City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

ABEYANCE - VAC-5030 - VACATION - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO – OWNER: RINKAI AMERICA, INC. - Petition to Vacate a 20-foot (20') wide public alley generally located north of Sahara Avenue, west of Paradise Road, Ward 3 (Reese).

SET DATE: 11/03/04

C.C.: 11/17/04

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 – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-5188], Item 29 [GPA-5266], Item 43 [GPA-5195], Item 50 [MOD-5212], Item 51 [VAR-5214], Item 52 [SDR-5213] and Item 75 [SDR-5179] to 11/18/2004 Planning Commission meeting; Item 25 [VAC-5030] to 12/16/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 44 [GPA-5200] and Item 57 [VAR-5178]; and TABLE Item 47 [GPA-5207], Item 48 [SUP-5210] and Item 49 [SSR-5209] – UNANIMOUS

NOTE: Chairman Truesdell made a disclosure relating to Item 29 [GPA-5266], as he has an interest in the adjacent property. He would be voting on the abeyance but would abstain once the item comes forward. In addition, on Item 44 [GPA-5200], he would be voting on the abeyance but is uncertain if he would vote on the item once it comes forward, as he has been involved with the group that purchased the property and have abstained on this item in the past.

City of Las Vegas

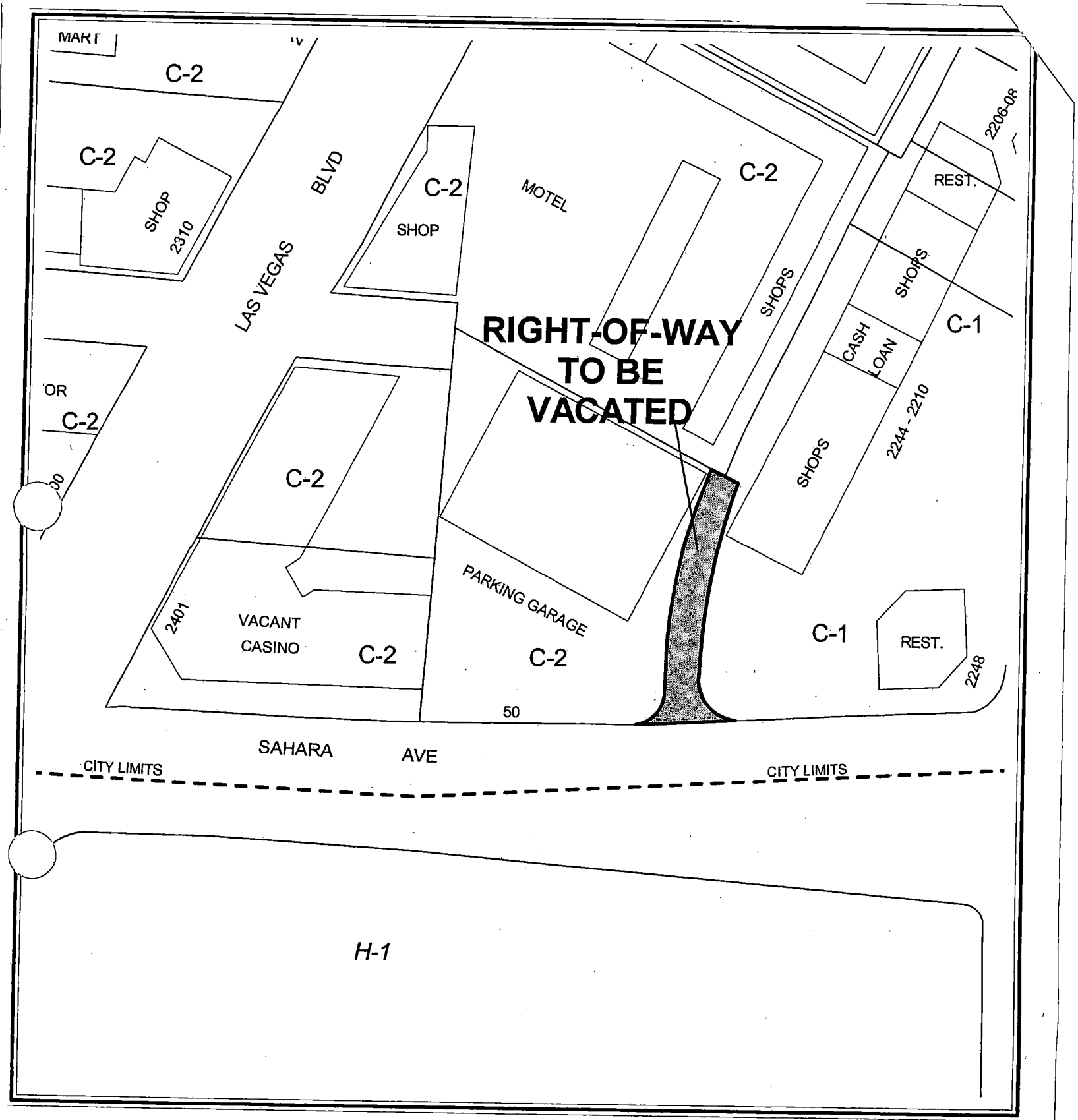
Agenda Item No.: 25

PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 25 – VAC-5030

MINUTES:

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

(6:05-6:20)



CASE: **VAC-5030**

0. 70 140 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAC-5030 - APPLICANT: JMA ARCHITECTURE STUDIO – OWNER: RINKAI AMERICA, INC.

** CONDITIONS **

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

1. This Petition of Vacation shall include the remaining 20-foot alley right-of-way generally located north of Sahara Avenue, east of Las Vegas Boulevard.

2. Provide a plan acceptable to the City Engineer depicting how the eastern half of the vacated alley will be incorporated into Assessor's Parcel Number 162-03-411-011 prior to recordation of the Order of Vacation.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required with SDR-5027, may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

4. 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.

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

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

7. Provide a copy of a recordable Joint Access Agreement between this site and Assessor Parcel Number 162-03-411-011. Such agreement shall record immediately after the recordation of the Order of Vacation.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate a 20-foot wide public alley generally located north of Sahara Avenue, west of Paradise Road.

B) Applicant's Justification

The applicant states that the dead-end alley will be realigned to provide vehicular access to the abutting parcels.

BACKGROUND INFORMATION

A) Previous Actions

01/08/76	The Planning Commission approved an Aesthetic Review (AR-0001-76) for a unified building fascia, including consolidated signage to replace the existing conglomeration of signage.
02/24/83	The Board of Zoning Adjustment approved a Variance (V-0009-83) to allow a Class III Secondhand Dealership (Jewelry) to be permitted, subject to securing a Special Use Permit.
04/13/83	The Board of City Commissioners approved a Special Use Permit (U-0007-83) to allow a Class III Secondhand Dealership (Jewelry) on the subject property.
03/15/89	The City Council denied a Variance (V-0006-89) to allow 134 parking spaces where 175 parking spaces are required for a proposed casino with retail shops.
05/23/91	The Board of Zoning Adjustment denied a Special Use Permit (V-0053-91) for a Class III Secondhand Dealership (Jewelry) on one of the subject parcels. The applicant appealed the decision, which was denied by City Council on 06/20/91.
12/19/91	The Board of Zoning Adjustment denied a Variance (V-0173-91) to allow a Class III Secondhand Dealership (Jewelry) on one of the subject parcels. The applicant appealed the decision to City Council, which was approved on 01/22/92.
04/20/94	The City Council approved a Special Use Permit (U-0026-94) to allow the sale of beer and wine in conjunction with a proposed restaurant.

07/19/95	The City Council approved an Extension of Time [U-0026-94(1)] for the sale of beer and wine in conjunction with a proposed restaurant.
02/21/96	The City Council approved a Special Use Permit (U-0151-95) for the off-premise sale of beer and wine in conjunction with a convenience store on one of the subject parcels.
07/23/96	The Board of Zoning Adjustment took no action on a Special Use Permit [U-0023-96(1)] to allow an increase in height for an off-premise advertising sign. The request was appealed to City Council, which was approved on 08/21/96.
10/07/04	The Planning Commission recommended approval of a related Special Use Permit (SUP-5028) for a Mixed-Use Development, Vacation (VAC-5029) of public right-of-way, and a Site Development Plan Review (SDR-5027) for a proposed 71-story mixed-use development on the site. This item (VAC-5030) was held in abeyance to the October 21, 2004 Planning Commission meeting at the request of the applicant.

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as a public alley, twenty feet (20') wide, commending at the north right-of-way line of Sahara Avenue, extending northeasterly to the north property line of a portion of Lot 10 in Block 2 of South Fifth Street Tract, Book 2 Page 72 of Plats and including the spandrel areas; said property being a portion of the southwest quarter (SW¼) of the southwest quarter (SW¼) of the southwest quarter (SW¼) of Section 3, Township 21 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The proposed vacation will eliminate an existing alley segment of approximately 200 feet in length; the portion of the alley immediately north has already been vacated, thereby reducing the usefulness of the alley segment. The vacated segment is to be retained as a driveway, which will serve the new mixed-use development on the west and the existing shopping center property on the east. Use of the vacated alley as a common driveway for the two developments will assist in reducing the number of driveways on Sahara Avenue, which improves or maintains traffic flow. The traffic capacity of the adjacent streets will not be compromised as a result of the proposed vacation, nor will access to and from abutting properties be impeded.

B) Public Works discussion

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Neither as it is to vacate a portion of a public alley currently used as a driveway.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the alley only serves the adjacent commercial uses.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate a portion of an alley that will no longer serve a public purpose.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Site Development Plan Review SDR-5027.*

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

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

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

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5030 APN: 1620481307O/1620481307I/1620341O008

Name of Property Owner: Rinkai America, Inc.

Name of Applicant: Ken Kim

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: _____

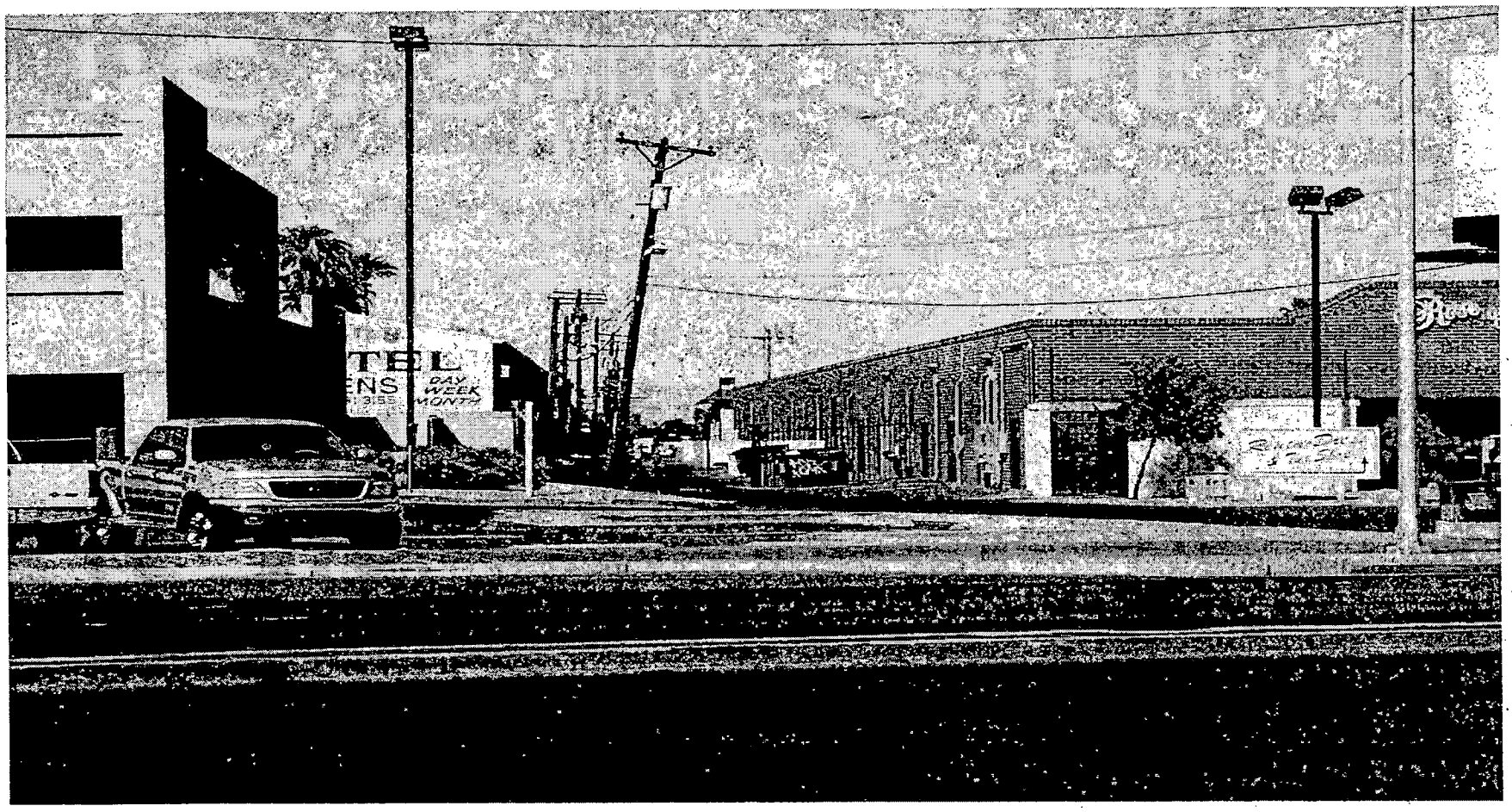
Signature of Property Owner/Authorized Agent: [signature]

State of CALIFORNIA. Print Name: KUN SAM KIM
County of SAN FRANCISCO.
Subscribed and sworn before me

This 26TH day of AUGUST, 2004

KEN LEE, Notary Public
Notary Public in and for said County and State
Signature of Notary Public [signature]

KEN LEE
Commission # 1446628
Notary Public - California
San Francisco County
My Comm. Expires Oct 21, 2007



VAC-5030 - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.
NORTH OF SAHARA AVENUE, WEST OF PARADISE ROAD
OCTOBER 21, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

GPA-5015 – GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend portions of the Downtown North Land Use Plan and the Downtown Centennial Plan to add the Scenic Byway as an Urban Trail along both sides of Las Vegas Boulevard between Washington and Sahara Avenues, Wards 1 (Moncrief) and 5 (Weekly).

C.C.: 11/17/04

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 with TRUESDELL abstaining because he owns property that would be affected by approval and also because he is a member of the Scenic Byway Committee and has reviewed these items in that capacity

To be heard by City Council 11/17/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that this item would amend the General Plan to add the Scenic Byway designation as it was approved earlier in the year by the City Council.

MINUTES – Continued:
COMMISSIONER McSWAIN questioned if the property owners were going to be responsible for the costs associated with the imposition of the trails. MS. WHEELER stated the City anticipates that when the application is made in 2005, that a signage program would be part of that application and that would benefit the property owners.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(6:59-7:13)
1-2005

CONDITIONS:

1. Maps 5 and 5A of the Downtown North Land Use Plan shall be amended to include the Las Vegas Boulevard Scenic Byway Trail along both sides of Las Vegas Boulevard between Washington Avenue and U.S. 95.

2. Map 7 of the Downtown Centennial Plan shall be amended to include the Las Vegas Boulevard Scenic Byway Trail along both sides of Las Vegas Boulevard between U.S. 95 and Sahara Avenue

3. The Downtown North Land Use Plan shall be amended to include the following paragraph, to be located between the first and second paragraphs on page 23 of that document:

   The Las Vegas Boulevard Scenic Byway is located along both sides of Las Vegas Boulevard between Washington Avenue and Sahara Avenue and shall be developed as an Urban Trail. An Urban Trail is defined as a designated pedestrian route located in an urban area, consisting of widened sidewalks in existing right-of-way corridors. The trail should be readily identifiable through sidewalk treatments, directional signage and banners, shade trees, street furniture, public art and other techniques. Every effort should be made to improve the safety of pedestrians, including the provision of specialized crosswalk signals, protected pedestrian crossings, and the use of distinctive paving materials for crosswalks. Traffic calming measures should be investigated as part of the development of the Las Vegas Boulevard Scenic Byway Trail.

4. Section V3E3d (page 28) of the Downtown Centennial Plan shall be amended to include the following paragraph:

   The Las Vegas Boulevard Scenic Byway. This Urban Trail is to be located along both sides of Las Vegas Boulevard between Washington Avenue and Sahara Avenue.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5015 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Maps 5 and 5A of the Downtown North Land Use Plan shall be amended to include the Las Vegas Boulevard Scenic Byway Trail along both sides of Las Vegas Boulevard between Washington Avenue and U.S. 95.

2. Map 7 of the Downtown Centennial Plan shall be amended to include the Las Vegas Boulevard Scenic Byway Trail along both sides of Las Vegas Boulevard between U.S. 95 and Sahara Avenue

3. The Downtown North Land Use Plan shall be amended to include the following paragraph, to be located between the first and second paragraphs on page 23 of that document:

   The Las Vegas Boulevard Scenic Byway is located along both sides of Las Vegas Boulevard between Washington Avenue and Sahara Avenue and shall be developed as an Urban Trail. An Urban Trail is defined as a designated pedestrian route located in an urban area, consisting of widened sidewalks in existing right-of-way corridors. The trail should be readily identifiable through sidewalk treatments, directional signage and banners, shade trees, street furniture, public art and other techniques. Every effort should be made to improve the safety of pedestrians, including the provision of specialized crosswalk signals, protected pedestrian crossings, and the use of distinctive paving materials for crosswalks. Traffic calming measures should be investigated as part of the development of the Las Vegas Boulevard Scenic Byway Trail.

4. Section V3E3d (page 28) of the Downtown Centennial Plan shall be amended to include the following paragraph:

   The Las Vegas Boulevard Scenic Byway. This Urban Trail is to be located along both sides of Las Vegas Boulevard between Washington Avenue and Sahara Avenue.

** STAFF REPORT **

APPLICATION REQUEST

This is a request to Amend portions of the Downtown North Land Use Plan and the Downtown Centennial Plan to add the Scenic Byway as an Urban Trail along both sides of Las Vegas Boulevard between Washington Avenue and Sahara Avenue.

BACKGROUND DATA:

07/05/00 The City Council adopted the Downtown Centennial Plan.

05/21/03 The City Council adopted the Downtown North Land Use Plan.

DETAILS OF APPLICATION REQUEST

The purpose of this application is to amend the Downtown Centennial Plan and the Downtown North Land Use Plan so that the Las Vegas Boulevard Scenic Byway can be developed in a manner that is consistent with the Urban Trail standards found within those documents.

Las Vegas Boulevard, between Washington Avenue and Sahara Avenue, was recently awarded the designation of a "State Scenic Byway," only 82 of which exist in the United States. It is the connecting link between "old" and "new" Las Vegas, i.e. that portion of the original town of Las Vegas on and surrounding Fremont Street and the modern "strip" located south along Las Vegas Boulevard outside the city in unincorporated Clark County. It also is an extension of that portion of Las Vegas Boulevard located south of the city that was recently designated an "All-American Scenic Byway" by the Federal Government. Many structures, such as the wedding chapels located along Las Vegas Boulevard within the city, are indicative of the many historic and cultural amenities that add to the interest of Las Vegas Boulevard as a scenic route.

As a State Scenic Byway, the City may apply to the Nevada Commission on tourism for grants out of $25,000 per year in funds. These funds are distributed by the Federal Department of transportation (DOT) through the Nevada DOT and are subject to a local match of $5,000. Las Vegas Boulevard within the city also is an extension of that portion of Las Vegas Boulevard located south of the city that was recently designated an "All-American Scenic Byway" by the Federal Government. The City's ultimate goal is to attain All-American Scenic Byways status for the entire portion of Las Vegas Boulevard within Las Vegas. To achieve this status, the city must first prepare a "corridor management plan." With Las Vegas Boulevard designated an All-

American Scenic Byway, only 17 of which exist in the United States, the City is eligible for funds from a larger pool totaling $25 million. These non-entitlement funds are set aside by the federal DOT for the All-American Scenic Byways program. The All-American Scenic Byways program would provide an essential source of funding to enhance the Downtown North area.

A necessary project that would promote the cultural and historical significance of the Las Vegas Boulevard corridor is the extension of the median strip north to Washington Avenue from its termination south of U.S. 95. With abundant landscaping, the median strip would provide an attractive streetscape for the cultural corridor. Other projects along Las Vegas Boulevard include the installation of plantings and other landscape features; the implementation of a building façade and sign treatment program; the installation of sidewalks and amenities for the Pioneer Trail, referenced in the Master Plan Recreation Trails Element; and the installation of other amenities all of which would promote it as a scenic byway.

The City recently made application to the Nevada Commission on Tourism for $25,000. If approved, the funding would be used to begin the development of the corridor management plan by City staff. The corridor management plan would set forth a plan of improvements for the Las Vegas Boulevard corridor.

ANALYSIS AND FINDINGS

This request is in compliance with the Downtown Centennial Plan, which states that Non-vehicular urban trails should be established to connect all public open spaces, major anchors and transportation nodes. An urban trail, which is defined as a designated pedestrian route located in an urban area, will consist of widened sidewalks in existing right-of-way corridors. The trails should be readily identifiable through sidewalk treatments, directional signage and banners, shade trees, street furniture, public art and other techniques.

The development characteristics of each trail need not be uniform, and will probably vary somewhat based on existing conditions and the availability of public right-of-way. Every effort should be made to improve the safety of pedestrians, including the provision of specialized crosswalk signals, protected pedestrian crossings, and the use of distinctive paving materials for crosswalks. Traffic calming measures should be investigated as part of the development of urban trails.

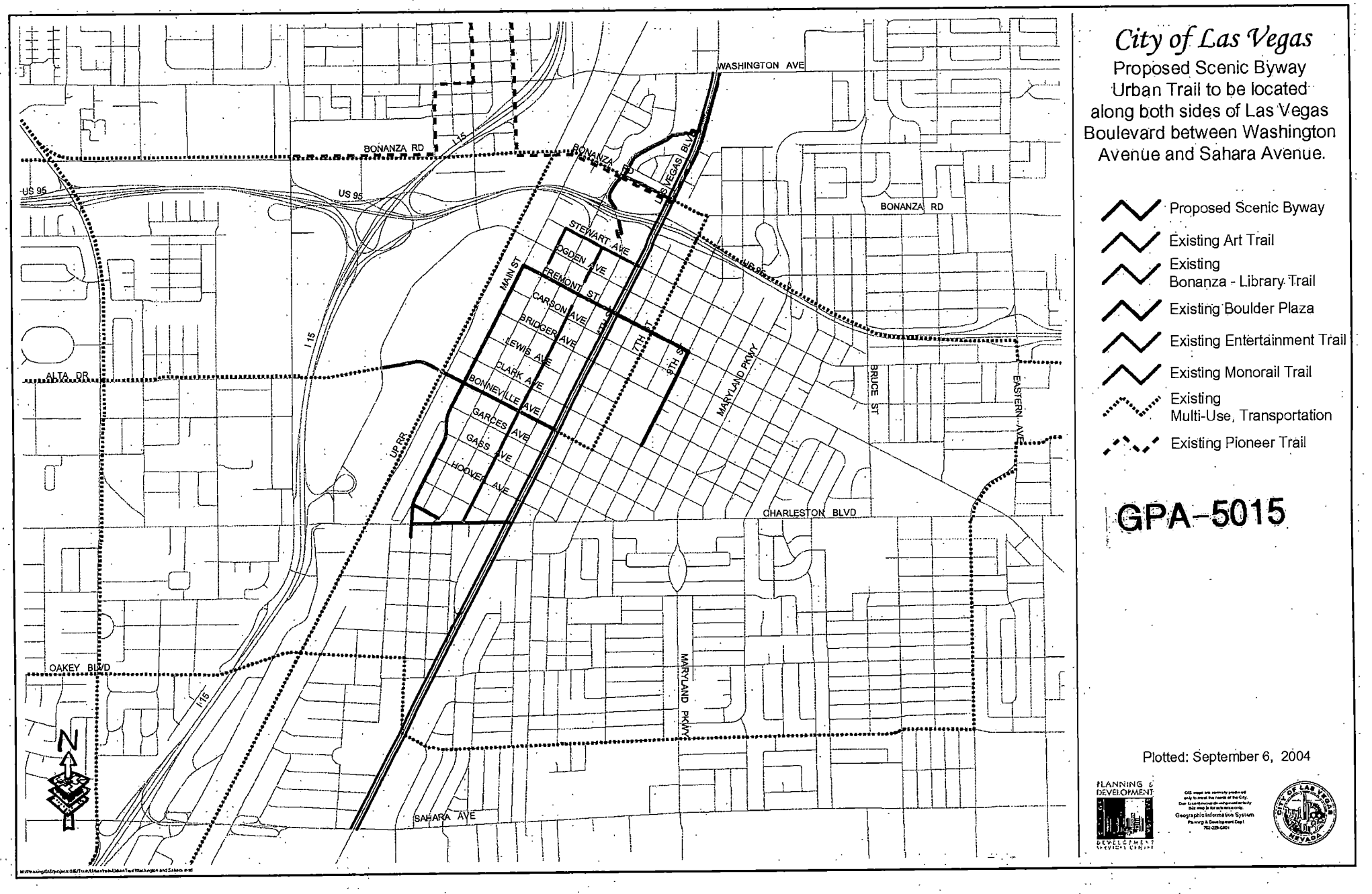
AR

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 0

PROTESTS: 0

AR



City of Las Vegas

Proposed Scenic Byway
Urban Trail to be located along both sides of Las Vegas Boulevard between Washington Avenue and Sahara Avenue.

- Proposed Scenic Byway
- Existing Art Trail
- Existing Bonanza - Library Trail
- Existing Boulder Plaza
- Existing Entertainment Trail
- Existing Monorail Trail
- Existing Multi-Use, Transportation
- Existing Pioneer Trail

GPA-5015

Plotted: September 6, 2004

PLANNING & DEVELOPMENT

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for information only.

Geographic Information System
Planning & Development Dept.
702-229-6301

CITY OF LAS VEGAS NEVADA

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
GPA-5016 – GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the Downtown North Land Use Plan to add the Cultural Corridor Trail, located on the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road, as an Urban Trail, Ward 5 (Weekly).

C.C.: 11/17/04

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 City Council 11/17/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that when the Cultural Corridor Trail was adopted, it linked the Mormon Fort Area to the Post Office Area downtown. There section of Las Vegas Boulevard from Washington Avenue to Bonanza Road was omitted and this amendment would add that section creating a full loop for the Cultural Corridor Trail.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:59-7:13)
1-2005

PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 27 – GPA-5016

CONDITIONS:

1. Maps 5 and 5A of the Downtown North Land Use Plan shall be amended to include the Cultural Corridor Trail, located on the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road.

2. The Downtown North Land Use Plan shall be amended to include the following paragraph, to be located between the first and second paragraphs on page 23 of that document:

3. The Cultural Corridor Trail is located on the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road and shall be developed as an Urban Trail. An Urban Trail is defined as a designated pedestrian route located in an urban area, consisting of widened sidewalks in existing right-of-way corridors. The trail should be readily identifiable through sidewalk treatments, directional signage and banners, shade trees, street furniture, public art and other techniques. Every effort should be made to improve the safety of pedestrians, including the provision of specialized crosswalk signals, protected pedestrian crossings, and the use of distinctive paving materials for crosswalks. Traffic calming measures should be investigated as part of the development of the Cultural Corridor Trail

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5016 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Maps 5 and 5A of the Downtown North Land Use Plan shall be amended to include the Cultural Corridor Trail, located on the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road.

2. The Downtown North Land Use Plan shall be amended to include the following paragraph, to be located between the first and second paragraphs on page 23 of that document:

3. The Cultural Corridor Trail is located on the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road and shall be developed as an Urban Trail. An Urban Trail is defined as a designated pedestrian route located in an urban area, consisting of widened sidewalks in existing right-of-way corridors. The trail should be readily identifiable through sidewalk treatments, directional signage and banners, shade trees, street furniture, public art and other techniques. Every effort should be made to improve the safety of pedestrians, including the provision of specialized crosswalk signals, protected pedestrian crossings, and the use of distinctive paving materials for crosswalks. Traffic calming measures should be investigated as part of the development of the Cultural Corridor Trail

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend the Downtown North Land Use Plan to add the Cultural Corridor Trail, located on the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road, as an Urban Trail.

BACKGROUND DATA:

05/21/03 The City Council adopted the Downtown North Land Use Plan.

DETAILS OF APPLICATION REQUEST

The purpose of this application is to amend the Downtown North Land Use Plan so that the Cultural Corridor Trail can be developed in a manner that is consistent with the Urban Trail standards found within the Plan.

The Downtown North Plan includes the following statement:

> The cultural corridor is a key element to the entire Downtown North area. The protection and enhancement of the corridor is important to the area's future. Every effort should be made to provide amenities to this area in the way of enhanced streetscapes, including landscaped street medians, flag displays noting area events, and decorative monument signs at entrances to the corridor. Expansion of the corridor should occur wherever possible, particularly along Las Vegas Boulevard, as Las Vegas Boulevard provides the best entrance to the corridor.

ANALYSIS AND FINDINGS

Staff finds this application complies with the following implementation action from the Downtown North Land Use Plan:

To integrate the cultural corridor with peripheral areas, multi-use transportation trails for non-vehicular access that interconnects the Downtown North area to the Downtown area should be constructed.

