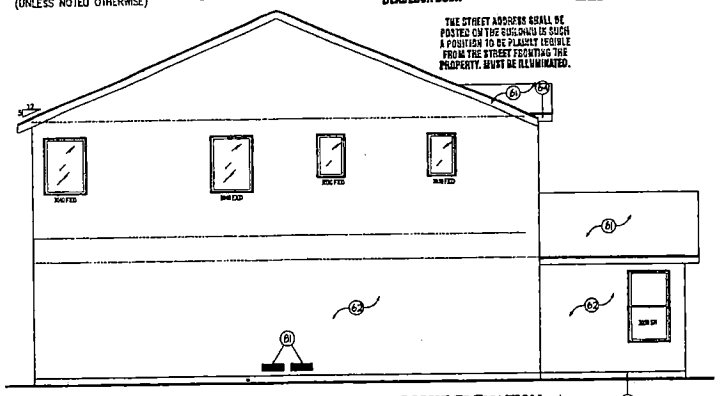


ROOF ELEVATION - A
scale: 1/8" = 1'0"

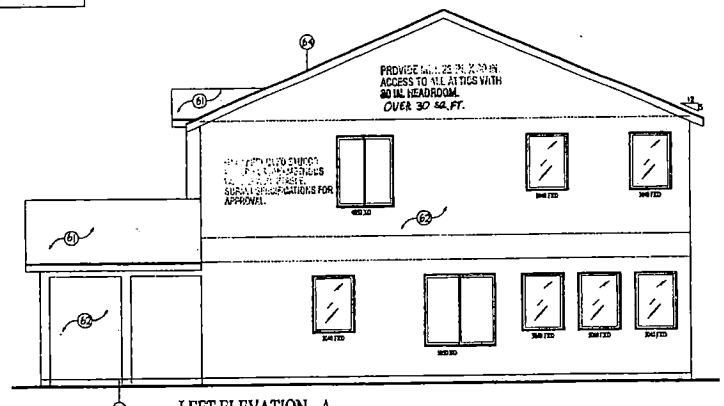


REAR ELEVATION

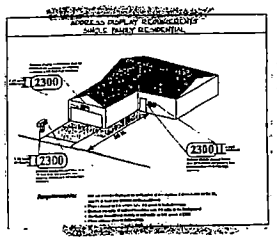
THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.



RIGHT ELEVATION - A



LEFT ELEVATION - A



Weather Resistive Barrier

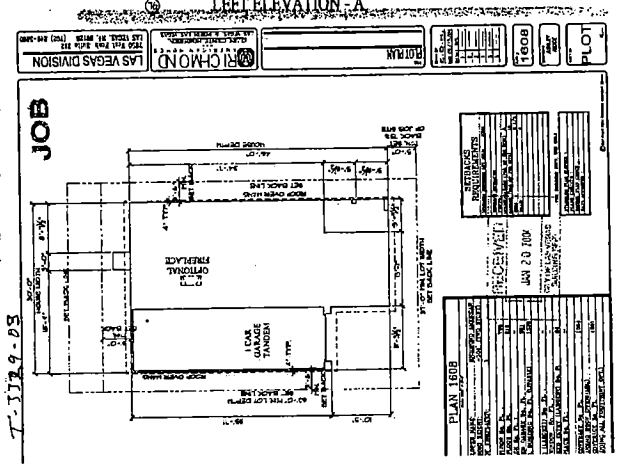
R703.2 Weather-resistant sheathing paper. Asphalt-saturated felt, free from holes and breaks, weighing not less than 14 pounds per 100 square feet (15 pound felt), or other approved materials shall be applied over studs or sheathing of all exterior walls. Such material shall be applied horizontally with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches

Weep Screed Required

R703.6.3.1: A minimum No. 26 gage corrosion-resistant weep screed with a minimum 3.5" vertical attachment flange shall be provided at or below plate line so all exterior stud walls. The screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistive barrier shall lap the attachment flange, and the exterior lath shall cover and terminate on the attachment flange of the screed.

Foam Exposure in Attics

R314.2.3 Attics and crawlspaces: Within attics and crawl space where entry is made only for service of utilities, foam plastic insulation shall be protected against ignition by 1.5" thick mineral fiber insulation, 1/4" thick plywood, particleboard or gypsum wallboard, or .016" thick sheet metal.



T-1179-03

APPROVED
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RECEIVED
JAN 15 20--
CITY OF LAS VEGAS
PLANNING

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0020417
EXECUTIVE VICE PRESIDENT
ERNEST J. BECAR, III

JAN 20 2004

KEYNOTES

GENERAL ELEVATION NOTES

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

61 FLAT CONCRETE TILE o/ TYPE 30 FELT SHG LAPPED 3" (76mm) & END LAPPED 6" (152mm) o/1/2" THK. OSB (TYP)
62 STUCCO o/FOAM BOARD I.C.B.O. #4004 o/THERMAL BARRIER - PER IRC
63 STONE VENEER & APPLICATION SHALL COMPLY WITH IRC [R309] DC3366
64 2x6 ROUGH SAWN FASCIA - SEE EAVE DETAIL F/D1
65 -
66 PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIAGNOSIS
67 -
68 FIRE BLOCKING @ +96" - TYPICAL
69 -
72 DECORATIVE CROSS BRACE IRON BARS / WROUGHT IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GUARDRAILING (SEE DETAIL 1/D1 & M/D1 FOR DECK RAILING SUPPORT)
71 -
72 -
73 -
74 -
75 -
76 PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
77 R-30 INSULATION (SEE DETAIL 7/D1 FOR INSULATION BAFFLE @ EAVE)
78 2x4"S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/s FACING - PROVIDE FIRE BLOCKING WHERE REQUIRED
79 PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCURRING INFORMATION
80 1/2" GYPSUM BOARD
81 2-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82 -
83 -
84 -
85 -
86 -
87 -
88 -
89 -
90 -
91 -
92 -
93 -
94 -
95 -
96 SHUTTERS (VINYL or WOOD) - SEE SPECIFICATIONS a/o METAL OR WOOD AWNING - SEE SPECIFICATIONS
97 FOAM PER CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A	-	B	-	C	-	D	-
E	-	F	-	G	-	H	-
I	-	J	-	K	-	L	-
M	-	N	-	O	-	P	-
Q	-	R	-	S	-	T	-
U	-	V	CLOAKED TILE	H		X	-
Y	-	Z	9"x23" SCREEN				

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

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS & NORTH LAS VEGAS

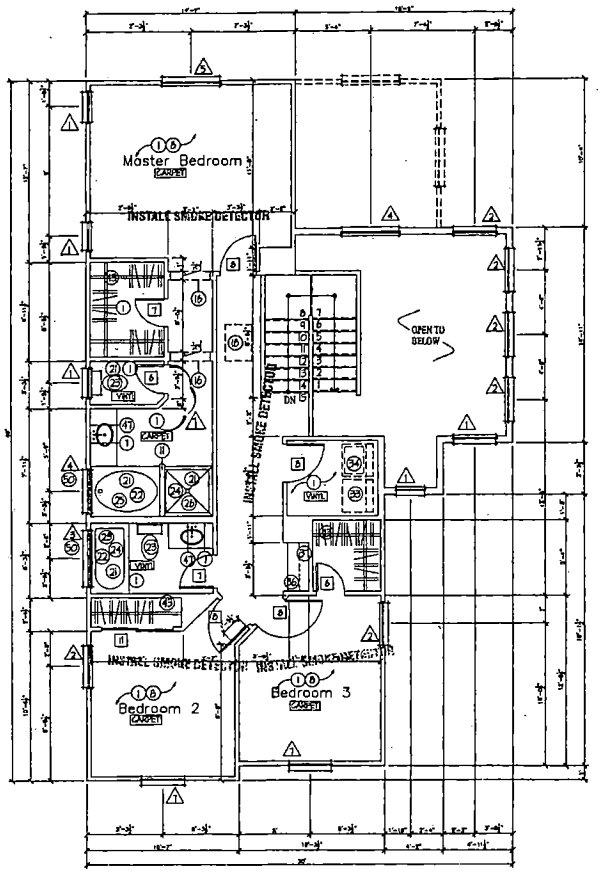
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DRAWN BY: E.D.I.
DATE: 09/22/03

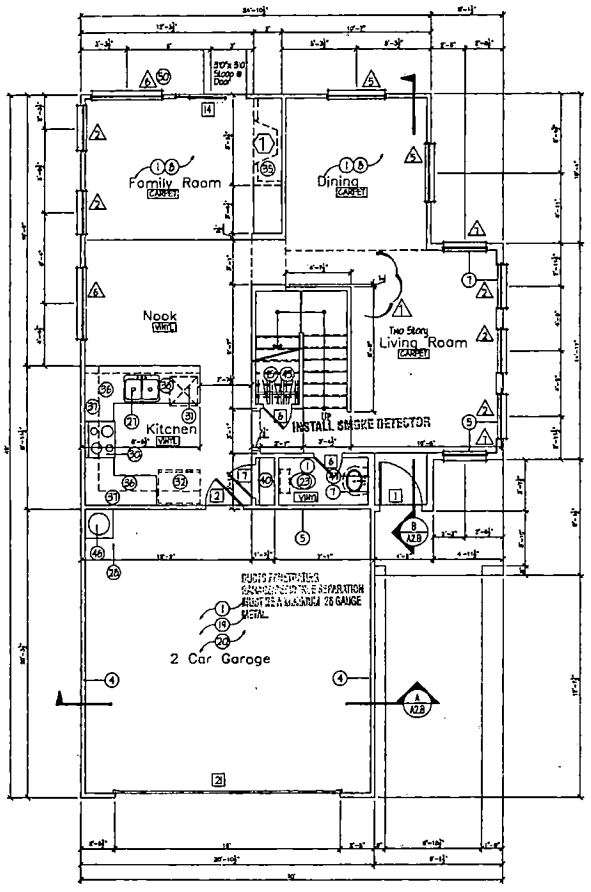
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PLAN # 1608
SUBDIVISION: Ashley Ridge
3516A2A
SHEET No: A2

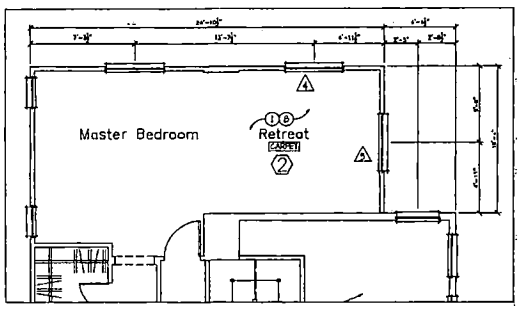
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SDR-5122
10-07-04 PC



FLOOR PLAN (2ND FLOOR- A)



FLOOR PLAN (1ST FLOOR)



OPT. MASTER RETREAT

Garage/House Separation

R309.2 Separation Required. The garage shall be separated from the residence and its attic area by not less than ½" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½" gypsum board or equivalent.

R309.5 Opening Protection. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb core steel doors not less than 1 3/8" inches thick, or 20-minute fire-rated doors.

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor.....
Section R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).
R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

APPROVED
BY
Z 241-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0024141
EXECUTIVE VICE PRESIDENT
ERNEST J BECATTI
PLANS APPROVED
SEE PLOT PLAN OVER
WORST CASE HSE
OVER

KEYNOTES

GENERAL FLOOR PLAN NOTES

1 LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 N.D.S. STANDARDS

Framing - Drywall

1 8'-1" FLAT CEILING (1ST FLOOR) 8'-1" FLAT CEILING (2ND FLOOR)
2
3 LINE OF CEILING CHANGE
4 2x6's @ 16" O.C. - TYP. @ EXTERIOR GARAGE WALL- 5/8" TYPE 'X' GYPSUM BOARD @ INSIDE FACE - NON-RESILIENT
5 2x6's @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIRERETARDING VAPOR RETARDER
6
7
8 2x6's @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-13 BATT w/o FACING - PROVIDE FIRERETARDING VAPOR RETARDER
9 2x4's @ 24" O.C. - TYP. @ INTERIOR WALLS - w/ 1/2" GYPSUM BD. (SEE DETAIL C/01 FOR DETAILS)
10 2x6 @ 24" O.C. - TYP. @ PLUMBING WALLS - w/ 1/2" GYPSUM BD. (SEE DETAIL C/01 FOR DETAILS)
11 42" HIGH POINT WALL (OPT. 42" FURNACE TOP @ KITCHEN) OR OPT. 4 3/8" WOOD HAND SHAKING OVER 42" POINT WALL (SEE DETAIL 5/01 & 6/01 FOR RAILING OPT.)
12 42" LONG WALL w/ TOP @ 37" ABOVE TOP OF ADJACENT TUB - PROVIDE MARBLE CAP
13
14
A WOOD HAND RAILING @ +36" ABOVE THE NOSING OF TREADS AND LANDINGS. STAIRS HAVE 7 1/2" RISERS & 11" RUNS (SEE DETAIL 7/01)
B PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS. 5/8" GYPSUM BRD.
C ELLIPTICAL ARCH - 8" DEEP SOFFIT ARCH
D
E 36" x 30" SCUTTLE - PROVIDE A MINIMUM 30" CLEAR HEAD ROOM ABOVE. (SEE DETAIL H/01) TAPE, TEXTURE, & PAINT
F
G 5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING, WALLS & SUPPORTING STRUCTURAL MEMBERS COMMON TO LIVING AREA (SEE DETAIL E/01) / R-19 INSULATION @ CEILING
H WATER RESISTANT GYPSUM BOARD @ SHOWER, TUB & WATER CLOSET COMPARTMENT WALLS

Plumbing Fixtures

20 FAUCET
21 SHOWER HEAD LOCATED @ +80" ABOVE FINISH FLOOR
22 WATER CLOSET - PROVIDE 15" CLEAR TO EACH SIDE AND 24" (MIN.) CLEAR IN FRONT - PER UPC
23 SHOWER HOUR LOCATED MIXING TUB ADD ROD FOR SHOWER CURTAIN
24 60" x 42" TUB @ MASTER BATH w/ SEE
25 60"L x 32" TUB @ SECONDARY BATH w/ FIBERGLASS TO +74"
26 36" x 36" SHOWER w/ TEMPERED GLASS SURROUNDS
27
28 DOUBLE SINK w/ DISPOSAL - SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
29 GAS WATER HEATER w/PRESSURE RELIEF VALVE - 74 GAL. STAND MOUNT - SEE PLUMBING PLAN (SPC #)
30 OPT.

Appliances

31 30" GAS RANGE w/ HOOD ABOVE
32 DISHWASHER
33 REFRIGERATOR - PRE-PLUMB FOR ICEMAKER
34 GAS DRYER - VENT TO EXTERIOR - COMPLY WITH UMC
35 WASHER
36 OPT. GAS APPLIANCE FIREPLACE w/ HEARTH / 4" TYPE 'B' VENT OR DIRECT VENT TO EXTERIOR (SEE I/A9 FOR DETAILS & BYRNES ELEVATIONS)

Cabinets - Shelves

37 24" DEEP x 36" HIGH COUNTER TOP W/8" DR. W/OUT 4" BACKSPLASH (SEE CABINET SPECIFICATION)
38 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)
39
40
41 8 - 22" DEEP PANTRY WIRE SHELVES
42
43
44 1 - 12" DEEP CLOSET WIRE SHELF

Foundations - Finishes - Misc.

45
46 PROVIDE PROJECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED-STEEL PIPE BOLLARD) SEE DETAIL A/01
47 42" HIGH MIRROR
48
49
50 TEMPERED GLASS
51
52
53
54
55
56
57
58
59
60
61
62
63

DOOR SCHED.

GENERAL DOOR NOTES

A = MIN OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE -
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/01 FOR GARAGE DOOR JAMB)

No.	QTY.	TYPE	SIZE	FUNCTION
1	1	B	3'-0" x 8'-0"	SWING
2	1	A	3'-0" x 8'-0"	SWING
3	0	-	-	-
4	0	-	-	-
5	8	-	-	-
6	4	C	2'-6" x 6'-8"	SWING
7	3	C	2'-4" x 6'-8"	SWING
8	4	C	2'-6" x 6'-8"	SWING
9	0	-	-	-
10	0	-	-	-
11	1	C	6'-0" x 6'-8"	BI-PASS
12	0	-	-	-
13	0	-	-	-
14	1	D	6'-0" x 6'-8"	SLIDING
15	0	-	-	-
16	0	-	-	-
17	0	-	-	-
18	0	-	-	-
19	0	-	-	-
20	0	-	-	-
21	1	-	16'-0" x 7'-0"	-
22	0	C	-	-
23				
24				
25				
Misc.	0			

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM
B = SAME AS "A" TEMPERED GLASS.
C = SAME AS "A" TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT. A MIN NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 10 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER IRC

Elevation "A" w/ Typical windows

No.	QTY.	TYPE	SIZE	FUNCTION	HDR.
A	5	A	3'-0" x 3'-0"	FXD.	+84"
A*	11	A	2'-0" x 4'-0"	FXD.	+84"
A	1	A	4'-0" x 1'-0"	FXD.	+84"
A	3	A	4'-0" x 4'-0"	FXD.	+84"
A	5	A	4'-0" x 5'-0"	FXD.	+90"
A*	2	A	5'-0" x 5'-0"	FXD.	+90"
A	4	A	5'-0" x 5'-0"	SH.	+90"

Elevation "B" w/ Additional windows

Elevation "C" w/ Additional windows

LAS VEGAS DIVISION
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RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS & NORTH LAS VEGAS

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JAN 13 2004
CITY OF LAS VEGAS PLANNING

TITLE: FLOOR PLAN OF 1ST & 2ND FLOOR

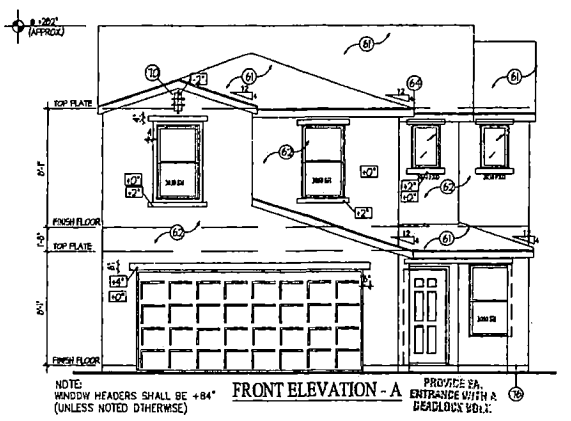
DRAWN BY: E. D. T.
DATE: 09/22/03

REV. No.	DATE
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PLAN #: 1643
SUBDIVISION: Ashley Ridge
3516A1
SHEET No.:

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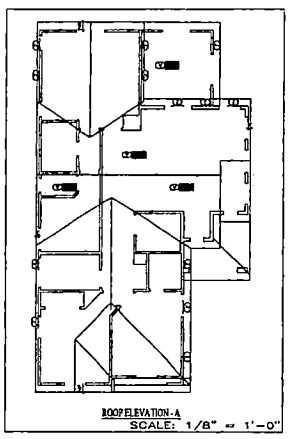
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VAR-5124
SDR-5122
10-07-04 PC



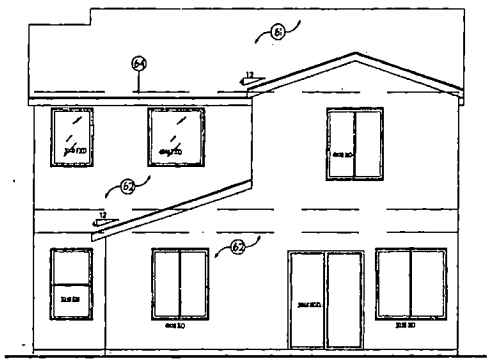
NOTE:
WINDOW HEADERS SHALL BE +84" (UNLESS NOTED OTHERWISE)

FRONT ELEVATION - A

PROVIDE SR. ENTRANCE WITH A DEADLOCK BOLT.

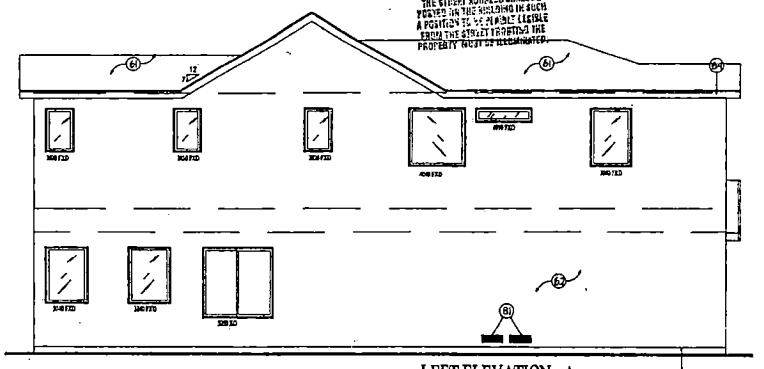


ROOF ELEVATION - A
SCALE: 1/8" = 1'-0"



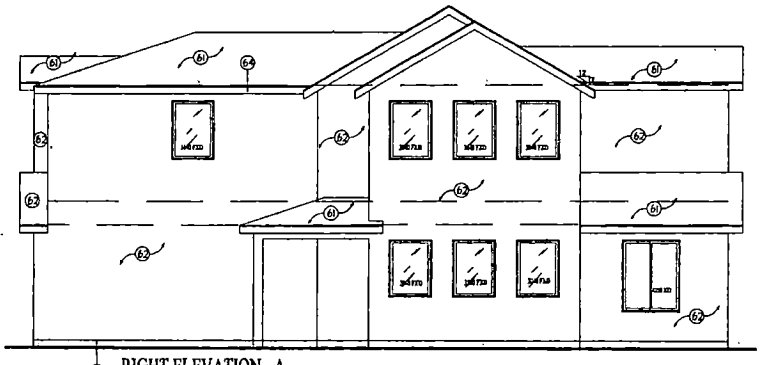
REAR ELEVATION

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CITY OF LAS VEGAS PERMITS

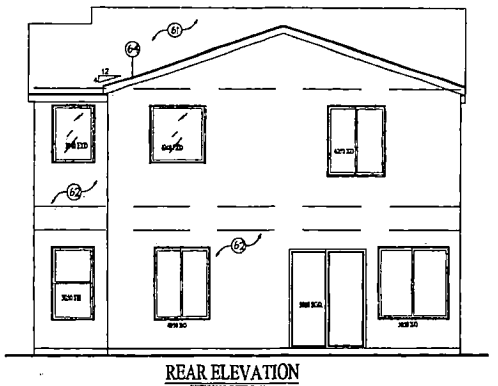


THE BUILDER ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY UNLESS OTHERWISE DESIGNATED.

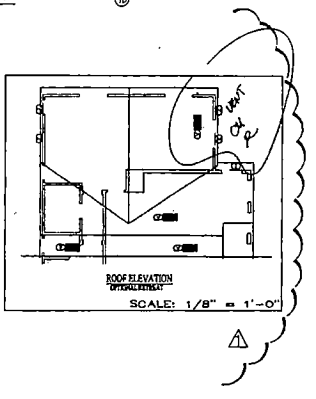
LEFT ELEVATION - A



RIGHT ELEVATION - A



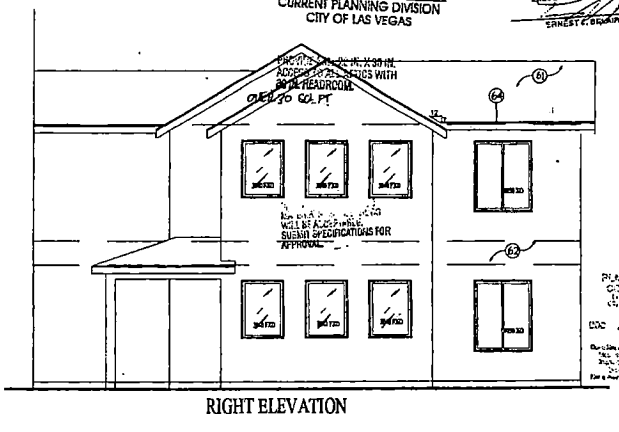
REAR ELEVATION
OPTIONAL RETREAT



ROOF ELEVATION
OPTIONAL RETREAT
SCALE: 1/8" = 1'-0"

APPROVED
BY _____ 2-24-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0029417
EXECUTIVE VICE PRESIDENT
ERNEST C. BENSON, JR.



PLANS APPROVED
BY FIRE PREVENTION
DOC JAN 25 2004

RIGHT ELEVATION

KEYNOTES

GENERAL ELEVATION NOTES

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

61	FLAT CONCRETE TILE o/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (152mm) o/I/F THK. OSB (TYP)
62	STUCCO o/FOAM BOARD I.C.B.O. #4604 w/THERMAL BARRIER - PER IRC
63	STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (CSI09 GR3560)
64	2x6 ROUGH SAWN FASCIA - SEE EAVE DETAIL F/D1
65	-
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIAMENSION.
67	-
68	FIREBLOCKING @ 10'-0" - TYPICAL
69	-
70	DECORATIVE CROSS WROUGHT IRON BARS / DECORATIVE WROUGHT IRON (SEE'B" WROUGHT IRON DETAIL ON SHEET A2.C)
71	-
72	-
73	-
74	-
75	-
76	PROVIDE No. 26 GALVANIZED SHEET CAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
77	R-30 INSULATION (SEE DETAIL F/D1 FOR INSULATION BAFFLE @ EAVE)
78	2x4'S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/ FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
79	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCEIVING INFORMATION
80	1/2" GYPSUM BOARD
81	1-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82	-
83	-
84	-
85	-
86	-
87	SHUTTERS (MDX or WOOD) - SEE SPECIFICATIONS &/or METAL OR WOOD AWNING - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
89	-
90	-
91	-
92	-
93	-
94	-
95	-
96	-
97	-
98	-
99	-
100	-
101	-
102	-

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A	-	B	-	C	-	D	-
E	-	F	-	G	-	H	-
I	-	J	-	K	-	L	-
M	-	N	-	O	-	P	-
Q	-	R	-	S	-	T	-
U	-	V	O.O.AKED TILE	W	-	X	-

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

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

DRAWN BY: E.D.H.
DATE: 09/22/03

REV. No.	DATE
1	01/01/04
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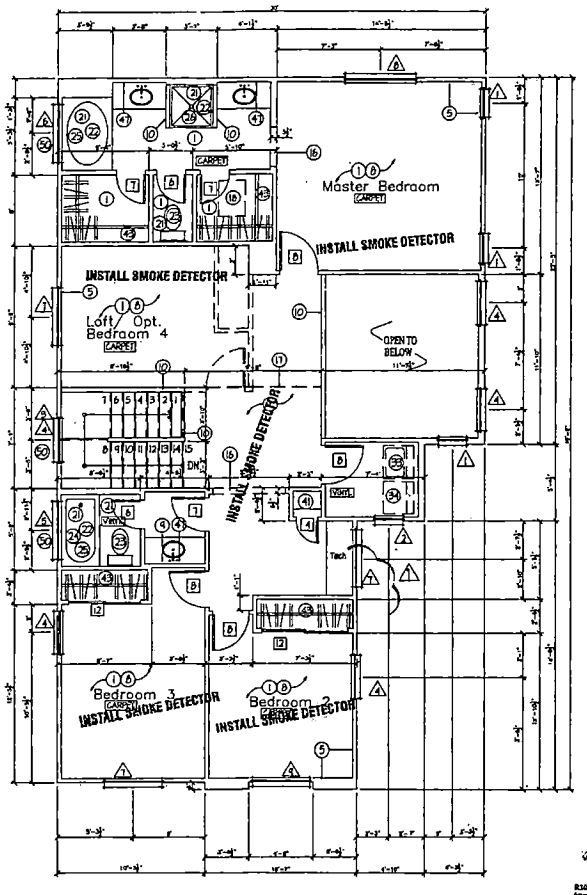
PLAN #
1643

SUBDIVISION:
Ashley Ridge

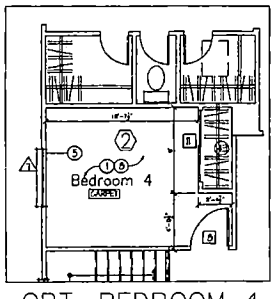
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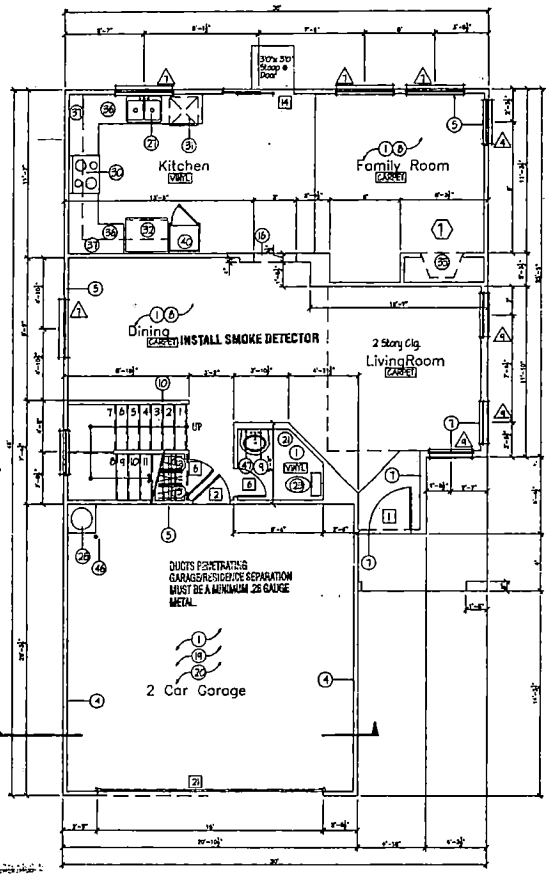
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FLOOR PLAN (2ND FLOOR)



OPT. BEDROOM 4



PROVIDE FLOOR - CEILING DRAFT - STOPS EACH 1000 SQ. FT. DIVIDE CONCEALED SPACE APPROXIMATELY EQUALLY

FLOOR PLAN (1ST FLOOR - "A" ELEV.)

Garage/House Separation

R309.2 Separation Required. The garage shall be separated from the residence and its attic area by not less than ½" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less ten 5/8" Type X gypsum board or equivalent. Where the separation is a floor ceiling assembly, the structure supporting the separation shall also be protected by not less than ½" gypsum board or equivalent.

R309.1 Opening Protection. Openings between the garage and residence shall be equipped with solid wood doors not less than 1⅜" in thickness, solid or honeycomb core steel doors not less than 1⅜" inches thick, or 20-minute fire-rated doors

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements and habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor.....
Section R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Except as: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).
R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

CITY OF LAS VEGAS ORDINANCE #5987

Section 3162.8 New Fireplaces in Developments No fireplace shall be constructed in any residential dwelling in Boulder City or the Las Vegas Valley Hydrographic Basin at an elevation of less than 2000 feet above sea level unless it is one of the following:

(a) A fireplace equipped with gas logs with a nationally recognized listing approved by the Building Official.
(b) A dedicated natural gas burning factory-built fireplace with a nationally recognized listing approved by the Building Official.
(c) A dedicated wood-burning factory-built certified fireplace or heater that conforms to the "Phase 2 Environmental Protection Agency Standards of Performance for New Stationary Sources, New Residential Wood Heaters" as prescribed in 40 CFR Part 60, Subpart AAA, as verified by a nationally recognized listing approved by the Building Official.
(d) A masonry fireplace that includes the manufacture of a wood-burning insert which meets the standards described in Paragraph (c) of this Subsection and which is installed in accordance with the insert manufacturer's instructions, or
(e) A decorative charcoal appliance with a nationally recognized listing approved by the Building Official.

Section 3162.9 Fireplace within a Dwelling Unit: A gas or wood-burning fireplace installed within a dwelling unit shall comply with the following requirements:

(a) The fireplace opening shall be provided with solid doors such as glass, solid steel or cast iron.
(b) If the fireplace is recessed in a sleeping room or an adjacent bedroom, then a pre-cambered, reinforced lintel or supply shall be provided directly from the exterior of the structure to the fire box.
(c) Where gas is piped to the fireplace, a shutoff valve shall be installed that serves "Shutdown Element must be permanently attached pipes if gas is supplied to this fireplace." The letters on this sign shall be a minimum of three-eighths inches in height.

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PERMITS

APPROVED
By: [signature] 3-24-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED.

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT

ALL KEYED ENTRANCES REQUIRE SWITCHES FOR INTERIOR AND EXTERIOR LIGHTS.

PLANS APPROVED CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada

DEC - 1 2004
See Plot Plan
Minor modifications may be required during Building, Plumbing, Mechanical Electrical & Off-Site Review

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 N.B.S. STANDARDS.

Framing - Drywall

1. 8'-1" FLAT CEILING (1ST FLOOR)
2. 8'-1" FLAT CEILING (2ND FLOOR)
3. -
4. LINE OF CEILING CHANGE
5. 2x4's @ 16" O.C. - TYP. @ EXTERIOR GARAGE WALL - 5/8" TYPE 'X' GYPSUM BOARD @ INSIDE FACE - NON-INSULATED
6. 2x6's @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT W/K FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
7. -
8. 2x4's @ 16" O.C. - TYP. @ INTERIOR LIVABLE WALL - R-11 BATT W/K FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
9. -
10. 2x4's @ 16" O.C. - TYP. @ INTERIOR WALLS - 1/2" GYPSUM BD. (SEE DETAIL F/01 FOR DRYWALL BACKING)
11. 2x6 @ 16" O.C. - TYP. @ PLUMBING WALLS - 1/2" GYPSUM BD. (SEE DETAIL F/01 FOR DRYWALL BACKING)
12. 42" HIGH PONY WALL (OPT. 17" FURNACE SOFFIT @ KITCHEN) OR OPT. 6'-0" WOOD RUNG RAILING OVER 42" PONY WALL (SEE DETAIL 5/01 & 8/01 FOR RAILING OPT.)
13. -
14. -
15. -
16. -
17. WOOD HAND RAILING @ 34" ABOVE THE NOSING OF TREADS AND LANDINGS. STAIRS HAVE 7 1/2" RISERS & 11" RUNS (SEE DETAIL 1/01)
18. PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS. 5/8" GYPSUM BRD.
19. ELLIPTICAL ARCH - 6" DEEP SOFFIT ARCH
20. PROVIDE 3/8" WOOD STRUCTURAL PANELS @ FLOOR TRUSS FOR DRAFT STOP. MAX. AREA DOESN'T EXCEED 1000 SQ. FT.
21. 22" x 30" SCUTTLE - PROVIDE A MINIMUM 30" CLEAR HEAD ROOM ABOVE. (SEE DETAIL 9/01)
22. TAPE, TEXTURE, & PAINT
23. 5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING SPLIS & SUPPORTING STRUCTURAL MEMBERS COMMON TO LIVING AREA (SEE DETAIL 8/01) / 1-hr INSULATION @ CEILING
24. WATER RESISTANT GYPSUM BOARD @ SHOWER, TUB & WATER CLOSET COMPARTMENT WALLS

Plumbing Fixtures

25. = FAUCET
= SHOWER HEAD LOCATED @ +80" ABOVE FINISH FLOOR
26. WATER CLOSET - PROVIDE 15" MIN. ON EACH SIDE AND 24" CLEAR IN FRONT - PER UPC
27. SHOWER HEAD LOCATED ABOVE TUB
28. ADJ. ROD FOR SHOWER CURTAIN
29. 60" x 32" TUB @ MASTER BATH w/ 24" DECK
30. 60" x 32" TUB @ SECONDARY BATH w/ FIBERGLASS SURROUND TO +74"
31. 36" x 36" SHOWER w/ TEMPERED GLASS SURROUNDS
32. DOUBLE SINK w/ DISPOSAL - SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
33. GAS WATER HEATER w/ PRESSURE RELIEF VALVE - 24"x24"x30" STAND REQUIRED - SEE PLUMBING PLAN (SHT. P)

Appliances

34. -
35. 30" GAS RANGE w/ HOOD ABOVE
36. DISHWASHER
37. REFRIGERATOR - PRE-PLUMB FOR ICEMAKER
38. GAS DRYER - VENT TO EXTERIOR - COMPLY WITH UMC
39. -
40. WASHER
41. OPT. GAS APPLIANCE FIREPLACE w/ HEARTH / 4" TYPE 'B' VENT OR DIRECT VENT TO EXTERIOR (SEE LIST FOR DETAILS & INTERIOR ELEVATIONS)

Cabinets - Shelves

42. 24" DEEP x 36" HIGH COUNTER TOP BASE OR WITHOUT 4" BACKSPLASH (SEE CABINET SPECIFICATION)
43. 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)
44. -
45. -
46. 5 - 24" DEEP PANTRY WIRE SHELVES
47. 5 - 14" DEEP LINEN WIRE SHELVES
48. -
49. -
50. 1 - 12" DEEP CLOSET WIRE SHELF
51. -

Foundations - Finishes - Misc.

52. -
53. -
54. PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED-SCH. PIPE BOLLARD) SEE DETAIL A/01
55. 42" HIGH MIRROR
56. -
57. MEDICINE CABINET
58. TEMPERED GLASS
59. -
60. -
61. -
62. -
63. -
64. -

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE S.BE
B = SOLID CORE -
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/01 FOR GARAGE DOOR JAMB)

No.	QTY.	TYPE	SIZE	FUNCTION
1	1	B	2'-6" x 6'-8"	SWING
2	1	A	2'-8" x 6'-8"	SWING
3	8	-	-	-
4	1	C	1'-4" x 6'-8"	SWING
5	8	-	-	-
6	4	C	2'-8" x 6'-8"	SWING
7	3	C	2'-4" x 6'-8"	SWING
8	5	C	2'-6" x 6'-8"	SWING
9	8	-	-	-
10	8	-	-	-
11	1	C	4'-0" x 6'-8"	BI-PASS
12	2	C	5'-0" x 6'-8"	BI-PASS
13	8	-	-	-
14	1	B	5'-0" x 6'-8"	SLIDING
15	8	-	-	-
16	0	-	-	-
17	0	-	-	-
18	8	-	-	-
19	0	-	-	-
20	0	-	-	-
21	1	F	16'-0" x 7'-0"	ROLL - UP
22	0	-	-	-
23				
24				
25				
Lobby	8			

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME. PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A". TEMPERED GLASS.
C = SAME AS "A". TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR.

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 10 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER IRC

Elevation "A" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR.
1	1	A	5'-0" x 5'-0"	FIXED	+84"
2	2	A	3'-0" x 6'-0"	FIXED	+84"
3	1	A	3'-0" x 5'-0"	FIXED	+84"
4	3	A	5'-0" x 4'-0"	FIXED	+84"
5	1	A	6'-0" x 5'-0"	FIXED	+84"
6	2	A	4'-0" x 6'-0"	FIXED	+84"
7	3	A	5'-0" x 6'-0"	FIXED	+84"
8	1	A	5'-0" x 5'-0"	FIXED	+84"
9	2	A	5'-0" x 5'-0"	FIXED	+84"

Elevation "B" w/ Typical Windows

Elevation "C" w/ Typical Windows

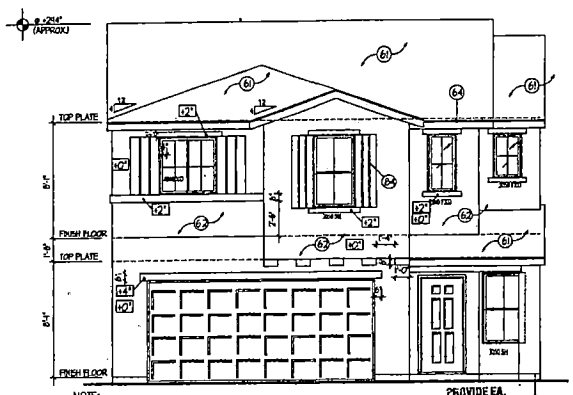
RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY, HENDERSON, LAS VEGAS & NORTH LAS VEGAS

TITLE: FLOOR PLAN OF 1ST & 2ND FLOOR

DRAWN BY: E.O.H.
DATE: 09/22/03
REV. No. | DATE
1 | 01/07/04
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PLAN #: 1954
SUBDIVISION: Ashley Ridge
3516A1
SHEET No.: A

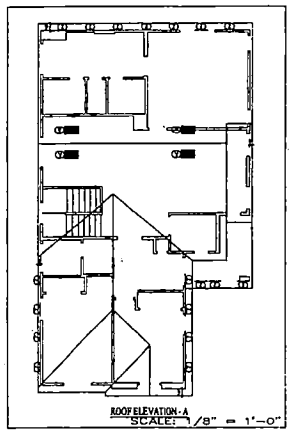
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10-07-04 PC



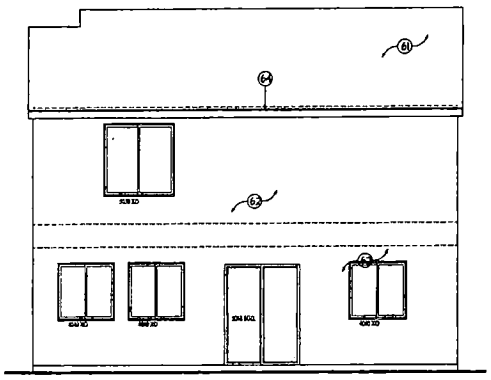
NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

FRONT ELEVATION - A

PROVIDE EA. ENTRANCE WITH A DEADLOCK BOLT.

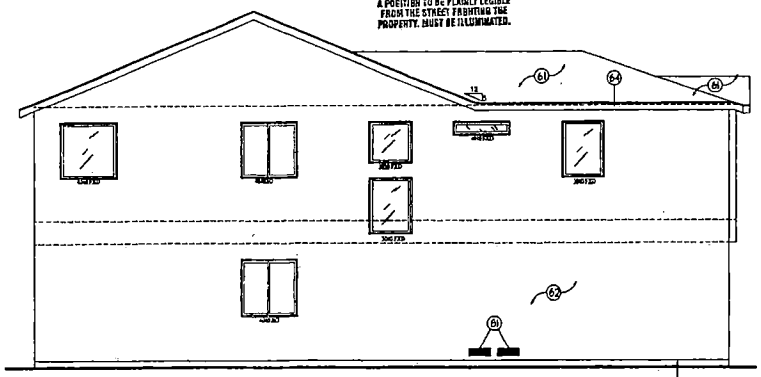


ROOF ELEVATION-A
SCALE: 1/8" = 1'-0"

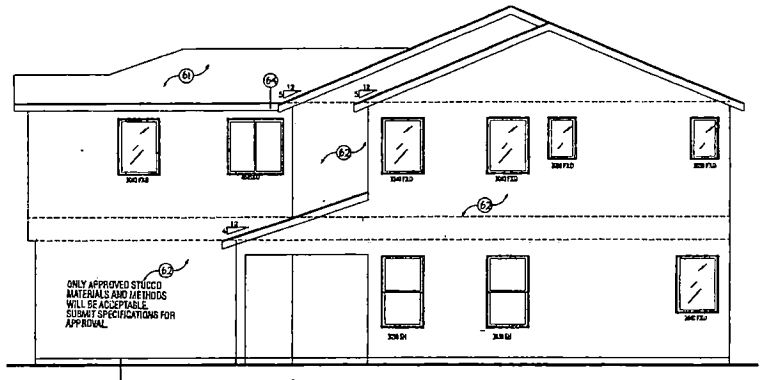


REAR ELEVATION

THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.



LEFT ELEVATION - A



RIGHT ELEVATION - A

Weather Resistive Barrier

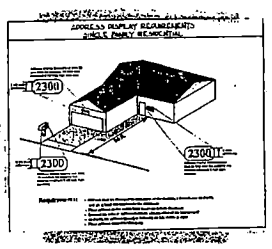
R703.2 Weather-resistant sheathing paper. Asphalt-saturated felt, free from holes and breaks, weighing not less than 14 pounds per 100 square feet (10 pound felt), or other approved material shall be applied over studs or sheathing of all exterior walls. Each material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches.

Weep Screed Required

R703.6.3.1: A minimum No. 26 gage corrosion-resistant weep screed with a minimum 3.5" vertical attachment flange shall be provided at or below plate line on all exterior stud walls. The screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistive barrier shall lap the attachment flange, and the exterior lath shall cover and terminate on the attachment flange of the screed.

Foam Exposure in Attics

R314.2.2 Attics and crawlspaces: Within attics and crawl space where entry is made only for service of utilities, foam plastic insulation shall be protected against ignition by 1.5" thick mineral fiber insulation, 1/4" thick plywood, hardboard or gypsum wallboard, or 3/4" thick wood panel.



APPROVED
BY [signature] 7-24-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RECEIVED
JAN 15 2004
CITY OF LAS VEGAS
PERMITS

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0026417
EXECUTIVE VICE PRESIDENT
ERNEST J. DEARBORN

PLANS APPROVED
FOR CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada

DOC FEB - 1 2004

Does Not Include Electrical, Plumbing, Mechanical Structural or Off-Site

KEYNOTES

GENERAL ELEVATION NOTES

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

61 FLAT CONCRETE TILE o/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (152mm) o/1/2" INK. OSB (TYP.)
62 STUCCO o/FOAM BOARD I.C.B.O. #4004 o/THERMAL BARRIER - PER IRC
63 STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (ICBO# ER3568)
64 2x6 ROUGH SAWN FASCIA SEE EAVE DETAIL F/01
65 -
66 PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIAMENSION.
67 -
68 FIREBLOCKING @ +96" - TYPICAL
69 -
70 DECORATIVE CROSS WROUGHT IRON BARS /DECORATIVE WROUGH IRON. (SEE "B" WROUGHT IRON DETAIL ON SHEET A2.C)
71 -
72 -
73 -
74 -
75 -
76 PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
77 R-30 INSULATION (SEE DETAIL F/01 FOR INSULATION BAFFLE @ EAVE)
78 2x4'S @ 16" O.C. - TYP. @ EXTERIOR UNVAIL WALL - R-11 BATT w/o FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
79 PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCRETE INFORMATION
80 1/2" GYPSUM BOARD
81 2-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82 -
83 -
84 -
85 -
86 -
87 SHUTTERS (MDX or WOOD) - SEE SPECIFICATIONS B/or METAL OR WOOD AWNING - SEE SPECIFICATIONS
88 PROVIDE CORROSION-RESISTANT SHEET METAL DRIP FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
89 -
90 -
91 -
92 -
93 -
94 -
95 -
96 -
97 -
98 -
99 -
100 -

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A	-	B	-	G	-	D	-
E	-	F	-	6	-	H	-
I	-	J	-	K	-	L	-
M	-	N	-	O	-	P	-
Q	-	R	-	S	-	T	-
U	-	V	CLOAKED TILE	M	-	X	-
Y	-	Z	5"x22" OPENING				

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS, N. NORTH LAS VEGAS

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

DRAWN BY: E.D.H.
DATE: 08/22/03

REV. No.	DATE
1	01/07/04
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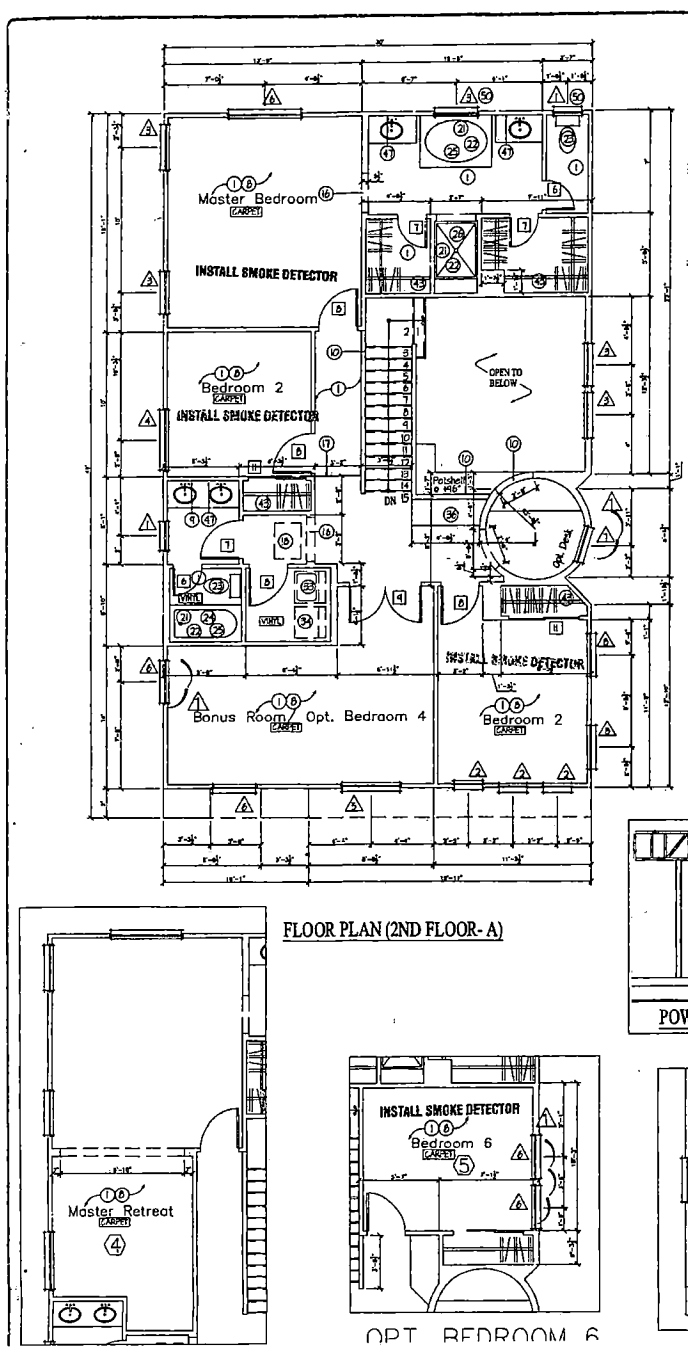
PLAN # 1954

SUBDIVISION: Ashley Ridge

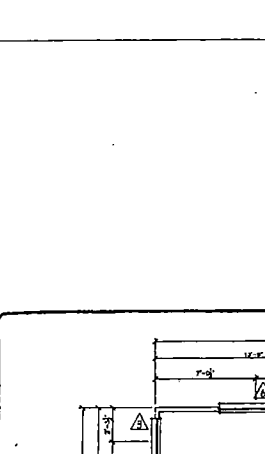
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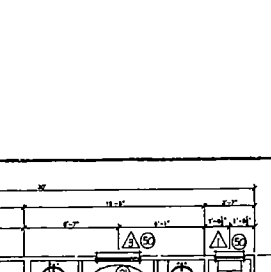
SHEET No.: A

ZON-5121
VAR-5124
SDR-5122
10-07-04 PC

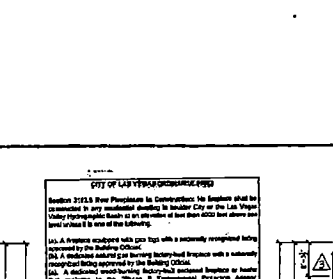


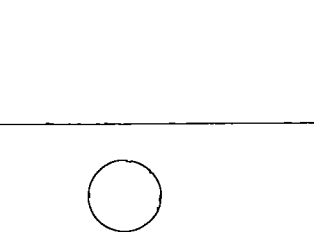
FLOOR PLAN (2ND FLOOR- A)





OPT. BEDROOM 6





CITY OF LAS VEGAS ORDINANCE #4923

Section 2123.5 Fire Precautions in Construction: No fireplace shall be constructed in any residential dwelling in boulder City or the Las Vegas Valley Hydrographic Basin at an elevation of less than 4000 feet above sea level unless it is one of the following:

(a). A fireplace equipped with gas logs with a nationally recognized listing approved by the Building Official.
(b). A dedicated natural gas burning factory-built enclosed fireplace or insert with a nationally recognized listing approved by the Building Official.
(c). A dedicated wood burning factory-built enclosed fireplace or insert that conforms to the "Phase II Environmental Protection Agency Standards of Performance for New Residential Wood Heaters" as prescribed in 40 CFR, Part 60, Subpart AAA, as verified by a nationally recognized testing laboratory approved by the Building Official.
(d). A masonry fireplace that includes the installation of a wood-burning insert which meets the standards described in Paragraph (c) of this Subsection and which is installed in accordance with the insert manufacturer's instructions, or
(e). A decorative gas-fired appliance with a nationally recognized listing approved by the Building Official.

Section R112 Fireplaces within a Dwelling Unit: A gas or wood-burning fireplace installed within a dwelling unit shall comply with the following requirements:

(a). The fireplace opening shall be provided with solid doors such as glass, steel sheet or solid tiles.
(b). If the fireplace is located in a sleeping room or an adjacent bathroom, then a combustion air source direct to the outside shall be provided directly from the exterior of the structure to the fire box.
(c). Where gas is piped to the fireplace, a circular sign shall be installed and shall state "Caution: Damper shall be permanently blocked open if gas is supplied to this fireplace." The letters in this sign shall be a minimum 3/4-inch-(19mm) inches in height.

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable spaces and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor.....
Section R310.1.1 Minimum opening area. All emergency escape and rescue opening shall have a maximum net clear opening of 5.7 square feet (0.530 m2).

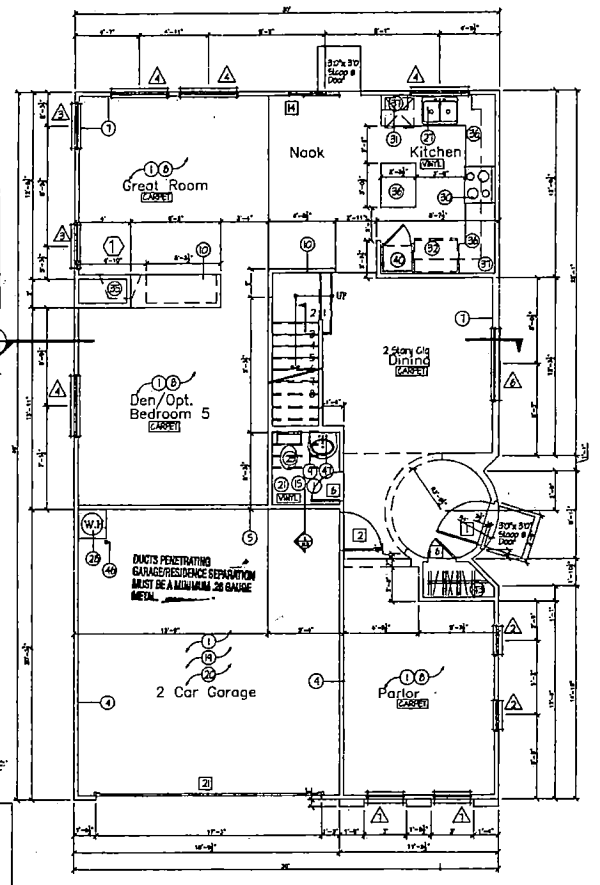
Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).
R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools

Garage/House Separation

R309.2 Separation Required. The garage shall be separated from the residence and its attic area by not less than ½" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less tan 5/8" Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not tess than ½" gypsum board or equivalent.

R309.3 Opening Protection. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb core steel doors not less than 1 3/8" inches thick, or 20-minute fire-rated doors.



FLOOR PLAN (2ND FLOOR- A & B)

APPROVED
BY: Front Plan Only 2-24-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

ALL KEYED ENTRANCES REQUIRE SWITCHES FOR INTERIOR AND EXTERIOR LIGHTS.

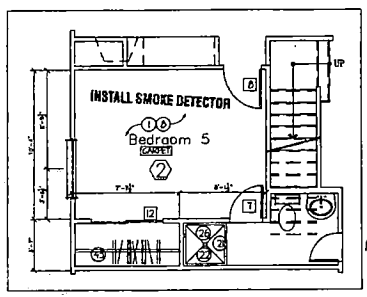
ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED.

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT
ERNEST J. [illegible], JR.

PLANS APPROVED CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada

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DOC FEB - 1 2004
PLOT PLAN ON BACK OF SET



OPT. BEDROOM 5

KEYNOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET AL. 1995 N.D.S. STANDARDS

Framing – Drywall

(1) 6'-1" FLAT CEILING (1ST FLOOR)
8'-1" FLAT CEILING (2ND FLOOR)
(2)
(3) ONE 0" CEILING DRAKE
(4) 2x4 @ 16" O.C. – TYP. @ EXTERIOR GARAGE WALL – 5/8" TYPE 'X' GYPSUM BOARD @ INSIDE FACE – NON-COMBUSTED
(5) 2x6 @ 16" O.C. – TYP. @ EXTERIOR UNABLE WALL – R-11 BATT w/ FACING – PROVIDE FIRE-BLOCKING @ ATTIC REQUIRED
(6)
(7) 2x4 @ 16" O.C. – TYP. @ INTERIOR WALLS – R-13 BATT w/o FACING – PROVIDE FIRE-BLOCKING WHERE REQUIRED
(8) 2x4 @ 24" O.C. – TYP. @ INTERIOR WALLS – 1/2" GYPSUM BD. (SEE DETAIL E/A1) FOR DETAILS & BRACING)
(9) 2x6 @ 24" O.C. – TYP. @ PLUMBING WALLS – 1/2" GYPSUM BD. (SEE DETAIL E/A1) FOR DETAILS & BRACING)
(10) 42" HIGH PONY WALL (TYP. @ GARAGE) TOP @ 8'0"-0"H) OR OPT. 2.30" WOOD AND GLASS OVER 42" PONY WALL (SEE DETAIL 3/D1 & B/A2) FOR RAILING OPT.)
(11)
(12)
(13)
(14) WOOD HARD SURFACE @ 6.28" ABOVE THE NOSING OF TREADS AND LANDINGS, STAIRS HAVE 7 1/2" RISERS & 11" RUNS (SEE DETAIL 1/A1)
(15) PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION @ SPACE ENCLOSED UNDER THE STAIRS. 5/8" GYPSUM BRD.
(16) ELLIPTICAL ARCH – 6" DEEP SOFT ARCH
(17) PROVIDE 3/8" WOOD STRUCTURAL PANELS @ FLOOR TRUSS ROOM DRAFT STOP. NOTE AREA DOESN'T EXCEED 1000 SQ. FT.
(18) 22" x 30" SCUTTLE – PROVIDE A MINIMUM 30" CLEAR HEAD ROOM ABOVE (SEE DETAIL H/A1)
(19) TUFF, TEXTURE, & Paint
(20) 5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING, WALLS & SUPPORTING STRUCTURAL MEMBERS COMMON TO LIVING AREA (SEE DETAIL E/D1) / R-19 INSULATION @ CEILING
(21) WATER RESIST-ANT GYPSUM BOARD @ SHOWER /TUB & LINEN CLOSET COMPARTMENT WALLS

Plumbing Fixtures

(22) 42" FAUCET
(23) 6" SHOWER HEAD LOCATED @ +80" ABOVE FINISH FLOOR
(24) LINEN CLOSET – PROVIDE 12" (MIN.) ON EACH SIDE AND 12" (MIN.) CLEAR @ FRONT – PER UPC
(25) SHOWER HEAD LOCATED ABOVE TUB
(26) 100 BOX FOR SHOWER CURTAIN
(27) 60" x 42" TUB @ MASTER BATH w/ TILE
(28) 60" x 32" TUB @ SECONDARY BATH w/ FIBERGLASS TO +74"
(29) 48" x 36" SHOWER w/ 36"x 10"x 12" TILE SHOWER SEAT w/ TEMPERED GLASS & DOOR
(30) DOUBLE SINK w/ DISPOSAL – SUBCONTRACTOR TO VERIFY SPECIFICATION BOX (S/A1)
(31) GAS WATER HEATER w/ PRESSURE RELIEF VALVE– 36"x36"x18" STAND BELOW– SEE PLUMBING PLAN (SHT. P1)
(32)

Appliances

(33) 30" GAS RANGE w/ HOOD ABOVE
(34) DISHWASHER
(35) REFRIGERATOR – PRE-PLUMB FOR ICEMAKER
(36) GAS DRYER – VENT TO EXTERIOR – COMPLY WITH UMC
(37) WASHER
(38) SPEC GAS APPLIANCE FIREPLACE w/ HEARTH / 6" TYPE 'B' GAS ON WALLS VENT TO EXTERIOR (SEE I/A1 FOR DETAILS & BYGONE ELEVATIONS)

Cabinets – Shelves

(39) 24" DEEP & 36" HIGH COUNTER TOP WITH OR WITHOUT 4" BACKSPLASH (SEE CABINET SPECIFICATION)
(40) 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT – SEE CABINET SPECIFICATION)
(41)
(42)
(43) 5 – 22" DEEP PANTRY WIRE SHELVES
(44)
(45)
(46) 1 – 12" DEEP CLOSET WIRE SHELF
(47)

Foundations – Finishes – Misc.

(48)
(49) PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED-STEEL PIPE BOLLARD) SEE DETAIL A/D1
(50) 42" HIGH MIRROR
(51)
(52) TEMPERED GLASS
(53)
(54)
(55)
(56)
(57)
(58)
(59)
(60)

DOOR SCHED.

GENERAL FLOOR PLAN NOTES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS – 1-LITE FRENCH SWING DOOR
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

GENERAL DOOR TYPES

No.	QTY.	TYPE	SIZE	FUNCTION
1	1	B	3'-0" x 8'-0"	SWING
2	1	A	2'-6" x 8'-0"	SWING
3	0	-	-	-
4	0	-	-	-
5	0	-	-	-
6	4	C	2'-6" x 8'-0"	SWING
7	4	C	2'-0" x 8'-0"	SWING
8	6	C	2'-6" x 8'-0"	SWING
9	1	C	PAIR 2'-6" x 8'-0"	SWING
10	0	-	-	-
11	1	C	6'-0" x 8'-0"	BI-PASS
12	3	C	5'-0" x 8'-0"	BI-PASS
13	0	-	-	-
14	1	D	5'-0" x 8'-0"	SLIDING
15	0	-	-	-
16	0	-	-	-
17	0	-	-	-
18	0	-	-	-
19	0	-	-	-
20	0	-	-	-
21	1	F	16'-0" x 7'-0"	ROLL – UP
22	0	-	-	-
23				
24				
total	0			

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME. PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A" TEMPERED GLASS.
C = SAME AS "A" TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "•" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 10 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER IRC

Elevation "A" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR.
1	2	A	6'-0" x 5'-0"	FXD.	96"
2	8	A	7'-0" x 4'-0"	FXD.	96"
3	7	A	5'-0" x 4'-0"	FXD.	96"
4	5	A	4'-0" x 4'-0"	XO	96"
5	1	A	5'-0" x 5'-0"	XO	96"
6	3	A	5'-0" x 3'-0"	XO	96"
7	2	A	3'-0" x 5'-0"	SH	96"
8	4	A	3'-0" x 5'-0"	SH	96"

Elevation "B" w/ Typical Windows

Elevation "C" w/ Typical Windows

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

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TITLE: FLOOR PLAN OF 1ST & 2ND FLOOR

DRAWN BY: E.D.H.
DATE: 09/22/03

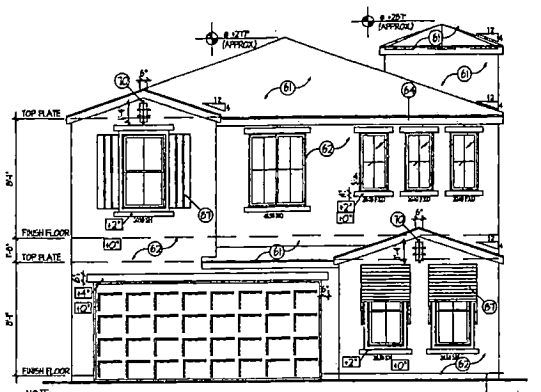
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PLAN # 2280

SUBDIVISION: Ashley Ridge 3518A1

SHEET No.:

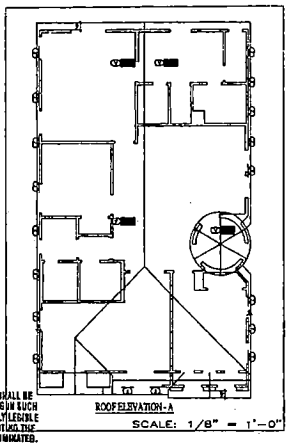
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SDR-5122
10-07-04 PC



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

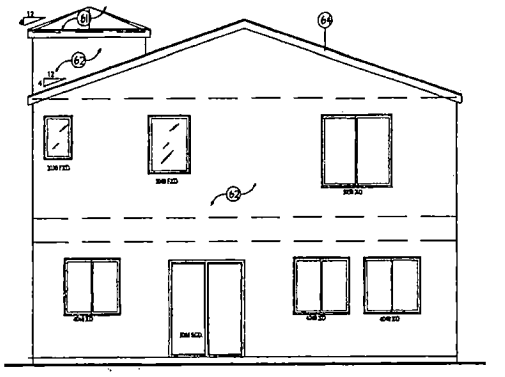
FRONT ELEVATION - A

THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.

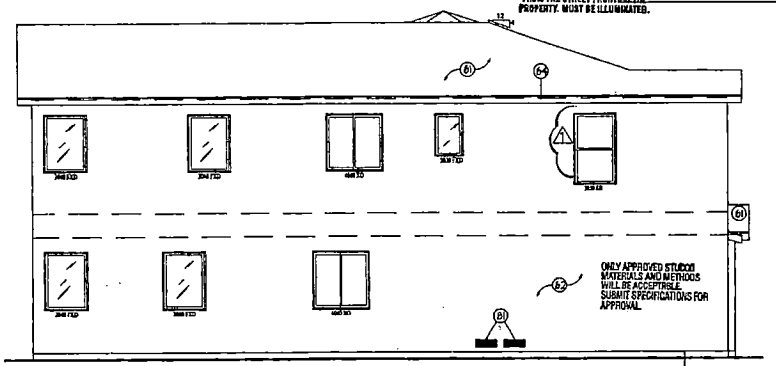


ROOF ELEVATION - A

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



REAR ELEVATION



LEFT ELEVATION - A



PROVIDE EA. ENTRANCE WITH A DEADLOCK BOLT.

RIGHT ELEVATION - A

RJCA DEPT. ACKNOWLEDGEMENT OF THE MODEL ENERGY CODE

Construction Requirements: Final verification of compliance to the MEC will include specifications shown on the approved plans. To expedite plan review and inspection time a listing of the MEC requirements in the form of an energy schedule is required.

Addition of requirements included:
Thermostats: Provide a thermostat for the HVAC system with a 10 degree band between heating and cooling that can be manually adjusted or operate with fully automatic timing.
Water Heaters: The water heater must be located to allow it complete with ASHRAE / Standard 90-75. Automatic controls for the temperature and a shut-off valve for gas or match for electric are required.
Weatherproofing: Exterior doors and exterior windows must be weatherstripped.
Caulking and Sealants: Provide caulking or other sealant at the connection of the framing, base plate and the foundation. The space between framed rough opening and door or window frames must be sealed and insulated. All penetrations of exterior walls, floors and roof-ceiling assemblies must be sealed or caulked.
Duct Insulation: Unless this building was developed using a Systems Analysis, duct insulation must be a minimum of R-6.7; composite slab and steel spandrel. Any duct outside the building shall (each as on the ceiling) must be a minimum of R-8.

ENERGY SCHEDULES

Builder: Richmond American Homes
Project: Ashley Ridge
Plan: Plan 3220
Jurisdiction: City of Las Vegas, NV
Total Conditioned Floor Area: 3,293 Sq. Ft.
Construction Type: Single Family Detached
Foundation Type: Slab on Grade

Contractor:
Permit Number:
Date: 7/07/04

Installation Component	Type	R-Value	Location	Area(ft2)	U-Value
Roof/Ceiling:	2 x 4 - 24" o.c.	30	ATTIC		
Roof/Ceiling:	2 x 4 - 16" o.c.	11 + 5" F.F.P.	EXTERIOR WALL	180	0.87
Wall:	2 x 4 - 16" o.c.	11	GARAGE WALL	144	0.87
Wall:	2 x 4 - 16" o.c.	11		56	0.87
Wall:			OVER GARAGE		
Wall:	2 x 4 - 24" o.c.	19		85	0.77
Floor:			SOLID CORE DOORS		
Other:	1 3/4" SC	3.03			
Other:					

Fenestration Component	Type	Frame	Area(ft2)	U-Value
Window:	SLIDER	ALUMINUM	180	0.87
Window:	FIXED	ALUMINUM	144	0.77
Window:	SINGLE HUNG	ALUMINUM	56	0.87
Skylight:				
Door (Solid):	SLIDER	ALUMINUM	85	0.77
Door (Frosted):				
Glass Blocks:				
Greenhouse:				

Equipment		Water Heater:	Size: 40
Furnace AFUE	78%		EF: 0.55
AC SEER:	10		
HVAC Duct Insul:	4.3	R-12 Wrap:	NO
		Pipe Ins:	NO

ENERGY SCHEDULE

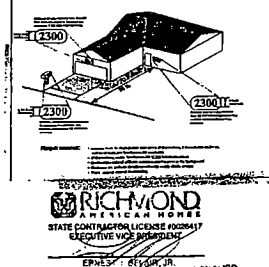
Builder: Richmond American Homes
Project: Ashley Ridge
Plan: Plan 3220 w/ Bed 5 Opt.
Jurisdiction: City of Las Vegas, NV
Total Conditioned Floor Area: 3,293 Sq. Ft.
Construction Type: Single Family Detached
Foundation Type: Slab on Grade

Contractor:
Permit Number:
Date: 07/28/04

Installation Component	Type	R-Value	Location	Area(ft2)	U-Value
Roof/Ceiling:	2 x 4 - 24" o.c.	30	ATTIC		
Roof/Ceiling:	2 x 4 - 16" o.c.	11 + 5" F.F.P.	EXTERIOR WALL	179	0.87
Wall:	2 x 4 - 16" o.c.	11	BASEMEN WALL	53	0.73
Wall:				56	0.87
Wall:			OVER GARAGE		
Wall:	2 x 4 - 24" o.c.	19		85	0.27
Floor:			SOLID CORE DOORS		
Other:	1 3/4" SC	3.03			
Other:					

Fenestration Component	Type	Frame	Area(ft2)	U-Value
Window:	SLIDER	ALUMINUM	179	0.87
Window:	FIXED	ALUMINUM	53	0.73
Window:	SINGLE HUNG	ALUMINUM	56	0.87
Skylight:				
Door (Solid):	SLIDER	ALUMINUM	85	0.27
Door (Frosted):				
Glass Blocks:				
Greenhouse:				

Equipment		Water Heater:	Size: 40
Furnace AFUE	78%		EF: 0.53
AC SEER:	10		
HVAC Duct Insul:	4.3	R-12 Wrap:	NO
		Pipe Ins:	NO



RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT
ERNEST F. BEVACQUA JR.

PLANS APPROVED CONSTRUCTION
Building & Safety Dept.
City of Las Vegas

DEC FEB 19 2004

KEYNOTES

WINDOW ELEVATION NOTES

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

(61) FLAT CONCRETE TILE o/ TYPE 30 FELT SHG LAPPED 2" (51mm) & END LAPPED 6" (152mm) o/1/2" THK. OSB (TYP.)
(62) STUCCO o/FOAM BOARD ICBO, #4004 o/THERMAL BARRIER - FIRE RPC
(63) STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (ICBO) # ER3560)
(64) 2x6 ROUGH SAWN FASCIA SEE EAVE DETAIL F/D1
(65) -
(66) PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIAMENSION.
(67) -
(68) FIREBLOCKING @ +96" - TYPICAL
(69) -
(10) DECORATIVE CROSS WROUGHT IRON BARS / DECORATIVE WROUGHT IRON (SEE "D" WROUGHT IRON DETAIL ON SHEET A2.8) / DECORATIVE WROUGHT IRON GUARDRAILING. (SEE DETAIL L/D1 & W/D1 FOR DECK RAILING SUPPORT)
(11) -
(12) -
(13) -
(14) -
(15) -
(16) PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
(17) R-30 INSULATION (SEE DETAIL F/D1 FOR INSULATION BAFFLE @ EAVE)
(18) 2x4'S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT o/6 FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
(19) PREFABRICATED TRUSSES @ 24" O.C. -- SEE TRUSS CALCULATIONS FOR CONCRETE INFORMATION
(20) 1/2" GYPSUM BOARD
(21) 2-22"x8" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
(22) -
(23) -
(24) -
(25) -
(26) -
(27) SHUTTERS (WOOD or WOOD) -- SEE SPECIFICATIONS &/or METAL OR WOOD AWNING - SEE SPECIFICATIONS
(28) PROVIDE CORROSION-RESISTANT SHEET METAL TRAY FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
(29) -
(30) -
(31) -
(32) -
(33) -
(34) -
(35) -
(36) -
(37) -
(38) -
(39) -
(40) -

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

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

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-6600

RICHMOND AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS & NORTH LAS VEGAS

2003, RICHMOND AMERICAN HOMES copyright

TITLE: PARTICAL FLOOR PLAN, ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

DRAWN BY: E.D.H.
DATE: 09/22/03

REV. No.	DATE
1	07/07/04
2	
3	
4	
5	
6	

PLAN #: 2280

SUBDIVISION: Ashley Ridge

3518A2A

SHEET No.:

These designs and drawings are CONFIDENTIAL and the exclusive property of RICHMOND AMERICAN HOMES and no part is to be disclosed without the express permission of RICHMOND AMERICA. They may not be used or duplicated without the express permission of RICHMOND AMERICAN HOMES. copyright



SDR-5122 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND LINDELL ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 36

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

TABLE

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends TABLE

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)

facsimile transmittal

To: Mr. David Bratcher Fax: 385-7268

From: Benita Bellamy Date: 9/28/04

Re: CASE# ZON-5128 CASE# GPA-5123 Pages: 1

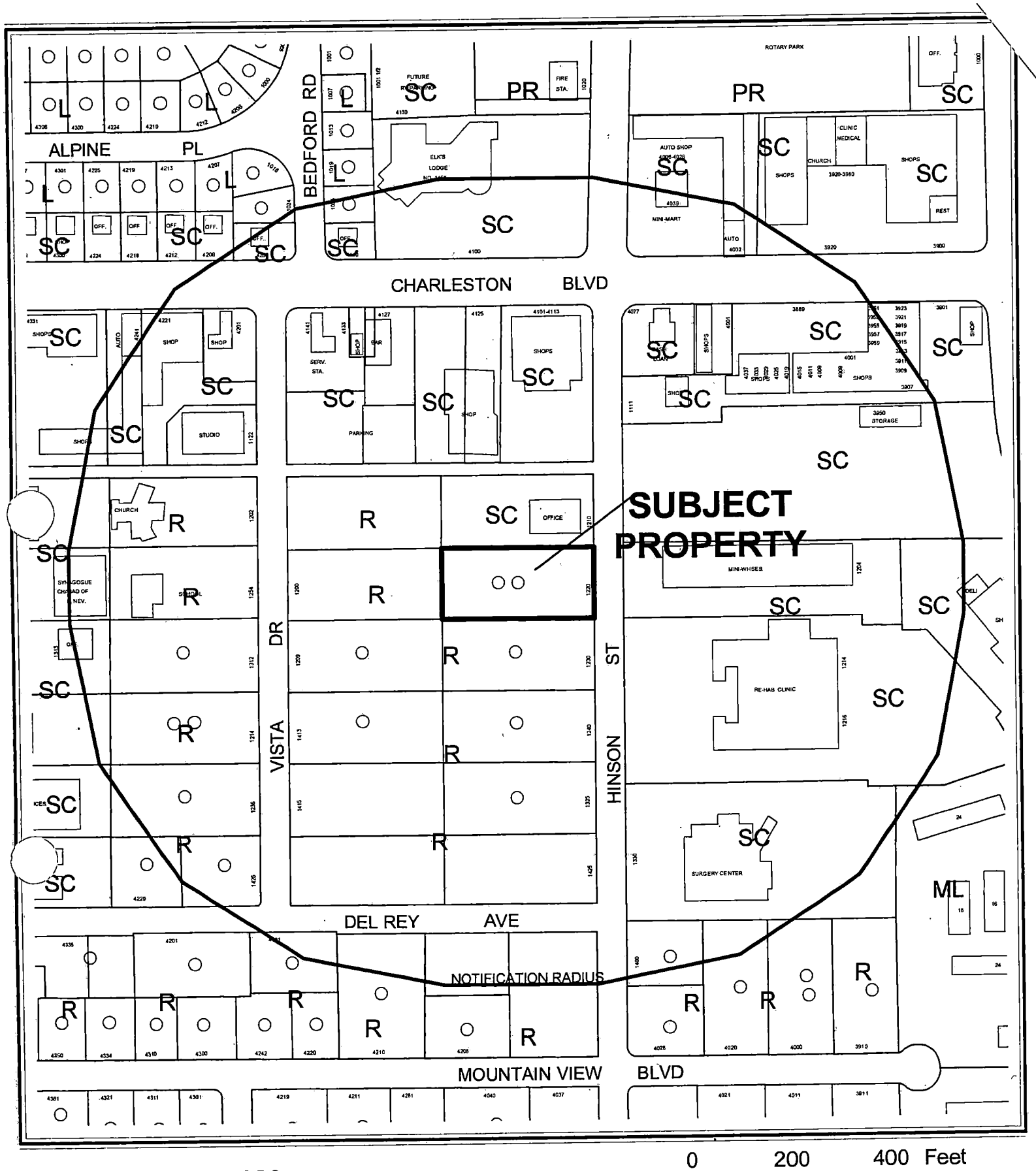
CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

To: Planning & Zoning
Attn: Mr.David Bratcher
RE: Case# Zon-5128 Case# GPA-5123
Date: 9/28/04

Based on the new information of the busy schedule of the City Council, I, Benita Bellamy request the above items to "Be Tabled Indefinitely".

Respectfully,
Benita Bellamy

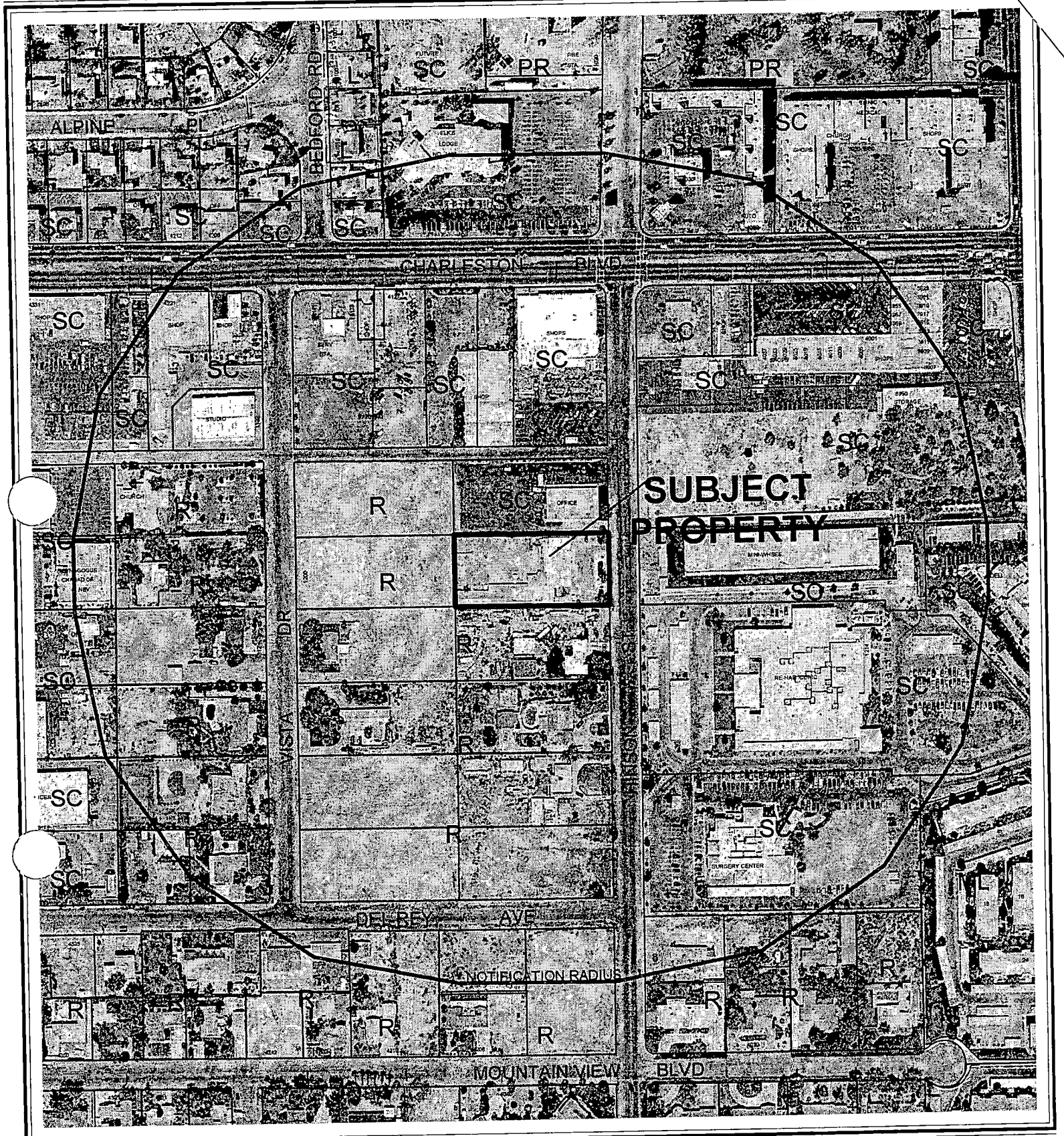


CASE: **GPA-5123**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)



CASE: **GPA-5123**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5123 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY

ON SEPTEMBER 28, 2004 THE APPLICANT REQUESTED THIS ITEM BE TABLED INDEFINITELY.

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5123 APN: 162-06-510-029

Name of Property Owner: B. BELLAMY

Name of Applicant: PET'S BED AND BREAKFAST

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: Benita Bellamy

Print Name: BENITA BELLAMY

Subscribed and sworn before me

This 24 day of MAY, 2004

Shari Stanley

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SHARI STANLEY
My Appointment Expires
December 5, 2007
No: 03-85558-1

SUBJECT PROPERTY
- CURRENT LAND USE: R
- FUTURE LAND USE: SC

EXISTING LAND USE R

EXISTING LAND USE SC

N

CHARLESTON

I-15

SITE

HINSON ST.

VALLEY VIEW

AREA MAP

PROJECT DATA

BUSINESS NAME PET'S BED AN BREAKFAST

AREA MAIN BUILDING 4, 100 SQ. FT

AREA LOT 46,200 SQ. FT

CONTACT BALLAMY 395 0100

SITE ADDRESS 1220 HINSON ST

EXISTING OCCUPY RE

ALL BUILDINGS EXISTING

PARKING

PARKING PER CITY OF LAS VEGAS ZONING CODE

CHAPTER 19A .10 TABLE 1 AGRICULTURAL: ANIMAL RELATED

PARKING 16 REGULAR
2 HANDICAP

EXISTING LAND USE R

OPEN SPACE

EXISTING BUILDING

EXISTING BUILDING PROPOSED OFFICE

EXISTING COVERED PATIO

EXISTING BUILDING PROPOSED LARGE DOG KENNELS

EXISTING BUILDING PROPOSED CARETAKER QUARTERS

EXISTING COVERED PARKING

PARKING

DRIVEWAY ENTRANCE

DRIVEWAY EXIT

LANDSCAPE

EXISTING LAND USE R

EXISTING LAND USE R

HINSON ST. ℄

EXISTING LAND USE

PET BED N BREAKFAST

1

RECEIVED
AUG 24 REC'D

SITE PLAN

SCALE AS NOTED | DESIGN BY | DRAFTING BY AD | DRAFTING 702 682 6321

DATE 5/18/04 | REVISION

GPA-5123
10-07-04 PC



GPA-5123 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY
1220 HINSON STREET
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04



GPA-5123 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY
1220 HINSON STREET
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

October 4, 2004

Planning and Development Department
Current Planning Division
731 South Fourth St.
Las Vegas, NV 89101

RE: GPA-5123
RE: ZON-5128
Meeting date: October 7, 2004

Please accept this letter of OBJECTION to these requests. I have lived in the area for over 25 years and also own vacant land nearby and strongly support the retention of the R-E zoning to protect our neighborhood. I have signed a petition regarding this, but am unsure if you have received it.

Homes in our area are selling to younger couples with children which indicate a strong interest in growth and development. This will end if commercial is allowed to creep into our unique area.

I think that older neighborhoods need a careful consideration when change is requested.

Decline in neighborhoods can start with changing home standards and allowing commercial where it does not belong. This use is very invasive. Animal care of the type she is requesting is a service industry. Needs for early and late drop off. Animals often do not fare well in boarding situations. The normal well behaved dog can bark constantly, develop stomach and bowel problems. Ms Bellamy has ignored rules regarding this business in the past and I think has very little credibility with this request. This is not a business that should be near homes.

I think prevention is worth an ounce of prevention. Please avoid the possibility of a future need for redevoplment by retaining our R-E zoning.

Thank you for your consideration.

Austa Mauer

Austa Mauer
4000 W. Mountain View Blvd.
Las Vegas, NV 89102

GPA-5123
ZON-5128
P

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

TABLE

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends TABLE

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)

facsimile transmittal

To: Mr. David Bratcher Fax: 385-7268

From: Benita Bellamy Date: 9/28/04

Re: CASE # ZON-5128 CASE # GPA-5723 Pages: 1

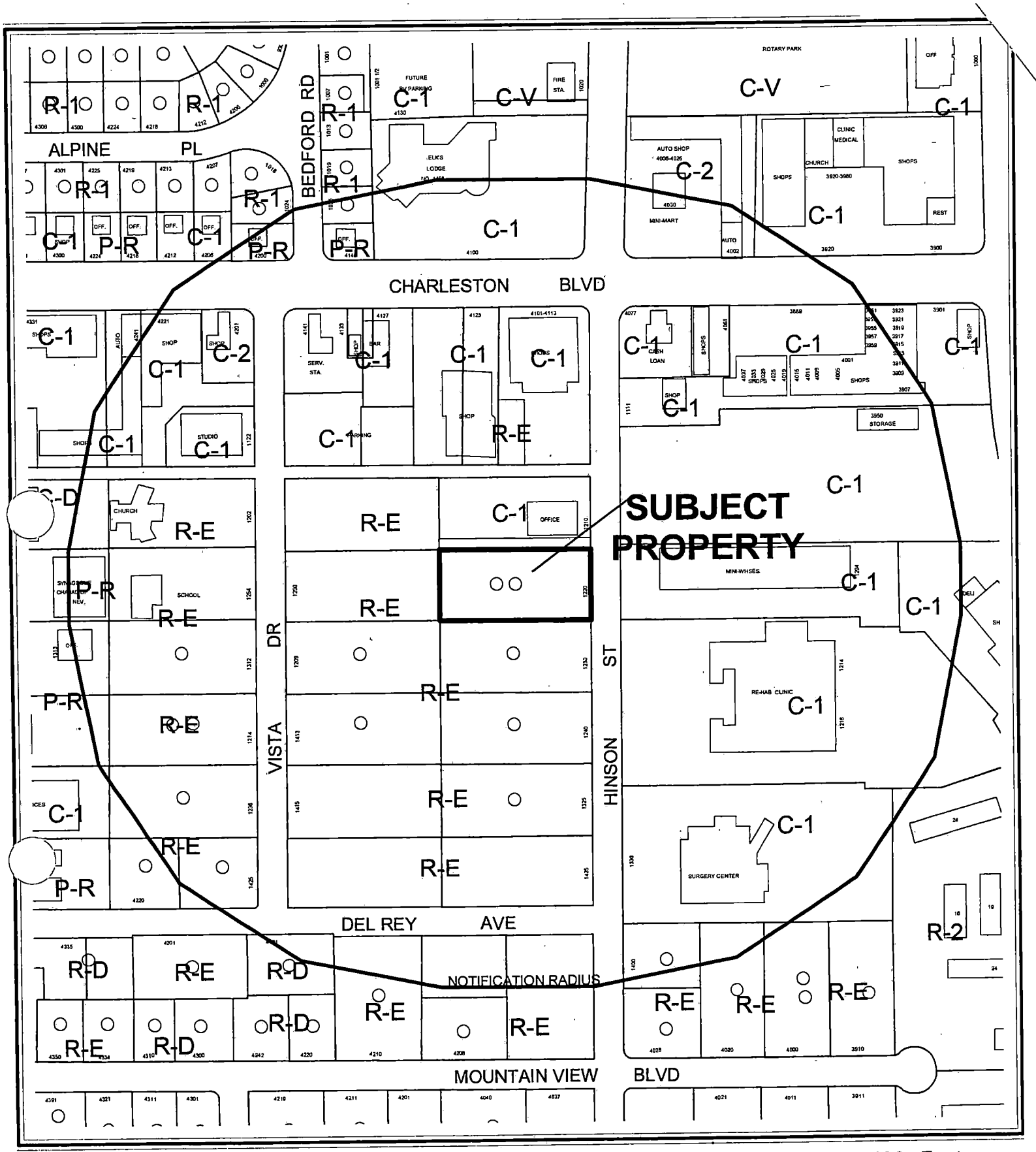
CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

To: Planning & Zoning
Attn: Mr.David Bratcher
RE: Case# Zon-5128 Case# GPA-5123
Date: 9/28/04

Based on the new information of the busy schedule of the City Council, I, Benita Bellamy request the above items to "Be Tabled Indefinitely".

Respectfully,
Benita Bellamy



0 200 400 Feet

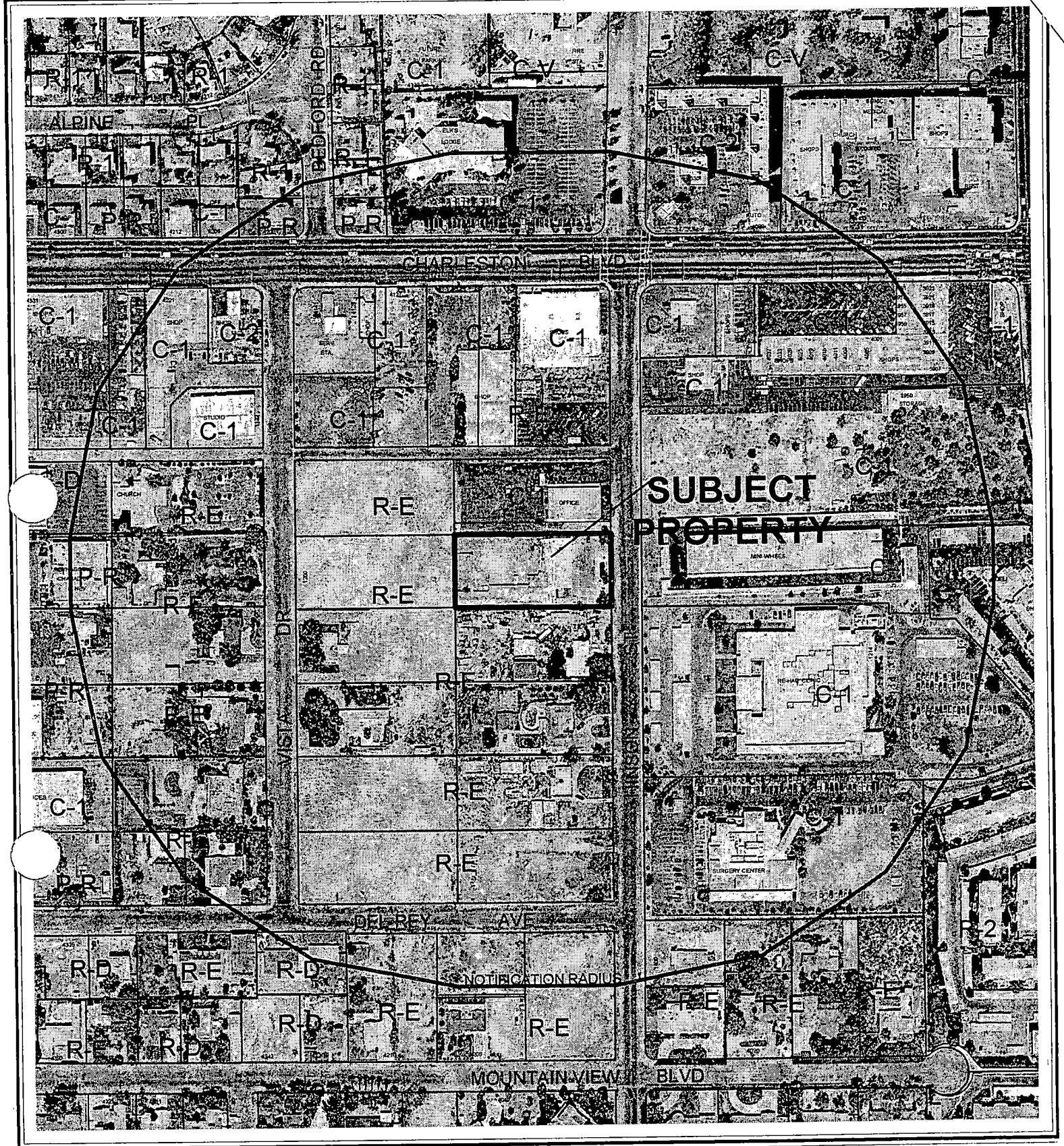
CASE: **ZON-5128**

RADIUS: 750 FT

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

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

N



0 200 400 Feet

CASE: **ZON-5128**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5128 - REZONING - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY

ON SEPTEMBER 28, 2004 THE APPLICANT REQUESTED THIS ITEM BE TABLED INDEFINITELY.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5128 APN: 162-06-510-029

Name of Property Owner: BENITA BELLAMY

Name of Applicant: PET'S BED & BREAKFAST

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: Benita Bellamy

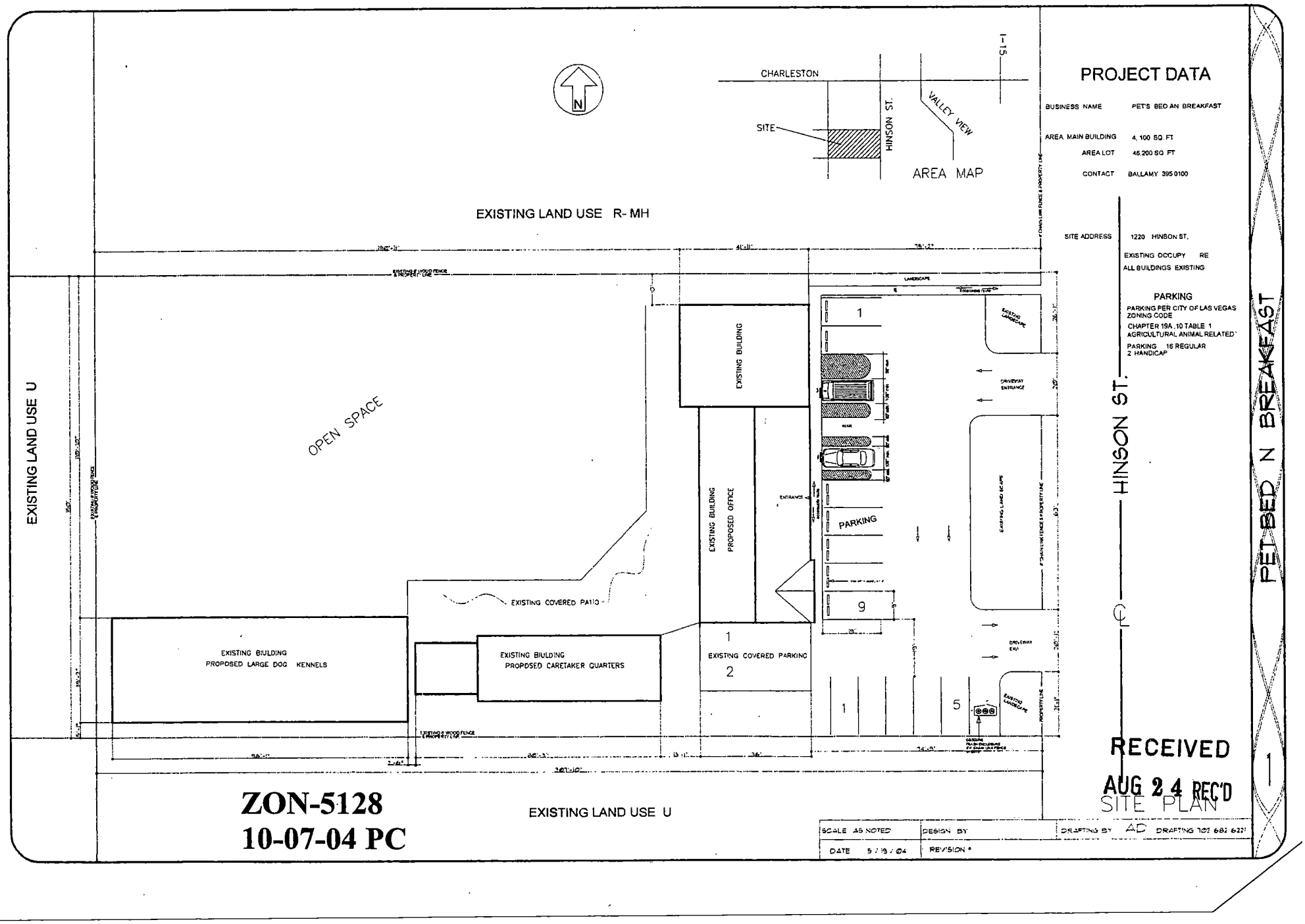
Print Name: BENITA BELLAMY

Subscribed and sworn before me

This 24th day of AUGUST, 2004

Notary Public in and for said County and State

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



PROJECT DATA

BUSINESS NAME	PET'S BED AN BREAKFAST
AREA MAIN BUILDING	4, 100 SQ. FT
AREA LOT	45,200 SQ. FT
CONTACT	BALLAMY 395 0100
SITE ADDRESS	1220 HINSON ST.

EXISTING OCCUPY RE
ALL BUILDINGS EXISTING

PARKING

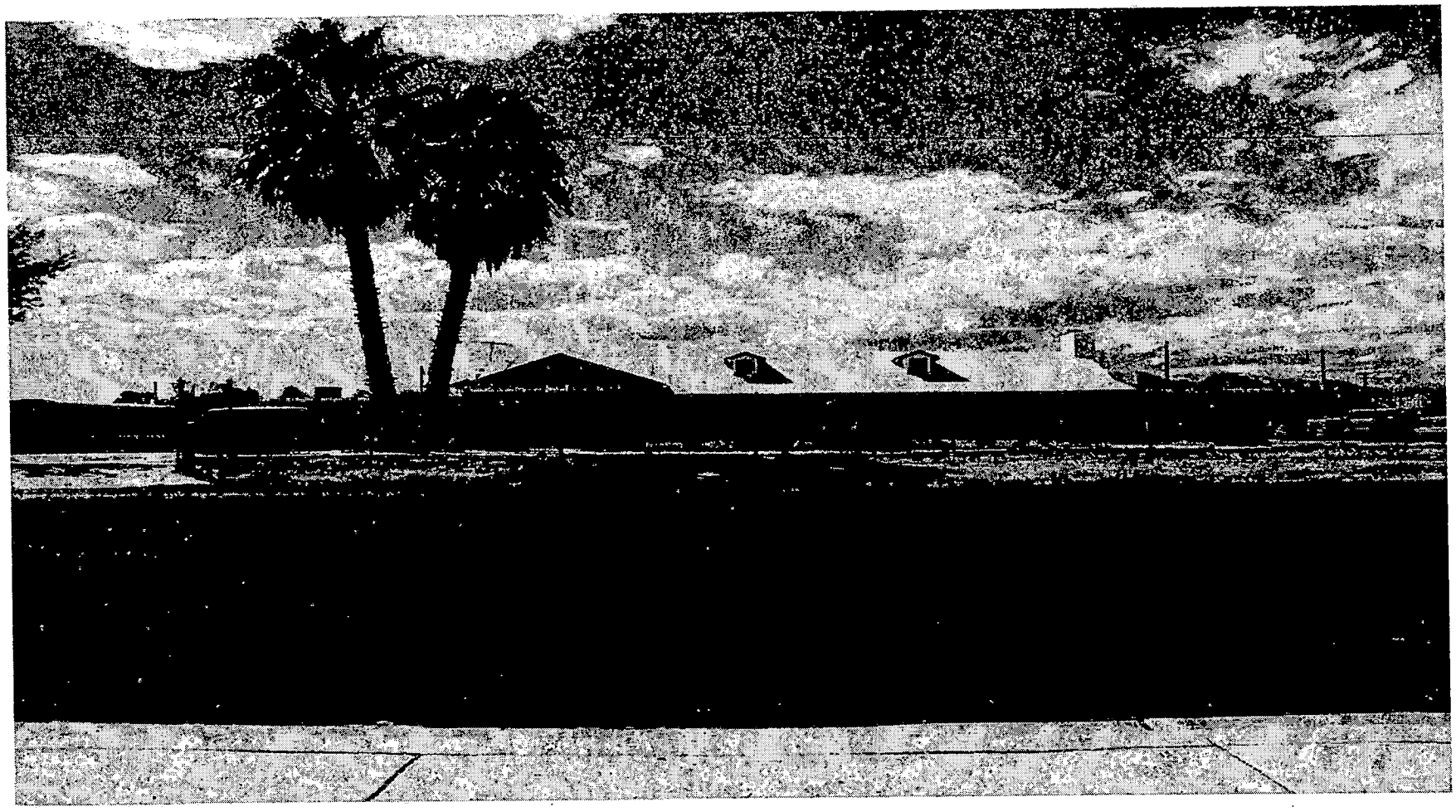
PARKING PER CITY OF LAS VEGAS ZONING CODE
CHAPTER 19A .10 TABLE 1
AGRICULTURAL ANIMAL RELATED'
PARKING 16 REGULAR
2 HANDICAP

ZON-5128
10-07-04 PC

RECEIVED
AUG 24 REC'D

SITE PLAN

SCALE AS NOTED	DESIGN BY	DRAFTING BY AD	DRAFTING 702 682 6221
DATE 5/19/04	REVISION *		



ZON-5128 - REZONING - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY
1220 HINSON STREET
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04



ZON-5128 - REZONING - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY
1220 HINSON STREET
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

October 4, 2004

Planning and Development Department
Current Planning Division
731 South Fourth St.
Las Vegas, NV 89101

RE: GPA-5123
RE: ZON-5128
Meeting date: October 7, 2004

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Thank you for your consideration.

Austa Mauer

Austa Mauer
4000 W. Mountain View Blvd.
Las Vegas, NV 89102

GPA-5123
ZON-5128
P

City of Las Vegas

Agenda Item No.: 38

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:

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.

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:
McSWAIN – DENIED – Motion carried with STEINMAN voting NO and TRUESDELL abstaining because he owns property in the Downtown Re-urbanization and Neighborhood Revitalization areas, which will be affected by the outcome of these items.

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

MINUTES:
See Item 65 [TXT-5260] for all related discussion on Item 38 [GPA-5264] and Item 65 [TXT-5260].

(11:19 – 11:36)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5264 - CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL. If Approved, Subject to the following:

The "Land Use Classifications" of the Las Vegas 2020 Master Plan are hereby amended as follows:

SERVICE COMMERCIAL (SC)

The Service Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

GENERAL COMMERCIAL (GC)

General commercial allows retail, service, wholesale office and other general business uses of a more intense commercial character. These uses commonly include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used care sales, recreational vehicle and boat sales, care body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component, where appropriate.

LIGHT INDUSTRY/RESEARCH (LI/R)

This Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

DC

** STAFF REPORT **

APPLICATION REQUEST

This application seeks 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.

BACKGROUND DATA:

09/06/00 The City Council approved the Las Vegas 2020 Master Plan.

1/04 The City Council approved the expansion of the Mixed-Use Overlay District to include all of the area included in the Neighborhood Revitalization Areas of the 2020 Master Plan.

DEFINITIONS FOR AFFECTED LAND USE CLASSIFICATIONS

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.

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

LI/R (Light Industry / Research)
This Light Industry / Research category allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories. Typical supporting and ancillary general uses are also allowed.

DC

ANALYSIS

The following text is proposed for addition to each of these land use classifications:

Service Commercial:

"The Service Commercial category may also allow mixed-use development with a residential component where appropriate."

General Commercial

"and may also allow mixed-use development with a residential component where appropriate." This text would be placed at the end of the description.

Light Industrial/Research

"This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate."

ANALYSIS

Staff has several concerns regarding expansion of mixed-use development into all areas in the city with these classifications. They are:

1. Allowing expansion of mixed-use developments is contrary to 2020 Master Plan policies established to revitalizing urban neighborhood experiencing decay and greater amounts of noise and trough traffic than in the past. For example, policy 2.1.1 states:

   > "That mixed-use residential/commercial developments occur on sites current occupied by declining commercial centers or vacant land."

   The only way to ensure implementation of this policy is to limit mixed-use development to the neighborhood revitalization areas is to prevent such projects in newly developing areas of the City.

2. Approval is contrary to the recently adopted expansion of the mixed-use overlay district to include all of the properties in the Neighborhood Revitalization Area. The intent of this action was to limit mixed-use development to these areas of the City.

DC

FINDINGS

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

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

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": There is no single parcel associated with this General Plan Amendment.

In regard to "2": There is a related text amendment to Title 19 to allow mixed-use developments in the C-1 (Limited Commercial), C-2 (General Commercial) and C-PB (Planned Business Park) zoning districts. This amendment also defines standards for mixed-use projects and permits increased height for mixed-use developments in the C-PB district. Allowing mixed-use projects in these zoning districts could create land use conflicts in developing areas of the City, where these uses were never intended to be located. It could also lead to incompatibility of land uses in developing areas.

In regard to "3": This is not applicable.

In regard to "4": The proposed amendment does not conform to established policies of the Las Vegas 2020 Master Plan. Expansion of mixed-use developments into the newly developing areas of the City would be contrary to encouraging redevelopment in the Neighborhood Revitalization areas.

Also, it is contrary to the recently adopted amendment to the Mixed-Use Overlay District, which limited mixed-used projects to those areas designated for Neighborhood Revitalization in the 2020 Master Plan.

NOTICES MAILED: Newspaper Only

APPROVALS: 0

PROTESTS: 0

DC

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:

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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 39 [MOD-5125], Item 40 [WVR-5127] and Item 41 [SDR-5126].

MINUTES – Continued:

STEVE SWANTON, Planning and Development Department explained that the proposed modification from P (Public Facilities) to L (Low Density Residential) was consistent with the current PCD land use designation. The L Density allows an average of up to eight units per acre throughout the Grand Teton Village Master Plan area. The site was originally part of a twenty-acre property owned by the Bureau of Land Management and it was intended to be used for public purposes. In August of 2003, the western ten acres was rezoned CV (Civic) to accommodate a ten acre park to be constructed by the master developer. The park was part of the Grand Teton Village Park Agreement. The overall Grand Teton Village plan density is less with the current update (7 dwelling units per acre) than it had previously been (7.28 dwelling units per acre).

The other major text change to the plan pertains to the provision of open space. The pocket park requirement was 3.88 acres and that has been met by other developments that have been constructed. The proposed project will have no affect; however, the plan should be updated to reflect the ten-acre park that the master developer will build. He added that the waiver requested is relatively minor and is internal. Internal waivers are preferable to external because the traffic generated within the subdivision is expected to be less than what is generated externally. The Site Development Review is in compliance with the master plan and Title 19.

On the eastern part of the development, below lot 44 on the site plan, there is a 20-foot drainage easement labeled Common Element "G", and it should not be included in the open space calculation because the City does not allow drainage easements to be used for common open space. The removal of this area does not affect the project meeting the open space requirement. Pedestrian access needs to be clearly indicated on the common element on the west side. That area provides a link to the 10-acre park to the west of the site. The conceptual landscape plan depicts the right number of trees on Gilcrease Avenue and Donald Nelson Avenue; however, a minimum of 4, 5-gallon trees and shrubs, per tree, need to be put into the actual landscape plan. MR. SWANTON also pointed out that in the description of Item 39 [MOD-5125], there are section numbers listed as 2.3.5, 5.3.2 and 6.1. The middle number of 5.3.2 is listed incorrectly. The correct number is 5.2.3.

JENNIFER LAZOVICH, Attorney, KUMMER KAEMPFER BONNER & RENSHAW, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with all conditions and the recommendation.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 39 [MOD-5125], Item 40 [WVR-5127] and Item 41 [SDR-5126].

(7:45-7:53)

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 39 – MOD-5125

CONDITIONS:

Planning and Development

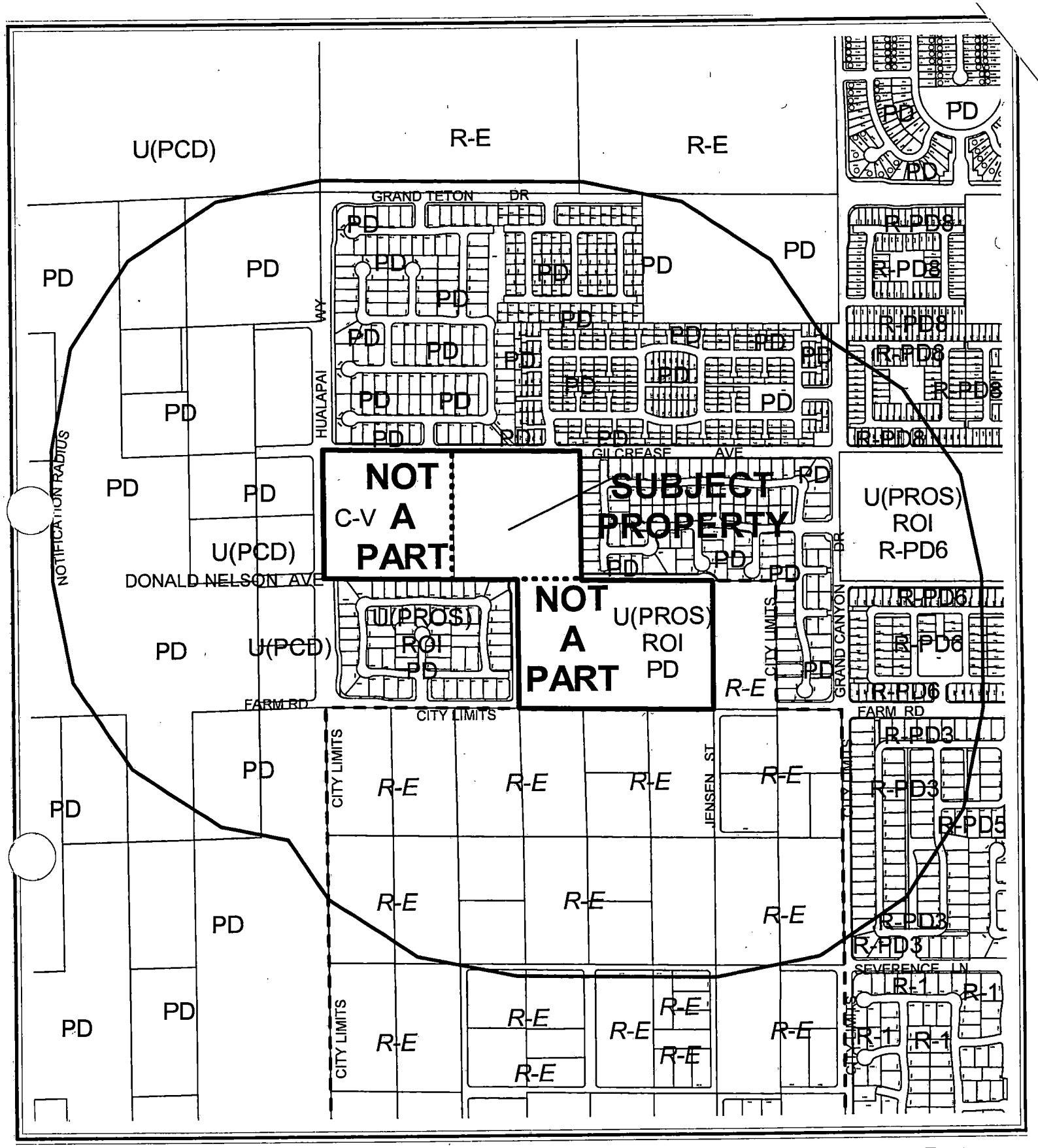
1. Section 2.2: Table 1 and Figures 2 and 3 shall be amended per the recommendations of the Planning and Development Department.

2. Sections 2.3.5, 5.2.3 and 6.1 shall be amended as follows:
Neighborhood open spaces/pocket parks shall be built within residential communities to provide passive and active grass play areas as required by the city of Las Vegas. A total of 3.88 acres of open space shall be built within the residential communities and shall be built within the residential property within the master plan. However, if a development is deficient in open space, alternative methods may be imposed at the time of Site Development Plan Review to address the amount of open space to be required.

   In addition, the Master Developer will develop a total of 2.12 acres of multipurpose and equestrian trails along Hualapai Way and Grand Teton Drive and will also be responsible for construction of a 10-acre neighborhood park per the Grand Teton Village Park Development Agreement. Any perimeter landscape buffer in excess of that required by the City's Landscape, Wall, and Buffering Standards along public rights-of-way may be credited toward the development's open space requirements.

3. Conformance to all applicable conditions of approval for Rezoning (Z-0014-02), Major Modification (MOD-1730), the Grand Teton Village Development Agreement (DIR-2863) and the Grand Teton Village Master Development Plan and Design Standards as amended by this Major Modification.

4. The applicant shall provide the Planning and Development Department with full copies of the amended plan documents within 30 days of the final approval by the City Council.



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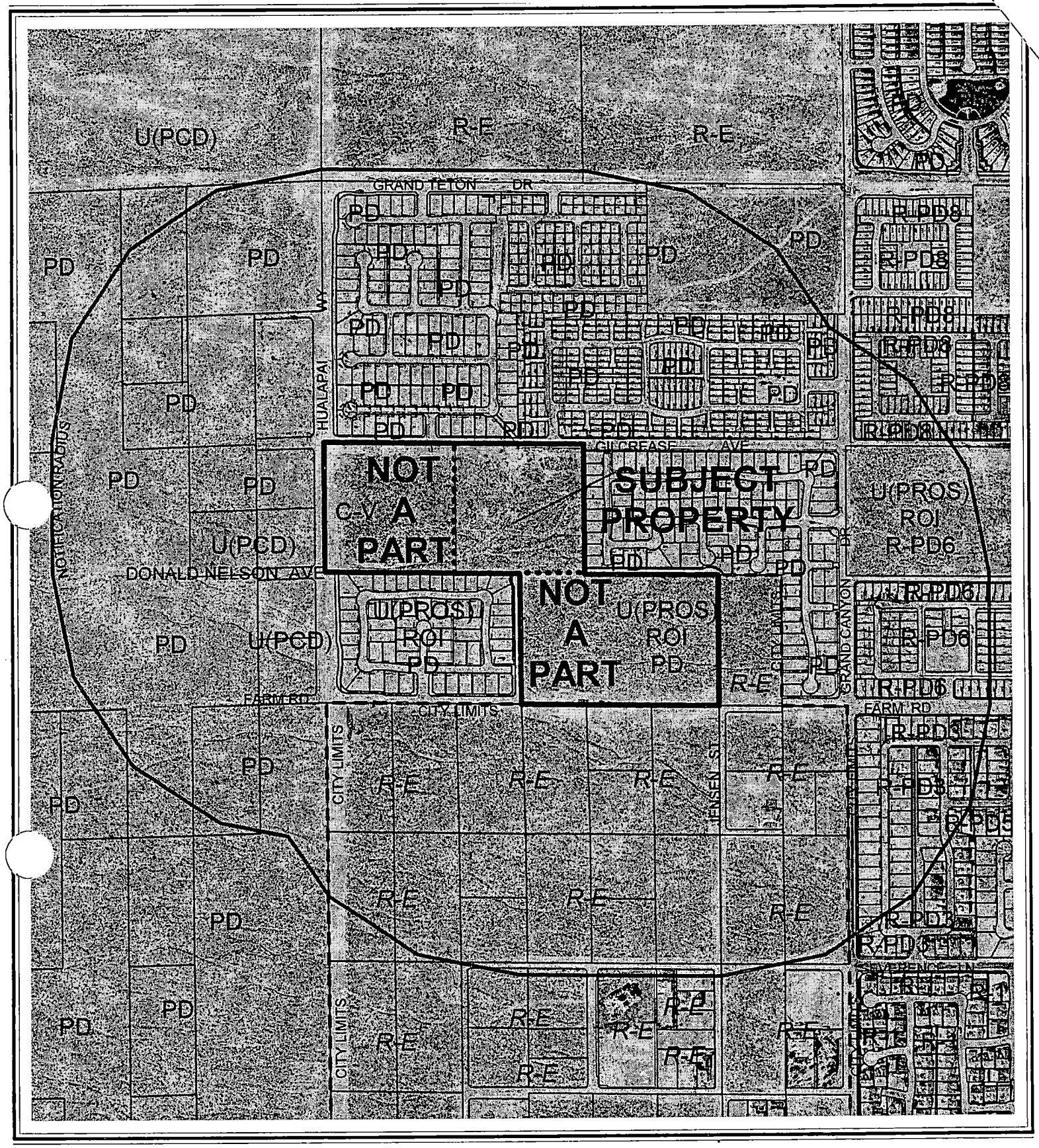
CASE: **MOD-5125**

RADIUS: 1400 FT

GRAND TETON VILLAGE MASTER PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
P (PUBLIC FACILITY)

PROPOSED GRAND TETON VILLAGE MASTER PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

N



0 500 1000 Feet

CASE: **MOD-5125**

RADIUS: 1400 FT

GRAND TETON VILLAGE MASTER PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
P (PUBLIC FACILITY)

PROPOSED GRAND TETON VILLAGE MASTER PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-5125 - MAJOR MODIFICATION - PUBLIC HEARING -
APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC

** CONDITIONS **

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

Planning and Development

1. Section 2.2: Table 1 and Figures 2 and 3 shall be amended per the recommendations of the Planning and Development Department.

2. Sections 2.3.5, 5.2.3 and 6.1 shall be amended as follows:

   Neighborhood open spaces/pocket parks shall be built within residential communities to provide passive and active grass play areas as required by the city of Las Vegas. A total of 3.88 acres of open space shall be built within the residential communities and shall be built within the residential property within the master plan. However, if a development is deficient in open space, alternative methods may be imposed at the time of Site Development Plan Review to address the amount of open space to be required.

   In addition, the Master Developer will develop a total of 2.12 acres of multipurpose and equestrian trails along Hualapai Way and Grand Teton Drive and will also be responsible for construction of a 10-acre neighborhood park per the Grand Teton Village Park Development Agreement. Any perimeter landscape buffer in excess of that required by the City's Landscape, Wall, and Buffering Standards along public rights-of-way may be credited toward the development's open space requirements.

3. Conformance to all applicable conditions of approval for Rezoning (Z-0014-02), Major Modification (MOD-1730), the Grand Teton Village Development Agreement (DIR-2863) and the Grand Teton Village Master Development Plan and Design Standards as amended by this Major Modification.

4. The applicant shall provide the Planning and Development Department with full copies of the amended plan documents within 30 days of the final approval by the City Council.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Major Modification to the Grand Teton Village Master Development Plan and Design Standards to change the land use designation from P (Public Facility) 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; Figures 2 and 3 to graphically update these changes; and 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.

B) Applicant's Justification

The modification will support plans for a low-density single-family residential development on the site.

BACKGROUND INFORMATION

A) Previous Actions

06/06/01 The City Council approved the Annexation (A-0030-98) of property generally located between Hualapai Way and Grand Canyon Drive and between Grand Teton Drive and Gilcrease Avenue, containing approximately 20 acres of land. The Planning Commission and staff recommended approval. The effective date was 06/15/01.

08/21/02 The City Council approved the Annexation (A-0008-02) of property generally located southeast of the intersection of Grand Teton Drive and Hualapai Way, containing approximately 113.23 acres of land. The Planning Commission and staff recommended approval. The effective date was 08/30/02.

09/04/02 The City Council approved a Rezoning (Z-0014-02) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive. The action approved the creation of the Grand Teton Village Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.

04/02/03 The City Council approved a Major Modification (MOD-1730) to the Grand Teton Village Master Development Plan and Design Standards to revise standards regarding landscaping, trails, setbacks, parking and open space as part of a larger request. The Planning Commission and staff recommended approval.

08/20/03 The City Council approved a Rezoning (ZON-2607) from U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] to C-V (Civic) on 10 acres adjacent to the southeast corner of Hualapai Way and Gilcrease Avenue. The Planning Commission and staff recommended approval.

10/29/03 The City Council approved a Development Agreement (DIR-2863) for the Grand Teton Village development. The Planning Commission and staff recommended approval.

01/23/04 Staff approved an administrative Site Development Plan Review (SDR-3464) for a proposed public park within Grand Teton Village on 10 acres adjacent to the southeast corner of Gilcrease Avenue and Hualapai Way, adjacent to the subject site.

08/18/04 The City Council approved a request to amend the Centennial Hills Sector Plan of the General Plan (GPA-4587) from PR-OS (Park/Recreation/Open Space) to PCD (Planned Community Development) on the subject site. The Planning Commission and staff recommended approval.

10/07/04 The Planning Commission will consider two related items on the subject site: a Waiver (WVR-5127) of Title 18.12.160 for internal intersection separation distance that is less than the minimum required and a Site Development Plan Review (SDR-5126) for a proposed 51-lot single-family residential development.

B) Pre-Application Meeting

08/03/04 A General Plan Amendment to PCD (Planned Community Development) was pending at the time of the meeting that would accommodate this development. It was determined that the applicant would need to modify the Grand Teton Village Master Development Plan to develop a low density residential subdivision on the site. The possibility of a Variance for lack of open space was discussed, but it was later determined (08/18/04) that the amount of open space provided within the proposed development would be sufficient, based upon the attainment of the total open space quota required by the Master Development Plan and Design Standards.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.32 (160 acres for entire Grand Teton Village area)

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential
South:	Undeveloped and Single-Family Residential
East:	Single-Family Residential
West:	Undeveloped (approved Public Park)

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. This land use category allows for a mix of residential uses maintaining an overall average density between two to eight units per acre across a minimum 80-acre site in conjunction with a master plan. The current PD (Planned Development) zoning and the Grand Teton Village Master Plan fulfill these requirements; therefore, the site is in conformance with the General Plan.

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

SS

This site is located within the Grand Teton Village Master Plan Area. This Modification will change the plan text and graphics regarding land use, density, number of residential units, and open space requirements within the plan area. The subject area is currently designated as a public facility area on Figure 3 of the Grand Teton Village Master Development Plan.

ANALYSIS

A) Zoning Code Compliance

The proposed changes to the Grand Teton Village Master Development Plan and Design Standards will be done within the framework of PD (Planned Development) zoning and an approved Development Agreement (DIR-2863) for the entire 160-acre master planned area. The accompanying 51-lot single-family residential proposal will conform to all applicable requirements of the Grand Teton Village Master Development Plan and Design Standards and Title 19 upon implementation of conditions of approval for the companion Site Development Plan Review (SDR-5126).

B) General Analysis and Discussion

The subject site had been part of a 20-acre Bureau of Land Management property that was to be used for public purposes. In August 2003, the western 10 acres were rezoned C-V (Civic) to accommodate a 10-acre public park, all of which would be constructed by the Master Developer of Grand Teton Village according to the Grand Teton Village Development Agreement and Park Agreement. The proposed modification in land use from P (Public Facility) to L (Low Density Residential) is consistent with the current PCD (Planned Community Development) General Plan designation for the site, which allows an average density of up to eight dwelling units per acre. The proposed development is also compatible with adjacent low-density development to the west and medium-low attached and detached density development to the north. Condition Number 6 of the Plan's parent Rezoning case (Z-0014-02) required that the subject 10-acre parcel be designated P (Public Facility) within the Master Development Plan. That condition had been met prior to this current request to amend the plan from P (Public Facility) to L (Low Density Residential). Therefore, the modification request is appropriate and no further actions need be taken.

The applicant is proposing to modify the Grand Teton Village Master Development Plan to revise standards regarding land use, density, number of residential units, and open space. The individual changes to the plan text are as follows:

SECTION 2.2 Development Parcels – Table 1

The following adjustments are made:

- Phasing numbers have been removed.
- New development parcel designations have been assigned corresponding to the revised Figure 2.
- Actual Dwelling Units per Acre has been updated per new residential developments.
- Total acreage reflects gross acreage of each development.
- Number of units has been adjusted to reflect actual approved developments.

The total number of units is now expected to be no more than 1,121, which is under the 1,166 cap set by the Grand Teton Village Development Agreement (Section 4.1). Overall density, given the new figures, is 6.81 dwelling units per acre, which is below the initial 7.28 units per acre originally planned for this Planned Community Development.

SECTION 2.2 Development Parcels – Figure 2

The only proposed adjustment is to split the 20-acre site labeled Development Parcel 'F' into two 10-acre parcels labeled 'F' and 'F-1.' The proposed 51-lot single-family residential development is identified as Development Parcel 'F-1,' formerly the east 10 acres of Development Parcel 'F.'

SECTION 2.2 Development Parcels – Figure 3: Planned Land Use

The Land Use map is amended to reflect the east 10 acres of the Public Facility site at the southeast corner of Gilcrease Avenue and Hualapai Way as Low Density Residential. The 'P' (Park) designation will remain on the west 10 acres.

SECTIONS 2.3.5 (Public Facility/Open Space and Recreation), 5.2.3 (Common Open Space and Residential Amenities) AND 6.1 (Parks and Open Space)

Existing text:

Neighborhood open spaces/pocket parks shall be built within residential communities to provide passive and active grass play areas as required by the City of Las Vegas. A total of 3.88 acres of open space shall be built within the residential communities and shall be distributed proportionately across the 128.7 acres of residential property within the master plan. However, if a development is deficient in open space, alternative methods may be imposed at the time of Site Development Plan Review to address the amount of open space to be required.

SS

In addition, the Master Developer will develop a total of 2.12 acres of multipurpose and equestrian trails along Hualapai Way and Grand Teton Drive and will also be responsible for construction of 6 acres of the 10-acre neighborhood park as shown on the plan. Any perimeter landscape buffer in excess of that required by the City's Landscape, Wall, and Buffering Standards along public rights-of-way may be credited toward the development's open space requirements.

Proposed text:

Neighborhood open spaces/pocket parks shall be built within residential communities to provide passive and active grass play areas as required by the city of Las Vegas. A total of 3.88 acres of open space shall be built within the residential communities and shall be built within the residential property within the master plan. However, if a development is deficient in open space, alternative methods may be imposed at the time of Site Development Plan Review to address the amount of open space to be required.

In addition, the Master Developer will develop a total of 2.12 acres of multipurpose and equestrian trails along Hualapai Way and Grand Teton Drive and will also be responsible for a residual five-acre neighborhood park as shown on the revised plan. Any perimeter landscape buffer in excess of that required by the City's Landscape, Wall, and Buffering Standards along public rights-of-way may be credited toward the development's open space requirements.

These changes will appear in the approved plan documents submitted to the Planning and Development Department.

FINDINGS

SECTION 2.2 Development Parcels – Table 1

The following changes are recommended:

- Do not remove the Phase Numbers from the table. These numbers correspond to Figure 4 and should remain for historical purposes.
- The actual density of Development Parcel 'A' should be 21.7, not 22.4.
- Add to the table the figure for overall gross residential density, as in the existing Table 1.

SECTION 2.2 Development Parcels – Figure 2

For clarity and consistency, Development Parcel 'C' should be designated as 'C-1' and 'C-2,' and Development Parcel 'F' should be designated as 'F-1' and 'F-2.'

SS

SECTION 2.2 Development Parcels – Figure 3: Planned Land Use

The map is acceptable as amended.

SECTIONS 2.3.5 (Public Facility/Open Space and Recreation), 5.2.3 (Common Open Space and Residential Amenities) AND 6.1 (Parks and Open Space)

Per Condition Number 3 of the Rezoning case establishing the Grand Teton Village Master Development Plan and Design Standards (Z-0014-02), the Master Developer is to "construct, or have constructed, 3.88 acres of 'pocket parks,' 2.12 acres of trail along Grand Teton Drive and Hualapai Way and provide the City with 10 acres of City park development, either in the form of actual park construction or in lieu of fees, which will be negotiated within the Development Agreement." These 16 acres constitute 10 percent of the approximately 160 acres in the overall development. The 10 percent figure was borrowed from the minimum amount of open space required within the Lone Mountain Master Plan area. The 3.88 acres were to be distributed proportionately among the residential communities within the overall area. That requirement has been achieved, with approximately 4.3 acres of open space already being provided prior to the proposed 51-lot single-family development that has prompted this Modification request.

Per the Park Development Agreement, the Master Developer shall construct the full 10-acre neighborhood park adjacent to the southeast corner of Gilcrease Avenue and Hualapai Way. The text should therefore be amended to reflect this.

It is important that the city receive timely updates to the Master Development Plan and Design Standards when modifications are approved. Therefore, a condition has been added requiring full copies of the amended plan documents within 30 days of the final approval by the City Council.

NOTICES MAILED 46 – Mailed with WVR-5127 and SDR-5126

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MDD-5125 APN: a portion of 125-18-201-010

Name of Property Owner: SCC-Canyon II, LLC

Name of Applicant: Perma-Bilt 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: SCC-Canyon II, LLC a Delaware limited liability company M. Leigh Justus

Print Name: M. Leigh Justus

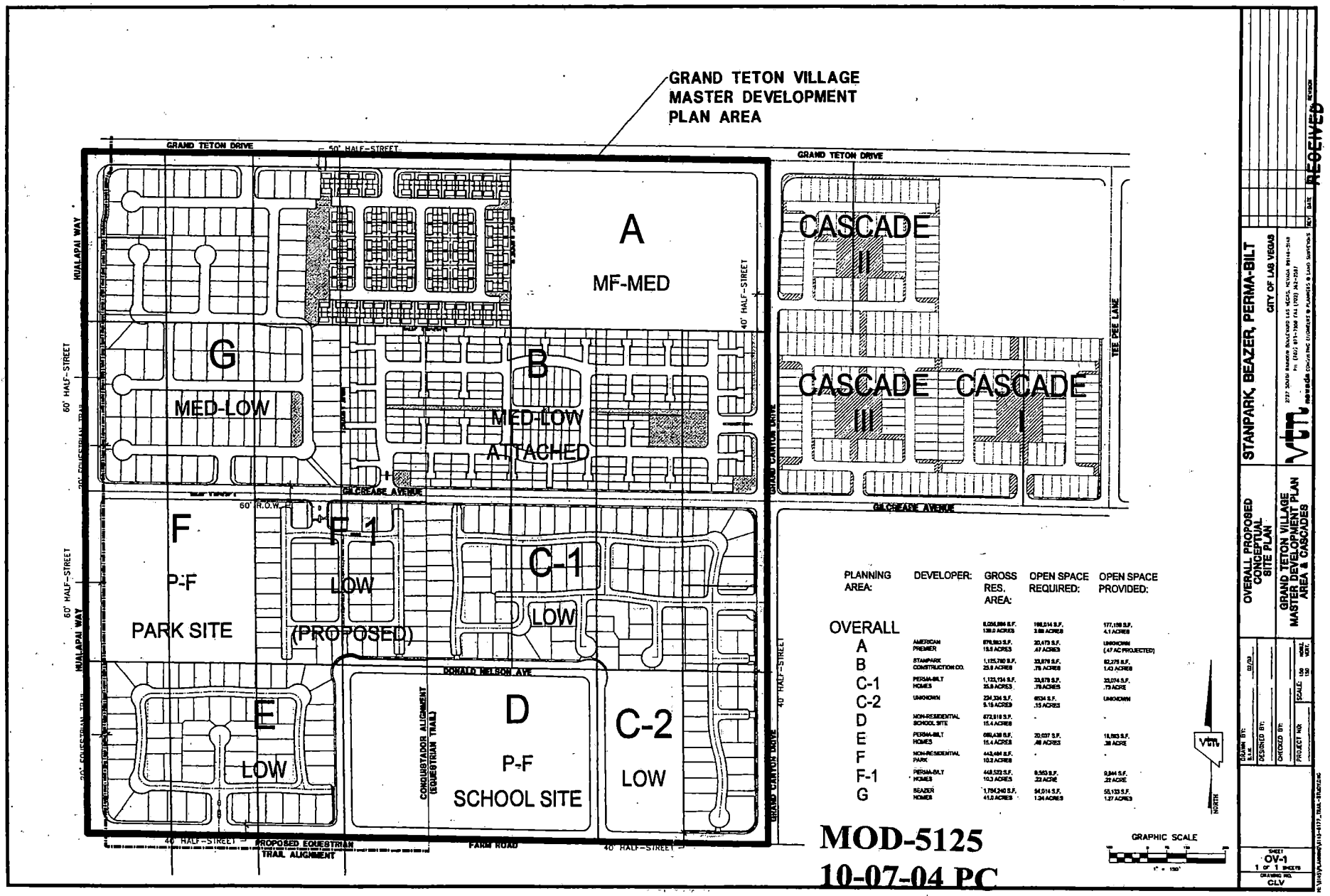
Subscribed and sworn before me

This 12th day of August, 2004

Roselyn K Milner

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSELYN K. MILNER
Appt. No. 99-38629-1
My Appt. Expires Oct. 20, 2007



PLANNING AREA:	DEVELOPER:	GROSS RES. AREA:	OPEN SPACE REQUIRED:	OPEN SPACE PROVIDED:
OVERALL		6,204,884 S.F. 138.0 ACRES	166,014 S.F. 3.66 ACRES	177,138 S.F. 4.1 ACRES
A	AMERICAN PREMIER	679,593 S.F. 15.6 ACRES	20,473 S.F. .47 ACRES	UNKNOWN (.47 AC PROJECTED)
B	STANPARK CONSTRUCTION CO.	1,125,780 S.F. 25.8 ACRES	33,878 S.F. .78 ACRES	62,275 S.F. 1.43 ACRES
C-1	PERMA-BILT HOMES	1,123,134 S.F. 25.8 ACRES	33,678 S.F. .78 ACRES	33,074 S.F. .73 ACRE
C-2	UNKNOWN	234,334 S.F. 5.15 ACRES	6534 S.F. .15 ACRES	UNKNOWN
D	NON-RESIDENTIAL SCHOOL SITE	672,918 S.F. 15.4 ACRES	-	-
E	PERMA-BILT HOMES	686,438 S.F. 15.4 ACRES	20,037 S.F. .46 ACRES	16,553 S.F. .38 ACRE
F	NON-RESIDENTIAL PARK	443,484 S.F. 10.2 ACRES	-	-
F-1	PERMA-BILT HOMES	448,532 S.F. 10.3 ACRES	9,583 S.F. .22 ACRE	9,944 S.F. .22 ACRE
G	BEAZER HOMES	1,704,240 S.F. 41.0 ACRES	54,014 S.F. 1.24 ACRES	55,133 S.F. 1.27 ACRES

NORTH

GRAPHIC SCALE

MOD-5125
10-07-04 PC

STANPARK, BEAZER, PERMA-BILT
CITY OF LAS VEGAS

OVERALL PROPOSED CONCEPTUAL SITE PLAN

GRAND TETON VILLAGE MASTER DEVELOPMENT PLAN AREA & CASCADES

DRAWN BY: S.I.M.
DESIGNED BY:
CHECKED BY:
PROJECT NO.
SCALE: 1" = 150' HORIZ. 1" = 150' VERT.

SHEET OV-1
1 OF 1 SHEETS
DRAWING NO. CLV

RECEIVED
AUG 24 2004



MOD-5125 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC
SOUTH SIDE OF GILCREASE AVENUE, APPROXIMATELY 660 FEET EAST OF HUALAPAI WAY
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
See Item 39 [MOD-5125] for all related discussion on Item 39 [MOD-5125], Item 40 [WVR-5127] and Item 41 [SDR-5126].

(7:45-7:53)

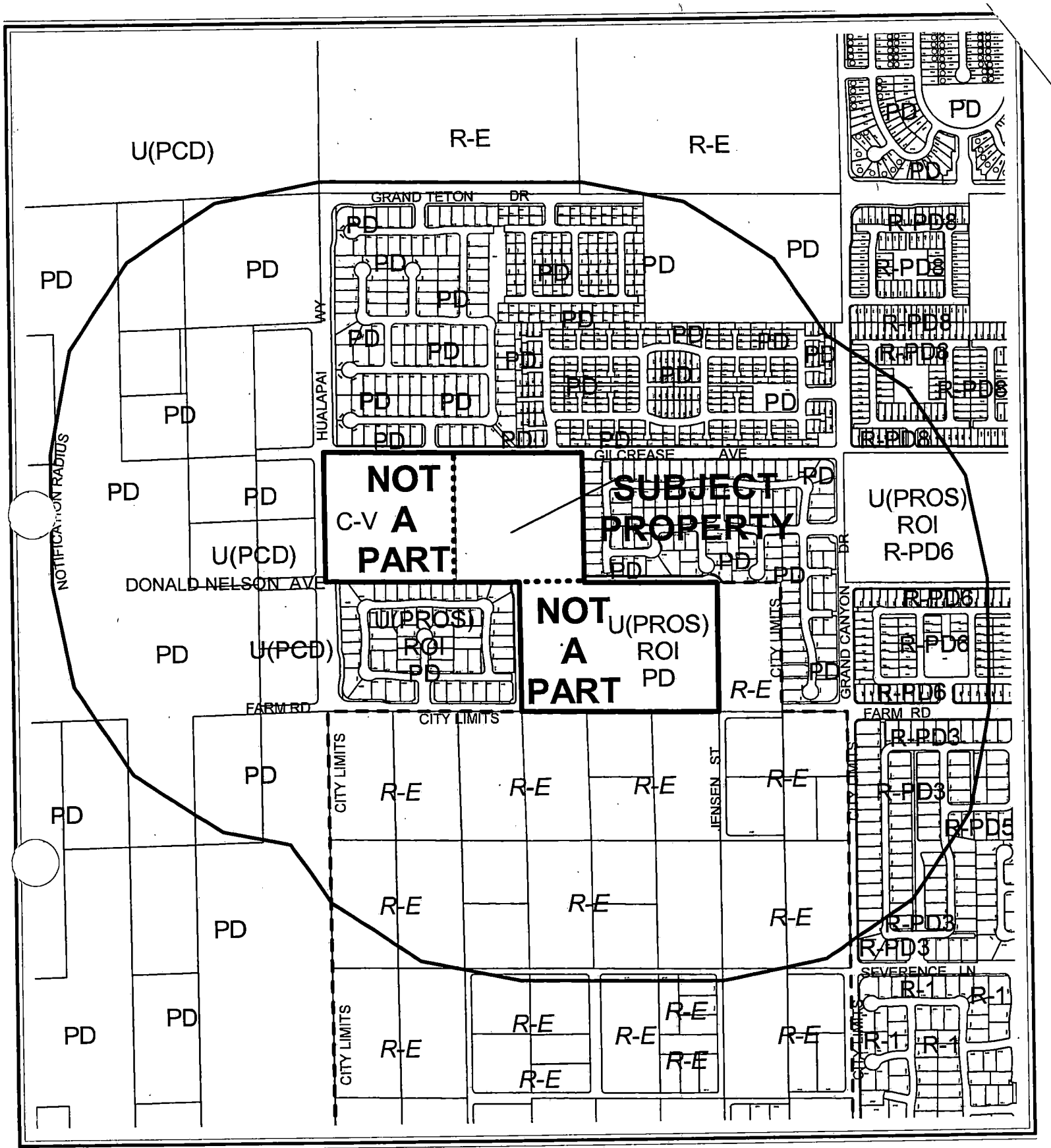
PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 40 – WVR-5127

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-5125) and Site Development Plan Review (SDR-5126) by the City Council.

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

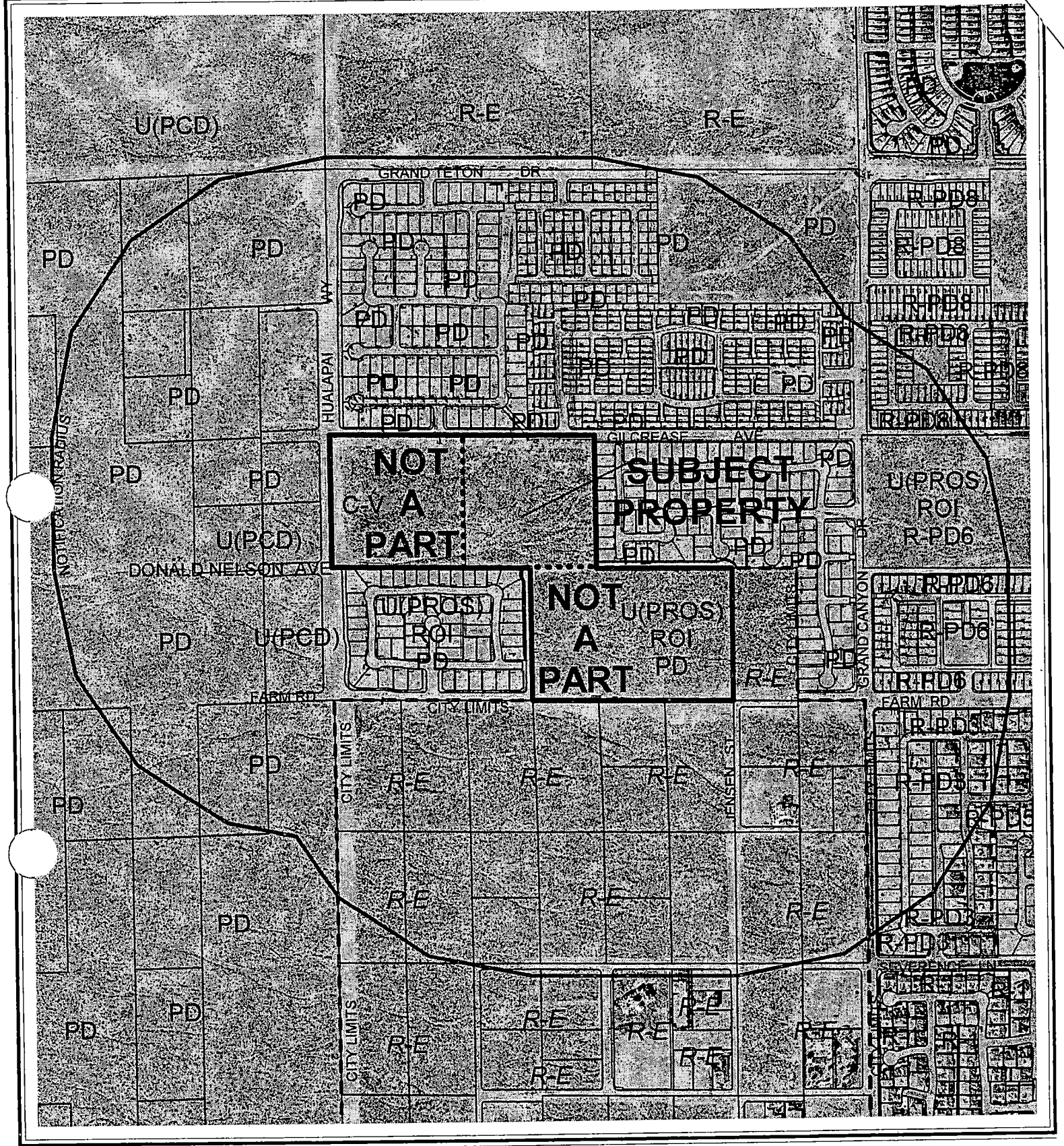


CASE: **WVR-5127**

RADIUS: 1400 FT

ZONING SUBJECT PROPERTY:
C-V (CIVIC) AND U(UNDEVELOPED) ZONE [PROS (PARKS, RECREATION, AND OPEN SPACE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N



CASE: **WVR-5127**

RADIUS: 1400 FT

ZONING SUBJECT PROPERTY:

C-V (CIVIC) AND U(UNDEVELOPED) ZONE [PROS (PARKS, RECREATION, AND OPEN SPACE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-5127 - WAIVER - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-5125) and Site Development Plan Review (SDR-5126) by the City Council.

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

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

According to the applicant's justification letter, the waiver for internal intersection separation is necessary to avoid the same waiver request for external streets, namely between the intersection of Gilcrease and the entry street and the intersection of Gilcrease and Garden Rock Street to the north. The applicant found the waiver for internal street intersections preferable to the option of a waiver for intersections on the outside of the development.

BACKGROUND INFORMATION

A) Actions

06/06/01 The City Council approved the Annexation (A-0030-98) of property generally located between Hualapai Way and Grand Canyon Drive and between Grand Teton Drive and Gilcrease Avenue, containing approximately 20 acres of land. The Planning Commission and staff recommended approval. The effective date was 06/15/01.

08/21/02 The City Council approved the Annexation (A-0008-02) of property generally located southeast of the intersection of Grand Teton Drive and Hualapai Way, containing approximately 113.23 acres of land. The Planning Commission and staff recommended approval. The effective date was 08/30/02.

09/04/02 The City Council approved a Rezoning (Z-0014-02) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive. The action approved the creation of the Grand Teton Village Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.

04/02/03 The City Council approved a Major Modification (MOD-1730) to the Grand Teton Village Master Development Plan and Design Standards to revise standards regarding landscaping, trails, setbacks, parking and open space as part of a larger request. The Planning Commission and staff recommended approval.

08/20/03 The City Council approved a Rezoning (ZON-2607) from U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] to C-V (Civic) on 10 acres adjacent to the southeast corner of Hualapai Way and Gilcrease Avenue. The Planning Commission and staff recommended approval.

10/29/03 The City Council approved a Development Agreement (DIR-2863) for the Grand Teton Village development. The Planning Commission and staff recommended approval.

01/23/04 Staff approved an administrative Site Development Plan Review (SDR-3464) for a proposed public park within Grand Teton Village on 10 acres adjacent to the southeast corner of Gilcrease Avenue and Hualapai Way, adjacent to the subject site.

08/18/04 The City Council approved a request to amend the Centennial Hills Sector Plan of the General Plan (GPA-4587) from PR-OS (Park/Recreation/Open Space) to PCD (Planned Community Development) on the subject site. The Planning Commission and staff recommended approval.

10/07/04 The Planning Commission will consider two related items on the subject site: a Major Modification (MOD-5125) to the Grand Teton Village Master Plan to change the land use designation on the subject site from P (Public Facilities) to L (Low Density Residential) and to update various parts of the plan; and a Site Development Plan Review (SDR-5126) for a proposed 51-lot single-family residential development.

B) Pre-Application Meeting

08/03/04 A General Plan Amendment to PCD (Planned Community Development) was pending at the time of the meeting that would accommodate this development. It was determined that the applicant would need to modify the Grand Teton Village Master Development Plan to develop a low density residential subdivision on the site. The possibility of a Variance for lack of open space was discussed, but it was later determined (08/18/04) that the amount of open space provided within the proposed development would be sufficient, based upon the attainment of the total open space quota required by the Master Development Plan and Design Standards.

SS

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.32

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential
South:	Undeveloped and Single-Family Residential
East:	Single-Family Residential
West:	Undeveloped (approved Public Park)

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. This land use category allows for a mix of residential uses maintaining an overall average density between two to eight units per acre across a minimum 80-acre site in conjunction with a master plan. The current PD (Planned Development) zoning and the Grand Teton Village Master Plan fulfill these requirements; therefore, the site is in conformance with the General Plan.

ANALYSIS

A) Subdivision Code Compliance

This report seeks to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing service internally within a subdivision. This requirement, found in Title 18.12.160, prescribes this minimum distance as 125 feet.

Specifically, Title 18.12.160 states:

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

The design as proposed will still allow adequate stacking and turning movements between the proposed intersection of the entry street and the first east-west street in the development and the nearby intersection to the east. Approximately 91 feet separates these two intersections. Traffic volumes in this area are expected to be light. The requested reduction represents a 27 percent reduction in the minimum standard, and is a relatively minor deviation. The Department of Public Works has no objection to the request. Approval will be conditioned upon approval of the Major Modification (MOD-5125) and Site Development Plan Review (SDR-5126) accompanying this application.

FINDINGS

The proposed design does not appear to present left turn traffic conflicts, nor is it expected to hinder area traffic flows, which are expected to be light. Without this Waiver request, the applicant could not present a similar lot configuration. As less traffic is expected to occur inside the development as opposed to outside the development, the internal Waiver is preferable to an external Waiver. Therefore, approval of this Waiver request is recommended.

NOTICES MAILED 46 – Mailed with MOD-5125 and SDR-5126

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5127 APN: a portion of 125-18-201-010

Name of Property Owner: SCC-Canyon II,LLC

Name of Applicant: Perma-Bilt 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: SCC-Canyon II, LLC, a Delaware limited liability company

Print Name: M. Leigh Austin

Subscribed and sworn before me

This 12th day of August, 2004

Roselyn K Milner

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSELYN K. MILNER
Appt. No. 99-38629-1
My Appt. Expires Oct. 20, 2007

Revised 2/12/02

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

SITE DEVELOPMENT PLAN
FOR
VALLEY CREST II CENTRAL

PERMA-BILT HOMES
7150 POLLOCK DRIVE, SUITE 100
LAS VEGAS, NEVADA 8119
(702) 896-8100

CITY OF LAS VEGAS, NEVADA

SHEET 01 OF 01 SHEETS
SDR-5126

RECEIVED
AUG 27 2004

MOD-5125
SDR-5126
WVR-5127
10-07-04 PC

REVISED
8-27-04



WVR-5127 - WAIVER - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC
SOUTH SIDE OF GILCREASE AVENUE, APPROXIMATELY 660 FEET EAST OF HUALAPAI WAY
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
See Item 39 [MOD-5125] for all related discussion on Item 39 [MOD-5125], Item 40 [WVR-5127] and Item 41 [SDR-5126].

(7:45-7:53)

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 41 – SDR-5126

CONDITIONS:

Planning and Development

1. Approval by the City Council and conformance with the Conditions of Approval of Major Modification (MOD-5125) to the Grand Teton Master Development Plan and Design Standards and a Waiver (WVR-5127) of Title 18.12.160.

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

3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 08/24/04, except as amended by conditions herein.

4. The setbacks for this development shall be a minimum of 12 feet to the house, porch or side-loading garage; 18 feet to the front of the garage (as measured from back of sidewalk or from back of curb if no sidewalk is provided); 5 feet on the side; 10 feet on the corner side; and 10 feet in the rear, per Section 3.5.3 of the Grand Teton Village Master Development Plan Standards.

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to clearly depict pedestrian access to the 10-acre park to the west of the subject development. The 20-foot drainage easement labeled Common Element 'G' shall not be included in any open space calculation.

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 a minimum of four five-gallon shrubs for each tree within planters along Gilcrease Avenue and Donald Nelson Avenue.

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

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

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. Any combination of retaining and screening walls on the perimeter of the development shall not exceed a height of eight feet, measured on the side exterior to the development.

CONDITIONS – Continued:

10. 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.

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

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

Public Works

13. Dedicate 30 feet of right-of-way for Gilcrease Avenue and 30 feet for Donald Nelson Avenue, including the area for a knuckle, adjacent to this site.

14. Construct half-street improvements including appropriate overpaving on Gilcrease Avenue and Donald Nelson Avenue, including those portions of the Donald Nelson Avenue/Topaz Creek Street knuckle 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).

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

16. 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.

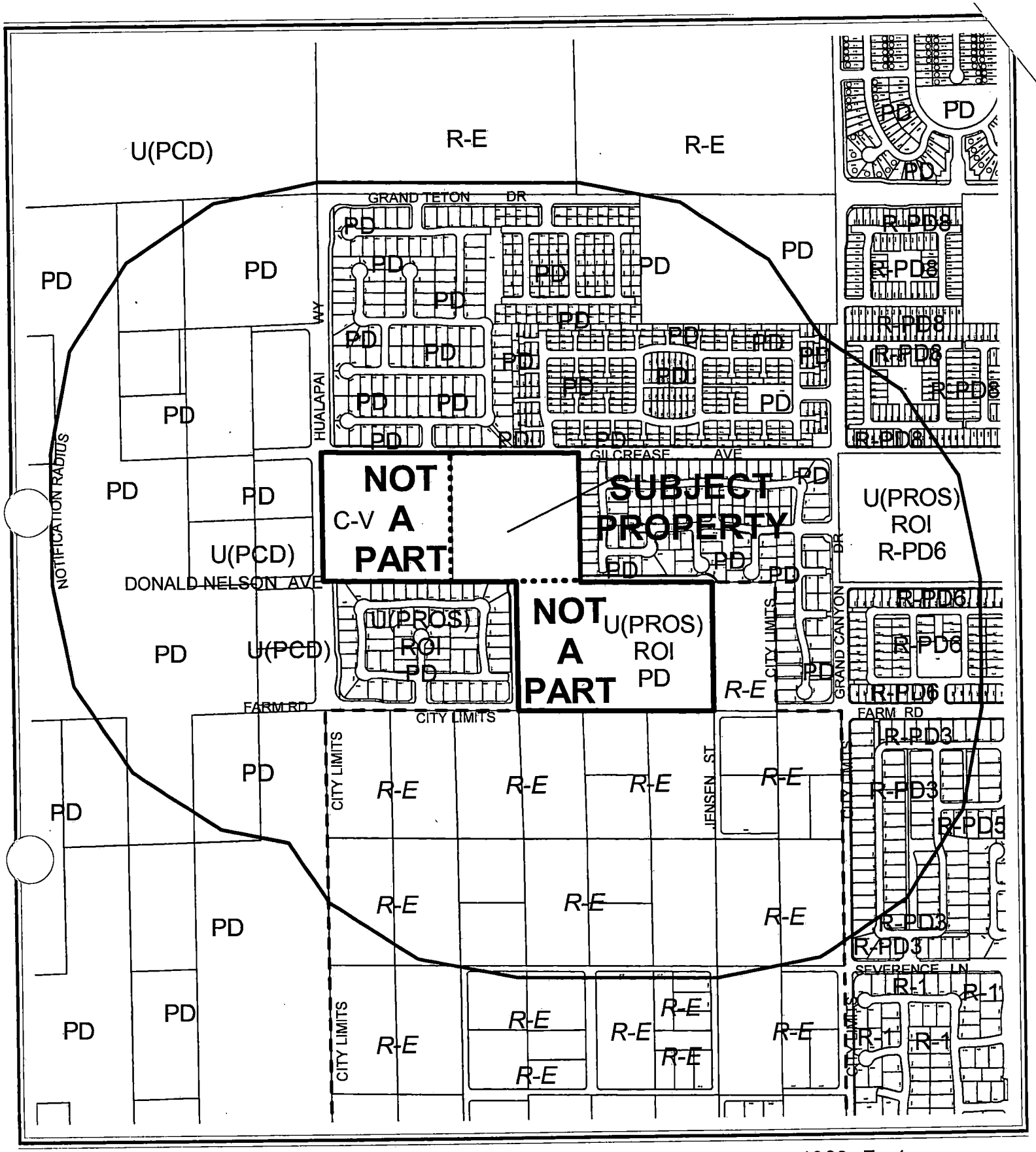
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

CONDITIONS – Continued:

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

19. 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.

20. Site development to comply with all applicable conditions of approval for the Grand Teton Village Master Plan, Zoning Reclassification Z-14-02, and all other applicable site-related actions.



0 500 1000 Feet

CASE: **SDR-5126**

RADIUS: 1400 FT

ZONING SUBJECT PROPERTY:
C-V (CIVIC) AND U(UNDEVELOPED) ZONE [PROS (PARKS, RECREATION, AND OPEN SPACE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5126 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC

** CONDITIONS **

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

Planning and Development

1. Approval by the City Council and conformance with the Conditions of Approval of Major Modification (MOD-5125) to the Grand Teton Master Development Plan and Design Standards and a Waiver (WVR-5127) of Title 18.12.160.

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

3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 08/24/04, except as amended by conditions herein.

4. The setbacks for this development shall be a minimum of 12 feet to the house, porch or side-loading garage; 18 feet to the front of the garage (as measured from back of sidewalk or from back of curb if no sidewalk is provided); 5 feet on the side; 10 feet on the corner side; and 10 feet in the rear, per Section 3.5.3 of the Grand Teton Village Master Development Plan Standards.

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to clearly depict pedestrian access to the 10-acre park to the west of the subject development. The 20-foot drainage easement labeled Common Element 'G' shall not be included in any open space calculation.

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 a minimum of four five-gallon shrubs for each tree within planters along Gilcrease Avenue and Donald Nelson Avenue.

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

SS

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. Any combination of retaining and screening walls on the perimeter of the development shall not exceed a height of eight feet, measured on the side exterior to the development.

10. 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.

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

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

Public Works

13. Dedicate 30 feet of right-of-way for Gilcrease Avenue and 30 feet for Donald Nelson Avenue, including the area for a knuckle, adjacent to this site.

14. Construct half-street improvements including appropriate overpaving on Gilcrease Avenue and Donald Nelson Avenue, including those portions of the Donald Nelson Avenue/Topaz Creek Street knuckle 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).

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

16. 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.

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SS

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20. Site development to comply with all applicable conditions of approval for the Grand Teton Village Master Plan, Zoning Reclassification Z-14-02, and all other applicable site-related actions.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

According to the applicant's justification letter, the development is in accordance with Title 19 requirements and the General Plan. The site plan depicts efficient layout of streets and a traditional lot pattern. Adequate open space is provided.

BACKGROUND INFORMATION

A) Actions

06/06/01	The City Council approved the Annexation (A-0030-98) of property generally located between Hualapai Way and Grand Canyon Drive and between Grand Teton Drive and Gilcrease Avenue, containing approximately 20 acres of land. The Planning Commission and staff recommended approval. The effective date was 06/15/01.
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09/04/02	The City Council approved a Rezoning (Z-0014-02) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive. The action approved the creation of the Grand Teton Village Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.

04/02/03 The City Council approved a Major Modification (MOD-1730) to the Grand Teton Village Master Development Plan and Design Standards to revise standards regarding landscaping, trails, setbacks, parking and open space as part of a larger request. The Planning Commission and staff recommended approval.

08/20/03 The City Council approved a Rezoning (ZON-2607) from U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] to C-V (Civic) on 10 acres adjacent to the southeast corner of Hualapai Way and Gilcrease Avenue. The Planning Commission and staff recommended approval.

10/29/03 The City Council approved a Development Agreement (DIR-2863) for the Grand Teton Village development. The Planning Commission and staff recommended approval.

01/23/04 Staff approved an administrative Site Development Plan Review (SDR-3464) for a proposed public park within Grand Teton Village on 10 acres adjacent to the southeast corner of Gilcrease Avenue and Hualapai Way, adjacent to the subject site.

08/18/04 The City Council approved a request to amend the Centennial Hills Sector Plan of the General Plan (GPA-4587) from PR-OS (Park/Recreation/Open Space) to PCD (Planned Community Development) on the subject site. The Planning Commission and staff recommended approval.

10/07/04 The Planning Commission will consider two related items on the subject site: a Major Modification (MOD-5125) to the Grand Teton Village Master Plan to change the land use designation on the subject site from P (Public Facilities) to L (Low Density Residential) and to update various parts of the plan; and a Waiver (WVR-5127) of Title 18.12.160 for internal intersection separation distance that is less than the minimum required.

B) Pre-Application Meeting

08/03/04 A General Plan Amendment to PCD (Planned Community Development) was pending at the time of the meeting that would accommodate this development. It was determined that the applicant would need to modify the Grand Teton Village Master Development Plan to develop a low density residential subdivision on the site. The possibility of a Variance for lack of open space was discussed, but it was later determined (08/18/04) that the amount of open space provided within the proposed development would be sufficient, based upon the attainment of the total open space quota required by the Master Development Plan and Design Standards.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.32

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential
South:	Undeveloped and Single-Family Residential
East:	Single-Family Residential
West:	Undeveloped (approved Public Park)

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. This land use category allows for a mix of residential uses maintaining an overall average density between two to eight units per acre across a minimum 80-acre site in conjunction with a master plan. The current PD (Planned Development) zoning and the Grand Teton Village Master Plan fulfill these requirements; therefore, the site is in conformance with the General Plan.

PROJECT DESCRIPTION

The site plan depicts 51 single-family residential lots on the 10.32-acre site, resulting in a density of 4.94 dwelling units per acre. These lots will be served by 39-foot wide private streets without sidewalks that will have access to a single 60-foot wide public street entry linking the development to Gilcrease Avenue. Lots average approximately 5,400 square feet in size. Setbacks proposed for this development are 18 feet to the house and front loading garages, 14 feet to side loading garages, five feet on the side, 10 feet on the corner side, and 15 feet in the rear. The conceptual landscape plan shows a six-foot wide perimeter landscape buffer along Gilcrease Avenue and Donald Nelson Avenue, the two public rights-of-way that are part of the plan. Open space is provided within two common areas on the west side of the development. Three distinct housing products are depicted, which typically feature one- and two-story stucco exteriors with concrete tile roofs.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for a PD-zoned project are set out by the adopted development standards for the master planned area. The Grand Teton Village Master Development Plan and Design Standards and Development Agreement have established the following standards:

Standards	Required (L)	Provided	Compliance
Min. Lot Size	N/A	5,200 SF	N/A
Min. Lot Width	N/A	60 Feet	N/A
Min. Setbacks • Front (front loading garages)	18 Feet	18 Feet (dwelling and front loading garages)	Y
• Front (dwelling, porch or side loading garages)	12 Feet	14 Feet (side loading garages)	Y
• Side • Corner • Rear	5 Feet 10 Feet 10 Feet	5 Feet 10 Feet 15 Feet	Y Y Y
Max. Lot Coverage	N/A	60% (approx)	N/A
Max. Building Height	35 Feet	2 Stories/35 Feet	N/A

SS

These standards proposed by the site plan are consistent with the setback standards for the L (Low Density Residential) land use category in the Plan, and are appropriate for this type and scale of development.

A2) Residential Adjacency Standards

No Residential Adjacency Standards apply to the subject proposal.

A3) Parking and Traffic Standards

Pursuant to the Grand Teton Village Master Development Plan and Design Standards, the following Parking Standards apply to the subject proposal:

Uses	Units	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Single Family, Detached	51	2 spaces/unit	102	none	102	none

Section 5.2.2 of the Grand Teton Village Master Development Plan and Design Standards requires a minimum of two enclosed off-street parking spaces for each single family unit. Tandem parking spaces count as one space. Each housing type contains at least a two-car garage, thereby meeting the standard.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Buffer: • Min. Trees (Public ROW)	1 – 24" Box Tree/30 Linear Feet + 1 – 24" Box Tree	34	49
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		6 Feet

The conceptual landscape plan meets or exceeds the standards contained in Title 19.12 and the Landscape, Wall and Buffer Standards.