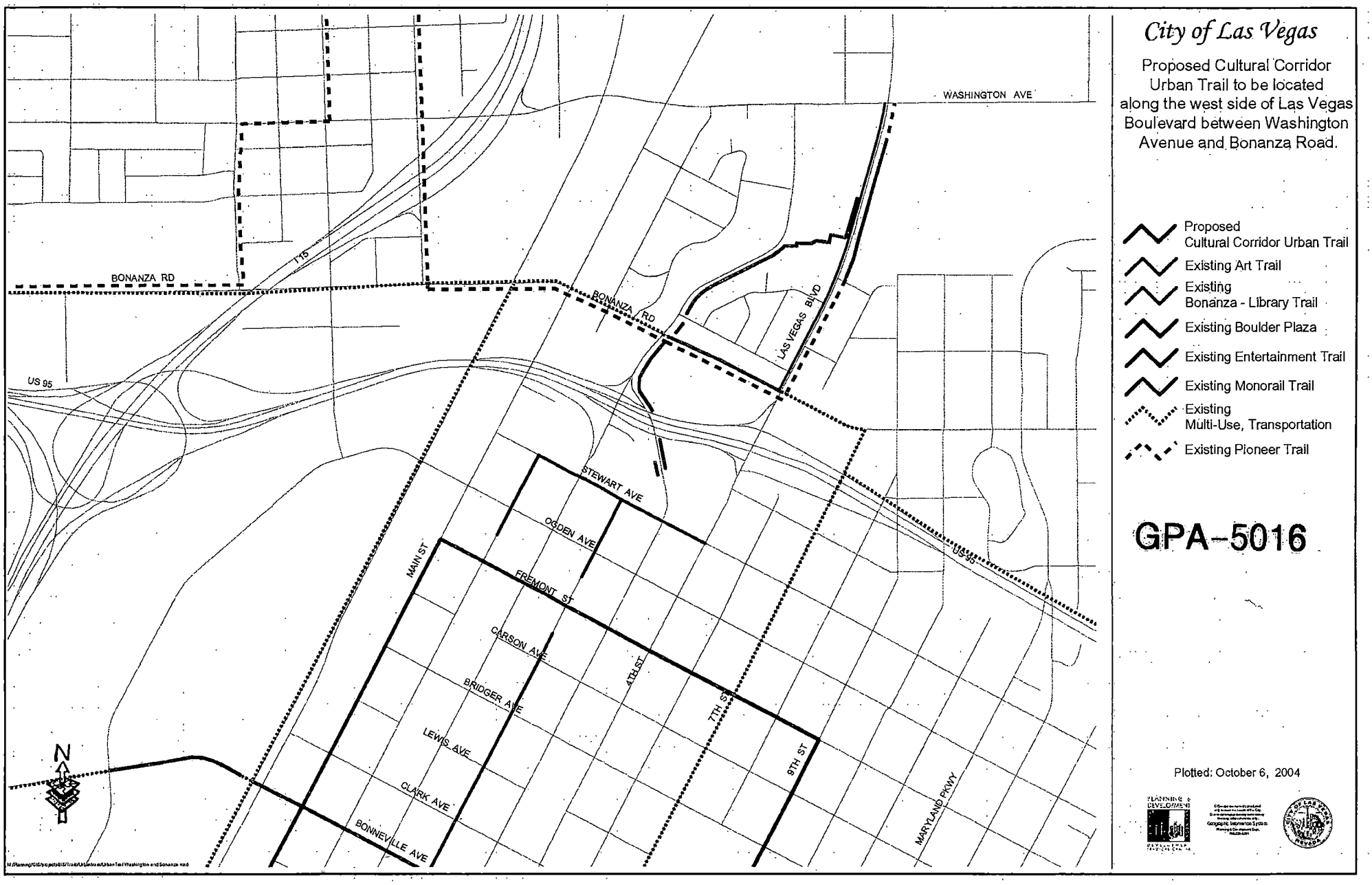
AR

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 0

PROTESTS: 0

AR



City of Las Vegas

Proposed Cultural Corridor Urban Trail to be located along the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road.

- Proposed Cultural Corridor Urban Trail
- Existing Art Trail
- Existing Bonanza - Library Trail
- Existing Boulder Plaza
- Existing Entertainment Trail
- Existing Monorail Trail
- Existing Multi-Use, Transportation
- Existing Pioneer Trail

GPA-5016

Plotted: October 6, 2004

City of Las Vegas

Agenda Item No.: 28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
GPA-5157 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - OWNER/APPLICANT: CITY OF LAS VEGAS - Request to amend the Master Plan Recreation and Transportation Trail Elements TO RE-DESIGNATE PORTIONS OF PROPOSED ALIGNMENTS IN DEVELOPED AREAS AS PEDESTRIAN PATHS, Ward 1 (Moncrief), Ward 3 (Reese), Ward 4 (Brown), Ward 5 (Weekly), Ward 6 (Mack); AND TO REVISE CROSS SECTIONS, All Wards.

C.C.: 11/17/04

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 – Not Applicable
3. Staff Report

MOTION
McSWAIN – APPROVED – Motion carried with DAVENPORT voting NO

To be heard by City Council 11/17/2004

NOTE: Initial Motion for Denial by DAVENPORT failed with GOYNES, McSWAIN, TRUESDELL, NIGRO, EVANS and STEINMAN voting NO

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

TOM PERRIGO, Planning and Development Department, explained that this item would amend both the Transportation Trail and Recreation Trail elements. The Transportation Trail alignments that are being recommended for re-designation from multi-use transportation trail to pedestrian paths are the alignments along Cheyenne Avenue, Rancho Road, Lake Mead Drive,

MINUTES – Continued:

Oakey Boulevard and Pecos Road. These corridors are substantially built out and requesting that people go in and retrofit in a 20-foot path with 20-foot landscaping is very difficult. The Pedestrian Path alignment request is for a five-foot sidewalk and five feet of landscaping.

The proposed changes to the Recreation Trail element relate to the cross sections. As a result of legislation two years ago, the City is now responsible for maintaining equestrian trails. Over the summer, the Planning Department worked with the Public Works Department and Field Operations Department to come up with trail alignments that work. The equestrian trail designates a 10-foot equestrian path with five feet of landscaping and five feet of sidewalk. Developers will build the landscaping in the trail and then the 10 feet of trail will be deeded back to the City of Las Vegas for maintenance.

The multi-use equestrian trail section would have 10 feet of equestrian path, five feet of landscaping, a 10-foot transportation trail and a five-foot transition strip. The transition strip, transportation trail and landscaping would be built by the developer and the property would then become a common lot that the Homeowners Association would maintain. The 10-foot equestrian trail would be deeded to the City of Las Vegas for maintenance.

CHAIRMAN TRUESDELL questioned the usage of five-foot PVC framing in the equestrian trail. He thought the usage was for a typical PVC equestrian fence with three or four rails and he wondered what the durability of the pipe was given our extreme heat. MR. PERRIGO replied that there are different materials used for the fences and that Field Operations has done testing and there is a particular type that seems to be appropriate for this usage. The Chairman was concerned about the durability since the City would be responsible for the long-term costs of maintenance. He thought a fence such as wrought iron or picket may be more durable but perhaps was not appropriate around horses. A PVC fence installed that was not durable or that would discolor would result in more problems for the City. He asked that staff look further into the matter. COMMISSIONER STEINMAN confirmed with MR. PERRIGO that the purpose of the PVC fence in the equestrian area is to create the separation between the equestrians and the pedestrians. MR. PERRIGO pointed out that the PVC fence is on the homeowners association portion of the trail, it is not the City's responsibility to maintain it.

COMMISSIONER DAVENPORT questioned the City's responsibility for maintenance when both the developer and the homeowners are going to get the benefit of the trails. MR. PERRIGO stated that at the last legislative session, legislature was passed to that effect. COMMISSIONER DAVENPORT said he could not support this item because all citizens would not benefit from the trails. Only a small group of people in the tract would use the trails.

MINUTES – Continued:

MR. PERRIGO reiterated the developer would pay for and install the trail; the City only has to maintain it. The cross sections have been revised so that Field Operations equipment can more easily and efficiently be used for maintenance. The decomposed granite trail can be re-graded once a year and that process is easy and inexpensive. MR. PERRIGO also informed the Commissioners that the trail would be built out into trailheads and centers in the northwest area including Federal lands and the National Conservation Area, so the trails are for equestrians throughout the northwest area. CHAIRMAN TRUESDELL confirmed with MR. PERRIGO that the trails are part of a regional trail network that runs through several municipalities not just within one development. COMMISSIONER DAVENPORT found it hard to accept the fact that the City is responsible for the maintenance.

COMMISSIONER STEINMAN questioned who would be responsible for the daily maintenance of the equestrian trail. MR. PERRIGO said that Field Operations is currently working on the maintenance details and that has not been addressed yet. He was concerned about the City's costs in the upkeep of these trails because there will be a lot of maintenance involved. Re-grading the trail once a year would not be the only required maintenance.

VICE CHAIRMAN NIGRO asked that staff do some additional research on how the trail is going to be maintained prior to the item going before City Council. DEPUTY CITY ATTORNEY BRYAN SCOTT confirmed that the City will be responsible for maintenance; how often it is maintained is the question and the answer would be determined by the number of staff available to do that type of maintenance. VICE CHAIRMAN NIGRO agreed and stated that the City Council might look at the item differently if they were given information on what the costs would be to maintain these trails on a regular basis. MR. PERRIGO stated that he would have a representative from Field Operations at the City Council meeting to address any questions Council may have.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:59-7:13)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5157 - OWNER/APPLICANT: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to revise certain trail cross sections to clarify maintenance and ownership issues, designate sections of trail alignments in developed areas as "Pedestrian Paths," and add "Pedestrian Path" alignments to coordinate with the Regional Transportation System's Multi-modal plan.

BACKGROUND DATA:

01/16/02 The City Council adopted the Master Plan Recreation and Transportation Trails Elements.

ANALYSIS

The intent of this application is to revise current trail requirements to facilitate implementation, confirm maintenance responsibilities, and coordinate with the Regional Transportation Commission's multi-modal plan.

Certain segments of the trail alignments are proposed for rights-of-way in areas that are already developed. In these areas, predominantly along Rancho Drive and Oakey Boulevard, enough right-of-way to accommodate the existing cross section requirements is not likely to become available in the near future. The proposed "Pedestrian Path" cross section requires less width due to a reduction in amenity but will provide an unobstructed path. Re-designating necessary segments of the alignment this way will greatly improve the ability to implement the Trail Plans and enhance connectivity.

In addition to those segments being re-designated, it is proposed that new Pedestrian Path segments be placed on the Transportation Trails Plan to coordinate with the Regional Transportation Commission's multi-modal plan. Specifically, these segments will be along Cheyenne Avenue from Buffalo Drive to the 215 Beltway, and a small section to connect the Town Center loop trail to other trail alignments.

SR

Recent changes to the Nevada Revised Statutes include a revision to chapter 278.4787 which now requires the city to assume ownership and maintenance of any trail alignment required in a Recreation Plan. This in effect places responsibility for all equestrian trail paths with the city. Because each cross section is stratified with areas of landscaping, pedestrian paths, and equestrian paths, it is necessary to specifically state which portions of the trail are equestrian paths and which are amenity areas to be maintained by adjacent Homeowner's Associations. These revised cross sections also minimize landscape areas within the right-of-way to reduce the maintenance burden that would be placed on the city for that upkeep as well. In no case is the actual usable area of the trail reduced for either pedestrians or equestrians.

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 that include approved neighborhood plans.

In regard to each of these conditions, this request does not impact density or intensity of uses. It is intended to more effectively implement both the Master Plan Recreation and Transportation Trails Elements, and ensure that facilities are properly maintained. In areas where Pedestrian Path alignments are added, there will be no impact on existing development and only minor requirements for future development.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09-30-04 A neighborhood meeting sponsored by the city of Las Vegas was held at the Lone Mountain Senior Center. There was no one from the public in attendance.

SR

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5157 APN: City Wide

Name of Property Owner: ———

Name of Applicant: City of Las Vegas

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

_____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: Sean P. Robertson

Subscribed and sworn before me

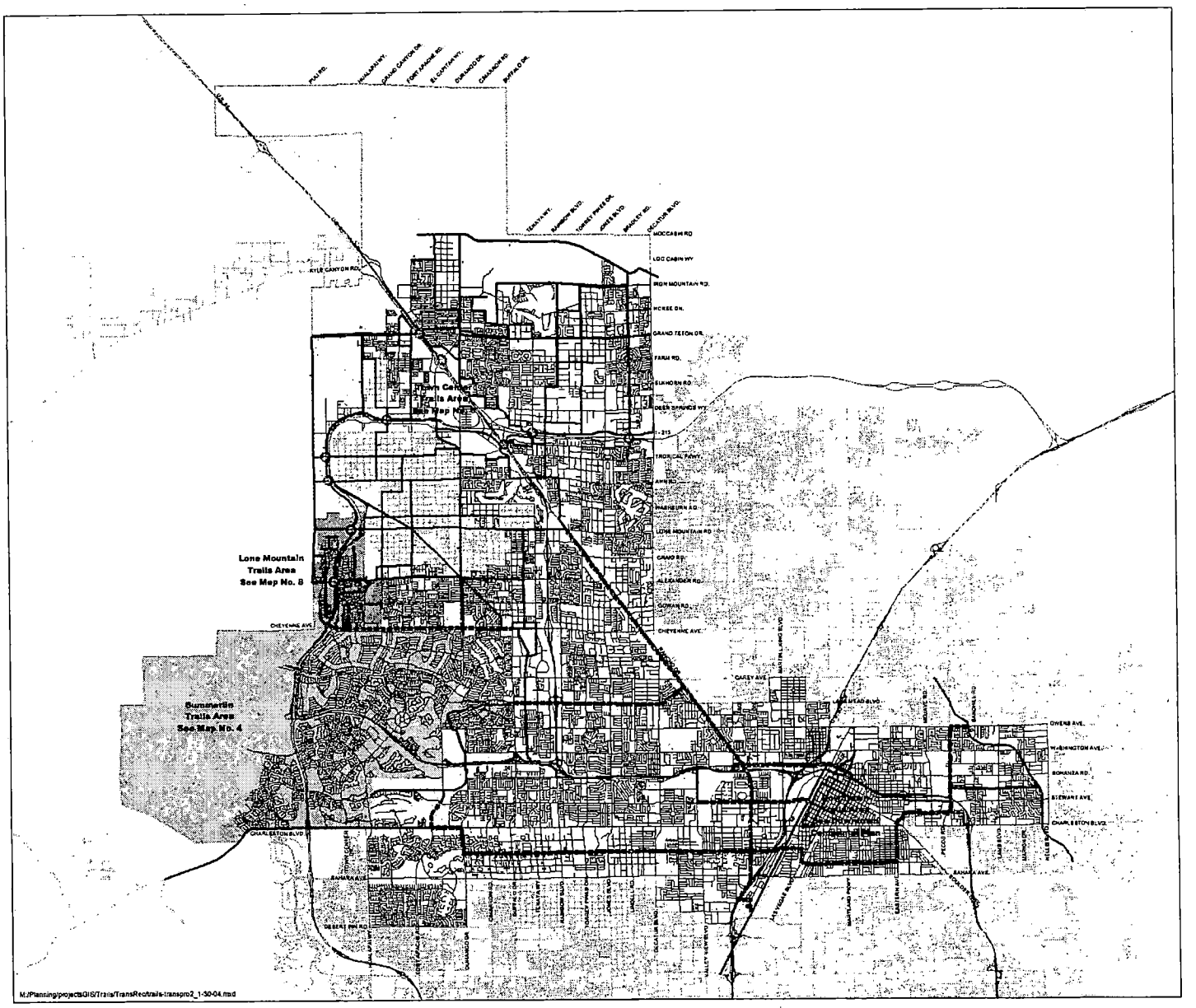
This 2ND day of SEPTEMBER, 2004

_____
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
LINDA HARTMAN-MAYNARD
No. 00-61134-1 My Appointment Expires Feb. 3, 2008

Existing and Proposed Areas

TRAILS



City of Las Vegas

OFF-STREET MULTI-USE TRANSPORTATION TRAIL ALIGNMENTS

Map No. 2
Proposed

- Portion Proposed for Pedestrian Path Designation
- Trail Crossings
- Multi-use Trails
- Freeway
- Street Centerline
- Railroad
- Corporate Limits
- Lone Mountain
- Summerlin
- Town Center

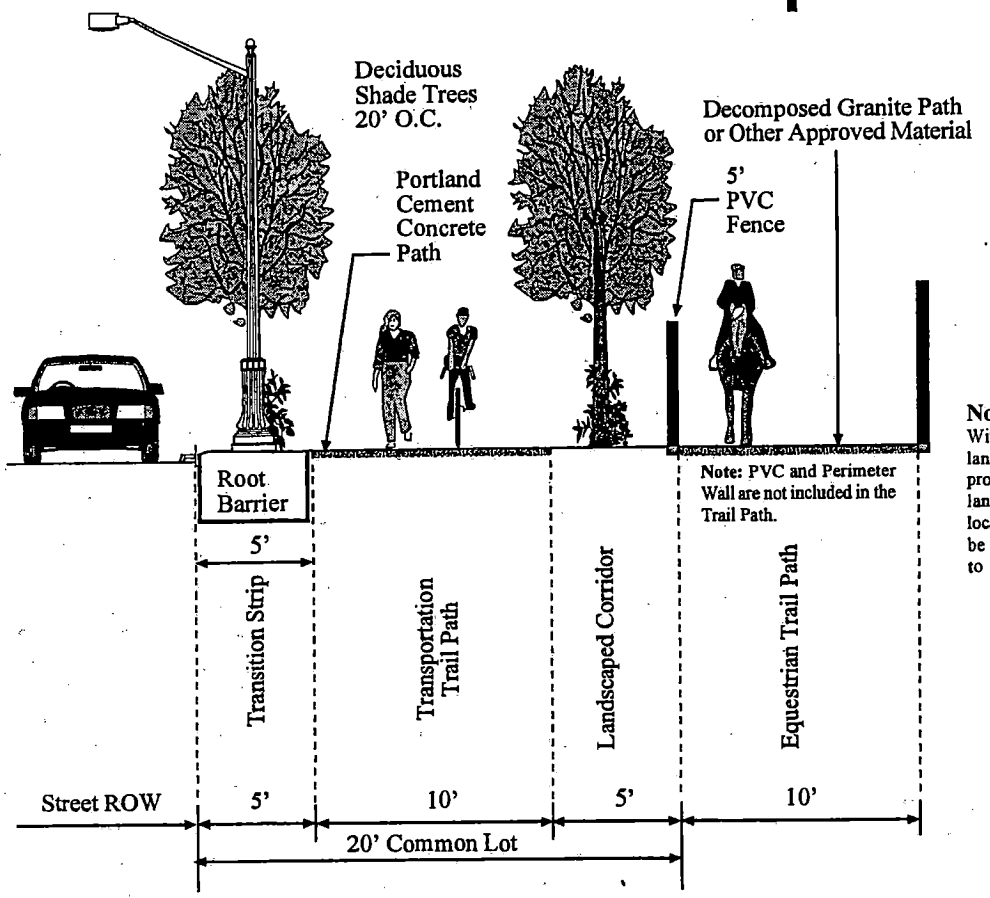
Amended: May 21, 2003 GPA-1983
Adopted: January 16, 2002 Ordinance No. 5417

0 0.5 1 2 3 Miles

Plotted: September 7, 2004

GPA-5157
10/21/04 PC

Proposed



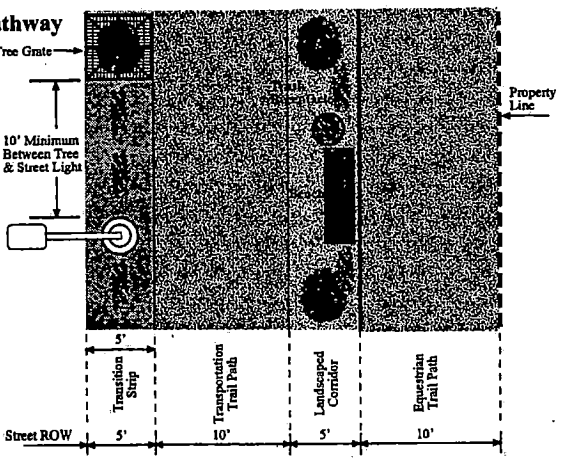
Notes:
The transition strip, transportation trail path, and landscaped corridor are constructed by the developer and defined as a common lot with a pedestrian walkway easement and utility easement granted over the 10-foot trail path on subdivision map. The equestrian trail path is constructed by the developer, defined as a separate lot, and deeded to the city. All areas are owned and maintained by a homeowner's association/private property owner, except the equestrian trail path which is maintained by the City. City maintenance shall consist of removal of debris and surface grading once every calendar year.

For protection from storm water, trees planted in the transition strip adjacent to right-of-way must be secured by a decorative tree grate in stamped concrete.

CITY OF LAS VEGAS
Recreation Trails Element

Exhibit 3
Multi-Use Equestrian Trail

Standard Pathway



Note:
Within 20' common lot, trail and landscape design may be flexible provided that 10' of trail and 10' of landscape are provided. At utility locations decorative hardscape may be installed in lieu of landscaping to provide maintenance access.

Meandering Pathway

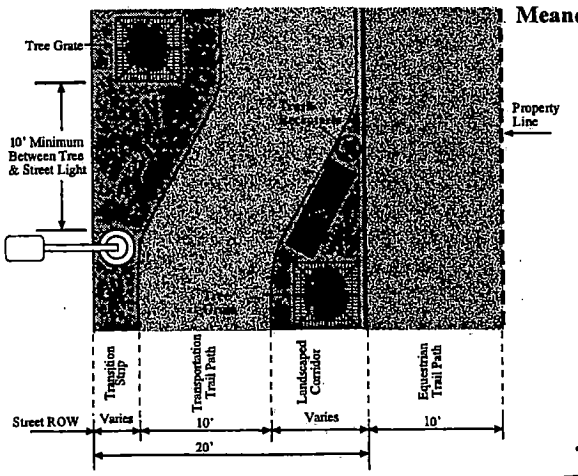


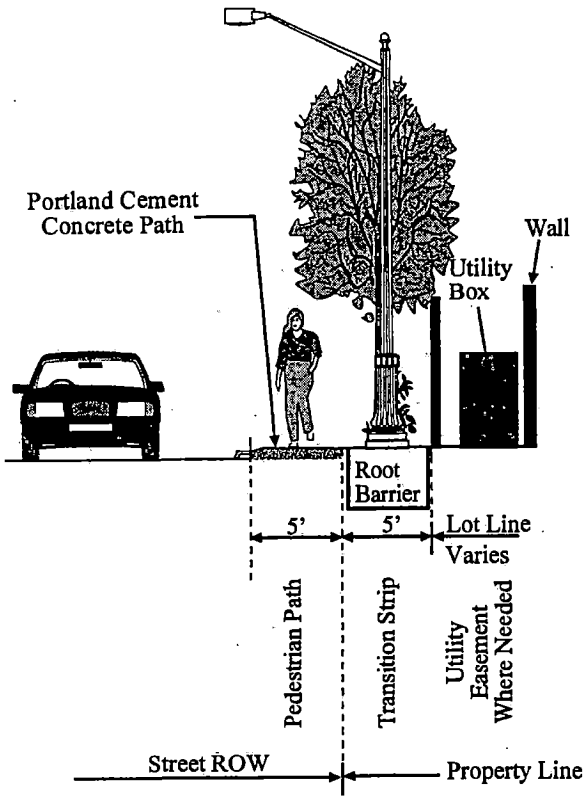
exhibit3\trails-rec\masterplan\fdrawl\ra\09-12-04

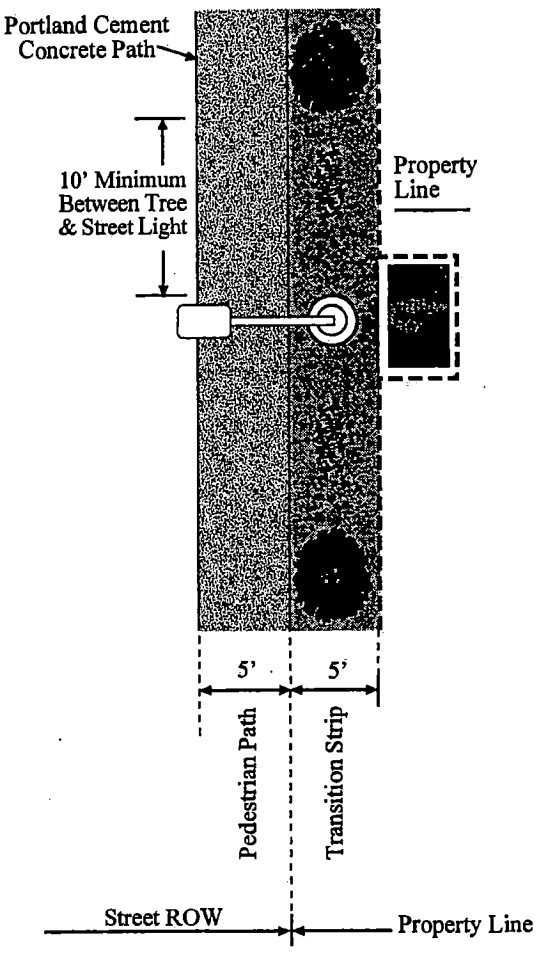
GPA-5157
10/21/04 PC

Proposed

CITY OF LAS VEGAS
Transportation
Trails Element

Exhibit 2
Pedestrian Path





Notes:
The transition strip and transportation trail path are constructed by the developer. The transition strip/landscape corridor is a common lot owned and maintained by a homeowner's association/private property owner. Utility boxes cannot retard landscaping or impede the trail path. Where necessary, pop-outs will be provided into private property and an appropriate utility easement granted.

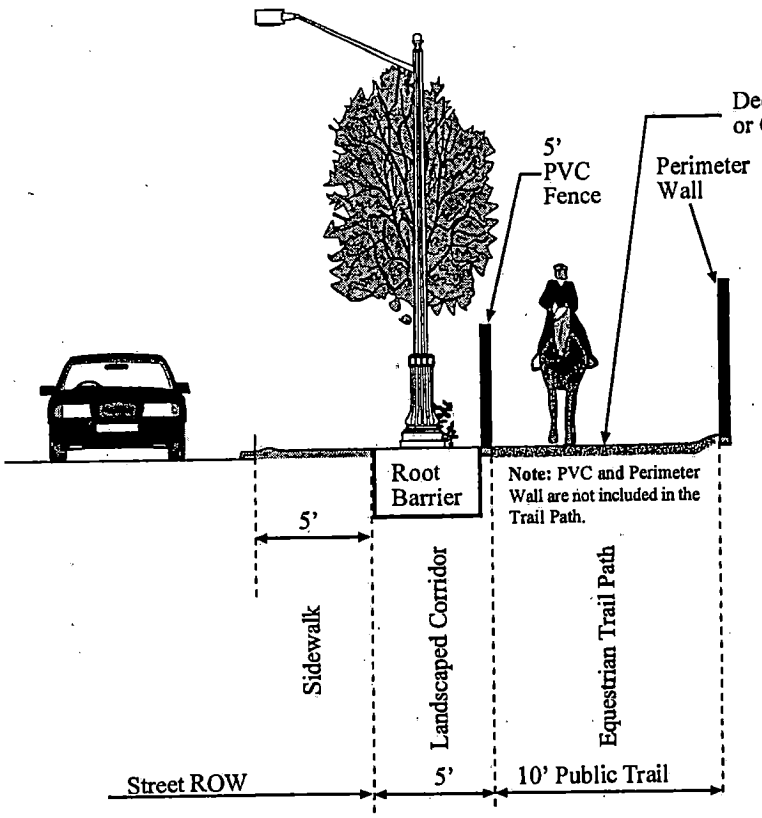
transportation#1\trails-trans\masterplan\frhnd\ts\08-12-04

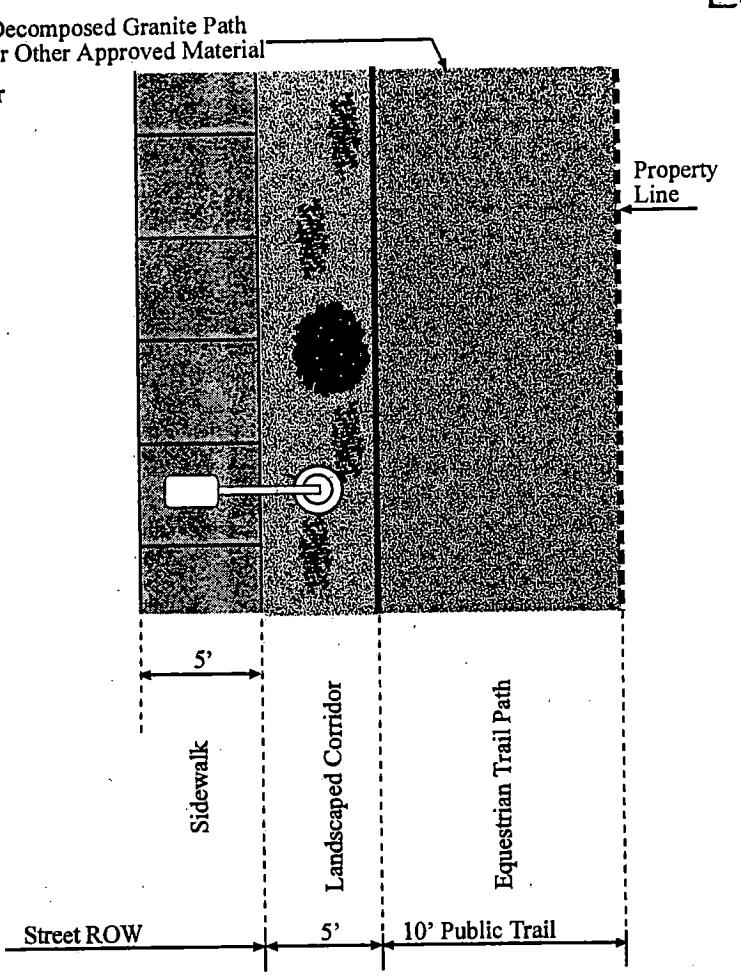
GPA-5157
10/21/04 PC

Proposed

CITY OF LAS VEGAS
Recreation
Trails Element

Exhibit 1
Equestrian Trail





Notes:
The trail path and landscaped corridor are constructed by the developer and defined as separate common lots on subdivision map. The trail path is **deeded** to the city and **maintained by the city.** City maintenance shall consist of removal of debris and surface grading once every calendar year. The landscaped corridor is owned and maintained by a homeowner's association/private property owner. Public easements will be required for streetlights, fire hydrants, etc., not located in the public right-of-way. They must be situated so as not to block a sidewalk or trail path.

exhibit#1\trails-rec\masterplan\frfrnd\ra\08-12-04

GPA-5157
10/21/04 PC

City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

GPA-5266 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend the City of Las Vegas Downtown Redevelopment Plan Map of the Las Vegas Redevelopment Plan to designate Future Land Use Designations as Commercial, Mixed Use, Industrial or Public Facility located within the Redevelopment Plan expansion area and within other areas of the Las Vegas Downtown Redevelopment Plan Map. Wards: 1 (Moncrief), 3 (Reese), and 5 (Weekly)..

C.C.: 11/17/04

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

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the November 18, 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 3 [TMP-5188], Item 29 [GPA-5266], Item 43 [GPA-5195], Item 50 [MOD-5212], Item 51 [VAR-5214], Item 52 [SDR-5213] and Item 75 [SDR-5179] to 11/18/2004 Planning Commission meeting; Item 25 [VAC-5030] to 12/16/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 44 [GPA-5200] and Item 57 [VAR-5178]; and TABLE Item 47 [GPA-5207], Item 48 [SUP-5210] and Item 49 [SSR-5209] – UNANIMOUS

NOTE: Chairman Truesdell made a disclosure relating to Item 29 [GPA-5266], as he has an interest in the adjacent property. He would be voting on the abeyance but would abstain once the item comes forward. In addition, on Item 44 [GPA-5200], he would be voting on the abeyance but is uncertain if he would vote on the item once it comes forward, as he has been involved with the group that purchased the property and have abstained on this item in the past.