Pursuant to the Grand Teton Village Master Development Plan and Design Standards, the following Open Space Standards apply to the subject proposal:

The current standards require a total of 3.88 acres of open space to be provided proportionately throughout the residential properties of the Master Plan area. Because residential developments in Grand Teton Village prior to this application encompassed 128.7 acres, each residential development was required to provide a minimum of 3.015 percent of its gross area for open space. Landscape buffering in excess of that required by the Landscape, Wall and Buffer Standards may be counted as open space. However, existing residential developments within Grand Teton Village have already exceeded the required 3.88-acre minimum open space provision. The amount of open space proposed for the subject development is 6,854 square feet, which includes an access to the approved 10-acre park to the west of the subject development. The open space requirement has therefore been met.

B) General Analysis and Discussion

- Zoning

The site is currently zoned U (Undeveloped) under a Resolution of Intent to PD (Planned Development). A companion Major Modification request (MOD-5125) would, if approved, amend the Grand Teton Village Master Development Plan to change the land use on the 10-acre subject property from P (Public Facility) to L (Low Density Residential) in order to allow the project as proposed to be developed. The proposed land use category is consistent with the current PCD (Planned Community Development) General Plan designation for the site, which allows an average density of up to eight dwelling units per acre. The proposed development is also compatible with adjacent low-density development to the west and medium-low attached and detached density development to the north.

- Site Plan

The site plan represents a logical and efficient street layout. The requested setbacks are comparable to similar developments within Grand Teton Village. The 20-foot drainage easement (labeled as Common Element 'G') should not be included in any open space calculation, as it cannot be landscaped or used in any way as open space.

- Waivers

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

- Landscape Plan

Pedestrian access should be clearly indicated within the open space area (labeled Common Element 'F') linking this development to the approved public park to the west. The conceptual landscape plan depicts a sufficient number of trees along the public rights-of-way adjacent to the site; however, a minimum of four five-gallon shrubs per tree will be required when a landscape plan is submitted for review. A combination of 24-inch box Modesto Ash and 36-inch Mondel Pine is featured along the rights-of-way. Intemal landscaping consists primarily of shrubs and groundcover.

SS

- Elevation

The proposed elevations are harmonious and compatible with development in the area and are not undesirable in appearance. The stucco exteriors and tile roofing materials are typical of residential buildings within Grand Teton Village.

- Floor Plan

Three different floor plans consisting of one and two stories are proposed with various option packages. One model contains a three-car garage.

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 single-family residential development is similar to other residential developments in the surrounding area. It is adjacent to existing low-density residential development to the east and should provide a link to the approved park site to the west.

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 project will be consistent with Title 19 and applicable Grand Teton Village Master Development Plan plans, policies and standards with implementation of the conditions regarding on-site open space and setbacks on site.

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

   The proposed site access will not substantially impact adjacent residential neighborhood roadways, as traffic generated by the proposed development will circulate primarily between this site and Gilcrease Avenue, an 60-foot wide collector street.

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

   The proposed project will incorporate building elevations and façade materials appropriate for the Grand Teton Village Master Development Plan area. The proposed landscaping along the perimeter of the development will be appropriate, providing an appropriate buffer for the proposed development.

SS

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

   The building elevations are aesthetically pleasing and will be harmonious and compatible with other single-family developments in Grand Teton Village.

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

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

NOTICES MAILED 46 – Mailed with MOD-5125 and WVR-5127

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5126 APN: a portion of 125-18-201-010

Name of Property Owner: SCC-Canyon II,LLC

Name of Applicant: Perma-Bilt 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: SCC-Canyon II, LLC, a Delaware limited liability company M. Leigh Avon

Print Name: M. Leigh Avon

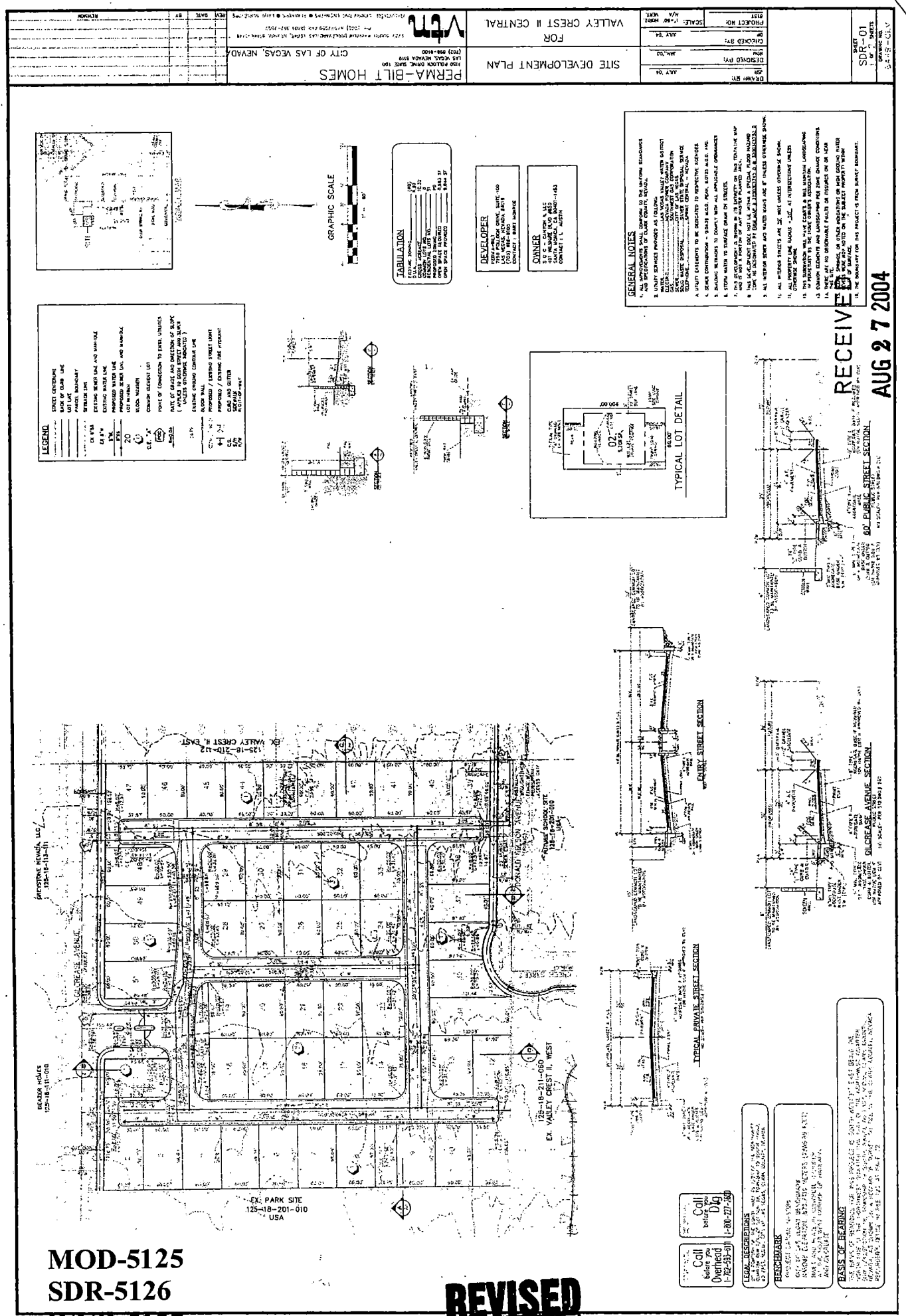
Subscribed and sworn before me

This 12th day of August, 2004

Roselyn K Milner

Notary Public in and for said County and State

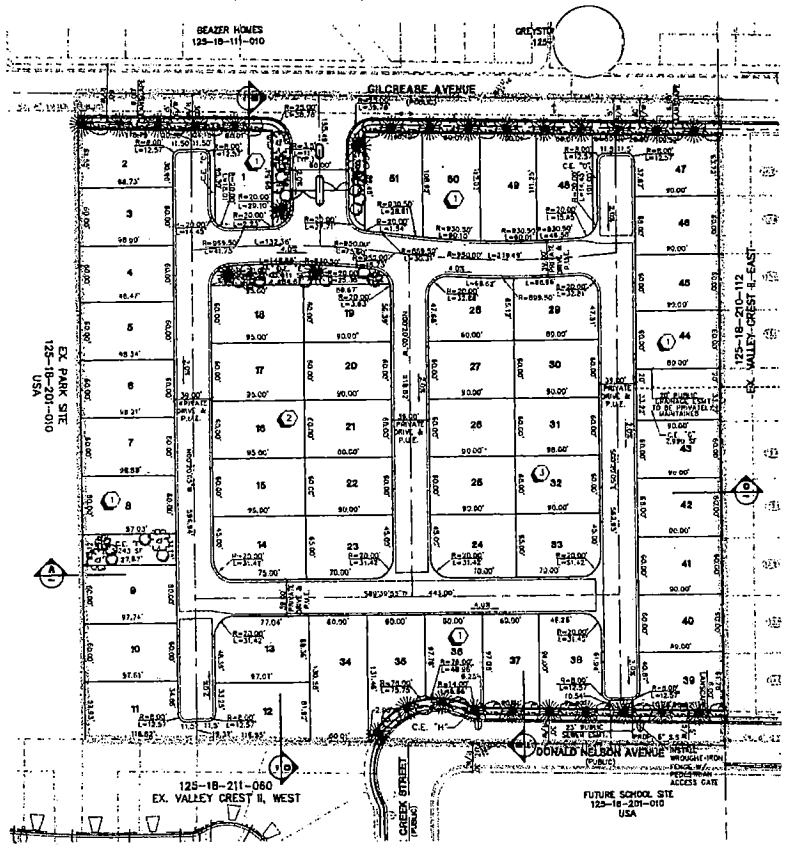
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSELYN K. MILNER
Appt. No. 99-38629-1
My Appt. Expires Oct. 20, 2007



RECEIVED
AUG 27 2004

MOD-5125
SDR-5126
WVR-5127
10-07-04 PC

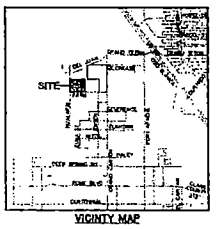
REVISED
8.27.04



TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	24	24" BOX	VARIES	MODESTO ASH
	25	36" BOX	VARIES	MONDEL PINE
	5	VARIES	N/A	DATE PALM
	4	13 GALLON	VARIES	PHOTNIA
	16	15 GALLON	VARIES	FLOWERING PLUM
	5	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to Title 19A requirements.
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The proposed landscaping is conceptual only. A detailed landscaping plan wil be prepare by a lincensed Landscape Architect, and submitted as a part of the final engineering (Development) Plans.
4. Changes to this proposed plan is anticipated.. Trees, sizes, location and types.



VICINITY MAP

GRAPHIC SCALE

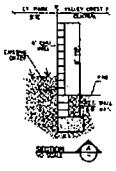
LEGEND
- STREET CENTERLINE
- BACK OF CURB LINE
- LOT LINE
- PARCEL BOUNDARY
- SETBACK LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- LOT NUMBER
- BLOCK NUMBER
- C.E. "A" — COMMON ELEMENT LOT
- POINT OF CONNECTION TO EXIST. UTILITIES
- RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- EXISTING GROUND CONTOUR LINE
- BLOCK WALL
- PROPOSED / EXISTING STREET LIGHT
- PROPOSED / EXISTING FIRE HYDRANT
- CURB AND GUTTER
- SIDEWALK
- RIGHT-OF-WAY

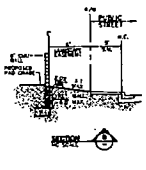
TABULATION

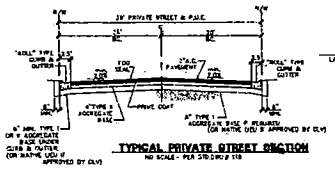
EXISTING ZONING	(PD)
D.U.A.	4.87
GROSS ACREAGE	10.32
COMMON LOTS NO.	6
RESIDENTIAL LOTS NO.	51
PROPOSED ZONING	PD
OPEN SPACE REQUIRED	8,563 SF
OPEN SPACE PROVIDED	8,844 SF

DEVELOPER
PERMA-BILT
3150 POLLOCK DRIVE, SUITE 100
LAS VEGAS, NEVADA 89116
(702) 896-8100
CONTACT : BART MONROE

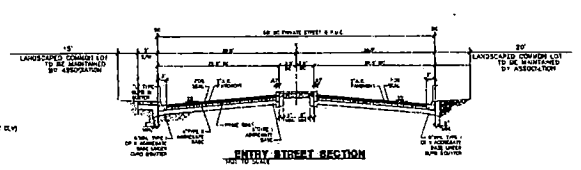
OWNER
S C C - CANYON II, LLC
401 WILSHIRE BLVD #930
SANTA MONICA, CA 90401-1453
CONTACT : L. AUSTIN



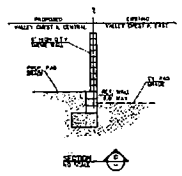




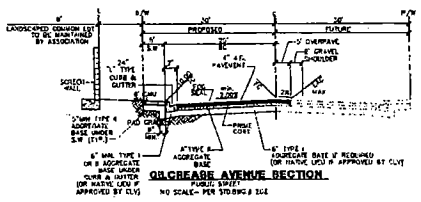
TYPICAL PRIVATE STREET SECTION
NO SCALE - PER STD.DWG.# 118



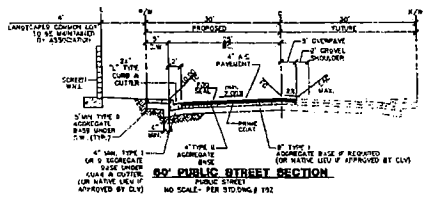
ENTRY STREET SECTION
NOT TO SCALE



GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, 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 DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
   TELEPHONE ..... SPRINT CENTRAL - NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.0438 M.G.D. PEAK, 0.0123 M.G.D. AVG.
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA MAP # 32003C0740 D & 32003C0760 D
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE 36' WIDE UNLESS OTHERWISE SHOWN.
11. ALL PROPERTY LINE RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & WILL MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SCRIPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY WITHIN 20 FT OF SURFACE.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY.



GILCREASE AVENUE SECTION
PUBLIC STREET
NO SCALE- PER STD.DWG.# 102



60' PUBLIC STREET SECTION
PUBLIC STREET
NO SCALE- PER STD.DWG.# 102

Call before you Overhead 1-702-593-8711

Call before you Dig 1-800-227-2600

LEGAL DESCRIPTION:

BENCHMARK
PROJECT DATUM: NAVD88
CITY OF LAS VEGAS BENCHMARK
NAVD88 ELEVATION: 873.7310 METERS (2866.89 FEET)
RIVET AND PLATE IN CONCRETE CYLINDER AT THE SOUTHWEST CORNER OF HAULAPAI AND GILCREASE

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 89°11'31" EAST BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

CONCEPTUAL LANDSCAPE PLAN FOR VALLEY CREST II CENTRAL

PERMA-BILT HOMES
3150 POLLOCK DRIVE, SUITE 100
LAS VEGAS, NEVADA 89116
(702) 896-8100

CITY OF LAS VEGAS, NEVADA

vtn nevada CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5516
PH. (702) 873-3535 FAX (702) 382-2537

REVISION	DATE	BY

DRAWN BY: B.T.M. 08/04
DESIGNED BY: RBM JAN.'03
CHECKED BY: JB JULY '04
SCALE: 1"=60' HORIZ. N/A
PROJECT NO.: 6449

SHEET SDR-02
2 OF 2 SHEETS
DRAWING NO. 6449-CLV

N:\VWP\PLANNING\SITE-6449-8-23-04.SITE

WVR-5127
SDR-5126
10-07-04 PC

RECEIVED
AUG 24 2004



SDR-5126 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC
SOUTH SIDE OF GILCREASE AVENUE, APPROXIMATELY 660 FEET EAST OF HUALAPAI WAY
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions – Motion Carried with GOYNES voting NO and McSWAIN abstaining because her company is currently under contract with Richmond American Homes

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 42 [ZON-5087] and Item 43 [SDR-5089].

GARY LEOBOLD, Planning and Development Department stated the General Plan designation for the site is PCD (Planned Community Development), which limits development on the site to 8 dwelling units per acre. The rezoning to R-PD8 would allow zoning up to 8.49 units per acre. The Site Plan proposal shows 8 units per acre so the application does conform to the General

MINUTES – Continued:

Plan requirements. The land to the west is designated under the Town Center plan as SX-TC (Suburban Mixed Use), which encourages commercial and medium density residential development. To the north, across Farm Road, and to the east, the property is zoned and developed as Single Family. There is a church located to the south. The adjacent properties have proposed or existing land uses at densities that are compatible with the proposed development.

The project proposes 51 single-family residential lots on 6.3 acres. Each lot will have access to a 37-foot wide private street. This will form an interior loop within the development. The site has an access on Farm Road approximately 850 feet east of Tule Springs Road (Durango Drive). All homes are proposed as two story products.

JENNIFER LAZOVICH, Attorney, KUMMER KAEMPFER BONNER & RENSHAW, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff conditions and recommendations.

PATRICK BERGSRUD, 8311 Farm Road, appeared and spoke against approval of the items. He pointed out that the large parcel shown on the map adjacent to the proposed lots one through seven is his home. He disagreed with staff's comments regarding all adjacent uses being similar because his home is zoned for residential estates at two units per acre. The proposed development will place eight units per acre lots abutting the two units per acre lots with no transition or buffer. He stated there are 18,000 homes listed for sale in the Vegas Valley and within the Centennial Hills area; there are 1240 similar homes available. In the neighborhood directly behind the proposed project there are several homes available. He acknowledged that the PCD zoned property behind his parcel could be rezoned for up to eight units per acre. It could also be rezoned for other uses.

MR. BERGSRUD stated the area is already saturated with homes. He was very unhappy there had not been a neighborhood meeting. There was no communication from the developer that would allow him to go speak with neighbors to get their opinions because nobody knew what the project was going to be. There has been a noticeable reduction in open space because of all of the existing homes. The Centennial Springs development will be built directly across Tule Springs Road and it will be 40 acres of town homes, lofts and single-family homes. Just north of the proposed site is a 25-acre parcel on the corner of Grand Teton and Durango, which has been rezoned, to residential. Richmond American Homes is proposing 144 homes south of the property, on Elkhorn and Tule Springs. He indicated Richmond American is also proposing rezoning to PCD just to the north on Grand Teton.

MINUTES – Continued:

MR. BERGSRUD made it clear that development was inevitable; however, he felt it was inappropriate to not have any type of transition or buffer between his property and eight, two-story homes proposed to abut his property. He felt single story office might be a reasonable alternative. If single story office was put near the church, he suggested there might be a parking issue. He challenged the distance measured between the entrance on Farm Road from the center of Tule Springs. It was noted at 850 feet from the center and MR. BERGSRUD claimed it was closer to 650 feet to the east edge of the property. He feels it is too close and that his property value will be affected.

MR. BERGSRUD stated that the owner of the not a part area shown on the map to the west of his property is looking for rezoning to allow a day care on that property. He felt that was an appropriate use of the property.

ATTORNEY LAZOVICH stated that to the north, to the east and farther down to the south, there are a number of homes developed at a higher density than MR. BERGSRUD had. From that standpoint, the project does comply with the Land Use plan. The applicant feels the proposed project is compatible with what surrounds the property. Farm Road is a 100-foot road and Tule Springs is an 80-foot road, both of which are able to carry large amounts of traffic.

COMMISSIONER STEINMAN confirmed with ATTORNEY LAZOVICH that walls would be constructed around the site at locations where none currently exist. The wall will be a six-foot block wall. If the church has a wall, their wall will be used.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 42 [ZON-5087] and Item 43 [SDR-5089].

(7:53 – 8:03)
2-647

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. Approval of Site Development Plan Review (SDR-5089) by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

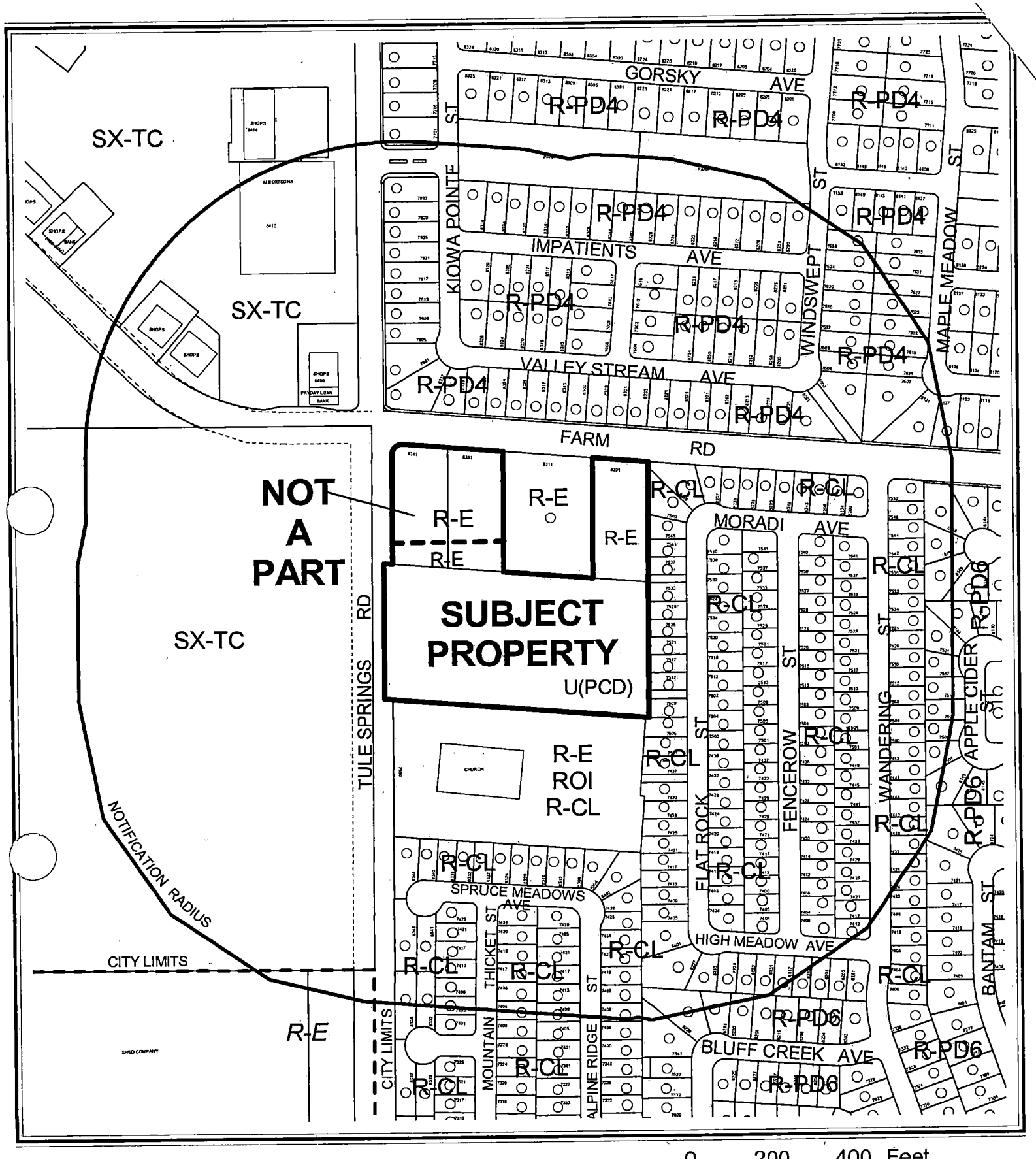
CONDITIONS – Continued:

Public Works

3. Dedicate an additional 20 feet of right-of-way for a total half-street width of 50 feet where such does not currently exist on Tule Springs Road adjacent to this site.

4. Construct half-street improvements on Tule Springs Road and Farm Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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



CASE: **ZON-5087**

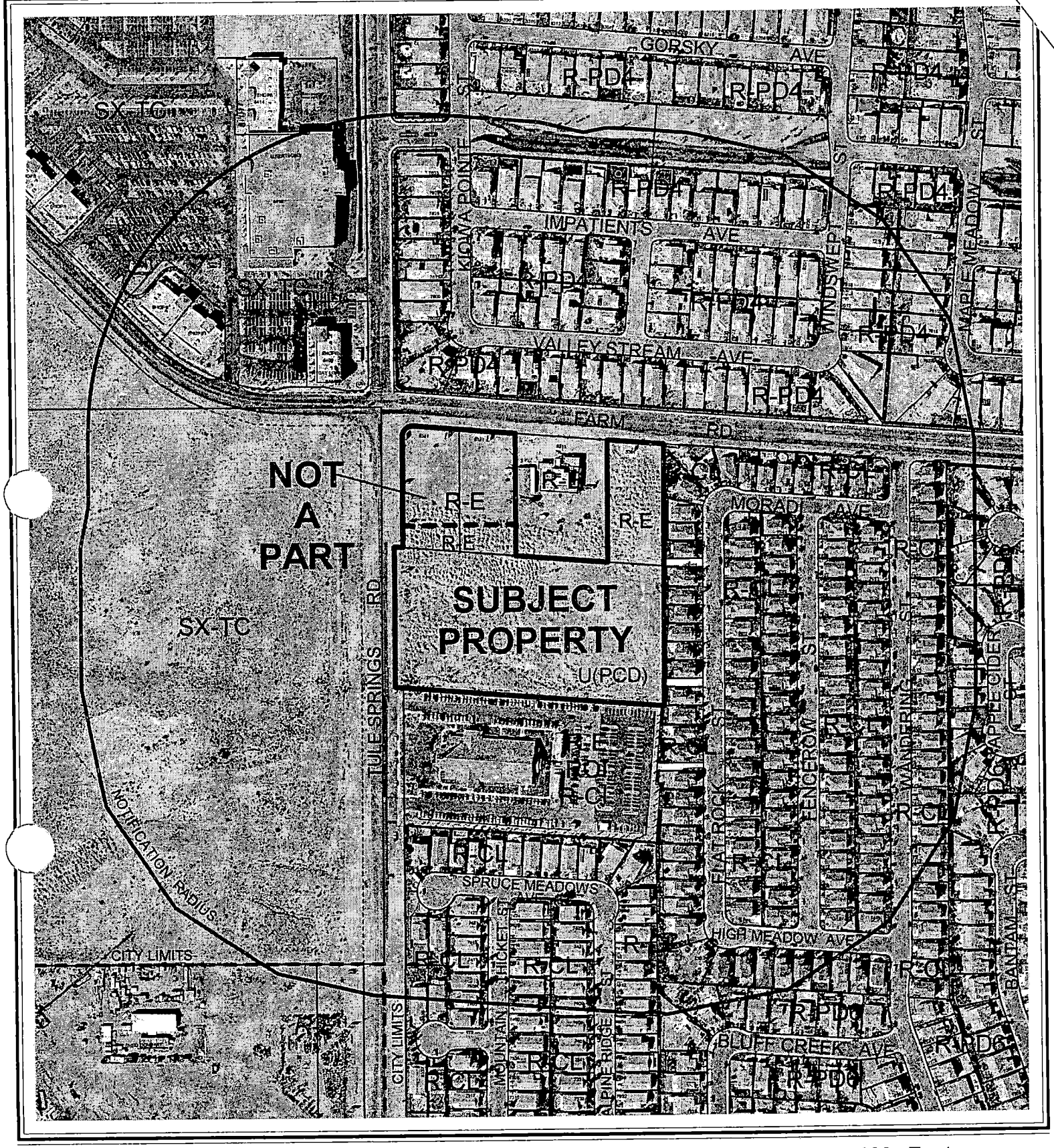
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)



CASE: **ZON-5087**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5087 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC

** CONDITIONS **

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. Approval of Site Development Plan Review (SDR-5089) by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 20 feet of right-of-way for a total half-street width of 50 feet where such does not currently exist on Tule Springs Road adjacent to this site.

4. Construct half-street improvements on Tule Springs Road and Farm Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for 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 (Durango Drive).

B) Applicant's Justification

The applicant indicates in a letter attached to the application that the property is located at the intersection of two major streets where the area is developing at residential densities that are consistent with the subject rezoning proposal. The applicant states: "Our proposed plan meets the requirements and densities of the PCD land use category and we feel this project will be a welcome addition to the City of Las Vegas and the surrounding community."

BACKGROUND INFORMATION

A) Actions

10/07/04 An application for a Site Development Plan Review (SDR-5089) has been submitted in conjunction with this application and is scheduled for consideration on this date.

B) Pre-Application Meeting

08/11/04 The prospective applicant met with staff and discussed the various details of the proposed development. It was noted that the property would have to be rezoned to R-PD8 to support a 51-lot single-family residential development. The open space being provided would meet or exceed the requirements of the R-PD district requirement. Private streets 37 feet wide are proposed for the development.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 6.3

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-family residential
South:	Non-profit organization (church)
East:	Single-family residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development) and L (Low Density Residential)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	SX-TC (Suburban Mixed Use)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) and U (Undeveloped)
North:	R-E (Residence Estates) and R-PD4 (Residential Planned Development – 4 Units per Acre)
South:	R-E (Residence Estates) ROI R-CL (Single-Family Compact-Lot)
East:	R-CL (Single-Family Compact-Lot)
West:	T-C (Town Center)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified the PCD (Planned Community Development) land use category. The property is zoned U (Undeveloped). The proposed development of 51 single-family lots on 6.3 acres, which generates a density of development of 8.0 dwelling units per acre, is permitted within the PCD land use category but not in the present U (Undeveloped) Zone. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD8 (Residential Planned Development – 8 Units per Acre) that would permit up to 8.49 dwelling units per acre.

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

DDS

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

ANALYSIS

A) Zoning Code Compliance

The development standards are presented with the Site Development Plan Review (SDR-4545) that accompanies this application.

B) General Analysis and Discussion

The proposed development of 51 single-family lots on 6.3 acres would generate a density of development of 8.0 dwelling units per acre. This density is permitted within the present PCD (Planned Community Development) land use category but not in the present U (Undeveloped) Zone. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD8 (Residential Planned Development – 8 Units per Acre) that would permit up to 8.49 dwelling units per acre.

Property to the west of the subject property is located in Town Center and zoned SX-TC (Suburban Mixed Use), a zone that encourages commercial and medium density residential development. Across Farm Road to the north, property is zoned and developed for single-family use at four dwelling units per acre. To the east, the density of single-family residential development is 6.3 dwelling units per acre. South of the property there exists a church. The adjacent properties have existing or proposed land uses at densities of development that are compatible to the proposed development.

FINDINGS

To approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposal would be permitted in the PCD (Planned Community Development) land use classification.

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."**

DDS

Property to the west of the subject property is located in Town Center and zoned SX-TC (Suburban Mixed Use), a zone that encourages commercial and medium density residential development. Across Farm Road to the north, property is zoned and developed for single-family use at four dwelling units per acre. To the east, the density of single-family residential development is 6.3 dwelling units per acre. South of the property there exists a church. The adjacent properties have existing or proposed land uses at densities of development that are compatible to the proposed development.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   Except for the church to the south, the subject property is encompassed by existing and proposed land uses that do not complement the present RE (Residence Estates) Zone. The vicinity is developing at a much higher density that is more consistent with the subject proposal.

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

   The subject site abuts Tule Springs Road (Durango Drive) a Primary Arterial (100-foot wide) street and Farm Road, a Secondary Collector (80-foot wide) street, according to the Master Plan of Streets and Highways. Access to the development would be from Farm Road. These streets provide adequate access to the property.

NOTICES MAILED 310 – Mailed with SDR-5098

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Zon-5087 APN: _____

Name of Property Owner: Sandcastle Enterprises, Inc

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: Carol Levins

Print Name: CAROL LEVINS

Subscribed and sworn before me

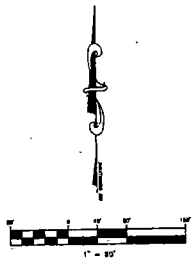
This 6th day of August, 2004

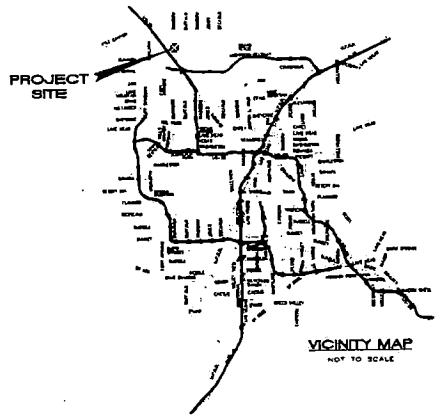
Wanda Faye Meyer

Notary Public in and for said County and State

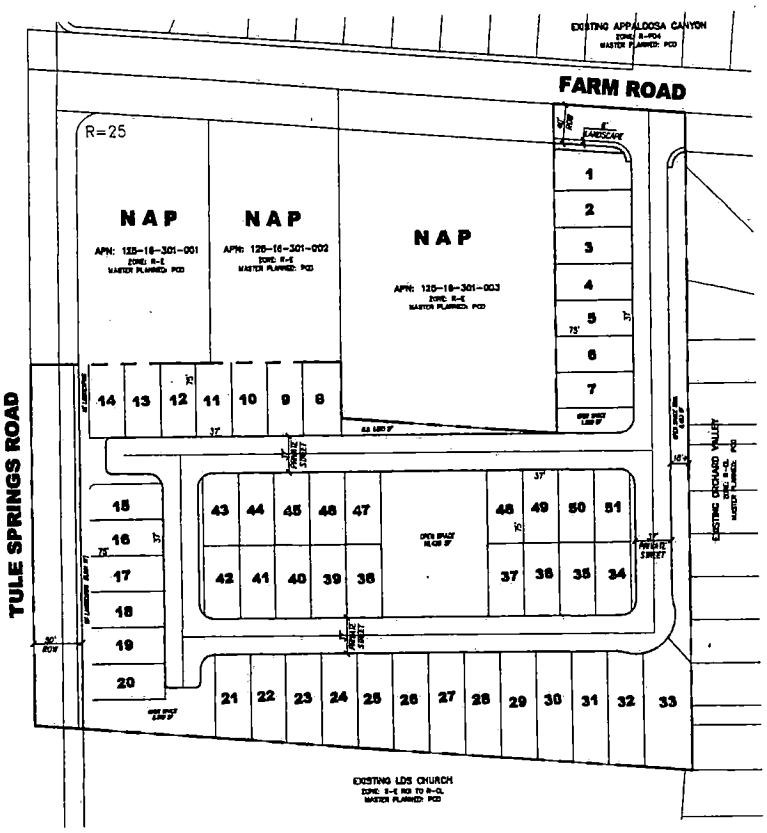
Notary Public - State of Nevada
County of Clark
WANDA FAYE MEYER
My Appointment Expires
No: 94-3001-1 May 20, 2006

FARM / TULE SPRINGS





VICINITY MAP
NOT TO SCALE



DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK DRIVE
SUITE #212
LAS VEGAS, NEVADA

OWNER
SANDCASTLE ENTERPRISES INC
P.O. BOX 90237
LAS VEGAS, NEVADA 89180

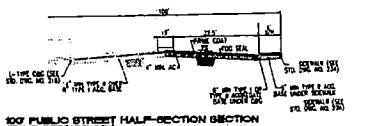
ASSESSORS PARCEL NUMBER:
POR. OF 125-18-301-001,002
& 125-18-301-004,005

OVERALL TABULATIONS

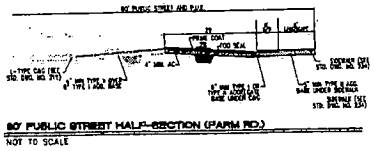
EXISTING ZONING ——— R-E / U(PCD)
PROPOSED ZONING ——— RPD-8
EXISTING LAND USE ——— PD

OF UNITS ——— 51
GROSS ACREAGE ——— 6.3 ACRES +/-
DENSITY ——— 8.0

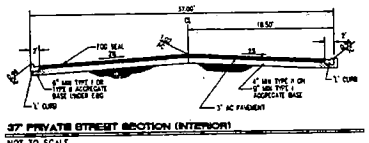
OPEN SPACE REQUIRED — 34,848 SF
OPEN SPACE PROVIDED — 40,401 SF



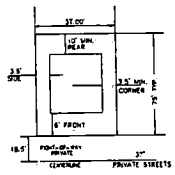
100' PUBLIC STREET HALF-SECTION SECTION (TULE SPRINGS RD.)
NOT TO SCALE



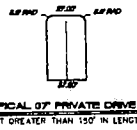
80' PUBLIC STREET HALF-SECTION (FARM RD.)
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



LOT DETAIL (TYPICAL)
NOT TO SCALE
(MINIMUM LOT SIZE 2,775 SQ FT. +/-)



TYPICAL 37' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)

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

PROJECT OWNER:
RICHMOND AMERICAN HOMES
2250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5500

CONSULTANTS:
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7525 Hillside Avenue Las Vegas, NV 89139 Office: 702.384-7701 Fax: 702.384.7702

SHEET: SITE PLAN TO ACCOMPANY ZONE CHANGE / SITE DEVELOPMENT REVIEW

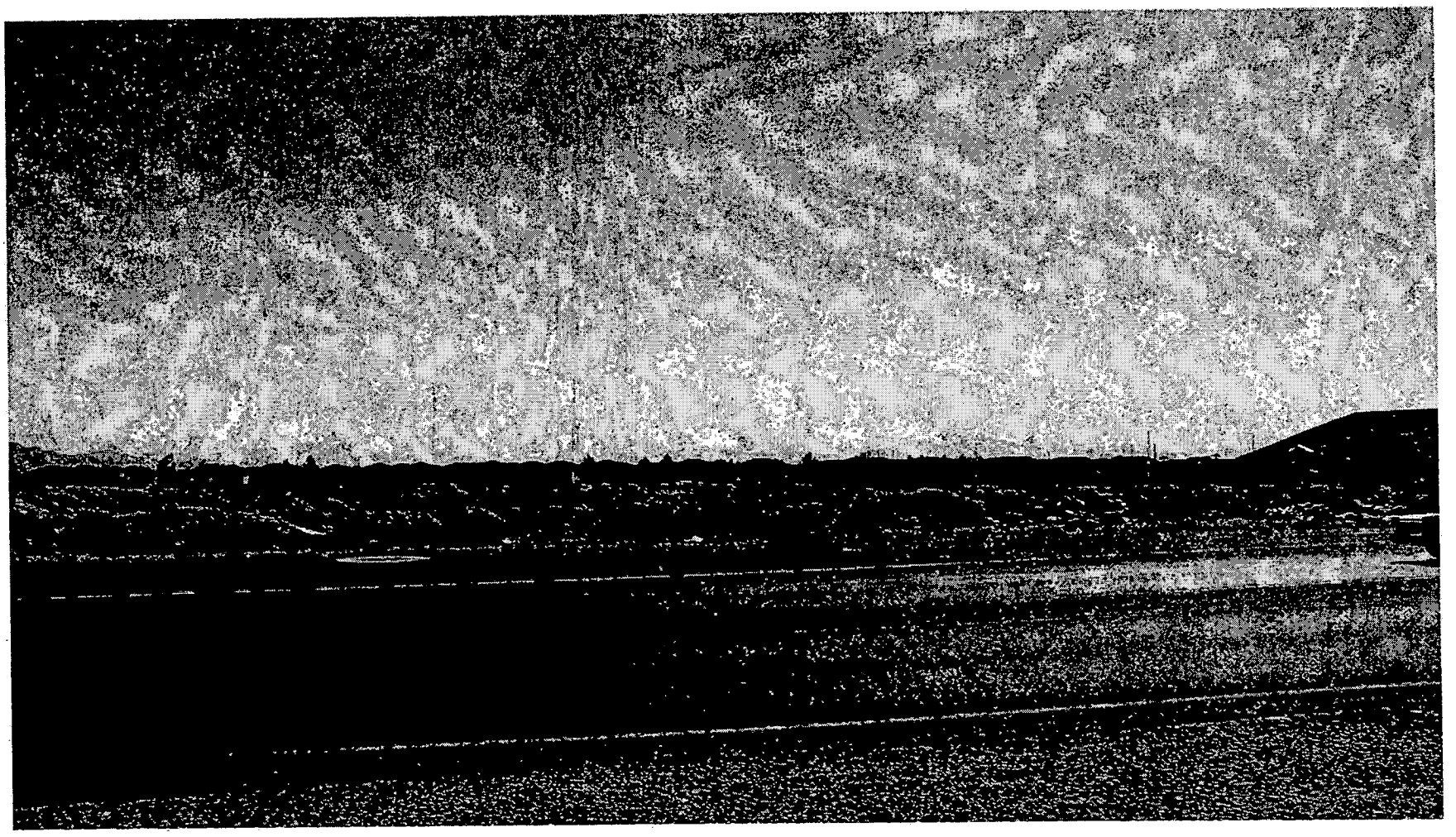
TITLE: FARM / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

DATE: AUGUST 23, 2004
DRAWN BY: R SAUSE
DESIGNED BY: R. SAUSE
CHECKED BY: R. SAUSE
SCALE: 1" = 80'
PROJECT NO. RA-0069
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO.

ZON-5087
SDR-5089
10-07-04 PC

RECEIVED
AUG 24 2004



ZON-5087 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC
SOUTHEAST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions – Motion Carried with GOYNES voting NO and McSWAIN abstaining because her company is currently under contract with Richmond American Homes

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

MINUTES:
See Item 42 [ZON-5087] for all related discussion on Item 42 [ZON-5087] and Item 43 [SDR-5089].

(7:53 – 8:03)

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 43 – SDR-5089

CONDITIONS:

Planning and Development

1. An application for Rezoning (ZON-5087) to an R-PD8 (Residential Planned Development – 8 Units per Acre) 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 dated 08/24/04, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum lot sizes of 2,775 square feet, minimum distances between buildings of seven feet, and building heights not exceeding two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a maximum of six feet to the front of the house/garage as measured from the back of sidewalk or from the back of curb if no sidewalk is provided, 3.5 feet on the side, 3.5 feet on the corner side, and 10 feet in the rear. Homes on corner lots shall be situated with the side yard opposite the corner side yard at 3.5 feet.

6. The site plan shall be revised or corrected and approved by the Planning and Development Department staff to reflect the deficiencies noted in these conditions prior to the time application is made for a Tentative Map.

7. A detailed landscape plan shall be provided and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map to reflect an additional 1,367 square feet of open space; a minimum of 30-foot spacing of street trees along streetscapes; and the design, location, height, and type of materials of all perimeter walls. At a minimum, the perimeter walls shall be decorative block walls, 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.

8. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner.

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

CONDITIONS – Continued:

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

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

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

Public Works

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

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

16. 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.

17. Landscape and maintain all unimproved rights-of-way adjacent to this site.

18. 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.

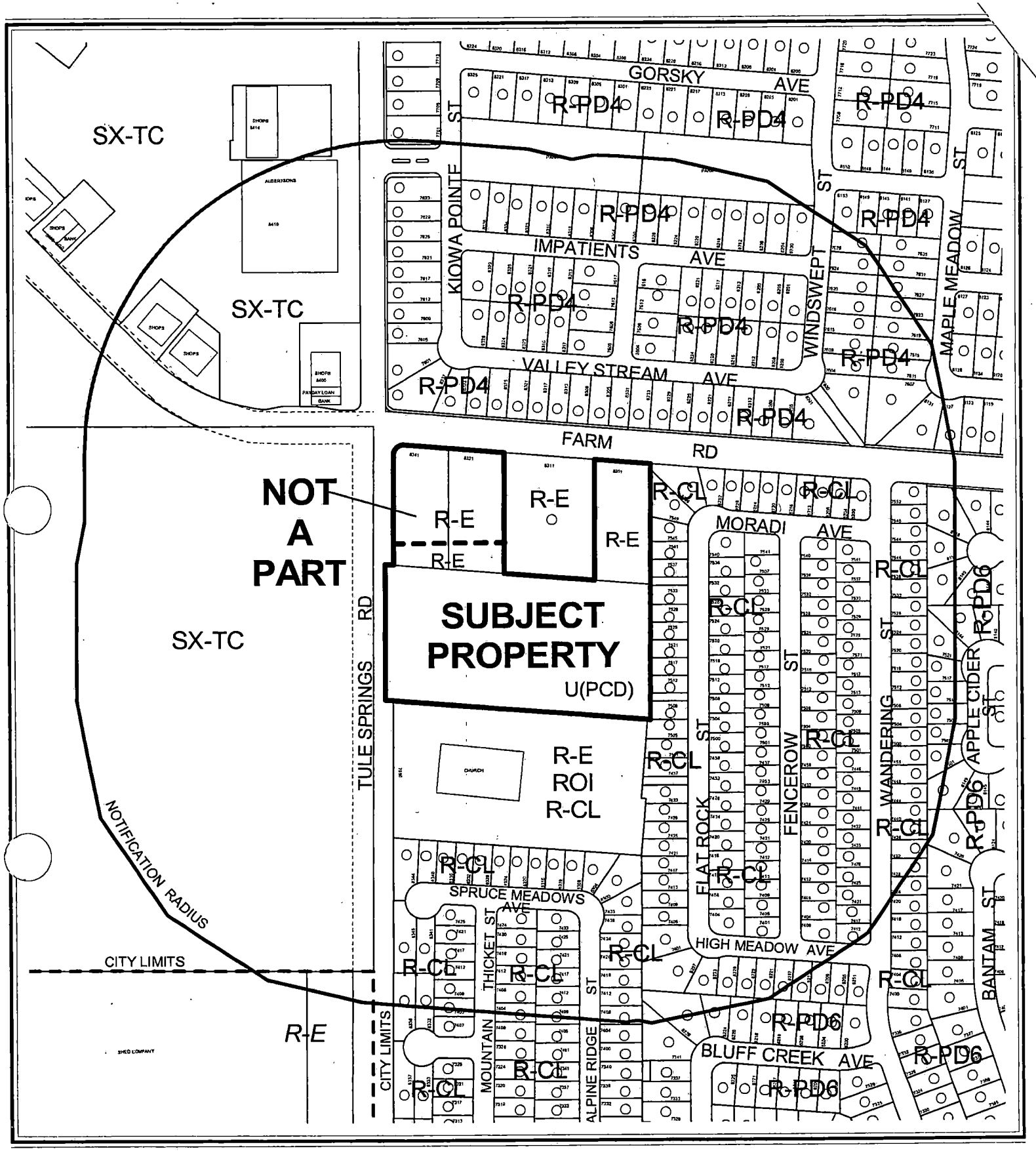
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

20. Site development to comply with all applicable conditions of approval for ZON-5087 and all other subsequent site-related actions.

CONDITIONS – Continued:

21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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



0 200 400 Feet

CASE: **SDR-5089**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5089 - SITE DEVELOPMENT REVIEW RELATED TO ZON-5087 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC

** CONDITIONS **

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

Planning and Development

1. An application for Rezoning (ZON-5087) to an R-PD8 (Residential Planned Development – 8 Units per Acre) 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 dated 08/24/04, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum lot sizes of 2,775 square feet, minimum distances between buildings of seven feet, and building heights not exceeding two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a maximum of six feet to the front of the house/garage as measured from the back of sidewalk or from the back of curb if no sidewalk is provided, 3.5 feet on the side, 3.5 feet on the corner side, and 10 feet in the rear. Homes on corner lots shall be situated with the side yard opposite the corner side yard at 3.5 feet.

6. The site plan shall be revised or corrected and approved by the Planning and Development Department staff to reflect the deficiencies noted in these conditions prior to the time application is made for a Tentative Map.

7. A detailed landscape plan shall be provided and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map to reflect an additional 1,367 square feet of open space; a minimum of 30-foot spacing of street trees along streetscapes; and the design, location, height, and type of materials of all perimeter walls. At a minimum, the perimeter walls shall be decorative block walls, 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.

DDS

8. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner.

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

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

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

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

Public Works

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

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

16. 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.

17. Landscape and maintain all unimproved rights-of-way adjacent to this site.

18. 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.

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

20. Site development to comply with all applicable conditions of approval for ZON-5087 and all other subsequent site-related actions.

DDS

21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

22. 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.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 51-lot single-family residential development on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road (Durango Drive).

B) Applicant's Justification

The applicant indicates in a letter attached to the application that the property is located at the intersection of two major streets where the area is developing at residential densities that are consistent with the subject proposal. The applicant states: "Our proposed plan meets the requirements and densities of the PCD land use category and we feel this project will be a welcome addition to the City of Las Vegas and the surrounding community."

BACKGROUND INFORMATION

A) Actions

10/07/04 An application for Rezoning (ZON-5087) has been submitted in conjunction with this application to Rezone the site to R-PD8 (Residential Planned Development – 8 Units per Acre) and is scheduled for consideration on this date.

B) Pre-Application Meeting

08/11/04 The prospective applicant met with staff and discussed the various details of the proposed development. It was noted that the property must be rezoned to R-PD8 to support a 51-lot single-family residential development. The open space being provided would meet or exceed the requirements of the R-PD district. Private streets 37 feet wide are proposed for the development.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review and one was not held.

DDS

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 6.3

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-family residential
South:	Non-profit organization (church)
East:	Single-family residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development) and L (Low Density Residential)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	SX-TC (Suburban Mixed Use)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) and U (Undeveloped)
North:	R-E (Residence Estates) and R-PD4 (Residential Planned Development – 4 Units per Acre)
South:	R-E (Residence Estates) ROI R-CL (Single-Family Compact-Lot)
East:	R-CL (Single-Family Compact-Lot)
West:	T-C (Town Center)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified in the PCD (Planned Community Development) land use category. The property is zoned U (Undeveloped). The proposed development of 51 single-family lots on 6.3 acres, which generates a density of development of 8.0 dwelling units per acre, is permitted within the PCD land use category but not in the present U (Undeveloped) Zone. For this reason, the applicant is requesting approval of an application for Rezoning to R-PD8 (Residential Planned Development – 8 Units per Acre) that would permit up to 8.49 dwelling units per acre.

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

DDS

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

PROJECT DESCRIPTION

The proposed project would consist of 51 single-family residential lots on 6.3 gross acres, resulting in a density of development of eight dwelling units per acre. Each lot would access a 37-foot wide private street that forms an interior loop and intersects with Farm Road approximately 850 feet east of its intersection with Tule Springs Road (Durango Drive). The lots are a minimum of 2,775 square feet in size.

Seven home models are proposed with three variations of each. The homes range in size from 1,419 square feet, including garage, to 2,661 square feet. All would be two stories in height.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.40, the Site Development Plan establishes the Development Standards for an R-PD zoning district. The proposed standards are as shown in the following table:

Standards	Provided
Min. Lot Size	2,775
Min. Lot Width	37 feet
Min. Setbacks	
• Front	6 feet
• Side	3.5 feet
• Corner	3.5 feet
• Rear	10 feet
Max. Building Height	25.3 feet

The minimum lot size proposed is 2,775 square feet. A corner side yard of 3.5 feet is extremely narrow. Homes on corner lots should be situated with the side yard opposite the corner side yard at 3.5 feet to allow as much corner side yard as possible. Other applicable development standards include the following:

A2) Landscape and Open Space Standards

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

Standard	Distance (lin. ft.)		Required		Trees Provided
			Ratio	Trees	
Buffer:	Buffer	421	1 tree/20 lin. ft.	21	21
Perimeter	Perimeter	712	1 tree/30 lin. ft.	24	27

The development is provided with the required number of perimeter trees; however, there is a 185-foot section of streetscape along the north side of the private street that is not provided with the required number of trees. This discrepancy is addressed in the Conditions of Approval for this application.

No perimeter walls are shown on the plan. According to the applicant, a perimeter wall is to be provided at least along Tule Springs Road (Durango Drive). The location, size and materials of all proposed walls should be indicated on the plan. These details are addressed in the Conditions of Approval for this application.

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area (sf)	Percent	Area (sf)
6.3 acres	8.1	1.65	13.4	36,677	12.9	35,310

The site is deficient in the amount of open space by 1,367 square feet. The applicant has provided 5,091 square feet of open space along Tule Springs Road (Durango Drive), but according to Title 19.06.040G.2, "Landscape planters located along major thoroughfares or collector streets..." may not count as open space. Tule Springs Road (Durango Drive) is a Primary Arterial Street (100-foot right-of-way) according to the Master Plan of Streets and Highways. Consequently, an additional amount of open space will be required to comply with the requirement. This is addressed in the Conditions of Approval for this application.

B) General Analysis and Discussion

- Zoning

The proposed development of 51 single-family lots on 6.3 acres generates a density of development of 8.0 dwelling units per acre. This density is not permitted within the U (Undeveloped) Zone established for the site. For this reason, the applicant is requesting approval of an application for Rezoning (ZON-5087) to R-PD8 (Residential Planned Development – 8 Units per Acre) that would permit up to 8.49 dwelling units per acre.

- Site Plan

Perimeter walls are proposed for the development; however, none are shown on the site plan. The location, height, design and type of materials for the perimeter walls need to be illustrated.

- Landscape Plan

The preliminary landscape plan submitted for the site does not comply with the open space and tree spacing provision of Title 19. The minimum amount of open space required for the site is deficient by approximately 1,370 square feet. A section of streetscape is also deficient in the required number of trees along the frontage.

- Elevation

Seven home models are proposed with three variations of each. The homes range in size from 1,419 square feet, including garage, to 2,661 square feet. All would be two stories in height. Overall, the homes have an aesthetic appearance that will be harmonious and compatible with other residences in the area.

FINDINGS

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

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

   Property to the west of the subject property is located in Town Center and zoned SX-TC (Suburban Mixed Use), a zone that encourages commercial and medium density residential development. Across Farm Road to the north, property is zoned and developed for single-family use at four dwelling units per acre. To the east, the density of single-family residential development is 6.3 dwelling units per acre. South of the property there exists a church. The adjacent properties have existing or proposed land uses at densities of development that are compatible to the proposed development.

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

   The site does not comply with the open space and tree spacing provision of the Title 19. The minimum amount of open space required for the site is deficient by approximately 1,370 square feet. A section of streetscape is also deficient in the required number of trees along the frontage. Perimeter walls are proposed for the development; however, none are shown on the site plan. The location, height, design and type of materials for the perimeter walls need to be illustrated.

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

The subject site abuts Tule Springs Road (Durango Drive) a Primary Arterial (100-foot wide) street and Farm Road, a Secondary Collector (80-foot wide) street, according to the Master Plan of Streets and Highways. Access to the development would be from Farm Road. These streets provide adequate access to the property and would not be impacted by the limited traffic from this site.

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

The building and landscape materials are appropriate for the area.

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

Seven home models are proposed with three variations of each. The homes range in size from 1,419 square feet, including garage, to 2,661 square feet. All would be two stories in height. Overall, the homes have an aesthetic appearance that will be harmonious and compatible with other residences in the area.

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

Because the site will be subject to ongoing inspection, the public health, safety, and welfare will not be compromised.

NOTICES MAILED 310 – Mailed with ZON-5067

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5089 APN: _____

Name of Property Owner: Sandcastle Enterprises, Inc

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: Carol Levins

Print Name: Carol Levins

Subscribed and sworn before me

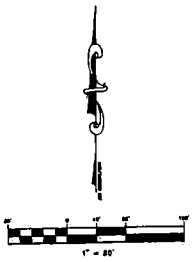
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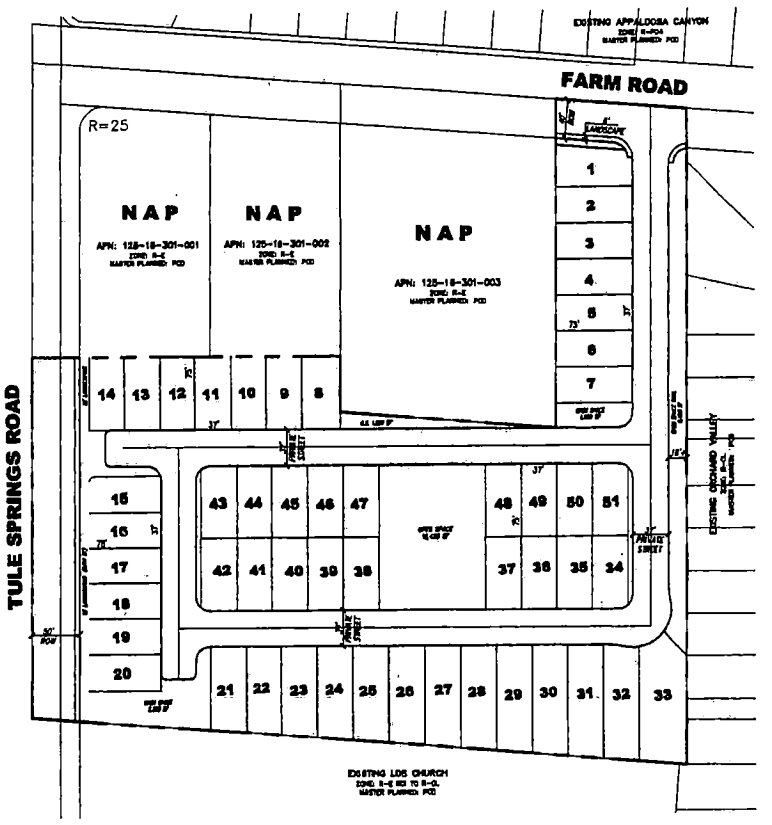
Wanda Faye Meyer

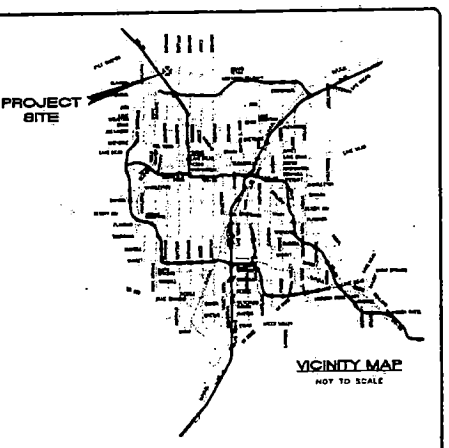
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
WANDA FAYE MEYER
My Appointment Expires
May 20, 2006
No: 94-3001-1

FARM / TULE SPRINGS







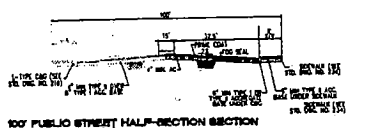
DEVELOPER
RICHMOND AMERICAN HOMES
2359 WEST PEAK DRIVE
SUITE #312
LAS VEGAS, NEVADA

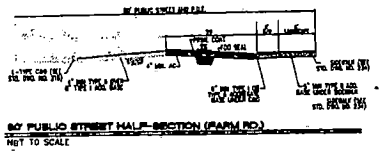
OWNER
SANDCASTLE ENTERPRISES INC.
P.O. BOX 98237
LAS VEGAS, NEVADA 89180

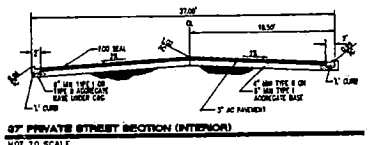
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POR. OF 125-18-301-001,002
& 125-18-301-004,008

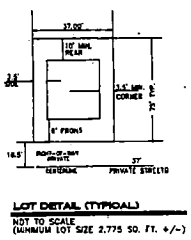
OVERALL TABULATIONS

EXISTING ZONING	R-E / U(PCD)
PROPOSED ZONING	RPC-8
EXISTING LAND USE	PD
# OF UNITS	51
GROSS ACREAGE	6.3 ACRES +/-
DENSITY	8.0
OPEN SPACE REQUIRED	34,848 SF
OPEN SPACE PROVIDED	40,401 SF

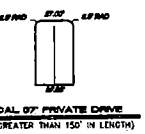








LOT DETAIL (TYPICAL)
NOT TO SCALE
(MINIMUM LOT SIZE 2,775 SQ. FT. +/-)



TYPICAL 37' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)

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

PROJECT OWNER:
RICHMOND AMERICAN HOMES
2359 WEST PEAK DRIVE, SUITE 312
LAS VEGAS, NEVADA
(702) 240-5600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7625 Dean Martin Drive Las Vegas, NV 89139 (702)384-7722 Fax: 702.384.7702

SHEET: SITE PLAN TO ACCOMPANY ZONE CHANGE / SITE DEVELOPMENT REVIEW

TITLE: FARM / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

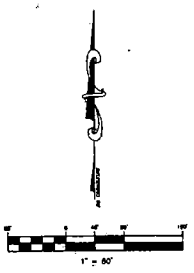
DATE: AUGUST 23, 2004
DRAWN BY: R. SHUSE
DESIGNED BY: R. SHUSE
CHECKED BY: R. SHUSE
SCALE: 1" = 80'
PROJECT NO. RA-0069
ENGINEERING SEAL

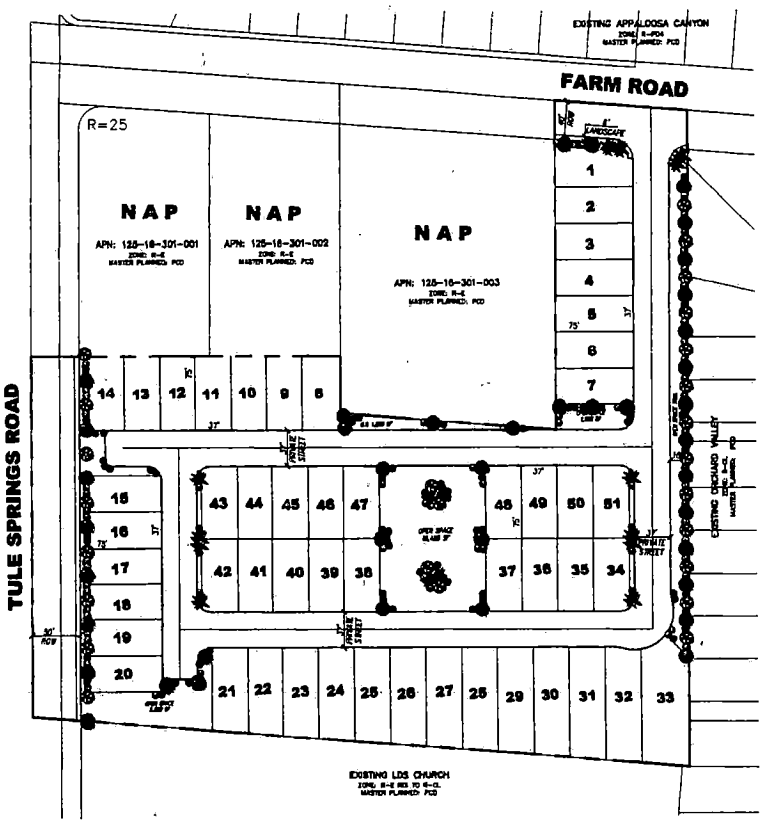
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DRAWING NO. 1

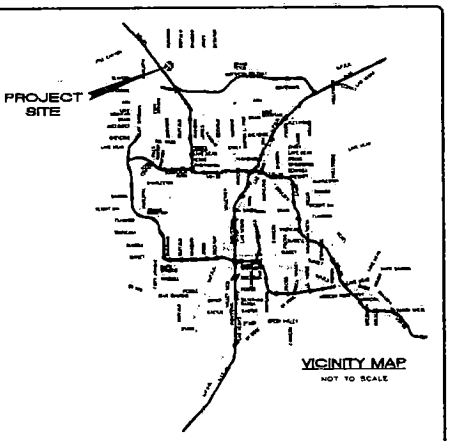
ZON-5087
SDR-5089
10-07-04 PC

RECEIVED
AUG 24 2004

FARM / TULE SPRINGS







DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK DRIVE
SUITE #212
LAS VEGAS, NEVADA

OWNER
SANDCASTLE ENTERPRISES INC.
P.O. BOX 90237
LAS VEGAS, NEVADA 89180

ASSESSORS PARCEL NUMBER:
POR. OF 125-16-301-001,002
& 125-16-301-004,005

OVERALL TABULATIONS

EXISTING ZONING ——— R-E / U(PCD)
PROPOSED ZONING ——— RPD-8
EXISTING LAND USE ——— PD
OF UNITS ——— 51
GROSS ACREAGE ——— 6.3 ACRES +/-
DENSITY ——— 8.0
OPEN SPACE REQUIRED — 34,848 SF
OPEN SPACE PROVIDED — 40,401 SF

TREE LEGEND

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

SUGGESTED SHRUB LIST

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

*NOTE: THIS LANDSCAPE PLAN IS CONCEPTUAL IN NATURE. ALL FINAL LANDSCAPING WILL MEET OR EXCEED TITLE 19 REQUIREMENTS.

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

PROJECT OWNER:
RICHMOND AMERICAN HOMES
2250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-7900

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Hickam Avenue Las Vegas, NV 89129 Office: 702.364.7701 Fax: 702.364.7702

SHEET: SITE PLAN TO ACCOMPANY ZONE CHANGE / SITE DEVELOPMENT PLAN REVIEW

TITLE: FARM / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

DATE: AUGUST 23, 2004
DRAWN BY: R. SAVAS
DESIGNED BY: R. SAVAS
CHECKED BY: R. SAVAS
SCALE: 1" = 60'
PROJECT NO. RA-0069
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1

ZON-5087
SDR-5089
10-07-04 PC

RECEIVED
AUG 24 2004



SDR-5089 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC
SOUTHEAST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

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

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
STEINMAN – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 44 [SUP-5228] and Item 45 [SDR-5094].

GARY LEOBOLD, Planning and Development Department explained the use class of the Special Use Permit is for an existing animal hospital, clinic or shelter with outside pens. The proposed addition would be for a 2,890 square foot detached building located to the rear of the principle building. The building would contain office, hospital and treatment room space. In addition to that building, there will be some fabricated stalls with roof covering that will attach to other buildings on the site. State Law required the applicant to enter into the Project of Regional Significance process because the site is within 500 feet of Clark County. No comments were received from that circulation.

MINUTES – Continued:

MR. LEOBOLD indicated that although staff is recommending approval, there are some necessary details that must be added to the Site Plan that was submitted. A condition has been placed on the Site Plan to assure this information is received. Also, the applicant is requesting a waiver of parking lot landscape, buffering and street scaping standards and staff is requesting a revised landscaping plan. The revised plan should show compliance with as many requirements as possible. Staff felt a better job could be made to meet requirements than what was shown on the proposed Site Plan.

GARTH LAMB appeared and agreed with all conditions and acknowledged the additional work staff was requesting be done on the Site Plan.

COMMISSIONER STEINMAN asked if there were any requirements regarding paving a business such as this one. He questioned why the dirt was allowed because it would cause dust. MR. LEOBOLD informed him that there is a requirement for paving the parking areas; however, there are areas in the front and southwest corner of the site that are not used for parking. It was his understanding that those areas were used more for staging trailers when horses are brought in. That area would not require paving. He added that within the walled area of the compound, where the animals are kept, there would be no pavement requirement. MR. LEOBOLD stated it was better for the animals to not walk on concrete for safety purposes. COMMISSIONER STEINMAN was fine with the enclosed area not being paved; his concern was over the southwest corner of the property. He could easily foresee that area becoming access to people wanting to travel south from the property. He thought it would end up being used as a driveway and should be paved. MR. LAMB indicated he would be happy to pave that area. He also told COMMISSIONER STEINMAN that there was an access gate on the south side of the property onto La Madre Street. The commissioner asked for that condition to be added.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 44 [SUP-5228] and Item 45 [SDR-5094].

(8:03 – 8:10)

CONDITIONS:

Planning and Development

1. Conformance with all the conditions established for the original Variance (V-0096-96) that established the use, the conditions of approval for the Site Development Plan Review (SDR-5094), and the conditions herein.

CONDITIONS – Continued:

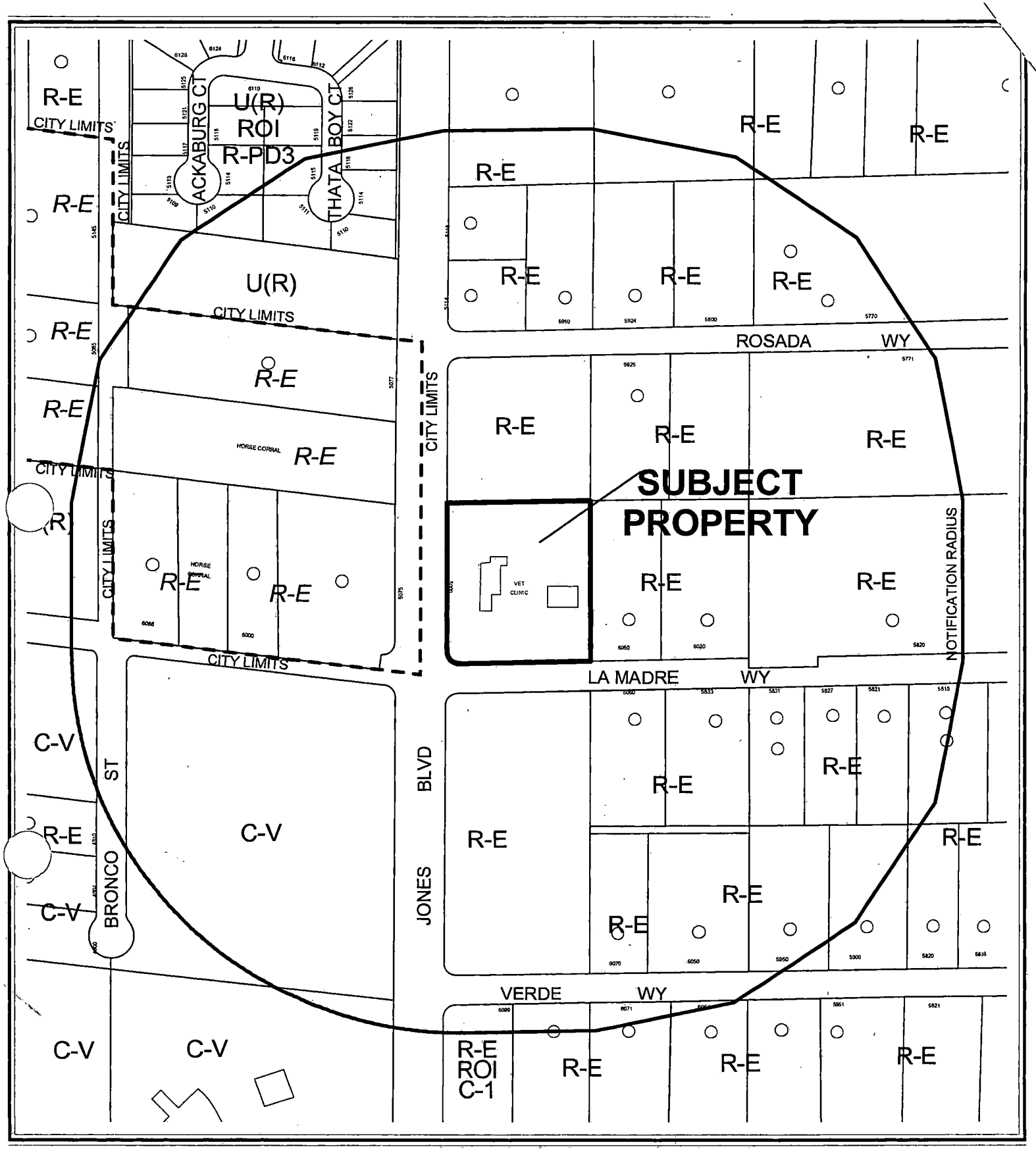
2. This Special Use Permit for the building addition shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council. No expansion of the use may occur without the submittal of a new Special Use Permit.

3. Open pens shall be limited to the care of large animals such as horses, screened from view of adjacent streets and adjoining properties, and located no closer than 50 feet from a lot on which a residential use exists or is permitted.

4. The buildings shall be designed to provide complete sound barriers and odor protection for adjacent properties.

5. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls facing properties on which a residential use exists or is permitted.

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



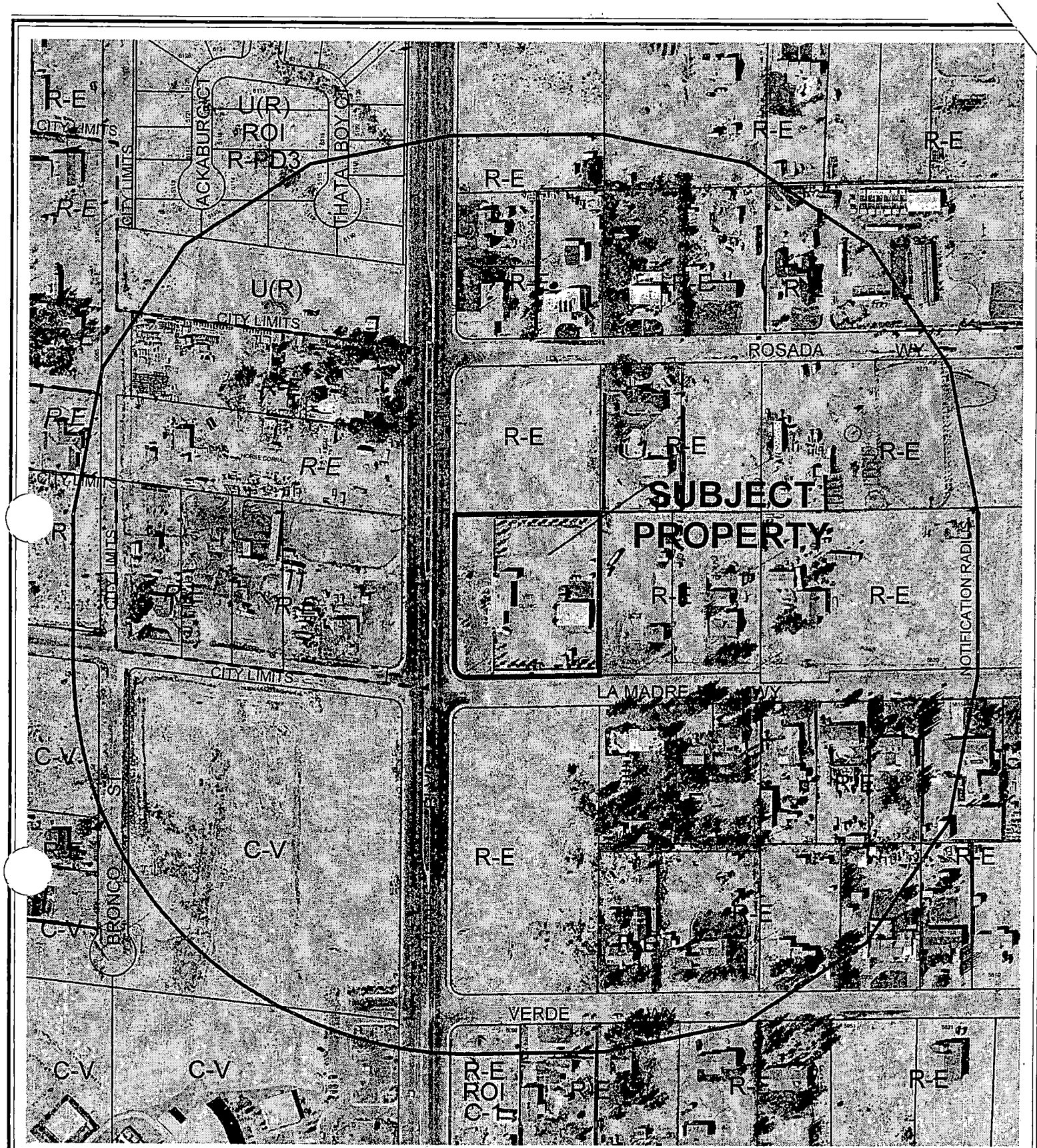
0 200 400 Feet

CASE: **SUP-5228**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SUP-5228**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5228 SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L.HUMBLE-LAMB

** CONDITIONS **

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

Planning and Development

1. Conformance with all the conditions established for the original Variance (V-0096-96) that established the use, the conditions of approval for the Site Development Plan Review (SDR-5094), and the conditions herein.

2. This Special Use Permit for the building addition shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council. No expansion of the use may occur without the submittal of a new Special Use Permit.

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4. The buildings shall be designed to provide complete sound barriers and odor protection for adjacent properties.

5. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls facing properties on which a residential use exists or is permitted.

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for an existing Animal Hospital, Clinic, or Shelter with Outside Pens and an addition to the Animal Hospital, Clinic, or Shelter at 5000 North Jones Boulevard. An application for a Site Development Plan Review (SDR-5094) has been submitted in conjunction with this application.

B) Applicant's Justification

The applicant states in a letter attached to the application that an additional building is proposed for the existing facility, "...a veterinary medicine practice specifying in horses only and has been in operation since 1998." It goes on to say: "The growth of the practice has developed to the point that additional office space and hospital/treatment room space is needed."

BACKGROUND INFORMATION

A) Previous Actions

08/27/96	The Board of Zoning Adjustment approved a Variance (V-0096-96) to allow an equine veterinary clinic where such a use on the subject site is not otherwise allowed.
10/29/03	The City Council accepted the withdrawal of a request for a Special Use Permit (SUP-2664) for a proposed 60-foot high non-stealth cellular communication tower. The Planning Commission and staff denied the request on 09/11/03
10/29/03	The City Council accepted the withdrawal of a request for a Variance (VAR-2839) to allow a 60-foot high non-stealth cellular communication tower 53-feet from a residential property line where Residential Adjacency Standards require a 180-foot setback. The Planning Commission and staff recommended.
10/07/04	The Planning Commission will hear a related Site Development Plan Review (SDR-5094) on this agenda.

B) Pre-Application Meeting

08/05/04 The staff reviewed with the prospective applicant the proposed addition of a building to the existing Animal Hospital, Clinic, or Shelter. The following details were mentioned:

- A van accessible space should be provided.
- Sufficient parking would be needed for an animal hospital.
- Development standards for a building in the R-E zone apply.
- Proposed building should have a cohesive architectural design with other buildings on the property.
- A six-foot landscaped buffer is required around the perimeter
- A flood study will be required.
- Minor details such as square footage, heights, and floor plans will be required with the site plan.
- A variance would be needed because of the buildings size and height (earlier thought to be an accessory building).

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres	2.18

B) Existing Land Use

Subject Property:	Veterinary clinic
North:	Undeveloped
South:	Undeveloped
East:	Single family dwelling
West:	Horse corral/single family dwelling

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	R (Rural Density Residential)

D) Existing Zoning

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

E) General Plan Compliance

The site is designated R (Rural Density Residential) on the Centennial Hills Sector Plan Map of the General Plan. The existing R-E (Residence Estates) Zoning designation is in conformance with the General Plan. An Animal Hospital, Clinic, or Shelter with Outside Pens is permitted as a Special Use in the R-E zoning district.

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

Some adjacent sites within the notification area fall within the unincorporated area of Clark County. Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because of the request for a Special Use Permit within 500 feet of the unincorporated property. In such cases, the County is required to be notified of the request for a Special Use as was done for this use. To date no comments have been received.

A) Zoning Code Compliance

An Animal Hospital, Clinic, or Shelter with Outside Pens is permitted as a Special Use in the R-E (Residence Estates) Zone. However, there are no requirements specified for this use in Title 19 beyond the requirements for an R-E Zone. Recommended requirements are addressed as conditions of approval for this application and discussed below. Development standards are presented with the Site Development Plan Review (SDR-5094) that accompanies this application.

B) General Analysis and Discussion

a. Zoning

The Animal Hospital, Clinic, or Shelter with Outside Pens use is permitted in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit.

b. Use

Title 19.04.050 establishes the criteria for the approval of an Animal Hospital, Clinic, or Shelter with Outside Pens within the city. The primary concern with such a facility is the noise and smells caused by the animals. For this reason, sound attenuation measures should be used. In particular, the buildings should be designed to provide complete sound barriers; and rooms that contain animals should not be permitted to have windows, doors or other openings in exterior walls that would face adjacent residences.

Equally important is the control of smells from animals in outside pens. For this reason, it is important that pens be well maintained and located a distance from the location of properties on which residences could be built. As is required for outside pens associated with such uses in other districts, it is recommended that the establishment of future outside pens be located a minimum of 50 feet from properties on which residences exist or could be built.

Provided the existing buildings and proposed new building for the Animal Hospital, Clinic, or Shelter with Outside Pens are designed to reduce sound transmission and existing and any future pens are well maintained, the use should be compatible with adjacent properties.

c. Conditions

Title 19.04.050 lists conditions for an Animal Hospital, Clinic, or Shelter without Outside Pens, but there are no conditions listed for such use WITH outside pens. Nevertheless, a Variance was approved for the original use in 1969 with the following conditions:

1. All surgical procedures shall be done within the enclosed building area and meet all applicable health code requirements.

2. Provide minimum 24-inch box trees 40 feet on center with shrubs, groundcover and boulders in all landscape planter areas, as required by the planning and development department. The use of drought tolerant landscape is encouraged.

3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northeast corner of Jones Boulevard and La Madre Way prior to the issuance of any permits as required by the Department of Public Works.

4. Construct half-street improvements including appropriate over paving on Jones Boulevard and La Madre Way adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing over paving damaged or removed by this development shall be restored to its original location and to its original width concurrent with development of this site as required by the Department of Public Works.

5. Contribute $2,500.00 to partially fund the future upgrading of the existing traffic signal system at the intersection of Jones Boulevard and Lone Mountain Road prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation or upgrading of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

6. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with standard drawing #222A as required by the Department of Public Works.

7. 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, whichever may occur first, as required by the Department of Public Works.

8. All development must be in conformance with the plat plan and elevations. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.

10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

11. City code requirements and design standards of all city departments must be satisfied.

12. Parking and driveway plans must first be approved by the traffic engineer.

13. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures, as required by the department of Fire Services.

Certain conditions of Title 19.04.050 for an Animal Hospital, Clinic, or Shelter with and without Outside Pens should also be applied to the subject use and include the following:

DDS

1. Open pens shall be screened from view of adjacent streets and adjoining properties and located no closer than 50 feet from a lot with a residential use.

3. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.

4. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.

5. Noise levels must comply with the applicable provisions of LVCM Title 7.

These conditions are listed as recommended conditions of approval for this application.

FINDINGS

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

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

   The subject property and the area surrounding it are zoned R-E (Residence Estates), a zone that is permitted within the designated R (Rural Density Residential) land use classification established for the area. This classification reflects the current rural characteristics that are prevalent in the area. The existing equine Animal Hospital, Clinic, or Shelter with Outside Pens is a use that is closely associated with this rural area. Consequently, the present animal hospital and proposed addition to it are compatible uses.

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

   The subject site contains 2.18 acres, which is large enough for the existing use and the proposed building addition.

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

   The property fronts on Jones Boulevard, a Primary Arterial Street (100-foot right-of-way width), according to the Master Plan of Streets and Highways. The street is adequate for the existing and proposed use.

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

   The proposed Animal Hospital, Clinic, or Shelter will be subject to periodic inspection and would, therefore, not compromise the public health, safety and welfare.

NOTICES MAILED 43 – Mailed with SDR-5094

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5228 APN: 125-36-302-005

Name of Property Owner: Garth W. Lamb

Name of Applicant: Kima Morey

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: Garth W Lamb

Print Name: GARTH W. LAMB

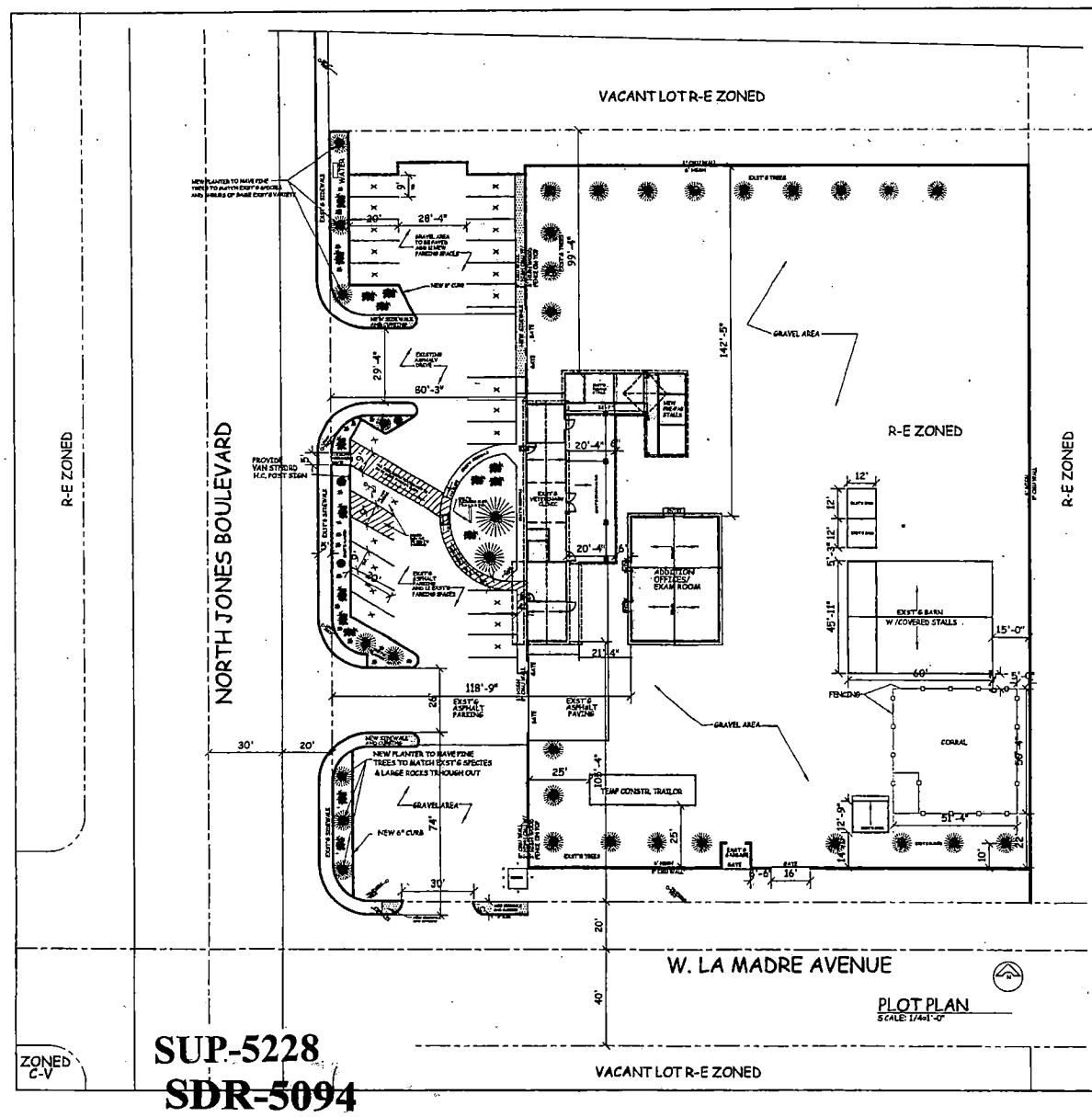
Subscribed and sworn before me

This 11 day of August, 2004

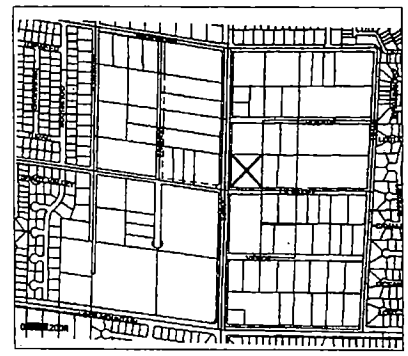
Michelle Cody

Notary Public in and for said County and State

MICHELLE CODY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-87830-1
MY APPT. EXPIRES FEB. 26, 2008



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



VICINITY MAP
SCALE: NONE

PROJECT DATA:

PROJECT ADDRESS:	5000 N. JONES BLVD. LAS VEGAS, NV 89130
ZONING:	R-E
BUILDING AREA:	1,906 USEABLE SF 1ST FLOOR 984 USEABLE SF 2ND FLOOR
PARKING SPACES:	18 SPACES REQUIRED 22 SPACES PROVIDED
PRIMARY OCCUPANCY:	VETERINARY CLINIC
CONSTRUCTION TYPE:	WOOD FRAMED SPRINKLED - NO
STRUCTURAL SYSTEM:	2 X 6 EXTERIOR BEARING WALLS WOOD TRUSS ROOF STRUCTURE BUILDING HEIGHT 25' STORIES 2 BUILDING AREA 2890 OCCUPANCY LOAD 19
APPLICABLE CODES:	2003 INTERNATIONAL BUILDING CODE 2003 INTERNATIONAL RESIDENTIAL CODE 2000 UNIFORM PLUMBING CODE 2000 UNIFORM MECHANICAL CODE 2002 NATIONAL ELECTRICAL CODE 1992 NATIONAL ELECTRICAL CODE SOUTHERN NEVADA AMENDMENTS

PARKING REQT'S:

VETERINARY CLINIC REQ. PARKING

7 EMPLOYEES @ 2 SPACE FOR EA. = 14 STAND. SIZE
4 DOCTORS @ 1 SPACE FOR EA. = 4 STAND. SIZE
SPACES NEEDED: 18 STAND. SIZE

PARKING SPACES REQ'D:	
70% REQ'D @ STANDARD SIZE	18
30% ALLOWABLE COMPACT SIZE	0
HANDICAP SPACES:	1
EXISTING PARKING SHOWN:	
STANDARD SPACES	22
HANDICAP SPACES	1

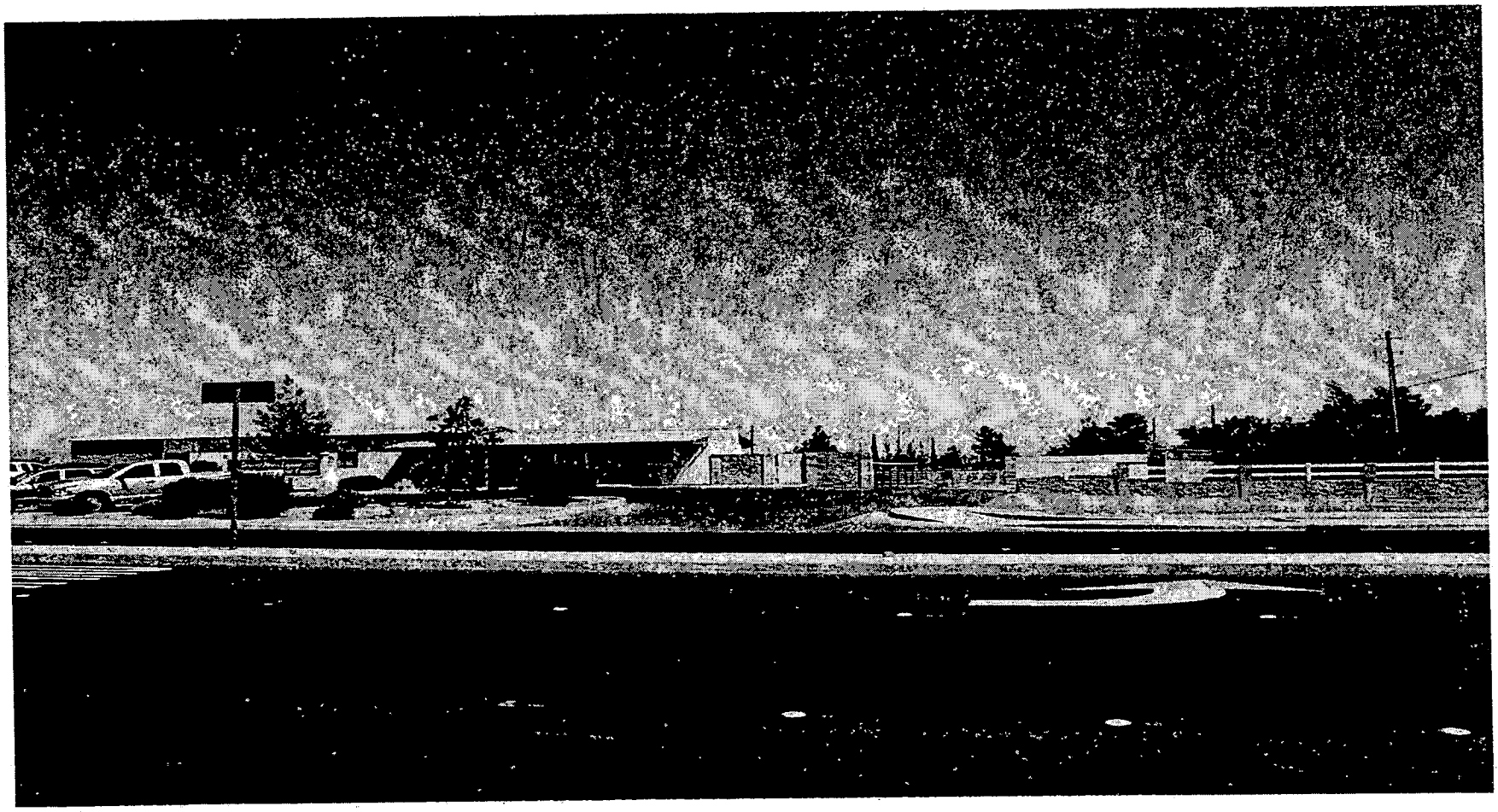
MOUNTAIN CONTRACTING
& DEVELOPEMENT
7495 ROBEL AVENUE
LAS VEGAS, NV 89124
645-5942
CONTACT: KIMN MOREY

PLOT/LANDSCAPING PLAN

SCALE: 1" = 20'-0"	5000 N. JONES BLVD. LAS VEGAS, NV 89130
DATE: 07-30-04	
JOB TITLE:	LAMB VETERINARY CLINIC ADDITION
SHEET #:	1

EXIST. LAMB

SUP-5228
~~**SDR-5094**~~
10-07-04 PC



SUP-5228 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB
5000 NORTH JONES BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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 ADDDITION 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).

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

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
STEINMAN – APPROVED subject to conditions and adding the following condition as read for the record as follows:
- **The front area at the southwest corner shall be paved.**

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

MINUTES:
See Item 44 [SUP-5228] for all related discussion on Item 44 [SUP-5228] and Item 45 [SDR-5094].

(8:03 – 8:10)

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 45 – SDR-5094

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-5228) approved by the City Council.

2. The Site Development Plan Review shall expire for the proposed building addition 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 dated 08/24/04 or as subsequently amended, except as amended by conditions herein.

4. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time the application is reviewed by the City Council to address the conditions and concerns of this report.

5. The landscape plan shall be revised and approved by staff of the Planning and Development Department prior to the time the application is reviewed by the City Council to illustrate closer compliance with the Landscape, Wall and Buffer Standards of Title 19 as addressed in this report.

6. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting shall be directed away from abutting residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

10. Any additions or changes to existing perimeter walls shall be with a decorative block wall, with at least 20 percent contrasting materials. No wood shall be used as a material.

CONDITIONS – Continued:

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

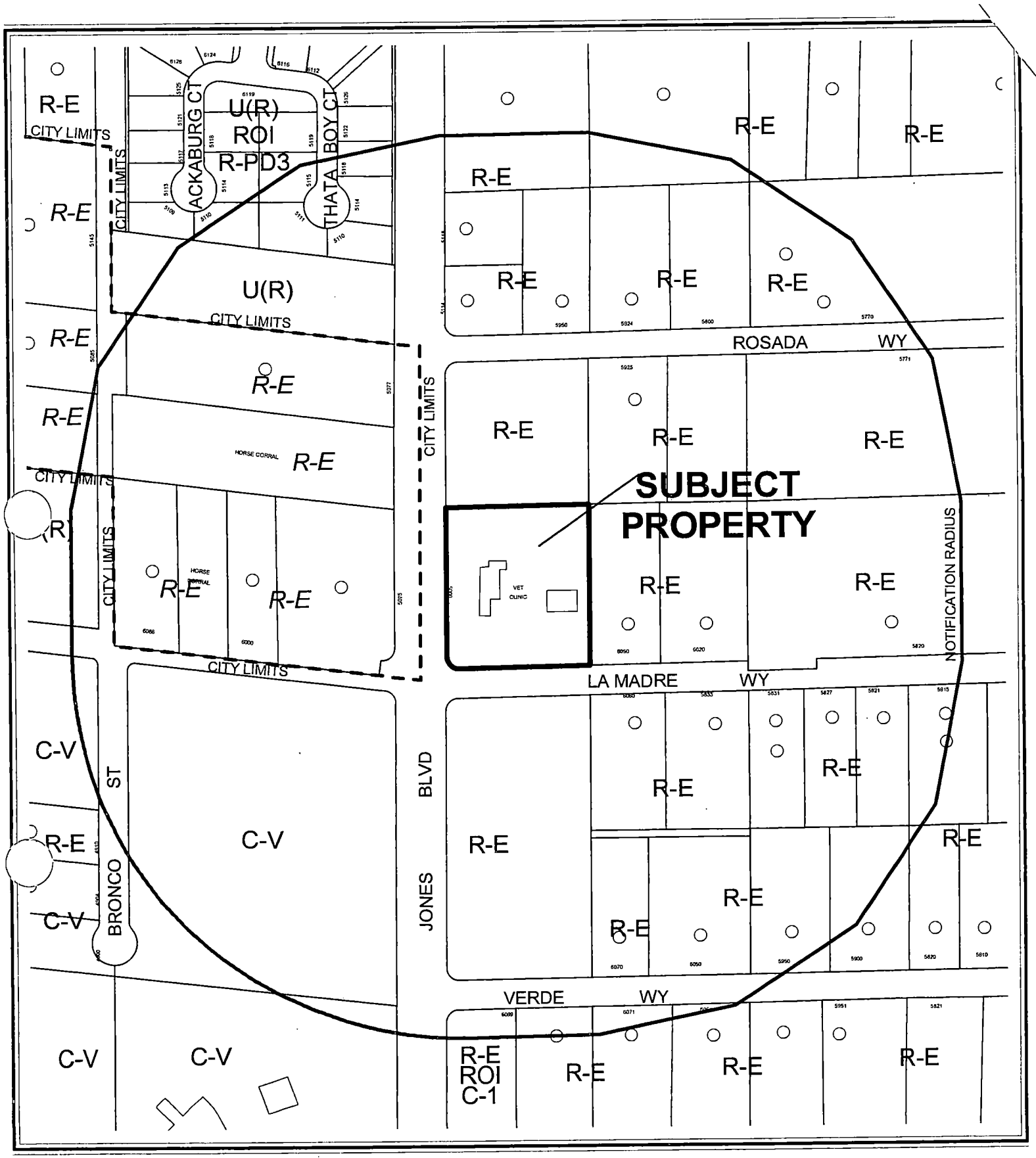
13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

Public Works

14. Construct half-street improvements, including appropriate overpaving, on La Madre Way adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

15. 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.

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.



CASE: **SDR-5094**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5094 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L.HUMBLE-LAMB

** CONDITIONS **

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

Planning and Development

1. A Special Use Permit (SUP-5228) approved by the City Council.

2. The Site Development Plan Review shall expire for the proposed building addition 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 dated 08/24/04 or as subsequently amended, except as amended by conditions herein.

4. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time the application is reviewed by the City Council to address the conditions and concerns of this report.

5. The landscape plan shall be revised and approved by staff of the Planning and Development Department prior to the time the application is reviewed by the City Council to illustrate closer compliance with the Landscape, Wall and Buffer Standards of Title 19 as addressed in this report.

6. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting shall be directed away from abutting residential property or screened, and shall not create fugitive lighting on adjacent properties.

DDS

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

10. Any additions or changes to existing perimeter walls shall be with a decorative block wall, with at least 20 percent contrasting materials. No wood shall be used as a material.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

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

Public Works

14. Construct half-street improvements, including appropriate overpaving, on La Madre Way adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

15. 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.

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for an existing Animal Hospital, Clinic, or Shelter with Outside Pens and an addition to the Animal Hospital, Clinic, or Shelter on 2.18 acres at 5000 North Jones Boulevard. Waivers are requested in the Landscape, Wall and Buffer Standards of Title 19.

B) Applicant's Justification

The applicant states in a letter attached to the application that an additional building is proposed for the existing facility, "...a veterinary medicine practice specifying in horses only and has been in operation since 1998." It goes on to say: "The growth of the practice has developed to the point that additional office space and hospital/treatment room space is needed."

BACKGROUND INFORMATION

A) Previous Actions

08/27/96	The Board of Zoning Adjustment approved a Variance (V-0096-96) to allow an equine veterinary clinic where such a use on the subject site is not otherwise allowed.
10/29/03	The City Council accepted the withdrawal of a request for a Special Use Permit (SUP-2664) for a proposed 60-foot high non-stealth cellular communication tower. The Planning Commission denied the request on 09/11/03 and the staff recommended denial on 08/14/03.
10/29/03	The City Council accepted the withdrawal of a request for a Variance (VAR-2839) to allow a 60-foot high non-stealth cellular communication tower 53-feet from a residential property line where Residential Adjacency Standards require a 180-foot setback. The Planning Commission denied the request on 09/11/03 and the staff recommended denial on 08/14/03.
10/07/04	The Planning Commission is scheduled to review an accompanying application for a Special Use Permit (SUP-5228) for the existing use and proposed addition. The staff recommends approval of that application.

B) Pre-Application Meeting

08/05/04 The staff reviewed with the prospective applicant the proposed addition of a building to the existing Animal Hospital, Clinic, or Shelter. The following details were mentioned:

- A van accessible space should be provided.
- Sufficient parking would be needed for an animal hospital.
- Development standards for a building in the R-E zone apply.
- Proposed building should have a cohesive architectural design with other buildings on the property.
- A six-foot landscaped buffer is required around the perimeter
- A flood study will be required.
- Minor details such as square footage, heights, and floor plans will be required with the site plan.
- A variance would be needed because of the buildings size and height (earlier thought to be an accessory building).

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres	2.18

B) Existing Land Use

Subject Property:	Veterinary clinic
North:	Undeveloped
South:	Undeveloped
East:	Single family dwelling
West:	Horse corral/single family dwelling

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	R (Rural Density Residential)

DDS

D) Existing Zoning

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

E) General Plan Compliance

The site is designated R (Rural Density Residential) on the Centennial Hills Sector Plan Map of the General Plan. The existing R-E (Residence Estates) Zoning designation is in conformance with the General Plan. An Animal Hospital, Clinic, or Shelter with Outside Pens is permitted as a Special Use in the R-E zoning district.

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

Some adjacent sites within the notification area fall within the unincorporated area of Clark County. Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because of the accompanying request for a Special Use Permit within 500 feet of the unincorporated area.

PROJECT DESCRIPTION

An Animal Hospital, Clinic, or Shelter with Outside Pens presently exists on the subject property. The applicant proposes to construct an additional 2,890 square foot detached building which would contain office space and hospital/treatment room space. In addition to the building, pre-fabricated stalls with a roof covering attached to the existing building is also proposed.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	20,000 square feet	94,961	Y
Min. Lot Width	100 feet	283 feet	Y
Min. Setbacks			
• Front	50 feet	115/14 feet	Y/N
• Side	10 feet	15 feet	Y
• Corner	15 feet	119 feet	Y
• Rear	35 feet	99 feet	Y
Max. Building Height	2 Stories / 35 feet	25 feet	Y

Although the property is addressed off Jones Boulevard, the property fronts on La Madre Way. Consequently, a front yard of 50 feet along La Madre Way is required. An existing shed is located within the front yard setback. All other buildings and the proposed new building are located beyond this required setback.

Many details were not shown/included with the site plan. Accordingly, a detailed set of plans should be submitted that include the following:

- Property lines fully dimensioned.
- Correct street name (La Madre Way not La Madre Avenue).
- Parking spaces and dimensions.
- Existing perimeter wall detail.
- Adjacent land uses.
- Existing building area and height.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the Residential Adjacency Standards require that a commercial building be set back from property intended for a residential use by a distance equal to three times its height. The proposed building is 25 feet high, requiring a Residential Adjacency separation of 75 feet. The closest distance between the building and adjacent residential properties is 99 feet, which complies with the adjacency standards.

A3) Parking and Traffic Standards

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

Uses	Required			Provided	
	Ratio	Parking		Parking	
		Regular	Handicap	Regular	Handicap
Animal Hospital	1 space per 2 employees plus 1 space per doctor and examining room	9	1	22	1

The number of examining rooms is not indicated for the existing building. One examining room is proposed for the new building. Four doctors will occupy the premises along with seven employees. A minimum of nine regular parking spaces and one handicapped space are required plus one additional parking space for each additional examining room within the existing building. A total of 22 regular spaces and one handicapped space is provided, which exceeds the required number of spaces.

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	4 trees	None
Buffer	1 tree/20 linear feet	36 trees	17 trees
Streets	1 tree/20 linear feet	19 trees	6 trees.

The property is presently developed with an Animal Hospital, Clinic, or Shelter with Outside Pens. A building, barn with covered stalls, shed, parking area, a six-foot perimeter wall, and a number of existing plant materials are present on the site. The existing use does not comply with the Landscape, Wall and Buffer Standards of Title 19. The new proposed addition was also reviewed for compliance, and a number of discrepancies were noted.

The discrepancies in the Landscape, Wall and Buffer Standards of Title 19 include the following:

- For the new parking areas, four trees are required and none are proposed.
- For the buffer areas, there is 720 feet of distance around the perimeter of the lot for which 36 trees, tree islands, and shrubbery are required. Only 17 trees exist with no more proposed. All tree islands should be fully dimensioned.
- Street trees, tree islands and shrubbery are required along Jones Boulevard and La Madre Way. For both streets, 19 trees are required and only six trees are proposed. All street tree islands should be fully dimensioned.
- Street tree islands are required to be 15 feet wide; approximately eight-foot wide islands are shown along Jones Boulevard.

DDS

- The number and type of trees existing and proposed should be indicated on the site plan.
- No foundation landscaping is shown for either the existing or proposed building. If provided, it should be shown and landscape islands fully dimensioned.
- A gravel area is proposed at the corner of La Madre Way and Jones Boulevard. The purpose of this area is not designated on the plan. If the area is not to have some utilitarian purpose, it is recommended that the space be landscaped and improved aesthetically.

B) General Analysis and Discussion

- Zoning

The present zoning of the property is R-E (Residence Estates). Although the present use is permitted in an R-E (Residence Estates) Zone with a Special Use Permit, a Variance (V-0096-96) approved by the Board of Zoning Adjustment in 1996 permitted it. With the new building addition, the property owner is subject to the provisions established for a Special Use Permit as well as those for this Site Development Plan Review.

- Site Plan

The site plan lacks many details required to ascertain full compliance with Title 19 Standards. Accordingly, a revised site plan should be submitted that shows compliance and is addressed as a condition of approval with this report.

- Landscape Plan

The existing use does not comply with the Landscape, Wall and Buffer Standards of Title 19 and include the following:

- For the new parking areas, four trees are required and none are proposed.
- For the buffer areas, there is 720 feet of distance around the perimeter of the lot for which 36 trees, tree islands, and shrubbery are required. Only 17 trees exist with no more proposed. All tree islands should be fully dimensioned.
- Street trees, tree islands and shrubbery are required along Jones Boulevard and La Madre Way. For both streets, 19 trees are required and only six trees are proposed. All street tree islands should be fully dimensioned.
- Street tree islands are required to be 15 feet wide; approximately eight-foot wide islands are shown along Jones Boulevard.
- The number and type of trees existing and proposed should be indicated on the site plan.
- No foundation landscaping is shown for either the existing or proposed building. If provided, it should be shown and landscape islands fully dimensioned.

A gravel area is proposed at the corner of La Madre Way and Jones Boulevard. The purpose of this area is not designated on the plan. If the area is not to have some utilitarian purpose, it is recommended that the space be landscaped and improved aesthetically.

- Waivers

Waivers are requested in the parking, buffer and streetscape standards noted above. However, it is recommended that a revised landscape plan be submitted that shows compliance with as many of the requirements as possible.

- Elevation

The proposed building is to consist of stucco walls colored to match the existing building. The trim and fascia color is also to match the trim color on the existing building. The roof will consist of concrete tiles. A metal roof is proposed for the new pre-fabricated stalls.

- Floor Plan

Floor plans have been submitted that show 2,890 square feet of space for offices and hospital/treatment rooms.

FINDINGS

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

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

   The subject property and the area surrounding it are zoned R-E (Residence Estates), a zone that is permitted within the designated R (Rural Density Residential) land use classification established for the area. This classification reflects the current rural characteristics that are prevalent in the area. The existing equine Animal Hospital, Clinic, or Shelter with Outside Pens is a use that is closely associated with this rural area. Consequently, the present animal hospital and proposed addition to it are compatible uses.

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

   As noted above in the analysis section, the proposed development is not consistent with the Design Standards Manual, the Landscape, and Wall and Buffer Standards. Although waivers of these standards have been requested, it is recommended that a revised landscape plan be submitted that illustrates compliance with as many of the requirements as possible.

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

   The property fronts on Jones Boulevard, which according to the Master Plan of Streets and Highways is a Primary Arterial Street (100-foot right-of-way width). Access to the development would be from Jones Boulevard. This street provides adequate access to the property and would not be impacted by the limited traffic from this site.

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

   The building materials will consist of materials and colors that match the existing building and are appropriate for the area. Landscape materials are not noted.

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

   The proposed building will consist of materials and colors that match the present building. The overall premises is devoid of many of the required landscape provision, and the perimeter wall is a common concrete masonry unit (CMU) block wall that also does not meet the Landscape, Wall and Buffer Standards of Title 19. While the use is compatible with the existing rural area that surrounds it, the property could be immensely improved aesthetically by the provision of substantially more landscaping.

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

   Because the site will be subject to ongoing inspection, the public health, safety, and welfare will not be compromised.

NOTICES MAILED 43 – Mailed with SUP-5228

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5094 APN: 125-36-302-005

Name of Property Owner: GARTH LAMB

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Garth W. Lamb

Print Name: GARTH W. LAMB

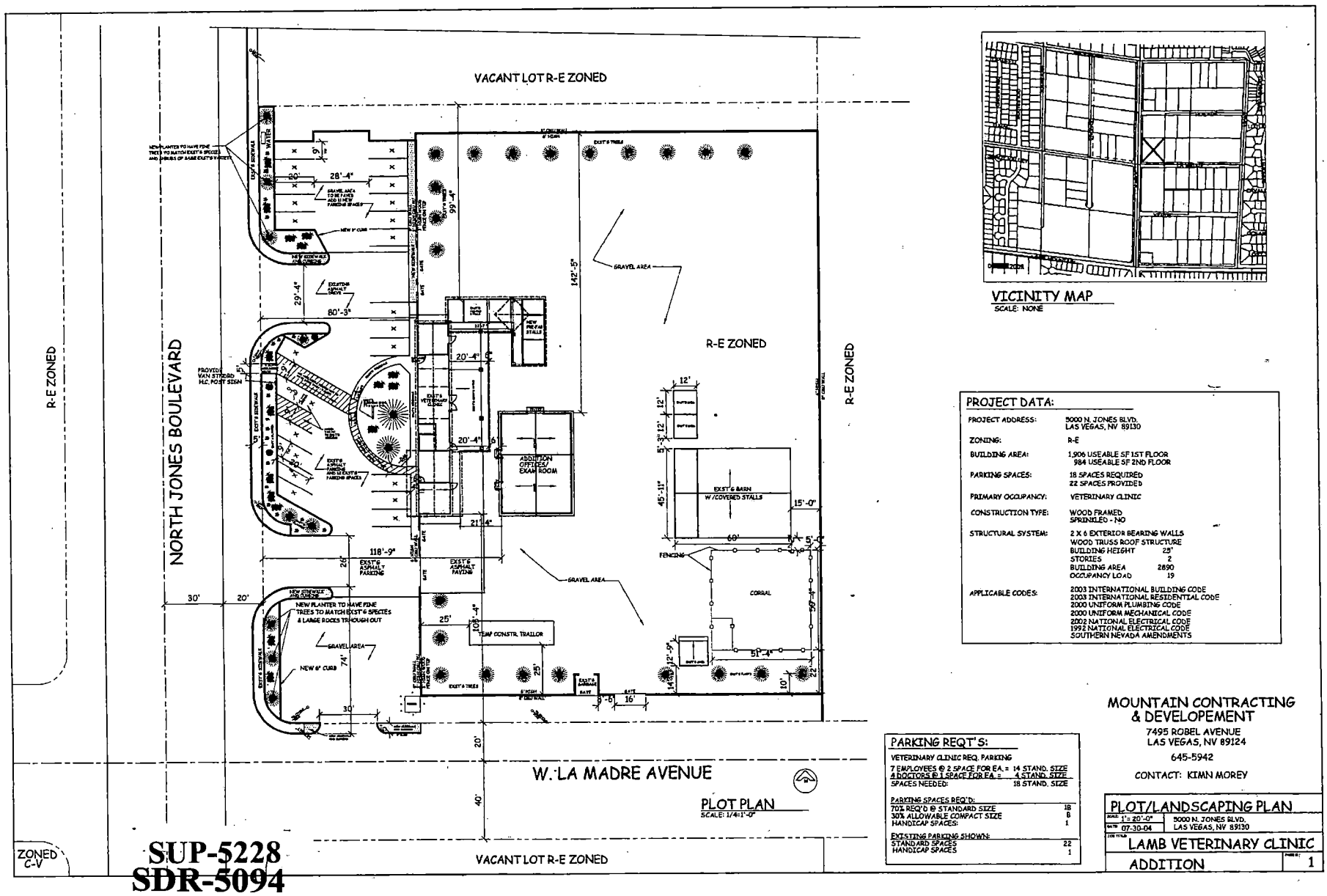
Subscribed and sworn before me

This 11 day of August, 2004

Michelle Cody

Notary Public in and for said County and State

MICHELLE CODY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-87830-1
MY APPT. EXPIRES FEB. 26, 2008



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

VICINITY MAP
SCALE: NONE

PROJECT DATA:

PROJECT ADDRESS:	5000 N. JONES BLVD. LAS VEGAS, NV 89130
ZONING:	R-E
BUILDING AREA:	1,906 USEABLE SF 1ST FLOOR 984 USEABLE SF 2ND FLOOR
PARKING SPACES:	18 SPACES REQUIRED 22 SPACES PROVIDED
PRIMARY OCCUPANCY:	VETERINARY CLINIC
CONSTRUCTION TYPE:	WOOD FRAMED SPRINKLED - NO
STRUCTURAL SYSTEM:	2 X 6 EXTERIOR BEARING WALLS WOOD TRUSS ROOF STRUCTURE BUILDING HEIGHT 28' STORIES 2 BUILDING AREA 2890 OCCUPANCY LOAD 19
APPLICABLE CODES:	2003 INTERNATIONAL BUILDING CODE 2003 INTERNATIONAL RESIDENTIAL CODE 2000 UNIFORM PLUMBING CODE 2000 UNIFORM MECHANICAL CODE 2002 NATIONAL ELECTRICAL CODE 1992 NATIONAL ELECTRICAL CODE SOUTHERN NEVADA AMENDMENTS

PARKING REQT'S:

VETERINARY CLINIC REQ. PARKING

7 EMPLOYEES @ 2 SPACE FOR EA. =	14 STAND. SIZE
4 DOCTORS @ 1 SPACE FOR EA. =	4 STAND. SIZE
SPACES NEEDED:	18 STAND. SIZE

PARKING SPACES REQ'D:	
70% REQ'D @ STANDARD SIZE	18
30% ALLOWABLE COMPACT SIZE	6
HANDICAP SPACES:	1
EXISTING PARKING SHOWN:	
STANDARD SPACES	22
HANDICAP SPACES	1

MOUNTAIN CONTRACTING & DEVELOPEMENT
7495 ROBEL AVENUE
LAS VEGAS, NV 89124
645-5942
CONTACT: KIMN MOREY

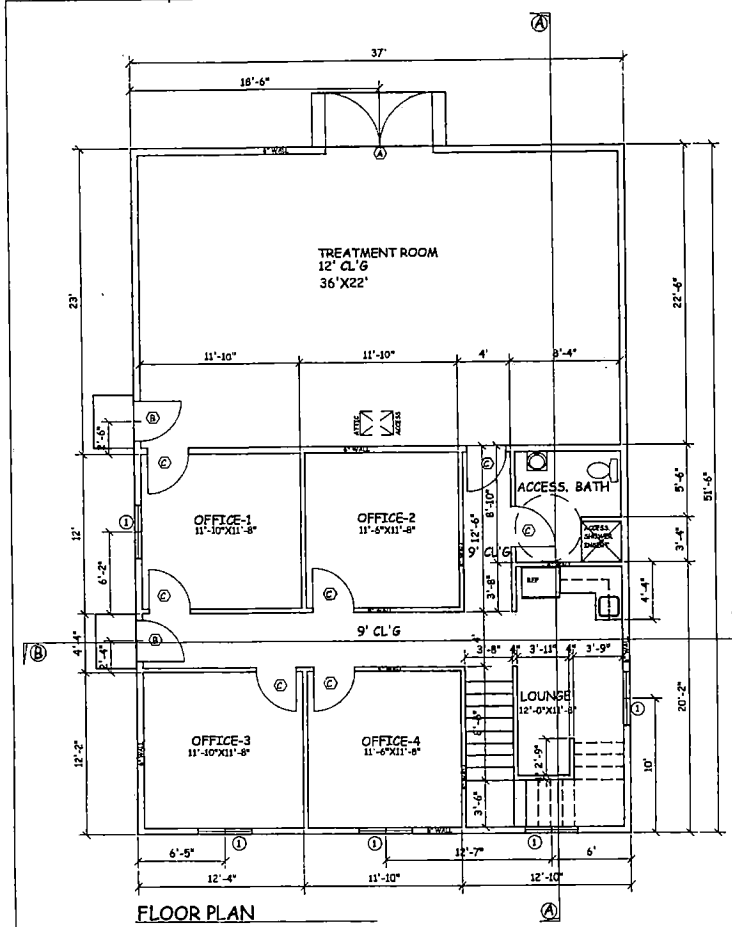
PLOT/LANDSCAPING PLAN

SCALE: 1"= 20'-0"	5000 N. JONES BLVD.
DATE: 07-30-04	LAS VEGAS, NV 89130

LAMB VETERINARY CLINIC ADDITION — SHEET #: 1

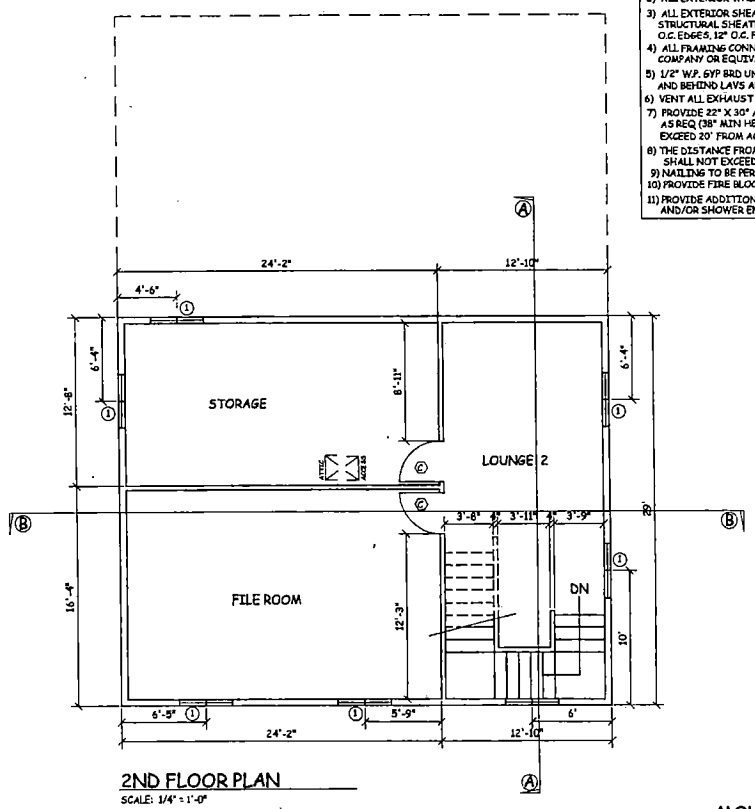
CARTH LAMB

SUP-5228
SDR-5094
10-07-04 PC



FLOOR PLAN

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



2ND FLOOR PLAN

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

GENERAL NOTES:

1) ALL FRAMING LUMBER TO BE DFL#2, DFS#2, OR LP#1
2) ALL EXTERIOR WALLS TO BE 2X6 AT 16" O.C.
3) ALL EXTERIOR SHEATHING TO BE 3/8" APA RATED STRUCTURAL SHEATHING NAILED WITH 8d @ 6" O.C. EDGES, 12" O.C. FIELD-U.N.O. IN SHEAR SCHED
4) ALL FRAMING CONNECTORS TO BE SIMPSON COMPANY OR EQUIVALENT
5) 1/2" W.P. GYP BRD UNDER ALL TUBS, SHOWERS, AND BEHIND LAVS AND SINKS
6) VENT ALL EXHAUST FANS TO OUTSIDE AIR
7) PROVIDE 22" X 30" ATTIC & CRAWL ACCESS AS REQ (38" MIN HEADROOM) FURNACE SHALL NOT EXCEED 20' FROM ACCESS OPENING
8) THE DISTANCE FROM THE ATTIC ACCESS TO THE FURNACE SHALL NOT EXCEED 20 FEET. (SECTION 908 UMC).
9) NAILING TO BE PER 2003 IBC NAILING SCHEDULE.
10) PROVIDE FIRE BLOCKING PER SEC. R602.8
11) PROVIDE ADDITIONAL SAFETY GLAZING FOR ALL TUB AND/OR SHOWER ENCLOSURES.

WINDOW SCHEDULE

MK	QA	SIZE	REMARKS - @ 6'-8" AFF (UNO)
(1)	11	4'0"4'0	DBL PN/VNYL FRM SLIDER

DOOR SCHEDULE

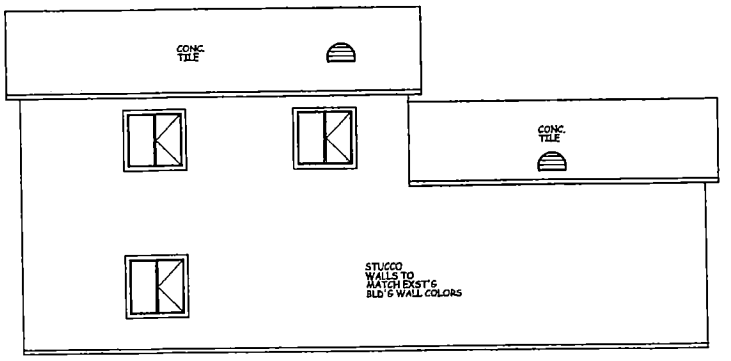
MK	QA	SIZE	REMARKS
(A)	1	8'0"7'0	EXT INSUL METAL
(B)	2	3'0"6'8	EXT INSUL METAL
(C)	8	3'0"8'0	INT PASSAGE

SUP-5228
SDR-5094
10-07-04 PC

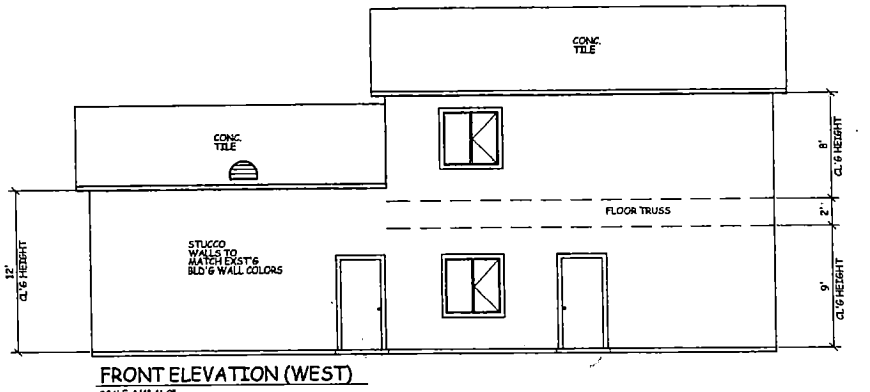
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LAS VEGAS, NV 89124
645-5942
CONTACT: KIMN MOREY

VERIFY ALL MEASUREMENTS

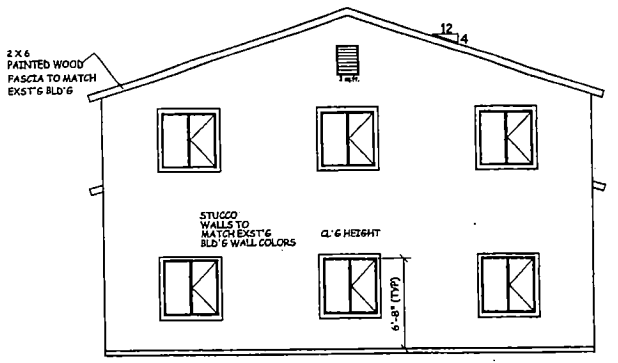
FLOOR PLANS ADDITION	
DATE 07-30-04	5000 N. JONES BLVD.
SCALE 1/4" = 1'-0"	LAS VEGAS, NV 89130
JOB TITLE LAMB VETERINARY CLINIC	
ADDITION	SHEET # 2



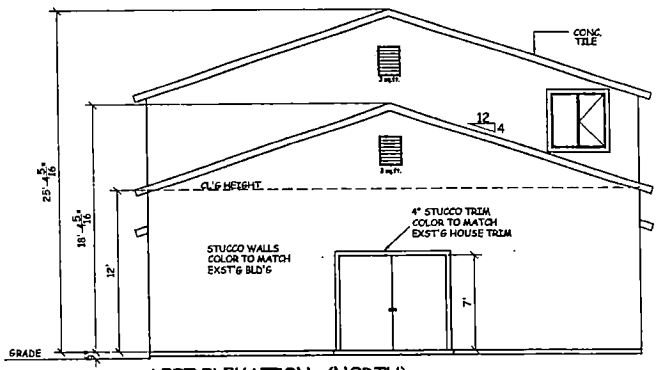
REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"



FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"



RIGHT ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



LEFT ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

NOTES:

1) ALL EXTERIOR WALLS TO BE STUCCO-CLR TO MATCH EXST'G BLDG EAVES & TRIM TO BE PAINTED WOOD TO MATCH EXST'G BLDG
2) ALL FASCIA TO BE 2" X 6" PAINTED WOOD TO MATCH EXST'G BLDG
3) ROOF TO BE CONC TILE W/PITCH OF 4:12
4) ATTIC VENTS TO BE DORMER, EAVE OR GABLE W/1/4" MESH & A NET FREE MIN AREA AS NOTED

DENOTES VENT OF 2.88 sq.ft.(UNO) NET FREE VENTILATION AREA W/1/4" MESH.

UPPER ROOF:
1073 sq.ft. X 150 = 7.15 sq.ft. NET FREE VENTILATION REQ'D
2 GABLE END VENTS @ 6 sq.ft. + 1 DORMER VENTS @ 2.08 sq.ft.
FOR TOTAL 8.08 sq.ft. NET FREE VENTILATION PROVIDED

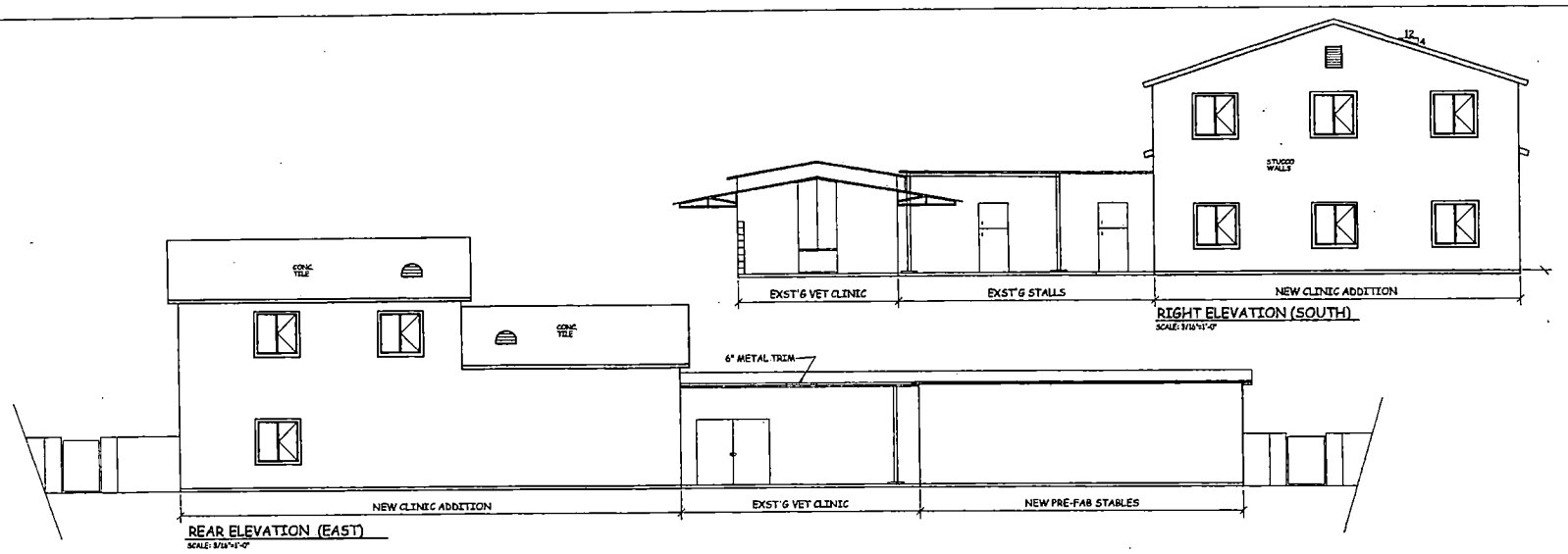
LOWER ROOF:
833 sq.ft. X 150 = 5.55 sq.ft. NET FREE VENTILATION REQ'D
1 GABLE END VENTS @ 3 sq.ft. + 2 DORMER VENTS @ 4.16 sq.ft.
FOR TOTAL 7.16 sq.ft. NET FREE VENTILATION PROVIDED

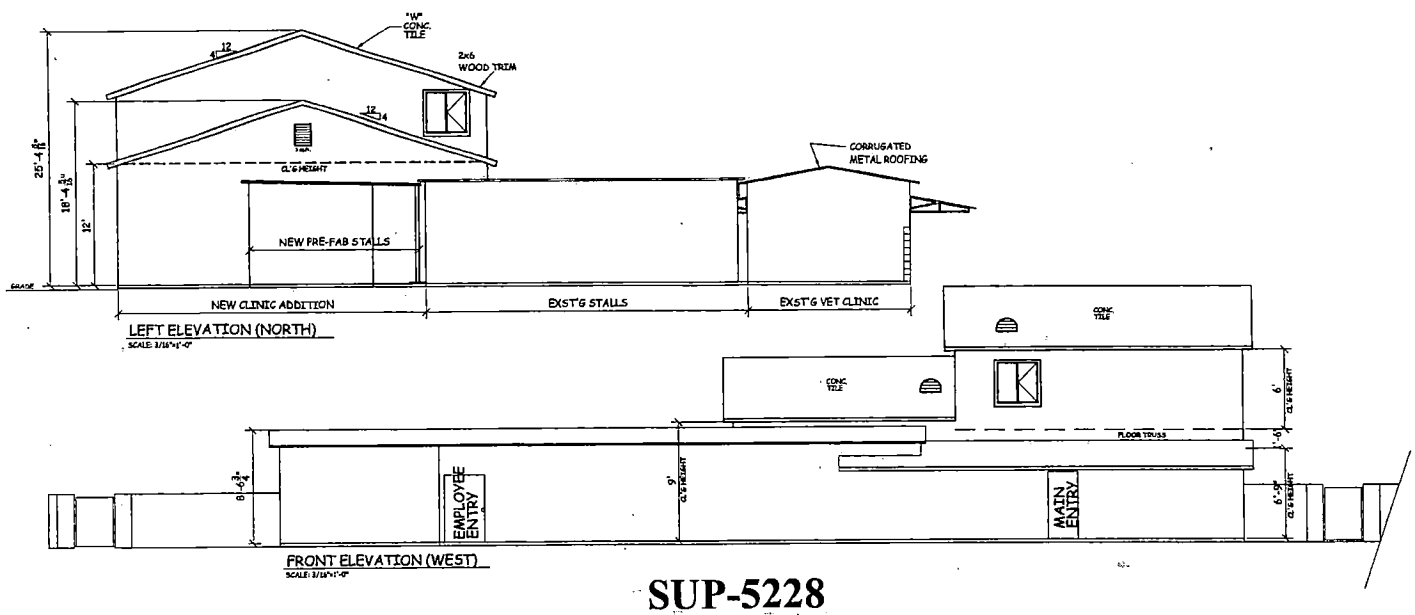
1073 SQ. FT. UPPER CL'G
833 SQ. FT. LOWER CL'G

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7495 ROBEL AVENUE
LAS VEGAS, NV 89124
645-5942
CONTACT: KIMN MOREY

ELEVATIONS	
SCALE: 07-30-04	5000 N. JONES BLVD.
SHEETS: 1/4" - 1'-0"	LAS VEGAS, NV 89130
JOB TITLE: LAMB VETERINARY CLINIC ADDITION	PAGE #: 3

SUP-5228
SDR-5094
10-07-04 PC

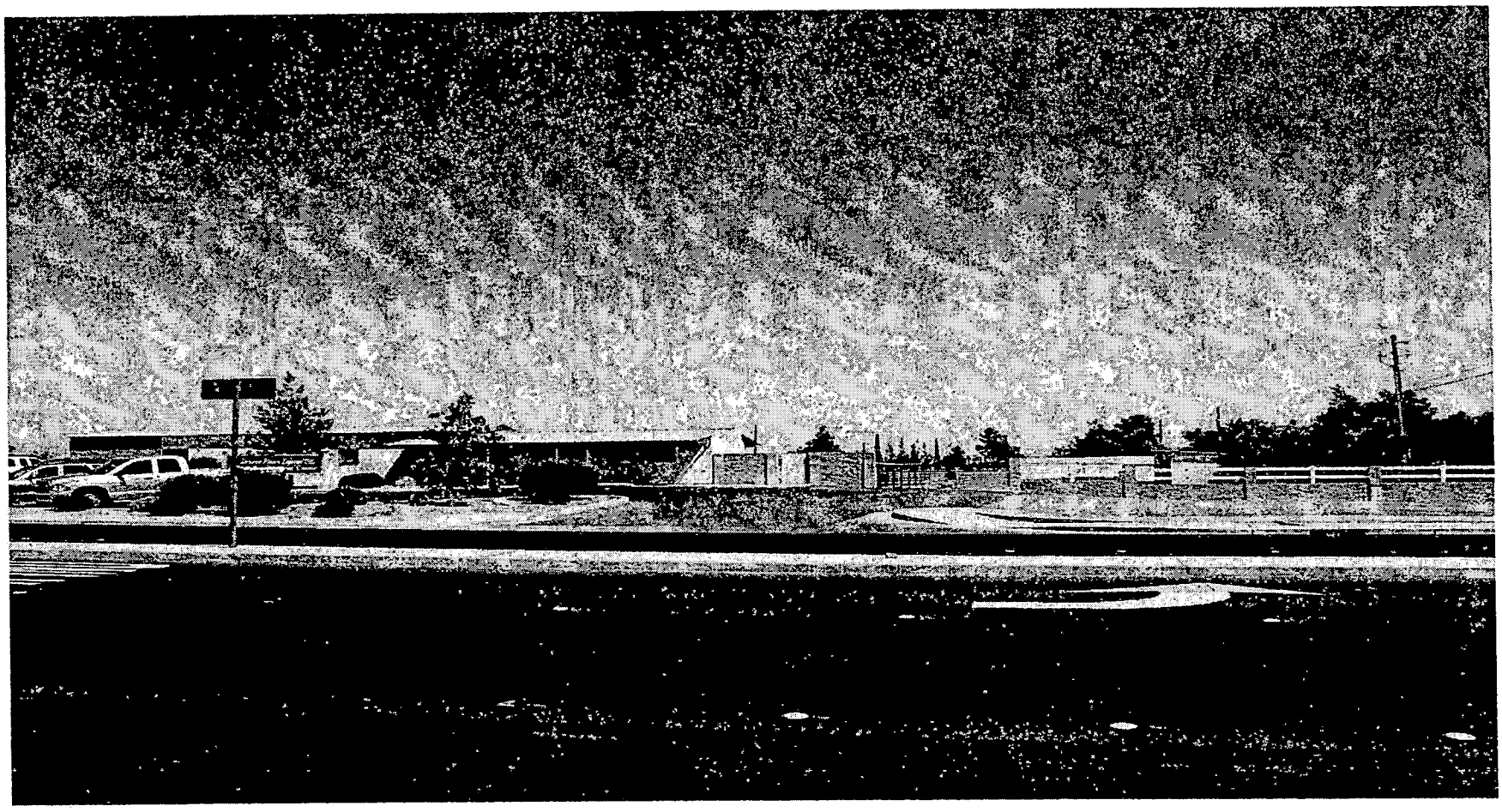




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CONTACT: KIMN MOREY

ELEVATIONS W/EXST'G BLD'G	
SCALE 07-30-04	5000 N. JONES BLVD.
DATE 3/16" = 1'-0"	LAS VEGAS, NV 89130
JOB TITLE LAMB VETERINARY CLINIC	
ADDITION	SHEET NO. 4

SUP-5228
SDR-5094
10-07-04 PC



SDR-5094 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB
5000 NORTH JONES BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	**Planning Commission Mtg.**	1
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting – 19 photos of surrounding prosperities with no sideyard setback filed under Item 46 [VAR-5086].
5. Submitted at meeting – Map of properties within the notification area with no side yard set back for Item 46 [VAR-5086] and Item 47 [SDR-5085] filed under Item 46 [VAR-5086].
6. Submitted at meeting – Map of properties on Western from Charleston to Sahara with no side yard setbacks for Item 46 [VAR-5086] and Item 47 [SDR-5085] filed under Item 46 [VAR-5086].
7. Submitted at meeting – Letter of support from O'Rourke Plumbing, Inc. for Item 46 [VAR-5086] and Item 47 [SDR-5085] filed under Item 46 [VAR-5086].
8. Submitted at meeting – Site Plan, Floor Plan and Exterior Elevations for proposed project by Steve Quinn for Item 46 [VAR-5086] and Item 47 [SDR-5085] filed under Item 46 [VAR-5086].

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 46 [VAR-5086] and Item 47 [SDR-5085].

STEVE SWANTON, Planning and Development Department, stated that the site review consists of four, 30-foot high buildings in an industrial site. There are a number of landscaping waivers being requested such as a 10-foot buffer in the front where a 15-foot buffer is required and having no internal parking lot planter fingers. Staff feels the placement of the building along the side property line will allow for more efficient and attractive development. That is why staff is supporting the landscaping waivers. The variance is for a side setback that will also allow the applicant to make more efficient use of the site.

STEPHEN QUINN, 2319 Western Avenue, Precision Construction, appeared on behalf of the applicant, concurred with conditions and thanked staff for their help and hard work with the project. He reiterated the comments of MR. SWANTON, describing the variance requirements and concurring with staff's summation of the situation. He stated there were 63 properties within the notification area and 40 of them do not have side yard setbacks. He submitted a handout highlighting those properties. MR. QUINN also surveyed the area from Charleston Boulevard to Sahara Avenue and was able to submit a map highlighting all of the properties within that zone that have no side yard setbacks. With the exception of that side yard setback, the development complies with all development standards. MR. QUINN explained that combining the two lots into an integrated office and warehouse complex would be a more efficient use of the property and that it would be attractive. He indicated he has met with the Fire Department regarding the hammerhead and they have no problem with it.

He stated that he had originally intended to put two roll up doors at the front of the two buildings in the event a large trailer was brought in and he was under the impression that staff was having a problem with approval of them. He asked that if there really was an issue, could it be resolved without affecting his hearing date for City Council. MR. QUINN asked to be able to keep the two doors. It was agreed that because there is no condition directly relating to the roll up doors, the best way to incorporate approval of those doors would be to reference approval as shown on the site plan submitted during the meeting.

MR. QUINN submitted 19 photos of properties in the area with no side yard setbacks. He thought that once the Commission looked at the photos, they would agree that his proposed project would greatly enhance the area.

MINUTES – Continued:
Regarding the landscape waiver, the applicant is asking to put landscaping in an area other than where landscaping is required, not to have the landscaping waived completely. In his opinion, the landscaping he is proposing exceeds the standards set by adjacent landscaping.

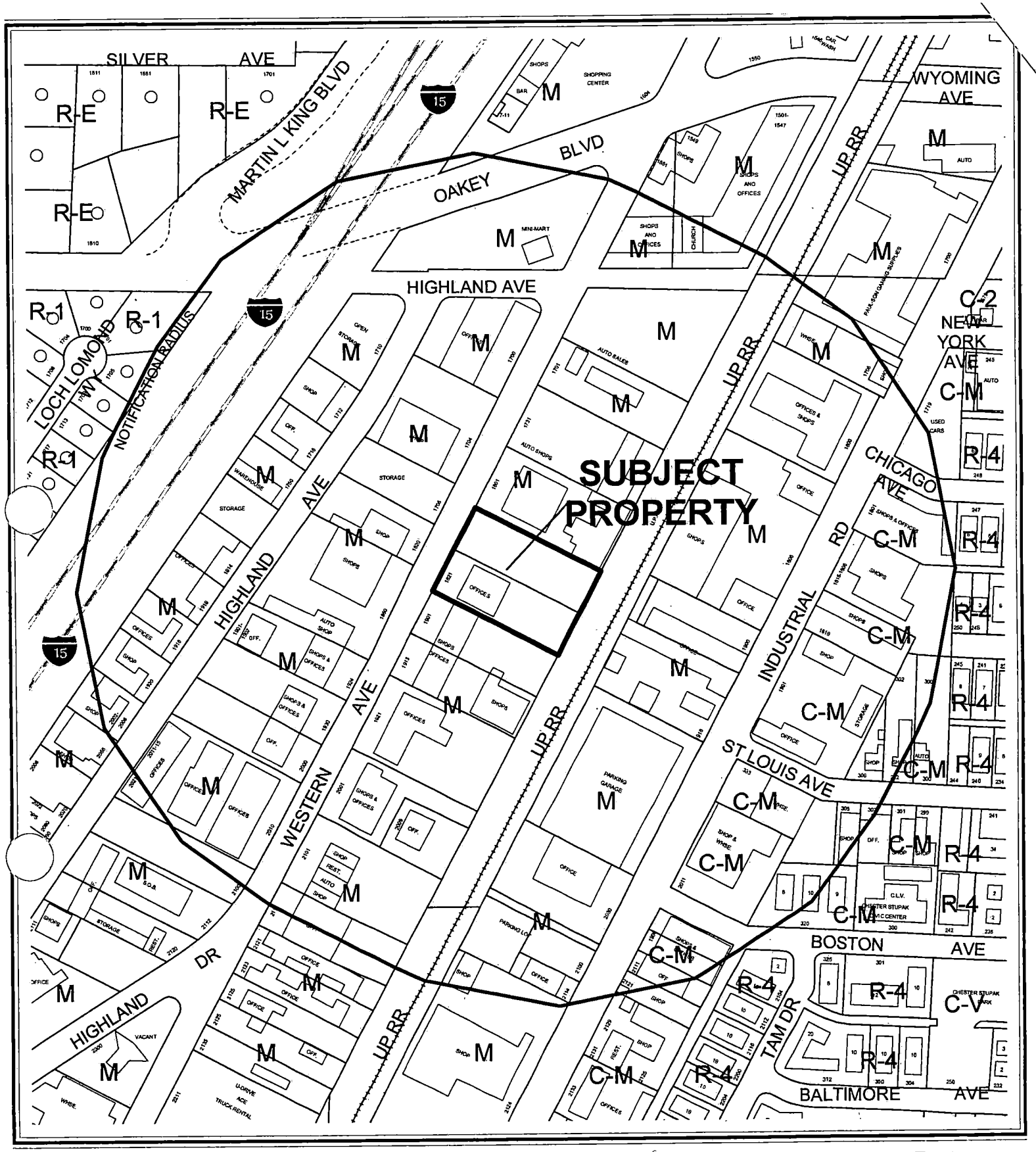
CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 46 [VAR-5086] and Item 47 [SDR-5085].

(8:10 – 8:19)
2-1242

CONDITIONS:
Planning and Development

1. Approval of and conformance to the Conditions of Approval for an accompanying Site Development Plan Review (SDR-5085).

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



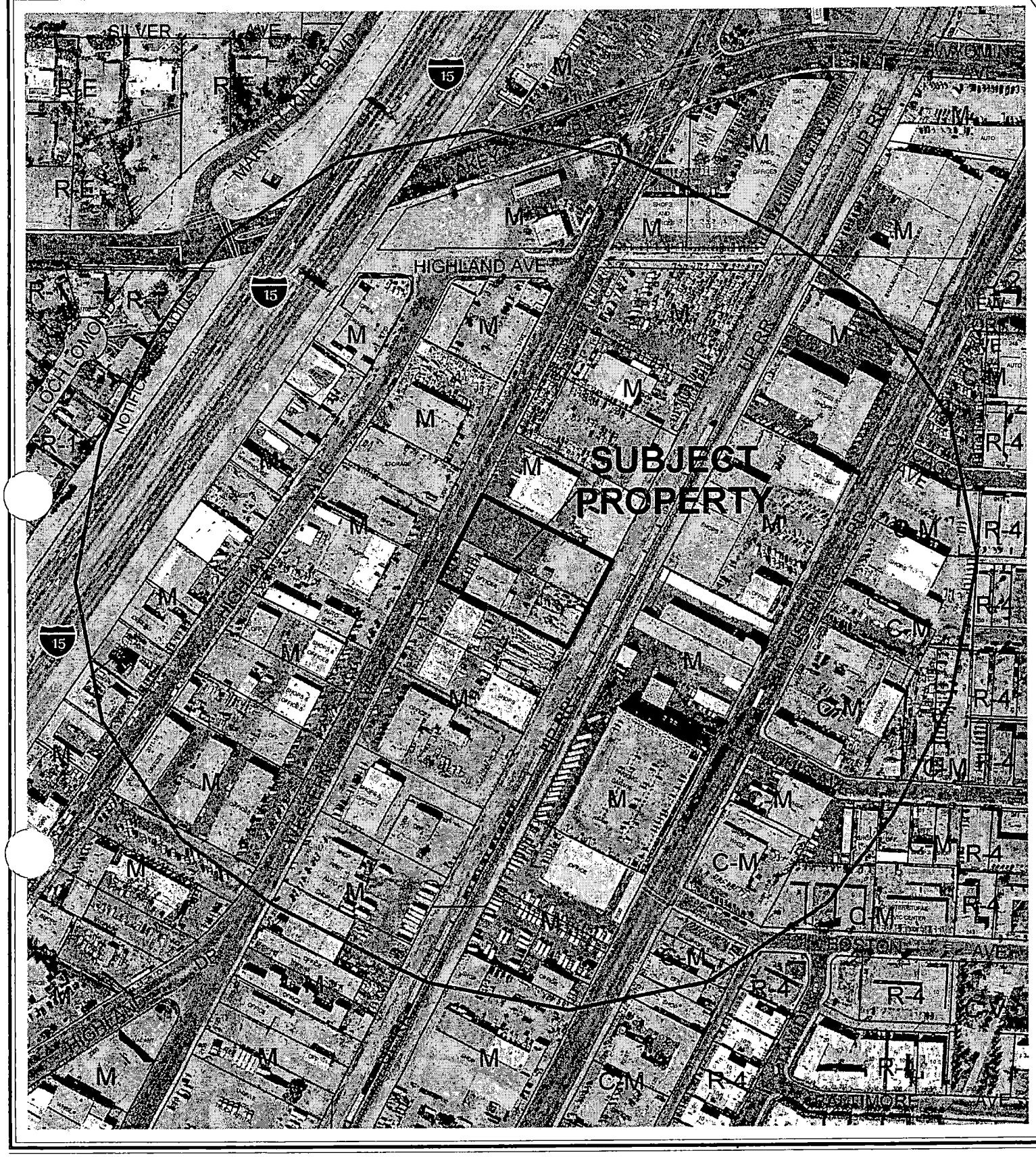
0 200 400 Feet

CASE: **VAR-5086**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 200 400 Feet

CASE: **VAR-5086**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5086 - VARIANCE - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION, INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for an accompanying Site Development Plan Review (SDR-5085).

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow zero-foot setbacks where 10 feet is the minimum required on 1.38 acres at 1821 Western Avenue.

B) Applicant's Justification

In a letter attached to this application, the applicant presents the following reasons to justify the request for a Variance.

- The parcel, which was laid out years ago, is small in size.
- Numerous buildings in this area have been built along Western Avenue with a zero-foot side yard setback.
- With the large amount of homeless which frequently patrol this area, it would be very problematic to police the side yards, which would be out of our view.
- With the approval of this variance, this project will become a reality along Western Avenue thus increasing the value along this thoroughfare.

BACKGROUND INFORMATION

A) Actions

There are no previous zoning actions recorded for this property.

10/07/04 An accompanying request for a Site Development Plan Review (SDR- 5085) is scheduled to be heard on this date.

B) Pre-Application Meeting

08/13/04 The staff met with the prospective applicant to review a proposal to construct four buildings, containing office and warehouse space on the subject property. Details discussed included the following:

- The parking space requirements for office and warehouse space.
- The need for a Variance for the side yard setbacks.
- Landscaping requirements and the need for a Waiver in the buffer and parking lot tree standards.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.38

B) Existing Land Use

Subject Property:	Undeveloped and office use
North:	Auto shop
South:	Shop
East:	Office use
West:	Storage yard and shop

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan. The Southeast Sector Map designates the future land use for this property as LI/R (Light Industrial/Research). The property is zoned M (Industrial), which is a zone permitted in the LI/R classification.

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

DDS

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

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08.050, the development standards for the subject site are shown in the following table along with an indication of the proposed development's compliance with these standards.

Standards	Required	Proposed	Compliance
Min. Lot Size	NA	NA	NA
Min. Lot Width	100 feet	200 feet	Y
Min. Setbacks			
• Front	10 feet	10 feet	Y
• Side	10 feet	0 feet	N
• Corner	10 feet	NA	Y
• Rear	20 feet	42 feet	Y
Max. Building Height	NA	NA	NA

The proposed development would comply with all the site development standards, except for the side yard setback. Ten feet is required for a side yard; however, no side yard is proposed. Consequently, the applicant is asking for a variance to permit zero-foot side yards.

B) General Analysis and Discussion

This application is a request for approval of a Variance to allow zero-foot side yard setbacks where 10 feet is the minimum required. This proposal would combine two lots into an integrated office and warehouse complex. By the configuration of the buildings on the property with zero side yards, the interior space of the development would be used for parking, loading, drives and aisles, resulting in a more efficient and attractive development.

FINDINGS

Buildings without side yards are predominate in the area; there appear to be more buildings without side yards than buildings that have them within the notice area.

The buildings proposed for this site are intended for office and warehouse uses. By placement of the buildings on the side lot lines, the applicant is able to make more efficient use of the property by using the interior space for parking, loading, drives and aisles. This development configuration should result in no encumbrance upon adjacent properties, particularly for the property to the south, which already is occupied by a building with zero side yards. For these reasons, approval of the variance request is recommended.

DDS

NOTICES MAILED 60 – Mailed with SDR-5085

APPROVALS 1

PROTESTS 1

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5086 APN: 162-04-703-005 & 006

Name of Property Owner: J. Emmett Sullivan & Patricia Sullivan

Name of Applicant: Sandpiper Strand ~~& Family Trust~~ A.R.C. 8-4-04

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: N/A

Partner(s): N/A

APN: _____

Signature of Property Owner/Authorized Agent: William R. Morse

Print Name: WILLIAM R. MORSE, ESQ., Attorney for J. EMMETT & PATRICIA SULLIVAN

Subscribed and sworn before me

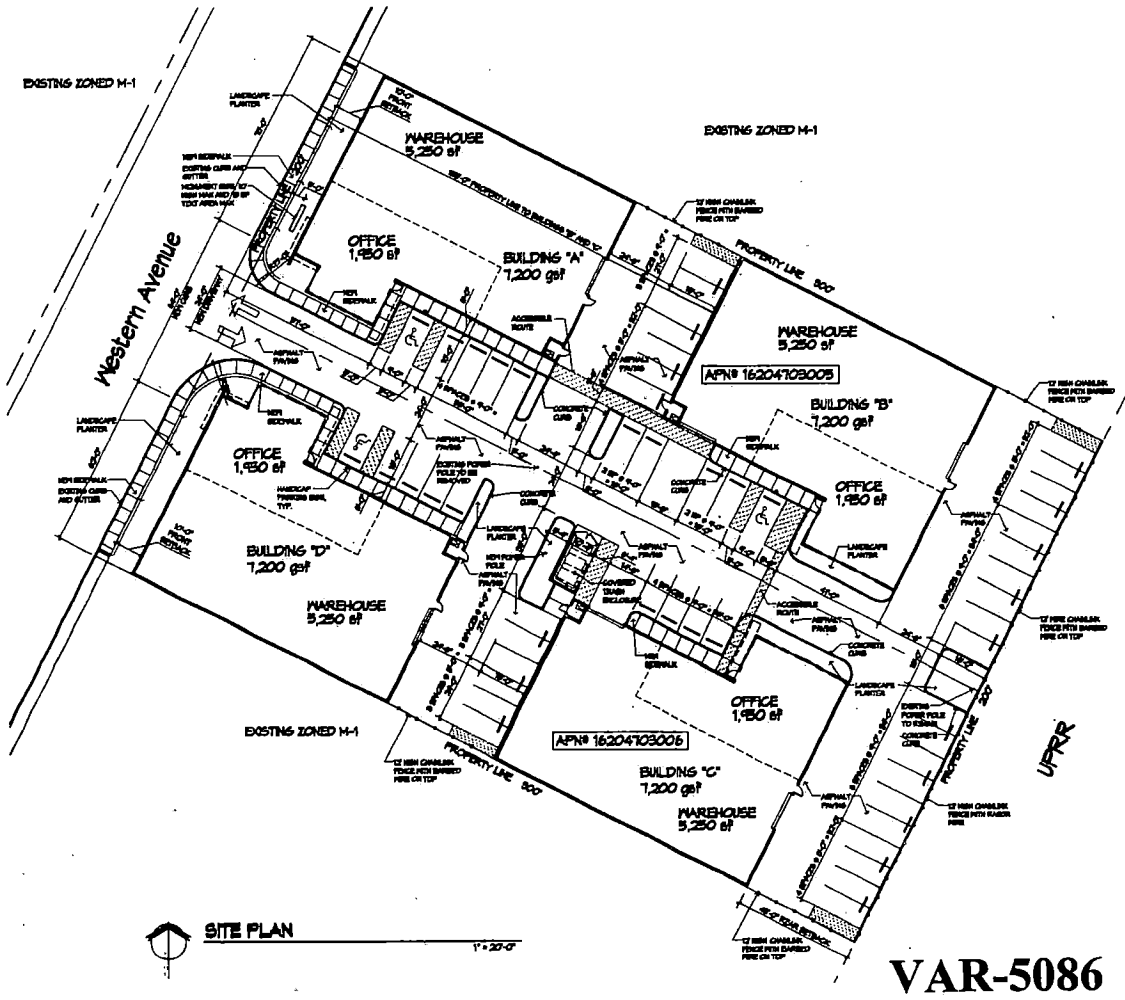
This 5th day of August, 20 04.

Suzanne Jerome

Notary Public in and for said County and State

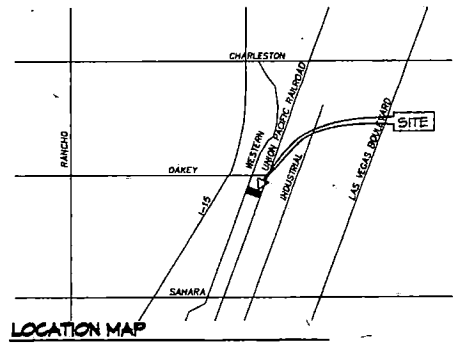
SUZANNE JEROME
Notary Public - State of Nevada
Appt. Recorded in Clark County
My Appointment Expires 11-20-04

Nevada # 00-66022-1

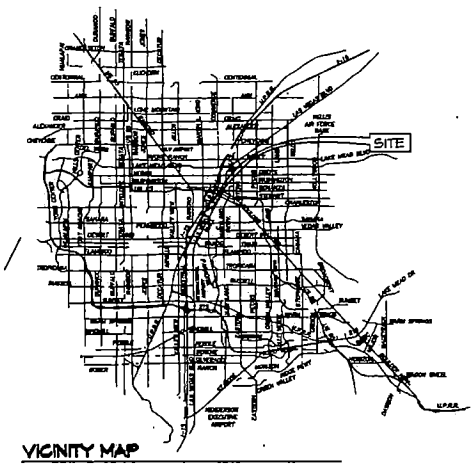


SITE PLAN

1" = 20'-0"



LOCATION MAP



VICINITY MAP

ACCESSOR'S PARCEL NUMBERS 162-04-703-005, 162-04-703-006

SITE INFORMATION

BUILDING AREA		REQ'D PARKING	PROVIDED
Office	7,800 SF	1: 300 = 26	26
Warehouse	20,800 SF	1: 1000 = 21	25
	28,600 SF	47	41

15 Compact Spaces Allowed (52 sp * 30% = 15.6)
15 Compact Spaces Provided

Handicapped Parking 1:50 UP TO 100 = 3 — 3

TOTAL PARKING PROVIDED 52

ZONING INFORMATION

Zoning District: M

Minimum Lot Size N/A
Lot Size: 60,000 SF or 1.38 Acres
Maximum Lot Coverage Allowed N/A
(F.A.R.) Lot Coverage Provided 47.7% = 28,600 SF

	REQUIRED	PROVIDED
Front Yard	10'	10'
Side Yard	10'	0' (Variance Requested)
Rear Yard	0'	48'

Maximum Building Height Allowed N/A
Actual Building Height 28'

VAR-5086
SDR-5085
10-07-04 PC

STAFF

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

RBSA
R Brandon Strand Architects
300 South 4th Street Suite 206
Las Vegas, Nevada 89101
P 702.819.1300
F 702.819.1212
rbsa@rbsa.net

RBSA PROJECT NO. 04.031

ARCHITECT

ENGINEER

NOTES

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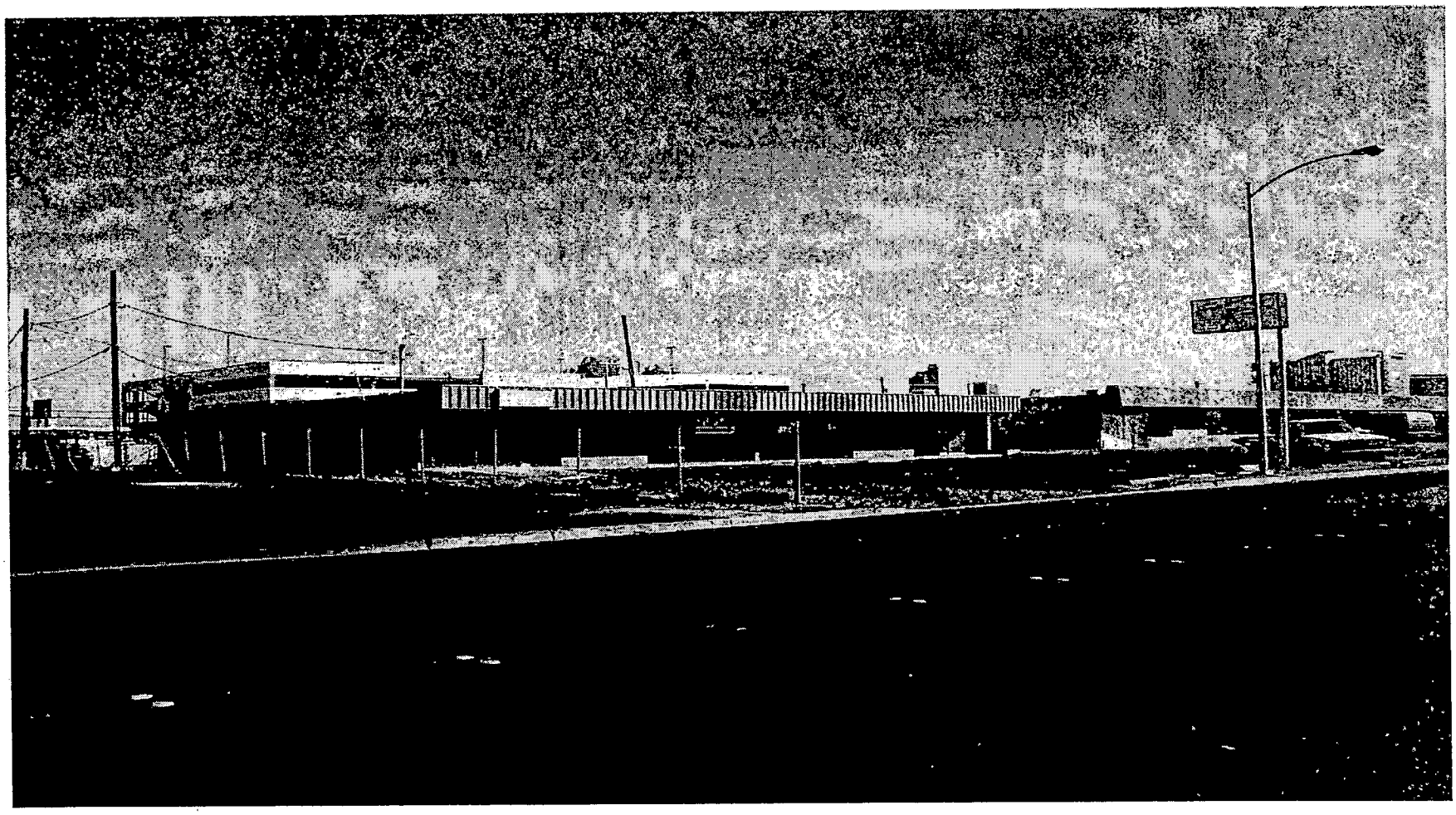
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1	SITE DEV. SUBMITTAL	6.18.04

ISSUED

TITLE
SITE PLAN
VICINITY MAP
SITE INFO

DRAWING NO

AC100



VAR-5086 - VARIANCE - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION, INC. -
OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN
1821 WESTERN AVENUE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

O'Rourke Plumbing, Inc.