City of Las Vegas

Agenda Item No.: 29

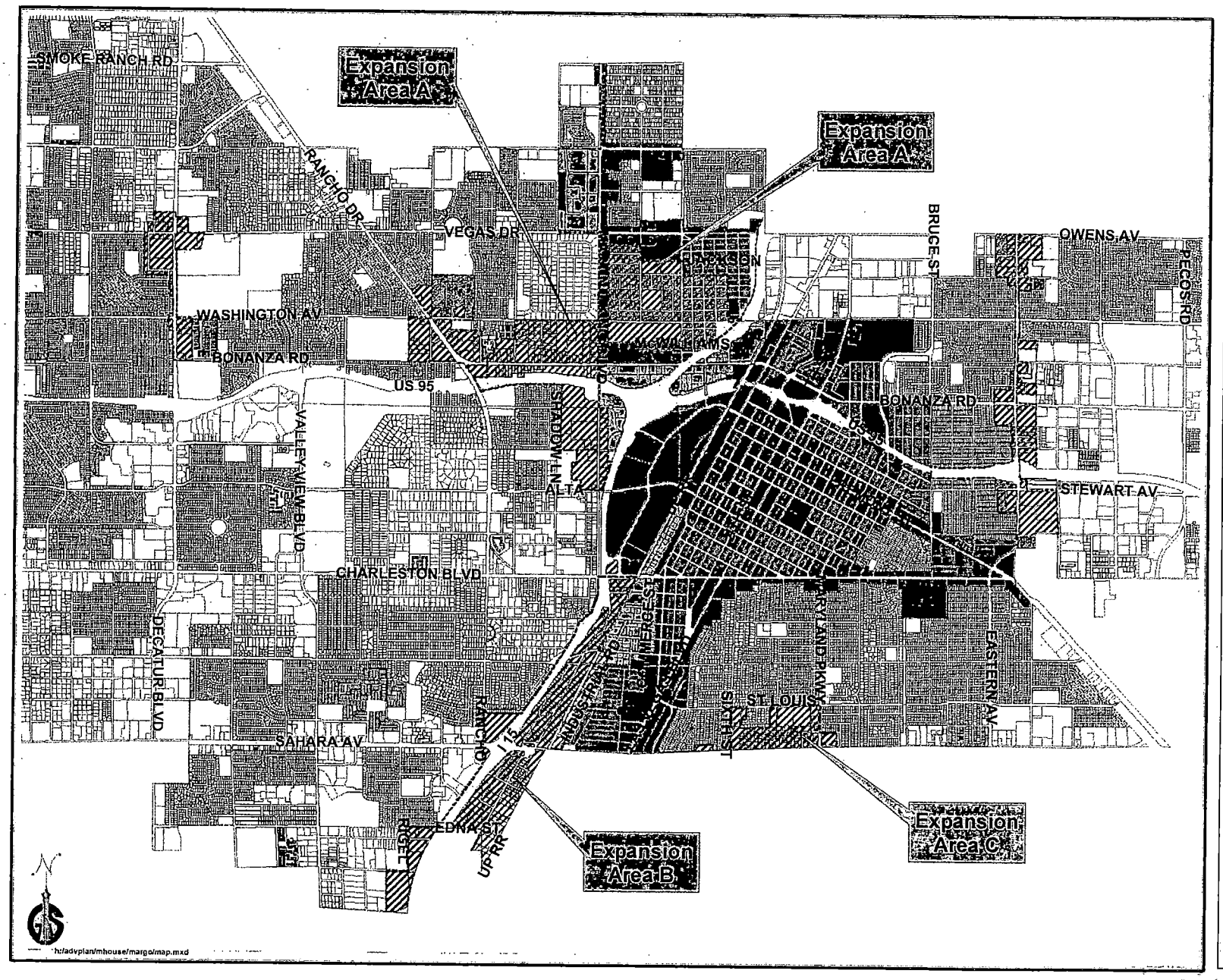
PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 29 – GPA-5266

MINUTES:

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

(6:05-6:20)

1-90



City of Las Vegas

Redevelopment Area

Current and Proposed Boundaries

Proposed Redevelopment Area Additions

- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Commercial (O, SC, GC)
- Industrial (LI/R)
- Public Facility (PF)

Existing Redevelopment Area

- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Commercial (O, SC, GC)
- Industrial (LI/R)
- Public Facility (PF)

PLANNING & DEVELOPMENT

Geographic Information System

Plotted: September 23, 2004

GPA-5266

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5266 – APPLICANT/OWNER: CITY OF LAS VEGAS

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE NOVEMBER 18, 2004 PLANNING COMMISSION MEETING

Gary Leobold

From: Margo Wheeler
Sent: Thursday, October 14, 2004 5:54 PM
To: Scott Adams; Steven Van Gorp; Douglas Lein
Cc: Gary Leobold; Bob Genzer; David Clapsaddle
Subject: redevelopment matter on 10-21

The councilman in a phone call tonight has asked this to be abeyed to 11-18

City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

GPA-5278 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend Policy 3.4.1 of the Las Vegas 2020 Master Plan, which currently reads as follows: "That a minimum of 30 percent of available BLM lands be planned for recreational and parks uses within the northwest sector of the city, in the general vicinity of the intersection of Kyle Canyon Road and US 95", to the following: "That a minimum of 30 percent of available BLM lands be planned as open space within the Centennial Hills Sector of the City of Las Vegas through the adoption of an open space plan". And to amend Policy 3.4.3, which currently reads as follows: "That a minimum of 20 percent of available BLM lands within the Kyle Canyon area be made available for the development of a high technology business park, research and higher education, within the northwest sector of the city", to the following: "That an adequate amount of available BLM lands within the Centennial Hills Sector of the City of Las Vegas be made available for the development of a high technology business park, research facility and/or higher education facility, Ward 6 (Mack).

C.C.: 11/17/04

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 – Not Applicable
3. Staff Report

MOTION
NIGRO – APPROVED – Motion carried with EVANS voting NO

To be heard by City Council 11/17/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MINUTES – Continued:

TOM PERRIGO, Planning and Development Department, explained that when the policies referenced were adopted, the vision was to have an office or tech park at the area where Kyle Canyon Road intersects with the I-95 freeway. Since that time, there is now a 1,700-acre land disposal scheduled for February of 2005 and also, staff is in the process of preparing a Northwest Open Space plan. The request is to amend these policies in the General Plan Policy Document to be consistent with the Northwest Open Space Plan and the planning that is underway at Kyle Canyon. The draft form of the Northwest Open Space Plan will recommend 30 percent of open space and that will be heard before the Planning Commission in December. Regarding the tech park, it is no longer part of the Master Plan of the Kyle Canyon Plan.

COMMISSIONER McSWAIN confirmed with GARY LEOBOLD, Planning and Development Department, that the open space requirement in the Town Center Plan was 20 percent. She remembered discussion occurring after the original plan was made; the designated percentage was too much taking into consideration large parking lots and projects with large areas of shared open space. He acknowledged there was discussion but that no changes were actually made. He pointed out that the nature of Town Center is quite different than what is proposed for Kyle Canyon. COMMISSION McSWAIN agreed that they are different and stated she did not want to approve something that will come back later to be reduced. She felt the changes were positive relevant to the changing of an adequate amount of Bureau of Land Management (BLM) lands regarding the Technology Business Park.

COMMISSIONER EVANS remembered that he had heard significant discussion regarding this issue when he was on the 2020 Master Plan Steering Committee and he requested further clarification. He questioned if the change was primarily in changing the language from "recreation and parks usage" to "open space" and if so, what are the consequences of that change. MR. PERRIGO explained that within the Northwest Open Space plan, a system is being created for open space that includes trails, drainage ways, natural areas and parks and recreation. The idea is rather to try and put a specific amount of open space in one area, a comprehensive network of open space would be created. The proposed policy change would make the Master Plan consistent with that Planning effort.

COMMISSIONER EVANS confirmed with MR. PERRIGO that the proposed policy change would apply to the entire Centennial Hills Plan. The Commissioner stated that discussion had taken place regarding the original thoughts of the development of the Kyle Canyon area and the consensus was that the area was relatively sensitive and the focus should be creating employment centers etc. It was also thought that the area should include parks and recreation uses. The policy changes would seem to water that theory down. MR. PERRIGO replied that at the time the policies were created in the Master Plan 2020, nobody envisioned 1,700 acres would be sold off to be developed as a master planned community.

MINUTES – Continued:

In order to make up for that plan being developed as it is, staff has constructed the open space planning effort so the developer of that area would be required to develop the open space and trails and retain the arroyos. Within the Kyle Canyon Master Plan, in addition to the required parks and recreations areas, the City is requiring the retention of the arroyos and a significant amount of the terrain that is to be left in a natural state.

COMMISSIONER EVANS appreciated that but voiced concerns over the concept of the creation of employment centers in the area so people would not commute into town. He did not feel that at this time, that concept has taken home. People are still continuing to commute and the roadways are congested. He acknowledged the temperament of the City and of the development community agreeing this is where the development is going to occur but he is not yet convinced that from a Planning perspective, this is the best solution for the long term.

COMMISSIONER McSWAIN asked if the policy change proposes that in addition to the 30 percent designation, there would be additional parks and recreation areas. If not, how will the City guarantee that there will be parks and recreational components. MR. PERRIGO stated the parks and recreation areas would be a part of the open space network that is in the plan coming forward in December, which is part of the 30 percent. The intent is to have a policy that states there will 30 percent open space in Centennial Hills in a comprehensive network. She confirmed with MR. PERRIGO that the plan coming forward would further identify how all of the proposals would fit together.

VICE CHAIRMAN NIGRO asked if this would be similar to the way the arroyos are used in the Summerlin area. The area might have bike trails around the arroyos and although the entire area is not considered usable, it would be considered open space. MR. PERRIGO confirmed he was correct.

CHAIRMAN TRUESDELL pointed out that staff has been holding several meetings with individuals in the northwest regarding the open space issue and green communities. There are trails that start and stop and it is time to start connecting them. The City needs both programmable open space as well as natural open space. The Chairman felt the 30 percent number made more sense after he had attended a neighborhood meeting. He was concerned about the vagueness regarding the difference between a high-technology business park/research facility and a higher educational facility. It would not make a lot of sense to create 30 percent of open space and then put a wall around a large research facility or school. CHAIRMAN TRUESDELL felt the policy should be further examined to incorporate the interactive nature of open space and how it connects to future facilities that may develop there.

MINUTES – Continued:

MR. PERRIGO acknowledged the Chairman's comments and told him that there are policies in the capstone document that do relate to CHAIRMAN TRUESDELL'S concerns. He offered that staff could review the wording of the proposed amendment and try to incorporate some of the Commission's suggestions.

COMMISSIONER McSWAIN asked MR. PERRIGO if he was suggesting bringing the item back before the Commission. MR. PERRIGO indicated that could be done if the Commission desired to do so. COMMISSIONER McSWAIN stated she understood that this amendment is a broad item and that the details would follow at a later date. She would propose an abeyance if more detail was necessary at this time.

VICE CHAIRMAN NIGRO confirmed with MR. PERRIGO that when the item came back in the future, there would be a better justification of the open space percentage used. The City does not know what the final percentage requirement will be at this time.

COMMISSIONER McSWAIN agreed with CHAIRMAN TRUESDELL'S concerns about establishing open space and then building large structures adjacent to the open space, which constricts that space. She asked if the proposal coming forward in December would address that. CHAIRMAN TRUESDELL stated this would be a policy under the Master Planning Guideline and that each development would come back with more specific detail for approval.

MR. PERRIGO informed the Commission that these are general guiding policies and the Open Space Plan will show how the open space network will be put together and how it would relate with commercial, residential, trails and other various aspects of open space. It will have specific policies, recommendations and implementation strategies. COMMISSIONER McSWAIN confirmed with MR. PERRIGO that the Open Space Plan would only address open space issues and not land use issues.

COMMISSIONER EVANS stated the request is to change the policy on the Master Plan, and he wanted more information on what the specific policy is.

ROBERT GENZER, Director, Planning and Development Department, clarified that the Northwest Open Space Plan would cover the entire northwest area and that the Kyle Canyon Plan would cover a small portion (1,700 acres) of that northwest area. This item is for the entire northwest area. It would set the policy that all specific plans would reference as they are generated. VICE CHAIRMAN NIGRO agreed and stated that these would be broad parameters that would guide the future development of the area. More detailed information would be coming through at a later date. At this time, it is difficult to expect more than that without getting into land uses and the integration of open space next to residential or commercial.

PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 30 – GPA-5278

MINUTES – Continued:
Subsequent to the vote, COMMISSIONER EVANS explained that he voted NO because he did not feel comfortable voting on the matter. He did not fully understand all of the ramifications involved.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:57-8:16)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5278 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend two policies of the Las Vegas 2020 Master Plan. Staff is requesting to amend Policy 3.4.1, which currently reads as follows: "That a minimum of 30 percent of available BLM lands be planned for recreational and parks uses within the northwest sector of the city, in the general vicinity of the intersection of Kyle Canyon Road and US 95", to the following: "That a minimum of 30 percent of available BLM lands be planned as open space within the Centennial Hills Sector of the City of Las Vegas through the adoption of an open space plan".

With the tremendous growth occurring in the northwest part of the valley (north of Cheyenne Avenue), the city of Las Vegas is embarking on a planning process to ensure that development occurs in a manner that preserves a high quality of life for the residents. The City is currently in the process of preparing a Northwest Regional Open Space Plan, which is intended to identify open space opportunities and provide a framework for development that accommodates them.

Staff is also requesting to amend Policy 3.4.3, which currently reads as follows: "That a minimum of 20 percent of available BLM lands within the Kyle Canyon area be made available for the development of a high technology business park, research and higher education, within the northwest sector of the city", to the following: "That an adequate amount of available BLM lands within the Centennial Hills Sector of the City of Las Vegas be made available for the development of a high technology business park, research facility and/or higher education facility.

BACKGROUND DATA:

The city of Las Vegas is in the process of nominating approximately 1,600 acres of BLM land near Kyle Canyon Road for disposal at the Winter 2005 BLM Land Auction. These 1,600 acres are referred to as the Kyle Canyon Gateway study area.

ANALYSIS and FINDINGS

In regard to the first portion of this request, concerning open space requirements in the vicinity of Kyle Canyon and U.S. 95, the draft of the open space plan states that communities throughout the United States have used an open space goal or target to publicly declare the community's intent to balance growth and development with land conservation. The consultants for this Plan recommend that the City of Las Vegas establish a planning goal of protecting 30% of the land in

the Northwest Region as future open space. This 30% goal is recommended as a minimum target based on the ecological, social, economic, and political realities of Las Vegas and is designed to ensure a quality of life in the 21st century that is progressive, sustainable, healthy and economically viable. Therefore, staff recommends approval of this amendment in order to ensure that the open space goals of the 2020 Master Plan and the Northwest Open Space Plan match.

The second portion of this request is concerned with the requirement that a minimum of 20 percent of available BLM lands within the Kyle Canyon area be made available for the development of a high technology business park, research and higher education, within the northwest sector of the city. In order to maximize flexibility within the Centennial Hills Plan area, staff recommends amending the plan to eliminate the set percentage requirement for high tech and education requirements, and instead require an adequate amount of land for those uses.

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 0

PROTESTS: 0

AR

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
GPA-5034 - GENERAL PLAN AMENDMENT - PUBLIC HEARING – APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT – OWNER: ALTA MLK, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), Ward 5 (Weekly).

C.C.: 11/17/04

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 – Not Applicable
3. Staff Report
4. Submitted at Meeting – 19 Opposition Letters from Jean Zorn

MOTION
DAVENPORT – Motion to HOLD IN ABEYANCE – APPROVED – Motion carried with TRUESDELL voting NO and NIGRO abstaining because he owns property within the notification boundary on this item

To be held in abeyance until 11/04/2004 Planning Commission Meeting

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 31 [GPA-5034], Item 32 [ZON-4941], Item 33 [VAR-5035] and Item 34 [SDR-5155].

FLINN FAGG, Planning and Development Department, explained that the proposed General Plan Amendment would change the General Plan designation on the northern portion of the parcel from Service Commercial (SC) to (H) High Density Residential). The southern portion of

MINUTES – Continued:

the site would remain as (SC). In terms of the change in the General Plan designation, it would change in a gradient that goes from east to west. Immediately east of the site, there are industrial and commercial uses with greater intensity. The site is adjacent to medium density residential to the west and to the north. Moving further west, there is lower density residential. This proposed change would fit into that gradient of uses.

A neighborhood meeting was held on September 14, 2004 and the topic was the Plan Amendment. There were 20 members of the public in attendance and concerns included the requirement of a traffic study, which should include the impact of the traffic on the neighborhood. There were also concerns about the existing commercial development to the west of the site and the application of residential adjacency to the approved R-PD11 development immediately to the north.

Regarding the companion rezoning item, it would rezone the site from (C-1) Limited Commercial to (R-PD50) Residential Planned Development – 50 units per acre. This would allow a multi-family residential development. The southern portion of the site would remain zoned C-1 to accommodate a small commercial building proposed for that portion of the site. The rezoning would eliminate the intensity of commercial uses that would be permitted under the C-1 zoning and restricts the northern portion of the parcel to residential uses.

Regarding the Variance, the application proposes 28-story towers. Based on that height, the setback requirement is 1,212 feet; however, the towers, as proposed, would be 205 to 670 feet from the nearest residential properties. The three-story parking structures would be from 20 feet from the property lines to up to 600 feet from the nearest residential property. To provide buffers between this project and the adjacent projects, the applicant has provided 20 to 40-foot landscaping buffers around the perimeter of the site. This helps to address some of the concerns relative to the height of the buildings. There are apartments immediately to the west, which serve as a buffer to the R-1 residential neighborhood further to the west. There are also additional commercial developments along Alta Drive and they also serve as a buffer to the adjacent residential properties.

The Site Development Plan proposes a total of 3,000 feet of commercial space with a total of 854 residential units. In addition to the three tower buildings, there will be two lower townhouse buildings on the site. The residential portion of the site will be gated. There will be one driveway from Alta Drive, which will serve both the commercial parcel at the front as well as the residential development. There will also be a driveway on Martin Luther King, which will be gated and will exclusively serve the residential component. One of the conditions on this application addresses an open space variance. The applicant has filed the application for this variance and the item is scheduled to be heard at the 11/18/2004 Planning Commission Meeting.

MINUTES – Continued:

DAVID LeGRAND, Hale Lane, 2300 West Sahara Avenue, 8th Floor, appeared on behalf of the applicant with EDDY BENOIT from the Ambling Companies. MR. LeGRAND stated the three towers would have a very large central area that would include a 6,000 square-foot clubhouse, a children's playground, a putting green, oversized pool and a meditation garden. The applicant feels the project would offer some significant benefit to the community. Economic analysis has shown that during construction, 24 million dollars will be spent locally in the community. Taxes in the amount of 2.8 million would be assessed and approximately 507 jobs would be created. Over the long term, over 550 jobs would be filled and 4.3 million dollars would be paid in ongoing taxes.

MR. LeGRAND stated the applicant has determined the appropriate market and has recognized the price ranges are appropriate to the area. Regarding pricing, the goal is to have several units in the $200,000 to $300,000 range and a small number of units in the $600,000 and higher price range. The project proposes 96 one bedroom, one bath units; 102 one bedroom, one and one half baths; and a limited number of large penthouse style units. The prices could change as a result of final construction budgets. The rough estimate of costs for Phase I is 111 million dollars, Phase II at 105 million dollars and Phase III at 95 million dollars.

MR. LeGRAND stated concurrence with all conditions except the condition pertaining to the multi-use trail, which is a condition on three of the four applications. The applicant would like to have the trail constructed within the 25-foot setback, although the condition does not specifically state that the trail could be constructed in that manner. Also, Condition 7 in Item 32 [ZON-4941], requires the construction of an oversized sewer main and the applicant feels this is an undue burden to place on one developer as the estimates range from $600,000 to just under one million dollars. However, the applicant intends to work with the other developers faced with the same requirement and possibly share the costs. The applicant does not anticipate coming to the City with any specific requests regarding this Condition but urged the City to consider the issues associated with imposing this type of requirement on single developers.

EDITH WILLIAMSON, 501 Shadow Lane, stated the applicant is requesting too many variances. She reminded the Commission that at one time, the City wanted to make the entire area a pedestrian friendly medical facility of some type. There are a lot of businesses in this area including community services and the Office of the Public Administrator. There is a terrible traffic problem on Alta Drive already. MS. WILLIAMSON rents out property in the area and there are times of the day when her tenants are unable to exit onto Alta Drive from the parking lot. Adding 840 units would put over 800 additional cars in the area and that would just make it worse. Alta Drive cannot be expanded so other streets will be overrun with traffic. Emergency vehicles cannot exit from Shadow Lane with traffic as bad as it gets. MS. WILLIAMSON felt

MINUTES – Continued:
that the project was too much for this area unless Shadow Lane and Martin Luther King Boulevard widens and traffic issues are mitigated in some fashion.

DENISE WINEMILLER, 1808 Collins Avenue, did not believe this type of development would work in the area. There is nothing over five stories in the area. The new Las Vegas Outlet Mall is on the other side of the freeway. This project would propose three 28-story towers and the streets are unable to handle the existing traffic without the towers. Crime in the area is on the rise. MS. WINEMILLER thought the project looked very nice but questioned the development being maintained at this level once the developers leave. She understood the theory of downtown redevelopment but felt it was inappropriate in an area that is residential and has a hospital. She felt high density housing would be better suited on the east side of the freeway.

JEAN ZORN, 2000 Sunland Avenue, stated she has lived in her home since 1966 and has watched the neighborhood become surrounded by large roads made larger and as a result, nine homes in the area were lost. She felt the traffic is too much for the neighborhood to handle. MS. ZORN stated Wasden Elementary is already at capacity like many other schools in the district. She voiced concerns over privacy with such tall buildings towering over the neighborhood. MS. ZORN submitted 19 letters of opposition (some without signature) for the record and indicated she could have obtained more signatures with a little more time. The neighborhood had been under the impression the items were going to be held in abeyance and that is why there were so few speakers. She urged the Commission to deny the applications.

DANNY PIPER, 1217 Park Circle, stated that he lives in the Charleston/Shadow Lane area and he was originally concerned about this project. After doing some research, he felt more confident that what is being changed with the intersection at Martin Luther King Boulevard and Alta Drive would be beneficial. The changes would help the road to take on traffic generated by the project. He supported the project completely and was happy the developers chose this site for the project. MR. PIPER indicated he owns a business in this area and it would be impacted by the project. COMMISSIONER EVANS clarified that MR. PIPER lives in the Scotch 80's.

DANIEL DEEGAN, 1801 Granite Avenue, noted that an earlier speaker, JEAN ZORN, is the President of the Neighborhood Association and speaks with some authority as to the feelings of the residents. He noticed that the Scotch 80's and Glen Heather neighborhoods are not getting any requests for multi-story towers and pointed out there is some vacant land in those areas. MR. DEEGAN objected to the project and wished more residents had come to speak on the item. He suggested that if the Planning Commission chose to pass this item onto the City Council, there will be more speakers present at that meeting. MR. DEEGAN found the project inappropriate for the area. At the meeting with the developer, the traffic representative stated there would be left and right turn lanes on Martin Luther King Boulevard; however, in speaking

MINUTES – Continued:

with MIKE JANSEN in the Traffic Engineering Division, he was informed that is not correct, it would be a right turn only.

DOUG LIEN, Manager, Office of Business Development, City of Las Vegas, stated he was speaking in favor of the project. His office has been working with this developer for a number of months. With the development of additional commercial properties and high-density residential nearby, his office felt this is a suitable project for the City's urban expansion of the downtown area. MR. LIEN noted the World Market Center is coming in with 7,000,000 square feet of development and his office anticipates corporate absorption of these units as they will be within a walkable commute to the east.

MR. LeGRAND acknowledged the concerns raised by the neighbors. He stated the area is in transition and this is a border area to a much higher intensity development that will be going on nearby. The property is currently zoned C-1 with unlimited height restrictions. Although the neighbors do not find this project pleasant, it is a much less intense use than what might otherwise be developed on this property. Also, the developer is cooperating with Planning and Development and the Public Works Department to facilitate the widening of Martin Luther King Boulevard. Meetings have been held with Nevada Department of Transportation (NDOT) to assure the site development would be compatible with the projection of the relocation of Martin Luther King Boulevard and Alta Drive. The Site Plan does not show the addition of turn lanes that are expected pursuant to the traffic study, which appears favorable.

MR. LeGRAND stated the traffic study indicates the inhabitants of the units would be traveling east and south towards the downtown area and the I-15 freeway. If this is correct, the traffic generated by the development would not further congest the existing traffic issues that concern the neighbors. He stated this type of project would be more suitable for this site than what otherwise might be developed there.

COMMISSIONER EVANS referenced the traffic issues associated with the Costco on Martin Luther King Boulevard and asked MR. LeGRAND to expand upon his comments regarding the Site Plan did not indicate anticipated turn lanes. MR. LeGRAND explained that the applicant anticipates a potential right turn lane associated with the development and that a deceleration turn would be added going into the project from Alta Drive. That lane would also include, based on discussion with the Rapid Transit Authority (RTA), a bus turn out lane. COMMISSIONER EVANS wondered why the Site Plan did not reflect these items. MR. LeGRAND stated the policies of the City dictate that the dedication of right-of-way must be done as determined by Traffic Engineering in conjunction with the study.

PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 31 – GPA-5034

MINUTES – Continued:

COMMISSIONER EVANS requested an opinion from staff regarding the applicant's comments regarding sewer construction. He asked DAVID GUERRA, Public Works Department, about the significance of the condition in question. MR. GUERRA stated that in this situation, it is not a question of the size of the project; it is the fact that the sewer infrastructure is at or near capacity at this time. The City is in the process of trying to upgrade the infrastructure and that is why the Condition states the applicant is responsible for the sewer construction if it is not already in place. He noted this condition was put on another high-rise development near Charleston Boulevard and Grand Central Parkway.

COMMISSIONER EVANS then asked if staff felt this was an undue burden on the applicant and if any other developments would benefit from the improvement. MR. GUERRA stated if any developer were to put the system in and improve it, it would benefit all people using the downtown infrastructure. MR. GUERRA informed the Commission that if the infrastructure cannot be provided, regardless of reason, the project would exceed the capacity and the infrastructure could not handle it.

COMMISSIONER McSWAIN said the project looked like it would be fantastic for the area. Her initial concern was the close proximity to the 61-acre project. She acknowledged the justification of a project such as this because of the type of development that may go into the 61-acres. She understood the traffic study still needed to be completed and stated that it makes it difficult for the Commission to make good decisions on projects of this magnitude without the study. The Commissioner reminded the neighbors that when the City was discussing the medical plan for the area, there was discussion about having components of residential development in the plan. There was also discussion that this would be a perfect location for an urban core to development as well as vertical development.

COMMISSIONER McSWAIN asked if there were going to be requirements on the traffic study that would prohibit the development from being built unless they were met. MR. GUERRA indicated the traffic study for this project has been submitted but has not yet been approved. Plans for the area would require the developer to put in the bus stop and right and left turn lanes. Project Neon will be installing a lot of infrastructure as well. He indicated that Alta Drive and Martin Luther King Boulevard are each Master Planned to be 100-foot right-of-way streets and also, Discovery Drive is in the area and that can carry a lot of traffic as well. COMMISSIONER McSWAIN confirmed with MR. GUERRA that there are currently requirements to dedicate an additional 20 feet of right-of-way on Alta Drive and Martin Luther King Boulevard to get to the 100-foot right-of-way plan. She then confirmed with MR. LeGRAND that those dedications are not reflected on the Site Plan.

MINUTES – Continued:

COMMISSIONER McSWAIN asked why pertinent traffic information was left off of the plans when she could easily identify the potential traffic problems. MR. LeGRAND stated that the applicant was unable to address the scope of the issue without the traffic study. The study was received within the last seven days. The applicant did not want to speculate about what would be required. The first focus was to accommodate for the widening of Martin Luther King Boulevard and after that was accomplished, the focus would move to turn lanes etc. He reminded her that although the plan does not depict the requirements, the Conditions establish the traffic requirements that will be followed. COMMISSIONER McSWAIN acknowledged that fact but replied that it would possibly quell some of the fears and concerns of the neighbors relative to this issue, as traffic is the prevailing concern. Other projects of this caliber have come before the Commission and the developers have tried to anticipate items necessary to make the project work even before receipt of the traffic study.

COMMISSIONER DAVENPORT stated that this project would be in his backyard. He drives the area daily and he confirmed that traffic is a problem and a concern. He confirmed with MR. GUERRA that the traffic study should take into account the development being built at Shadow Lane next to Costco. Traffic studies are required to take into account projected developments in the area as well as what currently exists. COMMISSIONER DAVENPORT then confirmed with MARGO WHEELER, Deputy Director, Planning and Development, that as a result of the proposed Bonneville Clark Couplet, he would be able to go under the freeway on Bonneville Avenue because the one-way designation of the street would begin at Main Street and continue away from this area.

COMMISSIONER DAVENPORT asked if the City currently held 100 feet of right-of-way for Alta Drive but was only using 80 feet. MR. GUERRA stated that at this time, the City has 80 feet of right-of-way and per conditions, require a dedication of an additional 20 feet. The Commissioner stated that when Alta Drive goes back to two lanes above Valley View Drive, a deadlock is created. MR. GUERRA acknowledged his comment and stated that the zig-zag area in question was designed before he was with the department. COMMISSIONER DAVENPORT felt the additional traffic that would be generated by this development, along with the traffic from another proposed condo development with approximately 200 units, would overwhelm an already congested area. He asked if an abeyance of the item for two weeks would allow adequate time for review of the traffic study. MR. GUERRA indicated the Traffic Impact Analysis (TIA) would not be a cure all for the traffic this site would encounter. It would identify mitigation, some of which has already been identified in the conditions. In conjunction with the State's Project Neon, there will be a lot of traffic infrastructure on this corner. MR. GUERRA was unable to know if waiting for approval of the TIA would alter the understanding of the traffic flows in the area until the project is in place and traffic is flowing. COMMISSIONER DAVENPORT asked MR. GUERRA if he was suggesting the traffic study would confirm that

MINUTES – Continued:

these streets could not handle the traffic that would be generated. MR. GUERRA clarified that he was stating there would be a lot of traffic in the area and staff would do their best to mitigate it but he did not believe the TIA would in any way lower the projected amounts of traffic or change the direction of flow.