1716 S. Highland Drive ♣ Las Vegas, Nevada 89102
(702) 870-1053 ♣ Fax (702) 385-7370

September 30, 2004

Planning & Development Dept.
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RE: VARIANCE – 5086

Dear Members of the Planning Commission:

We support Mr. Quinn's request for the proposed variance 5086.

Our property on Western is #162-04-702-003 situated across the street from the proposed project.

We are confident Mr. Quinn's project will be a significant improvement to our community. Thank you.

Sincerely,

Tim O'Rourke

Representing: 1710 S. Highland
1712 S. Highland
1716 S. Highland
1750 S. Highland
1920 S. Highland
1800 Western Avenue

VAR-5086
A

D & L DEVELOPMENT

COMMERCIAL AND INDUSTRIAL DEVELOPERS

MANAGING PARTNER FOR: KRALOW LEVIN COMPANY • DLW DEVELOPMENT

LAS VEGAS, NEVADA

RECEIVED
SEP 3 0 2004

September 27, 2004

Gary M. Leobold, Senior Planner
PLANNING & DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 South 4th Street
Las Vegas, Nevada 89101

Re: VAR-5086 & SDR 5085

Dear Sir;

As property owners of the WESTERN & OAKEY CENTER located at 1501-1551 West Oakey Blvd. we object to the above variances. It appears to us that, if allowed, these variances will result in reduced market values for the other properties in this area for the following reasons:

1) If this owner builds to lot line, avoiding perimeter buffering and landscaping, it seems unlikely to us that he will be able to control graffiti which is common in this area or even maintain the exterior of his building. He would have to enter another person's property to even inspect his own building. This seems unlikely.

2) His reduction in parking requirements would impact other properties nearby. Those customers and employees have to park somewhere.

3) In this area, many of the properties are older and do not have landscaping. And it seems to us that if someone was going to build a new building in the area it should be an "improvement." That does not seem to be what is proposed here.

Thank you for your consideration.

Very truly yours,

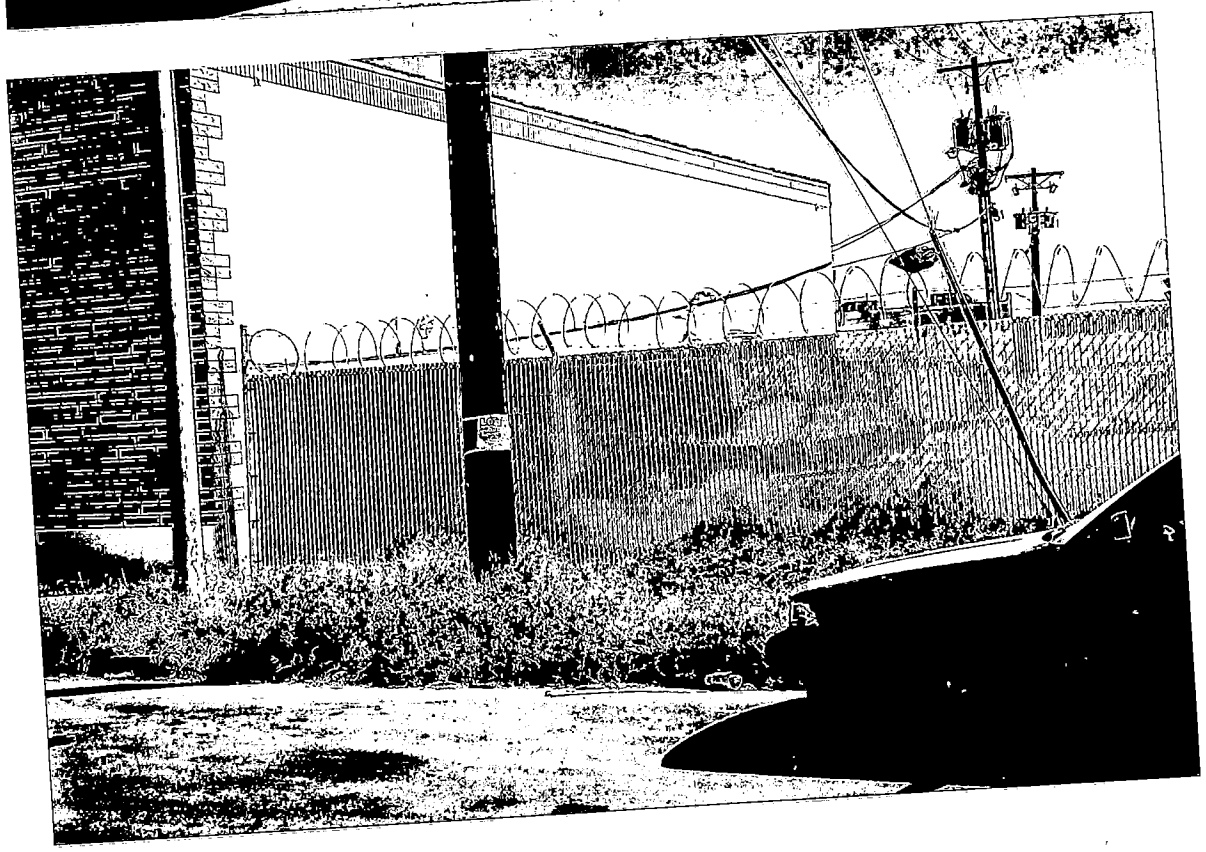
Bruce Levin

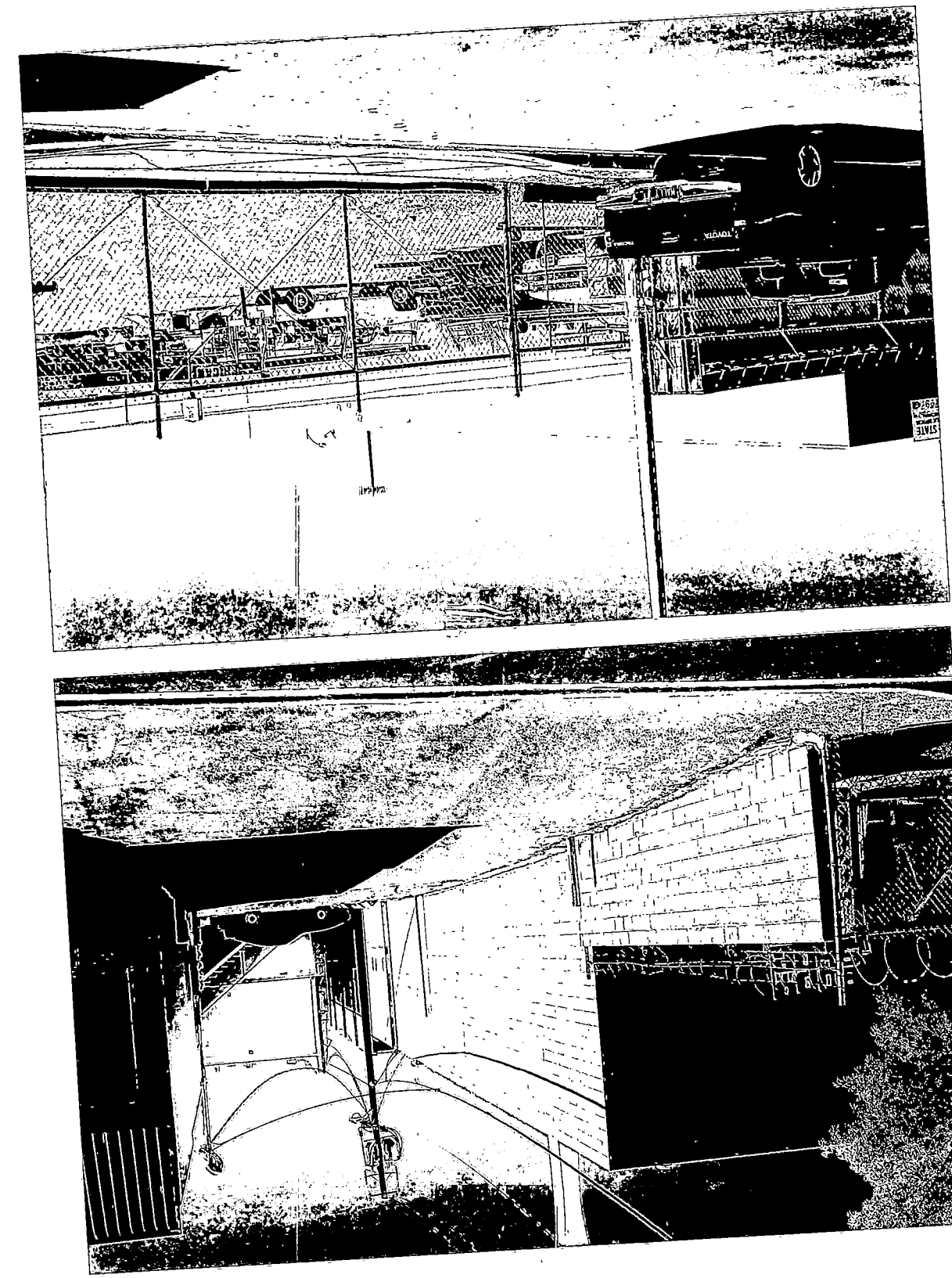
Bruce A. Levin
PARTNER

VAR-5086
SDR-5085
P

17910 Sky Park Circle, Suite 200, Irvine, California 92614 • (949) 250-1050 • Fax (949) 250-3106


1936
BIG TOWN
MECHANICAL LLC





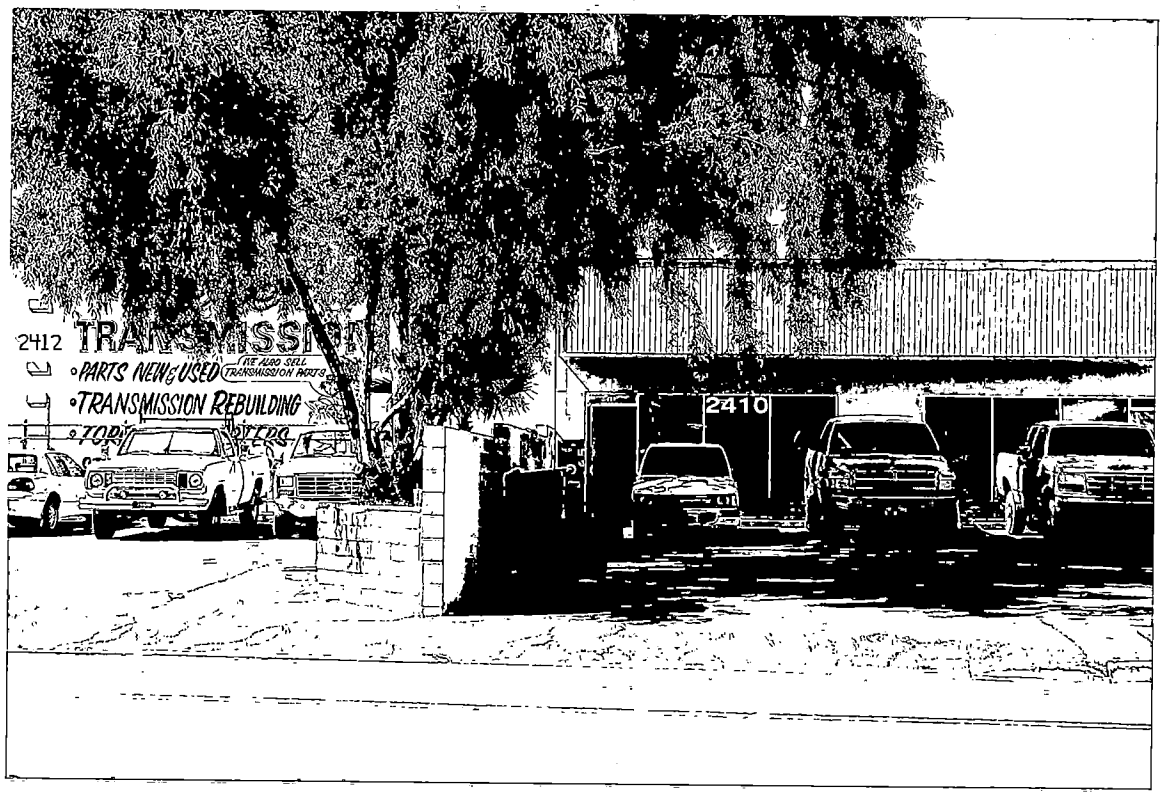


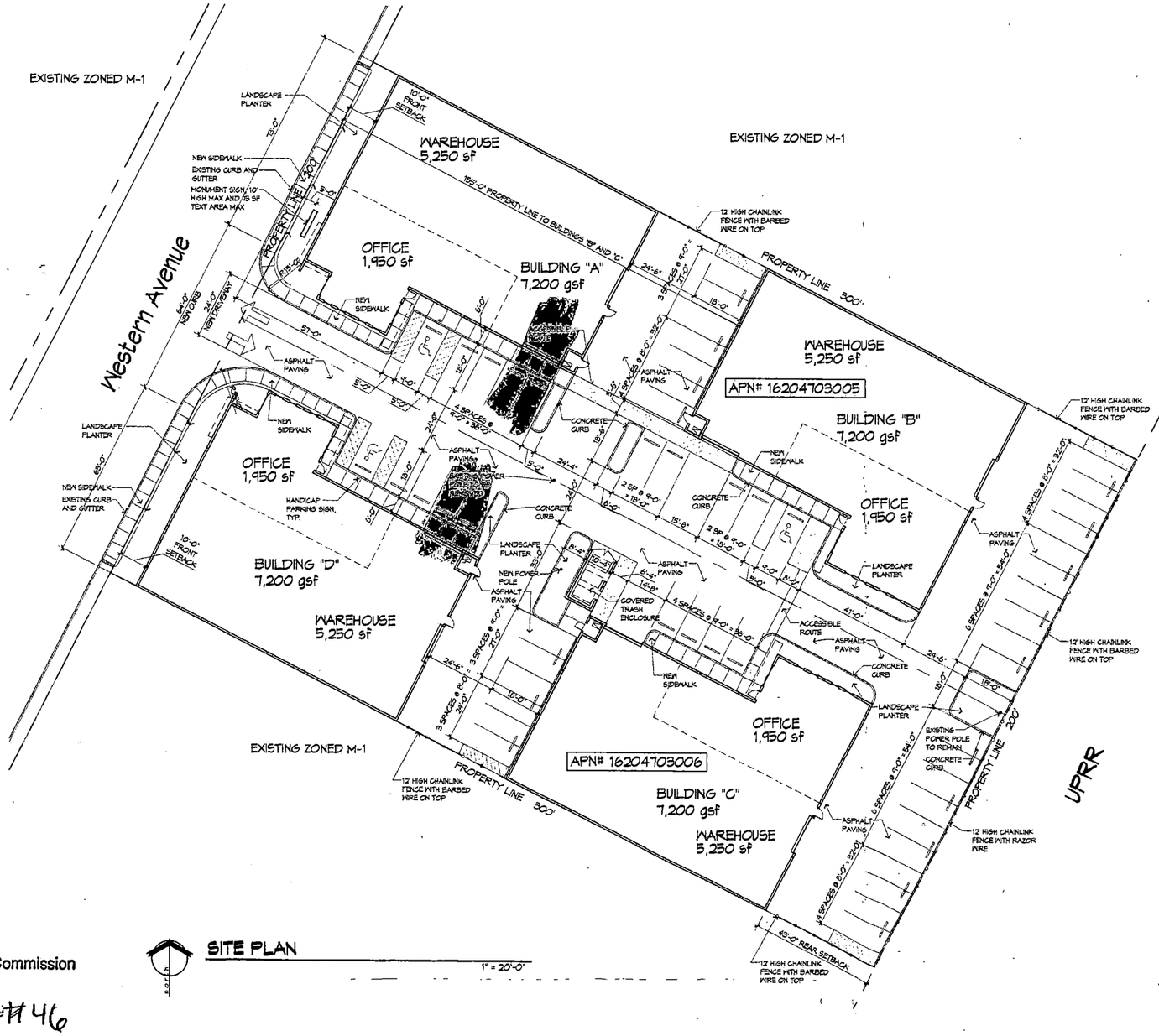

REGISTERS
POS COMPUTERS
DataCard
PERSONALIZATION &
SALES - SERVICE
SUPPLIES
DISCOUNT
TAX
SERVICE
1515-1527




YORK
USA
SUMMIT CORPORATION
TRUCKERS
RING BELL

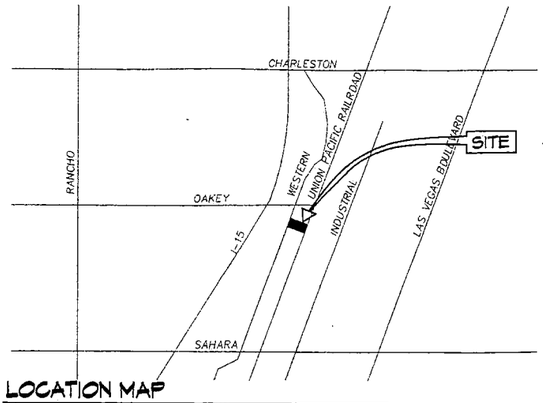



2412
TRANSMISSION
WE ALSO SELL TRANSMISSION PARTS
•PARTS NEW & USED
•TRANSMISSION REBUILDING
2410

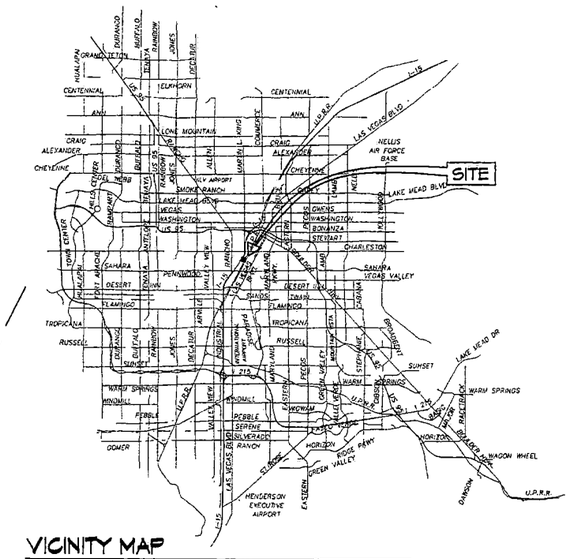


SITE PLAN

1" = 20'-0"



LOCATION MAP



VICINITY MAP

ACCESSOR'S PARCEL NUMBERS	162-04-703-005 162-04-703-006		
SITE INFORMATION			
BUILDING AREA		REQ'D PARKING	PROVIDED
Office	7,800 SF	1: 300 = 26	26
Warehouse	20,800 SF	1: 1000 = 21	23
	28,600 SF	47	49
15 Compact Spaces Allowed (52 sp * 30% = 15.6)			
15 Compact Spaces Provided			
Handicapped Parking		1:50 UP TO 100 = 3	3
		TOTAL PARKING PROVIDED	52

ZONING INFORMATION		
Zoning District: M		
Minimum Lot Size	N/A	
Lot Size: 60,000 SF or 1.38 Acres		
Maximum Lot Coverage Allowed	N/A	
(F.A.R.) Lot Coverage Provided	47.7% = 28,600 SF	
	REQUIRED	PROVIDED
Front Yard	10'	10'
Side Yard	10'	0' (Variance Requested)
Rear Yard	0'	43'
Maximum Building Height Allowed	N/A	
Actual Building Height		33'

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

RBSA Architects
R Brandon Sprague Architects
1200 South 4th Street Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
rbsa@cox.net

RBSA PROJECT NO. 04.031

ARCHITECT

ENGINEER

NOTES

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NO.	DESCRIPTION	DATE
1	SITE DEV. SUBMITTAL	8.18.04

ISSUED

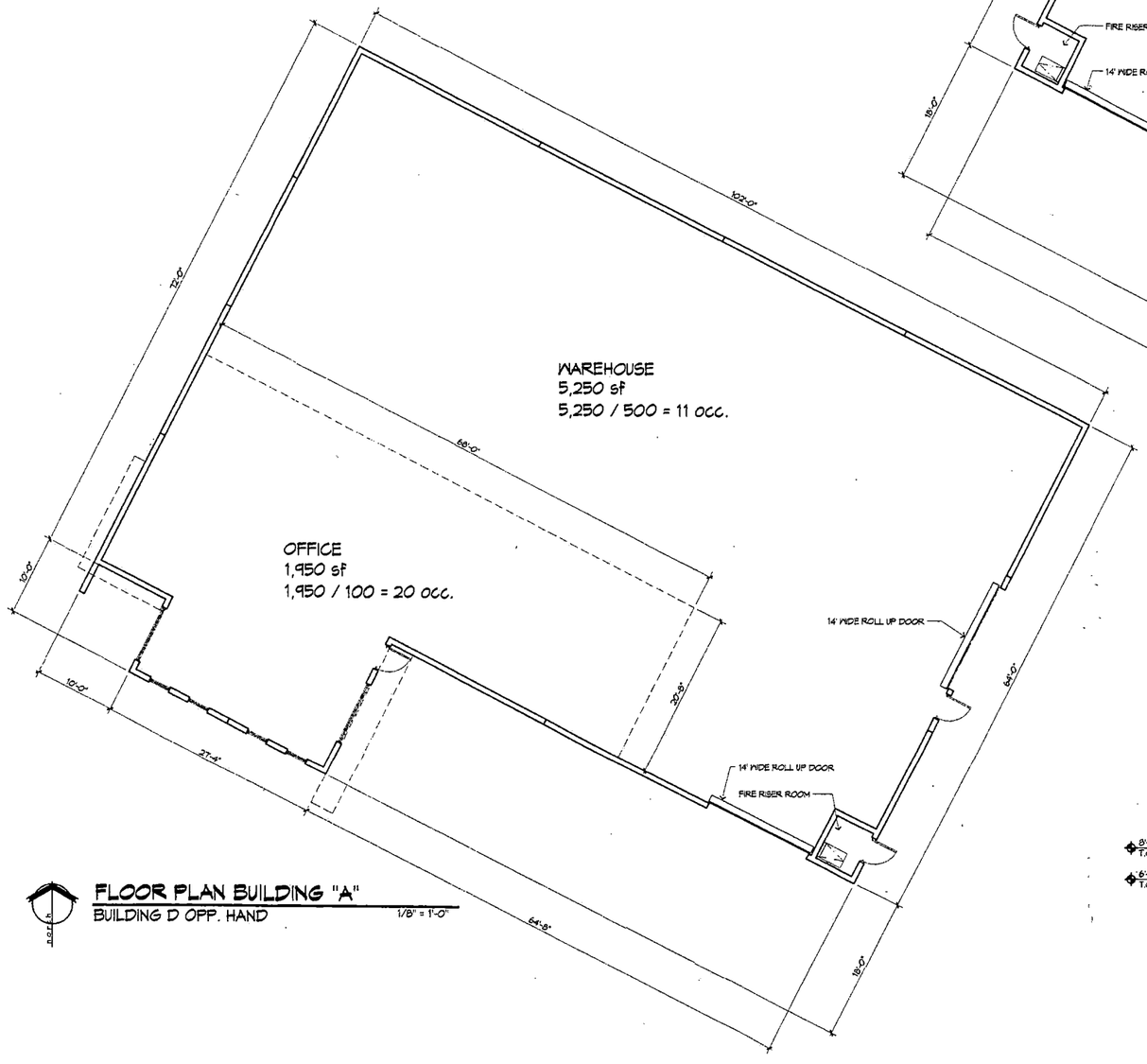
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VICINITY MAP
SITE INFO

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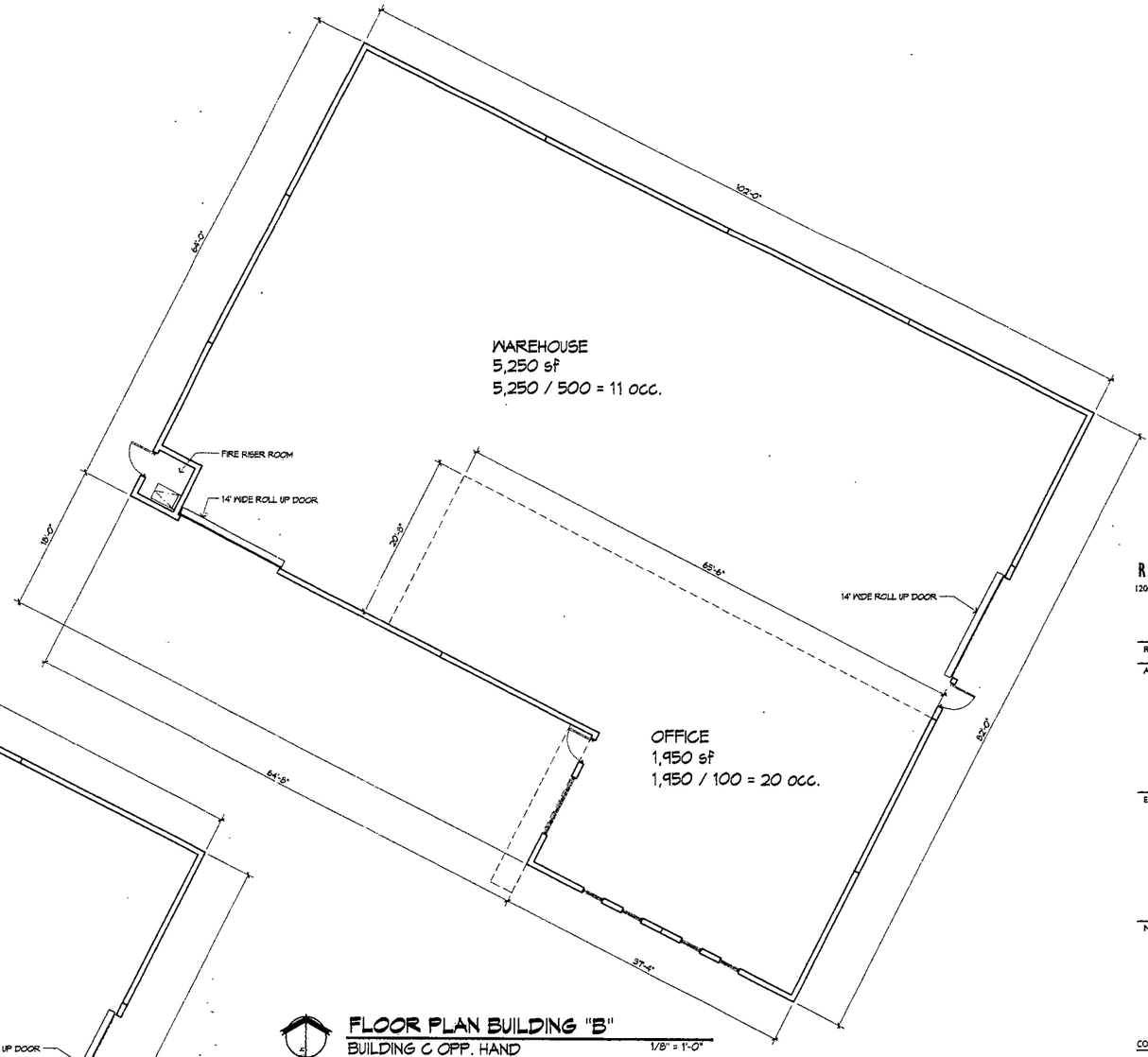
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Submitted at Planning Commission

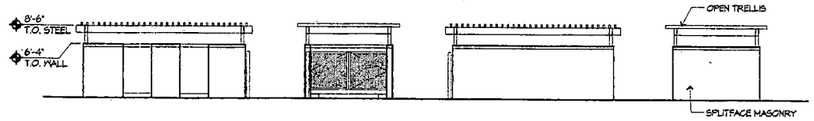
Date 10/7/04 Item #46



FLOOR PLAN BUILDING "A"
BUILDING D OPP. HAND
1/8" = 1'-0"



FLOOR PLAN BUILDING "B"
BUILDING C OPP. HAND
1/8" = 1'-0"



ELEVATIONS
TRASH ENCLOSURE
1/8" = 1'-0"

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

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R Brandon Sprague Architects
1200 South 4th Street Suite 206
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P 702.839.1200
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rbsa@cox.net

RBSA PROJECT NO. 04.031

ARCHITECT

ENGINEER

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NO.	DESCRIPTION	DATE
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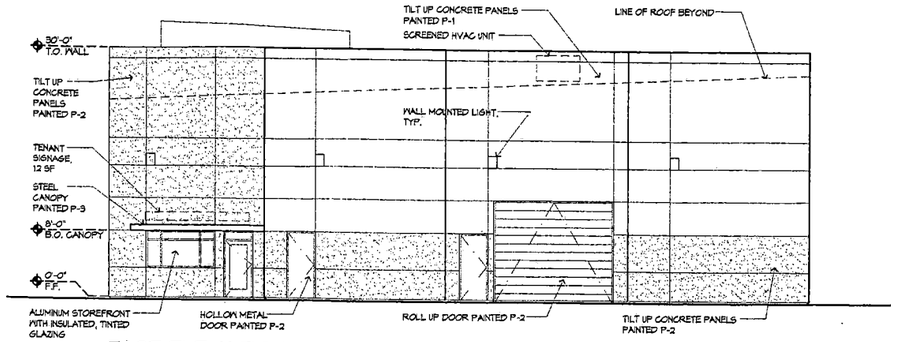
ISSUED

TITLE

FLOOR PLAN

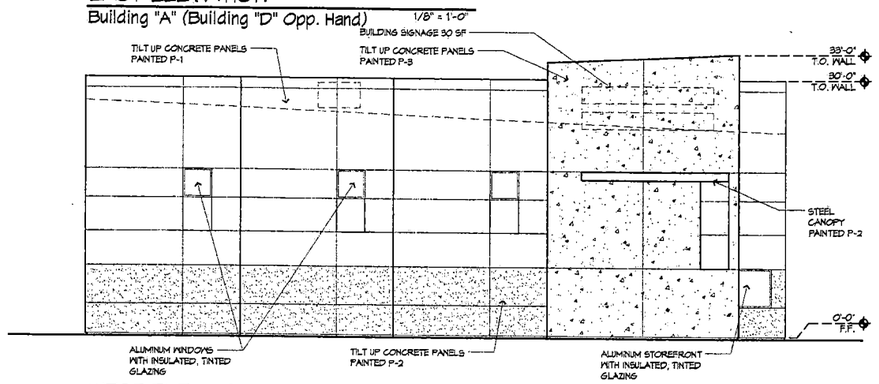
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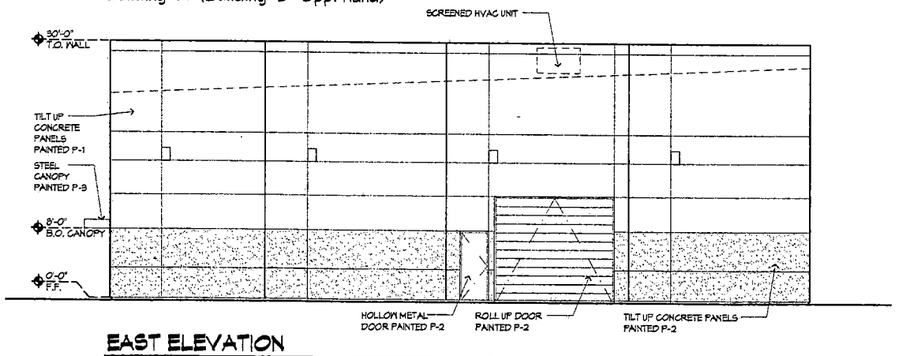
EAST ELEVATION

Building "A" (Building "D" Opp. Hand) 1/8" = 1'-0"



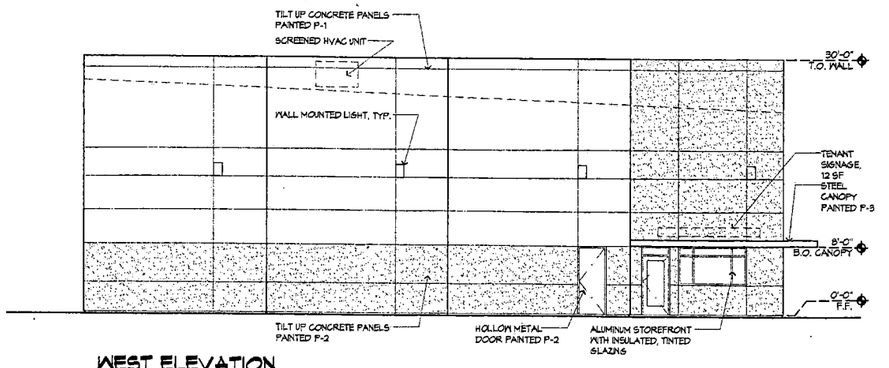
WEST ELEVATION

Building "A" (Building "D" Opp. Hand) 1/8" = 1'-0"



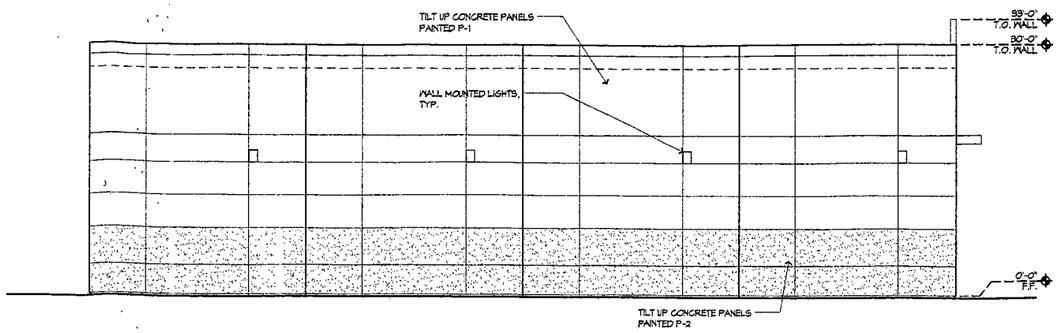
EAST ELEVATION

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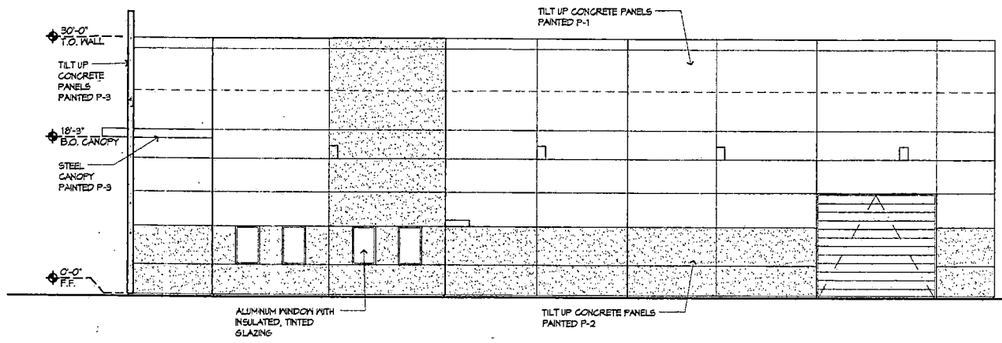
WEST ELEVATION

Building "B" (Building "C" Opp. Hand) 1/8" = 1'-0"



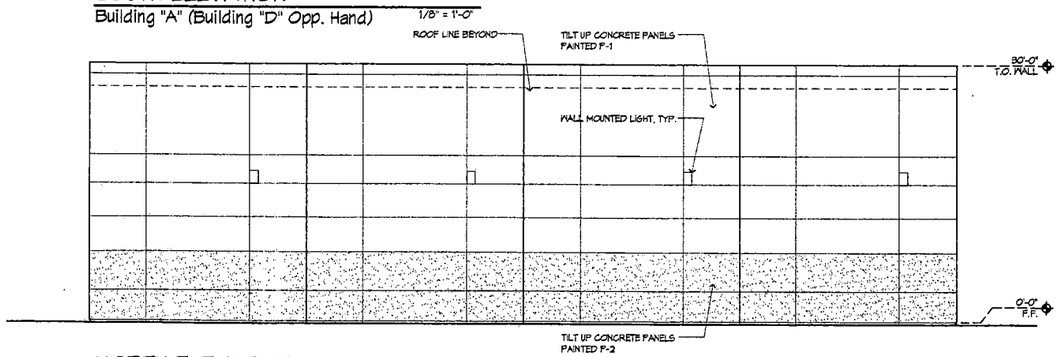
NORTH ELEVATION

Building "A" (Building "D" Opp. Hand) 1/8" = 1'-0"



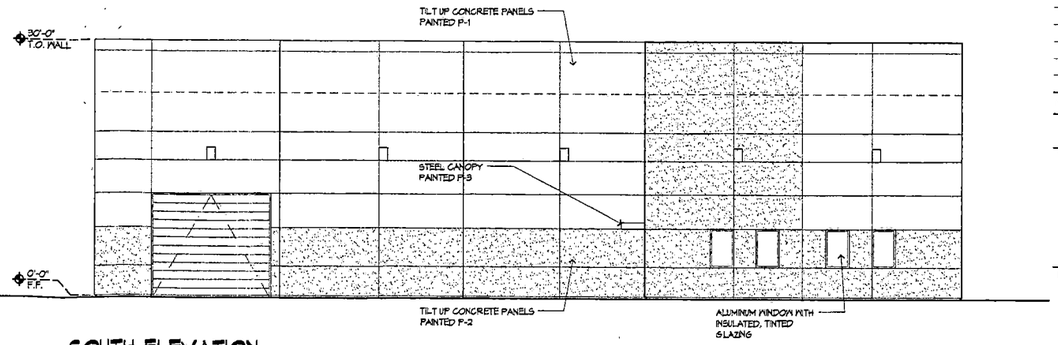
SOUTH ELEVATION

Building "A" (Building "D" Opp. Hand) 1/8" = 1'-0"



NORTH ELEVATION

Building "B" (Building "C" Opp. Hand) 1/8" = 1'-0"



SOUTH ELEVATION

Building "B" (Building "C" Opp. Hand) 1/8" = 1'-0"

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

RBSA Architects
R Brandon Sprague
1200 South 4th Street Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
rbsa@cox.net

RBSA PROJECT NO. 04.031

ARCHITECT

ENGINEER

NOTES

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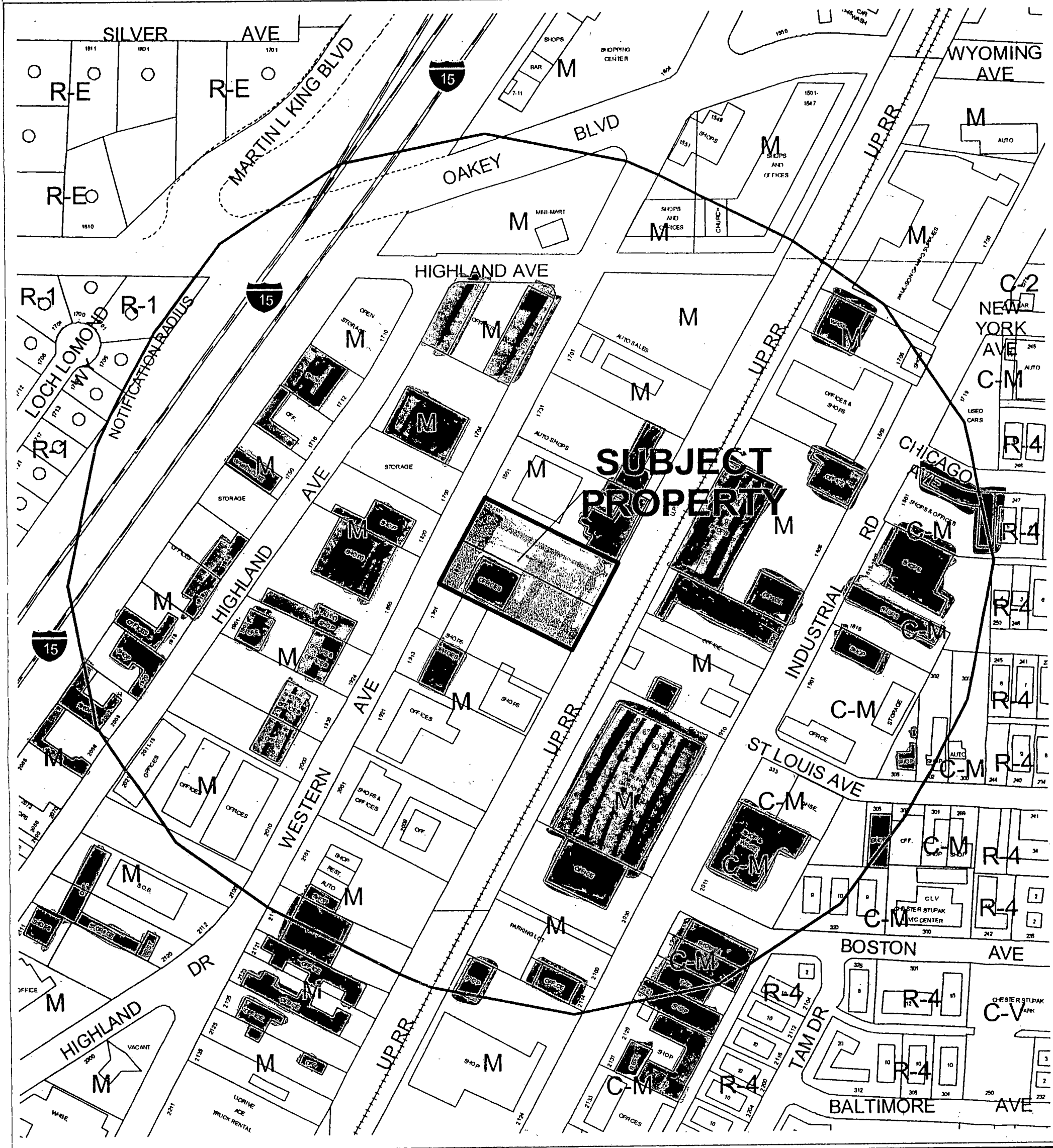
NO.	DESCRIPTION	DATE
1	SITE DEV. SUBMITTAL	8.18.04

ISSUED

TITLE
EXTERIOR ELEVATIONS BUILDINGS A&B C & D OPP. HAND

DRAWING NO.

A200



0 200 400 Feet

CASE: **SDR-5085**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

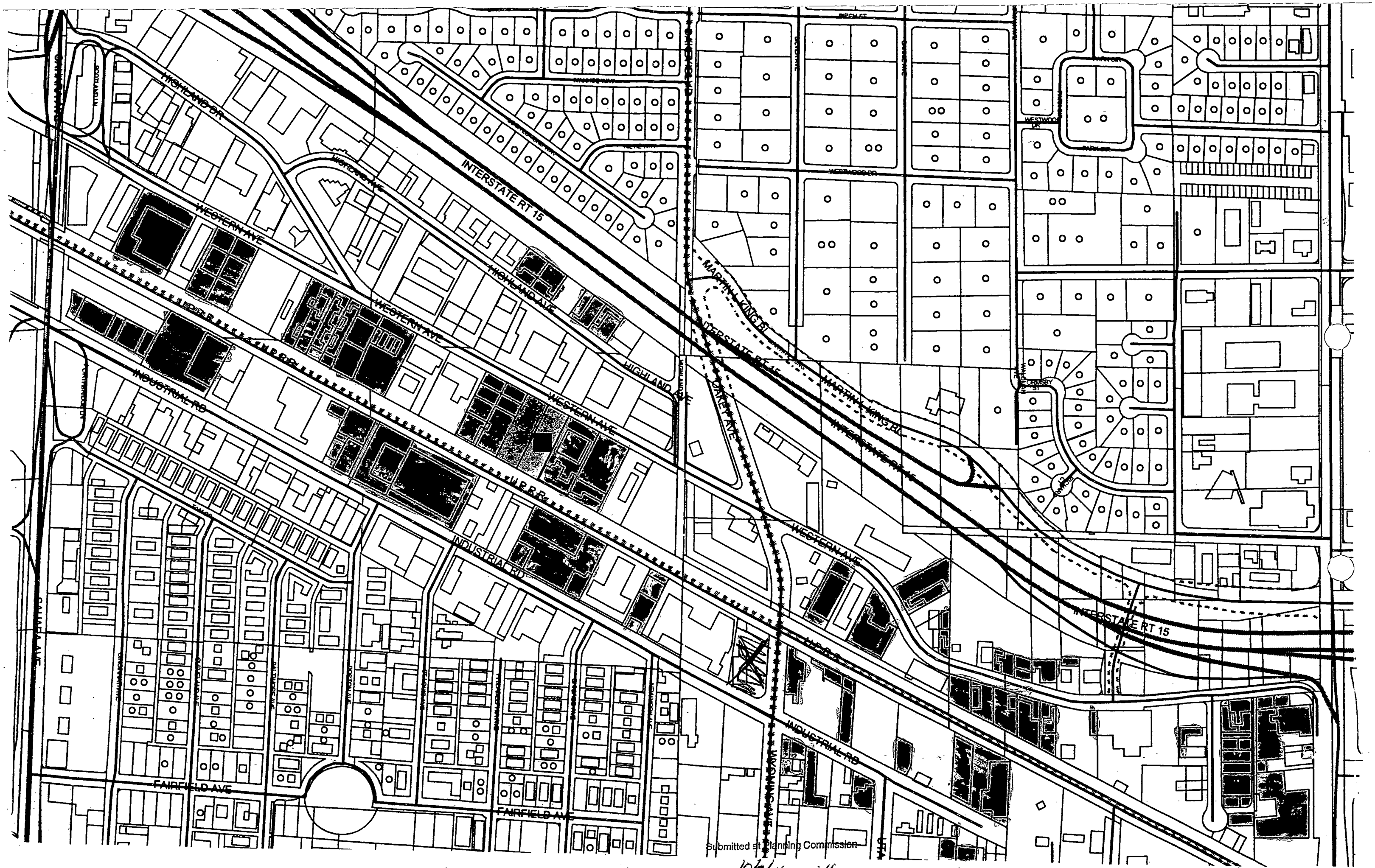
63 properties in Notification Area

40 properties have NO side yard set back

N

Submitted at Planning Commission

Date 10/7/04 Item #46



Submitted at Planning Commission

Date 10/19/04 Item 46

O'Rourke Plumbing, Inc.

1716 S. Highland Drive ♣ Las Vegas, Nevada 89102
(702) 870-1053 ♣ Fax (702) 385-7370

September 30, 2004

Planning & Development Dept.
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RE: VARIANCE – 5086

Dear Members of the Planning Commission:

We support Mr. Quinn's request for the proposed variance 5086.

Our property on Western is #162-04-702-003 situated across the street from the proposed project.

We are confident Mr. Quinn's project will be a significant improvement to our community. Thank you.

Sincerely,

Tim O'Rourke

Representing: 1710 S. Highland
1712 S. Highland
1716 S. Highland
1750 S. Highland
1920 S. Highland
1800 Western Avenue

Submitted at Planning Commission

Date 10/7/04 Item #46

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:
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).

C.C. 11/03/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting – 19 photos of surrounding prosperities with no sideyard setback filed under Item 46 [VAR-5086].
5. Submitted at meeting – Map of properties within the notification area with no side yard set back for Item 46 [VAR-5086] and Item 47 [SDR-5085] filed under Item 46 [VAR-5086].
6. Submitted at meeting – Map of properties on Western from Charleston to Sahara with no side yard setbacks for Item 46 [VAR-5086] and Item 47 [SDR-5085] filed under Item 46 [VAR-5086].
7. Submitted at meeting – Letter of support from O'Rourke Plumbing, Inc. for Item 46 [VAR-5086] and Item 47 [SDR-5085] filed under Item 46 [VAR-5086].
8. Submitted at meeting – Site Plan, Floor Plan and Exterior Elevations for proposed project by Steve Quinn for Item 46 [VAR-5086] and Item 47 [SDR-5085] filed under Item 46 [VAR-5086].

MOTION:
DAVENPORT – APPROVED subject to conditions and amending Condition 1 as follows:

MOTION Continued:

1. **All development shall be in conformance with the site plan and building elevations, *submitted during the Planning Commission meeting of 10/7/2004* except as amended herein.**

– UNANIMOUS

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

MINUTES:

See Item 46 [VAR-5086] for all related discussion on Item 46 [VAR-5086] and Item 47 [SDR-5085].

(8:10 – 8:19)

2-1242

CONDITIONS:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped August 24, 2004, except as amended by conditions herein.

2. Prior to the issuance of a building permit, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the addition of two trees, one each in each island at the ends of the front parking rows.

3. A Variance (VAR-5086) approved by the City Council.

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

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

6. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems is cause for revocation of a business license.)

CONDITIONS – Continued:

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

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize "shoe-box" fixtures and downward-directed lights. Wall pack lighting shall utilize "shoe-box" fixtures and downward-directed lights on the proposed building.

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

10. 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.

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

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

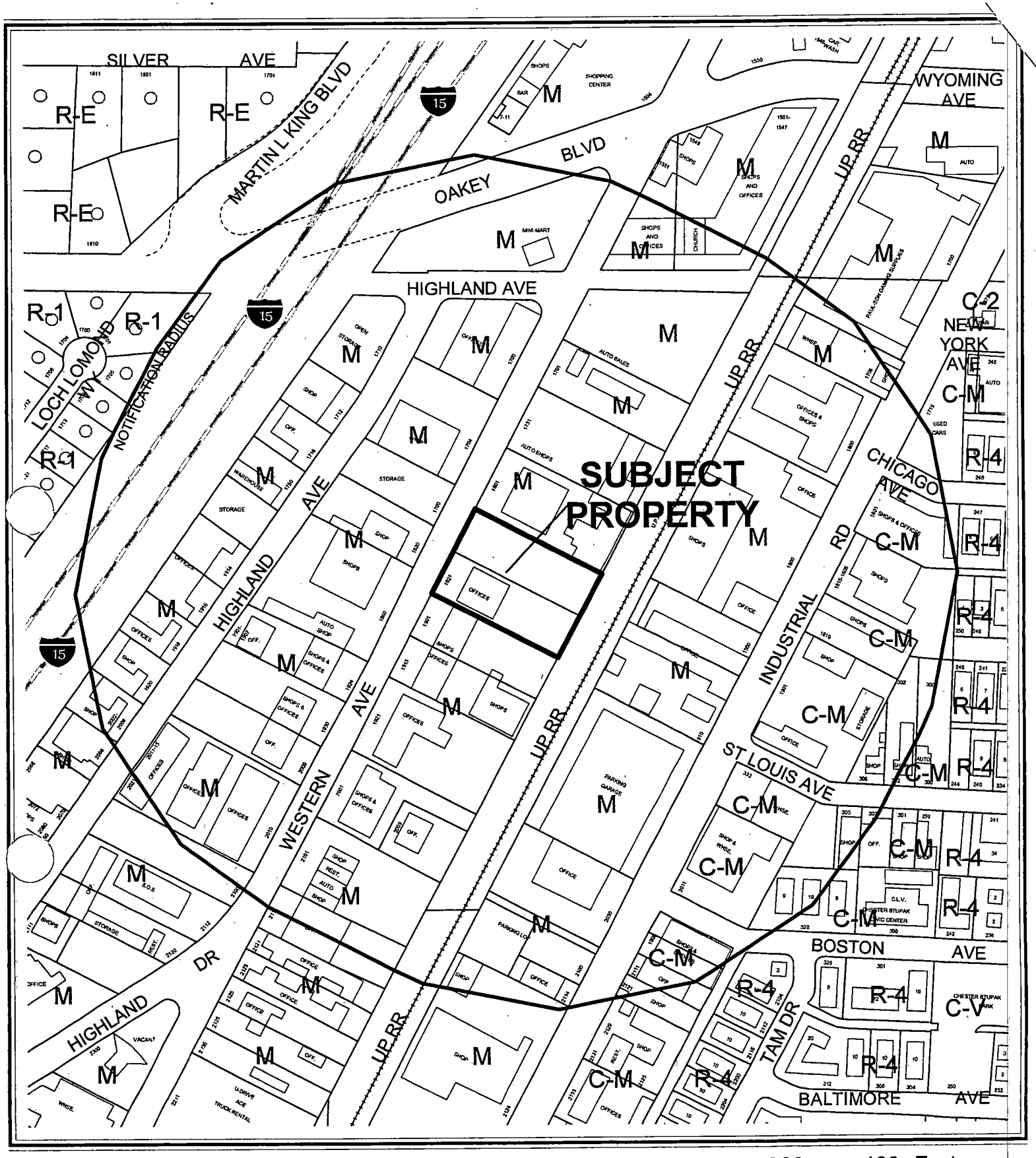
Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

14. Construct all incomplete half-street improvements on Western Avenue adjacent to this site concurrent with development of this site.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction plans 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.



0 200 400 Feet

CASE: **SDR-5085**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5085 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN

** CONDITIONS **

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

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped August 24, 2004, except as amended by conditions herein.

2. Prior to the issuance of a building permit, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the addition of two trees, one each in each island at the ends of the front parking rows.

3. A Variance (VAR-5086) approved by the City Council.

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

5. 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.

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8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize "shoe-box" fixtures and downward-directed lights. Wall pack lighting shall utilize "shoe-box" fixtures and downward-directed lights on the proposed building.

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

DDS

10. 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.

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

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

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

14. Construct all incomplete half-street improvements on Western Avenue adjacent to this site concurrent with development of this site.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction plans 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.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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 development on 1.38 acres at 1821 Western Avenue.

B) Applicant's Justification

In a letter attached to this application, the applicant indicates that the proposed development will increase the value of property along Western Avenue.

BACKGROUND INFORMATION

A) Actions

10/07/04 The Planning Commission will hear a related request for a Variance (VAR- 5086) as part of this agenda.

B) Pre-Application Meeting

08/13/04 The staff met with the prospective applicant to review a proposal to construct four buildings containing office and warehouse space on the subject property. Details discussed included the following:

- The parking space requirements for office and warehouse space.
- The need for a Variance for the side yard setbacks.
- Landscaping requirements and the need for a Waiver in the buffer and parking lot tree standards.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.38

B) Existing Land Use

Subject Property:	Undeveloped and office use
North:	Auto shop
South:	Shop
East:	Office use
West:	Storage yard and shop

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan. The Southeast Sector Map designates the future land use for this property as LI/R (Light Industrial/Research). The property is zoned M (Industrial), which is a zone permitted in the LI/R classification.

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

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

DDS

PROJECT DESCRIPTION

The site consists of 28,600 square feet of office/warehouse development in four, 30 foot high buildings on this 1.38 acre site at 1821 Western Avenue. The buildings are located along the side lot lines, which will open up the interior to internal parking and loading areas. Substantive landscaping is provided along Western Avenue.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08.050, the development standards for the subject site are shown in the following table along with an indication of the proposed development's compliance with these standards.

Standards	Required	Proposed	Compliance
Min. Lot Size	NA	NA	NA
Min. Lot Width	100 feet	200 feet	Y
Min. Setbacks			
• Front	10 feet	10 feet	Y
• Side	10 feet	0 feet	N
• Corner	10 feet	NA	Y
• Rear	20 feet	42 feet	Y
Max. Building Height	NA	NA	NA
Max. Lot Coverage	NA	NA	NA

The proposed development would comply with the site development standards, except for the side yard setback. Ten feet is required for a side yard; however, no side yard is proposed. Consequently, the applicant is asking for a Variance (VAR-5086) to permit zero-foot side yards.

A3) Parking and Traffic Standards

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

Uses	**GFA (SF)**	**Required**			**Provided**	
		Ratio Space/GFA	Parking Spaces		Parking Spaces	
			Regular	Handicap	Regular	Handicap
Office	7,800	1/300	26		26	
Warehouse	21,000	1/1,000	21		23	
Total	28,800		47	2	49	3

DDS

The proposed development has the required number of parking spaces.

A4) Landscape Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	Spaces/6 + islands/2	17	5
Street Buffer	1 tree/ 20 linear feet + 1	8	11
Total		25	16

The proposed development is required to be provided with trees and shrubs within parking areas and along the street frontage. According to the Landscape, Wall and Buffer Standards of Title 19, there are required to be trees provided within tree planters at the ends of parking rows of no more than six spaces. To meet the requirement, 16 tree planters are required, but only four planter areas that meet the minimum width and length requirement are being proposed.

The street frontage along Western Avenue is provided with a street buffer, but it is only 10 feet wide, not the required 15 feet. Eight trees are required within the buffer area and 11 are being provided.

The plans do not show a solid wall around the perimeter. Consequently, planting areas are not required along the rear and side lot lines.

The applicant has submitted a request for a waiver of these provisions, stating: "These parcels which were laid out years ago are small in size." The accompanying letter to this application goes on to say "...no property along Western Avenue from Oakey to Sahara Avenue, have been built to these standards."

Accompanying this application is a request for a Variance (VAR-5086) to reduce the 10-foot side yard requirement to zero. This variance is requested to place four large buildings, two each along each of the two side lot lines. With this proposed arrangement, the parking areas are placed within the center of the development and along the rear property line. A bulk of the parking is not visible to Western Avenue. Many of the parking row landscape islands terminate at the buildings where an abundance of foundation plants are being provided.

The streetscape and view of the overall development from Western Avenue is presented with an abundance of landscaping, including 11 Coast Live Oak and Chilean Mesquite trees along the frontage. Upon entering the development, the driver's view is of an abundance of landscaping within strategically located planters along the aisles and building frontages. Two tree islands have been placed in the

center of a parking area along the rear of the lot as a backdrop to the aisle that extends through the center of the development. Overall, the landscaping scheme appears to meet the intent of the landscape provisions of Title 19 and a waiver of requirements to comply with the landscape plan dated August 24, 2004 is recommended, provided that the two five-foot wide planters at the ends of the front parking rows are provided with 24" box trees.

B) General Analysis and Discussion

- Zoning

The development does not comply with the 10-foot side yard requirement of Title 19. Consequently, accompanying this application is a request for a Variance (VAR-5086) to reduce the 10-foot side yard requirement to zero. This variance is requested to place four large buildings, two each along each of the two side lot lines. It is recommended that the variance be granted.

- Site Plan

The overall site plan is carefully conceived to present an attractive office/warehouse development along Western Avenue. The configuration of the buildings along the side lot lines is consistent with numerous other developments within the notice area.

- Landscape Plan

The development does not comply with many of the landscape provisions of Title 19. In particular, planting islands with trees have not been provided at the ends of all parking rows. Consequently, the development is deficient eight trees for the parking areas. The parking areas, however, are located at the center of the development where they are not visible from the front of the development. Strategically placed islands have been provided in interior sites and along building frontages to present a desirable view.

- Waivers

The applicant has submitted a request for a waiver in the landscape standards addressed above. Staff is recommending approval of the waivers for these reasons:

1. The overall development meets the intent of the landscape standards if two additional trees are provided, one in each island at the end of the front parking rows.
2. The parking areas are located at the center of the development and are not visible from the front of the project.
3. Placement of the building along the side property line would allow for a more efficient and attractive development.

FINDINGS

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

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

   The subject property and the properties around it are in the future land use classification of LI/R (Light Industrial/Research). The property is zoned M (Industrial), which is a zone permitted in the LI/R classification. The existing land uses in the area are offices, warehouses, or light industrial uses, which are similar to or compatible with the uses, proposed for this site.

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 site does not comply with the landscape provisions of Title 19. However, as mentioned above, the development is designed and configured to meet the intent of the landscape standards of Title 19.

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

   The subject site abuts Western Avenue, a 60-foot wide street that provides adequate access to the property. The street should not be impacted by the traffic from this site, as office and warehouse uses are relatively low generators of commercial traffic.

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

   The building and landscape materials are appropriate for the area.

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

   Existing developments in the area are fairly typical of light industrial areas where buildings are fairly plain with little architectural embellishment. By comparison, the proposed buildings would consist of a similar block style architecture composed of tilt up concrete panels colored tan at the top and brown at the bottom. The steel canopy over the entrances would be colored sand. These earth tone colors are fairly subdued, which results in 30-foot high buildings that appear fairly unobtrusive. The exterior walls extend high enough to conceal roof top HVAC units. Small aluminum windows with insulated, tinted glazing provide light to the office areas. The buildings are attractive, harmonious and compatible with other developments in the area.

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

   Because the site will be subject to ongoing inspection, the public health, safety, and welfare will not be compromised.

NOTICES MAILED 60 – Mailed with VAR-5086

APPROVALS 0

PROTESTS 1

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5085 APN: 162-04-703-005 & 006

Name of Property Owner: J. Emmett Sullivan & Patricia Sullivan

Name of Applicant: Sandpiper Strand ~~OF Quinn Family Trust~~ A.T.C. 8-15-04

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: N/A

Partner(s): N/A _____

APN: _____

Signature of Property Owner/Authorized Agent: William R. Morse

Print Name: William R. Morse ESQ. Attourney for J.Emmett & Patricia Sullivan

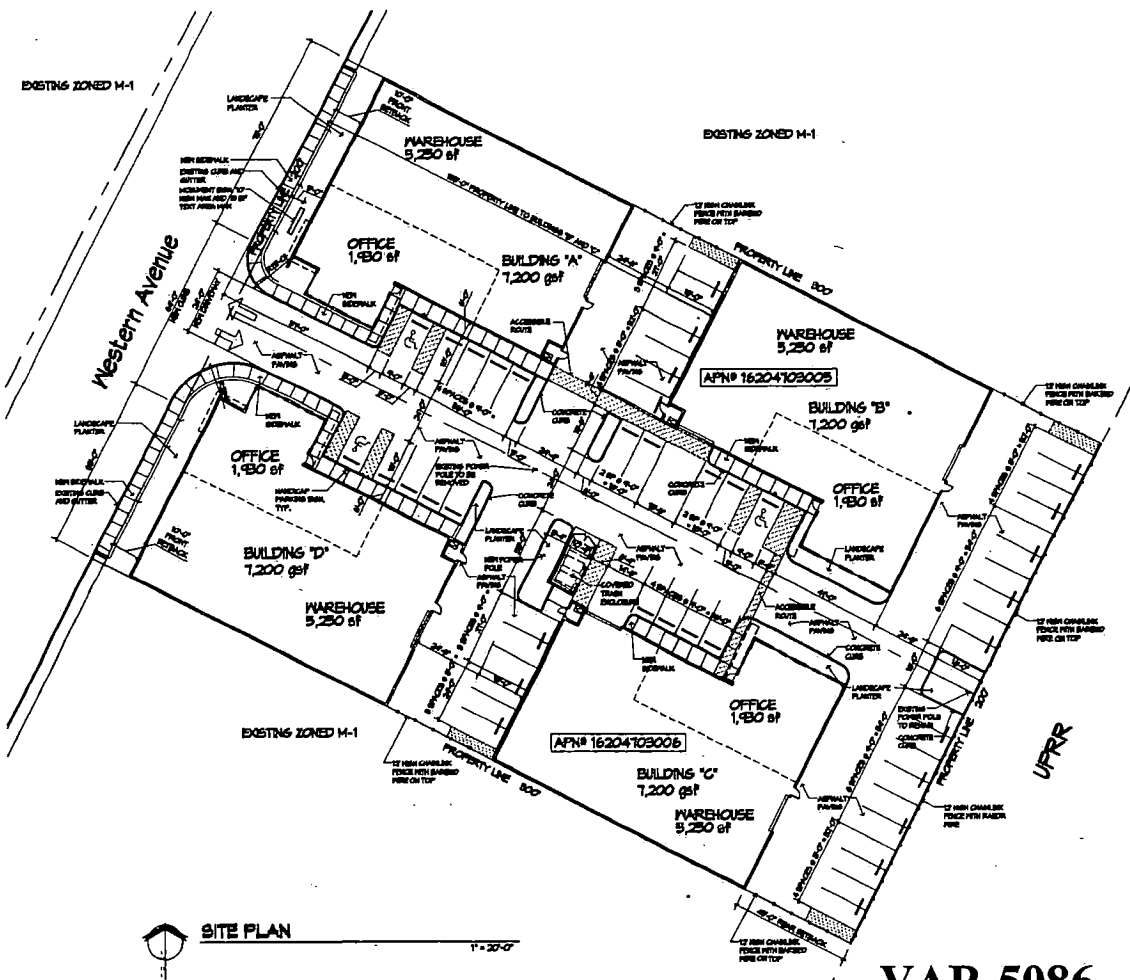
Subscribed and sworn before me

This 16th day of August, 20 04

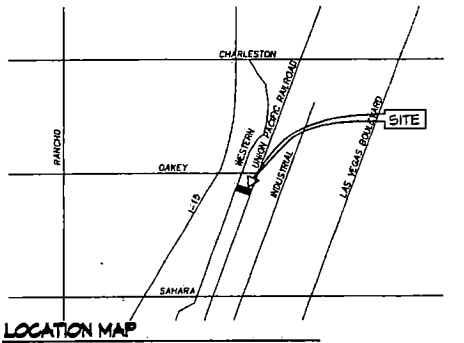
Livia Epling

Notary Public in and for said County and State

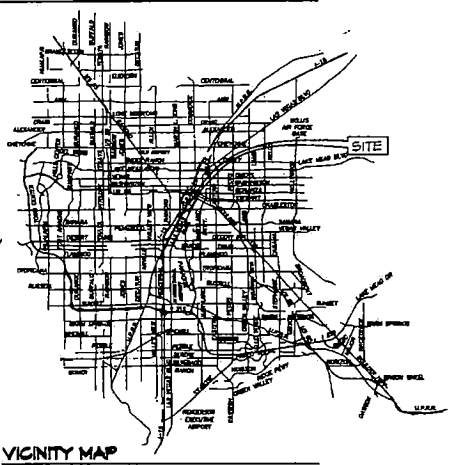
Notary Public - State of Nevada
County of Clark
LIVIA EPLING
My Appointment Expires
August 4, 2005



SITE PLAN 1" = 20'-0"



LOCATION MAP



VICINITY MAP

ACCESSOR'S PARCEL NUMBERS 162-04-103-005
162-04-103-006

SITE INFORMATION

BUILDING AREA		REQ'D PARKING	PROVIDED
Office	7,800 SF	1: 300 = 26	26
Warehouse	20,800 SF	1: 1000 = 21	25
	28,600 SF	47	44

15 Compact Spaces Allowed (52 sp * 30% = 15.6)
15 Compact Spaces Provided

Handicapped Parking	1-50 UP TO 100 = 3	3
	TOTAL PARKING PROVIDED	52

ZONING INFORMATION

Zoning District: M

Minimum Lot Size N/A
Lot Size: 60,000 SF or 1.38 Acres
Maximum Lot Coverage Allowed N/A
(F.A.R.) Lot Coverage Provided 47.7% = 28,600 SF

	REQUIRED	PROVIDED
Front Yard	10'	10'
Side Yard	10'	0' (Variance Requested)
Rear Yard	0'	45'

Maximum Building Height Allowed N/A
Actual Building Height 35'

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

RBSA Architects
R Brandon Strand
1200 South Rancho Drive, Suite 206
Las Vegas, Nevada 89106
P 702.839.1300
F 702.839.1310
rbsa@cox.net

RBSA PROJECT NO 04.031

ARCHITECT

ENGINEER

NOTES

NO	DESCRIPTION	DATE
1	SITE DEV. SUBMITTAL	8.18.04

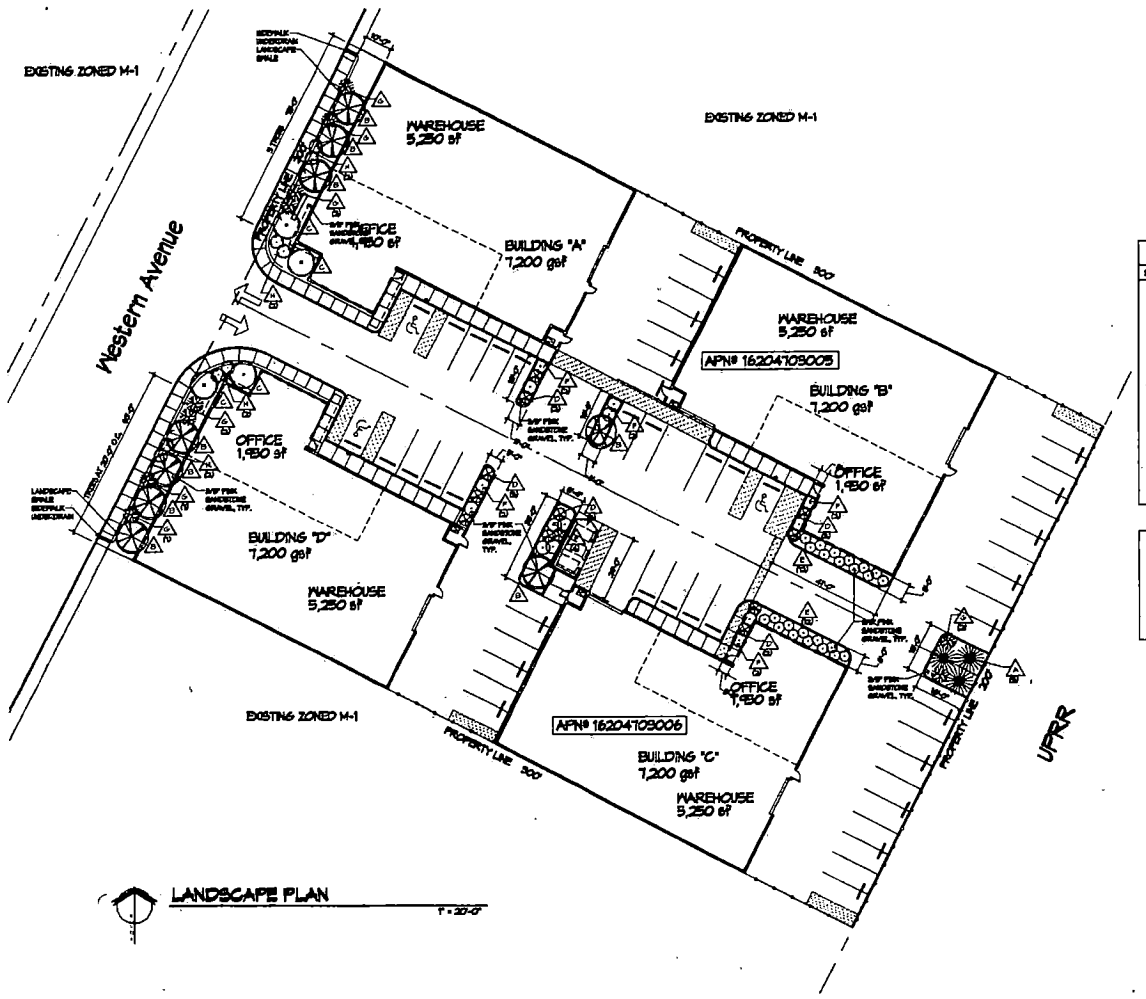
ISSUED

TITLE
SITE PLAN
VICINITY MAP
SITE INFO

DRAWING NO

AC100

VAR-5086
SDR-5085
10-07-04 PC



LANDSCAPE PLAN

1" = 20'-0"

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	MORRIS FIRE	pinus elderica	24" Box	9
	CORST LIVE OAK	quercus agrifolia	Mixing	4
	CHILEAN MESQUITE	prosopis chilensis	24" Box	4
	DESERT CASSIA	cassia kenyaitis	10 dal.	13
	SILVER LEAF CASSIA	cassia phyllodenia	10 dal.	24
	MOUNTAIN MARIGOLD	tagetes lemonii	5 dal.	14
	GREEN ELEIN DAISY	sengpia pezzidacia viridis	5 dal.	10
	TRAILING LANTANA	lantana montevidensis	5 dal.	8

LANDSCAPE INFORMATION

Lot Size 60,000 SF or 1.38 Acres

Landscape Coverage Provided 9497 SF (15.79%)
No Turf Provided

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

RBSA Architects
1700 South 4th Street Suite 204
Las Vegas, Nevada 89104
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1	SITE DEV. SUBMITTAL	8.18.04

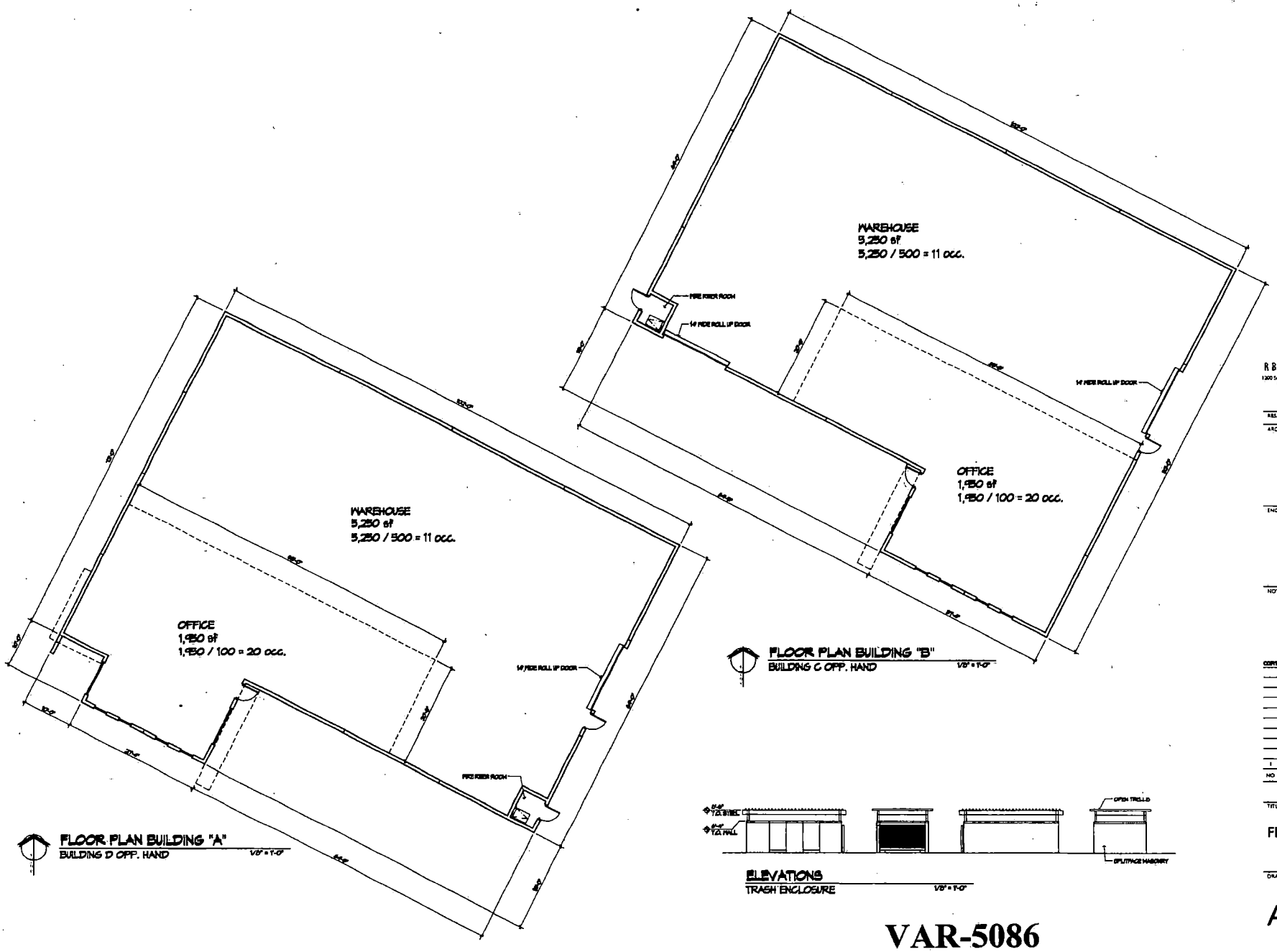
ISSUED

TITLE
LANDSCAPE PLAN

DRAWING NO.

L100

VAR-5086
SDR-5085
10-07-04 PC



FLOOR PLAN BUILDING "A"
BUILDING D OPP. HAND 1/8" = 1'-0"

FLOOR PLAN BUILDING "B"
BUILDING C OPP. HAND 1/8" = 1'-0"

ELEVATIONS
TRASH ENCLOSURE 1/8" = 1'-0"

VAR-5086
SDR-5085
10-07-04 PC

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

RBSA
R Brandon Sprague Architects
1200 South 4th Street Suite 206
Las Vegas Nevada 89104
P 702 839 1200
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rbsa@rbsa.net

RBSA PROJECT NO 04.031

ARCHITECT

ENGINEER

NOTES

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NO	DESCRIPTION	DATE
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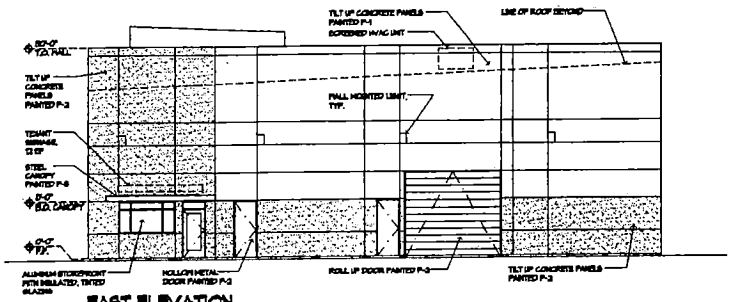
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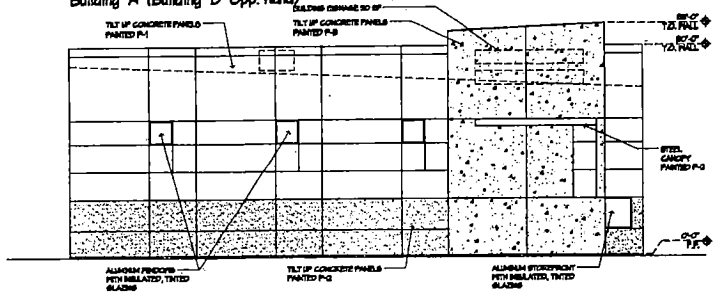
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DRAWING NO.