COMMISSIONER McSWAIN asked what area the traffic study would cover. CHAIRMAN TRUESDELL informed her that the study would not just do the intersection where the project would be located. Specifications exist for how far out the traffic study's area must cover. The studies address much more than just the immediate area. The City Engineer can dictate how far the zone of influence goes depending on the arterials of the regional streets involved and nearby freeways. MR. GUERRA explained that the developer is given a scope of the zone of influence. The developer must then take their project and add it into existing and projected development studies and then make calculations of where traffic would flow to and from and then determine the impact that flow would have on the zone of influence. COMMISSIONER McSWAIN stated she would think the zone of influence would be from the I-95 freeway to Charleston Boulevard and possibly Valley View Drive and then to Main Street. MR. GUERRA agreed and stated the zone of influence can be up to three or four miles out.

COMMISSIONER McSWAIN confirmed with MR. GUERRA that he has not yet seen the study and did not know what the zone of influence was. He clarified that he was not trying to say the traffic study would not mitigate problems. He was trying to explain that the traffic study would help to identify the problems so the developer could work with the City in an attempt to mitigate the problems. COMMISSIONER McSWAIN replied that she did not expect the study to impact traffic, but what would be implemented because of the study would make an impact. COMMISSIONER DAVENPORT confirmed the study would indicate what volume of traffic could be anticipated and how far out it would have to go before it dissipates. CHAIRMAN TRUESDELL reminded everyone that staff would be putting requirements on the applications to have the developer do whatever they can to mitigate problems associated with the property.

COMMISSIONER DAVENPORT felt the traffic information was vital to the Commission so that they could make the best decision possible. He did not feel he had adequate information to make a sound decision on this project. The Commissioner did not want to create a bigger gridlock than that which already exists. He wanted to review the traffic study and report himself and he commented that there were audience members who would like the opportunity to meet with the developers again. He felt a two-week abeyance would be appropriate.

COMMISSIONER GOYNES stated that high rises are a new product in Las Vegas and part of the high-rise character in the downtown area includes a certain aspect of walkability. He did not

MINUTES – Continued:

feel an 832-unit development would result in 832 cars. As an employee of a public transportation company, he knows there have been increases in route frequency and projects such as this would result in added busses. In the future, this area could become a walkable area or the residents could work closely enough that they could take a bus to go to work. He felt the future widening of Martin Luther King Boulevard would help with the congestion as well. COMMISSIONER GOYNES stated that not approving this project because it causes traffic congestion does not make sense because intersections all over town are congested daily. People need to be smart and start using public transportation for everyday travel needs. He stated that Las Vegans enjoy riding in their cars alone but that mentality will need to change as the type of development in town changes.

COMMISSIONER STEINMAN stated that he has repeatedly voiced his concerns over the Commissioners having to make decisions on projects before the traffic studies are completed. All discussion over traffic concerns is speculative. He estimated that with a 900-unit development that only brought 500 cars, which make two trips a day, is 2,000 trips. It will have an impact. He hoped the City would establish standards on projects of this size so that a study is provided and analyzed before the item is heard before the Commission and Council.

He also stated that adjacency standards are in place for a reason. The standards on this project call for the building being 1,200 feet away from the adjoining property. This project proposes placing that building 20 feet away. COMMISSIONER STEINMAN asked the applicant to justify a request of that magnitude. He could not see how placing a tower on top of adjacent homes could be beneficial in any manner.

MR. LeGRAND replied that it was his understanding that the area was to be included within the Redevelopment Zone, which would not include setback requirements at all. He stated the property is currently zoned for C-1, which permits a much higher density and use and much more traffic than that which is being proposed. He felt it was crucial to keep in mind that this is a reduced level of use from what would otherwise be permitted without the need to appear before the Commission for a zoning application. The applicant felt the project was sensible, appropriate and reasonable for this location in light of the City's objectives for development in this immediate area. MR. LeGRAND stated that type of residential development could be utilized by employees of the medical district that is located to the south of the site.

COMMISSIONER STEINMAN pointed out that staff has no idea what the traffic impact of this development would be. He asked staff to justify the request for the variance for residential adjacency if it did not apply to this district. MR. FAGG stated it does apply and that is why the application for the variance was before the Commission. Staff has recommended approval on

MINUTES – Continued:

the variance after taking into consideration the area and buffers among other factors. COMMISSIONER STEINMAN confirmed with MR. FAGG that the development to the north of this site is a medium density residential that are three stories and have a three-foot separation. MS. WHEELER clarified it is a three-story, small-lot, single-family development. The Commissioner voiced concern over allowing a tower to be built on top of that. He felt the variance was very serious.

CHAIRMAN TRUESDELL said that in fairness to staff and the developer, the Commission did approve a Town Center plan in the northwest that put a twelve-story building adjacent to an R-1 house. This intersection is one of the most studied intersections in town because of the traffic. As applicants begin to bring projects into the area, it is beneficial to bring in their Traffic Engineer to address concerns during discussion. The Chairman stated that staff is doing a good job of trying to address traffic concerns as well as other issues associated with the projects. Staff put a condition on this project concerning the sewer infrastructure. Each project must carry its share. To ask for a compromise on the sewer would be an undue burden to put on the entire downtown area in order to build one project. The City has very good Traffic Engineers and there are excellent Traffic Engineers in the engineering community. It is also important to remember that this project is adjacent to Project Neon and Martin Luther King Boulevard will be a super arterial at some point in the future.

The Chairman felt that saying the traffic would exit from the Alta Drive exit and head east is hopeful but unlikely. There are no grocery stores to the east of this site. The closest grocery store is to the west on Rancho Road. On the other hand, a fifty-story office building would not be supported there. If a large store like a Super Wal-Mart went in at this site, the traffic would still remain a concern and he did not feel that was likely.

CHAIRMAN TRUESDELL had additional concerns and noted that with all of the projects slated for the downtown area, not one school has been planned. The same situation exists in West Las Vegas. Clark County School District has not come down to discuss this issue. If this project were proposed for the northwest, schools would certainly have been a major concern.

CHAIRMAN TRUESDELL wanted to make it clear that he likes this project but that there are questions that must be addressed. He questioned the lighting on the amenities deck and asked if it would be extremely lit for evening usage. Even with down lighting, there would be a light wash on the neighborhood. He also voiced concerns over the commercial component that would occupy the bottom floors. Projects such as this one, are intense; however, it is proposed for the urban core and that type of development is appropriate there. He felt the City should start questioning affordability. MR. LeGRAND had stated the medical district employees would be

MINUTES – Continued:

probable tenants. CHAIRMAN TRUESDELL challenged that statement by saying single nurses do not generally purchase $300,000 homes. He questioned how teachers, policemen and nurses are supposed to live in the urban core when there is no affordable housing being proposed. To reach the Manhattanization goals of the City, affordability has to be addressed.

He concluded that he does support the project because it is what the development community has been asked to bring forward. When the developer works with staff and meets their obligations, the Commission has an obligation to be fair in understanding how the projects affect the neighborhoods and residents.

COMMISSIONER EVANS stated that the applicant is taking cues from the City's bureaucracy and unfortunately, due to the number of applications of this magnitude, the City has not been able to measure what the consequences could and should be. The County is seeing a number of high-rise projects as well. He stated that he is a proponent of high-rise development and felt the Commission supported them as well, within certain areas of town. He voiced concerns over the residential adjacency waiver and the tower overlooking the adjacent homes. The Commissioner was also worried about the magnitude of the project and stated he was not sure if he could vote as he was not comfortable with the project. COMMISSIONER EVANS felt it only fair to let the applicant know what it is the board would like changed, if that was what was being proposed because the applicant has not received direction from the board.

CHAIRMAN TRUESDELL stated he disagreed to a certain extent with what COMMISSIONER EVANS said. The area is an urban core with the Furniture Mart, the 61-acre site and the existing residential densities. The City has concluded that this area is appropriate for a project such as this development. COMMISSIONER EVANS interjected by saying that the City is not looking at schools or traffic and Commissioners have asked questions that no one has answers to. CHAIRMAN TRUESDELL indicated there is no way to know all of the answers at this point. A revitalized city is always evolving and will experience successes and failures. Without the promotion of redevelopment projects, there will be no positive direction in the downtown area. As more projects come forward, more complex questions will be asked and staff and the applicants will have to bring forth the answers. COMMISSIONER EVANS agreed, but suggested the current discussion indicates that projects would be built and then the problems would be addressed after the fact. CHAIRMAN TRUESDELL stated at this point, it is not feasible to wait until the process is perfect before moving forward on the revitalization effort. The Chairman indicated that the SOHO Lofts will be the first development of this nature to come out of the ground. As it does, staff will develop additional questions.

MINUTES – Continued:

If this development was a Super Wal-Mart, there would be more than 800 additional cars on the area streets. MR. LeGRAND interrupted the Chairman to offer that his Traffic Engineer could come forward and clarify the actual number of anticipated trips because the study is complete, just not approved. CHAIRMAN TRUESDELL appreciated the offer but explained the agenda was extensive. He indicated that if 800 parking spaces are provided and there are 800 cars there, they will be driven and that will result in an impact. MR. LeGRAND stated that the study indicates that the contributions and dedications required will mitigate the potential traffic impact of this development.

COMMISSIONER DAVENPORT stated he would like an opportunity to meet with the applicant and asked if an abeyance could be considered. MR. LeGRAND replied that unfortunately, the timetable of the project would not allow him to agree to an abeyance. COMMISSIONER DAVENPORT stated that developers of smaller projects usually come and speak to the Commissioners prior to the item being heard. He would be unable to support the item unless some of his questions were answered. COMMISSIONER EVANS felt the hearing was the forum for those questions to be answered. COMMISSIONER DAVENPORT said that would be fine; however, the applicant did not have the answers. MR. LeGRAND pointed out that his Traffic Engineer was in the audience with the study.

CHAIRMAN TRUESDELL stated that there have been phenomenal examples of the development community meeting with the neighbors and bringing forward concise solutions to resident concerns. He added that it is difficult to make an informed decision without a complete understanding of the site.

COMMISSIONER DAVENPORT indicated he would motion for abeyance and he requested that staff provide copies of the traffic report and information to all Commissioners. COMMISSIONER McSWAIN stated she did not know what the target market for the development was; however, she wanted to have the applicant discuss what potential buyers are going to be told regarding the availability of schools. COMMISSIONER EVANS also suggested the applicant bring back some colored illustrations that can further describe the product as none were provided. MR. BENOIT explained that the applicant had been taking direction from staff and have not furthered the design at this point. The applicant has been primarily working on the calming mechanisms for the traffic. COMMISSIONER EVANS thought for a $311 million dollar project there would be something more substantial to review. MR. BENOIT assured him that it would be done as the project moves further. He added that the comments from the Planning Department had just been received two days prior and the applicant wanted to be sure to incorporate any suggestions into the design before anything is printed.

PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 31 – GPA-5034

MINUTES – Continued:

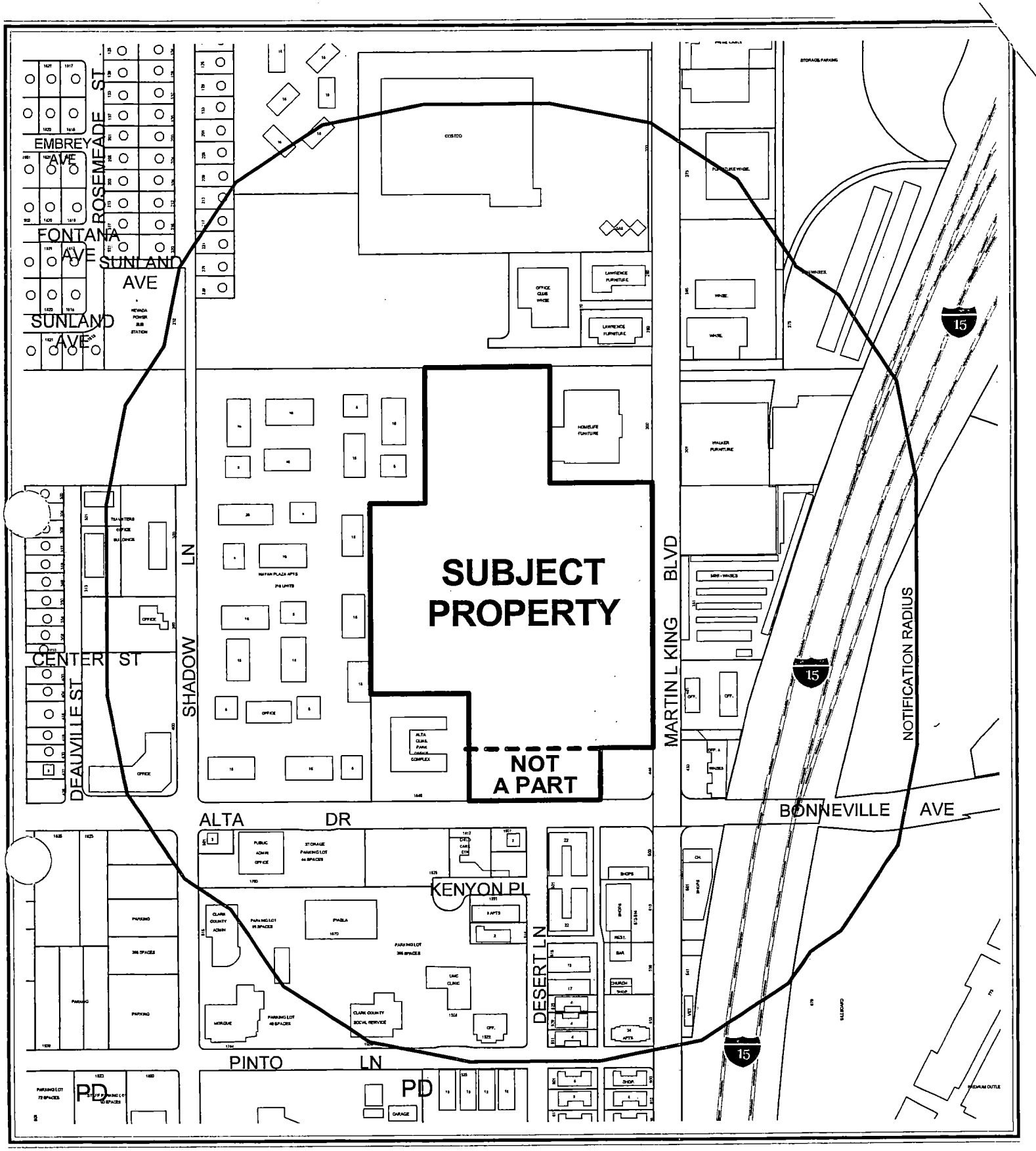
COMMISSIONER McSWAIN indicated she was supportive of the project but she did acknowledge the scope of the project and the many concerned neighbors. She hoped that in the future, staff would look more closely at these types of projects. She requested that a workshop be held on high-rise development. The workshop might relieve the applicant from being caught of guard by unanticipated questions.

COMMISSIONER GOYNES added that perhaps the applicant could try to hold a neighborhood meeting. MS. WHEELER stated there was a neighborhood meeting held on September 14, 2004, and it was well attended. On that date, staff emphasized to the applicant, the importance of getting the traffic study submitted as soon as possible.

MR. LeGRAND stated that there was second presentation held on October 12, 2004, for the homeowners association and the Traffic Engineer, BRAD COOK, could explain what was stated there.

BRAD COOK, 3821 East Reno Avenue, clarified that the Traffic Study was submitted on October 13, 2004. He stated it had only been in staff's possession for about a week and the review period is considerably longer than that. MR. COOK pointed out the total traffic this development will generate during the afternoon peak travel times is 376 trips. This number represents a 5 to 6 percent increase over the existing traffic.

(8:16-9:29)



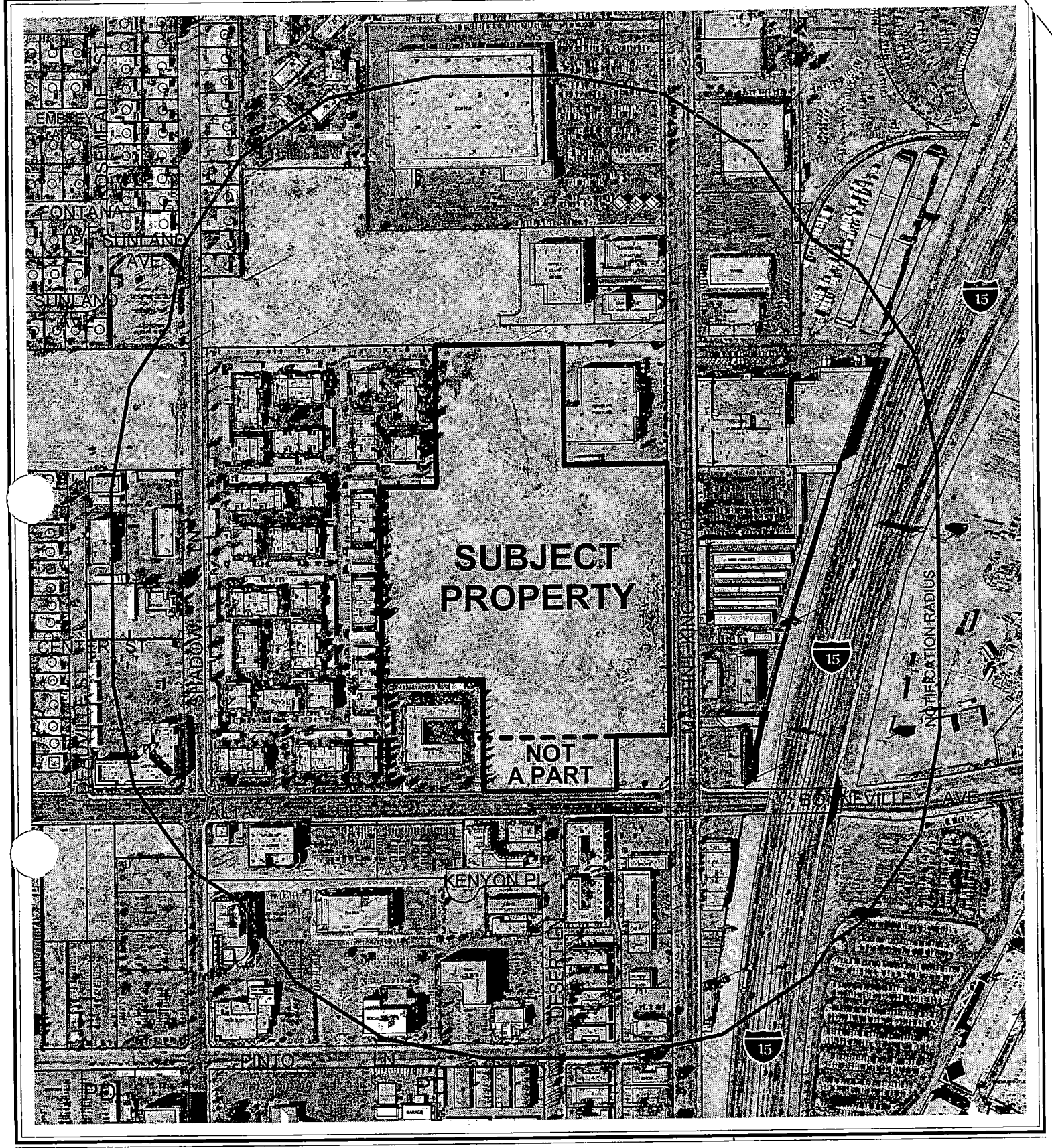
CASE: **GPA-5034**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
H (HIGH DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **GPA-5034**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
H (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5034 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT – OWNER: ALTA MLK, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation on a 13.72 acre portion of the larger 16.78 acre parcel located north of Alta Drive and west of Martin Luther King Boulevard from SC (Service Commercial) to H (High Density Residential).

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject property was designated for SC (Service Commercial) and M (Medium Density Residential) land uses with a maximum density of 20 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
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 Reurbanization Area as described in the Plan.
10/21/04	The Planning Commission will consider a related Rezoning (ZON-4941), Variance (VAR-5035) and Site Development Plan Review (SDR-5155). Staff recommends approval of the requests.

DETAILS OF APPLICATION REQUEST

Site Area: 13.72 Acres (Overall parcel size is 16.78 acres)

FF

EXISTING LAND USE

Subject Property:	Unimproved Land
North:	Unimproved Land
	Furniture Warehouse Stores
South:	Shops
	Medical Offices
	Clinic
East:	Mini-Warehouses
	Offices
	Furniture Warehouse Store
West:	Apartments

PLANNED LAND USE

Subject Property:	SC (Service Commercial) [PROPOSED: H (High Density Residential)]
North:	M (Medium Density Residential)
	SC (Service Commercial)
South:	UMC (Las Vegas Medical District)
East:	DTR (Downtown Redevelopment)
West:	M (Medium Density Residential)

EXISTING ZONING

Subject Property:	C-1 (Limited Commercial) [PROPOSED: R-PD (Planned Development)]
North:	C-1 (Limited Commercial) under Resolution of Intent to R-PD11 (Residential Planned Development - 11 Units Per Acre)
	C-2 (General Commercial)
South:	PD (Planned Development)
East:	M (Industrial)
West:	R-PD19 (Residential Planned Development - 19 Units Per Acre)

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE	X	

DEFINITIONS

H (High Density Residential) The density range allowed is anything greater than 25 dwelling units/gross acre. The High Density Residential category permits residential planned development and other urban residential developments.

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 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 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. The Regional Transportation Commission and the Las Vegas Valley Water District have determined that the proposed development will have no significant impact. The Las Vegas Metropolitan Police Department has noted that the additional residents will impact response times and quality of service, but has not required mitigation. No comment has been received from Clark County or the Clark County School District.

ANALYSIS

The proposal to change the existing land use designation from SC (Service Commercial) to H (High Density Residential on a 13.72 acre portion of the larger site is generally appropriate for the area in which it is located. The parcels to the north and west of the site are designated M (Medium Density

Residential), and the area to the south is designated for the Las Vegas Medical District. A small strip of land immediately to the east is designated LI/R (Light Industrial/Research); while the residential designation is not generally compatible with the industrial designation, it does serve as a transition to the less-intense residential designations to the west. Consequently, the proposed General Plan Amendment appropriately fits the gradient of land uses from east to west as they progress from industrial uses to low-density residential uses.

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 that include approved neighborhood plans.

In regard to "1": The proposed land use designation is compatible with the existing adjacent land use designations.

In regard to "2": The proposed residential designation is compatible with the existing adjacent land uses and zoning districts.

In regard to "3": The site has access to public transportation, utilities, and the existing street network has sufficient capacity to accommodate the uses allowed by the land use designation. While recreation facilities in the immediate vicinity are limited, the proposed R-PD zoning designation does require the provision of open space for residents.

In regard to "4": The proposed amendment conforms to adopted plans and policies.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/14/04 A neighborhood meeting was held by the applicant as required. There were 20 members of the public in attendance at the meeting; the following questions were raised:

- The need for a traffic study was identified, in order to determine impacts to the adjacent residential neighborhoods.
- A question was raised as to whether or not a variance had been granted for the commercial project to the west of the subject site.
- One of the attendees asked if residential adjacency requirements had been applied to the R-PD11 project to the north.

NOTICES MAILED: 368 [Mailed with ZON-4941, VAR-5035 & SDR-5155]

APPROVALS: 0

PROTESTS: 0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5034 APN: 139-33-202-005

Name of Property Owner: Alta MLK, LLC

Name of Applicant: Ambling Multi-Family Development

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: Daniel Kramer

Print Name: Daniel Kramer

Subscribed and sworn before me

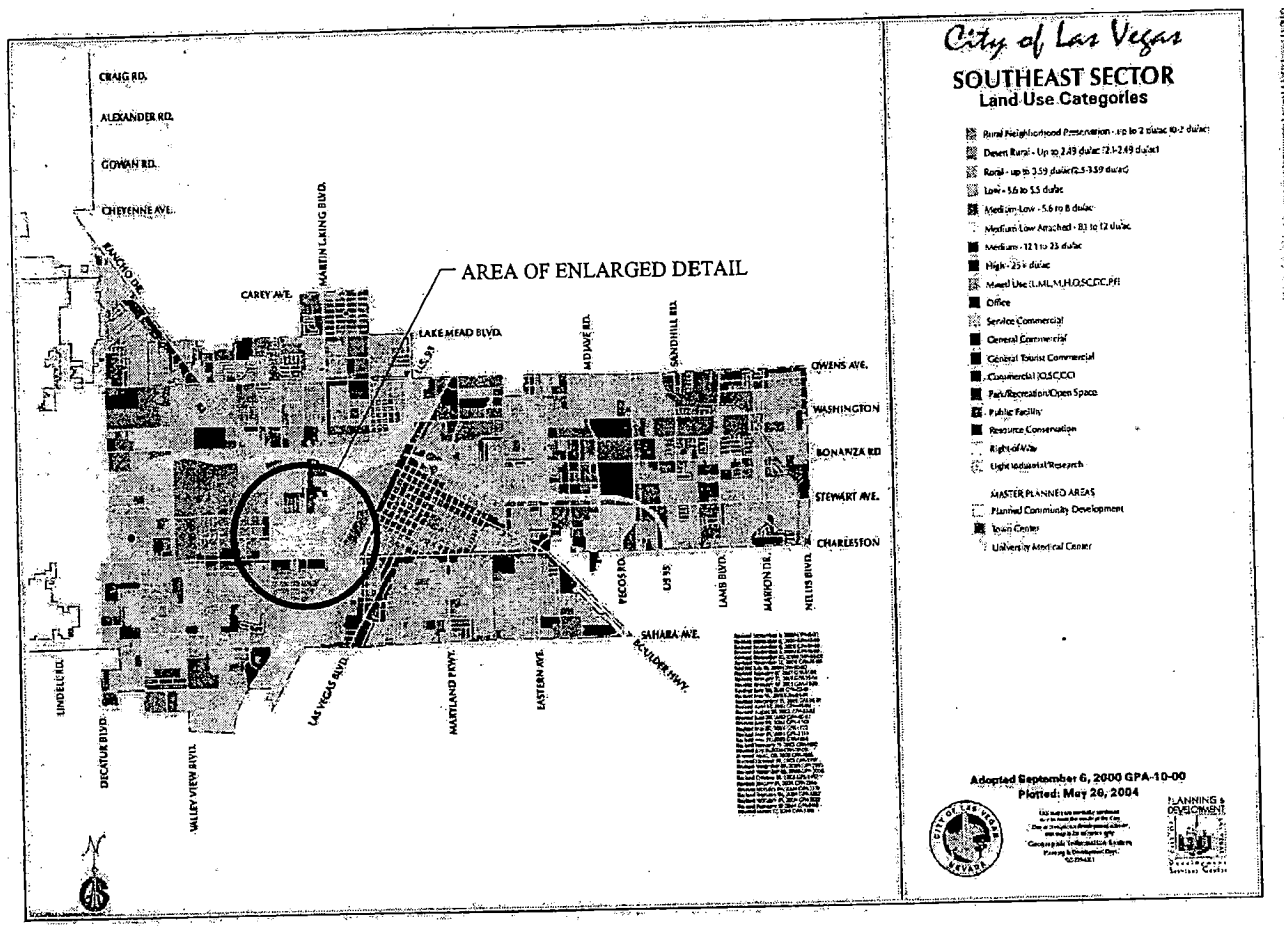
This 27 day of July, 2004

Cindy Frasier

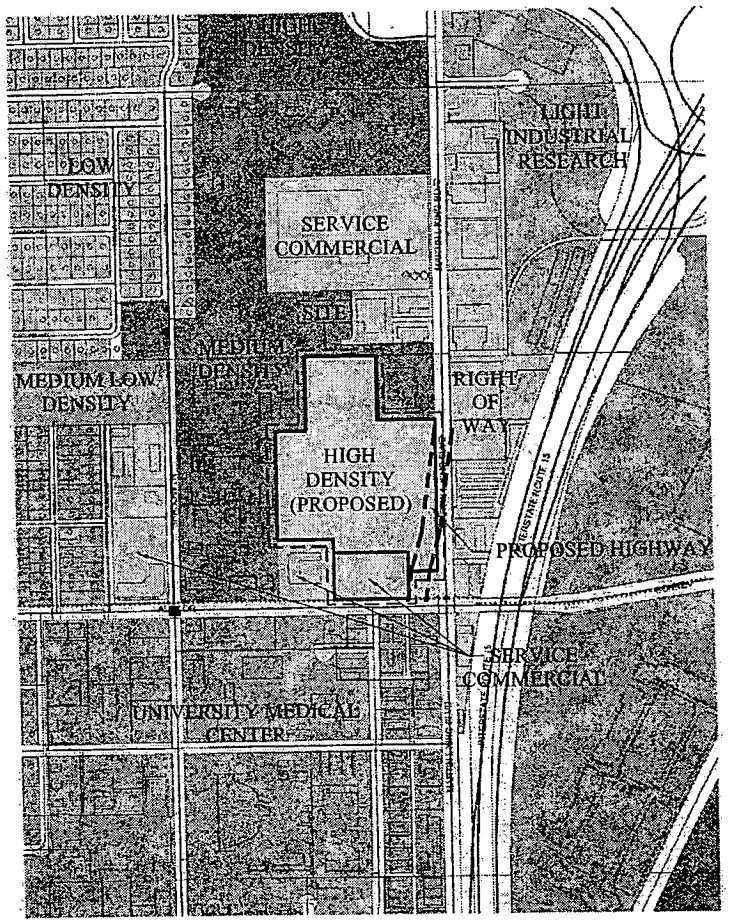
Notary Public in and for said County and State

RECEIVED
AUG 17 2004

CINDY FRASIER
Notary Public State of Nevada
No. 99-58104-1
My appt. exp. Aug. 30, 2007



LAND USE LOCATION MAP



ENLARGED MAP

SITE CURRENTLY IDENTIFIED AS "SERVICE COMMERCIAL ON SOUTHEAST SECTOR LAND USE MAP. THIS PROPOSAL CHANGES LAND USE AS INDICATED ABOVE.

RECEIVED
AUG 17 2004

AMBLING COMPANIES

ALTA STREET HIGH-RISE

PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
3340 Peachtree Road NW
Suite 600
Atlanta, GA 30326
404.846.4914 phone · 404.846.4915 fax

GPA-5034
10/21/04 PC

GPA-5034 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

10/15/04

GPA-5034 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

10/15/04

35 ONAK

Las Vegas Nv 89106
October_____, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Ronald S Myers

Yours truly,

Submitted at Planning Commission

Date 10-21-04 Item 31

TOTAL 25 - SOME 2 S/O
19 - DUE TO DUPLICATES OF SIGNATURES

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

3500 Alta

89106

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Gallegos
113 Shadowl

Las Vegas Nv 89106
October 15, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

J. Gallegos
113 Shadow Ln

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

deBecker - Valleys
113 Sheadon L

Las Vegas Nv 89106
October 15, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

D. deBecker - Calleyos
113 Shadow Lane

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Charlene Belanger
117 Shadow Lane

Las Vegas Nv 89106
October_____, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment
We already can't get in + out of our street! And privacy is a premium now with all the apartments and traffic—

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

Charlene Belanger
117 Shadow Lane

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Al Belanger
117 Shadow Lane

Las Vegas Nv 89106
October_____, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) ((oppose)) the three 28-storey apartment towers proposed in the above applications.