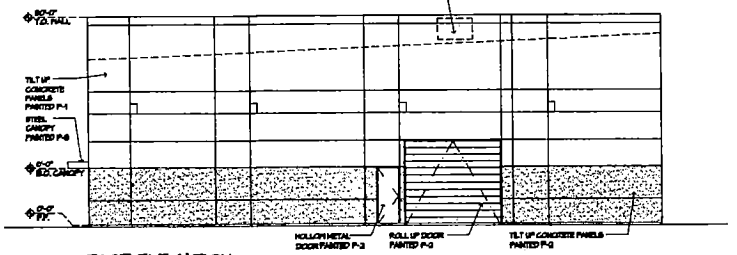
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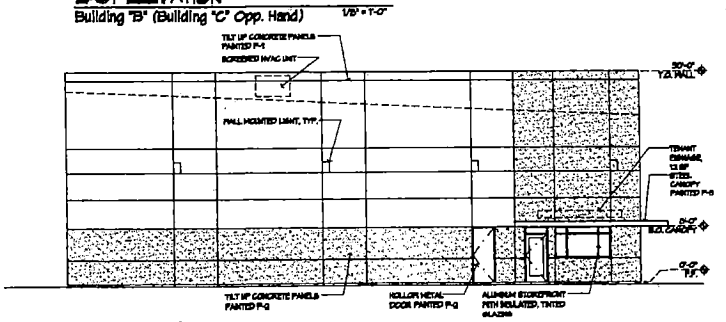
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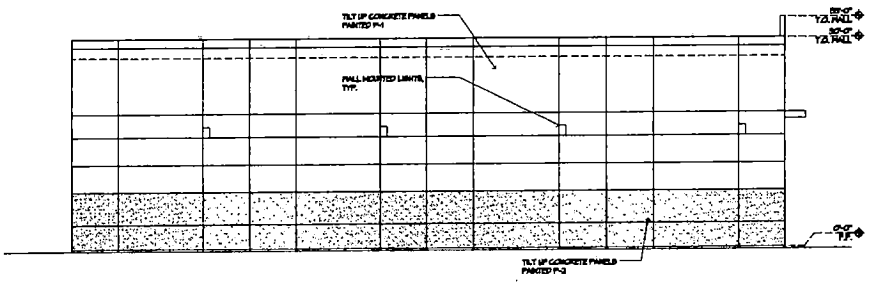
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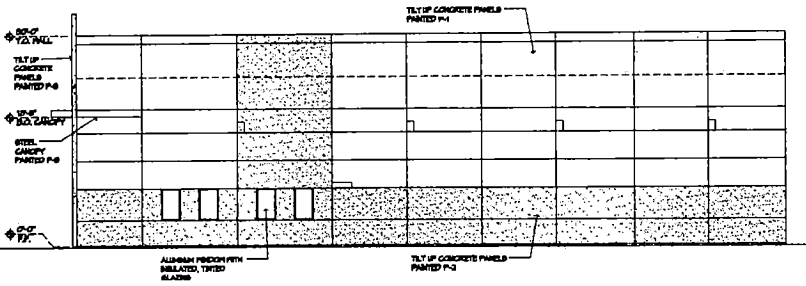
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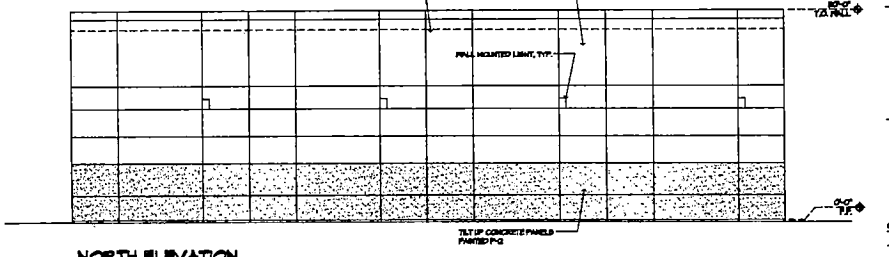
WEST ELEVATION
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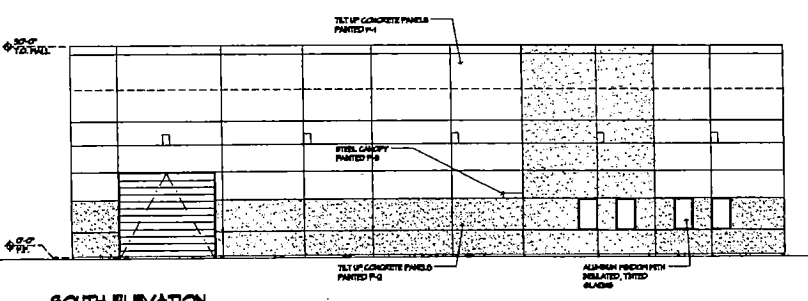
NORTH ELEVATION
Building "A" (Building "D" Opp. Hand) 1/8" = 1'-0"



SOUTH ELEVATION
Building "A" (Building "D" Opp. Hand) 1/8" = 1'-0"



NORTH ELEVATION
Building "B" (Building "C" Opp. Hand) 1/8" = 1'-0"



SOUTH ELEVATION
Building "B" (Building "C" Opp. Hand) 1/8" = 1'-0"

Western Flex Warehouse

Sandpiper Strand LLC

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RBSA PROJECT NO 04.031

ARCHITECT

ENGINEER

NOTE

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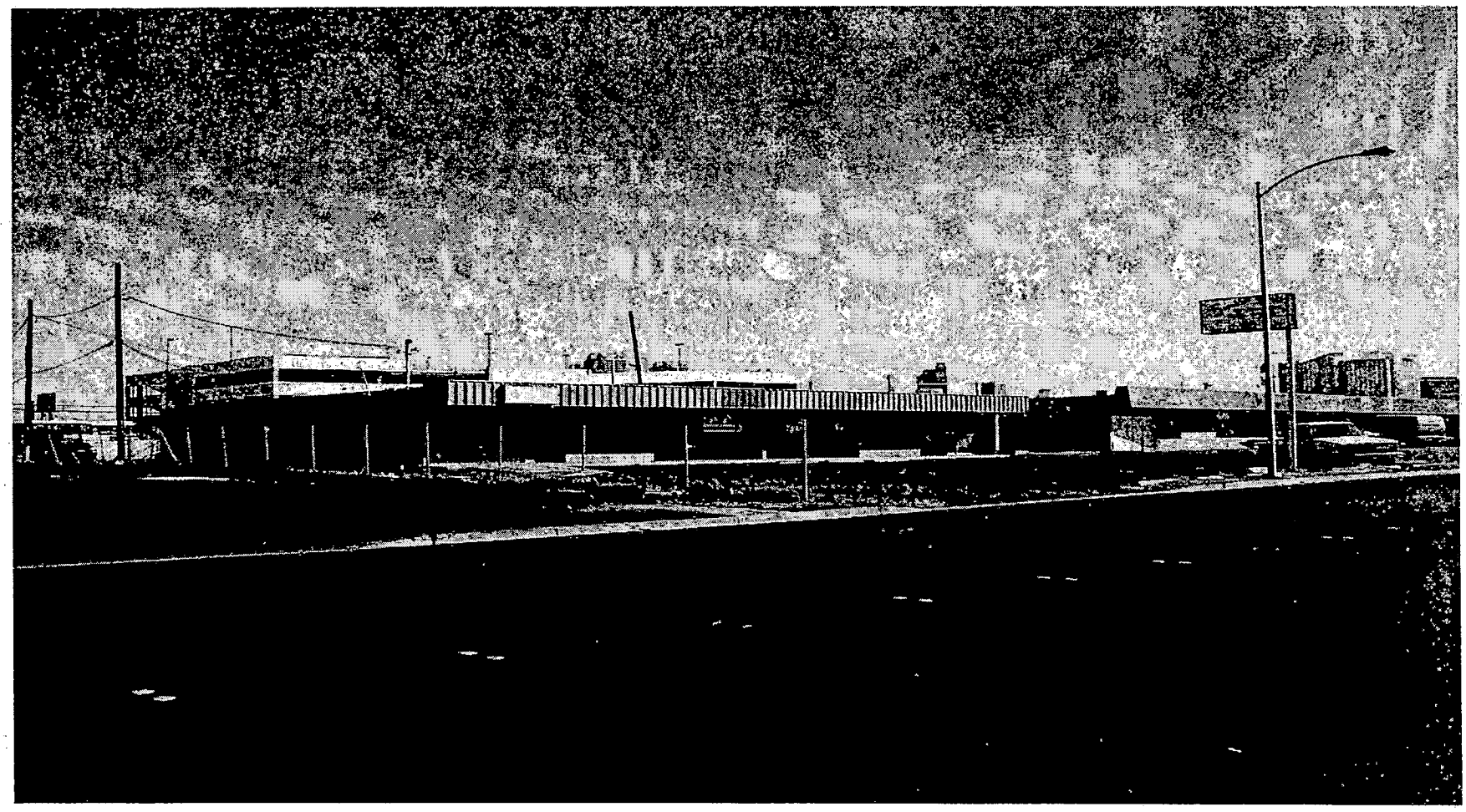
NO	DESCRIPTION	DATE
1	SITE DEV. SUBMITTAL	8.18.04

ISSUED

TITLE
EXTERIOR ELEVATIONS BUILDINGS A&B C & D OPP. HAND

DRAWING NO
A200

VAR-5086
SDR-5085
10-07-04 PC



SDR-5085 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION, INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN
1821 WESTERN AVENUE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

D & L DEVELOPMENT

COMMERCIAL AND INDUSTRIAL DEVELOPERS

MANAGING PARTNER FOR: KRALOW LEVIN COMPANY • DLW DEVELOPMENT

LAS VEGAS, NEVADA

RECEIVED
SEP 3 0 2004

September 27, 2004

Gary M. Leobold, Senior Planner
PLANNING & DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 South 4th Street
Las Vegas, Nevada 89101

Re: VAR-5086 & SDR 5085

Dear Sir;

As property owners of the WESTERN & OAKEY CENTER located at 1501-1551 West Oakey Blvd. we object to the above variances. It appears to us that, if allowed, these variances will result in reduced market values for the other properties in this area for the following reasons:

1) If this owner builds to lot line, avoiding perimeter buffering and landscaping, it seems unlikely to us that he will be able to control graffiti which is common in this area or even maintain the exterior of his building. He would have to enter another person's property to even inspect his own building. This seems unlikely.

2) His reduction in parking requirements would impact other properties nearby. Those customers and employees have to park somewhere.

3) In this area, many of the properties are older and do not have landscaping. And it seems to us that if someone was going to build a new building in the area it should be an "improvement." That does not seem to be what is proposed here.

Thank you for your consideration.

Very truly yours,

Bruce Levin

Bruce A. Levin
PARTNER

VAR-5086
SDR-5085
P

17910 Sky Park Circle, Suite 200, Irvine, California 92614 • (949) 250-1050 • Fax (949) 250-3106

City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:

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).

C.C. 11/03/04

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	**Planning Commission Mtg.**	0
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Planning Commission Meeting – Petition of Support with 85 Signatures from Bill Curran filed under Item 48 [VAR-5114]
5. Submitted at Planning Commission Meeting – Property Value Letter from Mikel McCollough, Century 21 MoneyWorld from Bill Curran filed under Item 48 [VAR-5114]

MOTION:
McSWAIN – DENIED – Motion carried with DAVENPORT, GOYNES and STEINMAN voting NO

NOTE: The initial motion for APPROVAL by DAVENPORT failed with McSWAIN, TRUESDELL, NIGRO and EVANS voting NO

This is Final Action

PLANNING COMMISSION MEETING OF OCTOBER 7, 2004
Planning and Development Department
Item 48 – VAR-5114

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 48 [VAR-5114], Item 49 [SUP-5111] and Item 50 [SUP-5109].

GARY LEOBOLD, Planning and Development Department, explained the variance is for residential adjacency because the site is very narrow and buildings of any height would be problematic. The land to the west was originally going to be apartments and has since been converted into a condominium development. This puts the residential adjacency standards into effect. Also, the east half of the site has a requirement for a 50-foot drainage easement or an engineering solution that would alleviate the need of the easement. The fact that the site is difficult to develop does not mean there is not a project that would be appropriate for the site.

Under the current zoning, mixed-use development in this area is allowed only with a Special Use Permit. The Site Plan request covers the 90,000 square feet of retail development at the base of the five towers. Staff is concerned with the scale of the development, which requires waivers of front yard setbacks from 20 feet to 3 feet and a waiver of the maximum lot coverage ratio of 50 percent.

MR. LEOBOLD noted the applicant has addressed a number of concerns identified by the Public Works Department, including an issue related to a bus turnout and a left turn lane off of Lake Mead Boulevard. A revised Site Plan was submitted on 10/4/2004 and if the Commission approves the application, staff requested the conditions be amended to reflect that submittal date. Staff recommended denial based on the combination of the variance of the residential adjacency standards and the number and extent of waivers for development on this site.

BILL CURRAN, Attorney, Curran and Perry, 300 South 4th Street and DENNIS RUSK, Architect, 3060 East Patrick Lane, Suite 203, appeared on behalf of the applicant and accepted all conditions with the exception of Condition 13 on SDR-5109. The condition pertained to the drainage easement MR. LEOBOLD referenced earlier. The condition is phrased to prohibit buildings occupying any space within the easement and ATTORNEY CURRAN wanted the verbiage "unless approved by the Public Works Department" added to the end of the condition.

ATTORNEY CURRAN informed the Commission that the attractive project would be situated within the Neighborhood Revitalization Area on the 100-foot arterial Rancho Drive, which does have bus service. It is just south of Lake Mead Boulevard, which is also a 100-foot street with bus service. North of the project, on Rancho Drive, there is a convenience store with gas pumps, a car wash and a taco shop and north of that is the Budget Suites with over 700 units. East of the site is the Texas Station Casino with a six-story tower and multi-story parking garage and north of that is the Fiesta Casino, which also has a six-story tower and multi-story parking garage. Along Rancho Drive, to the south of the site, is a vacant parcel also zoned General Commercial and past that is virtually all commercial. To the west of the project are multi-family condominiums, which were originally slated as apartments.

MINUTES – Continued:

ATTORNEY CURRAN stated that the conversion of the condominiums is the cause of one of the issues surrounding the project. The strict application of the adjacency standards put into effect by the condominium conversion further restricts projects allowed on the site. If the property had remained apartments, there would not be an issue. A strip mall could not be accommodated because of the setback requirements, combined with the restrictions related to the drainage channel. He felt the applicant's project, rather than a strip mall, would be more of an enhancement to the neighborhood. ATTORNEY CURRAN also acknowledged the Commission's goal of having multi-use properties accommodate neighbors and to do so, the applicant would be happy to provide a pedestrian access gate. There is not one shown on the plans at this time, but the applicant would add an access gate allowing the condominium residents access without having to walk out onto the street.

Further describing the project, ATTORNEY CURRAN explained it would consist of a two-story, 90,000 square foot retail mall at the base of five residential towers ranging from 10 stories to 16 stories in height. The taller units would be situated to the front of the property. The units will range from 1,200 to 1,600 square feet with the exception of the penthouses, which will be either 1,800 or 2,400 square feet. Excluding the penthouses, the estimated prices will be approximately $300,000. The units will be very nice but are not designed to compete with the super luxury condominiums being built along the Strip.

The building will use natural day lighting features and will have a number of water-conserving features, including swimming pools that can serve as a backup fire suppression system. A double plumbing system will be installed so that gray water can be utilized for watering the landscape. The landscape is lush and there is an abundance of trees throughout the site. All parking is below ground and meets all applicable requirements. The project will cost over 100 million dollars to complete and in ATTORNEY CURRAN'S opinion would greatly contribute to revitalizing the neighborhood with minimal negative impact.

Because the justification given for the residential adjacency standard is to afford privacy and to diminish the effect of low noon sun angles, ATTORNEY CURRAN had shade and shadow studies done on the proposed site. Referencing charts projecting the shade and shadow from the proposed towers onto the adjacent neighborhood, ATTORNEY CURRAN explained the study projects shadow patterns during the Spring Equinox, the Summer Solstice, the Fall Equinox and the Winter Solstice. The times projected were the study standard of 9 a.m. and 3 p.m. The 9 a.m. chart showed that during the Spring Equinox, the shadows do not reach the homes at all. During the Summer Solstice and Fall Equinox, the shadows barely reach the parking lot and at the Winter Solstice, the shadow does not meet the property line. The results at 3 p.m. did not show any effect on the residences, as the shadows are cast to the east into the parking lot of the Texas Hotel.

MINUTES – Continued:

ATTORNEY CURRAN also wanted to know what the shadow study would prove at times other than the normal 9 a.m. and 3 p.m. timeframes, so he had the same study produced for 7 a.m. At the Spring Equinox, the buildings will cast shadows across many of the condominium units. During the Summer Solstice, the homes are not affected. At Fall Equinox, there are shadows barely touching the homes and during the Winter Solstice, the sun has not risen by 7 a.m. He suggested that with all the information provided by the studies, the shade and shadow ramifications are so minimal that they are not a factor.

In regards to privacy on the two 10-story towers, the lowest level is common area and will be blocked from seeing across the property line by an intense landscape buffer of 24 inch box trees on 20-foot centers. At maturity, the trees will create a solid wall of 40 to 50 feet in height and will block the view onto the residential neighborhood from the lower floors of the towers. Because of the way the homes are situated, the only view is the top of the roofs and the end of the buildings with the exception of the parking lot. ATTORNEY CURRAN indicated the closest home from the single-family residences to the west will be approximately 385 feet, which meets the 3:1 ratio for the residential adjacency standard. If the apartments had not been converted to condominiums, there would be no discussion and no applicability of standards.

ATTORNEY CURRAN submitted a petition of support, which included 85 signatures from residents west of the proposed project and indicated he has spoken with the Attorneys and Development Directors of Station Casinos and they are also supportive of the project.

SOPHIA ESCOBEDO, 4316 West Lake Mead Boulevard, stated she is supportive of the project. She felt it could benefit the area but was specifically interested in the effect the project could have on her condominium she recently purchased nearby. CHAIRMAN TRUESDELL replied that there is no absolute answer to give regarding the economic impact the project could have on the neighborhood, as they are developed. MS. ESCOBEDO said it was a nice project and she would live there.

JACK WOODS, 4221 Beth Avenue, explained that he owns a single-family home across from the middle of the project and has lived there for 17 years. He challenged the validity of the petition submitted by ATTORNEY CURRAN because after speaking with neighbors, he could not find anyone who supported the project. He acknowledged that after listening to the presentation, he did have a greater understanding of the proposal. He felt some issues were being overlooked such as the traffic on Lake Mead Boulevard and Rancho Drive, which he described as overwhelming during peak hours. Along with the existing 700 residents who live on a transitional basis at the Budget Suites, MR. WOODS felt more residential would impact the neighborhood negatively because the number of people living in a small area would be

MINUTES – Continued:

drastically increased. He stated that the minimum setback standards and zone variances should be upheld because there is not sufficient room at the site. MR. WOODS indicated the renderings of the project that were shown were very nice but suggested that the site is much larger than it really is. MR. WOODS also felt that ATTORNEY CURRAN was the same man who had the apartments rezoned to be condominiums. He was not happy with the changes in his neighborhood and wanted the Commission to vote against the item.

KIM WOODS, 4421 Beth Avenue, reiterated the comments of her husband and put emphasis on the increased crime rates. She indicated that at night, it would be dangerous to go into the corner convenience store because of all the drug dealing and prostitution that occur there. She added that because the traffic is so bad on Rancho Drive, drivers are cutting through their neighborhood, which has no speed humps. She asked that the Commission support the staff recommendation of denial.

JIM HAGEN, 2020 Doral Court and JOE BRANDIZE, BHP Developers, 6270 Annie Oakley Drive, appeared and explained they are the developers of the condominiums that abut this proposed project. When their development was built, they adhered to all standards and requirements. MR. HAGEN indicated that the conversion of the apartments to condominiums made the area safer because the residents would be homeowners and not transient renters. He felt the height of the building would cause more shade and shadow than indicated and challenged ATTORNEY CURRAN'S comments regarding 50 tall trees. Pine trees can reach that height; however, it takes a very long time. Approximately 100 of their condominiums have already sold. They would like the buyers to be notified, since the project was not proposed at the time they purchased their homes, and because it will have a large impact.

ATTORNEY CURRAN rebutted that the economic impact the development would have upon property values cannot be guaranteed; however, he did have a study done by Mikel McCullough of Century 21 MoneyWorld. The study indicated residential property values near a successful new residential condominium project would rise as a result of certain conditions, which are listed, in the letter submitted for the record. Regarding traffic, ATTORNEY CURRAN stated that Public Works had no concerns regarding Rancho Drive being able to accommodate additional traffic. He felt the tenants would most likely be empty nesters and snowbirds. Because it is situated near the North Las Vegas Airport, he anticipated some buyers might be people who utilize the airport and seek to have accommodations nearby. ATTORNEY CURRAN acknowledged the concerns of the residents involving security and assured them that there would be 24-hour security at the project, which could improve the overall security of the area. Finally, ATTORNEY CURRAN assured everyone present that he was not involved in any way in the conversion of the apartments to condominiums. He mentioned the previous speakers, MR. HAGEN and MR. BRANDIZE, who stated they were the developers of that project.

MINUTES – Continued:

ATTORNEY CURRAN clarified that he did not represent those gentlemen, nor did his current client have anything to do with the conversion.

COMMISSIONER GOYNES stated that he liked the project and could support it but wanted to address some concerns the neighbors had. He agreed with the residents who stated the character of the neighborhood has changed since the Budget Suites was opened. He felt the proposed project was higher-end and classier than the Budget Suites product and the same type of resident would not be purchasing there. COMMISSIONER GOYNES did not feel $300,000 condominiums would bring theft into the neighborhood. He pointed out that with the new surge of high-rise condominiums, thought must be given to the proximity to other residences and condominium projects so that people do not feel looked down upon; however, it is something Valley residents will have to adapt to as a culture. He indicated he could support the project but wanted to hear the comments of his fellow Commissioners.

COMMISSIONER McSWAIN commented that it was a beautiful, well-appointed project, but she was concerned about the commercial being adjacent to residential. She acknowledged the community is going vertical but wished the project were in an area downtown where the entire area is developing the same way. She voiced concern over the impact the project could have on the neighborhood and on traffic. She thanked ATTORNEY CURRAN for the shadow study and said even without the shadow, residents could still feel closed in by being so close to a building as tall as what is being proposed.

VICE CHAIRMAN NIGRO clarified with ATTORNEY CURRAN that the Department of Aviation has been contacted regarding this project and they felt there would be no impact on the airfield. The project does not conflict with the flight patterns. ATTORNEY CURRAN showed a chart indicating both the flight patterns and the building's proximity to the airfield. ATTORNEY CURRAN indicated the entrance to the project would be approximately one-third of a mile from the entrance to the airport. After looking at the diagram, COMMISSIONER DAVENPORT asked if the project was located parallel to Runway 30. MR. RUSK indicated it was. COMMISSIONER DAVENPORT clarified with MR. RUSK that there are no restrictions to height at that point.

VICE CHAIRMAN NIGRO was under the impression that the Department of Aviation and Clark County had boundaries, and any project within that boundary had to be submitted to them for comments. He wanted to make sure contact had been made and there were no issues because the project is very tall and very close to the airport. As an example, he cited the Stratosphere Tower being an issue for McCarran Airport. MR. LEOBOLD indicated it is close, but not so close that it has any restrictions on height. The Texas Station and Fiesta are nearby as well and have no restrictions. He informed VICE CHAIRMAN NIGRO he could not give him a technical number of the area that does have a height restriction but usually there is a three-dimensional

MINUTES – Continued:

pattern based on the runways and glide paths. ATTORNEY CURRAN indicated he would be happy to accept a condition that approval by the Federal Aviation Administration (FAA) must be submitted.

CHAIRMAN TRUESDELL confirmed with MR. RUSK that there was no formal FAA approval given at this time. When the applicant contacted the FAA, the applicant was given the diagram ATTORNEY CURRAN provided and was told that if they stayed within the requested amount of 200 feet, formal approval was not necessary. CHAIRMAN TRUESDELL asked if the trailing red lines on the map were documented flight paths and MR. RUSK confirmed that he was correct. He was under the impression that putting a project of this height required an FAA application being filed. MR. LEOBOLD was not aware of such a requirement. COMMISSIONER DAVENPORT stated that he knew the control tower controlled a five-mile radius around the airport. He did not think that at 200 feet, the buildings would create a problem. VICE CHAIRMAN NIGRO stated that if the airport did not have a problem with the height, he did not. DEPUTY CITY ATTORNEY BRYAN SCOTT explained that since the applicant had indicated he would accept a condition stating the project had to conform to FAA regulations, such a condition could be imposed if the Commission wished to do so.

VICE CHAIRMAN NIGRO said the project is beautiful and that he thought such projects could improve the property values in a positive way categorically. Individual sites must be evaluated on their own merits. On such a small piece of property, in an area not earmarked for high-rise living, he was concerned with possible repercussions down the road. He felt the project was intense, especially with the subterranean parking aspect. VICE CHAIRMAN NIGRO was not certain he could make an educated decision on the impact this project could have because it is not in an area designated for projects of this manner. He acknowledged that the two unlimited casinos in the vicinity do signify commercial development in the area. VICE CHAIRMAN NIGRO asked if the applicant has experience in this type of project. He also asked if they were local or from out-of-state. He was concerned about the potential of success the applicant believed the retail component would have. ATTORNEY CURRAN indicated the developers are experienced and from overseas. A detailed market study would be done before the building was constructed. ATTORNEY CURRAN was unable to say if they had built a project like this before.

VICE CHAIRMAN NIGRO stated that projects such as this are going in all over the Valley and he thought some of the projects might be getting rezoned in a speculative manner. He could feel better about the project if the applicant was present to answer questions personally. ATTORNEY CURRAN agreed that there are many high-rise developments being approved within the Valley and there are concerns about how many of them will actually be constructed. There are also concerns about how many people will be able to pay the expected prices;

MINUTES – Continued:

however, he felt his clients were well financed and experienced and that, if approved, this project would go forward.

CHAIRMAN TRUESDELL voiced concerns over ATTORNEY CURRAN'S comment that these homes would likely serve as second or third homes for people. He asked if the intention was for people to only occupy the units for a small time period every year and then have the units rented the remainder of the year. He questioned the economic impact of the development if the buildings are not occupied all the time. He also pointed out that without the buildings occupied, the retail component could suffer. CHAIRMAN TRUESDELL wondered if this project proved successful, would it inspire the nearby casinos to raise their towers. If so, did the City's Master Plan envision five high-rise towers at the intersection? He did not think that was the original intention of the Rancho Corridor. He stated the problem is not having only 15 of the 30 high-rise projects approved and built, the problem will occur when all 30 projects approved are built. Because the trend is new, adequate questions are most likely not being asked now.

He reminded everyone about a 200-unit residential project in the northwest that was heard two weeks previously because there was such a large discussion about the single-point entry handling the generated traffic. ATTORNEY CURRAN'S proposed project could have up to 1,400 cars and Lake Mead Boulevard past Valley Drive is already traffic-bound at most peak traffic times during the day. The project has significant density. He was not sure this was not the proper site for this project, but felt there were a lot of questions left unanswered by the process. He appreciated ATTORNEY CURRAN'S comments that the applicant is well financed.

CHAIRMAN TRUESDELL indicated the Commission is looking at these types of projects as they have started to appear in the downtown context. The projects fit well within the downtown area because people anticipate vocational, transient second-home projects there. A project of this complexity will tax several of the surrounding corridors. When the project of the adjacent apartment complex (now condominiums) was heard before the Commission, there were concerns regarding density. He also wished he were able to require a public hearing so that the neighbors were encouraged to be a part of the process. ATTORNEY CURRAN reminded him that there are 85 neighbors who signed the petition and they do feel it is an enhancement to their neighborhood.

COMMISSIONER GOYNES stated that he sees Rancho Drive as an old highway, a corridor. It does have traffic on it but in the long scheme, that is what Rancho was designed to be. There are hotels and a mix of commercial up and down the street. He felt this looks like other projects heard before the Commission and he did not understand why it could not work at this site. The Commissioner considers this area the outskirts of Ward 5 and felt this type of project could stimulate development. He felt the neighborhoods to the west of the site would be enhanced,

MINUTES – Continued:

although residents may not see it that way now. He referenced the Turnberry Place project and noted how the snowbirds and people who use it as an investment opportunity primarily rent out the units. The Commissioner had just learned that 35 percent of the garage space remains vacant. It is not deteriorating with this level of vacancy. Over a long period of time, the Commissioner felt the project would enhance the area. COMMISSIONER GOYNES noticed comments concerning whether or not the development would be successful at this site and he did not see why it could not work. He would be supportive of the item.

COMMISSIONER DAVENPORT asked about the requested variance on the 50-foot flood channel at the front of the property. ATTORNEY CURRAN asked that there not be a hard condition that prohibits building on the easement. The applicant would prefer that the language read to the effect that building would be prohibited without satisfying the Public Works Department. The Commissioner noted the plans indicate underground construction of four or five flights and it reminded him of the Charleston Underpass flooding issue. GINA VENGLASS, Public Works Department, pointed out that Condition 22 of Item 50 [SDR-5109], which is worded slightly different than Condition 13 of the same application, states that if the applicant redesigns the study so that the easement can be vacated and reduced in width out of the area for proposed structures, the Public Works Department would give approval. COMMISSIONER DAVENPORT clarified with MS. VENGLASS that the applicant would have to come up with an alternative design. She indicated the anticipated method would involve storm pipes.

COMMISSIONER DAVENPORT then asked if this project had gone up first, would the condominiums that were converted from apartments have met the setback requirement. MR. LEOBOLD indicated that the Code is worded so that residential adjacency standards do not apply when the project is adjacent to apartments. If ATTORNEY CURRAN's project had only consisted of condominiums, there would not be any residential adjacency issues at this time. COMMISSIONER DAVENPORT clarified the adjacency issue is caused by the retail component of the project only.

COMMISSIONER STEINMAN confirmed with MR. LEOBOLD that if the converted condominiums had remained apartments, there would be no adjacency standards, even though ATTORNEY CURRAN'S project contains commercial components. DEPUTY CITY ATTORNEY SCOTT explained that the adjacency goes from the commercial to the residential. MR. LEOBOLD described the Code's definition of adjacency as being applied to "for sale" units such as single-family or multi-family condominiums. Apartments are not usually for sale and therefore do not fall into that category. COMMISSIONER STEINMAN felt the applicant seemed to have been caught in the middle while in the process of designing. The applicant focused energy on designing without worry of complying with adjacency standards and then

MINUTES – Continued:

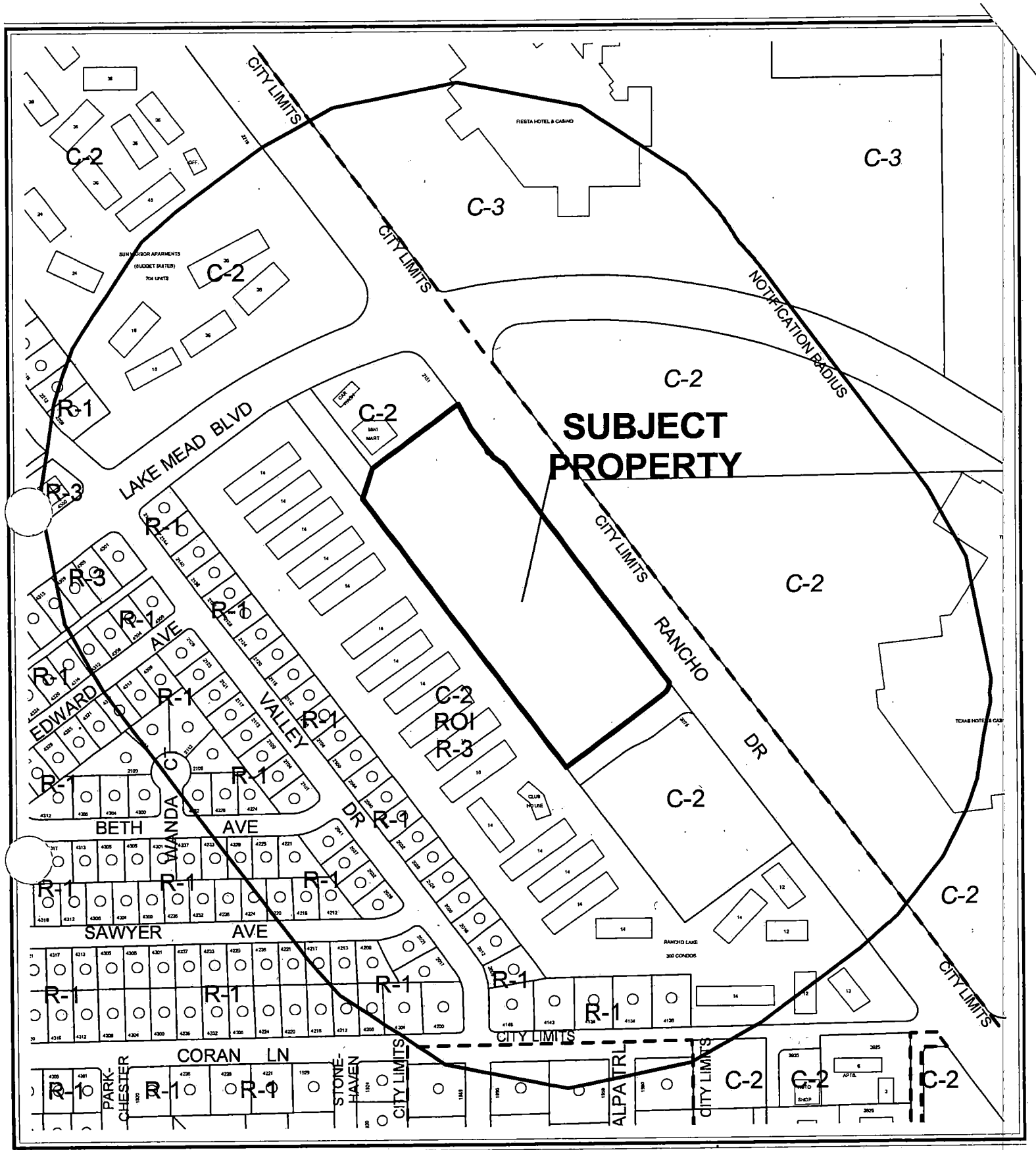
after the conversion, compliance was surprisingly required. MR. LEOBOLD informed him that staff must base their recommendation on the date of application. COMMISSIONER STEINMAN understood and pointed out this project was not designed overnight.

He said the traffic concerns on the effect of this project are valid, as there is no traffic study. He agreed with CHAIRMAN TRUESDELL that this is a major project and he wished the applicant had held a neighborhood meeting. He suggested the Planning Department and Commission look into when neighborhood meetings are required because there are situations where they are very important and should be a requirement.

COMMISSIONER DAVENPORT confirmed with MR. RUSK that the height of the commercial portion is 20 feet and 60 feet away from the property line. It does meet the residential adjacency requirements. The Commissioner stated that because the residential is on top of the retail, the measurement used is from the top of the buildings. In reality, if only the commercial building were proposed on this application, Code would be met. MR. LEOBOLD indicated that this would be a correct statement as long as the building shape remained the same as proposed now.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 48 [VAR-5114], Item 49 [SUP-5111] and Item 50 [SUP-5109].

(8:19 – 9:21)

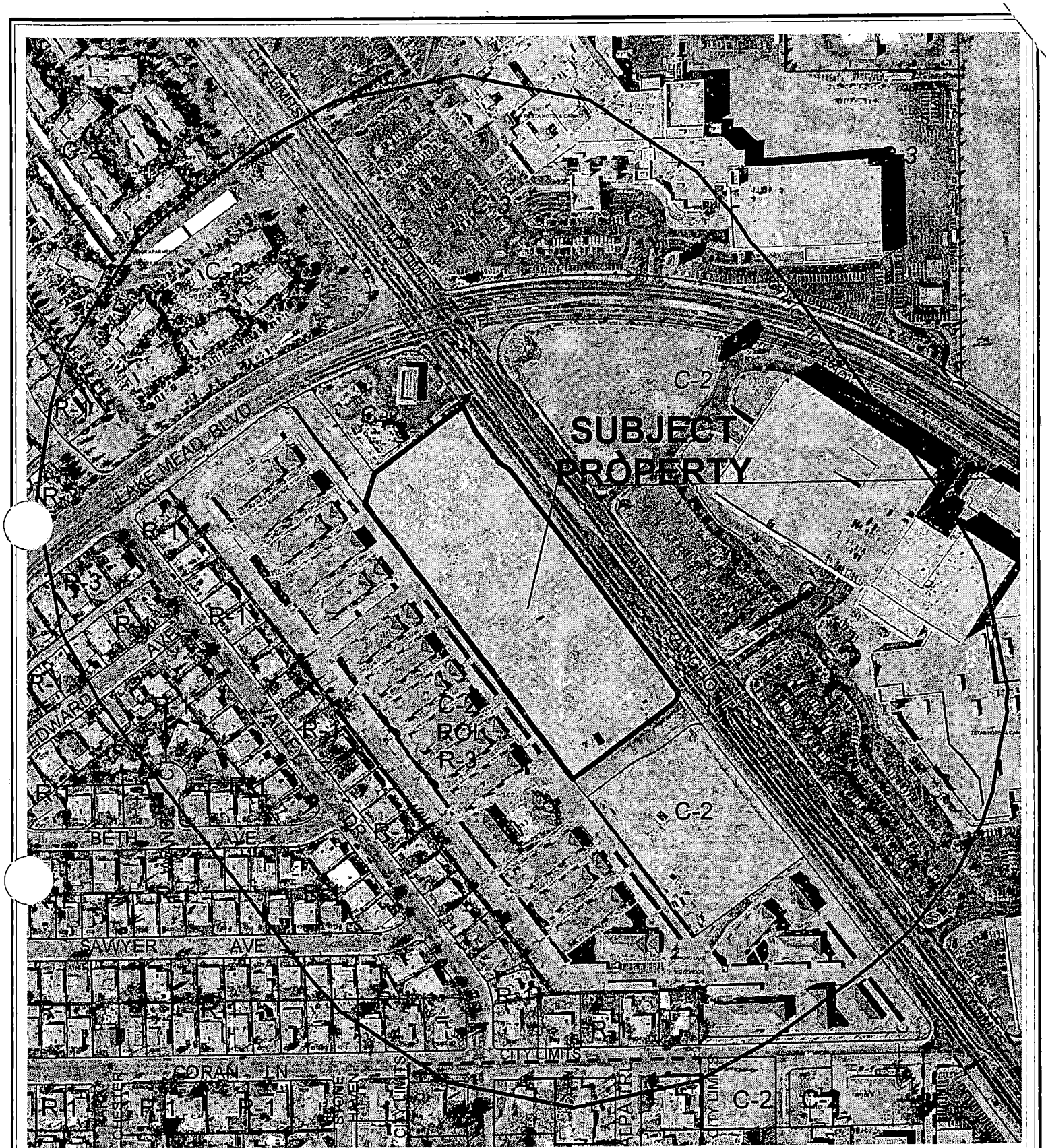


CASE: **VAR-5114**

RADIUS: 750 FT

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

N



CASE: **VAR-5114**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5114 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: OR INVESTMENT GROUP, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** **If APPROVED,** subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-5111) and a Site Development Plan Review (SDR-5109).

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow a 32-foot rear yard setback where residential adjacency standards require a minimum of 110 feet for a proposed mixed-use high-rise development on 5.84 acres adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard.

B) Applicant's Justification

The applicant has presented the following reasons for justifying the requested variance:

- The building height residential adjacency standard does not address mixed-use projects by intent but rather would classify the condominium portion of this project as commercial. The retail/commercial portion of this project is setback 65 feet from the adjacent property line, however the condominium towers do not meet the requirement.
- The status of the adjacent project to the southwest recently changed from apartments to condominiums, requiring a variance in the residential adjacency height requirement.

BACKGROUND INFORMATION

A) Actions

10/26/00	The Planning Commission voted to hold in abeyance indefinitely a request for a General Plan Amendment (GPA-0030-00) of the subject site from GC (General Commercial) to H (High Density Residential) to allow a multi-family residential development in conjunction with commercial uses. The staff recommended denial of the request on the same date.
10/26/00	The Planning Commission voted to hold in abeyance indefinitely a request for a Special Use Permit (U-0176-00) for a Residential Hotel on the subject site. The staff recommended denial of the request on the same date.
10/07/04	The Planning Commission will hear related items for a Special Use Permit (SUP-5111) for a Mixed Use development of retail commercial and residential condominiums on the subject site and a Site Development Plan Review.

B) Pre-Application Meeting

08/19/04 The staff reviewed with the potential applicant various requirements that would have to be met for the subject project. In particular, it was noted that in a C-2 (General Commercial) district, a Special Use Permit would be required for the development; an existing traffic study will need to be updated; a driveway on the west side may need to be moved further west; a traffic signal impact fee will be assessed; the lot coverage requirement is 50 percent, requiring a waiver in this requirement; there is no height limit in the C-2 (General Commercial) district; however, a variance in the residential adjacency standard will be needed; retail parking must be provided at the ratio of one space per 250 square feet of floor area; a 15-foot buffer is required at the front and eight-foot buffers at the side and rear; four loading spaces will be needed; and the project would be a Project of Regional Significance.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review, and as of the date of this report, one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	5.84

B) Existing Land Use

Subject Property:	Undeveloped
North:	Service commercial (mini mart and carwash)
South:	Undeveloped
East:	Casino (Texas Station in North Las Vegas)
West:	Condominiums

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	GC (General Commercial)
South:	M (Medium Density Residential)
East:	North Las Vegas
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial); under ROI to R-3 (Medium Density Residential)

East: North Las Vegas
West: C-2 (General Commercial); under ROI to R-3 (Medium Density Residential)

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan. The Southeast Sector Map designates the future land use for this property as GC (General Commercial). The property is zoned C-2 (General Commercial), which is a zone permitted in the GC classification.

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

Property to the east of the site is located within North Las Vegas. Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because of the accompanying request for a Special Use Permit (SUP-5111) within 500 feet of the city limits.

ANALYSIS

A) Zoning Code Compliance

A1) Residential Adjacency Standards

Pursuant to Title 19.08.060.B.1, where a nonresidential use is located in a building adjacent to property that is developed for sale, the building shall not exceed a height greater than three times the distance from the building to the adjacent property. The closest proposed structure to the condominium complex to the west is a 10 story building 94.5 feet high. At this height, the building would have to be 283.5 feet away from the adjacent property. However, the setback is shown to be 32 feet. All the buildings in the proposed development do not meet the residential adjacency standards.

The applicant has submitted this application for a Variance in the Residential Adjacency Standards to allow a minimum 32-foot rear yard setback for the development.

B) General Analysis and Discussion

This is a request for a Variance to allow a 32-foot rear yard setback where Residential Adjacency Standards require a minimum of 110 feet. The project includes five buildings ranging in size from 10 stories to 16 stories in height. All the buildings violate the Standards to some degree. At the lower levels of the project, there would be 90,000 square feet of retail floor space, and residential condominium units above.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

The subject project is proposed as a high-rise development with buildings more than 94 feet high. Because of the residential condominium development to the west of the site, the height of the buildings invokes the Residential Adjacency Standards. Approximately 330 feet west of the site is a single-family residential development. It is by choice that the applicant wishes to develop the complex as a high-rise development. Whether there exists a "hardship" depends upon whether the subject site cannot be developed with a project that meets the Residential Adjacency Standards. There is no basis to suggest that the property cannot be developed for a low-rise project. For This reason, it is recommended that the application for a Variance be denied.

This recommendation of denial is based on the following findings, only one of which is necessary to deny the request for a variance.

- **No evidence is provided that a hardship exists to warrant a variance in the required Residential Adjacency Standards.** The onus for presenting such evidence is placed on the applicant, the person allegedly aggrieved by the requirement. The applicant has presented reasons for the variance, but none substantiate why a project could not be developed that meets the Residential Adjacency Standards.

- **The hardship is self-imposed.** Clearly, the hardship is of the applicant's own making, as the need for the reduced rear yard setback is based upon the manner in which the applicant chooses to development the property.

- **Use of the property is not denied.** The property has no exceptional narrowness, shallowness, shape, exceptional topographic conditions or other extraordinary and exceptional situation or conditions attributed to the property. The question is one of whether the property could be developed in a way that would not necessitate the reduction in the rear yard setback required by the Residential Adjacency Standards. It is believed that the subject site could be developed for a low-rise project that would comply with the Standards.

NOTICES MAILED 162 – Mailed with SUP-5111 and SDR-5109

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR. 5114 **APN:** 139-19-611-002

Name of Property Owner: OR INVESTMENT GROUP

Name of Applicant: BEN MOSHE

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: YAIR BEN MOSHE

Subscribed and sworn before me

This 23 day of August, 2004

[signature]

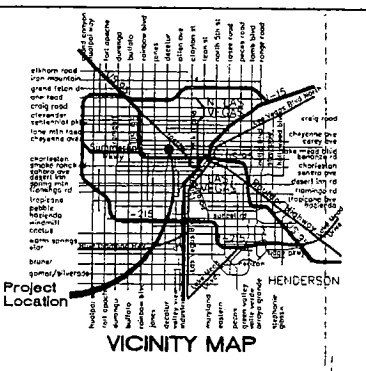
Notary Public in and for said County and State

MARIA D. WOODS
Notary Public, State of Nevada
Appointment No. 99586741
My Appt. Expires May 27, 2007

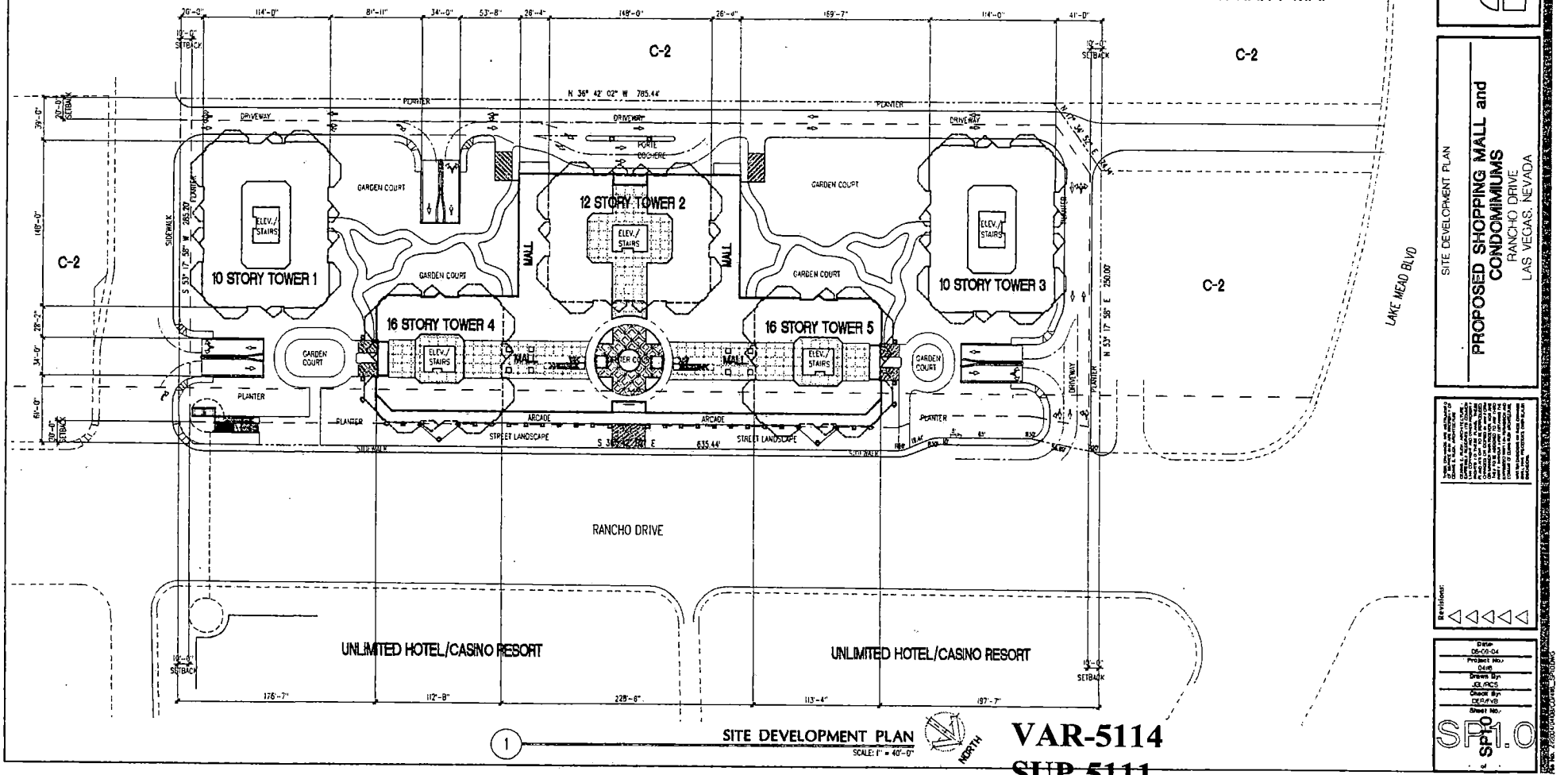
PROJECT DATA

APN # 139-19-611-002

ADDRESS	RANCHO DRIVE LAS VEGAS, NV	
LOT COVERAGE:	42±	
LOT AREA:	254,390 S.F. (5.84 ACRE)	
PARKING REQUIRED:		
RESIDENTIAL:	2BR, 280 UNITS @ 1.75/UNIT = 490 3BR, 224 UNITS @ 2/UNIT = 448 GUEST 504 UNITS @ 1/UNITS = 64	
RETAIL:	90,000 SF @ 1: 250 SF	= 360
	TOTAL REQUIRED	1,362
PARKING PROVIDED:		
	STANDARD PARKINGS (9' x 19')	1,376
	HANDICAP PARKING (13' x 18')	21
	HANDICAP VAN ACCESSIBLE (17' x 18')	3
	TOTAL PROVIDED	1,400



VICINITY MAP



1 SITE DEVELOPMENT PLAN
SCALE: 1" = 40'-0"

NORTH

DENNIS E. RUSK
ARCHITECT, LLC

SITE DEVELOPMENT PLAN

PROPOSED SHOPPING MALL and CONDOMINIUMS

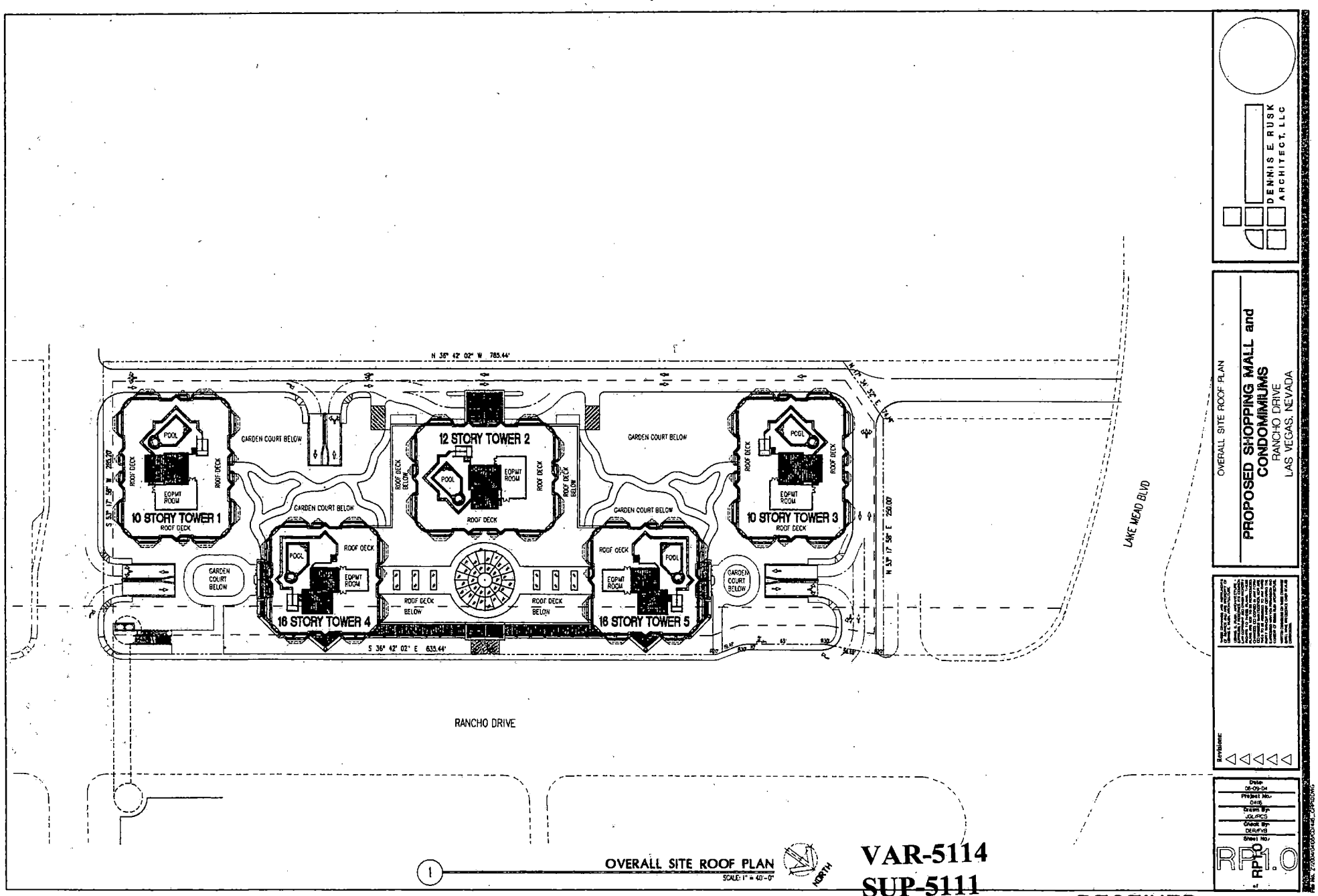
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

Date: 05-06-04
Project No.: 0408
Drawn By: JGL/RCS
Check By: DER/DR
Sheet No.: SP1.0

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

RECEIVED
AUG 24 2004



1 OVERALL SITE ROOF PLAN
SCALE: 1" = 40'-0"

NORTH

DENNIS E RUSK
ARCHITECT, LLC

OVERALL SITE ROOF PLAN

PROPOSED SHOPPING MALL and CONDOMINIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

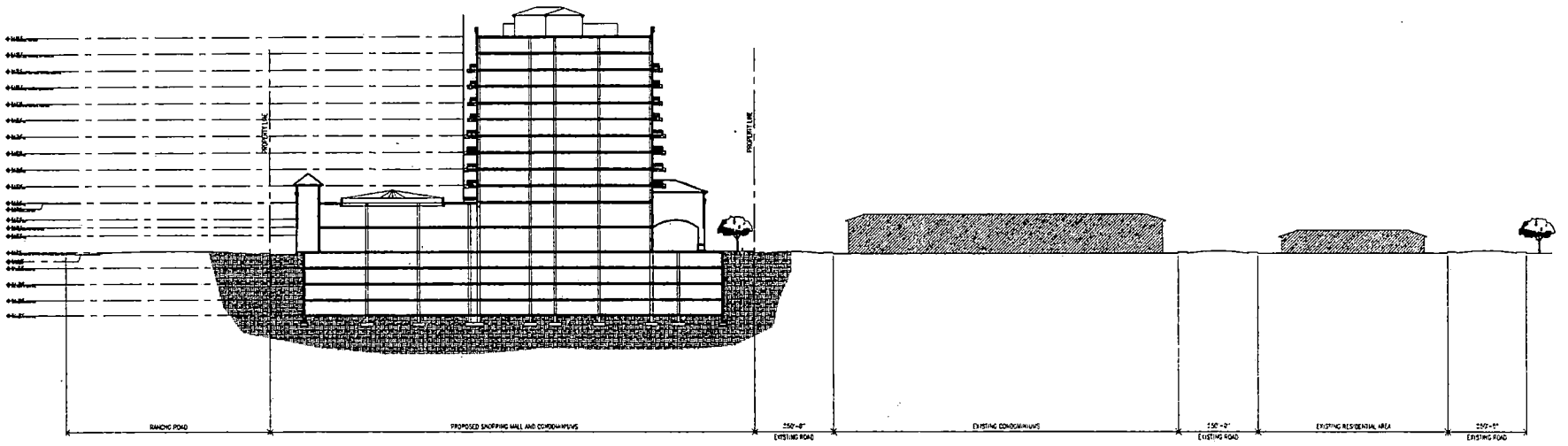
Revisions

Date
08-09-04
Project No.
0415
Drawn By
JGL/RCS
Check By
DER/EVB
Sheet No.

RP1.0

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

RECEIVED
AUG 24 2004



1 BUILDING SECTION
SCALE: 1/32" = 1'-0"

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

RECEIVED
AUG 24 2004

DENNIS E RUSK
ARCHITECT, LLC

BUILDING SECTION

PROPOSED SHOPPING MALL and CONDOMINIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

Date
06-09-04
Project No.
0416
Drawn By
JGL/RCS
Check By
DER/EVB
Sheet No.
A2.2
of



VAR-5114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC
WEST SIDE OF RANCHO DRIVE, APPROXIMATELY 180 FEET SOUTH OF LAKE MEAD BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

BHP Developers & General Contractors

6370 Annie Oakley
Las Vegas, NV 89120

(702) 914-9480
Fax (702) 896-0690

September 28, 2004

Mr. Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
FAX # 385-7268

Reference: Planning Commission Meeting
October 7, 2004

Subject: Case # VAR-5114
Case # SDR-5109
Case # SUP-5111

Dear Mr. Leobold:

We would like to Object to the above Case Requests as we believe the 32 Foot Rear Yard Setback is not appropriate next to our Rancho Lake Condominium project. The buildings they are proposing would invade the privacy of our potential Homeowners.

We also believe that an additional 504 Residential Condominium Units with heights up to 195 feet, per building would take away the view from our potential Homeowners.

If you could be of any assistance in this matter, it would be greatly appreciated.

Sincerely,
BHP Investors, LLC
dba: BHP Developers and General Contractors

Joseph R. Brandise
Managing Member

VAR-5114
SUP-5111
SDR-5109
P

MoneyWorld
Corporate Office
8010 W. Sahara Avenue, Ste #220
Las Vegas, Nevada 89117
Business (702) 248-3555
Toll Free (800) 735-2710
Fax (702) 876-8341
E-Mail mmcullough@c21moneyworld.com

Mikel L. McCullough
Director of Corporate Accounts

October 7, 2004

Mr. Bill Curran, Esq.
Curran & Perry
300 South 4th St.,12th Floor
Las Vegas, Nevada 89101

Via Facsimile (702) 471-7070
One (1) Page

Re: High Rise Residential Condominiums

Dear Bill,

I wanted to take a moment to convey our experience and impressions concerning the likely economic impact to surrounding residential property values resulting from the development of quality, mid to high rise residential condominiums in the Las Vegas area.

In general, residential property values near a successful new residential condominium project will rise as a direct result of the following conditions:

a. Improved area infrastructure (project on and off site improvements)
b. "Trailing" economic pull from new condominium unit pricing levels
c. "Proximity" prestige/identity
d. Tendency for new or upgraded area retail/service business'
e. Architectural area/community enhancement
f. Increased security
g. Changing (improving) demographics of area buyer profiles

Please let me know if you have any questions or comments.

Sincerely,

Mikel L. McCullough
Director of Corporate Accounts

cc: Dennis E. Rusk Via Facsimile (702) 893-0171

Submitted at Planning Commission
Date 10/7/04 Item #48

Mikel L. McCullough
Director of Corporate Accounts
Century 21 MoneyWorld

As Director of Corporate Accounts, Mr. McCullough is responsible for a wide range of activities including the implementation and management of our Corporate Accounts Program. This program involves the specialized, managed delivery of high quality residential real estate services and value added components to major companies and financial institutions with over 140,000 employees and Members on a local, regional, and national basis.

Mr. McCullough is a seasoned real estate professional, with over 28 years of residential and commercial brokerage and development experience. Over the years, Mr. McCullough has exclusively represented such Fortune 500 companies as Levi Strauss & Co., Compaq Computers and AT&T Global Real Estate. In addition, Mr. McCullough has been involved in the Koll Center Newport and Koll Center Irvine mixed use developments, California Plaza Phase I, a landmark 1M square foot, 42 story high rise in Los Angeles, wherein Mr. McCullough successfully negotiated lease contract obligations and tenant construction agreements totaling over $200M, and Canyon Springs, a 1,000 acre master planned project in Riverside, California.

Mr. McCullough has represented private, corporate, and institutional clients in a variety of consulting, relocation, disposition, acquisition and residential assignments. He also has an extensive background in financial analysis, entitlement processing, site selection, negotiations and joint venture structuring.

Mr. McCullough began his career with Grubb & Ellis Company, moving on to Senior Broker with Cushman Realty Corporation. Most recently, Mr. McCullough was a Principal with Griffin Realty Corporation, responsible for the Nevada region, and specifically a $50M/200 acre site in Henderson, that entailed entitlement procurement, land planning, use valuations, infrastructure financing and cost/benefit analysis.

Mr. McCullough received a Bachelor of Arts degree in Business Administration from California State University - Fullerton. He currently resides with his family in Henderson, Nevada.

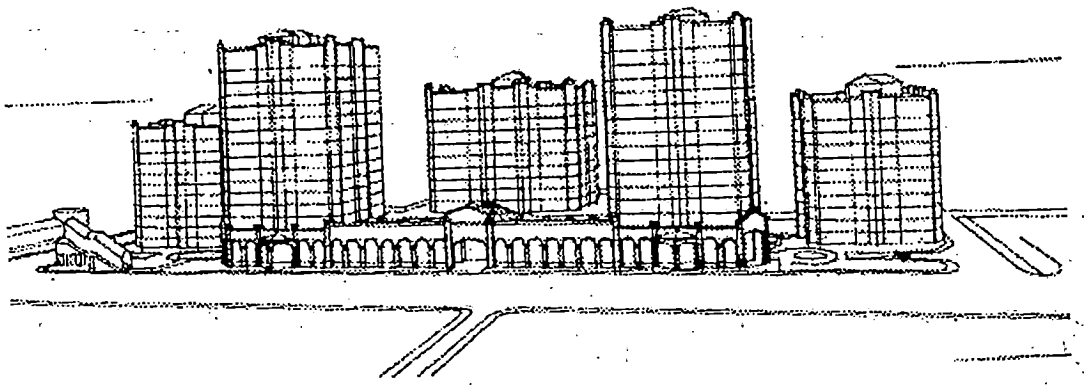
PETITION-SUPPORT

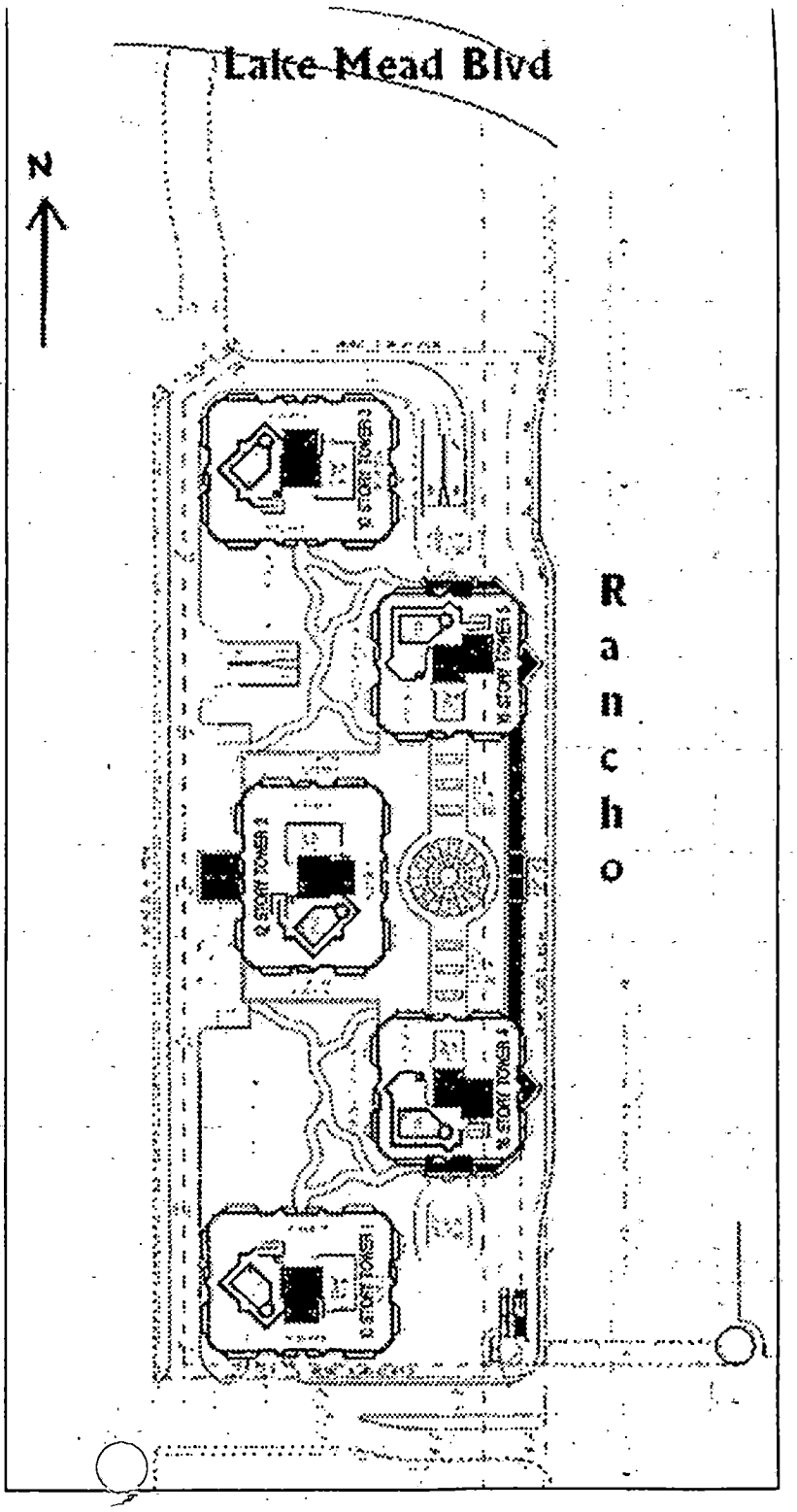
LOCAL PERCEPTIONS

The planned condominium towers and retail commercial center , to be located on the site west of Rancho Drive, south of Lake Mead, and across Rancho Drive from the TEXAS STATION, has been discussed with me and my comments/suggestions noted.

I SUPPORT the proposed uses and site plan on the back of this page.

PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
Jack Bowers	4401 Corran Lane	Jack Bowers	–	10/6/04
Martin Vig. I	4413 Corran Ln		—	10/6/04
Sandy White IV	4317 Rosebud Cir.	Sandy White IV		10-6-04
Beverly Smith	4324 Rosebud Cir.	Beverly Smith		
			Submitted at Planning Commission	
			Date 10/7/04 Item 11-18	




Lake Mead Blvd
N
Rancho

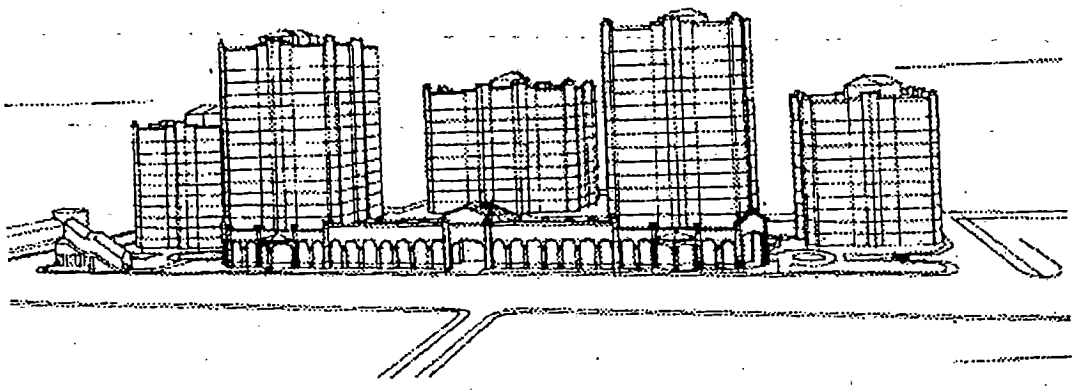
PETITION-SUPPORT

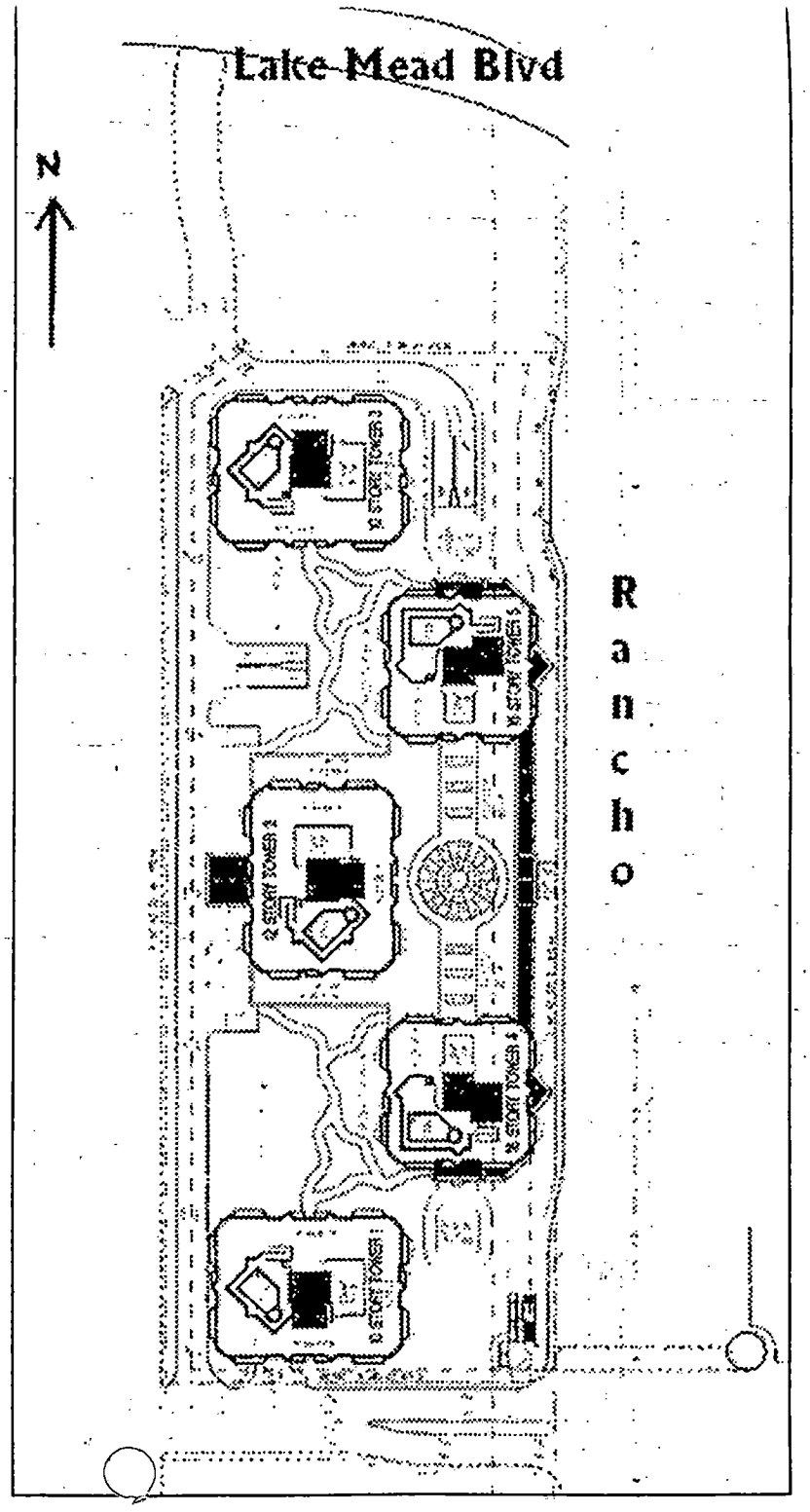
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I SUPPORT the proposed uses and site plan on the back of this page.

PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
DEANDREW JASON	4320 CORAN LN		459-2840	10/6/04
Armando Fonseca	4316 Coran Ln		638-8521	10/6/04
Elizabeth Espino	4311 Rosebud		631-1409	10-6-04



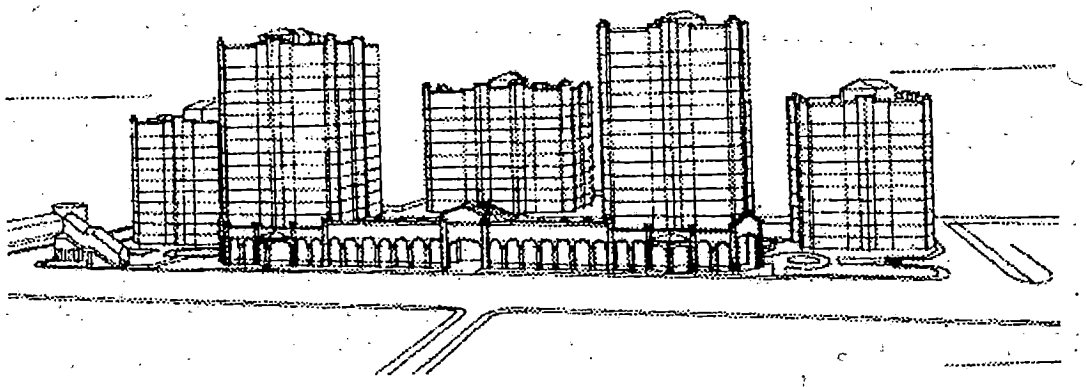

Lake Mead Blvd
N
Ranch

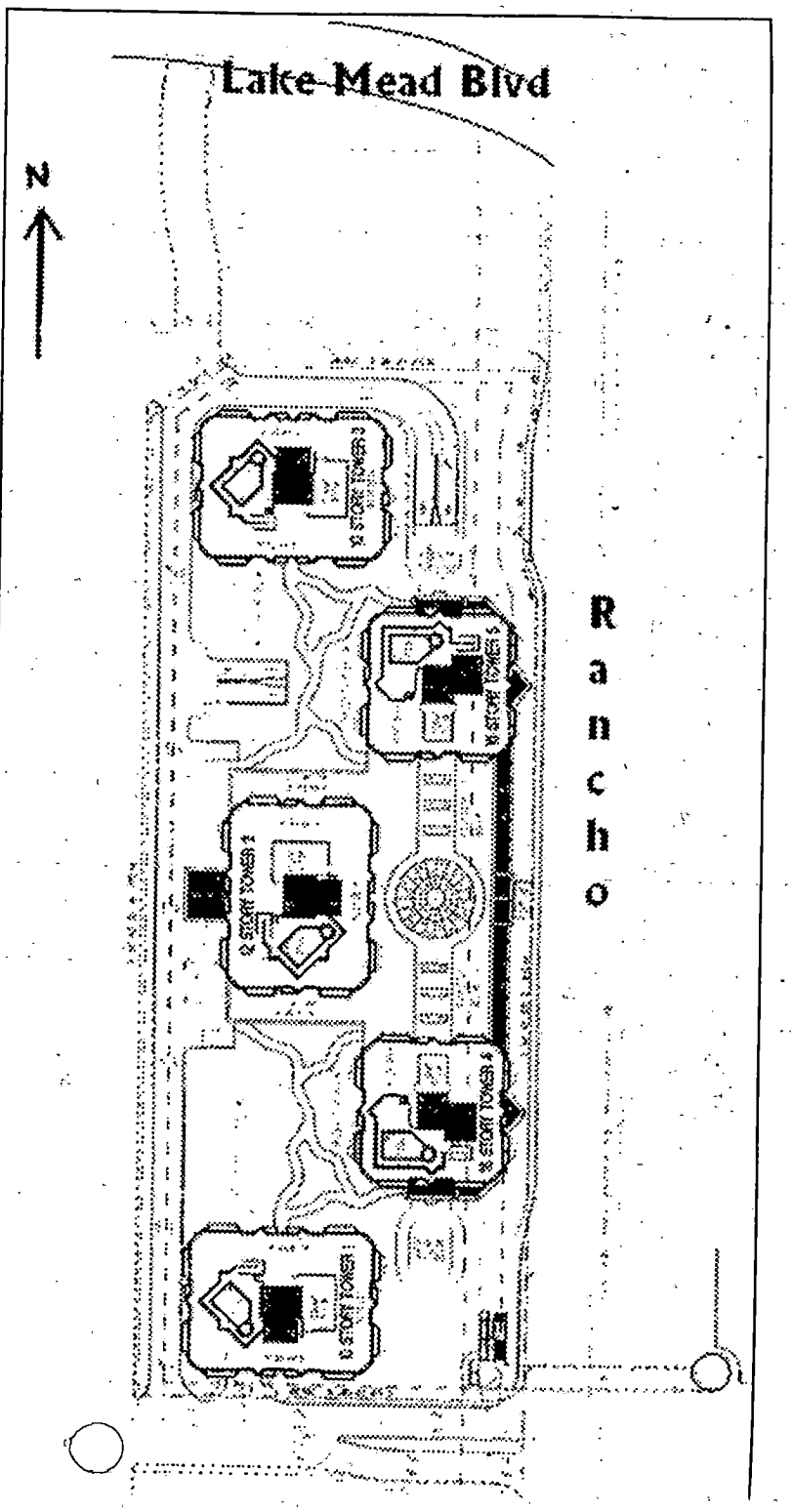
PETITION-SUPPORT LOCAL PERCEPTIONS

The planned condominium towers and retail commercial center , to be located on the site west of Rancho Drive, south of Lake Mead, and across Rancho Drive from the TEXAS STATION, has been discussed with me and my comments/suggestions noted.

I SUPPORT the proposed uses and site plan on the back of this page.

PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
Letitia Kallal	4321 Stacey Ave	Letitia Kallal	796-4345	10/3/04
Maria Veles	4308 Edward Ave	Maria Veles	614-7184	
DAVID ANDERSON	4316 " "			10/3/04
John Mooney	2112 Wanda Ct	John Mooney	648-6843	10/3/04
Shirley Jeffries	2108 Wanda Ct	Shirley A. Jeffries	636-4864	10/3/04
Jose Camarena	4212 Sawyer Av	Jose Camarena	339-5964	
Ryan Cardwell	4200 Coran Ln	Ryan Cardwell	647-5708	10/3/04
ROBIN GADMAN	2017 VALLEY DR.		646-3100	10/3/04
Liliana Soria	4308 Beth Ave	Liliana Soria		
Yesenia Soria	4312 Beth AVE	Yesenia Soria		
Tammy Sisson	4333 Edward Ave	Tammy Sisson	257-5304	10/3/04




Lake Mead Blvd
N
Ranch

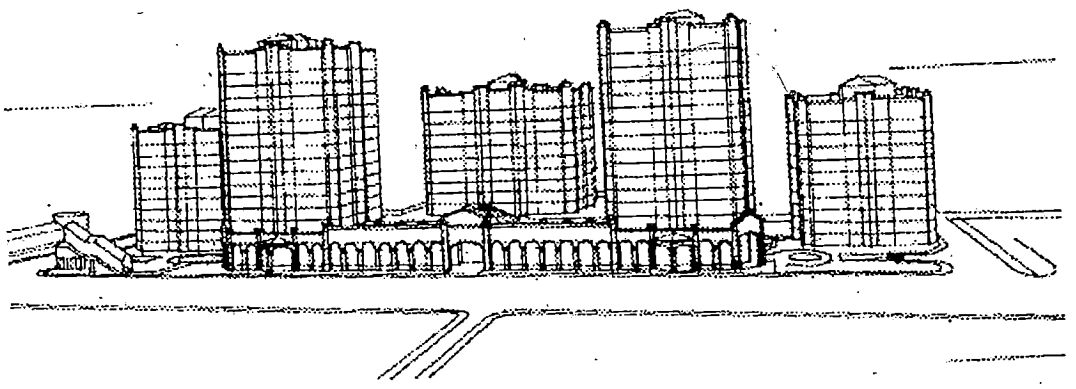
PETITION-SUPPORT

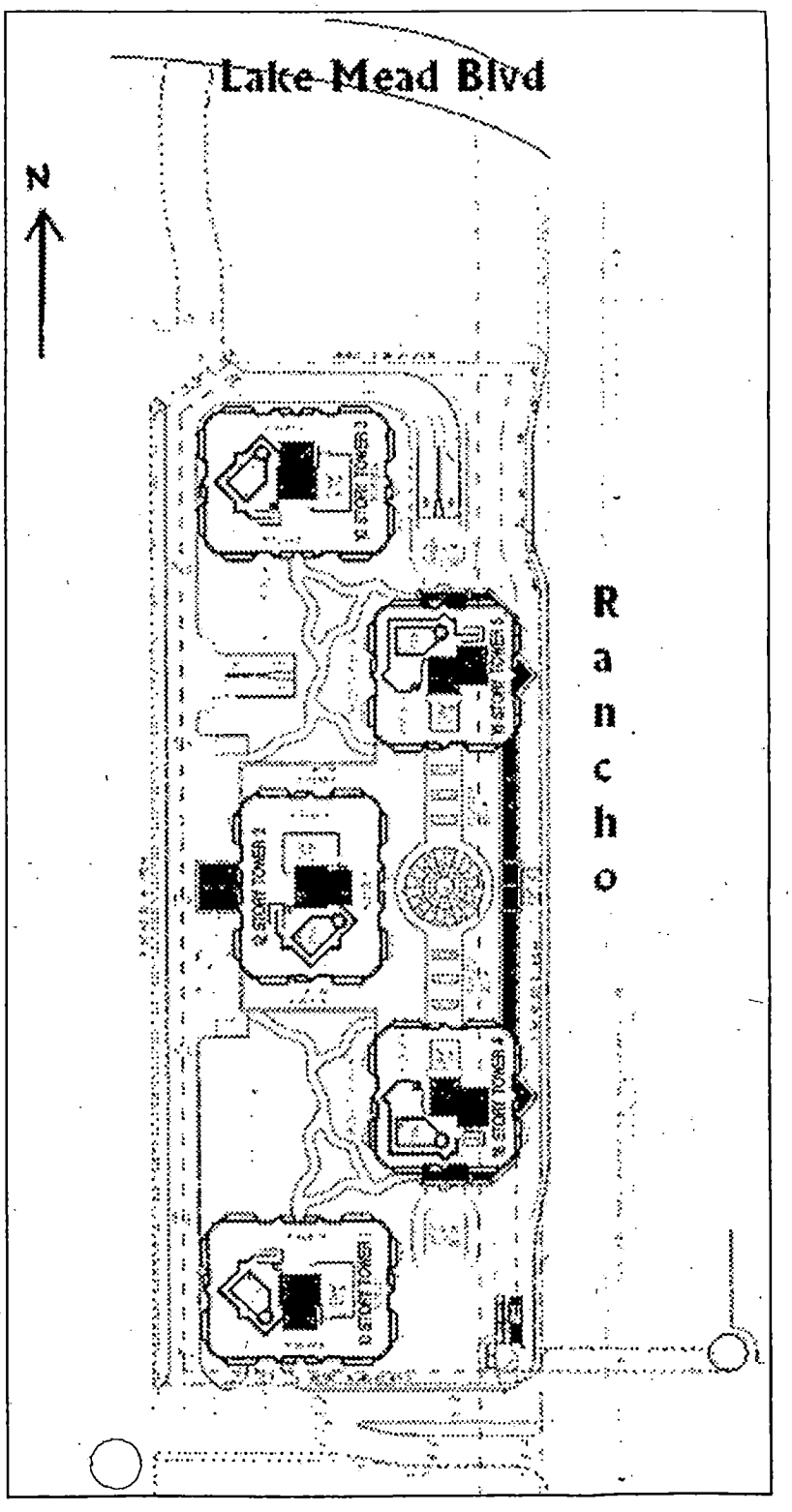
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I SUPPORT the proposed uses and site plan on the back of this page.

PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
Julia Thompson ~~Gilbert C Morris~~ Gobert	2148 Valley dr		631-6440	10/2/04
Morris Gobert	2148 Valley Dr.	Morris Gobert	631 6440	10/2/04
JOSEPH RAMIREZ	2128 N. VALLEY DR.	Joseph P. Ramirez	316-1276	10-3-04
Lawrence Bridgewater	2124 Valley Dr	Lawrence Bridgewater	648-6205	10-3-04
RANDALL HOLLANDS	2028 VALLEY DR	Randall Holland	648-0343	10-3-04
Lisa Holland	2028 Valley Dr	Lisa Holland	648-0343	10-3-04



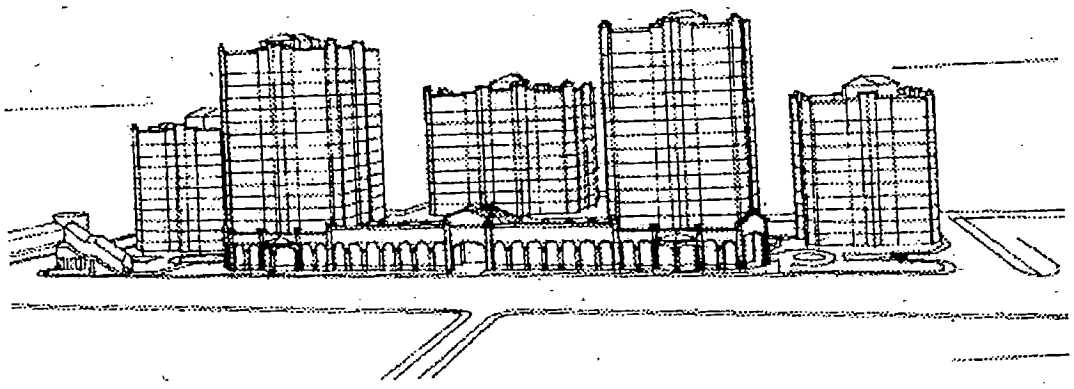

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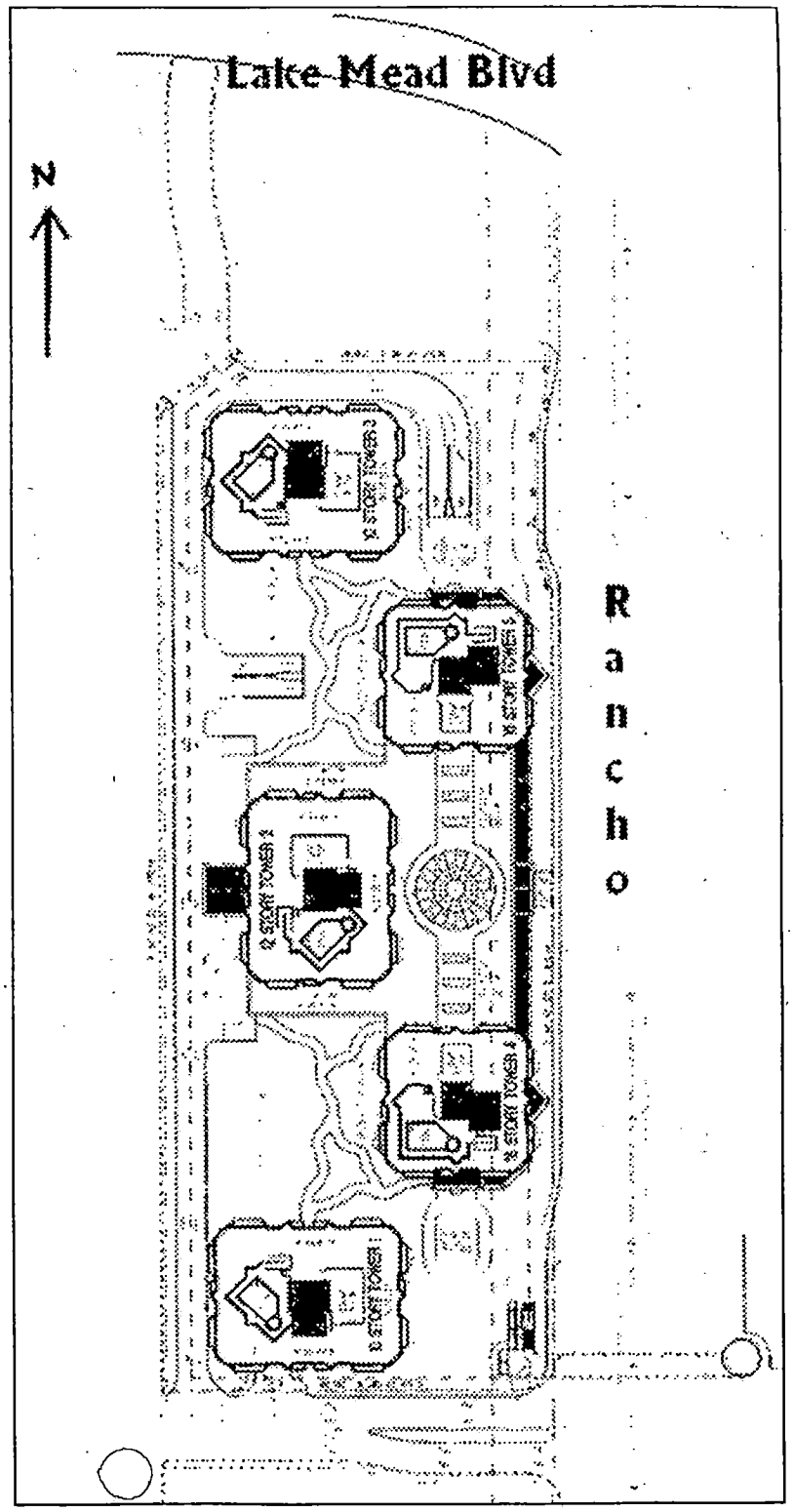
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PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
E Dalacay	2120 Valley DR	Eugenia Dalacay	648-7041	
RALPH GRISE	2032 11 11	Ralph Grife	648 9406	
Cody Castleman	2008 Valley Dr.	Cody Castleman	631-0079	
Antonio Villalobos	3146 COLAN LN		646 6078	
DHIAN Singh	4142 COLAN LN	Dhn	631 4173	
Pedro	1 Vargas	Pedro 1 Vargas	2787994	
ARTEAGA Sharlie Jose	4208 COLAN Ln	Arteaga Jose Flores	324-4596	10-5-04
J Wood	4425 Edward Ave		648 2700	10-3-04
Zack Russell	4409 Edward Ave	Zack Russell	648-8053	10-3-04



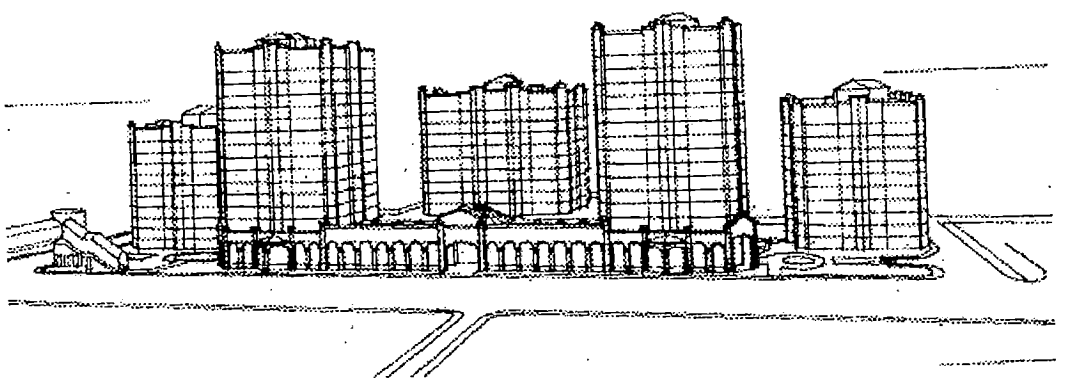

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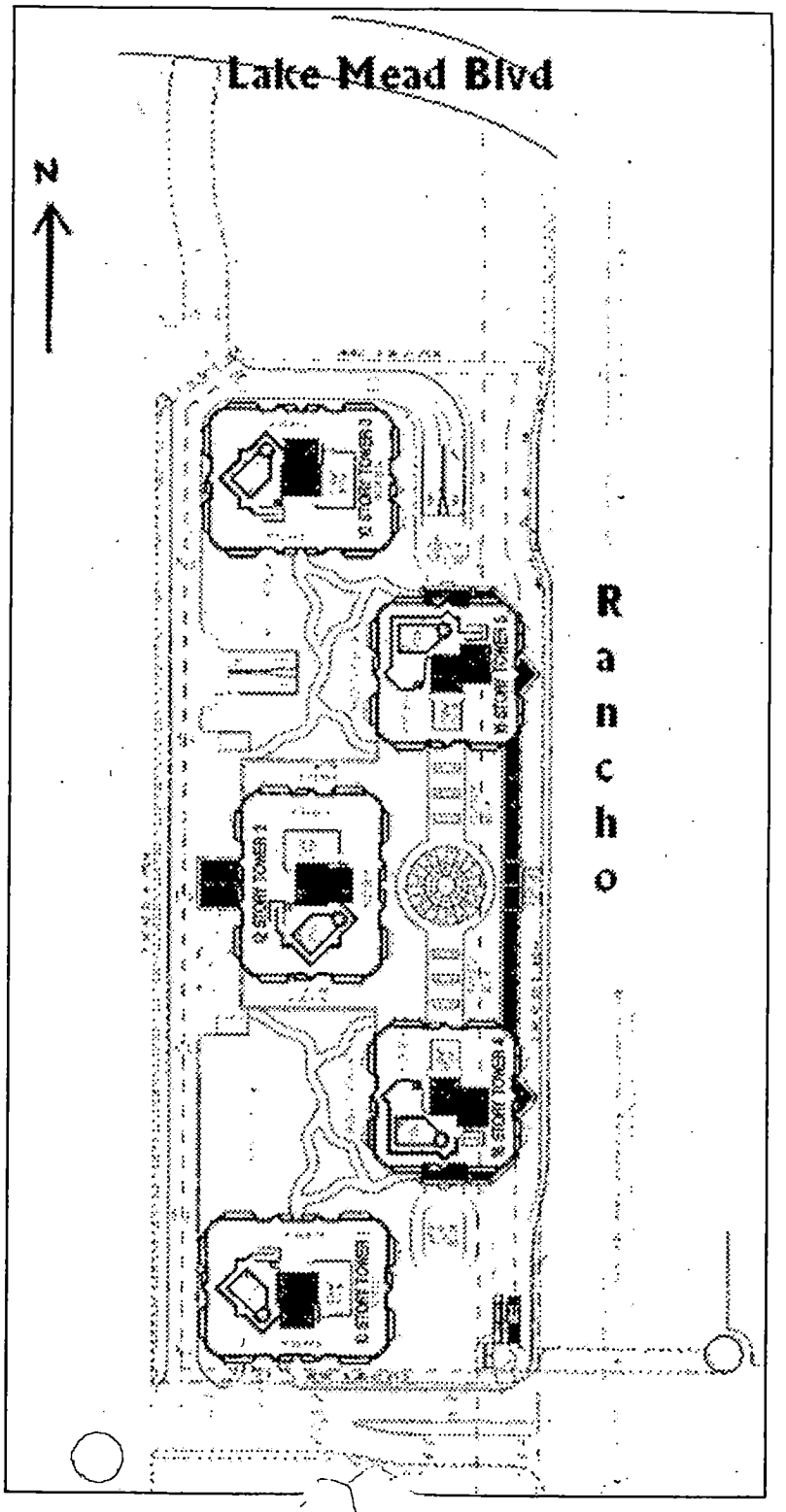
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PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
BEN NARCISO	2217 Valley View		648-1480	10/3/04
Juan G. Nunez	2220 Valley Dr	Juan G. Nunez	307-26-28	10/3/04
Ray Frate	2278 Valley			10/3/64
MARC	2228 Valley	Hazel Frederic		
JOHN M. CONNOR	4317 W. LAKE MEAD BLVD	John M. Connor	648-4806	10/3/04
John Tritschler	4315 W Lk Mead	John Tritschler		10/3/04



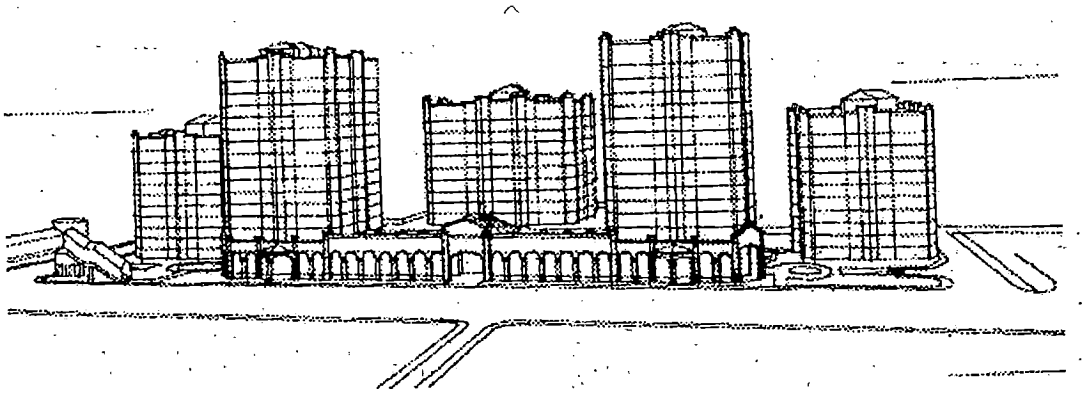

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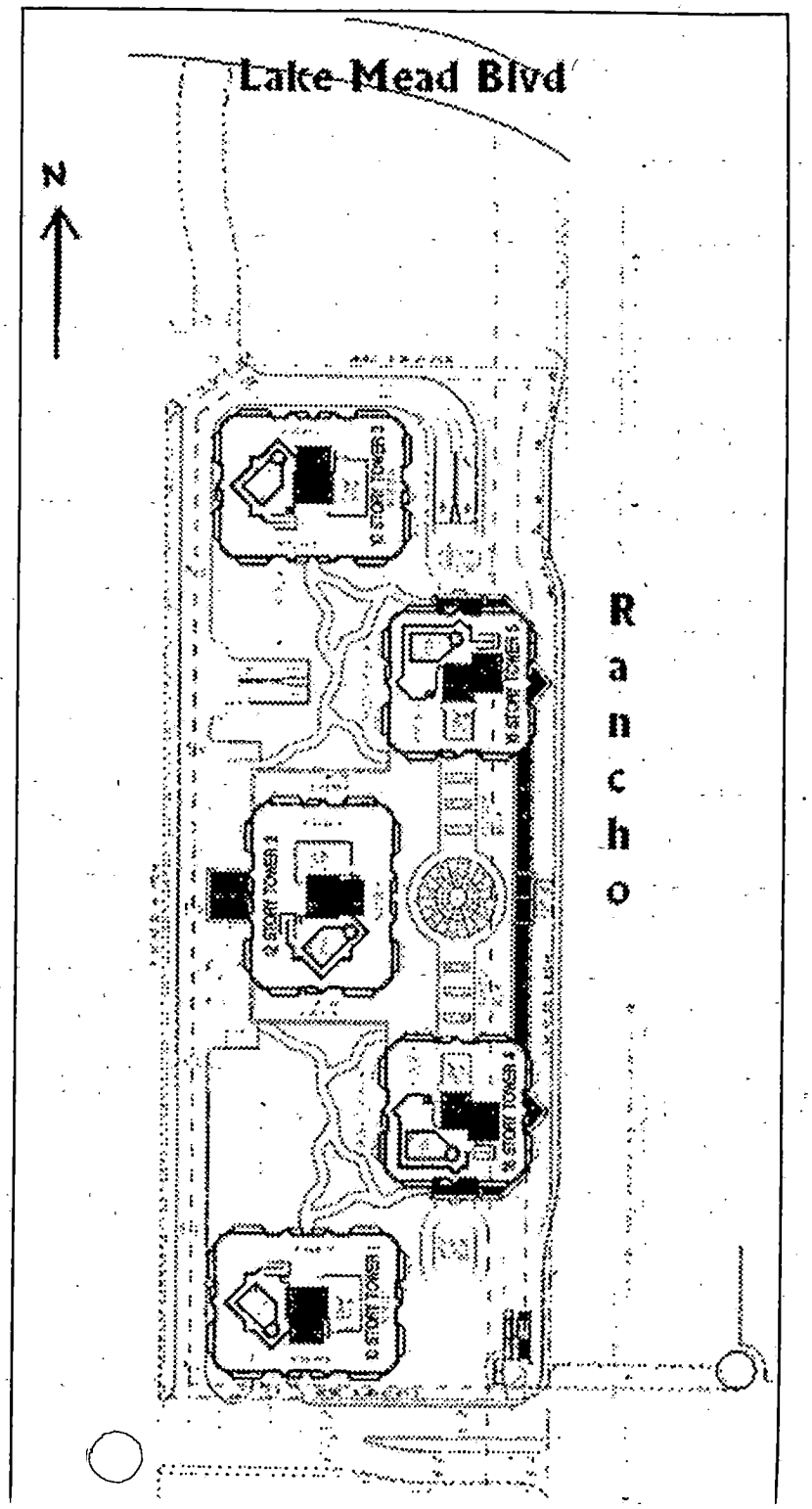
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PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
Lisa Smith	4225 Beth Ave	Lisa Smith	—	10-3-04
John Coville	2033 Valley Dr	John A Coville		
Jessie E Coville	2029 Valley Dr	Jessie E Coville		



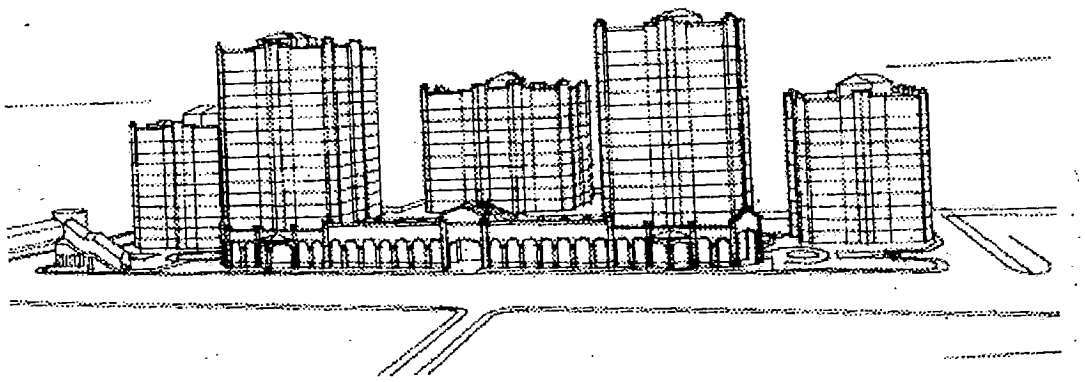

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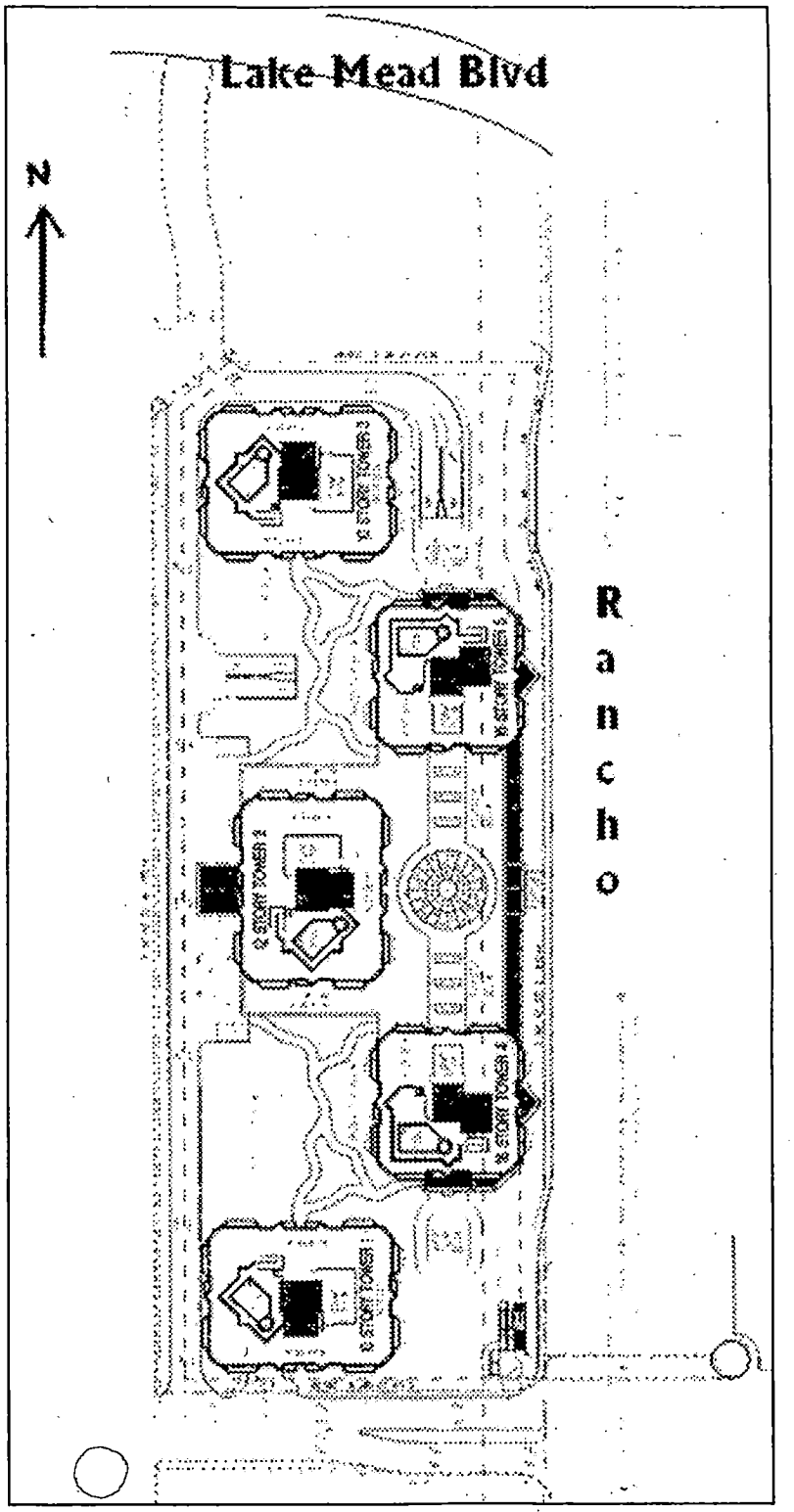
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PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
Schaquita Smith	2/3054 Lakemead	Schaquita Smith	646 9632	9/29/04
Marjorie Lozano	4309 W Lake Mead		—	✓
DENNIS JASINSKI	3939 CORAN LN.		696-5119	9/29/04
Judy Ariola/Champion Tile & Marble	1964 Sycamore Trail per owner	Judy Ariola	647-0869	9-29-04
DAN SPRENGER	1940 SYCAMORE TR	Dan Sprenger	296-4468	9-29-04
Carol Duncan	1963 Catalpa	Carol Duncan	648-2320	9/29/04
MARC GERSTEN	1989 CATALPA to	Marc J Gersten	647-2143	9-29-04



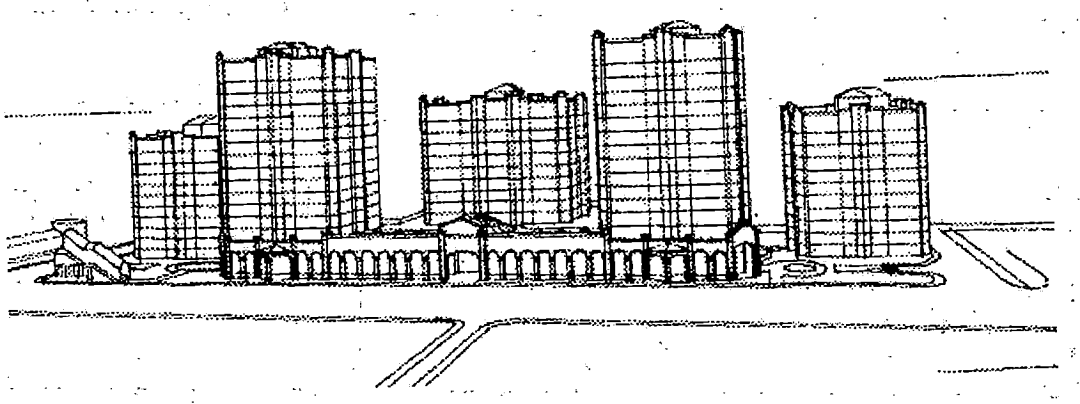

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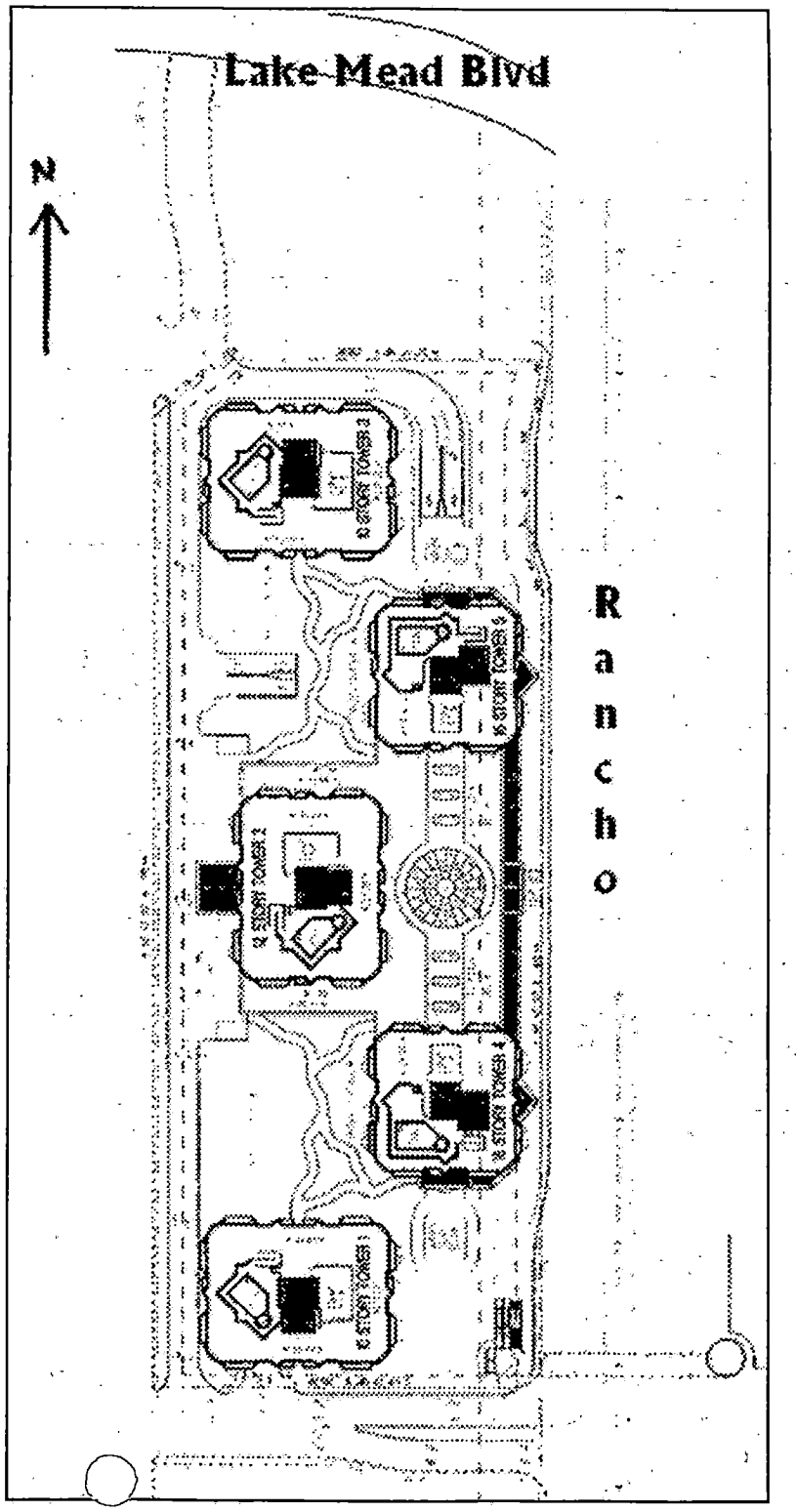
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PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
Robert D O'Neill	2012 VALLEY DR	Robert D. O'Neill	648-6992	9/29/04
DAVID Soto	2021 Valley Dr	David Soto	636 6685	9/29/04
Rafael Alcola	2041 Valley Dr	Rafael Alcola	631 61 81	9-29-04
Elise	4304 Edward	Elise	647-1242	9/29/04
Ernest Reynolds	4313 EDWARD	E. Reynolds	648-3257	9/29/04
Ana Castaneda	4313-09 EDWARD	Ana Castaneda	642 67-76	9-29-04




Lake Mead Blvd
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Rancho

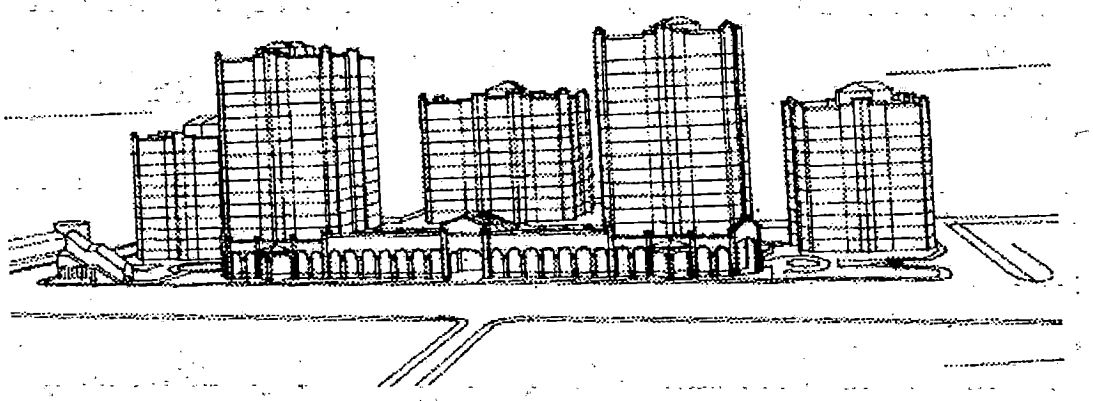
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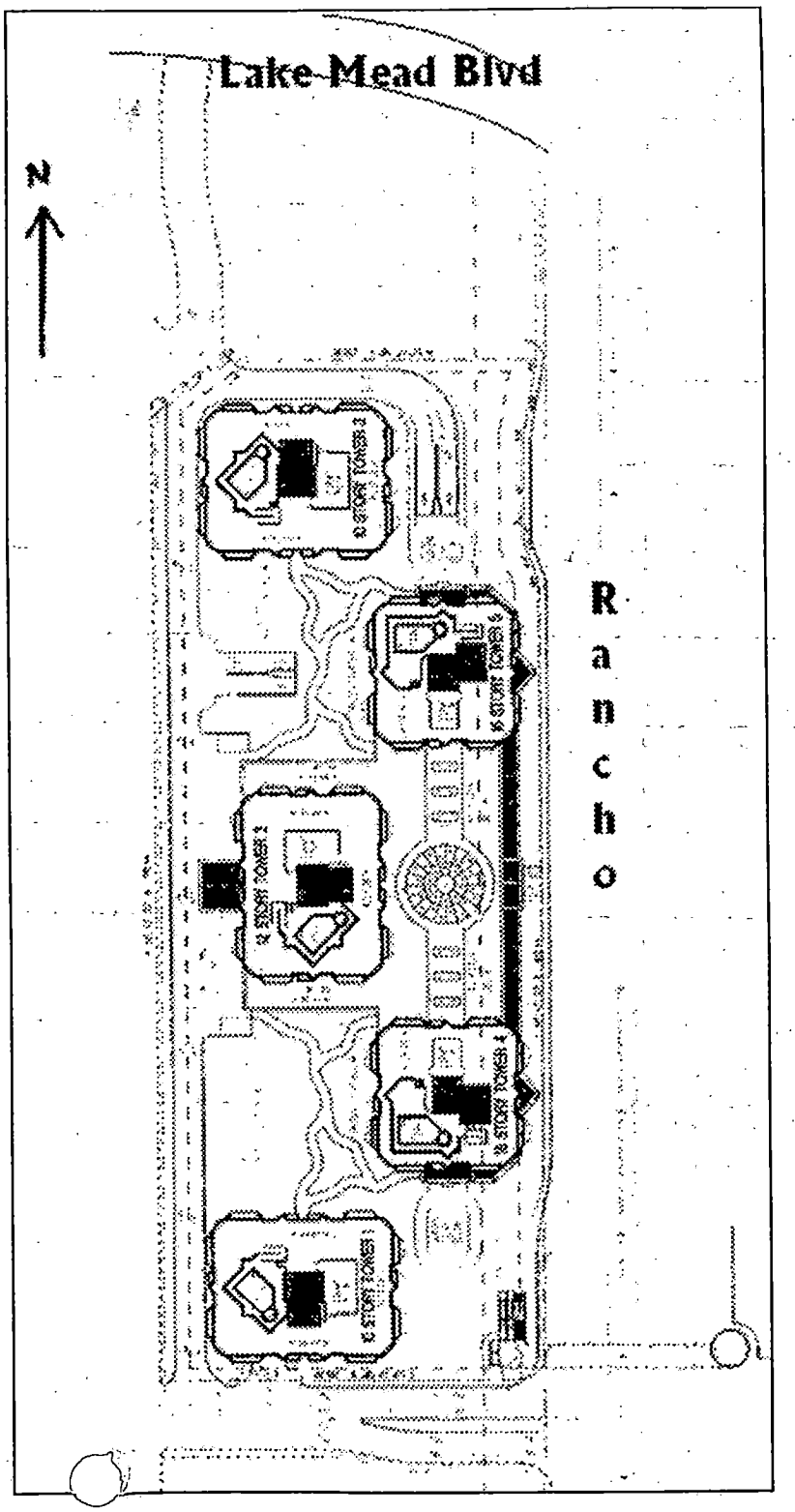
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PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
MARIA HERNANDEZ	2112 Valley DR. Las Vegas NV89108		—	9/20/04




Lake Mead Blvd
N
Ranch
18 STORY TOWER 1
18 STORY TOWER 2
18 STORY TOWER 3
18 STORY TOWER 4

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PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
MICHAEL DAGAN	4124 CONAN LANE		6491364	26SEPT 04
E Dalacas	2120 Valley DR	Eugenia Dalacas	648-7041	9-26-04

PETITION-SUPPORT

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PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
ARTEAGA, S.J Joe & Sherrie	4802 CORAN LN 89108		647-3183	9-29-04
RICHARD SCHLEGEL	4212 CORAN LANE 89108		806-5326	9-29-04
Mirjana Ulemek	4271 Sawyer Ave		940-9784	9-29-04
PAUL M. SMITH	4224 BETH AVE LV, NV 89108		(702) 633-8883	9-29-04
Kae Bogdanovich	4321 Mark Ave L.V. NV 89108		648-6538	9-29-04
Artemi D	2228 Valley Dr			9-29-04
Marko Ulmeras	4326 stacey ave		6468318	

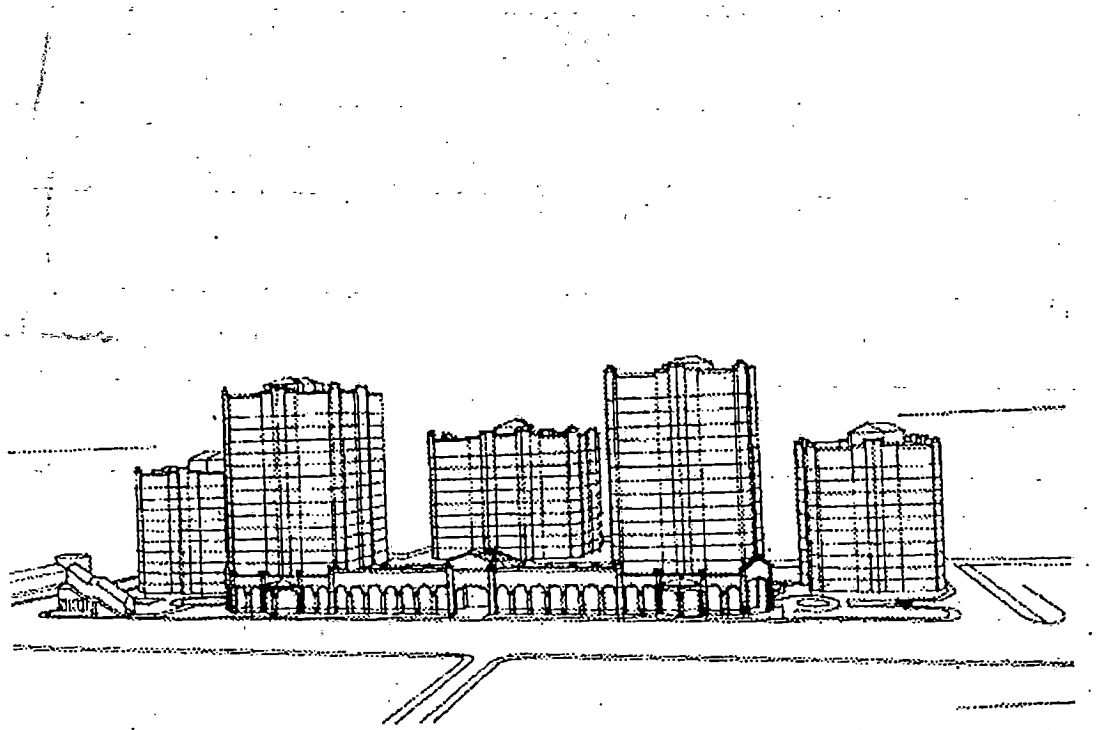
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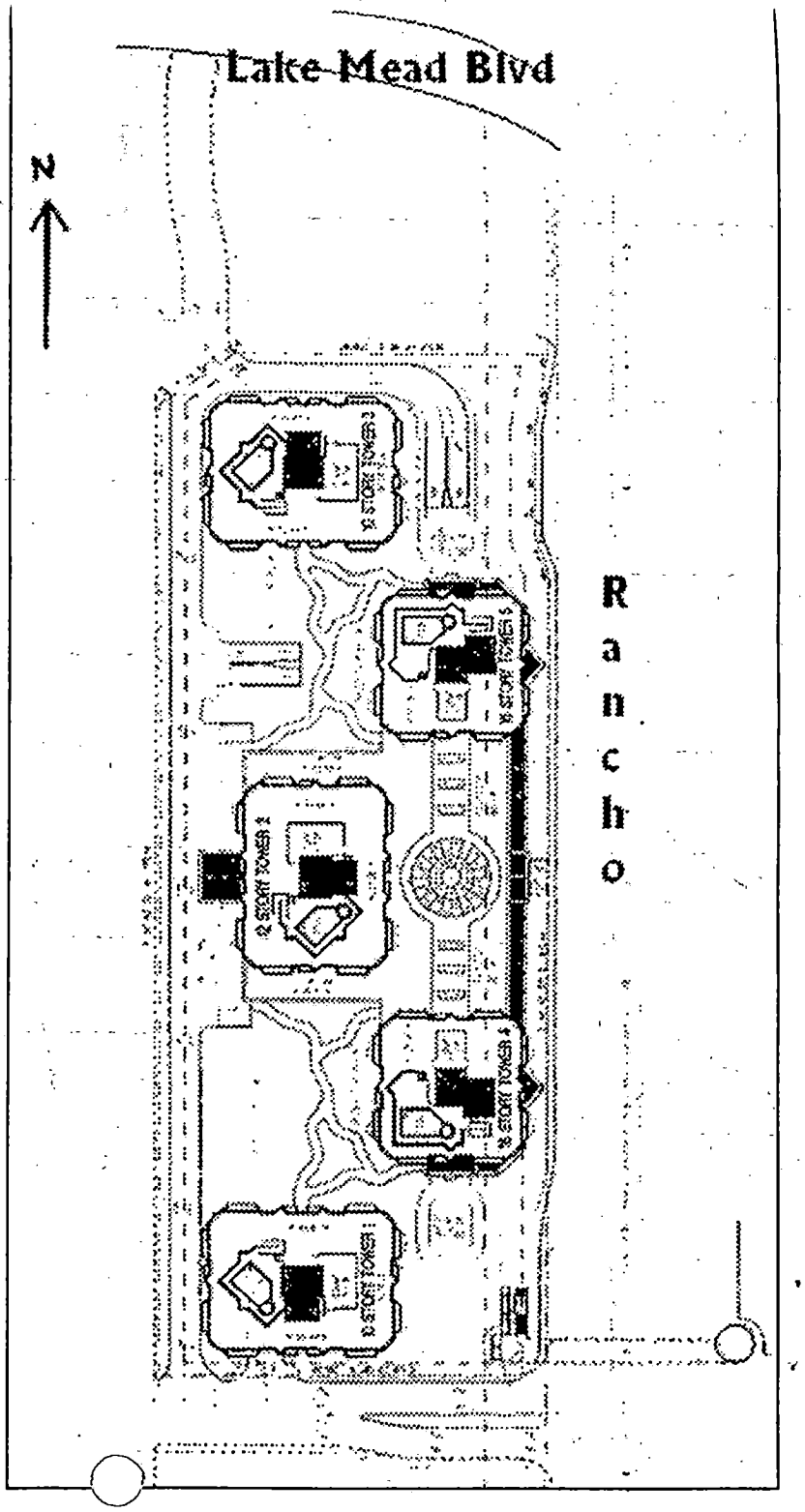
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PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
Diane Hunter	4324 Edward Ave	Diane Hunter	647-5821	10/8/04
Carlos Jimenez	4332 Edward Ave	Carlos Jimenez	None	10/5/04
Betty Meiswender	4336 Edward Ave	Betty Meiswender	647-8429	10/5/04




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RESORT TOWER I
RESORT TOWER II
RESORT TOWER III
RESORT TOWER IV

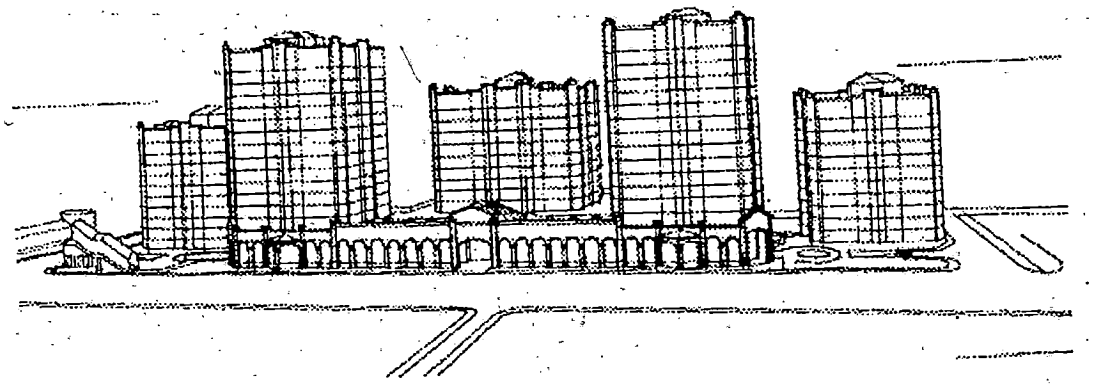
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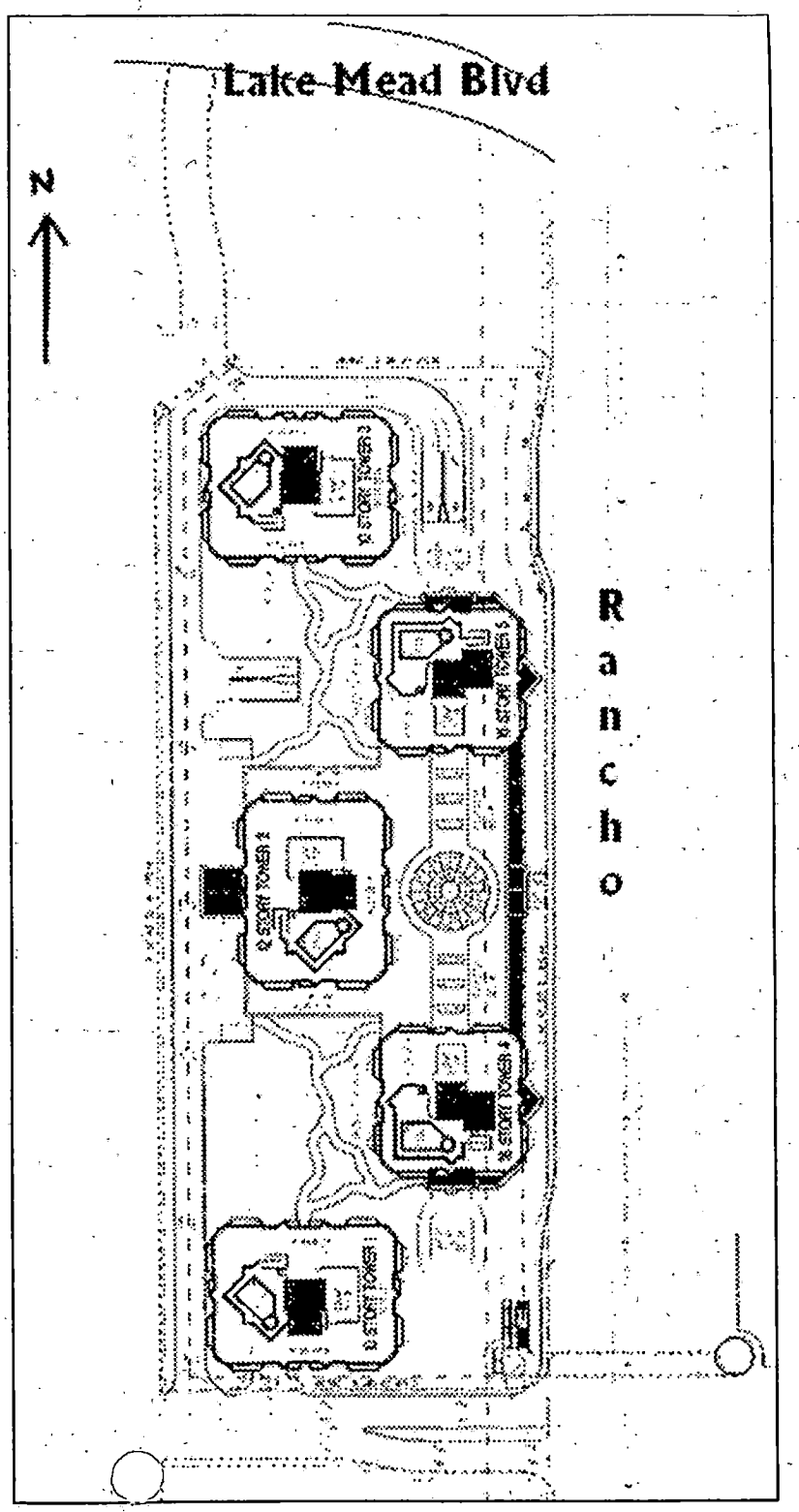
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PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
Jeremy Lucero	4321 W. Lake Mead		646-5052	10-4
SUE KAISER	4401 W. LAKEMEAD	Sue Kaiser	648-3250	10-5
Oscar Garza	4409 W. Lakemead		283-7271	
Barth Allen	4421 EDWARD AVE	Barth Allen	429-2581	
Brian Martinez	4417 EDWARD Ave		646-4434	
Leobardo Hernandez	4413 Edward Ave.	Leobardo Hernandez	638-9066	10-5-04
Cindi Russell	4408 Edward Ave	Cindi Russell	648-8053	10-5-04




Lake Mead Blvd
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Rancho

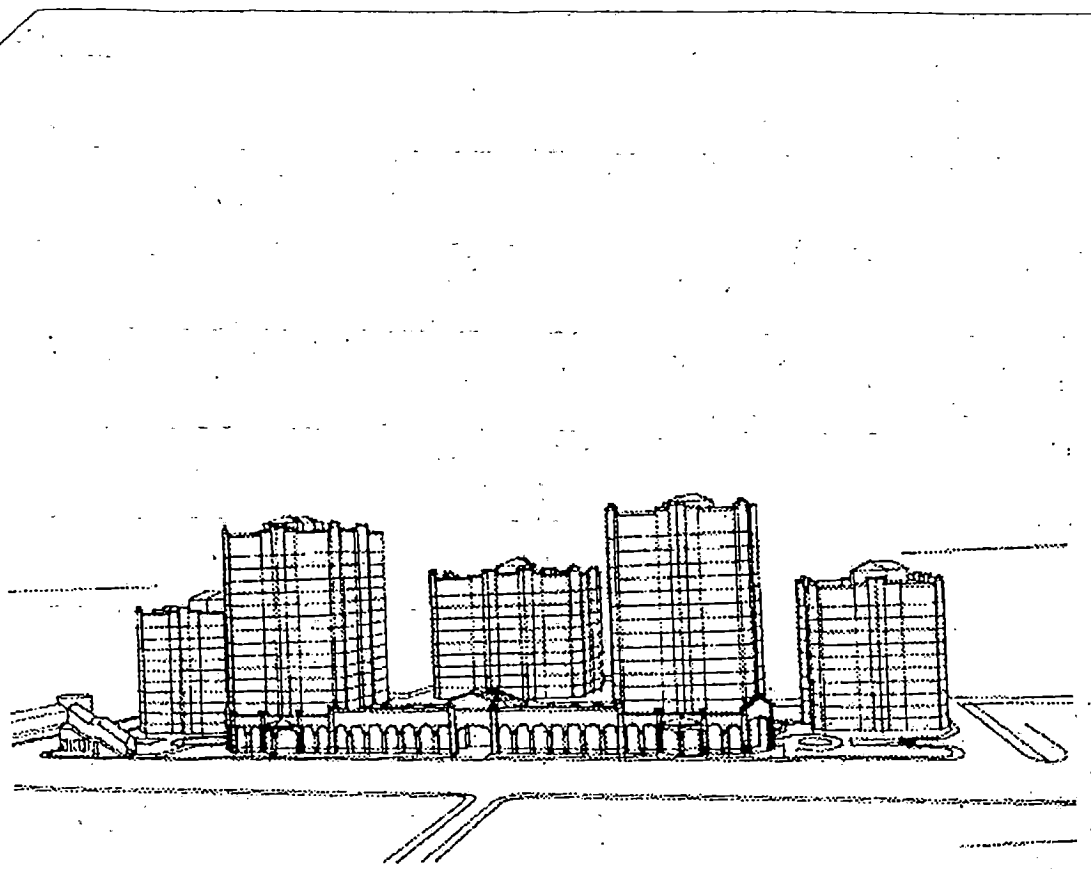
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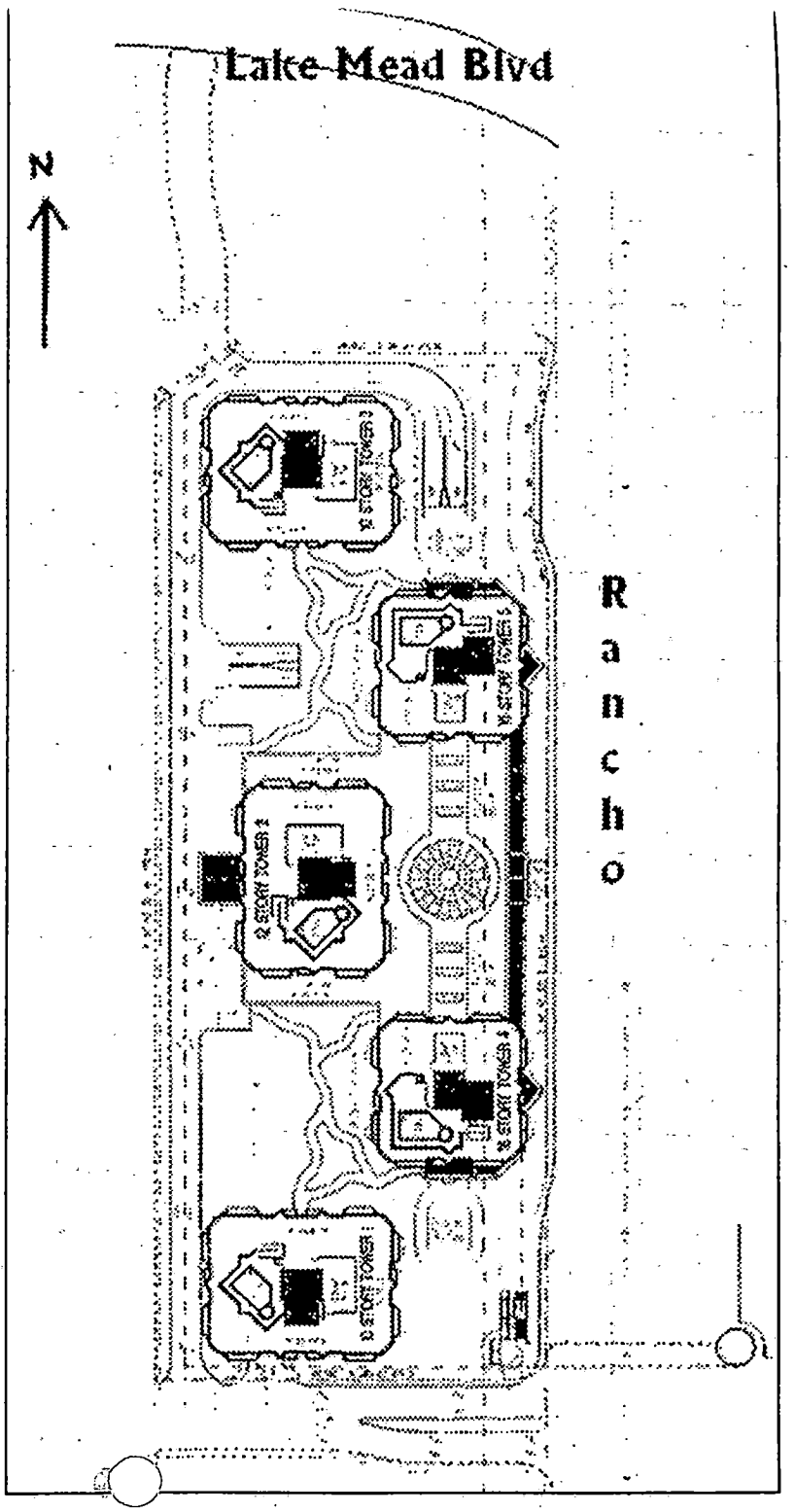
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PRINT NAME	ADDRESS	SIGNATURE	TELEPHONE	DATE
Humberto Salcedo	4313 sawyer ave		321-8065	10-06-04
Don Bloke	4305 SAWYER		647-1983	
Julie Watson	4237 Sawyer	Julie A. Watson	243-6335	10/6/04
Juan Reitans	4229 Sawyer		348-1546	10/6/04
Matt Slates	4228 Sawyer Ave		—	10/6/04
WALTER SCHMIDT	4300 Sawyer Ave	Walter Schmidt	459-8495	10/6
Lina Eckels	2001 Madeline Dr	Lina Eckels	647-2876	
Anthony Sanders	2000 Madeline	Anthony Sanders	636-9790	10-6-04
Phyllis Smith	2001 Madeline	Phyllis Smith	←	
Mercy Peterson	2012 madeline	Mercy Peterson	646-5441	10-6-04




Lake Mead Blvd
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Rancho
8 STORY TOWER 1
8 STORY TOWER 2
8 STORY TOWER 3
8 STORY TOWER 4

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:

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).

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

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Planning Commission Meeting – Petition of Support with 85 Signatures from Bill Curran filed under Item 48 [VAR-5114]
5. Submitted at Planning Commission Meeting – Property Value Letter from Mikel McCollough, Century 21 MoneyWorld from Bill Curran filed under Item 48 [VAR-5114]

MOTION:

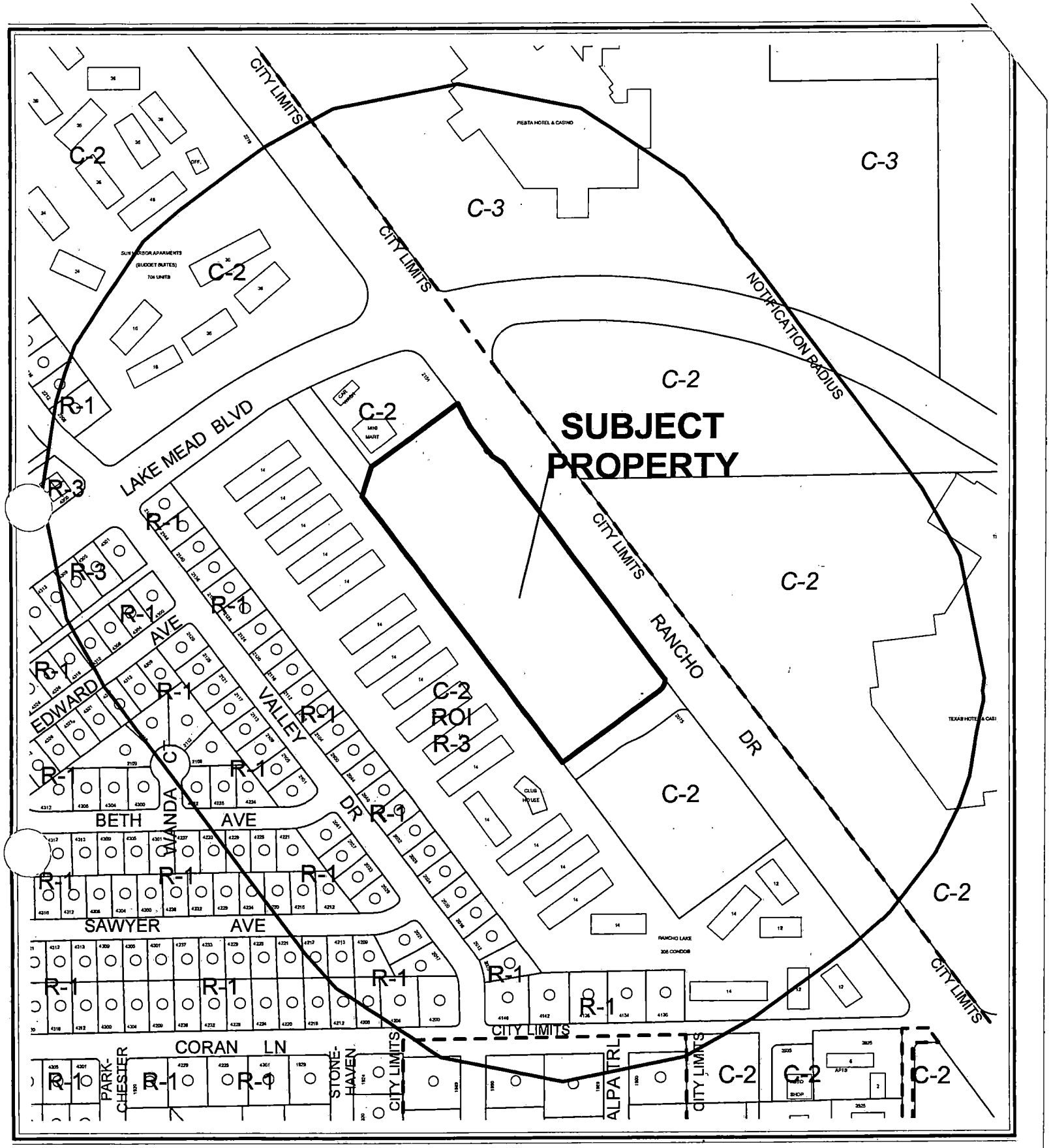
McSWAIN – DENIED – Motion Carried with DAVENPORT, GOYNES and STEINMAN voting NO

This is Final Action

MINUTES:

See Item 48 [VAR-5114] for all related discussion on Item 48 [VAR-5114], Item 49 [SUP-5111] and Item 50 [SUP-5109].

(8:19 – 9:21)



0 200 400 Feet

CASE: **SUP-5111**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5111 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: OR INVESTMENT GROUP, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** **If APPROVED,** subject to the following:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mixed Use development.

2. Approval of and conformance to the Conditions of Approval for applications submitted for a Variance (VAR-5114) and a Site Development Plan Review (SDR-5109).

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

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Mixed-Use development adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard.

B) Applicant's Justification

The applicant states in a letter submitted with the application that "This project falls into the neighborhood revitalization area and qualifies for a Mixed-Use Project of Retail/Commercial and Residential use by Special Use Permit."

BACKGROUND INFORMATION

A) Actions

10/26/00 The Planning Commission voted to hold in abeyance indefinitely a request for a General Plan Amendment (GPA-0030-00) of the subject site from GC (General Commercial) to H (High Density Residential) to allow a multi-family residential development in conjunction with commercial uses. The staff recommended denial of the request on the same date.

10/26/00 The Planning Commission voted to hold in abeyance indefinitely a request for a Special Use Permit (U-0176-00) for a Residential Hotel on the subject site. The staff recommended denial of the request on the same date.

10/07/04 The Planning Commission is scheduled to consider an accompanying request for a Variance (VAR-5114) in the Residential Adjacency Standards to reduce the rear yard setback to 32 feet and Site Development Plan Review (SDR-5109).

B) Pre-Application Meeting

08/19/04 The staff reviewed with the potential applicant various requirements that would have to be met for the subject project. In particular, it was noted that a Special Use Permit would be required for the development in a C-2 (General Commercial) district; an existing traffic study will need to be updated; a driveway on the west side may need to be moved further west; a traffic signal impact fee

will be assessed; the lot coverage requirement is 50 percent, requiring a waiver in this requirement; there is no height limit in the C-2 (General Commercial) district; however, a variance in the Residential Adjacency Standards will be needed; retail parking must be provided at the ratio of one space per 250 square feet of floor space; a 15-foot buffer is required at the front and eight-foot buffers at the side and rear; four loading spaces will be needed; and the project is a Project of Regional Significance.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit, and as of the date of this report, one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 5.84

B) Existing Land Use

Subject Property:	Undeveloped
North:	Service commercial (mini mart and carwash)
South:	Undeveloped
East:	Casino (Texas Station in North Las Vegas)
West:	Condominiums

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	GC (General Commercial)
South:	M (Medium Density Residential)
East:	North Las Vegas
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial); under ROI to R-3 (Medium Density Residential)
East:	North Las Vegas
West:	C-2 (General Commercial); under ROI to R-3 (Medium Density Residential)

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan. The Southeast Sector Map designates the future land use for this property as GC (General Commercial). The property is zoned C-2 (General Commercial), which is a zone permitted in the GC classification.

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

Property to the east of the site is located within North Las Vegas and within 500 feet of the city limits.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because of this request for a Special Use Permit within 500 feet of North Las Vegas. Accordingly, an Environmental Impact Assessment questionnaire was circulated to North Las Vegas for the mandated 15-day period. The city of North Las Vegas submitted a letter indicating that officials had no comment.

ANALYSIS

A) Zoning Code Compliance

Compliance with Title 19 requirements and standards is addressed in the accompanying report of a Site Development Plan Review (SDR-5109).

B) General Analysis and Discussion

- Zoning

The site is presently zoned C-2 (General Commercial). In a C-2 zone, a mixed-use development is permitted as a Special Use approved by the City Council, subject to meeting the conditions of Title 19.04.050.

- Use

This project proposes the construction of five high-rise buildings ranging in size from 10 stories to 16 stories in height. At the lower levels of the project, there would be 90,000 square feet of retail floor space, and residential condominium units above.

- Conditions

Applicable conditions of Title 19.04.050 require the following:

1. Within the Neighborhood Revitalization Area:

(A) Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of Special Use Permit within a P-R, N-S, O, C-1, or a C-2 Zoning District; and

(B) Nonresidential uses permitted as of right in the P-R, N-S, O, and C-1 Zoning Districts may be permitted by means of Special Use Permit within an R-3 or R-4 Zoning District.

2. When residential and nonresidential uses are approved for a single parcel:

(A) The nonresidential use shall be located at ground level fronting the primary public right-of-way, and the primary entryway to that use shall be directly from and oriented to a street; and

(B) The overall architecture of the front elevation shall highlight the difference in uses through variation in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.

FINDINGS

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

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

A request for a Variance (VAR-5114) has been submitted in conjunction with this application to vary the Residential Adjacency Standards. These Standards require that a high-rise building be situated away from adjacent residential property by no less than three times the height of the building. The closest proposed building to a condominium complex to the west is a 10 story building 94.5 feet high. At this height, the building must be situated 283.5 feet away from the property. The building is proposed to be located 32 feet away. It is recommended that the Variance be denied.

DDS

The principal reasons for Residential Adjacency Standards are to afford privacy to adjacent residents and to diminish the affect of low noon sun angles. At this latitude the sun is at a 32-degree angle to the Earth's surface on December 22. A structure 94.5 feet high will cast a 151-foot shadow. The greatest negative affect the high-rise buildings will have is to those residents to the west who will not see the sun rise in the morning. For this reason, the proposed development is not harmonious and compatible with existing residences to the west of the site, and it is recommended that this application be denied.

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

As discussed above, the proposed high-rise development cannot meet the Residential Adjacency Standards of Title 19. This has serious consequences, particularly for those residents to the west of the site. The appropriate location for this project is in a location where the Residential Adjacency Standards do not apply or where the proper setback from residences can be achieved. In either case, the subject site is physically unsuitable for the proposed project. For this reason it is recommended that the application be denied.

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

Access to the proposed project would be provided from both Rancho Drive and Lake Mead Boulevard at controlled intersections. According to the Master Plan of Streets and Highways, both streets are Primary Arterial (100-foot wide) streets and sufficient for the traffic volume anticipated.

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."**

According to "The City of Las Vegas Master Plan 2020," the subject site is located within the Neighborhood Revitalization Area. The development is not consistent with many of the goals, objectives and policies of this Plan which are listed as follows:

Goal 2: Mature Neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation (emphasis added).

Objective 2.2: To ensure that low-density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible.

Policy 2.2.1: That any higher density or mixed-use redevelopment which is adjacent to lower density residential development incorporate appropriate design, transition, or buffering elements which will mitigate adverse visual, audible, aesthetic and traffic impacts.

Existing residential development in the area of the proposed project will be subjected to adverse heath and welfare conditions by the proposed high-rise development. For this reason and because of the inconsistencies of this project with the Master Plan 2020, it is recommended that this application be denied.

NOTICES MAILED 162 – Mailed with VAR-5114 and SDR-5109

APPROVALS 0

PROTESTS 1

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5111 **APN:** 139-19-611-002

Name of Property Owner: OR INVESTMENT GROUP

Name of Applicant: BEN MOSHE

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: CHAIR BEN MOSHE

Subscribed and sworn before me

This 23 day of August, 2004

[signature]

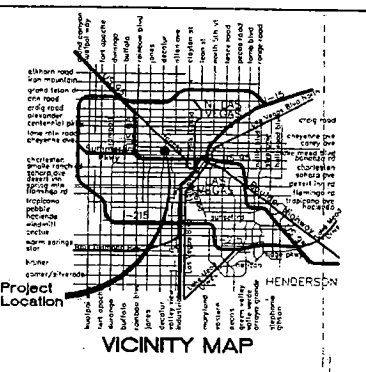
Notary Public in and for said County and State

MARIA D. WOODS
Notary Public, State of Nevada
Appointment No. 99586741
My Appt. Expires May 27, 2007

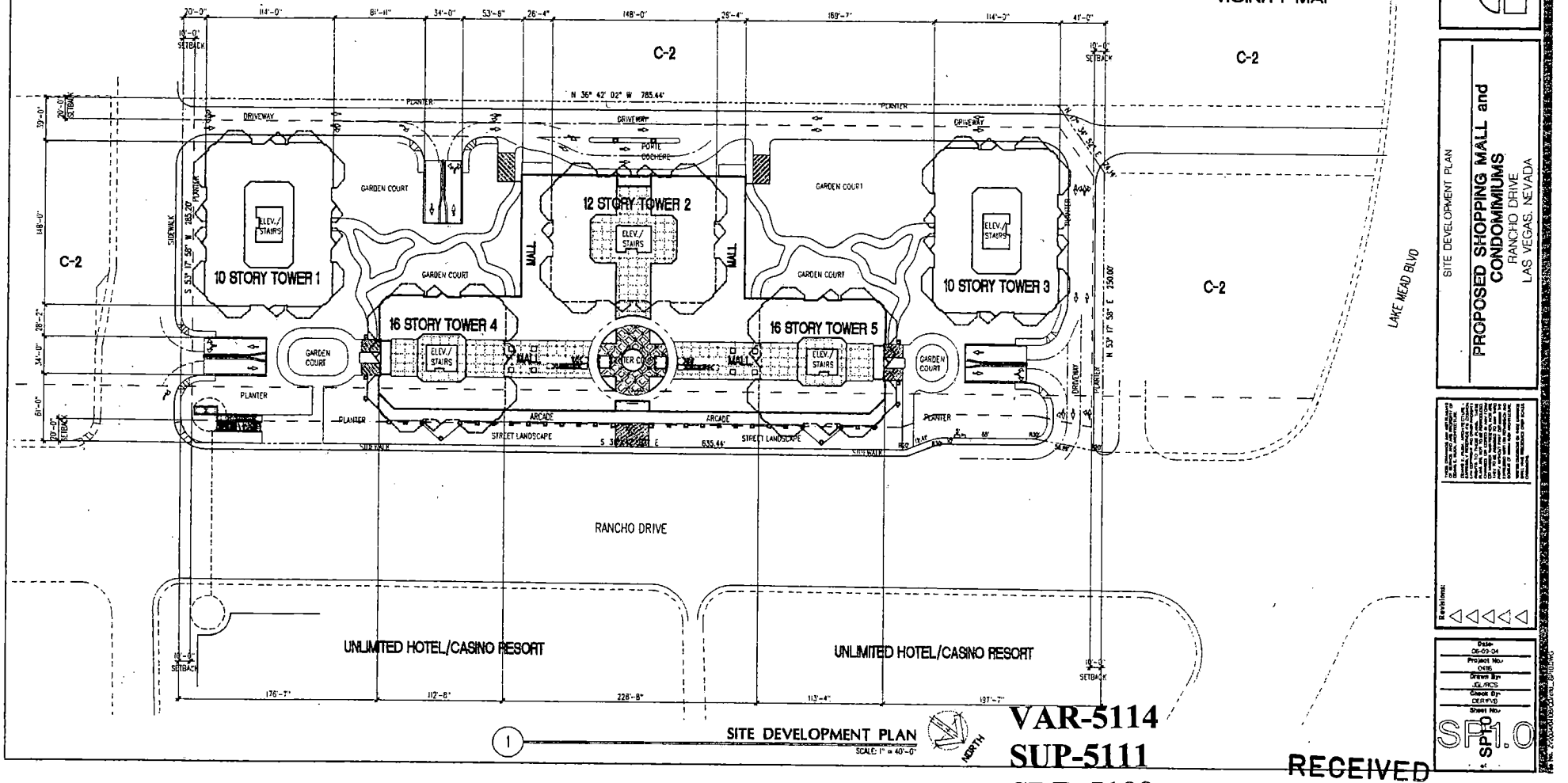
PROJECT DATA

APN # 139-19-611-002

ADDRESS:	RANCHO DRIVE LAS VEGAS, NV	
LOT COVERAGE:	42%	
LOT AREA:	254,390 S.F. (5.84 ACRE)	
PARKING REQUIRED:		
RESIDENTIAL:	2BR, 280 UNITS @ 1.75/UNIT = 490 3BR, 224 UNITS @ 2/UNIT = 448 GUEST 504 UNITS @ 1/3UNITS = 84	
RETAIL:	30,000 SF @ 1: 250 SF	= 180
	TOTAL REQUIRED	1,382
PARKING PROVIDED:		
	STANDARD PARKINGS (9' x 19')	1,376
	HANDICAP PARKING (13' x 18')	21
	HANDICAP VAN ACCESSIBLE (17' x 18')	3
	TOTAL PROVIDED	1,400



VICINITY MAP



1 SITE DEVELOPMENT PLAN
SCALE: 1" = 40'-0"

DENNIS E. RUSK
ARCHITECT, LLC

SITE DEVELOPMENT PLAN

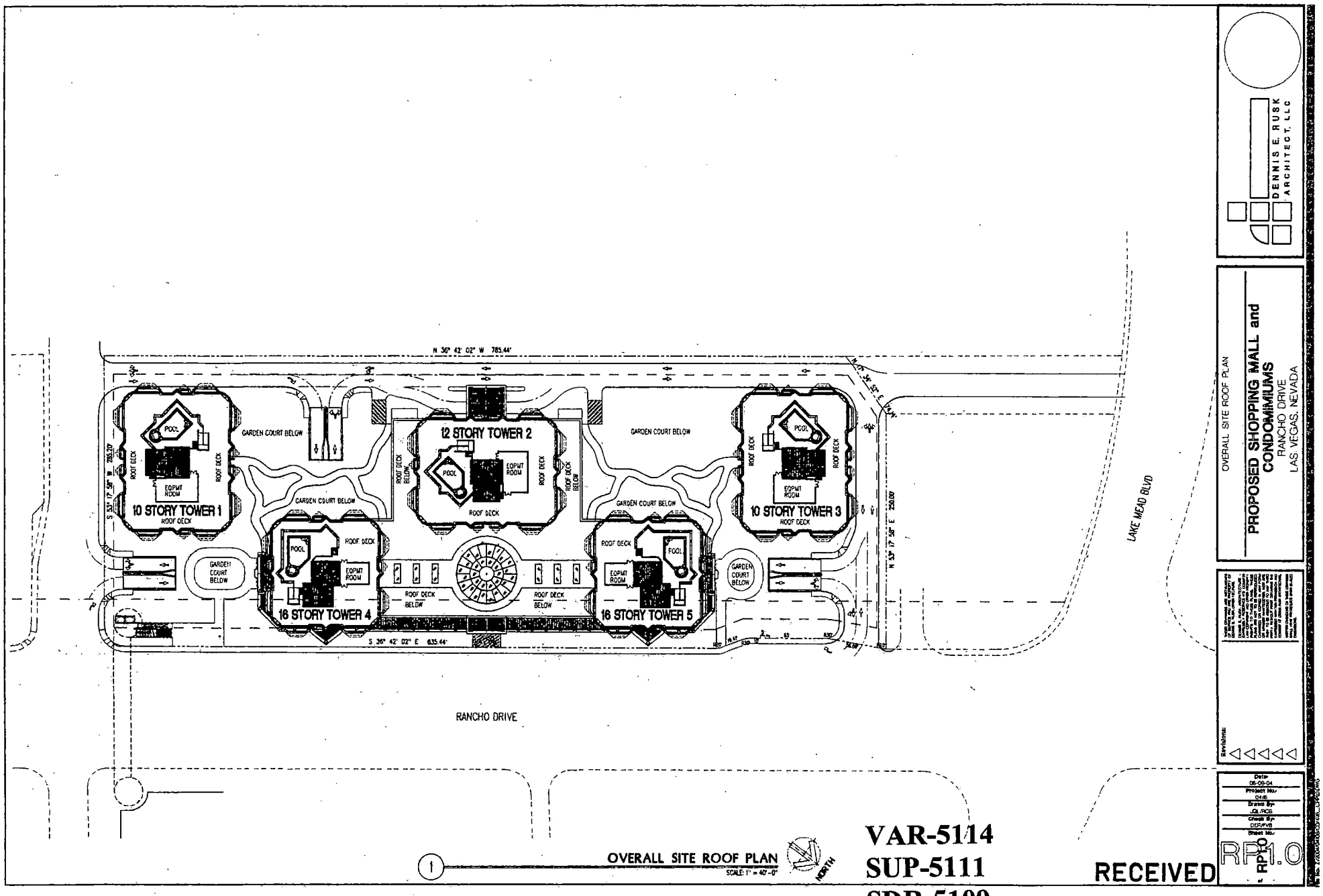
PROPOSED SHOPPING MALL and CONDOMINIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

Date: 06-03-04
Project No.: 0416
Drawn By: DE, RDS
Check By: DER/VB
Sheet No.: SP1.0

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

RECEIVED
AUG 24 2004



1 OVERALL SITE ROOF PLAN
SCALE: 1" = 40'-0"

NORTH

OVERALL SITE ROOF PLAN

PROPOSED SHOPPING MALL and CONDOMINIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

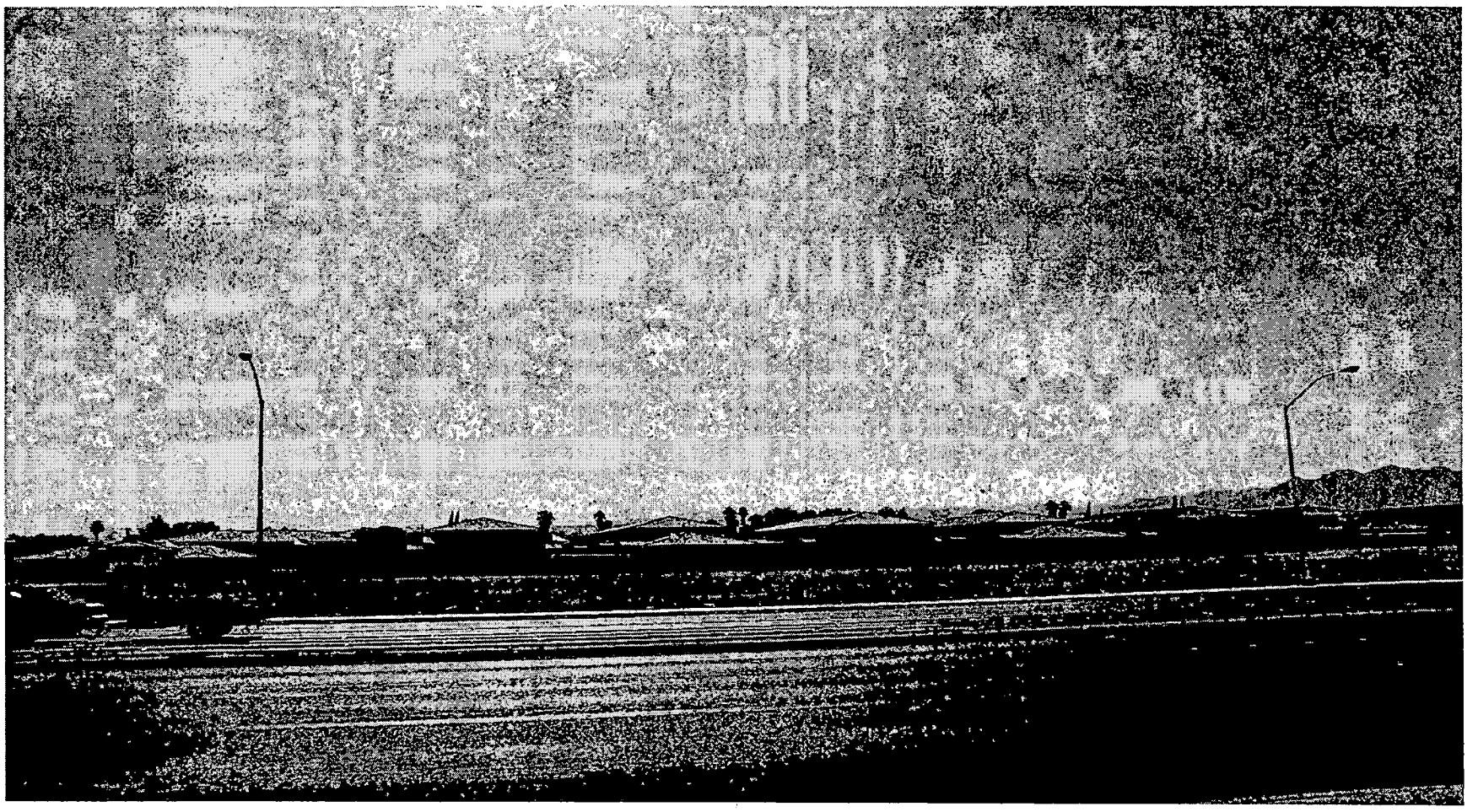
DENNIS E. RUSK
ARCHITECT, LLC

Revisions:

Date: 08-09-04
Project No.: 0416
Drawn By: JQL/RDS
Check By: DER/RVB
Sheet No.: RP1.0

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

RECEIVED
AUG 2 4 2004



SUP-5111 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC
WEST SIDE OF RANCHO DRIVE, APPROXIMATELY 180 FEET SOUTH OF LAKE MEAD BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

BHP Developers & General Contractors

6370 Annie Oakley
Las Vegas, NV 89120

(702) 914-9480
Fax (702) 896-0690

September 28, 2004

Mr. Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
FAX # 385-7268

Reference: Planning Commission Meeting
October 7, 2004

Subject: Case # VAR-5114
Case # SDR-5109
Case # SUP-5111

Dear Mr. Leobold:

We would like to Object to the above Case Requests as we believe the 32 Foot Rear Yard Setback is not appropriate next to our Rancho Lake Condominium project. The buildings they are proposing would invade the privacy of our potential Homeowners.

We also believe that an additional 504 Residential Condominium Units with heights up to 195 feet, per building would take away the view from our potential Homeowners.