Comment

Too much traffic

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

Al Belenger
117 Shadow Lane

Las Vegas NV 89106

stamp

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

JOHN & RUTH ARGIER
23 JADE CIRCLE

Las Vegas Nv 89106
October 19, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

I STRONGLY OPPOSE TO A 28 STOREY VIEW, IS IT REALLY FAIR FOR RESIDENCE WHO TRY VERY HARD TO EXCEPT ALL THE OTHER CHANGES IN OUR AREA TO CONCEED TO ANOTHER CONCESSION TRAFFIC IS ANOTHER SERIOUS FACTOR. IT SEEMS TO ME CITY HALL QUIETLY IS SLOWLY MANAGING TO BRING DOWN OUR NEIGHBORHOOD 1 PROJECT AT A TIME. PLEASE ASK YOURSELF WOULD YOU LIKE ALL THESE CONTINUOUS CHANGES AND VIEWS (BILL BOARDS IN YOUR BACKYARD) AND NOW A VIEW OF 3 TOWERS IF IT WERE YOUR HOME. IT ALWAYS SEEMS FOR PROFIT OF BOSINESS AND NO GAIN WHAT SO EVERY TO YOUR TAX PAYERS. PLEASE ALLOW US TO SAVE WHAT WE HAVE LEFT OF A GREAT NEIGHBORHOOD. OR ARE YOU TRYING TO POSH US (FORCE US) TO MOVE TO QUIETER AREA'S IN HENDERSON. WHICH WOULD BE THE NEXT LOGICAL MOVE.

THANK YOU

Yours truly,

JOHN & RUTH ARGIER
23 JADE CIRCLE
LV NV 89106
702-678-1811
36 YEAR FAMILY HOME
AND PROUD TO HAVE
RAISED OUR FAMILY
HERE

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

ARGIER'S

23 JADE CIRCLE

Las Vegas NV 89106

stamp

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

James & Kelly Smith
31 Jade Circle

Las Vegas Nv 89106
October_____, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

1. Were will all the additional children go to School? Our Elementary school "Howard Wasden" is allready way over crowded.

2. there will more cars and more children in the neighbor on a allready Street. More changes for accidents.

3. IN 26 years there has been not one additional Grocery store built in the Rancho Manor erea. this would be a prime location.

Yours truly,

Mr. Mrs. James R. Smith
31 Jade Circle
Las Vegas, NV 89106
702-382-0486

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

James & Kelly Smith
31 Jade Circle

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Kenneth Crocker
2009 Sunland Ave

Las Vegas Nv 89106
October 16, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

_____

_____ stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

JEFF CAPAWANA
2012 SUNLANDS AVE.

Las Vegas Nv 89106
October 18, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

JEFF CAPAWANA

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Gary Leone
120 Shadow Ln

Las Vegas Nv 89106
October 15, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

The use to be a nice neighborhood until you added the apartments on MLK between Bonanza & Alta- We're beginning to have a hotel Casino Burn around here because all we have now are daily shootings and robbery — even during the day — We have had it here Enough is Enough — put this in your Neighborhood then what would you have to say!

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

Gary Leonard
120 Shadow Ln.
Las Vegas NV 89106

stamp

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

FRANK PERONS
120 SHADOW LN.
Las Vegas Nv 89106
October 15, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

WE HAVE TOO MANY CARS ON ACTA + SHADOW ALREADY. SHADOW LANE IS LIKE A RACE TRACK NOW. PLEASE HELP US TO KEEP OUR STREET SAFE.

Frank Perons

Yours truly,

Rancho Manor News

Dear Neighbor,;

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

FRANK PERODE

120 SHADOW LN

Las Vegas NV 89106

stamp

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Ann Marie Perone

Las Vegas Nv 89106
October 14, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

I oppose the building of the 3-28 story apartments

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

---

170 Shadow
W NV 89106

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Sara Perone
120 Shadowin

Las Vegas Nv 89106
October 16, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

Sara Perone
120 Shadowrun

Las Vegas NV 89106

stamp

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Anthony Greener
121 Shadow lane las Vegas
NV, 89106

Las Vegas Nv 89106
October 14, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

---

121 Shadow lane

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Bill Shaw
217 Shadow Lane
Las Vegas Nv 89106
October_____, 2004

L.V. NV 89106

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

William Shannon
217 Shadow Ln.
Las Vegas NV 89106

stamp

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Janice Sherman
917 Shadow Ln Lv. NV.
89106

Las Vegas Nv 89106
October_____, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

Janice Sherman
217 Shadow Ln
Las Vegas NV 89106

stamp

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

22 DIAMOND

Las Vegas Nv 89106
October_____, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

Virginia Hodge

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

---

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Dimmoo Ave
89101

Las Vegas Nv 89106
October_____, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

---

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

DIAMOND

89106

Las Vegas Nv 89106
October_____, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

---

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Diamond Ct
89106

Las Vegas Nv 89106
October_____, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Yours truly,

William J Cyr

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

---

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

JACQUI MATHEWS
105 SHADOW LN

Las Vegas Nv 89106
October 16, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

I APPOSE

Yours truly,

J.M. Mathews

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

J M Mathews

105 Sandra Ln

Las Vegas NV 89106

stamp

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

Las Vegas Nv 89106
October_____, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Lack of privacy, traffic and school area crowding

Yours truly,

Edward E. Lamb
2000 Sunland Ave.
Las Vegas, Nev. 8910

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

2000 Dunlap Ave

Las Vegas Nv 89106
October 18, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Too much traffic, Crime in area, A 28-story building would add many cars to neighborhood, privacy

Yours truly,

Rancho Manor News

Dear Neighbor;,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

STEVEN DILLEY
2017 SUNLAND AVE
Las Vegas Nv 89106
October 18, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

I WOULD PREFER TO MAINTAIN MY PRIVACY AND I WOULD NOT APPRECIATE ANY MORE TRAFFIC IN OUR AREA.

Yours truly,

S.D.

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

LAURA DRASKOVIC
2013 SUNLAND AVE
LAS VEGAS, NV 89106

Las Vegas Nv 89106
October 20, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
731 S. Fourth Street
Las Vegas NV 89101

Ref: Application File #: GPA 5034, VAR 5034 & ZON 4941

Gentlemen:

I (favor) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

Too high density in our neighborhood. — They are already building (Signature) between Tompson and Shadow Lane —

Yours truly,

Laura Draskovic

Rancho Manor News

Dear Neighbor,,

Ambling Development Partners LLC, an out-of -state developer, proposes to build three 28-storey high rise condominium towers at the Northwest corner of Alta Dr. and Martin Luther King Blvd. The number of dwelling units in this project (over 840) would exceed the number of single-family private houses in the existing sub-divisions and the higher density projects planned by Signature Homes ***combined***. Because of the scale of this project, we urge all residents to make their opinions known to the ***City Council*** and the ***Planning Commission***, which meets on ***Thursday, Oct 21, 2004 at 6:00 pm in Council Chambers, City Hall 400 Stewart Ave.*** Those unable to attend should write at the address below. For your convenience, you may write on the back of this notice, fold the paper so that the address shows, stamp and mail it. The Officers of RMNA believe that high density housing is inappropriate west of the I-15 barrier, and that this project, which may be desirable elsewhere, will bring no benefits and, potentially, many deleterious consequences to our neighborhood. Whether you agree with us or not, and whether you choose to oppose or support this project, please participate in the democratic processes which determine those issues that affect our quality of life.

LAURA DRASKOVIC
2013 SUNLAND AVE
LAS VEGAS, NV 89106

stamp

Las Vegas NV 89106

Gary Leobold, Senior Planner
Planning & Development Department
Development Services Bldg.
731 S. Fourth St.
Las Vegas NV 89101

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
ZON-4941 - REZONING RELATED TO GPA-5034 - PUBLIC HEARING - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD50 (RESIDENTIAL PLANNED DEVELOPMENT – 50 UNITS PER ACRE) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), Ward 5 (Weekly).

C.C.: 11/17/04

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
DAVENPORT – Motion to HOLD IN ABEYANCE – APPROVED – Motion carried with TRUESDELL voting NO and NIGRO abstaining because he owns property within the notification boundary on this item

To be held in abeyance until 11/04/2004 Planning Commission Meeting

MINUTES:
See Item 31 [GPA-5034] for all related discussion on Item 31 [GPA-5034], Item 32 [ZON-4941], Item 33 [VAR-5035] and Item 34 [SDR-5155].

(8:16-9:29)

2-1520

CONDITIONS:
Planning and Development
1. A General Plan Amendment (GPA-5034) to a High Density Residential land use designation approved by the City Council.

CONDITIONS – Continued:

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

3. A Site Development Plan Review (SDR-5155) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate the location and right-of-way requirements for the Martin L. King Boulevard flyover project with the Nevada Department of Transportation (N.D.O.T.) prior to the issuance of any permits or the submittal of a Tentative Map for this site, whichever may occur first.

5. Dedicate an additional 20 feet of right-of-way adjacent to this site for Alta Drive and Martin L. King Boulevard concurrent with development of this site. Also dedicate the appropriate right-of-way required for a bus turnout/deceleration lane on Alta Drive and rights-of-way per standard drawing 201.1 for the intersection of Martin L. King Boulevard and Alta Drive unless specifically noted as not required by the Traffic Impact Analysis.

6. 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. Construct all incomplete half-street improvements on Alta Drive and Martin L. King Boulevard adjacent to this site concurrent with development of this site.

7. If not already constructed at time of development, construct the oversized Clark Avenue sewer main from Las Vegas Boulevard to 14th Street. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. The offsite public sewer improvements will be required to provide capacity for this project.

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

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved

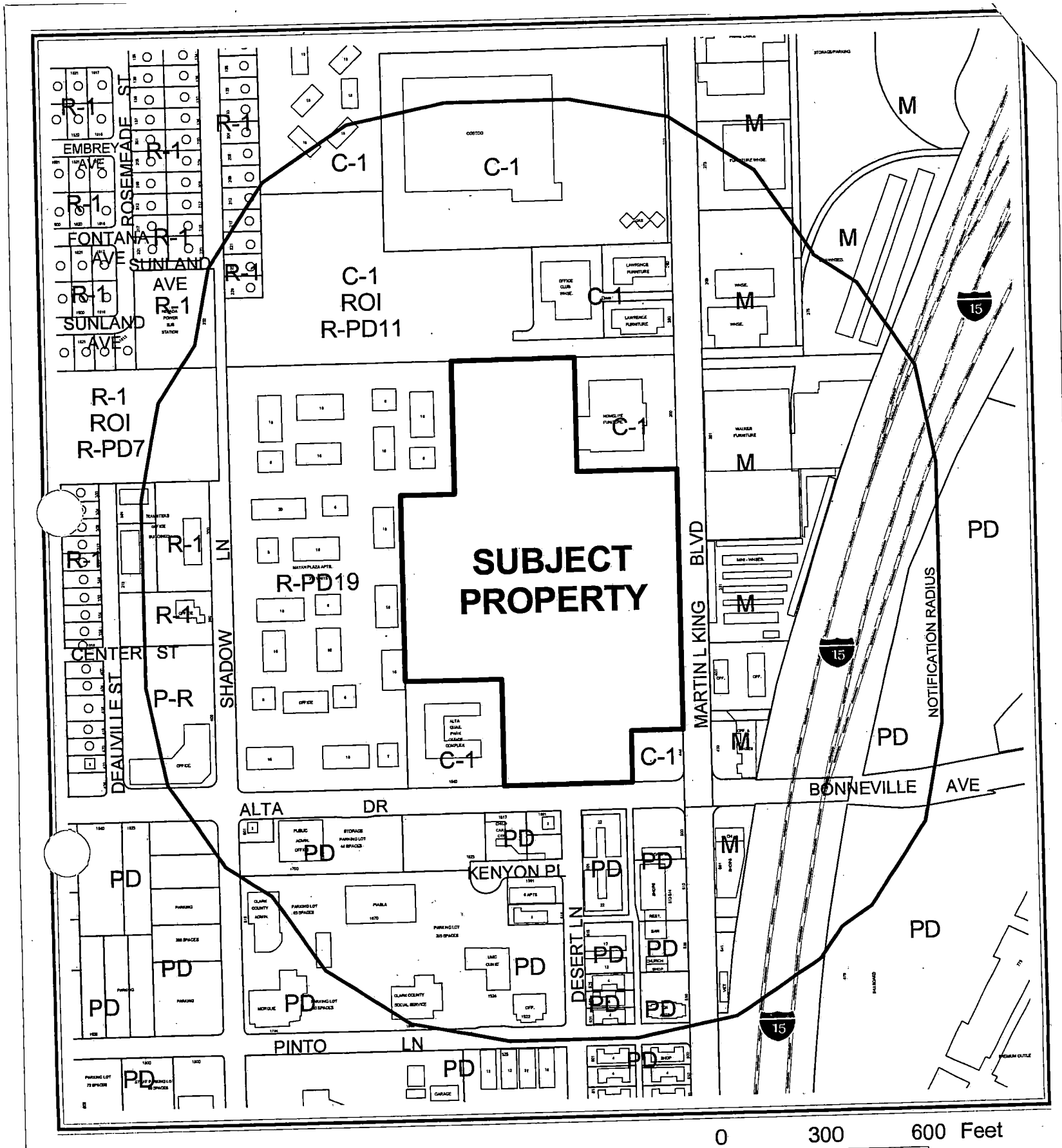
CONDITIONS – Continued:

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.

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

11. Landscape and maintain all unimproved rights-of-way on Alta Drive and Martin L. King Boulevard adjacent to this site.

12. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Martin L. King Boulevard public right-of-way adjacent to this site prior to the issuance of any permits. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alta Drive public right-of-way adjacent to this site prior to issuance of any permits for this site.



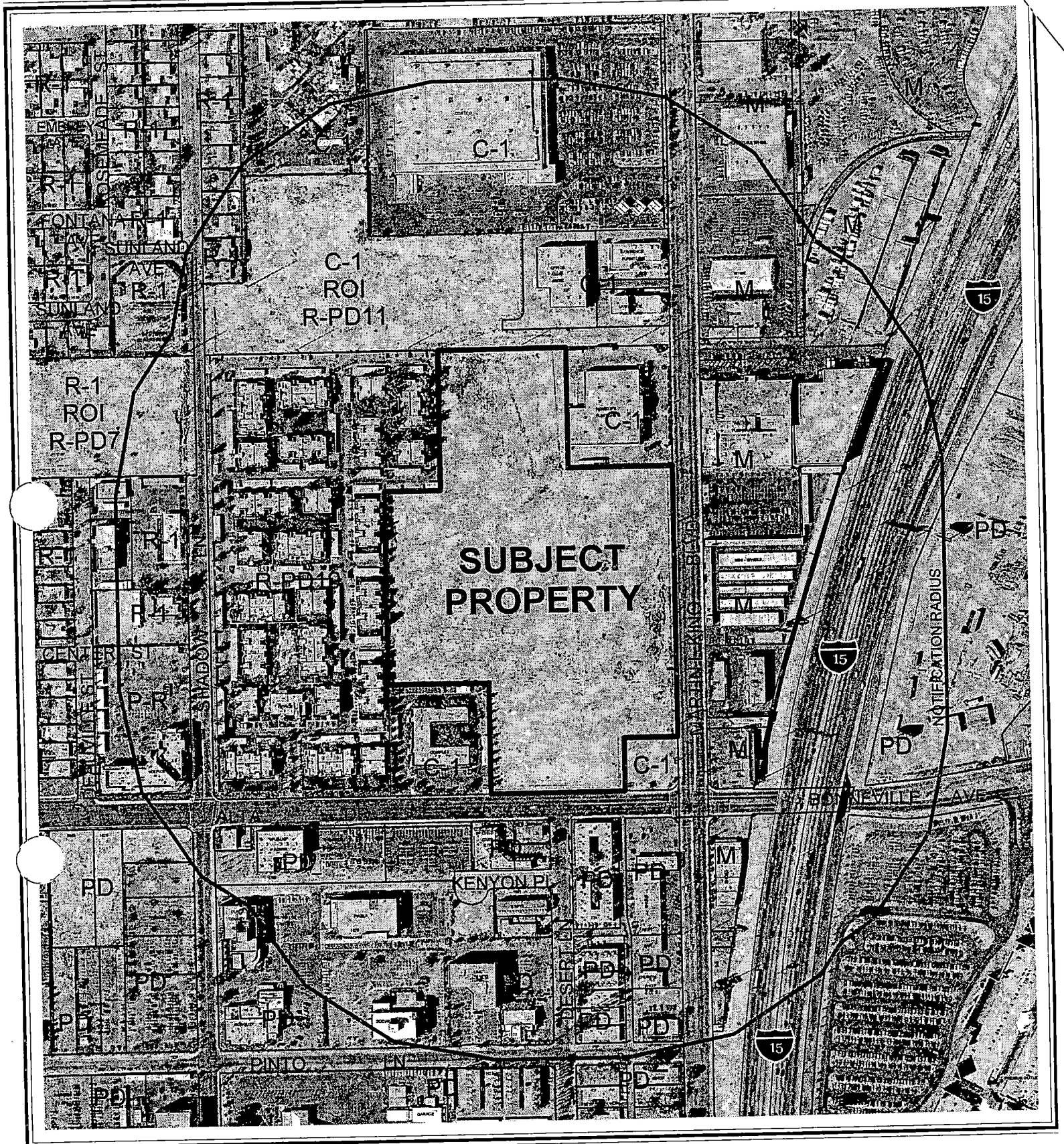
CASE: **ZON-4941**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD50 (RESIDENTIAL PLANNED DEVELOPMENT - 50 UNITS PER ACRE)



CASE: **ZON-4941**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD50 (RESIDENTIAL PLANNED DEVELOPMENT - 50 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4941 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-5034) to a High Density Residential land use designation approved by the City Council.

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

3. A Site Development Plan Review (SDR-5155) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate the location and right-of-way requirements for the Martin L. King Boulevard flyover project with the Nevada Department of Transportation (N.D.O.T.) prior to the issuance of any permits or the submittal of a Tentative Map for this site, whichever may occur first.

5. Dedicate an additional 20 feet of right-of-way adjacent to this site for Alta Drive and Martin L. King Boulevard concurrent with development of this site. Also dedicate the appropriate right-of-way required for a bus turnout/deceleration lane on Alta Drive and rights-of-way per standard drawing 201.1 for the intersection of Martin L. King Boulevard and Alta Drive unless specifically noted as not required by the Traffic Impact Analysis.

6. 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. Construct all incomplete half-street improvements on Alta Drive and Martin L. King Boulevard adjacent to this site concurrent with development of this site.

7. If not already constructed at time of development, construct the oversized Clark Avenue sewer main from Las Vegas Boulevard to 14th Street. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. The offsite public sewer improvements will be required to provide capacity for this project.

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

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

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

11. Landscape and maintain all unimproved rights-of-way on Alta Drive and Martin L. King Boulevard adjacent to this site.

12. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Martin L. King Boulevard public right-of-way adjacent to this site prior to the issuance of any permits. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alta Drive public right-of-way adjacent to this site prior to issuance of any permits for this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development-50 units per acre) on 13.72 acres of a larger 16.78 acre site, located north of Alta Drive and west of Martin L. King Boulevard. The remaining portion of the parcel will retain the existing C-1 (Limited Commercial) zoning.

B) Applicant's Justification

It is expected that this development will help to revitalize the Downtown area and stabilize the neighborhoods in the surrounding area and diversify the economic base in the vicinity.

The proposed condominium development site is currently zoned "C-1" which will not allow for this sort of development. Accordingly, an application for "R-PD" zoning has been filed.

Similarly, the current Land Use Designation is Service Commercial and a redesignation to High Density Residential has also been filed. However, neither of these redesignatinations will be beneficial if the 3:1 height restriction in relation to adjacent structures is not eliminated. Because of this, an application for a Variance from height restrictions has been filed.

BACKGROUND INFORMATION

A) Previous Actions

08/17/60	A request to Rezone a portion of the subject property from R-1 (Single-Family Residential) to R-4 (High Density Residential) was approved by City Council. The Planning Commission recommended approval of the request.
05/22/03	A request for approval of a Tentative Map (TMP-1990) for a one-lot commercial subdivision (Alta Business Park) was Withdrawn without Prejudice by the applicant at the Planning Commission meeting.
10/21/04	The Planning Commission will consider a related General Plan Amendment (GPA-5034), Variance (VAR-5035), and Site Development Plan Review (SDR-5155). Staff recommends approval of the requests.

B) Pre-Application Meeting

07/27/04 Elements of a Rezoning application were discussed.

C) Neighborhood Meetings

09/14/04 At the neighborhood meeting, issues were discussed relative to a traffic study, whether or not variances had been granted for the commercial project to the west, and whether Residential Adjacency Standards had been applied to the residential project to the north.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres:	13.72 (Overall parcel size is 16.78 acres)

B) Existing Land Use

Subject Property:	Unimproved Land
North:	Unimproved Land
	Furniture Warehouse Stores
South:	Shops
	Medical Offices
	Clinic
East:	Mini-Warehouses
	Offices
	Furniture Warehouse Store
West:	Apartments

C) Planned Land Use

Subject Property:	SC (Service Commercial) [PROPOSED: H (High Density Residential)]
North:	M (Medium Density Residential)
	SC (Service Commercial)
South:	UMC (Las Vegas Medical District)
East:	DTR (Downtown Redevelopment)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial) [proposed for R-PD (Planned Development)
North:	C-1 (Limited Commercial) under Resolution of Intent to R-PD11 (Residential Planned Development - 11 Units Per Acre)
	C-2 (General Commercial)
South:	PD (Planned Development)
East:	M (Industrial)
West:	R-PD19 (Residential Planned Development - 19 Units Per Acre)

E) General Plan Compliance

The Southeast Sector Map of the General Plan designates the parcel as SC (Service Commercial). The SC (Service Commercial) designation allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, that do not include more intense general commercial characteristics. The proposed retail use is in conformance with the General Plan designation; the applicant has submitted a General Plan Amendment (GPA-5034) in order to designate the majority of the property for H (High Density Residential) uses.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District	X	
Airport Overlay District (175 Feet)	X	
Trails	X	
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Airport Overlay District
This site is subject to the North Las Vegas Airport Overlay District. Structures may be built up to 175 feet in height; any structures over this height limit must be reviewed by the Federal Aviation Administration (FAA).

Trails
The Transportation Trails Element of the General Plan designates the north side of Alta Drive for the development of a Multi-Use Transportation Trail. The applicant will be required to provide a ten-foot wide trail along the front of the property with two five-foot wide landscape buffers on either side of the trail.

A) General Analysis and Discussion

The proposed Rezoning will change the zoning on 13.72 acres of the parcel from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development) in order to permit multifamily development on the site. At 50 units per acre, the proposed density of the project is consistent with the proposed H (High Density Residential) General Plan designation, which allows density greater than 25 units per acre and has no maximum density limit.

The proposed Rezoning will convert the majority of a large commercial site to residential uses, which will reduce the intensity of uses permitted on the site. As the parcel abuts a multifamily development to the west and a proposed medium-density residential development to the north, the proposed Rezoning will will actually assist in serving as an additional buffer area for the residential neighborhoods to the west. As the property fronts on Martin Luther King Boulevard, which is designated as a Primary Arterial and is planned for a significant expansion, the proposed high-density housing development is more appropriate for the site than low or medium-low density housing.

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 current General Plan designation for the site is SC (Service Commercial); the applicant has submitted a General Plan Amendment (GPA-5034) in order to change the designation to H (High Density Residential). The proposed Rezoning is consistent with the proposed H (High Density Residential) General Plan 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 proposed residential use will be compatible with the properties to the west and to the north of the subject parcel, and will serve as a transition from more intense commercial development to the east.

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

The subject site is adjacent to the downtown core, which has been identified for the construction of additional housing units in order to support commercial activities and mass transit.

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 adjacent street facilities will be adequate to serve the proposed development; the proposed development plan will assist with the widening of Martin Luther King Boulevard by providing additional right-of-way area.

NOTICES MAILED 368 [Mailed with GPA-5034, VAR-5035 & SDR-5155]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4941 APN: 139-33-202-005

Name of Property Owner: Alta MLK, LLC

Name of Applicant: Ambling Multi-Family Development

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Daniel Kramer

Subscribed and sworn before me

This 27 day of July, 2004

_____

Notary Public in and for said County and State

CINDY FRASIER
Notary Public State of Nevada
No. 99-58104-1
My appt. exp. Aug. 30, 2007

SITE DATA

SITE AREA = 16.78 ACRES

BLDG 100
280 UNITS (28 STORIES)
3 LEVEL PARKING DECK
475 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 19,397 SF
PARKING DECK FOOTPRINT: 55,810 SF

TOTAL BUILDING: 506,538 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 156,816 SF

BLDG 200
280 UNITS (28 STORIES)
3 LEVEL PARKING DECK
475 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 19,397 SF
PARKING DECK FOOTPRINT: 55,810 SF

TOTAL BUILDING: 506,538 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 156,816 SF

BLDG 300
280 UNITS (28 STORIES)
3 LEVEL PARKING DECK
475 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 19,397 SF
PARKING DECK FOOTPRINT: 58,964 SF

TOTAL BUILDING: 513,659 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 163,438 SF

AREA TOTALS:

GROSS AREA OF THE THREE APARTMENT BUILDINGS (INCLUDES BALCONIES): 1,526,735 SF

TOWNHOMES
14 UNITS (2 STORIES - GARAGE)
2,500 SF EACH: 35,000 SF

CLUBHOUSE: 1 STORY: 6,000 SF

RETAIL: 1 STORY: 3,000 SF

PARKING DECKS: 477,070 SF

F.A.R. RESIDENTIAL AREA / SITE AREA = 2.14
(EXCLUDES AREA OF PARKING DECKS)

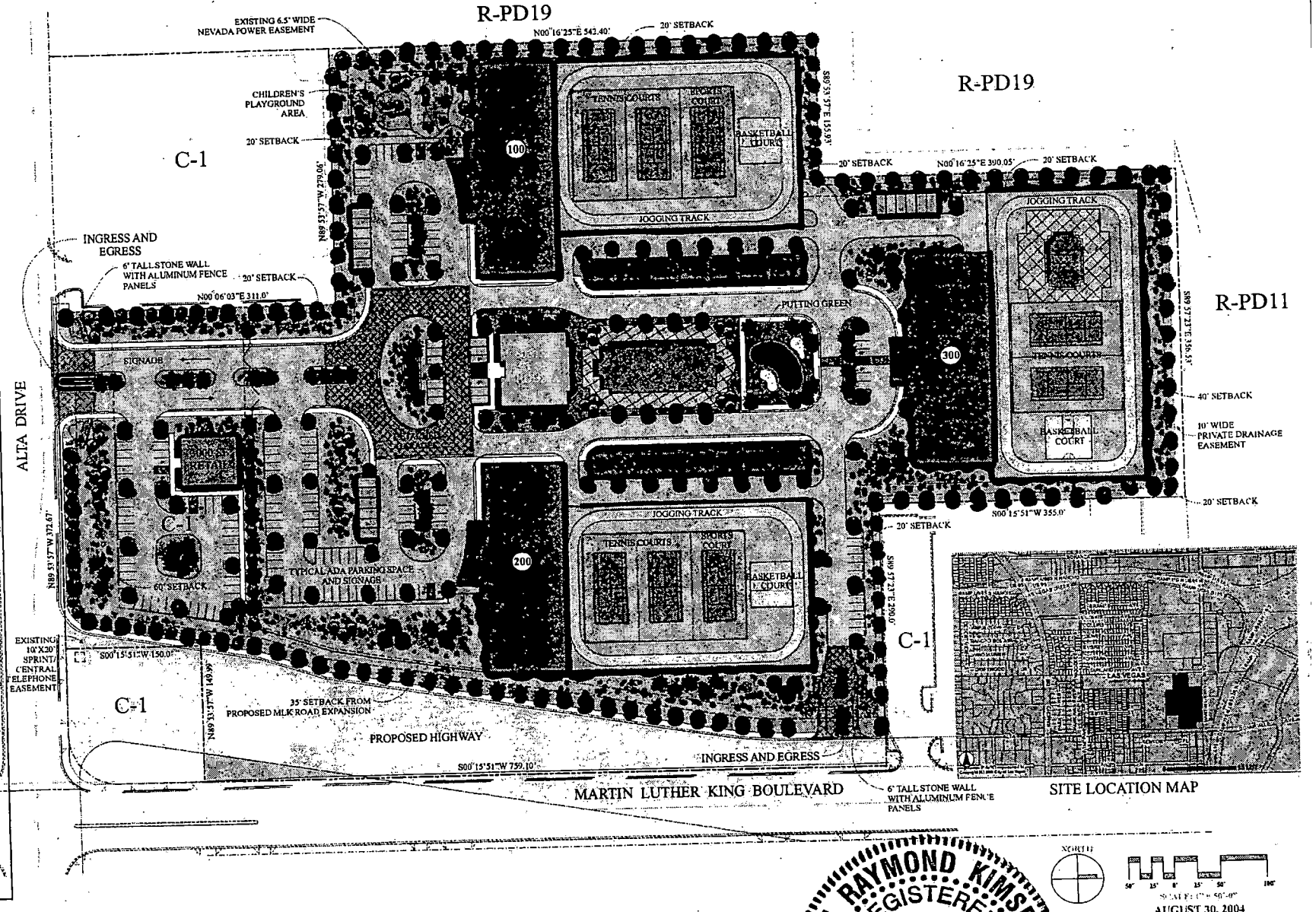
TOTAL UNITS = 854
DENSITY = 50.9 UNITS/ACRE

PARKING DECK SPACES = 1,425
SURFACE SPACES = 120 (8 ARE HDCP ACCESSIBLE)
DETACHED GARAGE SPACES = 18
ATTACHED GARAGE SPACES = 28

TOTAL RESIDENTIAL PARKING SPACES = 1,591
= 1.86 SPACES/UNIT

RETAIL SPACES = 46 (4 ARE ACCESSIBLE)

NOTE:
STANDARD PARKING SPACE = 9'X18'
HDCP ACCESSIBLE SPACE = 9'X18' PLUS 5' ACCESS AISLE
VAN ACCESSIBLE SPACE = 9'X18' PLUS 8' ACCESS AISLE



AMBLING COMPANIES

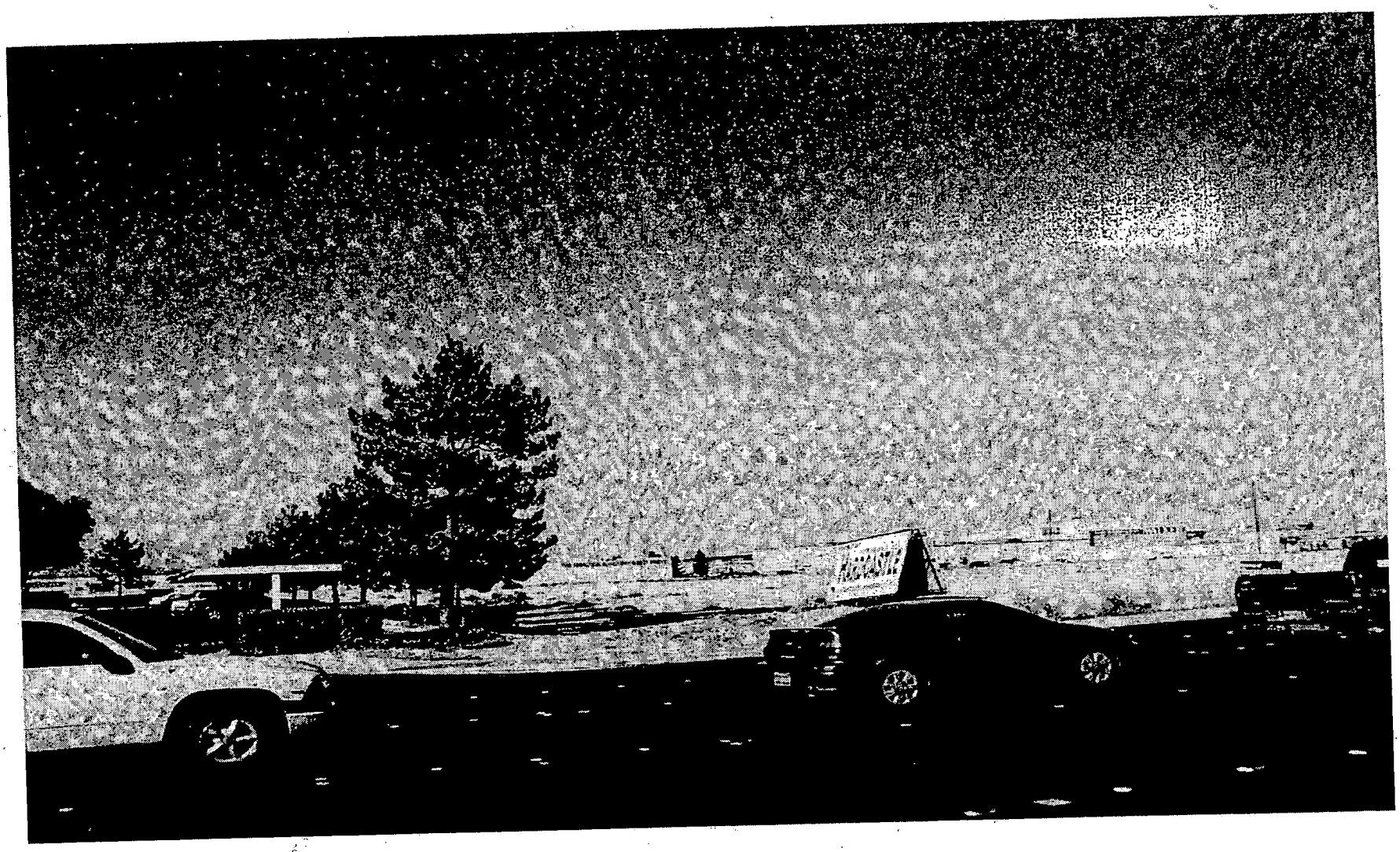
ZON-4941
10/21/04 PC

SITE DEVELOPMENT PLAN
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

REVISED
9.2.04

EDWIN RAYMOND KIMSEY JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA
8/30/04

Edwin R. Kimsey Jr., AIA
Architecture • Urban Design • Planning



ZON-4941 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

10/15/04

ZON-4941 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
VAR-5035 - VARIANCE RELATED TO GPA-5034, AND ZON-4941 - PUBLIC HEARING - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request for a Variance TO ALLOW A 20 FOOT SETBACK WHERE 1,212 FEET IS REQUIRED on 16.78 acres north of Alta Drive and west Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone [PROPOSED: R-PD50 (Residential Planned Development – 50 Units Per Acre)], Ward 5 (Weekly).