If you could be of any assistance in this matter, it would be greatly appreciated.

Sincerely,
BHP Investors, LLC
dba: BHP Developers and General Contractors

Joseph R. Brandise
Managing Member

VAR-5114
SUP-5111
SDR-5109P
P

City of Las Vegas

Agenda Item No.: 50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 7, 2004

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

SUBJECT:

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 BUIDLINGS, 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).

C.C. 11/03/04

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	**Planning Commission Mtg.**	0
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends DENIAL

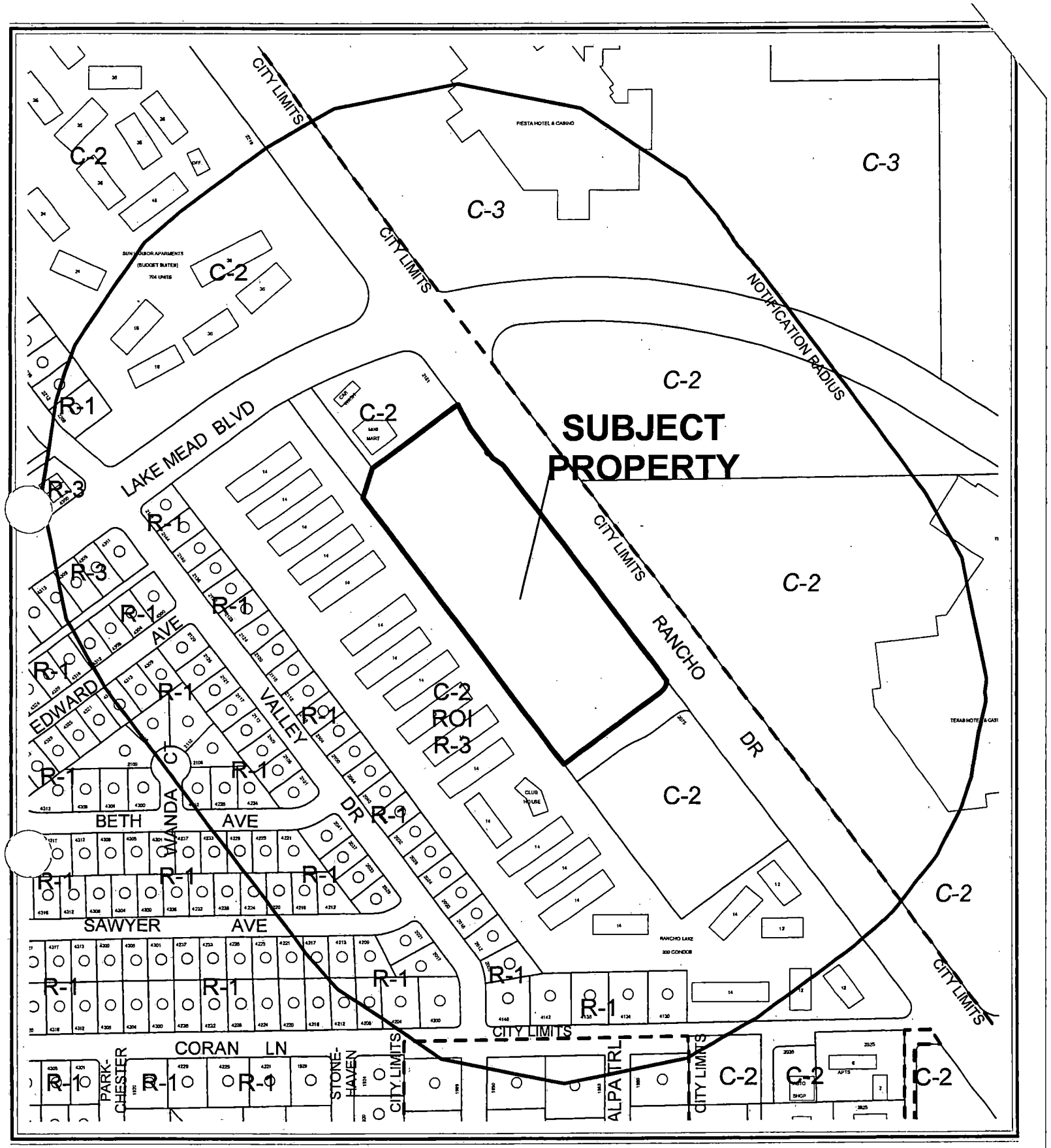
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Planning Commission Meeting – Petition of Support with 85 Signatures from Bill Curran filed under Item 48 [VAR-5114]
5. Submitted at Planning Commission Meeting – Property Value Letter from Mikel McCollough, Century 21 MoneyWorld from Bill Curran filed under Item 48 [VAR-5114]

MOTION:
McSWAIN – DENIED – Motion Carried with DAVENPORT, GOYNES and STEINMAN voting NO

This is Final Action

MINUTES:
See Item 48 [VAR-5114] for all related discussion on Item 48 [VAR-5114], Item 49 [SUP-5111] and Item 50 [SUP-5109].

(8:19 – 9:21)



CASE: **SDR-5109**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5109 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL. If APPROVED,** subject to the following:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 08/24/04, except as amended by conditions herein.

3. Approval of and conformance to the Conditions of Approval for applications submitted for a Variance (VAR-5114) and a Special Use Permit (SUP-5111).

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

5. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and the sprinkler system shall be cause for revocation of a business license.)

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

7. Exterior lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting on the buildings shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

DDS

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

10. 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.

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

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

13. No building shall be permitted in an existing 50-foot wide public drainage easement along Rancho Road.

Public Works

14. Remove all substandard public street improvements on Rancho Drive, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

15. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

16. Provide a copy of a recorded Joint Access Agreement between this site and the following Assessor's Parcel Numbers: 139-19-113-001, 139-19-611-004, and 139-19-601-004 prior to the issuance of any permits.

17. 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. This site is within a FEMA Flood Zone "A".

18. An update to the Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to City Council approval. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive right-of-way adjacent to this site prior to the issuance of any permits.

20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

21. Site development to comply with all applicable conditions of approval for Rancho/Lake Mead Commercial Subdivision and all other applicable site-related actions.

22. No structures shall be permitted within the existing 50-foot Public Drainage Easement located along the eastern perimeter of this site, unless the approved Drainage Plan/Study provides an alternative design that allows for the vacation of portions of said easement that are currently underlying the proposed structures.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and Waivers 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 condominium units and 90,000 square feet of retail space on 5.84 acres adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard.

B) Applicant's Justification

The applicant has presented a letter with the application that outlines the various details of the proposed development. In particular, the project will be in compliance with the American Disabilities Act, Fair Housing Act and State of Nevada Housing Division requirements. The project is designed with a natural day lighting, "green" concept and has towers placed to maximize views. Cantilevered from each residential condominium unit are landscaped balconies. The project incorporates water-conserving measures, including swimming pools located on the roofs of each tower to serve as the back-up fire protection system, and washing machines, showers, dishwashers, etc drain into a re-use gray water system for landscape watering.

The applicant has requested a waiver in the front yard setback of 20 feet and in the maximum lot coverage ratio of 50 percent. It is explained that the waiver in the front yard is to accommodate a covered arcade walkway and cantilevered landscape balconies. The balconies encroach into the air space above the retail space. The diminished front yard setback will allow the rear towers to be placed farther from the residential condominium project to the west of this site. As to the lot coverage, the applicant explains that the sub-terrain parking level exceeds the 50 percent maximum lot coverage amount but that the street level lot coverage of the structures is at 42 percent.

BACKGROUND INFORMATION

A) Actions

10/26/00 The Planning Commission voted to hold in abeyance indefinitely a request for a General Plan Amendment (GPA-0030-00) of the subject site from GC (General Commercial) to GC (General Commercial) and H (High Density Residential) to allow a multi-family residential development in conjunction with commercial uses. The staff recommended denial of the request on the same date.

10/26/00 The Planning Commission voted to hold in abeyance indefinitely a request for a Special Use Permit (U-0176-00) for a Residential Hotel on the subject site. The staff recommended denial of the request on the same date.

10/07/04 The Planning Commission will hear related items for a variance to the residential adjacency standards to reduce the rear yard setback to 32 feet and a Special Permit (SUP-5111) for a Mixed Use development of retail commercial and residential condominiums on the subject site.

B) Pre-Application Meeting

08/19/04 The staff reviewed with the potential applicant various requirements that would have to be met for the subject project. In particular, it was noted that a Special Use Permit would be required for the development in a C-2 (General Commercial) district; an existing traffic study will need to be updated; a driveway on the south side may need to be moved further west; a traffic signal impact fee will be assessed; the lot coverage requirement is 50 percent, requiring a waiver in this requirement; there is no height limit in C-2 (General Commercial) district; however, a variance in the Residential Adjacency Standards will be needed; retail parking must be provided at the ratio of one space per 250 square feet of floor space; a 15-foot buffer is required at the front and eight-foot buffers at the side and rear; four loading spaces will be needed; and the project is a Project of Regional Significance.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 5.84

B) Existing Land Use

Subject Property:	Undeveloped
North:	Service commercial (mini mart and carwash)
South:	Undeveloped
East:	Casino (Texas Station in North Las Vegas)
West:	Condominiums

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	GC (General Commercial)
South:	M (Medium Density Residential)
East:	North Las Vegas
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial); under ROI to R-3 (Medium Density Residential)
East:	North Las Vegas
West:	C-2 (General Commercial); under ROI to R-3 (Medium Density Residential)

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan. The Southeast Sector Map designates the future land use for this property as GC (General Commercial). The property is zoned C-2 (General Commercial), which is a zone permitted in the GC classification.

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

Property to the east of the site is located within the City of North Las Vegas. Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because of the accompanying request for a Special Use Permit (SUP-5111) within 500 feet of the city limits.

PROJECT DESCRIPTION

This Site Development Plan Review is for a proposed Mixed-Use development consisting of 504 residential condominium units and 90,000 square feet of retail floor space. All parking areas are proposed to be located in a four-story sub-terrain parking structure. On two floors above, is 90,000 square feet of retail floor space. Above the retail floor space, five high-rise towers contain the condominium units. The towers are proposed to be from 10 stories to 16 stories in height. Access to the site is proposed from Rancho Drive and Lake Mead Boulevard at controlled intersections.

DDS

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	None		N/A
Min. Lot Width	100 Feet	826 Feet	Y/N
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet		 N Y Y Y
Max. Lot Coverage	50 %	>50%	N
Max. Building Height	None	160 Feet	N/A

The applicant has requested a waiver to the front yard setback of 20 feet and in the maximum lot coverage ratio of 50 percent. The waiver in the front yard is to accommodate a covered arcade walkway and cantilevered landscaped balconies. The balconies also encroach into the front yard.

There is an existing 50-foot wide public drainage easement along Rancho Drive. It appears as if the front buildings would protrude into this easement, which is not permitted. If that is the case, the buildings must be relocated out of this easement. This is addressed as a condition of approval in this report.

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060.B.1, where a nonresidential use is located in a building adjacent to property that is developed for sale, the building shall not exceed a height greater than three times the distance from the building to the adjacent property. The closest proposed structure to the condominium complex to the west is a 10 story building 94.5 feet high. At this height, the building would have to be 283.5 feet away from the adjacent property. The rear yard setback, however, is shown to be 32 feet. None of the buildings in the proposed development meet the residential adjacency standards.

The applicant has submitted an application for a Variance (VAR-5114) to the Residential Adjacency Standards to allow a minimum 32-foot rear yard setback.

A3) Parking and Traffic Standards

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

Uses	GFA (sq. ft.)	Parking Spaces Required			Parking Spaces Provided	
		Ratio (space/sq.ft or DU)	Regular	Handicap	Regular	Handicap
Residential						
2 BD		1.75/ DU	490		490	
3 BD		2/DU	448		448	
Guest		1/6 DU	84		84	
Retail	90,000	1 /250 sq.ft. GFA	352	8	360	24
Total	90,000		1,374	8	1,381	24

The development meets the parking space requirements and is provided with more handicap parking spaces than required.

Requirements for streets, drives and sidewalks are addressed by the Public Works Department in the conditions of approval for this report.

A4) Landscape Standards

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

Standards	Required Trees		Provided Trees
	Ratio		
Parking Area	1 Trees/6 spaces	None	None
Buffer Trees	1 tree/20 ln. ft. + 1 tree	85	85

All parking areas for the proposed development are located underground. Consequently, no trees are required for parking. However, perimeter landscaping along Rancho Drive and abutting existing properties zoned for residential use to the south and west is required. Of 1,685 linear feet of perimeter landscaping, 85 trees are required. The development is provided with the required number of trees. In addition to the required trees, there is an abundance of trees that are proposed throughout the site that present an attractive well-landscaped premise.

B) General Analysis and Discussion

- Zoning

The property is zoned C-2 (General Commercial). A mixed use project is permitted in the C-2 district with the approval of a Special Use Permit for a by the City Council. An accompanying request for a Special Use Permit (SUP-5111) was fully analyzed in a report addressing this application, and it is recommended that the Special Use Permit be denied.

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- Site Plan

For the proposed Mixed-Use project, the site plan has been carefully conceived. All parking areas are proposed to be located in a four-story sub-terrain parking structure. On two floors above, is 90,000 square feet of retail floor space. Above the retail floor space, five high-rise towers contain 504 condominium units. The towers are proposed to be from 10 stories to 16 stories in height. An abundance of landscaping traverses the site amongst the five towers. Access to the site is proposed from Rancho Drive and Lake Mead Boulevard at controlled intersections.

- Waivers

The applicant has requested a waiver in the front yard setback of 20 feet and in the maximum lot coverage ratio of 50 percent. The waiver in the front yard is to accommodate a covered arcade walkway and cantilevered landscape balconies. The balconies encroach into the air space above the retail space. The diminished front yard setback would also allow the rear towers to be placed farther from the residential condominium project to the west of this site. If the subject application is approved, it is recommended that the request for waivers be approved.

- Landscape Plan

The development is provided with the required number of trees. In addition to the required trees, there is an abundance of trees that are proposed throughout the site that presents an attractive well-landscaped premise. All parking areas for the proposed development are located underground. Consequently, no trees are required for parking.

- Elevation

The high-rise buildings are the most notable aspect of the proposed development. The 10 to 16-story towers would be very prominent features. The towers are placed to maximize views, and cantilevered from each residential condominium unit is a landscaped balcony. The building elevations are typical for high-rise projects per se, but it is because of the height of the buildings that it is recommended that this application be denied.

- Floor Plan

This Mixed-Use development consists retail floor space and residential condominiums. The retail floor space is located on two floors and configured in the manner of an enclosed mall. Above the retail floor space are 504 condominium units of two and three bedroom models in five separate high-rise towers. Each floor of the tower is designed with an elevator and stairway in the center with a circular hallway around them that provides access to four units in each corner of the tower. The floor plans for the two principal uses and accessory uses are laid out very functionally.

FINDINGS

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

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

   A request for a Variance (VAR-5114) has been submitted in conjunction with this application to vary the Residential Adjacency Standards. These Standards require that a high-rise building be situated away from adjacent residential property by no less than three times the height of the building. The closest proposed building to a condominium complex to the west is a 10 story building 94.5 feet high. At this height, the building must be situated 283.5 feet away from the property. The building, however, is proposed to be located 32 feet away. It is recommended that the Variance be denied.

   The principal reasons for Residential Adjacency Standards are to afford privacy to adjacent residents and to diminish the affect of low noon sun angles. At this latitude the sun is at a 32-degree angle to the Earth's surface on December 22. A structure 94.5 feet high will cast a 151-foot shadow. Many residents to the west of the site will not see the sun rise in the morning. For this reason, the proposed development is not harmonious and compatible with existing residences to the west of the site, and it is recommended that this application be denied.

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

   According to "The City of Las Vegas Master Plan 2020," the subject site is located within the Neighborhood Revitalization Area. The development is not consistent with many of the goals, objectives and policies of this Plan which are listed as follows:

   Goal 2: Mature Neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation (emphasis added).
   Objective 2.2: To ensure that low-density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible.
   Policy 2.2.1: That any higher density or mixed-use redevelopment which is adjacent to lower density residential development incorporate appropriate design, transition, or buffering elements which will mitigate adverse visual, audible, aesthetic and traffic impacts.

   Existing residential development in the area of the proposed project will be subjected to adverse heath and welfare conditions by the proposed high-rise development. For this reason and because of the inconsistencies of this project with the Master Plan 2020, it is recommended that this application be denied.

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

   Access to the proposed project would be provided from both Rancho Drive and Lake Mead Boulevard at controlled intersections. According to the Master Plan of Streets and Highways, both streets are Primary Arterial (100-foot wide) streets and sufficient for the traffic volume anticipated.

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

   An abundance of landscape plantings is proposed throughout the project site. Each building would be painted one of three different colors: light tan, reddish brown or pale yellow. The roofs would consist of weathered green colored tiles. The doors and window frames would consist of a plant green color and the crown molding cornices would be of a reddish brown color. The building and landscape materials are appropriate for the area.

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

   This development proposes five high-rise towers between 95 and 160 feet high. The applicant has requested a variance in the Residential Adjacency Standards to place the closest towers to within 35 feet of an abutting low-rise residential condominium development. This extreme difference in height of the proposed buildings is not harmonious and compatible with existing development in the area.

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

   Because of the deprivation of the sun at times during the day, the health and general welfare of residents abutting the subject property is a concern. For this reason, it is recommended that the application be denied.

NOTICES MAILED 162 – Mailed with VAR-5114 and SUP-5111

APPROVALS 0

PROTESTS 1

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5109 APN: 139-19-611-002

Name of Property Owner: OR INVESTMENT GROUP

Name of Applicant: BEN MOSHE

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: YAIR BEN MOSHE

Subscribed and sworn before me

This 23 day of August, 20__

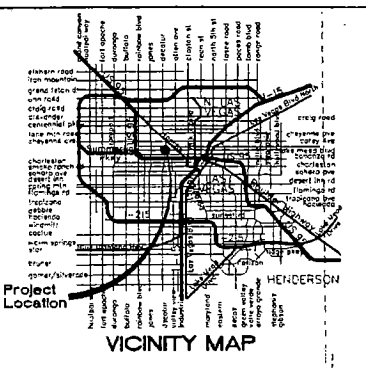
[signature]
Notary Public in and for said County and State

MARIA D. WOODS
Notary Public, State of Nevada
Appointment No. 99586741
My Appt. Expires May 27, 2007

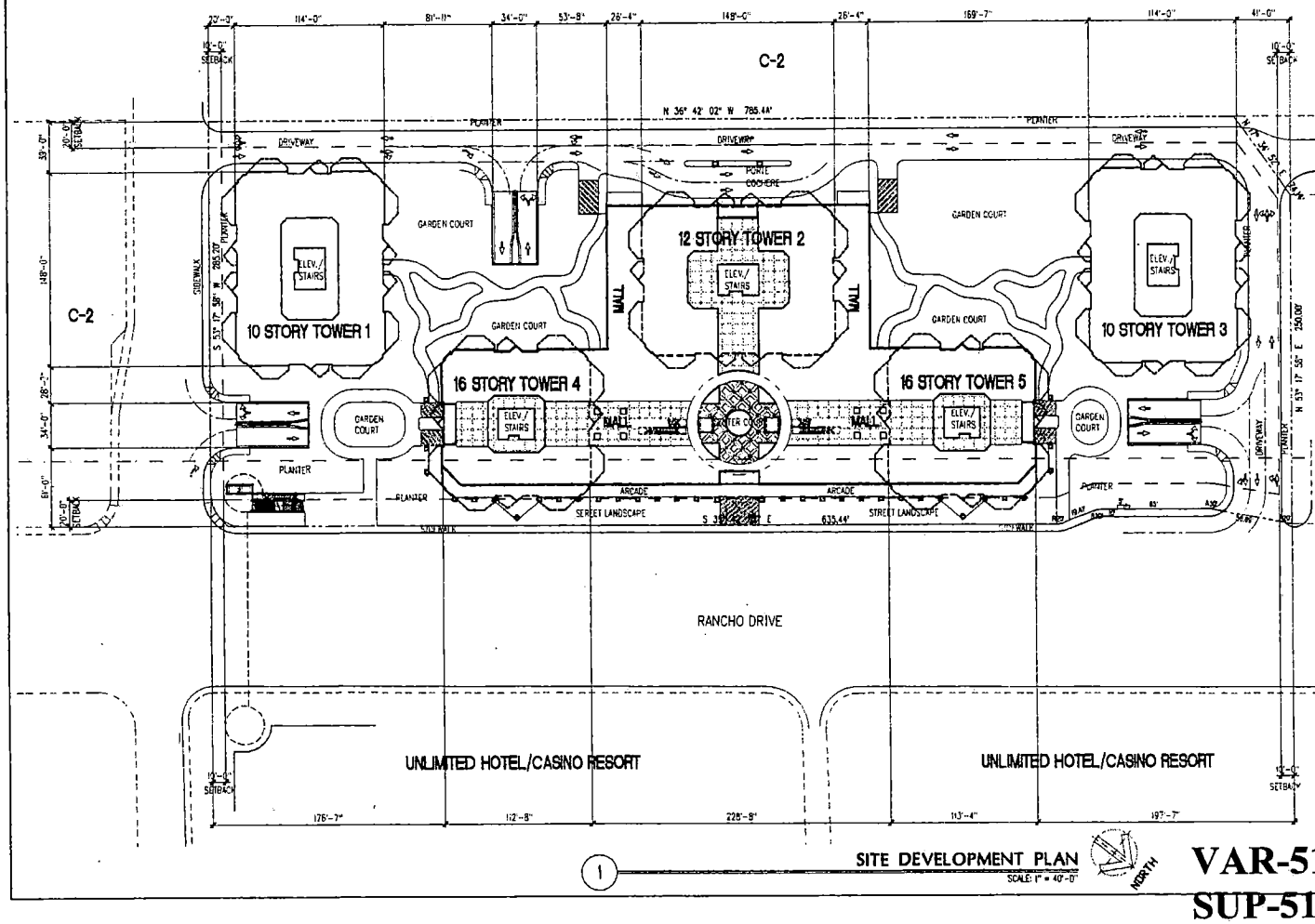
PROJECT DATA

APN # 139-19-611-002

ADDRESS:	RANCHO DRIVE LAS VEGAS, NV	
LOT COVERAGE:	42%	
LOT AREA:	254,350 S.F. (5.84 ACRE)	
PARKING REQUIRED:		
RESIDENTIAL:	2BR, 280 UNITS @ 1.75/UNIT	= 490
	3BR, 224 UNITS @ 2/UNIT	= 448
	GUEST 504 UNITS @ 1/UNITS	= 84
RETAIL:	90,000 SF @ 1: 250 SF	= 360
	TOTAL REQUIRED	1,382
PARKING PROVIDED:		
	STANDARD PARKINGS (9' x 19')	1,376
	HANDICAP PARKING (13' x 19')	21
	HANDICAP VAN ACCESSIBLE (17' x 18')	3
	TOTAL PROVIDED	1,400



VICINITY MAP



1 SITE DEVELOPMENT PLAN
SCALE: 1" = 40'-0"

NORTH

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

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DENNIS E. RUSK
ARCHITECT, LLC

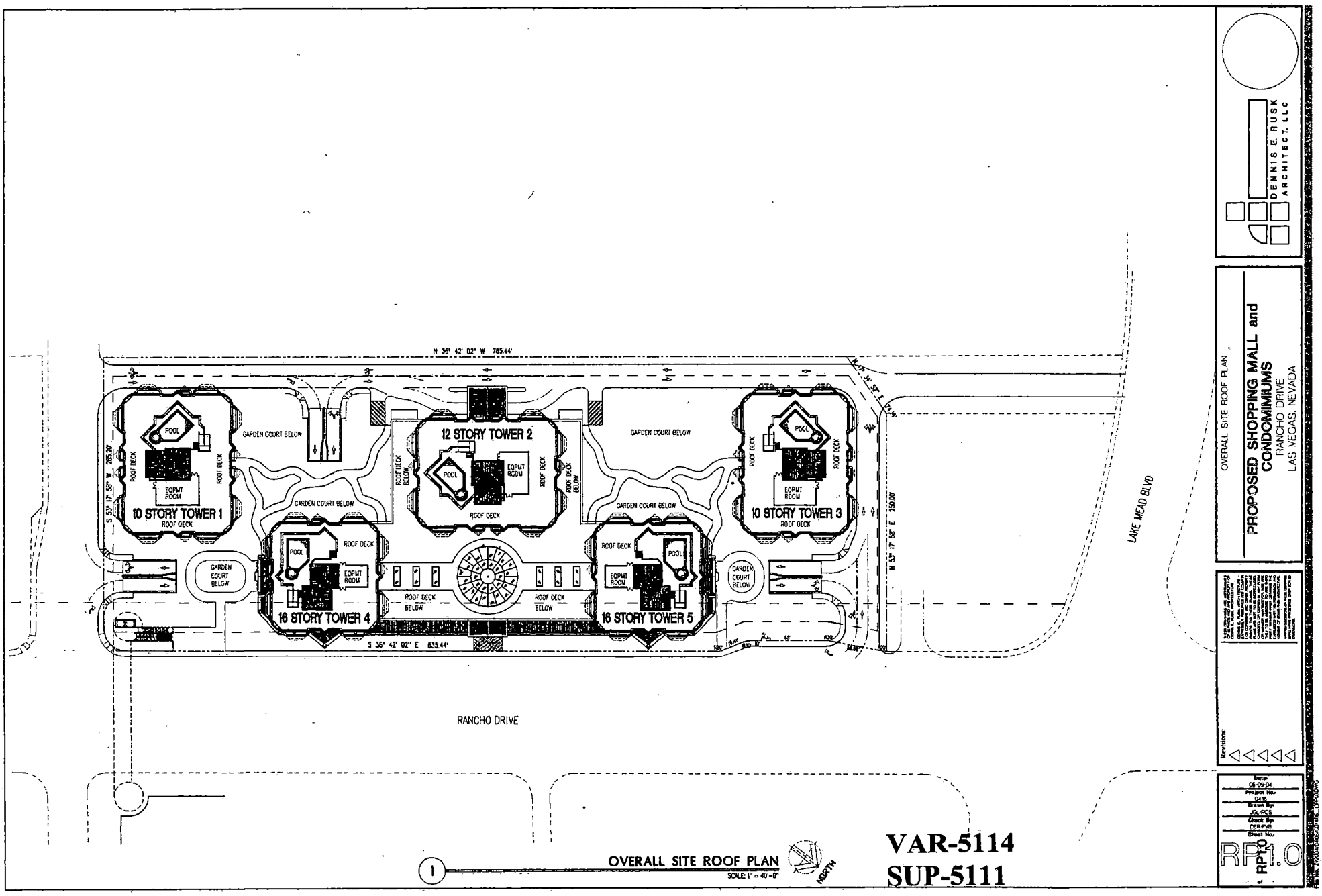
SITE DEVELOPMENT PLAN

PROPOSED SHOPPING MALL and CONDOMINIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

Date: 08-09-04
Project No.: 0418
Drawn By: JDL/RCS
Check By: DER/FVS
Sheet No.:

SP1.0

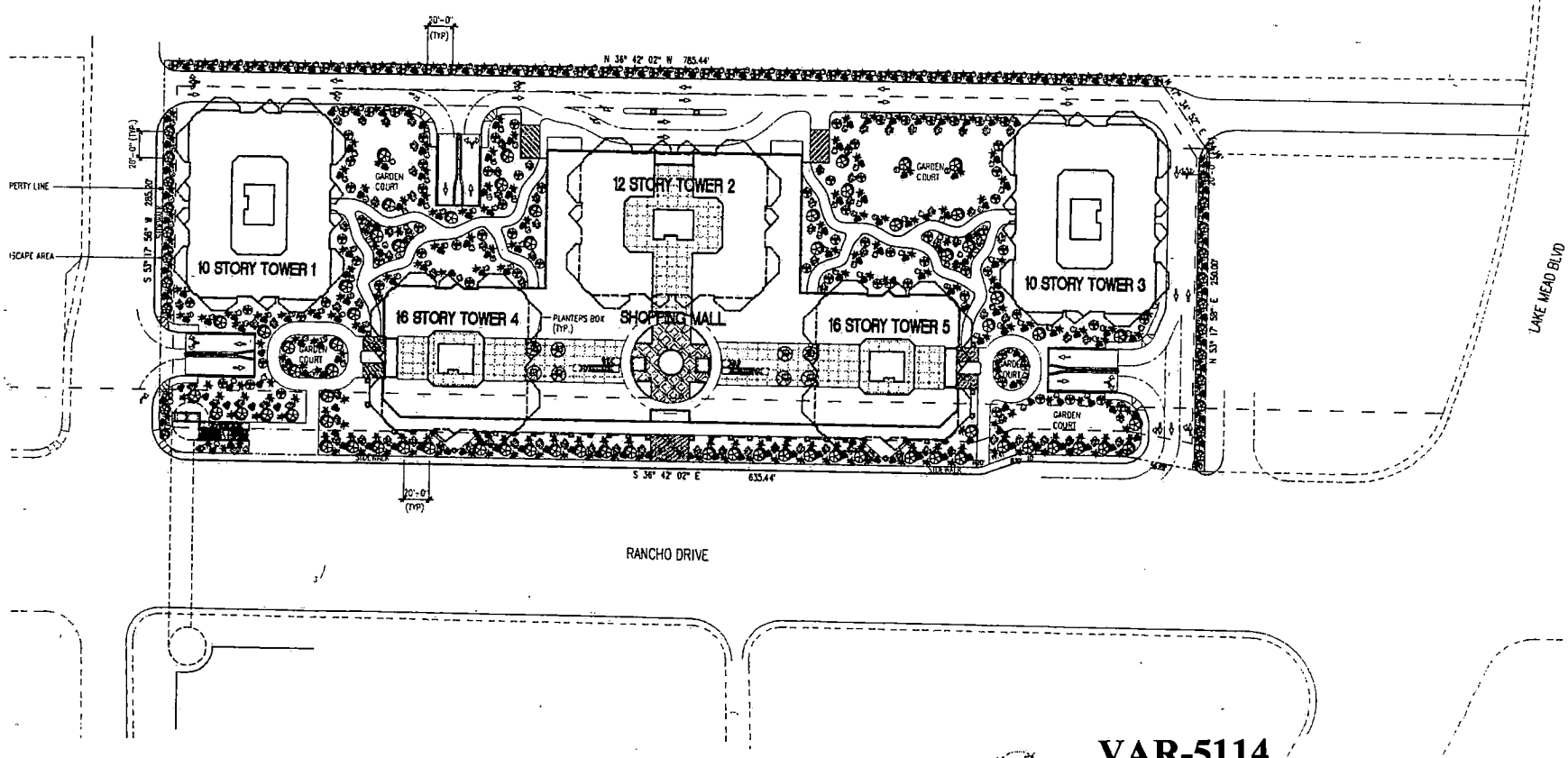


VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

LANDSCAPE LEGEND

SYMBOL	NO.	BOTANICAL NAME	COMMON NAME	USE	FULL SIZE	DESCRIPTION
	41	PINUS	ALEPPO PINE	EVERGREEN TREE	LARGE OVER 40'	24" BOX, STD. TRUNK
	52	PINUS	MONDEL PINE	EVERGREEN TREE	MEDIUM 20'-40'	24" BOX, STD. TRUNK
	0	GAZANIA	GAZANIA	GROUND COVER		

SYMBOL	NO.	BOTANICAL NAME	COMMON NAME	USE	FULL SIZE	DESCRIPTION
	0	LEUCOPHYLLUM	TEXAS RANGER	EVERGREEN SHRUB	6'X6'	5 GALON
	99	BACCHARIS	DESERT BROOM	EVERGREEN SHRUB	5'x5'	5 GALON
	78	RHAPIOLEPIS	INDIAN HAWTHORNE	EVERGREEN SHRUB	4'X4'	5 GALON



1 LANDSCAPING PLAN
SCALE: 1" = 40'-0"

NORTH

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

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ARCHITECT, LLC

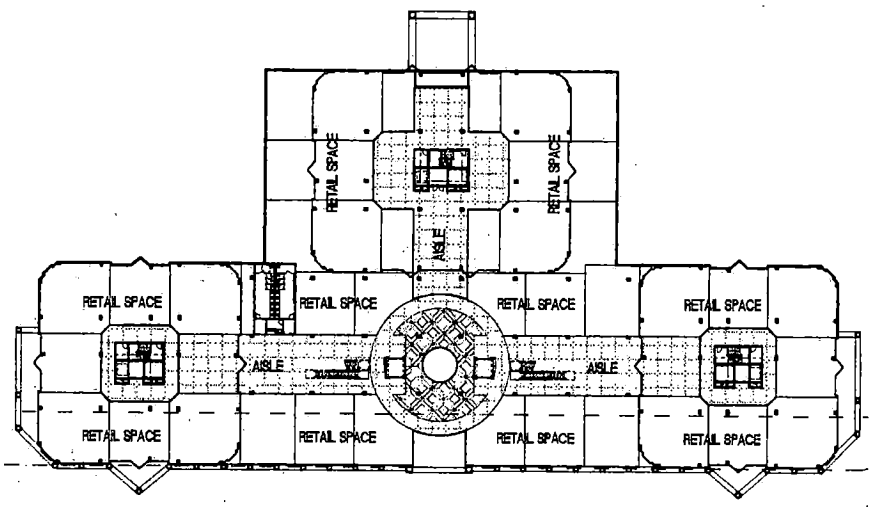
LANDSCAPING PLAN

PROPOSED SHOPPING MALL and CONDOMIMIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

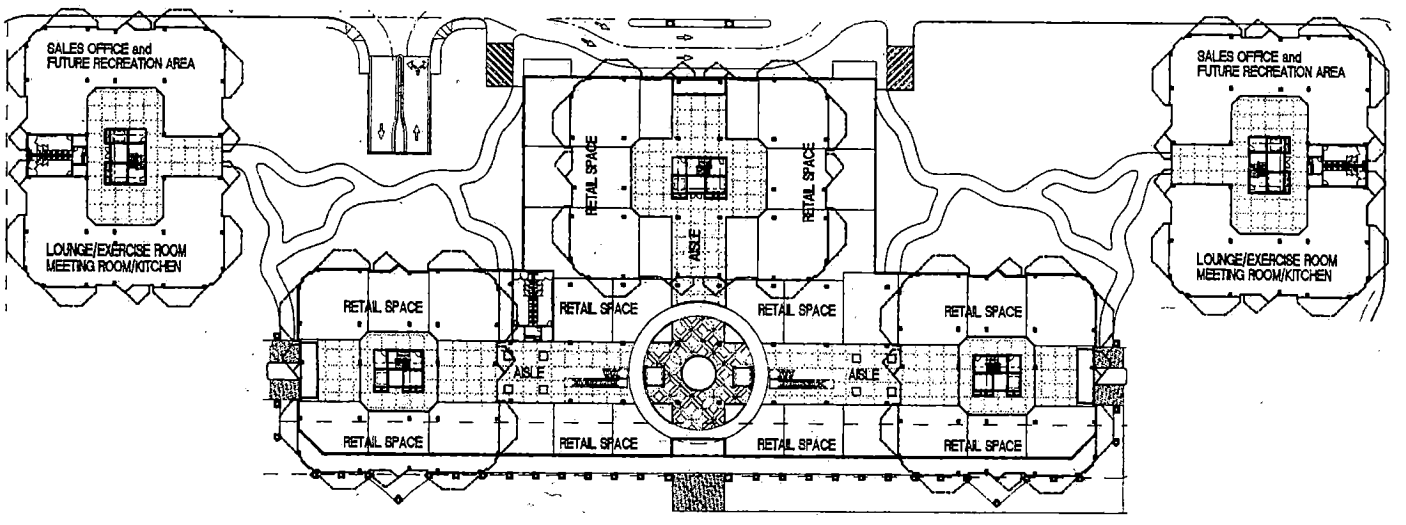
Revisions:

Date: 08-09-04
Project No.: 0415
Drawn By: JGL/RCS
Check By: GER/FVB
Sheet No.: LS1.0

LS1.0



2 SECOND FLOOR PLAN; SHOPPING MALL
SCALE: 1/32" = 1'-0"



1 FIRST FLOOR PLAN; SHOPPING MALL
SCALE: 1/32" = 1'-0"

DENNIS E. RUSK
ARCHITECT, LLC

FIRST and SECOND FLOOR PLAN; SHOPPING MALL

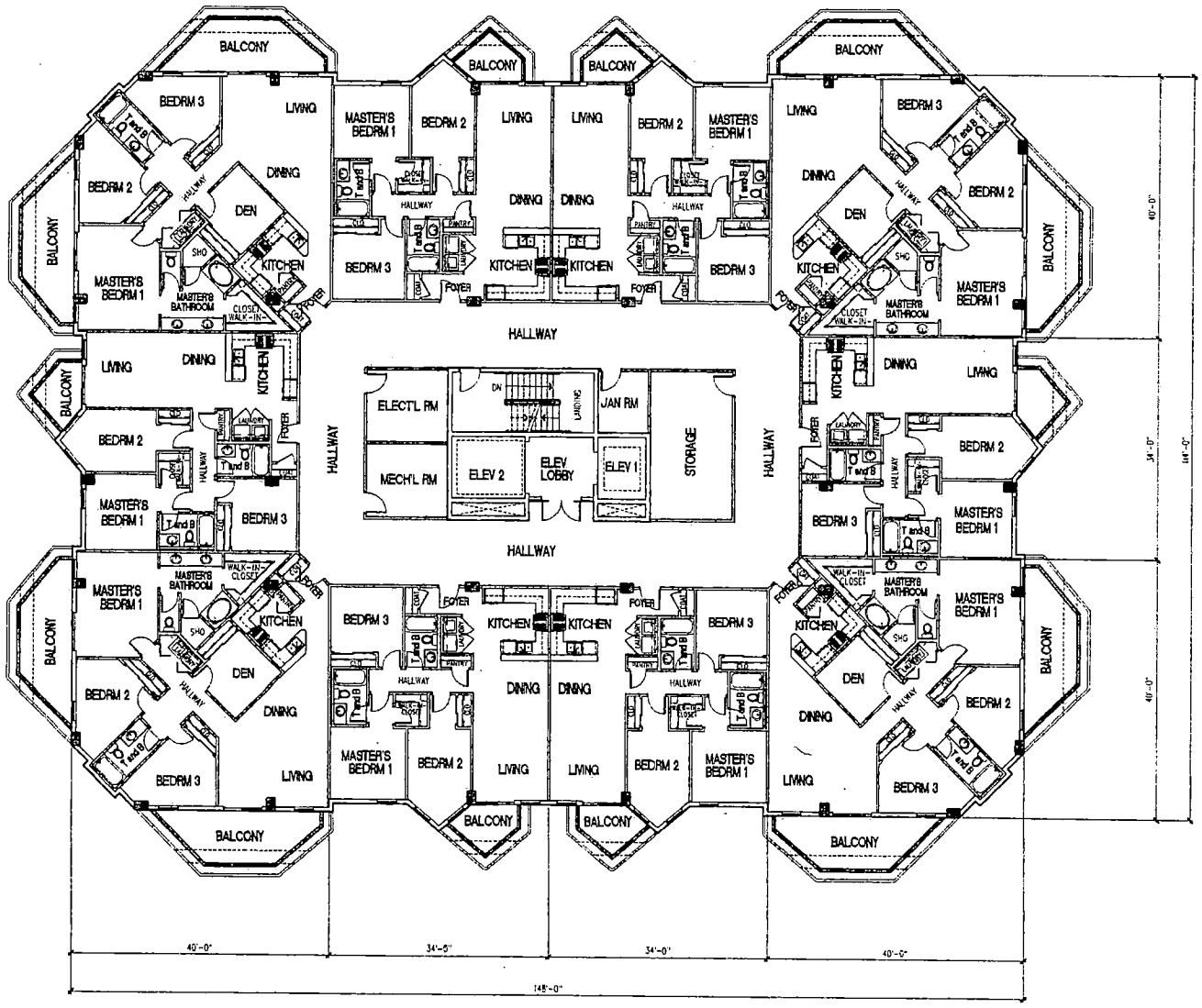
PROPOSED SHOPPING MALL and CONDOMINIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

Date: 08-09-04
Project No.: 0415
Drawn by: JES/RCS
Check by: DER/EVB
Sheet No.: A1.0

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

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1 TYPICAL FLOOR PLAN; 10 UNITS TOWER

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

NORTH

DENNIS E. RUSK
ARCHITECT, LLC

TYPICAL FLOOR PLAN: 10 UNITS TOWER

PROPOSED SHOPPING MALL and CONDOMIMIUMS

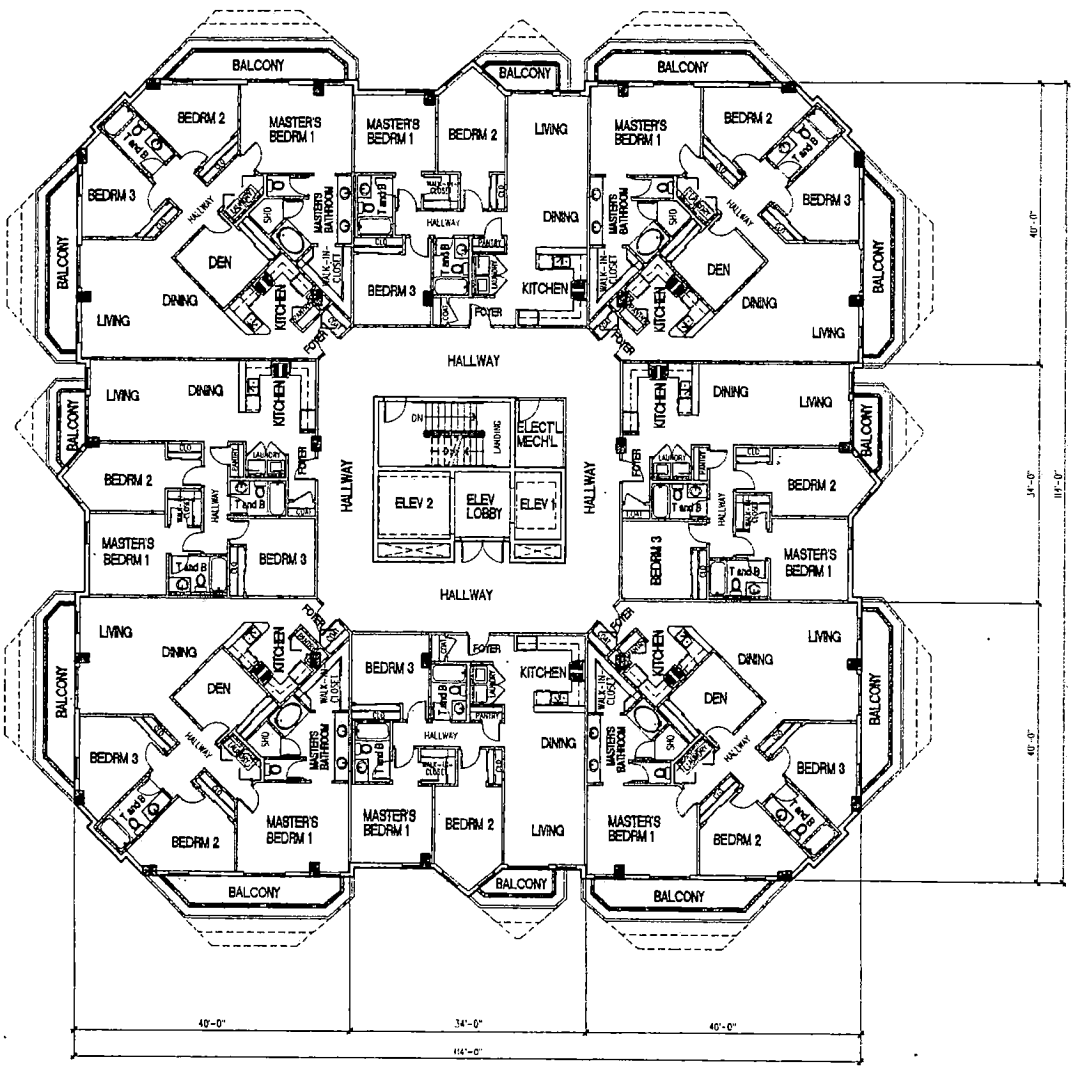
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

Date: 07-09-04
Project No.: 0415
Drawn By: JGL/PCS
Check By: DER/FVS
Sheet No.: A2.0

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

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1 FIRST FLOOR PLAN; 8 UNITS TOWER
SCALE: 1/8" = 1'-0"

NORTH

DENNIS E. RUSK
ARCHITECT, LLC

FIRST FLOOR PLAN; 8 UNITS

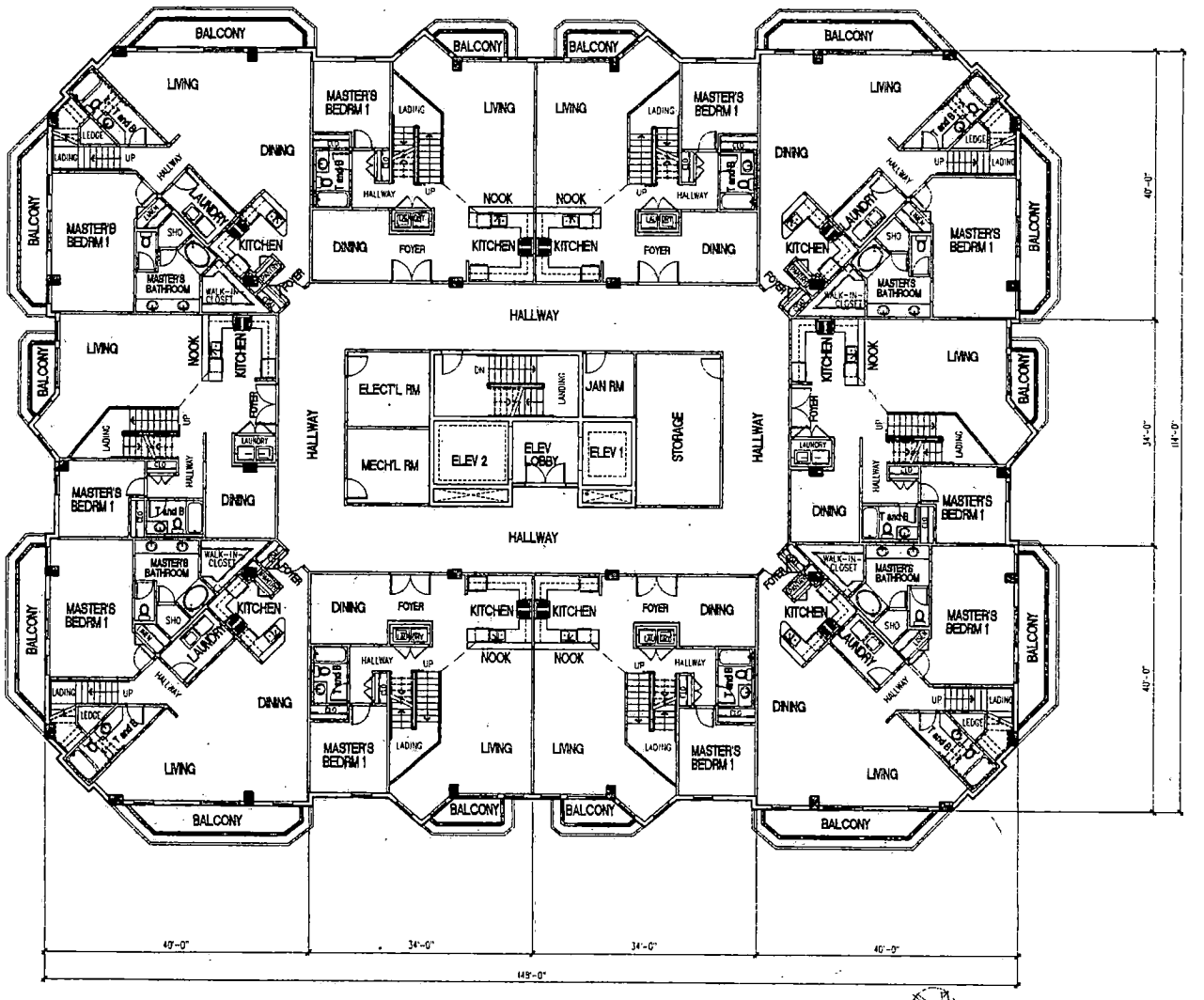
PROPOSED SHOPPING MALL and CONDOMINIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

Date: 07-09-04
Project No.: 0416
Drawn By: JGL/RDS
Check By: DER/RVB
Sheet No.: A2.1
of

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

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1 TYPICAL PENTHOUSE FIRST FLOOR PLAN: 10 UNITS TOWER

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

NORTH

DENNIS E. RUSK ARCHITECT, LLC

TYPICAL PENTHOUSE FIRST FLOOR PLAN: 10 UNITS TOWER

PROPOSED SHOPPING MALL and CONDOMIMIUMS

RANCHO DRIVE

LAS VEGAS, NEVADA

Revisions:

Date: 07-09-04

Project No.: 0418

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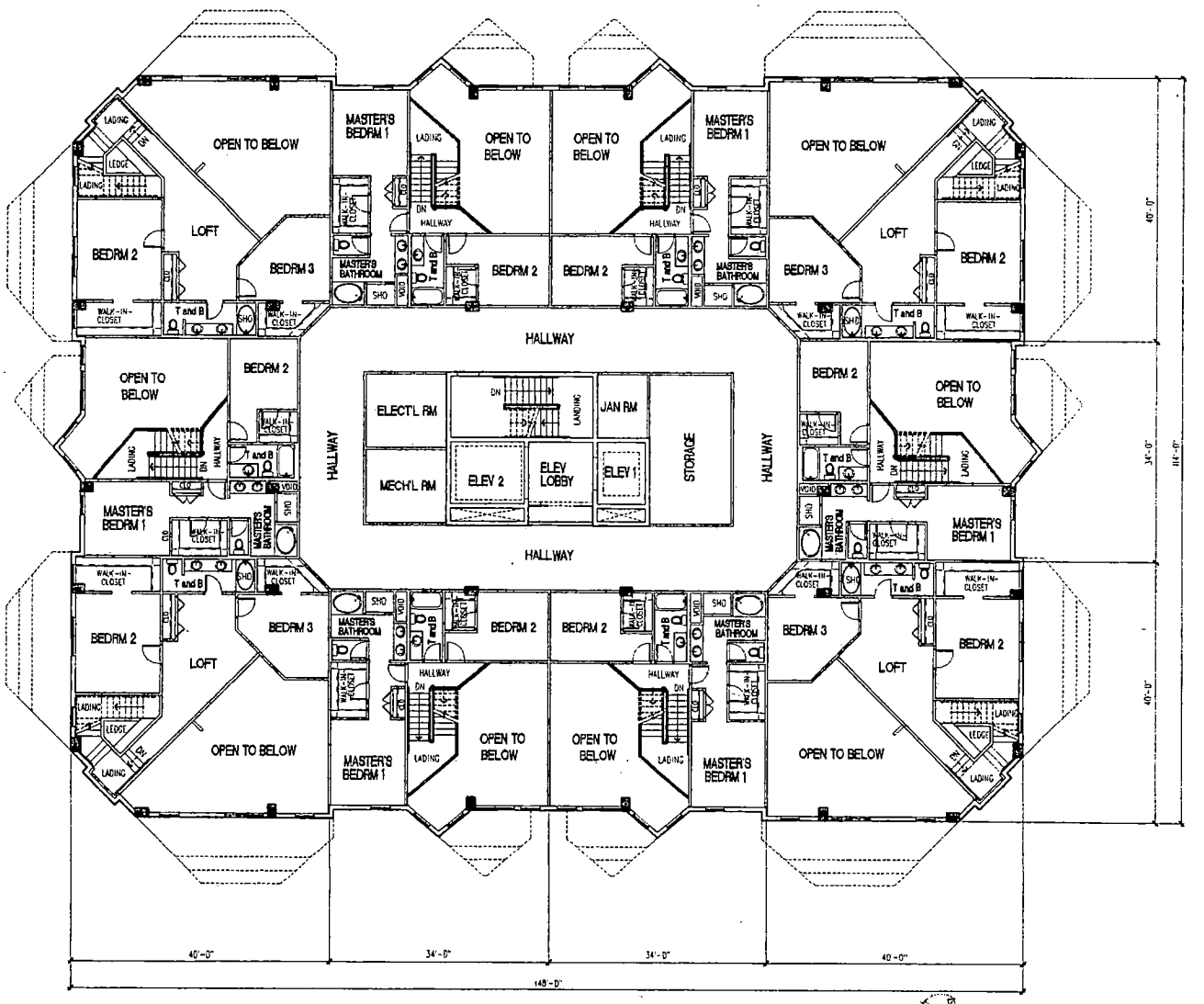
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Sheet No.: A2.2

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

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AUG 24 2004



1 TYPICAL PENTHOUSE LOFT FLOOR PLAN: 10 UNITS TOWER
SCALE: 1/8" = 1'-0"

NORTH

DENNIS E. RUSK
ARCHITECT, LLC

TYPICAL PENTHOUSE LOFT FLOOR PLAN: 10 UNITS TOWER

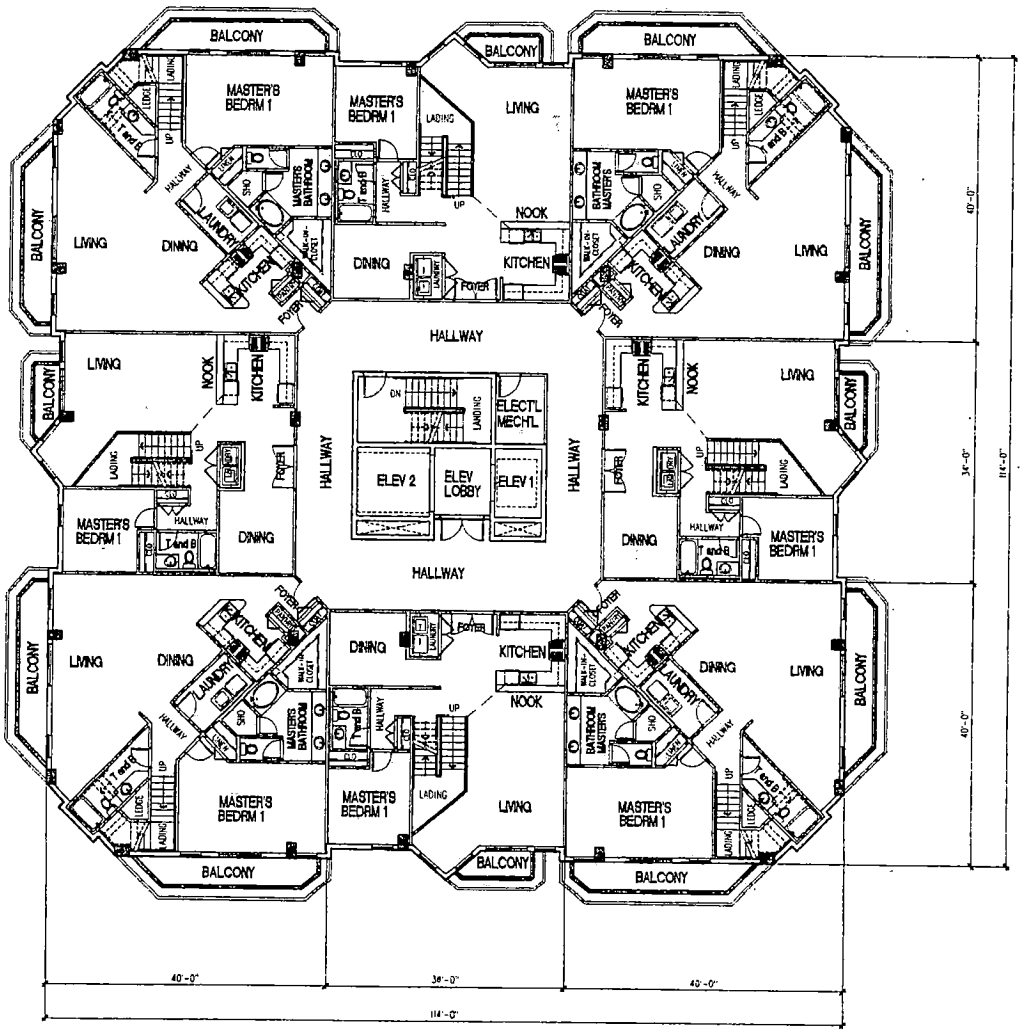
PROPOSED SHOPPING MALL and CONDOMINIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

Date: 07-09-04
Project No.: 0405
Drawn By: JGL/MCS
Check By: DER/EVB
Sheet No.: A2.3

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

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1 TYPICAL PENTHOUSE FIRST FLOOR PLAN: 8 UNITS TOWER

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

NORTH

TYPICAL PENTHOUSE FIRST FLOOR PLAN: 8 UNITS TOWER

PROPOSED SHOPPING MALL and CONDOMINIUMS

RANCHO DRIVE

LAS VEGAS, NEVADA

DENNIS E. RUSK ARCHITECT, LLC

Revisions:

Date: 07-09-04

Project No.: 0405

Drawn By: JCL/RCS

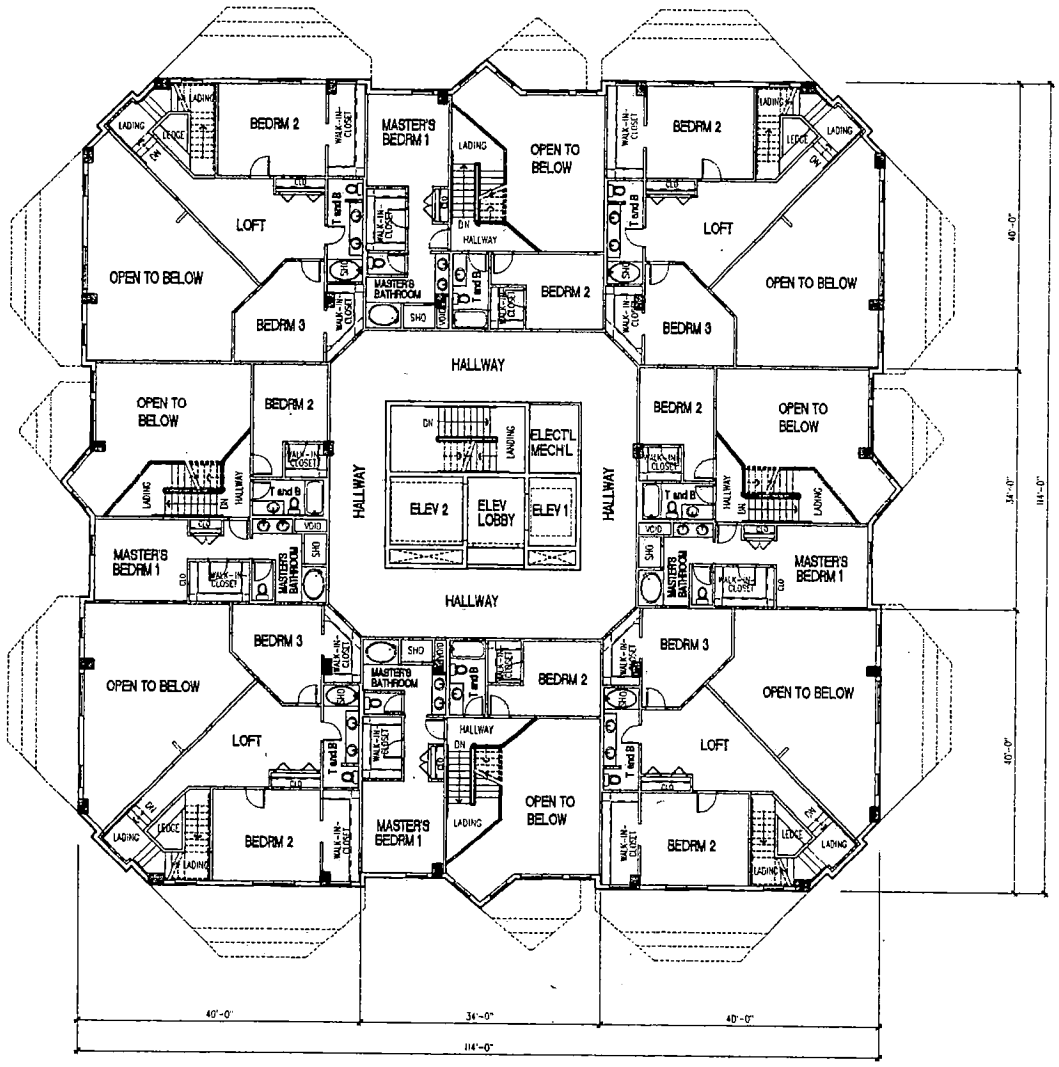
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Sheet No.: A2.4

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

RECEIVED

AUG 24 20



1 TYPICAL PENTHOUSE LOFT FLOOR PLAN: 8 UNITS TOWER

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

NORTH

DENNIS E. RUSK
ARCHITECT, LLC

TYPICAL PENTHOUSE LOFT FLOOR PLAN, 8 UNITS TOWER

PROPOSED SHOPPING MALL and CONDOMINIUMS

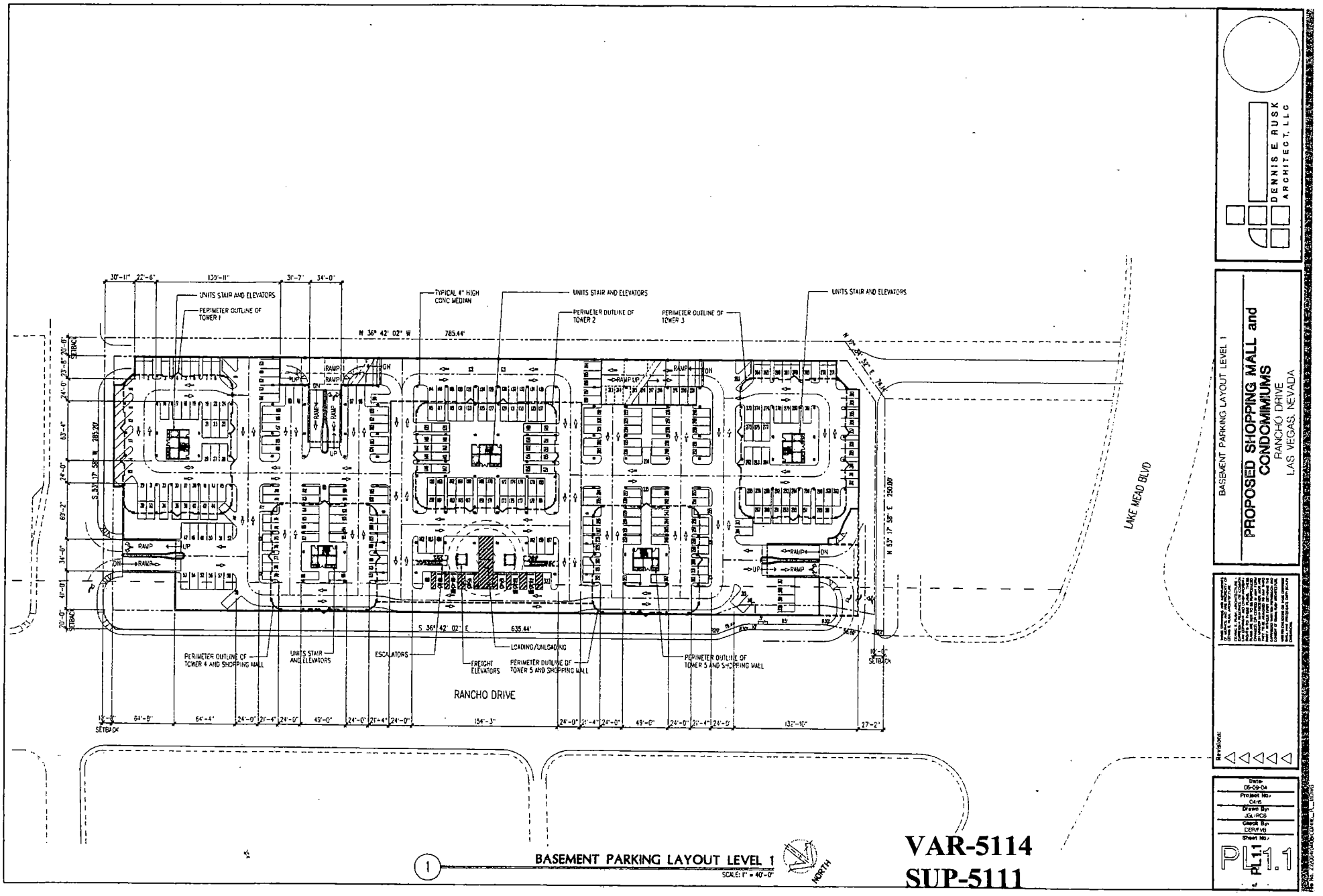
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

Date: 07-09-04
Project No.: 0405
Drawn By: JGL/RCB
Check By: DER/JRL
Sheet No.: A2.5

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

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AUG 24 200



1 BASEMENT PARKING LAYOUT LEVEL 1
SCALE: 1" = 40'-0"

NORTH

DENNIS E. RUSK
ARCHITECT, LLC

BASEMENT PARKING LAYOUT LEVEL 1

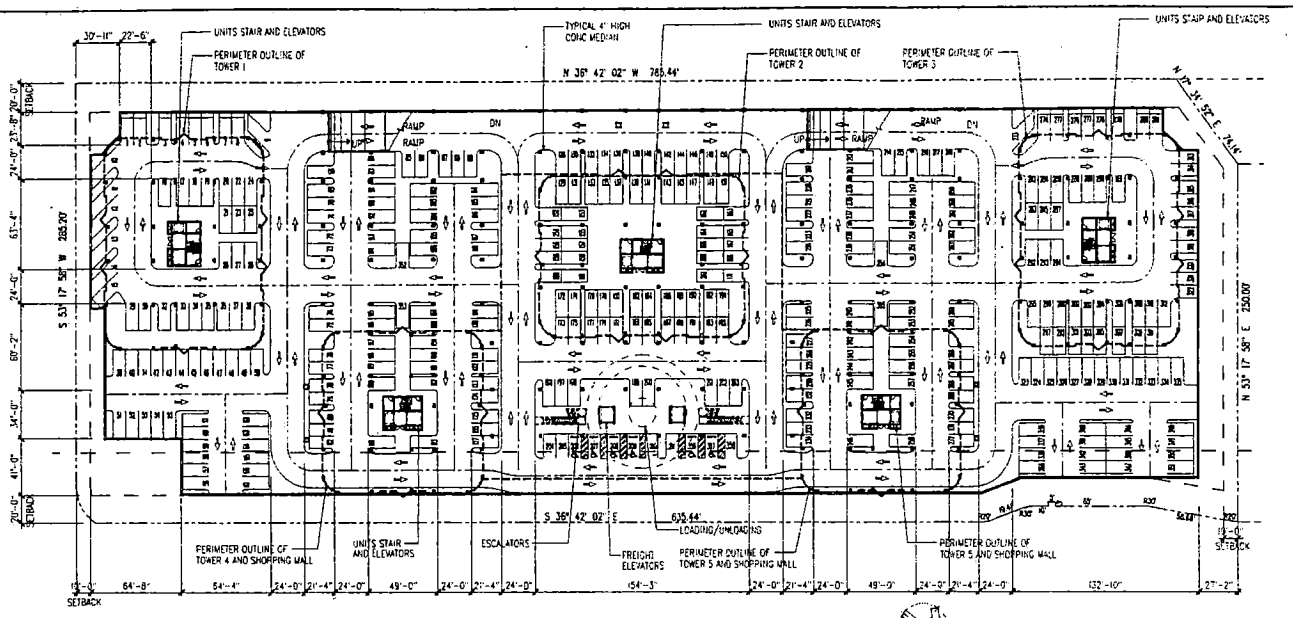
PROPOSED SHOPPING MALL and CONDOMINIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

Date: 05-09-04
Project No.: 0416
Drawn By: JGL/PDS
Check By: DER/PVS
Sheet No.: PL1.1

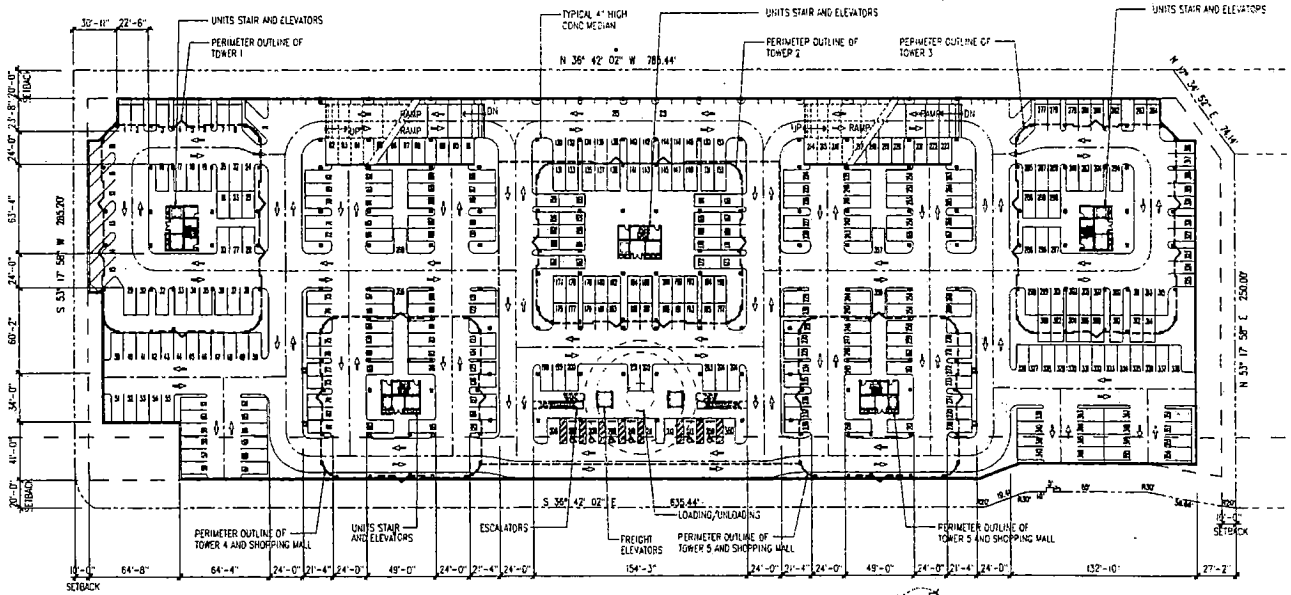
VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

RECEIVED
AUG 2 4 2



2 **BASEMENT PARKING LAYOUT LEVEL 4**
SCALE: 1" = 40'-0"

NORTH



1 **BASEMENT PARKING LAYOUT LEVEL 2 and 3**
SCALE: 1" = 40'-0"

NORTH

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

DENNIS E. RUSK
ARCHITECT, LLC

BASEMENT PARKING LAYOUT LEVEL 2 and 3
BASEMENT PARKING LAYOUT LEVEL 4

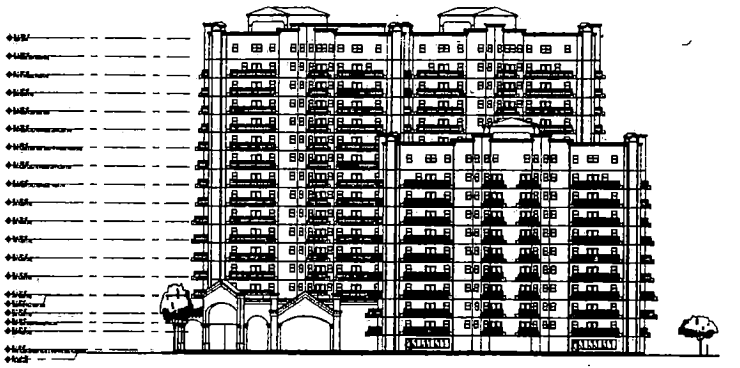
PROPOSED SHOPPING MALL and CONDOMINIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

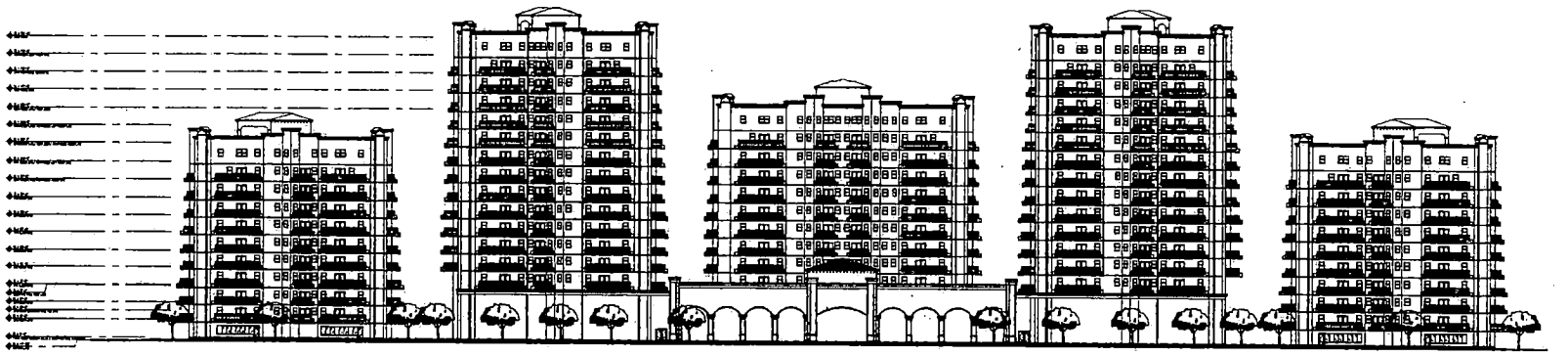
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Project No.: 0416
Drawn By: JLR/CS
Check By: DER/VS
Sheet No.:

PL1.2

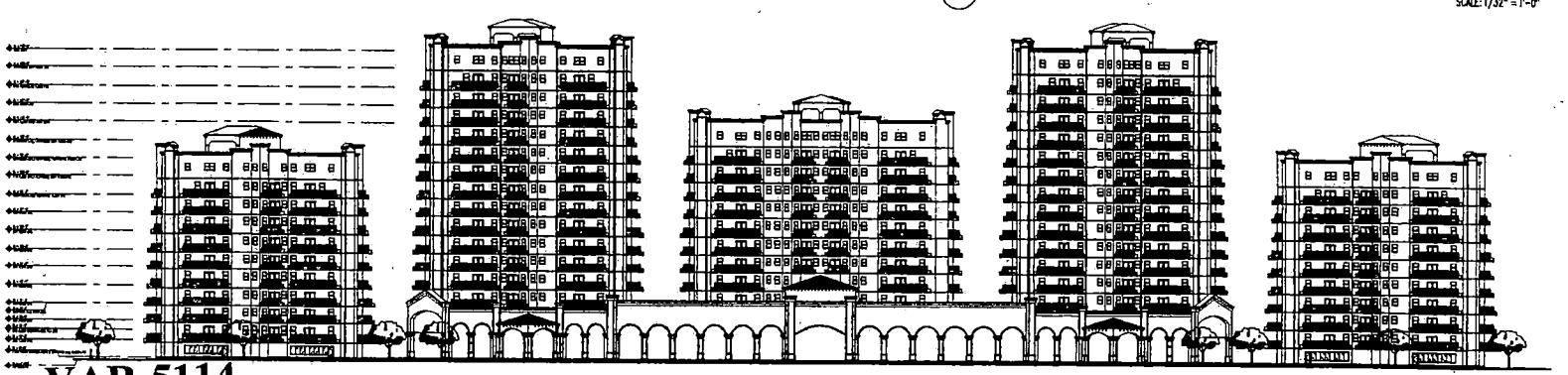
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AUG 24 200



3 TYPICAL LEFT AND RIGHT SIDE ELEVATION
SCALE: 1/32" = 1'-0"



2 REAR ELEVATION
SCALE: 1/32" = 1'-0"



1 FRONT ELEVATION ALONG RANCHO DRIVE
SCALE: 1/32" = 1'-0"

DENNIS E RUSK
ARCHITECT, LLC

BUILDING ELEVATIONS

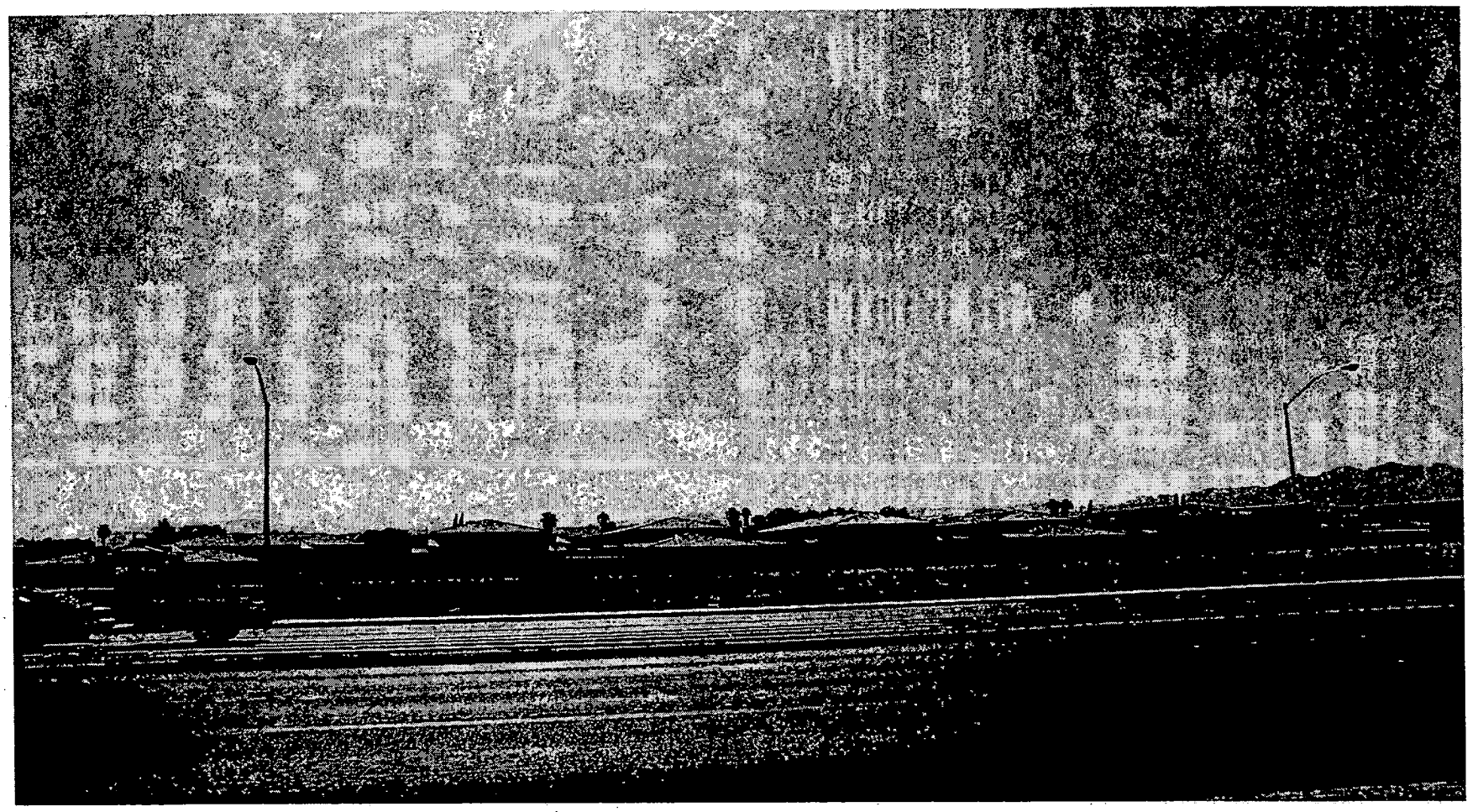
PROPOSED SHOPPING MALL and CONDOMINIUMS
RANCHO DRIVE
LAS VEGAS, NEVADA

Revisions:

Date
05-09-04
Project No.
0405
Drawn By
JGL/RCS
Check By
DER/VS
Sheet No.
A3.0

VAR-5114
SUP-5111
SDR-5109
10-07-04 PC

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AUG 24 2004



SDR-5109 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC
WEST SIDE OF RANCHO DRIVE, APPROXIMATELY 180 FEET SOUTH OF LAKE MEAD BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

BHP Developers & General Contractors

6370 Annie Oakley
Las Vegas, NV 89120

(702) 914-9480
Fax (702) 896-0690

September 28, 2004

Mr. Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
FAX # 385-7268

Reference: Planning Commission Meeting
October 7, 2004

Subject: Case # VAR-5114
Case # SDR-5109
Case # SUP-5111

Dear Mr. Leobold:

We would like to Object to the above Case Requests as we believe the 32 Foot Rear Yard Setback is not appropriate next to our Rancho Lake Condominium project. The buildings they are proposing would invade the privacy of our potential Homeowners.

We also believe that an additional 504 Residential Condominium Units with heights up to 195 feet, per building would take away the view from our potential Homeowners.

If you could be of any assistance in this matter, it would be greatly appreciated.

Sincerely,
BHP Investors, LLC
dba: BHP Developers and General Contractors

Joseph R. Brandise
Managing Member

VAR-5114
SUP-5111
SDR-5109
P