C.C.: 11/17/04

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
DAVENPORT – Motion to HOLD IN ABEYANCE – APPROVED – Motion carried with TRUESDELL voting NO and NIGRO abstaining because he owns property within the notification boundary on this item

To be held in abeyance until 11/04/2004 Planning Commission Meeting

MINUTES:
See Item 31 [GPA-5034] for all related discussion on Item 31 [GPA-5034], Item 32 [ZON-4941], Item 33 [VAR-5035] and Item 34 [SDR-5155].

(8:16-9:29)

PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 33 – VAR-5035

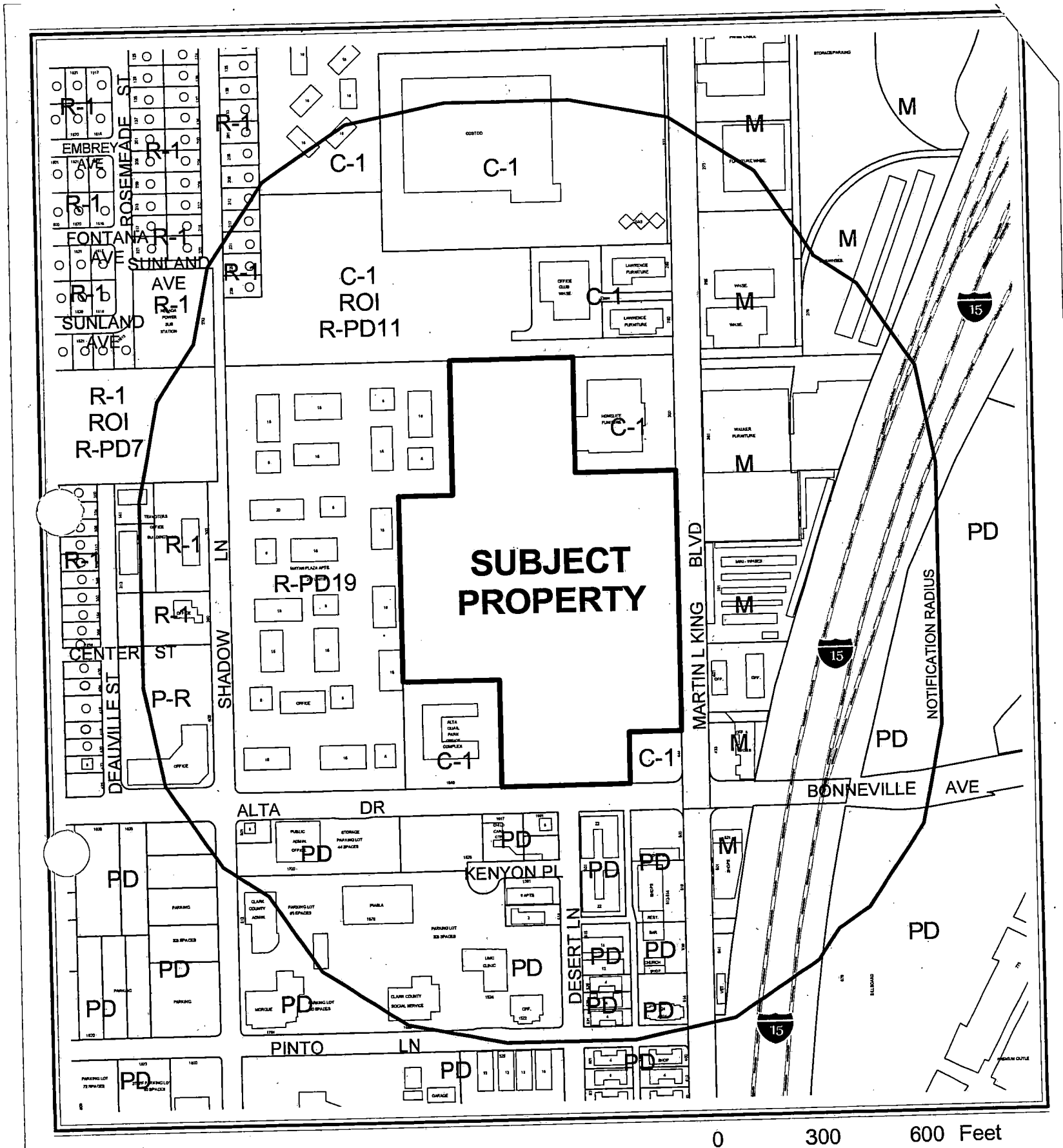
CONDITIONS:

Planning and Development

1. Conformance with all conditions of approval of General Plan Amendment GPA-5034, Rezoning ZON-4941, and Site Plan Review SDR-5155 approved by the City Council.

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

3. The applicant shall acquire all necessary permits from the Department of Building and Safety.



CASE: **VAR-5035**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD50 (RESIDENTIAL PLANNED DEVELOPMENT - 50 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5035 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance with all conditions of approval of General Plan Amendment GPA-5034, Rezoning ZON-4941, and Site Plan Review SDR-5155 approved by the City Council.

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

3. The applicant shall acquire all necessary permits from the Department of Building and Safety.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance of Residential Adjacency Standards to allow a 20-foot setback where 1,212 feet is required on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard.

B) Applicant's Justification

It is expected that this development will help to revitalize the Downtown area and stabilize the neighborhoods in the surrounding area and diversify the economic base in the vicinity.

The proposed condominium development site is currently zoned "C-1" which will not allow for this sort of development. Accordingly, an application for "R-PD" zoning has been filed.

Similarly, the current Land Use Designation is Service Commercial and a redesignation to High Density Residential has also been filed. However, the redesignation will not be beneficial if the 3:1 height restriction in relation to adjacent structures is not eliminated. Because of this, an application for a Variance from height restrictions has been filed.

BACKGROUND INFORMATION

A) Previous Actions

08/17/60	A request to Rezone a portion of the subject property from R-1 (Single-Family Residential) to R-4 (High Density Residential) was approved by City Council. The Planning Commission recommended approval of the request.
05/22/03	A request for approval of a Tentative Map (TMP-1990) for a one-lot commercial subdivision (Alta Business Park) was Withdrawn without Prejudice by the applicant at the Planning Commission meeting.
10/21/04	The Planning Commission will consider a related General Plan Amendment (GPA-5034), Rezoning (ZON-4941) and Site Development Plan Review (SDR-5155). Staff recommends approval of the requests.

FF

B) Pre-Application Meeting

07/27/04 At the pre-application conference, issues were discussed relative to the placement of the towers and impacts to the single-family residences to the west.

C) Neighborhood Meetings

09/14/04 At the neighborhood meeting, issues were discussed relative to a traffic study, whether or not variances had been granted for the commercial project to the west, and whether Residential Adjacency Standards had been applied to the residential project to the north.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 16.78

B) Existing Land Use

Subject Property:	Unimproved Land
North:	Unimproved Land
	Furniture Warehouse Stores
South:	Shops
	Medical Offices
	Clinic
East:	Mini-Warehouses
	Offices
	Furniture Warehouse Store
West:	Apartments

C) Planned Land Use

Subject Property:	SC (Service Commercial); [PROPOSED: H (High Density Residential)]
North:	M (Medium Density Residential)
	SC (Service Commercial)
South:	UMC (Las Vegas Medical District)
East:	DTR (Downtown Redevelopment)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial); [PROPOSED: R-PD (Planned Development)]
North:	C-1 (Limited Commercial) under Resolution of Intent to R-PD11 (Residential Planned Development - 11 Units Per Acre) C-2 (General Commercial)
South:	PD (Planned Development)
East:	M (Industrial)
West:	R-PD19 (Residential Planned Development - 19 Units Per Acre)

E) General Plan Compliance

The Southeast Sector Map of the General Plan designates the parcel as SC (Service Commercial). The SC (Service Commercial) designation allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The proposed retail use is in conformance with the General Plan designation; the applicant has submitted a General Plan Amendment (GPA-5034) in order to designate the bulk of the property for H (High Density Residential) uses.

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

Airport Overlay District
This site is subject to the North Las Vegas Airport Overlay District. Structures may be built up to 175 feet in height; any structures over this height limit must be reviewed by the Federal Aviation Administration (FAA).

Trails
The Transportation Trails Element of the General Plan designates the north side of Alta Drive for the development of a Multi-Use Transportation Trail. The applicant will be required to provide a ten-foot wide trail along the front of the property with two five-foot wide landscape buffers on either side of the trail.

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

a) Proximity slope. The north tower is located approximately 205 feet from the recently-approved R-PD11 development to the north, the west tower is located approximately 660 feet from the recently-approved R-PD7 development to the west, and the east tower is located approximately 670 feet from the R-PD11 property to the north. Based on a height of 404 feet, the towers would need to be 1,212 feet from the nearest single-family property.

b) Building setback. The proposed structures will exceed the minimum required 15-foot setback.

B) General Analysis and Discussion

The proposed towers will be a total 404 feet high, as measured to the top of the uppermost roof structure. Based on this height, the towers would need to be set back a total of 1,212 feet from the nearest single-family residential property or property which is designated for such development in the General Plan. The north tower will be located approximately 205 feet from the R-PD11 property to the north, and the three-story parking structure will be located 40 feet from the common property line with the R-PD11 development. The west tower and its parking structure will be located approximately 660 feet from an approved R-PD7 development to the west. The east tower will be located approximately 670 feet from the R-PD11 property to the north, but there is an existing commercial structure located in between. The towers will be approximately 670 feet from the nearest existing single-family residence on Shadow Lane, and 885 feet from the nearest existing single-family residence on Deauville Drive to the west.

Regarding the issue of adequate buffering, the development is largely separated from the existing single-family neighborhood to the west by an existing apartment complex and several office buildings on Shadow Lane. The landscape plan shows 20-foot deep landscape buffers along the west property lines, and a 40-foot deep landscape buffer along the north property line where a three-story parking structure will be facing the R-PD11 development to the north.

Under the existing C-1 (Limited Commercial) zoning on the site, there is no height limit for commercial structures, other than the residential adjacency requirements. While the towers will impede views to the downtown area, the residential development is less intense than most commercial development that would currently be allowed on the site, and consequently, impacts

to the adjoining neighborhoods will be lessened. In terms of adjacency, the subject site is located immediately opposite Interstate 15 from the World Market Center and the Union Park site, which is intended to include a number of high-rise towers. In addition, the site has been identified for inclusion in the Las Vegas Redevelopment Plan area, which is exempt from the application of Residential Adjacency Standards.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), the 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."

As the development provides landscape buffers in excess of Code requirements, and is less intense than what could have been permitted under the existing C-1 (Limited Commercial) zoning, and is intended to be incorporated into the Las Vegas Redevelopment area where residential adjacency requirements are not applied, approval of the Variance from residential adjacency requirements is recommended.

NOTICES MAILED 368 [Mailed with GPA-5034, ZON-4941 & SDR-5155]

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5035 APN: 139-33-202-005

Name of Property Owner: Alta MLK, LLC

Name of Applicant: Ambling Multi-Family Development

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: Daniel Kramer

Subscribed and sworn before me

This 27 day of July, 2004

[signature]

Notary Public in and for said County and State

RECEIVED
AUG 17 2004

CINDY FRASIER
Notary Public State of Nevada
No. 99-58104-1
My appt. exp. Aug. 30, 2007

SITE DATA

SITE AREA = 16.78 ACRES

BLDG 100
280 UNITS (28 STORIES)
3 LEVEL PARKING DECK
475 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 19,397 SF
PARKING DECK FOOTPRINT: 55,810 SF

TOTAL BUILDING: 506,538 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 156,816 SF

BLDG 200
280 UNITS (28 STORIES)
3 LEVEL PARKING DECK
475 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 19,397 SF
PARKING DECK FOOTPRINT: 55,810 SF

TOTAL BUILDING: 506,538 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 156,816 SF

BLDG 300
280 UNITS(28 STORIES)
3 LEVEL PARKING DECK
475 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 19,397 SF
PARKING DECK FOOTPRINT: 58,964 SF

TOTAL BUILDING: 513,659 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 163,438 SF

AREA TOTALS:

GROSS AREA OF THE THREE APARTMENT BUILDINGS (INCLUDES BALCONIES) 1,526,735 SF

TOWNHOMES
14 UNITS (2 STORIES + GARAGE)
2,500 SF EACH: 35,000 SF

CLUBHOUSE: 1 STORY 6,000 SF

RETAIL: 1 STORY 3,000 SF

PARKING DECKS: 477,070 SF

F.A.R: RESIDENTIAL AREA / SITE AREA = 2.14
(EXCLUDES AREA OF PARKING DECKS)

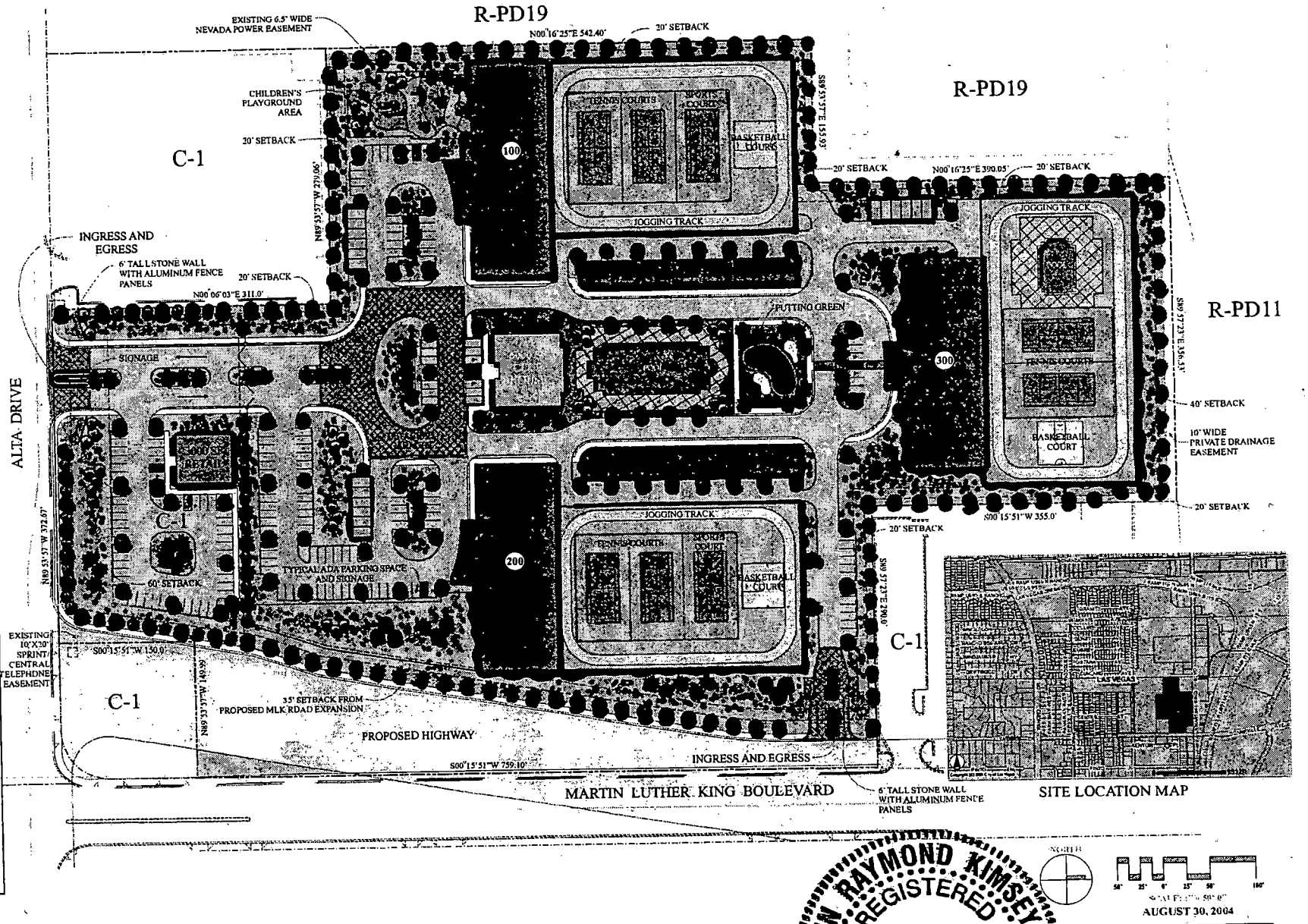
TOTAL UNITS = 854
DENSITY = 50.9 UNITS/ACRE

PARKING DECK SPACES = 1,425
SURFACE SPACES = 120 (8 ARE HDCP ACCESSIBLE)
DETACHED GARAGE SPACES =28
ATTACHED GARAGE SPACES= 28

TOTAL RESIDENTIAL PARKING SPACES = 1,591
= 1.86 SPACES/UNIT

RETAIL SPACES = 46 (4 ARE ACCESSIBLE)

NOTE:
STANDARD PARKING SPACE = 9'X18'
HDCP ACCESSIBLE SPACE = 9'X18' PLUS 5' ACCESS AISLE
VAN ACCESSIBLE SPACE = 9'X18' PLUS 8' ACCESS AISLE



NORTH

SCALE: 1" = 50'-0"

AUGUST 30, 2004

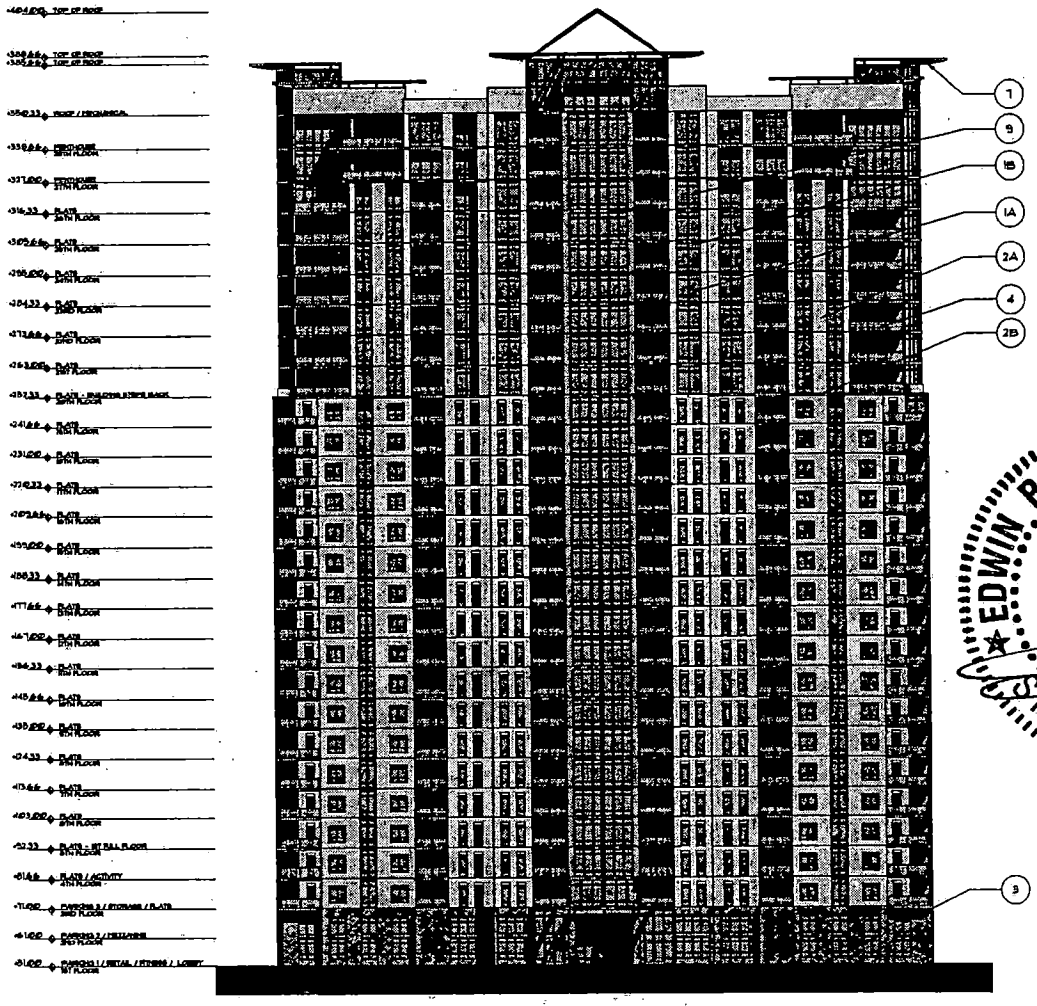
AMBLING COMPANIES

SITE DEVELOPMENT PLAN
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

EDWIN RAYMOND KIMSEY JR. REGISTERED No. 5095 ARCHITECT STATE OF NEVADA 8/30/04

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning

VAR-5033
10/21/04 PC

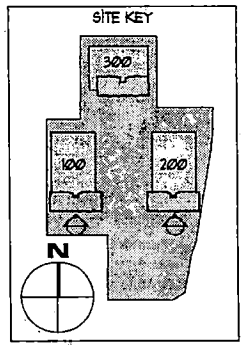


MATERIAL KEY

- (1A) TINTED EXTERIOR GLAZING
- (1B) GLASS SPANDREL PANELS
- (2A) EIFS STUCCO SYSTEM FIELD COLOR #1
- (2B) EIFS STUCCO SYSTEM COLOR #2
- (3) STONE VENEER
- (4) PERFORATED METAL RAILING
- (5) CONCRETE STRUCTURE
- (6) PRECAST CONCRETE PANELS
- (7) PAINTED METAL ACCENTS
- (8) PERFORATED METAL SCREEN
- (9) CLEAR ANODIZED WINDOW FRAMES

EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA
8/30/04

SITE KEY



SOUTH ELEVATION, BUILDING 100
SOUTH ELEVATION, BUILDING 200

1"= 20'-0"

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

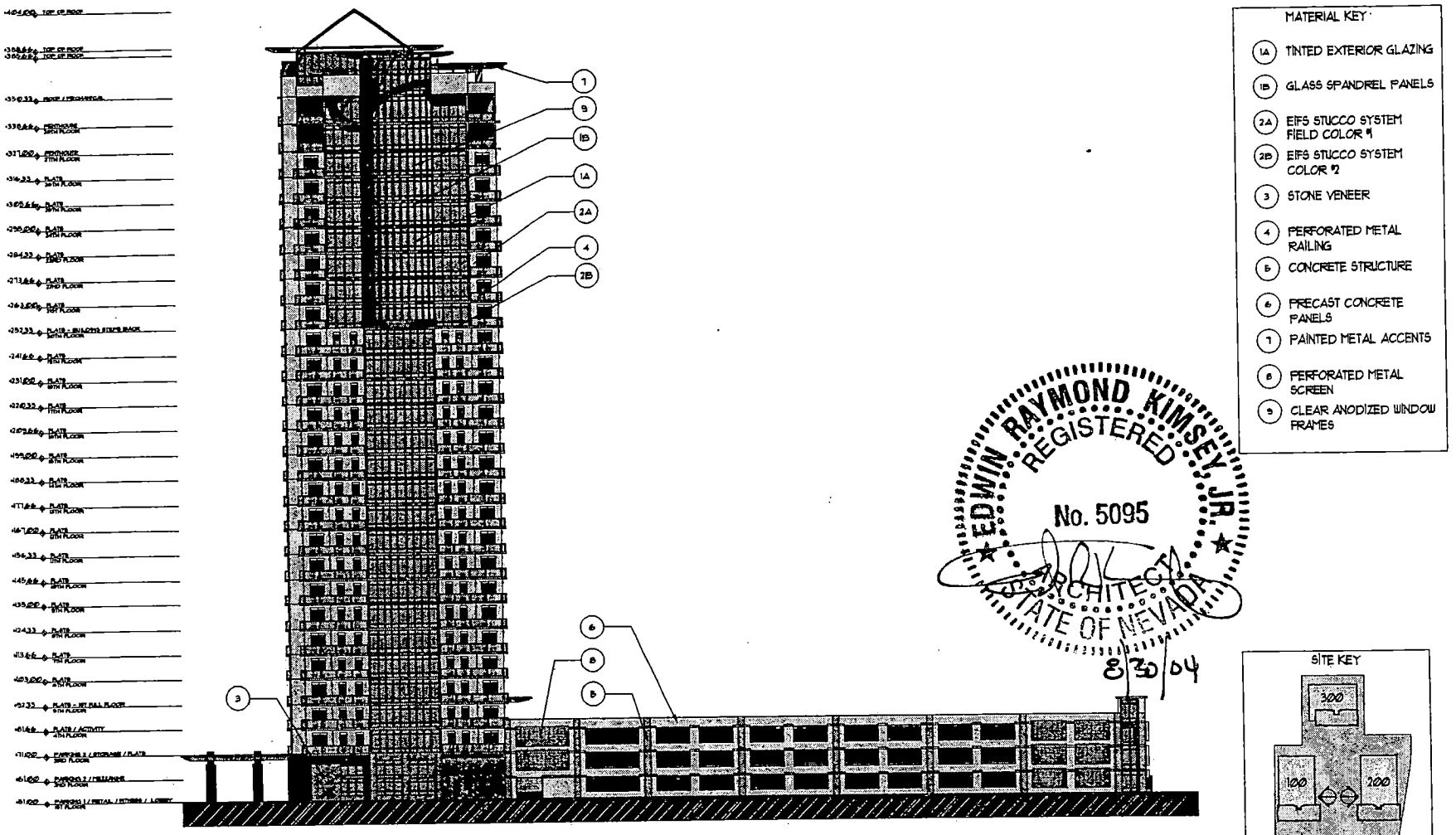
PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

Edwin R. Kinsey Jr., AIA
Architecture - Urban Design - Planning

NOT RELEASED FOR CONSTRUCTION

VAR-5035
10/21/04 PC



EAST ELEVATION, BUILDING 100
WEST ELEVATION, BUILDING 200

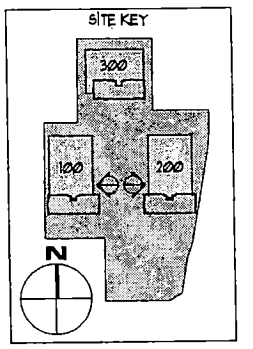
1"= 20'-0"

MATERIAL KEY

- 1A TINTED EXTERIOR GLAZING
- 1B GLASS SPANDREL PANELS
- 2A EIFS STUCCO SYSTEM FIELD COLOR #1
- 2B EIFS STUCCO SYSTEM COLOR #2
- 3 STONE VENEER
- 4 PERFORATED METAL RAILING
- 5 CONCRETE STRUCTURE
- 6 PRECAST CONCRETE PANELS
- 7 PAINTED METAL ACCENTS
- 8 PERFORATED METAL SCREEN
- 9 CLEAR ANODIZED WINDOW FRAMES

EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA
8/30/04

SITE KEY



AMBLING COMPANIES

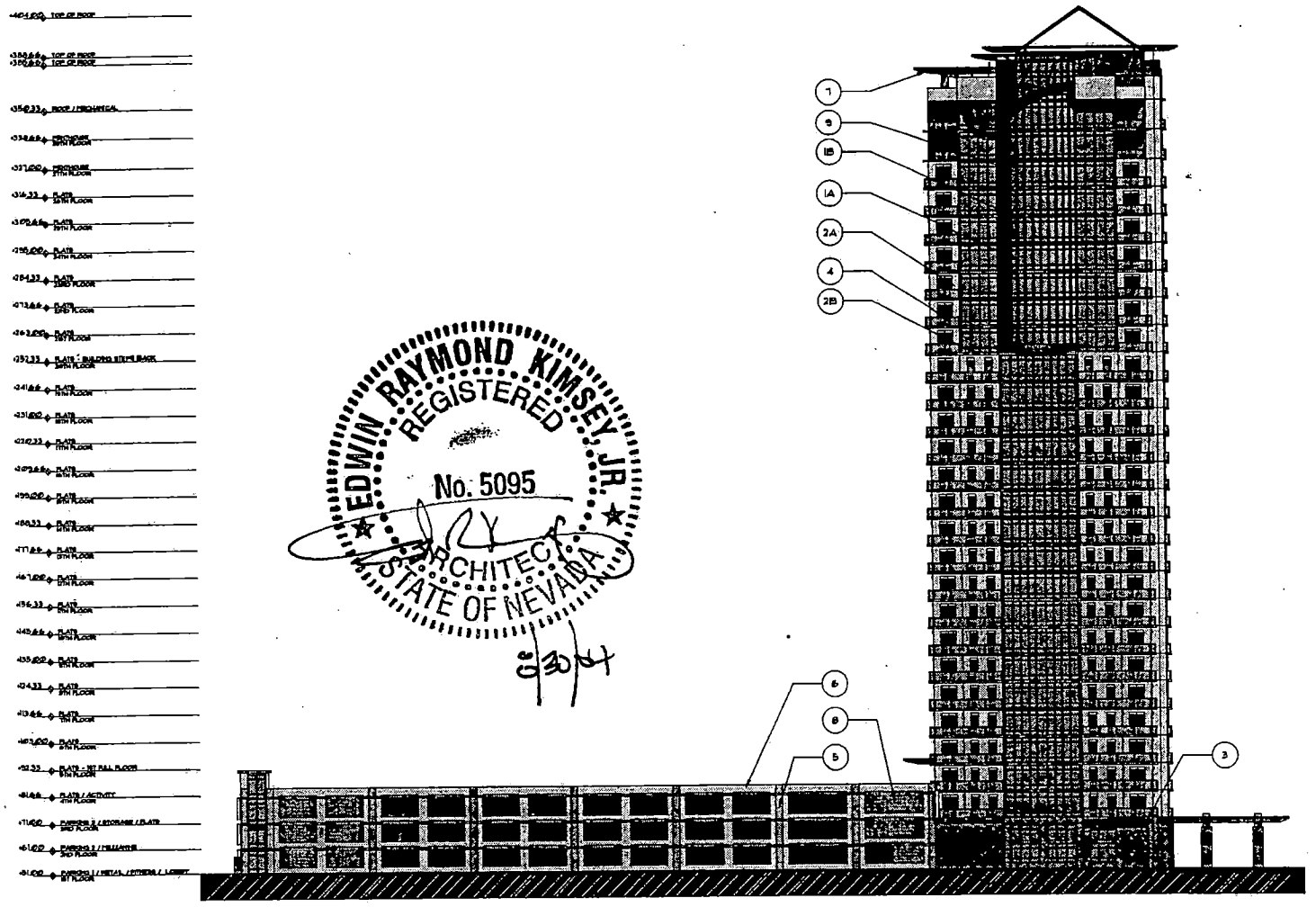
ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
[illegible]
NOT RELEASED FOR CONSTRUCTION

VAR-5035
10/21/04 PC



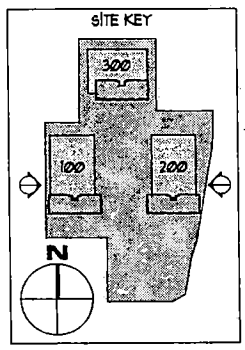
MATERIAL KEY

- (1A) TINTED EXTERIOR GLAZING
- (1B) GLASS SPANDREL PANELS
- (2A) EIFS STUCCO SYSTEM FIELD COLOR #1
- (2B) EIFS STUCCO SYSTEM COLOR #2
- (3) STONE VENEER
- (4) PERFORATED METAL RAILING
- (5) CONCRETE STRUCTURE
- (6) PRECAST CONCRETE PANELS
- (7) PAINTED METAL ACCENTS
- (8) PERFORATED METAL SCREEN
- (9) CLEAR ANODIZED WINDOW FRAMES

EDWIN RAYMOND KIMSEY, JR. REGISTERED No. 5095 ARCHITECT STATE OF NEVADA

9/30/04

SITE KEY



WEST ELEVATION, BUILDING 100
EAST ELEVATION, BUILDING 200

1"= 20'-0"

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

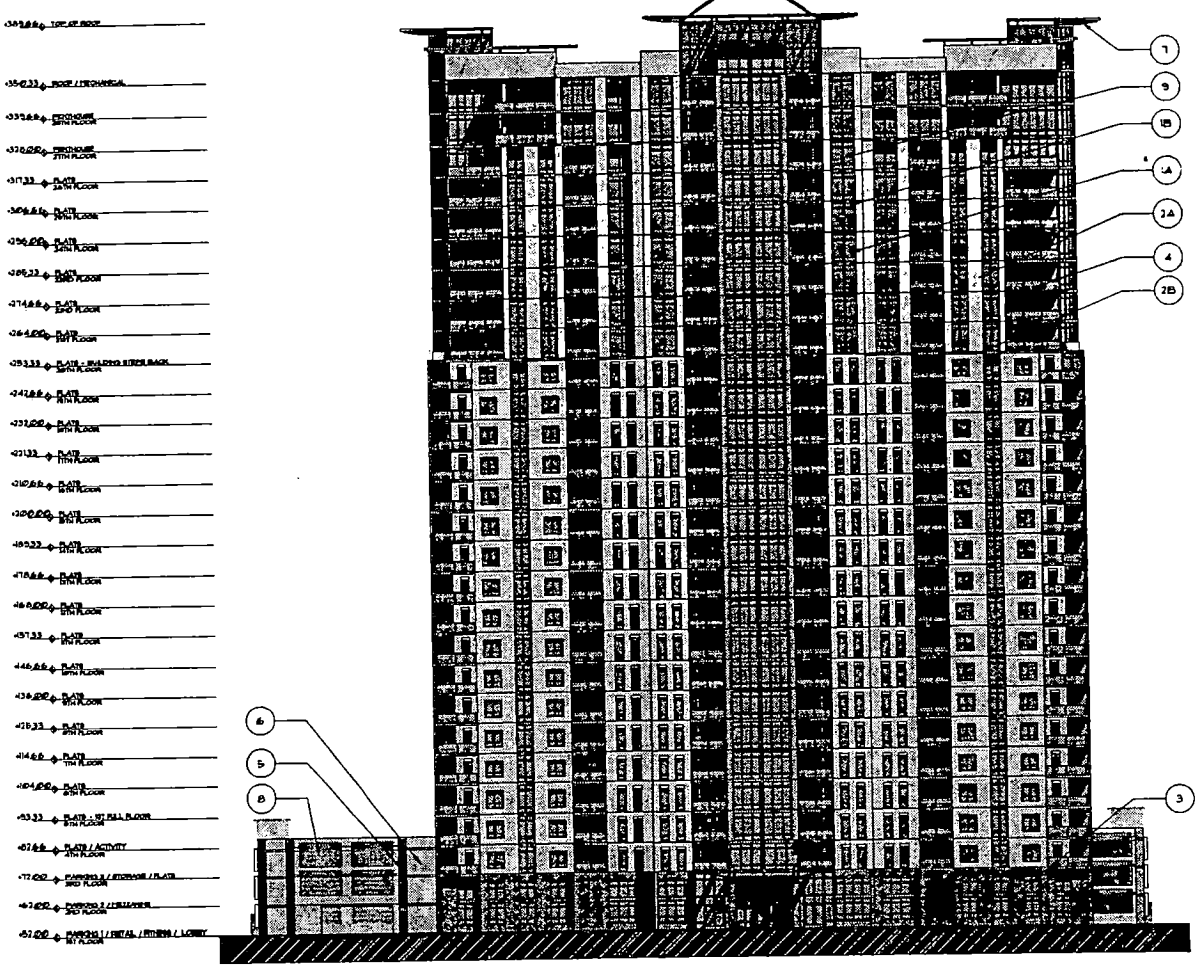
Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
[illegible] Pecos-McLeod Road NW,
Suite [illegible]
Las Vegas, NV 89115
PHONE [illegible] - FAX [illegible]
[illegible]

NOT RELEASED FOR CONSTRUCTION

VAR-5035
10/21/04 PC

EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA

9/30/04

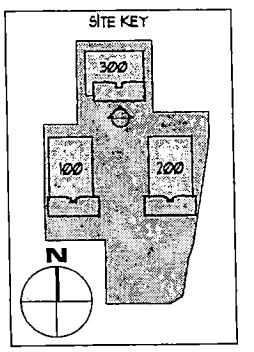


SOUTH ELEVATION, BUILDING 300
1"= 20'-0"

MATERIAL KEY

- (1A) TINTED EXTERIOR GLAZING
- (1B) GLASS SPANDREL PANELS
- (2A) EIFS STUCCO SYSTEM FIELD COLOR #1
- (2B) EIFS STUCCO SYSTEM COLOR #2
- (3) STONE VENEER
- (4) PERFORATED METAL RAILING
- (5) CONCRETE STRUCTURE
- (6) PRECAST CONCRETE PANELS
- (7) PAINTED METAL ACCENTS
- (8) PERFORATED METAL SCREEN
- (9) CLEAR ANODIZED WINDOW FRAMES

SITE KEY



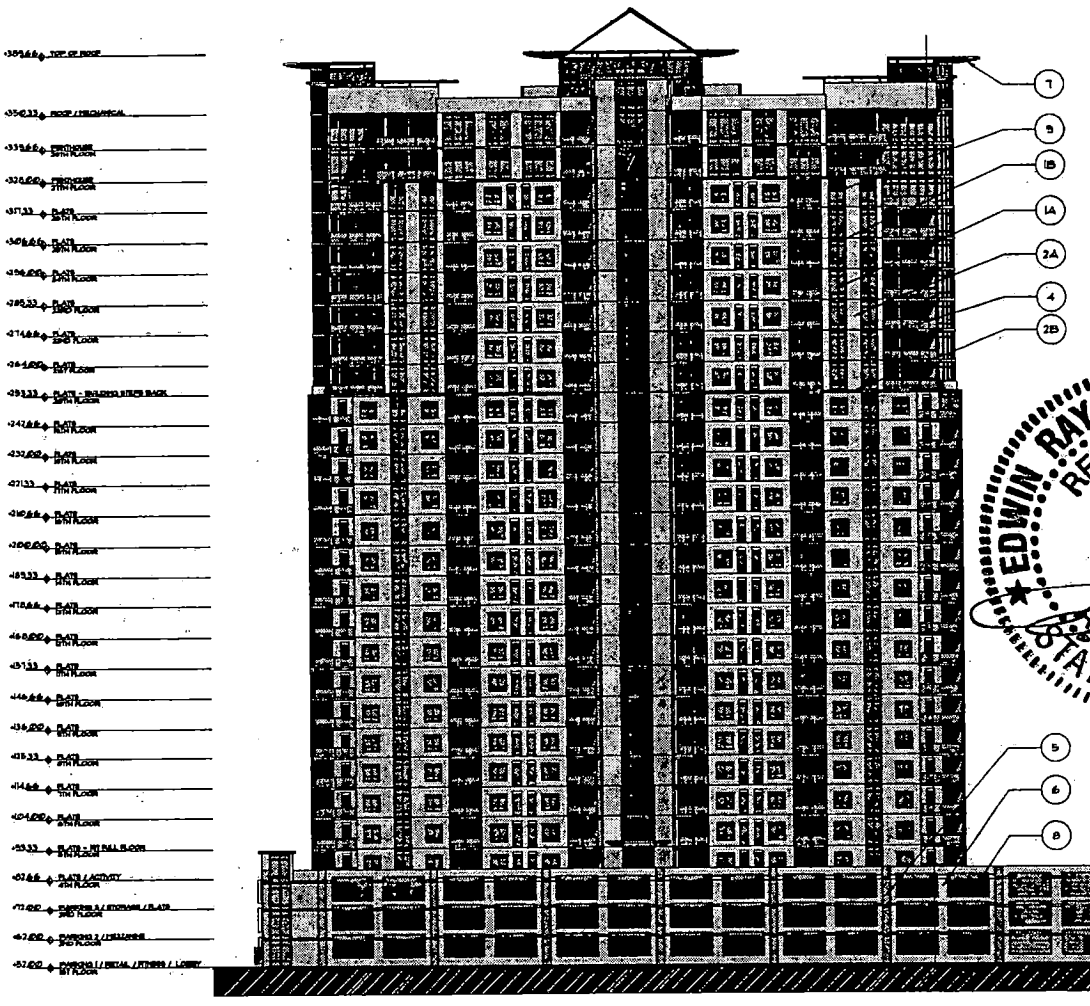
AMBLING COMPANIES

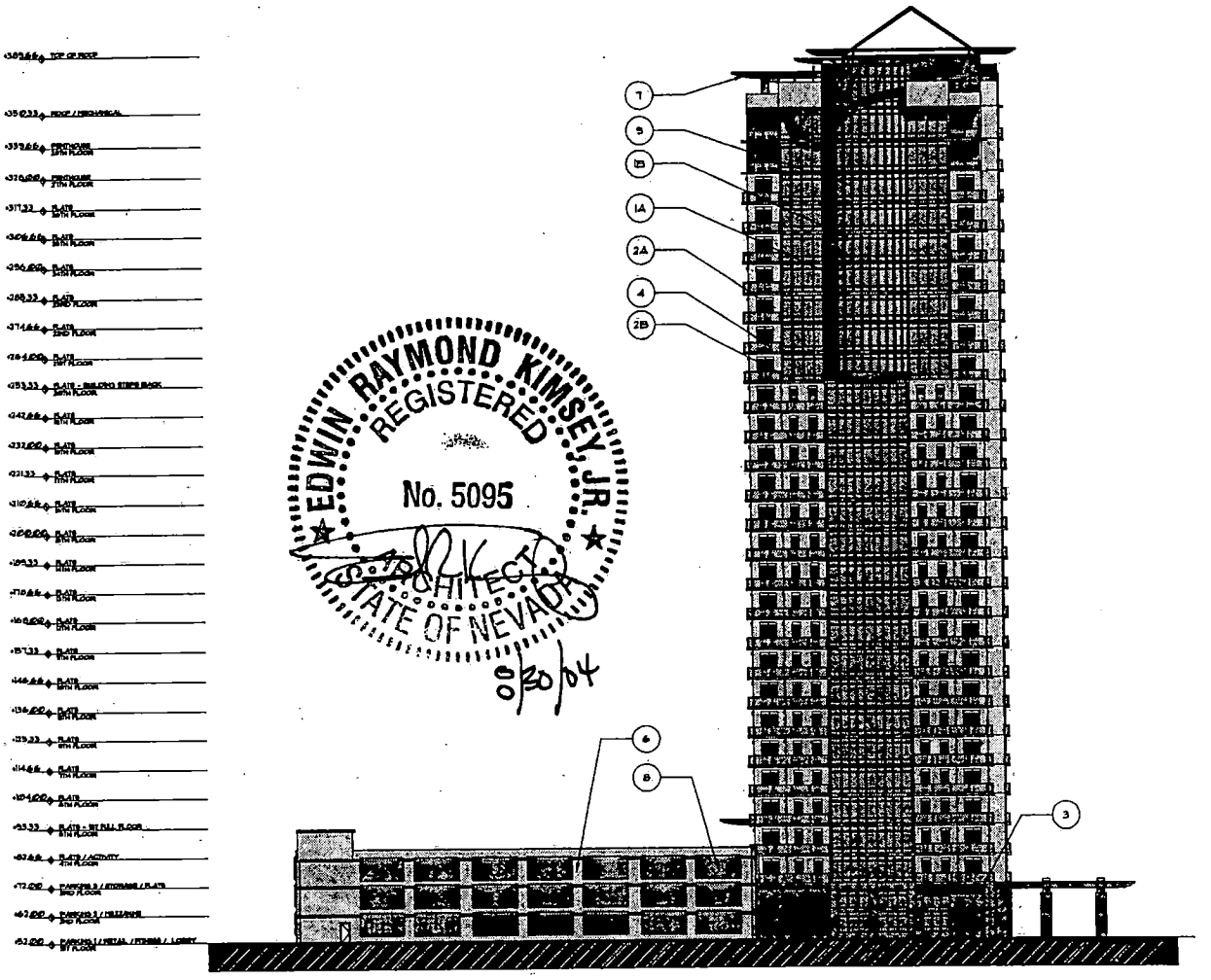
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning

NOT RELEASED FOR CONSTRUCTION

VAR-5035
10/21/04 PC


TOP OF ROOF
ROOF / MECHANICAL
PENTHOUSE
PENTHOUSE
PLATE
PLATE
PLAT

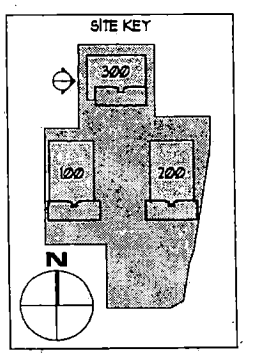


WEST ELEVATION, BUILDING 300

1"= 20'-0"

MATERIAL KEY

- 1A TINTED EXTERIOR GLAZING
- 1B GLASS SPANDREL PANELS
- 2A EIFS STUCCO SYSTEM FIELD COLOR #1
- 2B EIFS STUCCO SYSTEM COLOR #2
- 3 STONE VENEER
- 4 PERFORATED METAL RAILING
- 5 CONCRETE STRUCTURE
- 6 PRECAST CONCRETE PANELS
- 7 PAINTED METAL ACCENTS
- 8 PERFORATED METAL SCREEN
- 9 CLEAR ANODIZED WINDOW FRAMES



EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA
10/30/04

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

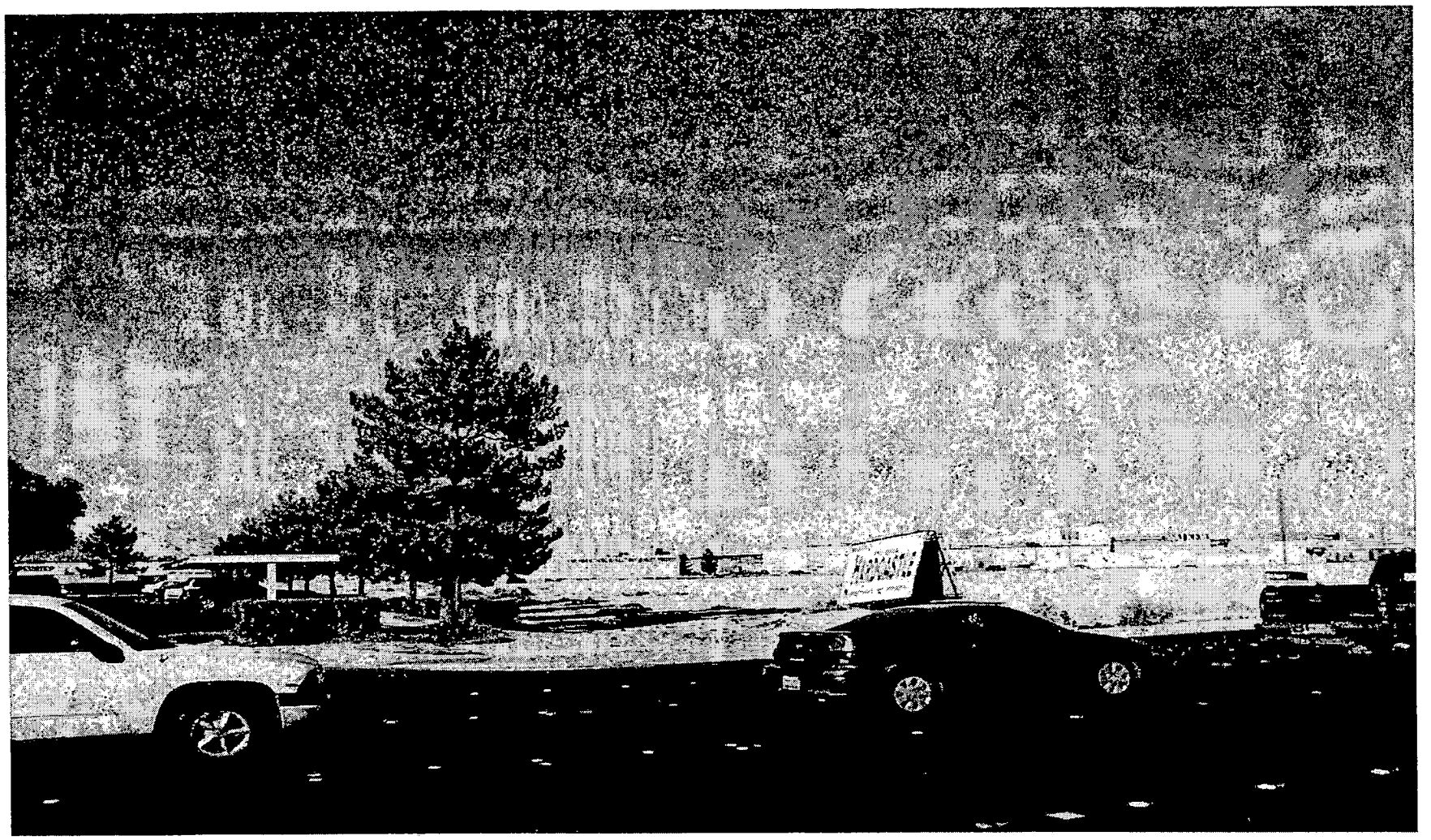
LAS VEGAS, NEVADA

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
[illegible]
Suite 600
Atlanta, GA 30305
PHONE 404 [illegible] - FAX 404 [illegible]
[illegible]

NOT RELEASED FOR CONSTRUCTION

VAR-5035

10/21/04 PC



VAR-5035 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

10/15/04

VAR-5035 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
SDR-5155 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5034, ZON-4941, AND VAR-5035 - PUBLIC HEARING - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request for a Site Development Plan FOR A PROPOSED 21 STORY, 840 UNIT CONDOMINIUM DEVELOPMENT IN THREE BUILDINGS on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone [PROPOSED: R-PD50 (Residential Planned Development – 50 Units Per Acre)], Ward 5 (Weekly).

C.C.: 11/17/04

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
DAVENPORT – Motion to HOLD IN ABEYANCE – APPROVED – Motion carried with TRUESDELL voting NO and NIGRO abstaining because he owns property within the notification boundary on this item

To be heard by City Council 11/17/2004

MINUTES:
See Item 31 [GPA-5034] for all related discussion on Item 31 [GPA-5034], Item 32 [ZON-4941], Item 33 [VAR-5035] and Item 34 [SDR-5155].

(8:16-9:29)

PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 34 – SDR-5155

CONDITIONS:

Planning and Development

1. Conformance with all conditions of approval of General Plan Amendment GPA-5034, Rezoning ZON-4941, and Variance VAR-5035 approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped September 3, 2004, except as amended by conditions herein.

4. The applicant shall submit a Variance application for approval by City Council, in order to permit a reduction in the Open Space requirement listed in Title 19.06.040(G), prior to the issuance of building permits.

5. The applicant shall submit plans and elevations for the proposed retail structure on the south side of the site adjacent to Alta Drive for administrative review and approval by Planning staff prior to the issuance of a building permit.

6. The elevations of the parking structures shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation and compatibility with the residential structures.

7. The applicant shall be required to develop a Multi-Use Transportation Trail along the Alta Drive frontage in compliance with the Transportation Trails Element of the General Plan.

8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

9. Landscaping and a permanent underground sprinkler system for the landscape materials shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

CONDITIONS – Continued:

10. 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.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. All trash enclosures shall have walls and a roof in accordance with the requirements of Title 19.08.045.

12. 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.

13. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

15. Signage for the development shall be permitted in conformance with the requirements of Title 19.14.

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

Public Works

17. 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.

18. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222A.

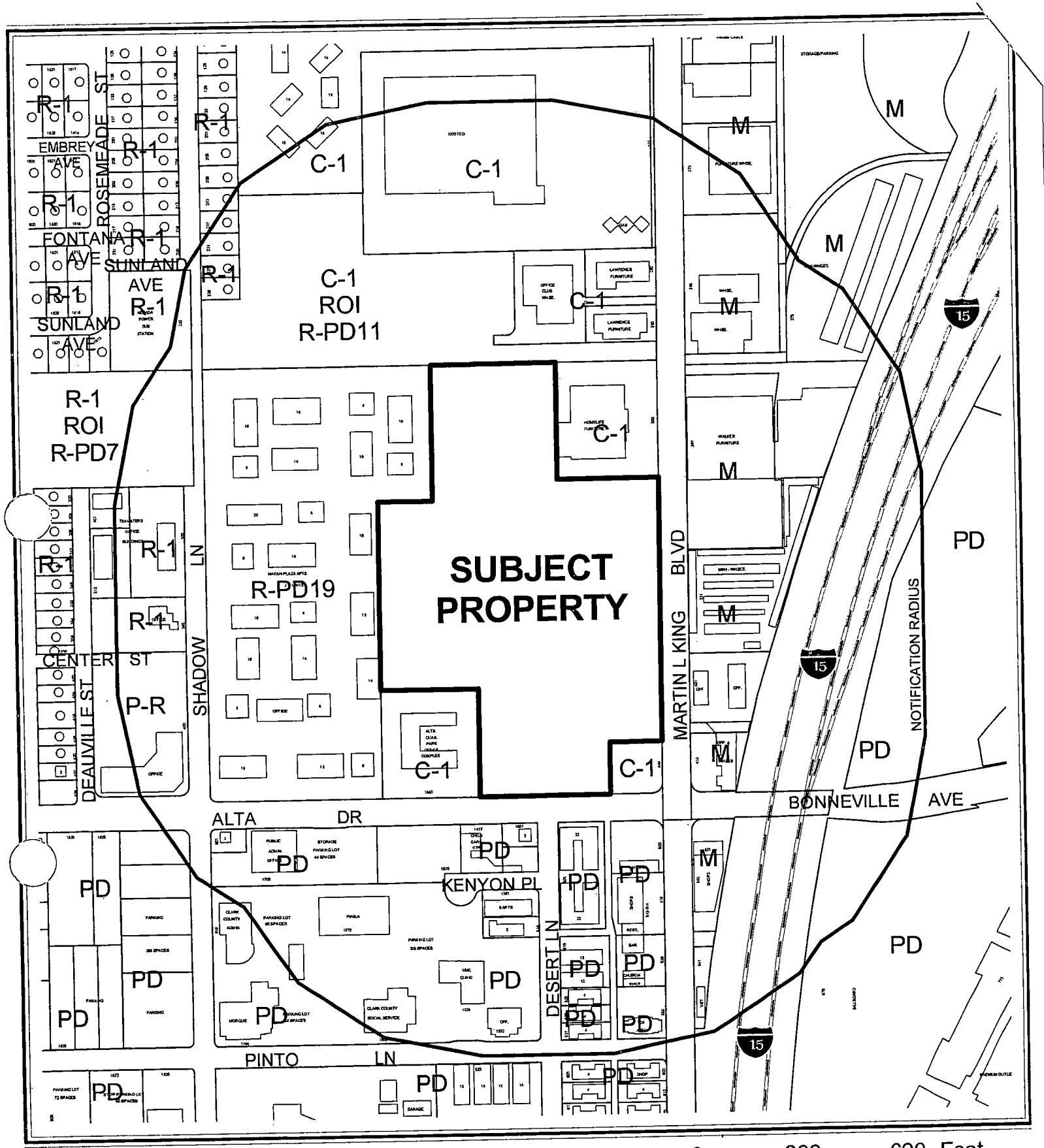
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

20. Site development to comply with all applicable conditions of approval for ZON-4941 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 34 – SDR-5155

CONDITIONS – Continued:

21. 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.



CASE: **SDR-5155**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD50 (RESIDENTIAL PLANNED DEVELOPMENT - 50 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5155 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance with all conditions of approval of General Plan Amendment GPA-5034, Rezoning ZON-4941, and Variance VAR-5035 approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped September 3, 2004, except as amended by conditions herein.

4. The applicant shall submit a Variance application for approval by City Council, in order to permit a reduction in the Open Space requirement listed in Title 19.06.040(G), prior to the issuance of building permits.

5. The applicant shall submit plans and elevations for the proposed retail structure on the south side of the site adjacent to Alta Drive for administrative review and approval by Planning staff prior to the issuance of a building permit.

6. The elevations of the parking structures shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation and compatibility with the residential structures.

7. The applicant shall be required to develop a Multi-Use Transportation Trail along the Alta Drive frontage in compliance with the Transportation Trails Element of the General Plan.

8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

9. Landscaping and a permanent underground sprinkler system for the landscape materials shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

10. 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.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. All trash enclosures shall have walls and a roof in accordance with the requirements of Title 19.08.045.

12. 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.

13. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

15. Signage for the development shall be permitted in conformance with the requirements of Title 19.14.

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

Public Works

17. 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.

18. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

20. Site development to comply with all applicable conditions of approval for ZON-4941 and all other subsequent site-related actions.

21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 854-unit condominium development in three 28-story buildings with 3,000 square feet of commercial space on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard.

B) Applicant's Justification

It is expected that this development will help to revitalize the Downtown area and stabilize the neighborhoods in the surrounding area and diversify the economic base in the vicinity. The proposed site is currently vacant and contributes to what is perceived as urban blight. The appearance of towers on the property will aid in the improvement of investor confidence already being promoted by the current high-rise construction in the Redevelopment District and promote the infusion of additional capital for residential and mixed-use projects in the adjacent areas. The proximity of the proposed condominium towers to the Downtown area will provide a steady client base for the services and shops in the area.

BACKGROUND INFORMATION

A) Previous Actions

08/17/60	A request to Rezone a portion of the subject property from R-1 (Single-Family Residential) to R-4 (High-Density Residential) was approved by City Council. The Planning Commission had recommended approval of the request.
05/22/03	A request for approval of a Tentative Map (TMP-1990) for a one-lot commercial subdivision (Alta Business Park) was Withdrawn without Prejudice by the applicant at the Planning Commission meeting.
10/21/04	The Planning Commission will consider a related General Plan Amendment (GPA-5034), Rezoning (ZON-4941) and Variance (VAR-5035). Staff recommends approval of the requests.

FF

B) Pre-Application Meeting

07/27/04 At the pre-application conference, issues were discussed relative to the proposed zoning of the project and the mixture of uses on the site, residential adjacency issues related to the height of the proposed towers, and the configuration of the buildings. Public Works noted the expansion of Martin Luther King Boulevard, and that the applicant would need to dedicate additional right-of-way for the expansion of the roadway.

C) Neighborhood Meetings

09/14/04 At the neighborhood meeting, issues were discussed relative to a traffic study, whether or not variances had been granted for the commercial project to the west, and whether Residential Adjacency Standards had been applied to the residential project to the north.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 16.78

B) Existing Land Use

Subject Property:	Unimproved Land
North:	Unimproved Land
	Furniture Warehouse Stores
South:	Shops
	Medical Offices
	Clinic
East:	Mini-Warehouses
	Offices
	Furniture Warehouse Store
West:	Apartments

C) Planned Land Use

Subject Property:	SC (Service Commercial) [PROPOSED: H (High Density Residential)]
North:	M (Medium Density Residential)
	SC (Service Commercial)
South:	UMC (Las Vegas Medical District)
East:	DTR (Downtown Redevelopment)
West:	M (Medium Density Residential)

FF

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial); [PROPOSED: R-PD (Planned Development)]
North:	C-1 (Limited Commercial) under Resolution of Intent to R-PD11 (Residential Planned Development - 11 Units Per Acre) C-2 (General Commercial)
South:	PD (Planned Development)
East:	M (Industrial)
West:	R-PD19 (Residential Planned Development - 19 Units Per Acre)

E) General Plan Compliance

The Southeast Sector Map of the General Plan designates the parcel as SC (Service Commercial). The SC (Service Commercial) designation allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The proposed retail use is in conformance with the General Plan designation; the applicant has submitted a General Plan Amendment (GPA-5034) in order to designate the majority of the property for H (High Density Residential) uses.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District	X	
Airport Overlay District (175 Feet)	X	
Trails	X	
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Airport Overlay District
This site is subject to the North Las Vegas Airport Overlay District. Structures may be built up to 175 feet in height; any structures over this height limit must be reviewed by the Federal Aviation Administration (FAA).

Trails
The Transportation Trails Element of the General Plan designates the north side of Alta Drive for the development of a Multi-Use Transportation Trail. The applicant will be required to provide a ten-foot wide trail along the front of the property with two five-foot wide landscape buffers on either side of the trail.

PROJECT DESCRIPTION

The project includes the development of three 28-story residential towers, 14 townhouse units, a 6,000 square foot clubhouse for residents, and a separate 3,000 square foot retail building. The retail building and its parking lot will be located at the front of the site facing Alta Drive; the residential portion of the site will be gated. In addition to the driveway on Alta Drive, a separate gated driveway will be provided on Martin Luther King Boulevard for the residents. Each of the three tower buildings will have an attached parking structure with three levels of parking and a recreational amenity area on the top level of the structure. The ground floor of each of the tower buildings will have a fitness center and other service amenities for residents.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the C-1 (Limited Commercial) portion of the site abutting Alta Drive:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.75 Acres	N/A
Min. Lot Width	100 Feet	180 Feet	Y
Min. Setbacks			
• Front	20 Feet	160 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	115 Feet	Y
• Rear	20 Feet	135 Feet	Y
Max. Lot Coverage	50 %	4%	Y
Max. Building Height	N/A	Not indicated	N/A

The proposed commercial building will comply with all development standards of the C-1 (Limited Commercial) zoning district.

Pursuant to Title 19.06.040, the Development Standards within an R-PD District are established at the time of Site Development Plan Review. The development standards that are imposed on the residential portion of this site through the proposed Site Development Plan are as follows:

Standards	Provided
Min. Lot Size	16.78 acres
Min. Setbacks • Front (Alta) • Side • Corner (MLK) • Rear	 60 Feet 20 Feet 35 Feet 20 Feet
Max. Lot Coverage	38%
Max. Building Height	28 Stories/404 Feet
Trash Enclosure	Interior
Mech. Equipment	Not indicated

The proposed residential development standards will generally be adequate for a project of this magnitude, based on the size of the parcel.

A2) Residential Adjacency Standards

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

a) Proximity slope. The north tower is located approximately 205 feet from the recently-approved R-PD11 (Residential Planned Development – 11 Units Per Acre) development to the north, and is approximately 670 from the nearest existing single-family residence on Shadow Lane. The west tower is located approximately 660 feet from the recently-approved R-PD7 (Residential Planned Development –7 Units Per Acre) development to the west, and is approximately 885 feet from the nearest existing single-family residence on Deauville Drive. Based on a height of 404 feet, the towers would need to be 1,212 feet from the nearest single-family residence. The applicant has filed a Variance (VAR-5035) application to address this issue.

b) Building setback. The proposed structures will comply with the minimum required 15-foot setback.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Retail	3,000 SF	1/175 SF	18	1	45	3
Multifamily						
• 1 Bedroom	267 units	1.25/unit	334	N/A		
• 2 Bedroom	583 units	1.75/unit	1,021			
• 3 Bedroom	4 units	2/unit	8			
• Guest			143			
Total			1,524	1	1,591	3

The commercial and residential portions of the site comply with the parking requirements listed in Title 19.10.

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
Parking Area			
• Retail Portion	1 Tree/6 Spaces	8 Trees	12 Trees
• Residential Portion		27 Trees	35 Trees
Buffer:			
• Min. Trees (adj. to res.)	1 Tree/30 Linear Feet	133 Trees	161 Trees
• Min. Zone Width: Front	15 Feet		25-60 Feet
• Min. Zone Width: Side	8 Feet		20-40 Feet
Wall Height	6 Feet		6 Feet

Based on the submitted landscape plan, the proposed development will comply with minimum landscape and buffer requirements.

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

Total Acreage	Density	Required Ratio	Required Percent	Required Area	Provided Percent	Provided Area
16.78 acres	50 du/ac	1.65	83 %	606,678 SF	23%	109,641 SF

The proposed development will not meet the open space requirement as listed in Title 19.06. The applicant will be required to file a Variance application to address this issue prior to construction. The provided open space is adequate for the proposed development.

A5) Sign Standards

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

Monument Signs: Alta Drive

Standards	**Allowed**	**Provided**
Maximum Number	1/200' Street frontage 2 total	1 total
Maximum Area	75 SF	Not indicated
Maximum Height	10 Feet	Not indicated
Minimum Setback	5 Feet	10 Feet
Illumination	Internal, External	Not indicated

The proposed monument sign will meet the minimum setback requirement; no other information has been provided. No information has been provided about potential wall signage.

B) General Analysis and Discussion

- Zoning

The proposed commercial use is consistent with the existing C-1 (Limited Commercial) zoning; the applicant has filed a General Plan Amendment (GPA-5034) and Rezoning (ZON-4941) application for the northern portion of the parcel to permit the multifamily residential uses. The applicant has noted that accessory service commercial uses may be provided in the base of each residential tower; these uses will be restricted to residents only. The proposed retail building will comply with all development standards for the C-1 (Limited Commercial) district. The residential portion of the site generally complies with the R-PD requirements, with the exception of the open space requirement; the open space formula is geared towards single-family detached development, and does not result in a reasonable requirement for the provision of open space for multifamily developments.

- Site Plan

The site plan is configured with the commercial parcel located at the front of the property on Alta Drive, with the residential portion of the development located behind a perimeter wall at the rear of the site. The applicant has made provisions for the widening of Martin Luther King Boulevard, and has shown on the site plan the portion of the property that will be dedicated for additional right-of-way.

- Waivers

No Waivers have been requested in conjunction with this application.

- Landscape Plan

Landscape buffers will be provided around the perimeter of the property, and have a minimum depth of 20 feet, which exceeds Code requirements. Landscaping is provided in the surface parking lot areas in accordance with the requirements of Title 19. The proposed plant materials are generally appropriate for the site, with the exception of the Norway Maple tree that is to be utilized in the buffer areas, which is not identified by the Las Vegas Valley Water District as being suitable to the area.

- Elevations

The elevations of the residential towers will feature stone veneer at the base of the buildings, with a synthetic stucco on the remainder of the wall surfaces. Glazing will include a combination of tinted glass and spandrel panels. Balcony railings will be perforated metal, and decorative metal screen structures will be used at the top of the building. The composition of the elevations clearly delineate the base, middle and top of the building, and the roofline features raised elements that mark the center and ends of the building. Variation of the wall plane is provided through changes of materials, projecting balconies, and a stepback that is provided at the 20th floor of the structure.

The parking structures will utilize pre-cast concrete panels, with perforated metal screens over the openings. While the proposed color and use of the metal screens is consistent with the tower buildings, the parking structures lack the additional level of detail necessary to be consistent with the architectural theme of the principal buildings as dictated by the City's development standards.

No information is provided relative to the design and appearance of the proposed retail structure at the south end of the site adjacent to Alta Drive; it is recommended that the elevations of the building be reviewed administratively by staff for consistency with Title 19. A condition of approval stipulates this requirement.

- Floor Plan

The ground floor of each of the residential towers features a building lobby, fitness center, and accessory services for residents. The parking structure for each tower is directly attached, and has direct access to the elevator core. Egress is provide by means of stair towers on both ends of the building. The residential floors will have between eight and 12 units per floor; the penthouse level will have five units.

FF

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 residential towers are compatible in size and scale to the World Market Center and other development to the east, but are significantly taller than the multifamily and single-family development to the west.

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

   The commercial portion of the development is consistent with the General Plan, Title 19, and other requirements. The residential portion of the development is inconsistent with the current General Plan designation; the applicant has filed a General Plan Amendment (GPA-5034) to change the designation to H (High Density Residential), which is consistent with the proposed development. The residential portion of the development is generally consistent with Title 19, with the exception of residential adjacency issues, which the applicant has addressed through filing Variance petition VAR-5035.

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

   The project will have driveways on Alta Drive and on Martin Luther King Boulevard, and each driveway will have adequate stacking room so as to not impact the flow of traffic on either street. The applicant has reserved a portion of the site for the proposed improvements to Martin Luther King Boulevard, which will assist with the flow of traffic in the area.

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

   The proposed building materials for the residential structures are appropriate for the development. No information has been provided about the construction or materials of the retail structure; a condition is in place to require review of the structure prior to its construction. The landscape materials are generally appropriate for the area.

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

   The design of the elevations of the residential towers are generally appropriate for the use. The elevations of the parking structures need additional detailing in order to be consistent with the principal structures. No information is provided relative to the retail structure.

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 368 [Mailed with GPA-5034, ZON-4941 & VAR-5035]

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5155 APN: 139-33-202-005

Name of Property Owner: Alta MLK, LLC

Name of Applicant: Ambling Multi-Family Development

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: Daniel Kramer

Subscribed and sworn before me

This 27 day of July, 2004

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

CINDY FRASIER
Notary Public State of Nevada
No. 99-58104-1
My appt. exp. Aug. 30, 2007

SHRUB LEGEND

QTY	SYMBOL	COMMON NAME
69		ALPINE CURRENT
76		SNOWBERRY
74		AUTUMN SAGE
48		RED CLUSTER COTONEASTER
60		TEXAS SAGE
100		NEW GOLD LANTANA
8		SPIREA
52		FEATHERY CASSIA
264		RED YUCCA
66		BARBERRY

LANDSCAPE PLANTER ZONE A
LENGTH:210 LF, WIDTH: 15'
ZONING: COMMERCIAL
REQUIRED TREE SPACING PER ZONING: 20'O.C.
REQUIRED # OF TREES: 11+1
TREES PLANTED: 12
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 48
2" OF ROCK MULCH

(5) NORWAY MAPLE
(6) CHASTE TREE
(1) THORNLESS HONEY LOCUST
(5) BLUE PALO VERDE

LANDSCAPE PLANTER ZONE B
LENGTH:197 LF, WIDTH: 15'
ZONING: COMMERCIAL
REQUIRED TREE SPACING PER ZONING: 20'O.C.
REQUIRED # OF TREES: 10+1
TREES PLANTED: 11
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 44
2" OF ROCK MULCH

LANDSCAPE PLANTER ZONE C
LENGTH:284 LF, WIDTH: 8'
ZONING: COMMERCIAL
REQUIRED TREE SPACING PER ZONING: 20'O.C.
REQUIRED # OF TREES: 14+1
TREES PLANTED: 15
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 60
2" OF ROCK MULCH

LANDSCAPE PLANTER ZONE D
LENGTH:705 LF, WIDTH: 15'
ZONING: MULTIFAMILY
REQUIRED TREE SPACING PER ZONING: 30'O.C.
REQUIRED # OF TREES: 24+1
TREES PLANTED: 25
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 100
2" OF ROCK MULCH

LANDSCAPE PLANTER ZONE E
LENGTH:248 LF, WIDTH: 8'
ZONING: MULTIFAMILY
REQUIRED TREE SPACING PER ZONING: 30'O.C.
REQUIRED # OF TREES: 8+1
TREES PLANTED: 9
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 36
2" OF ROCK MULCH

LANDSCAPE PLANTER ZONE F
LENGTH:335 LF, WIDTH: 8'
ZONING: MULTIFAMILY
REQUIRED TREE SPACING PER ZONING: 30'O.C.
REQUIRED # OF TREES: 11+1
TREES PLANTED: 12
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 48
2" OF ROCK MULCH

LANDSCAPE PLANTER ZONE M
LENGTH:200 LF, WIDTH: 8'
ZONING: MULTIFAMILY
REQUIRED TREE SPACING PER ZONING: 30'O.C.
REQUIRED # OF TREES: 10+1
TREES PLANTED: 11
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 44
2" OF ROCK MULCH

LANDSCAPE PLANTER ZONE K
LENGTH:279 LF, WIDTH: 8'
ZONING: MULTIFAMILY
REQUIRED TREE SPACING PER ZONING: 30'O.C.
REQUIRED # OF TREES: 9+1
TREES PLANTED: 10
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 40
2" OF ROCK MULCH

LANDSCAPE PLANTER ZONE L
LENGTH:68 LF, WIDTH: 8'
ZONING: MULTIFAMILY
REQUIRED TREE SPACING PER ZONING: 30'O.C.
REQUIRED # OF TREES: 3+1
TREES PLANTED: 4
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 16
2" OF ROCK MULCH

LANDSCAPE PLANTER ZONE G
LENGTH:349 LF, WIDTH: 8'
ZONING: MULTIFAMILY
REQUIRED TREE SPACING PER ZONING: 30'O.C.
REQUIRED # OF TREES: 12+1
TREES PLANTED: 13
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 52
2" OF ROCK MULCH

LANDSCAPE PLANTER ZONE H
LENGTH:390 LF, WIDTH: 8'
ZONING: MULTIFAMILY
REQUIRED TREE SPACING PER ZONING: 30'O.C.
REQUIRED # OF TREES: 13+1
TREES PLANTED: 14
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 56
2" OF ROCK MULCH

LANDSCAPE PLANTER ZONE I
LENGTH:156 LF, WIDTH: 8'
ZONING: MULTIFAMILY
REQUIRED TREE SPACING PER ZONING: 30'O.C.
REQUIRED # OF TREES: 5+1
TREES PLANTED: 6
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 24
2" OF ROCK MULCH

LANDSCAPE PLANTER ZONE J
LENGTH:534 LF, WIDTH: 8'
ZONING: MULTIFAMILY
REQUIRED TREE SPACING PER ZONING: 30'O.C.
REQUIRED # OF TREES: 18+1
TREES PLANTED: 19
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 76
2" OF ROCK MULCH

PARKING AREA 1
TOTAL UNCOVERED PARKING SPACES (X): 46
TOTAL # OF ISLANDS AT THE END OF ROWS (Y): 0
TOTAL MIN. # OF TREES REQUIRED (X/6) + (Y/2): 8
TREES PLANTED: 12
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 48
2" OF ROCK MULCH

PARKING AREA 2
TOTAL UNCOVERED PARKING SPACES (X): 60
TOTAL # OF ISLANDS AT THE END OF ROWS (Y): 4
TOTAL MIN. # OF TREES REQUIRED (X/6) + (Y/2): 12
TREES PLANTED: 16
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 64
2" OF ROCK MULCH

PARKING AREA 3
TOTAL UNCOVERED PARKING SPACES (X): 20
TOTAL # OF ISLANDS AT THE END OF ROWS (Y): 4
TOTAL MIN. # OF TREES REQUIRED (X/6) + (Y/2): 7
TREES PLANTED: 9
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 36
2" OF ROCK MULCH

PARKING AREA 4
TOTAL UNCDVERED PARKING SPACES (X): 30
TOTAL # OF ISLANDS AT THE END OF ROWS (Y): 6
TOTAL MIN. # OF TREES REQUIRED (X/6) + (Y/2): 8
TREES PLANTED: 10
REQUIRED # OF 5 GAL SHRUBS: 4/TREE
SHRUBS PLANTED: 40
2" OF ROCK MULCH

NOTE: ALL TREES TO BE MIN. 24 INCH BOX. ALL SHRUBS TO BE 5 GALLON. ALL BUILDINGS TO HAVE 6' OF FOUNDATION PLANTING

TYPICAL PARKING ISLAND

ALTA DRIVE
MARTIN LUTHER KING BOULEVARD
PROPOSED HIGHWAY
SITE LOCATION MAP

NORTH
50' 25' 0' 25' 50' 100'

AUGUST 30, 2004

LANDSCAPE PLAN
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

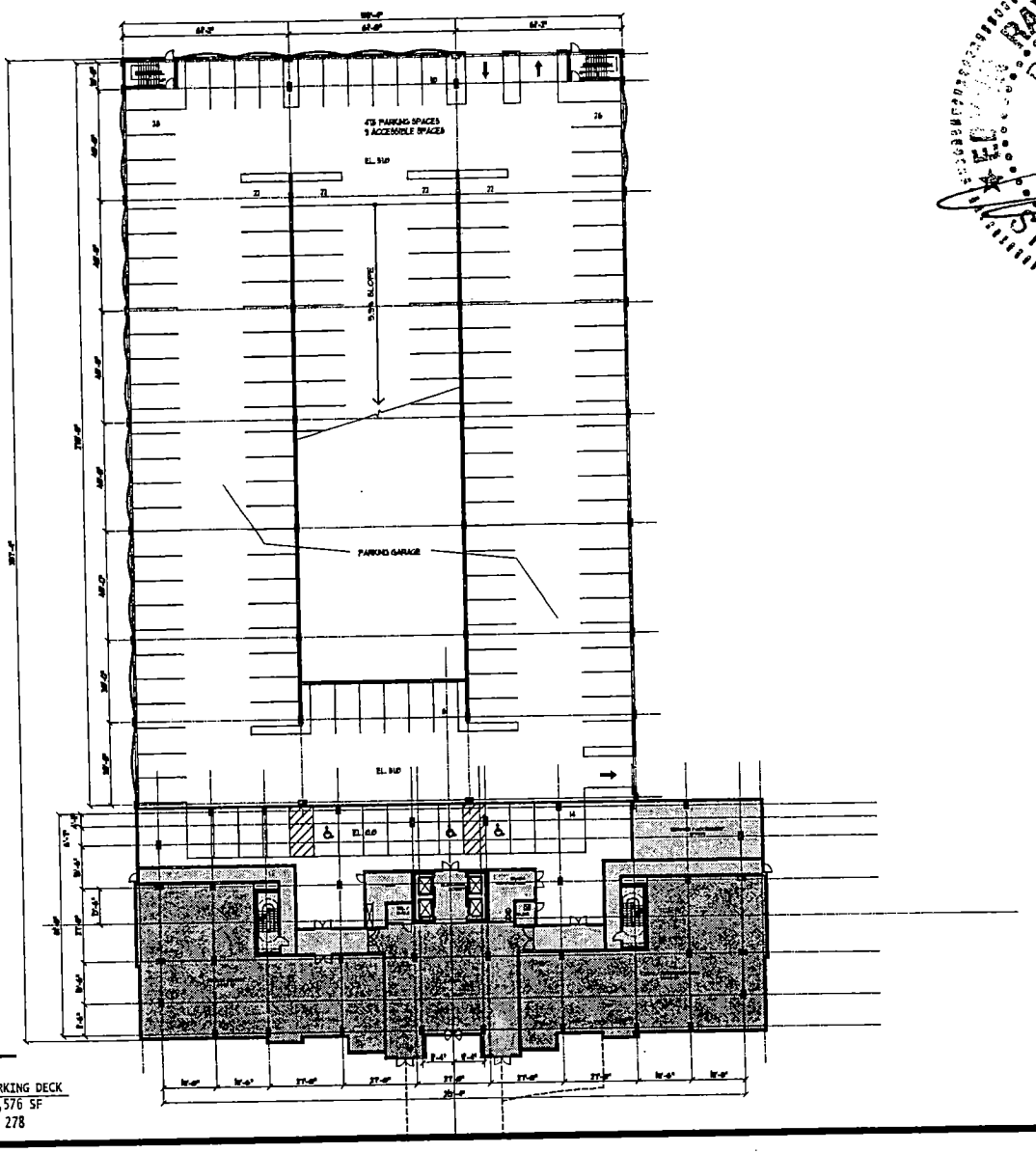
AMBLING COMPANIES

SDR-5155
10/21/04 PC

EDWIN RAYMOND KIMSEY JR. REGISTERED No. 5095 ARCHITECT STATE OF NEVADA
9-30-04

Edwin R. Kimsey Jr., AIA
Architecture • Urban Design • Planning

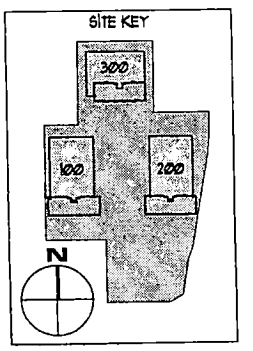
RECEIVED
AUG 31 2004



BUILDING 100 & 200 FIRST FLOOR PLAN

1"=20'-0"

AREA:	BUILDING	PARKING DECK
	14,727 SF	55,576 SF
OCCUPANT LOAD:	359	278



RAYMOND KIMSEY JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA

8·30·04

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

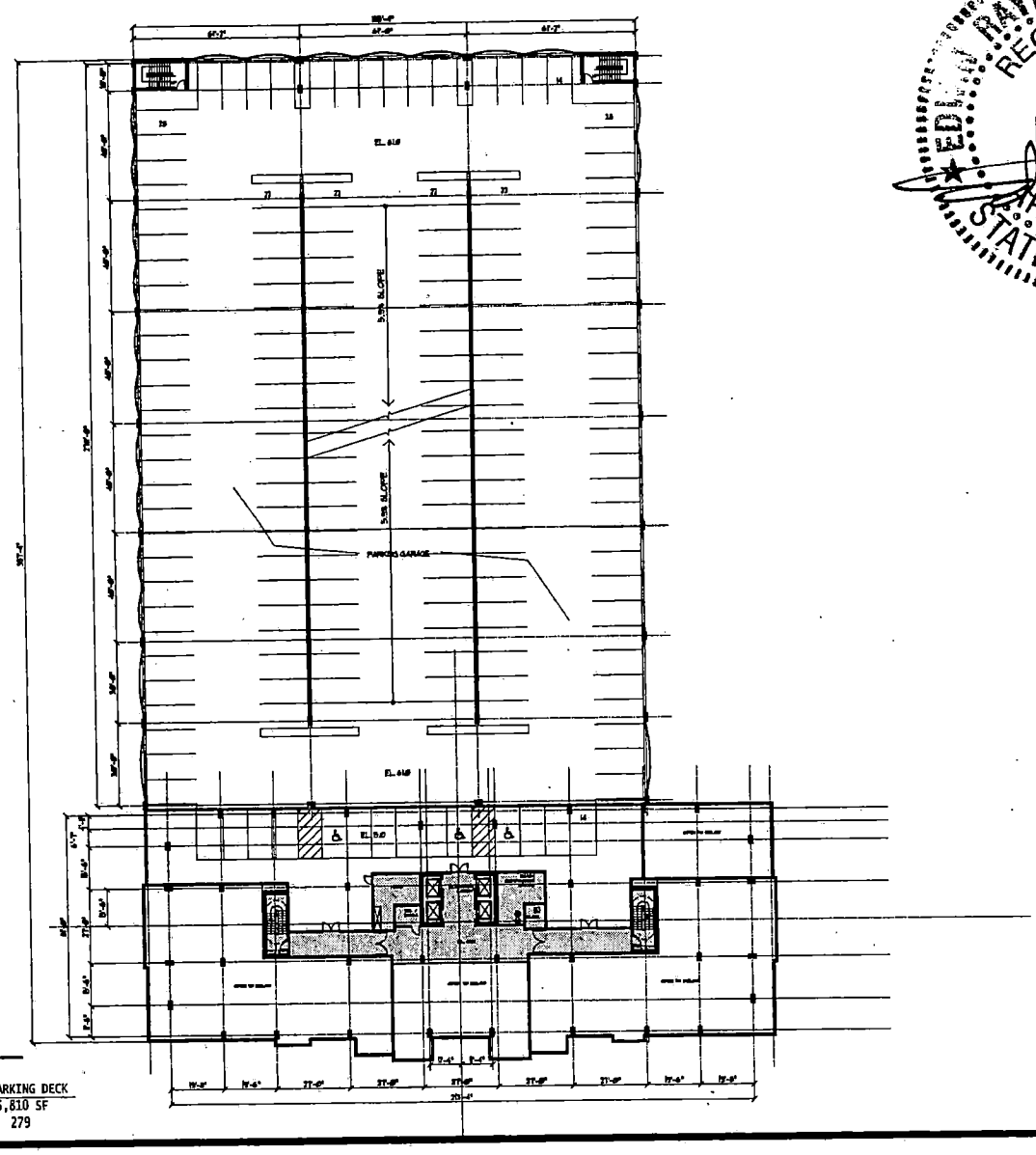
LAS VEGAS, NEVADA

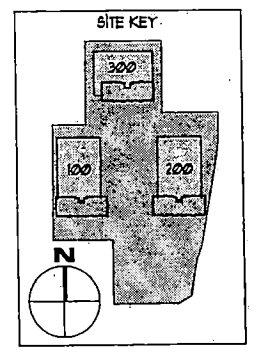
Edwin R. Kimsey Jr., AIA
Architecture · Urban Design · Planning

NOT RELEASED FOR CONSTRUCTION

SDR-5155
10/21/04 PC

RECEIVED
AUG 3 1 2004





BUILDING 100 & 200 SECOND FLOOR PLAN

1"=20'-0"

AREA:	BUILDING	PARKING DECK
	2,649 SF	55,810 SF
OCCUPANT LOAD:	13	279

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

Edwin R. Kimsey Jr., AIA
Architecture • Urban Design • Planning
[illegible]
Suite 400
Atlanta, GA 30309
PHONE 404.365.3600 • FAX 404.365.7610
[illegible]

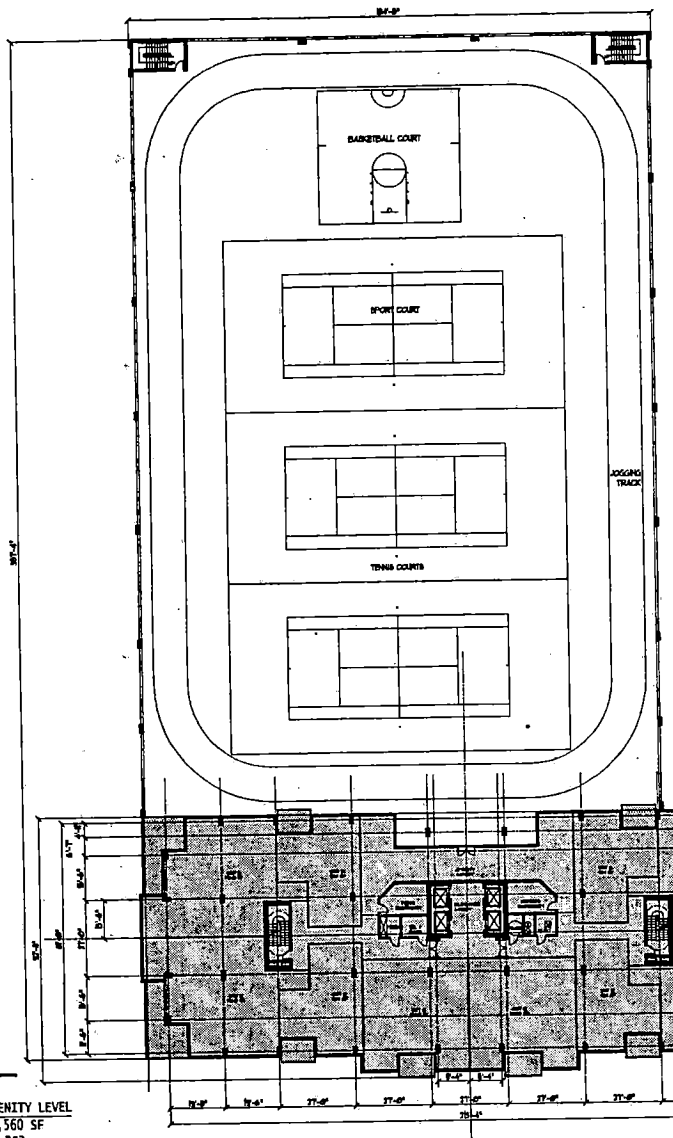
NOT RELEASED FOR CONSTRUCTION

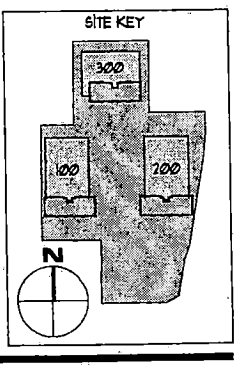
RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA

8.30.04

SDR-5155
10/21/04 PC

RECEIVED
AUG 31 2004





EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA
8.30.04

BUILDING 100 & 200 4TH FLOOR PLAN
1"=20'-0"

AREA:	BUILDING	AMENITY LEVEL
	19,397 SF	50,560 SF
OCCUPANT LOAD:	97	253

AMBLING COMPANIES

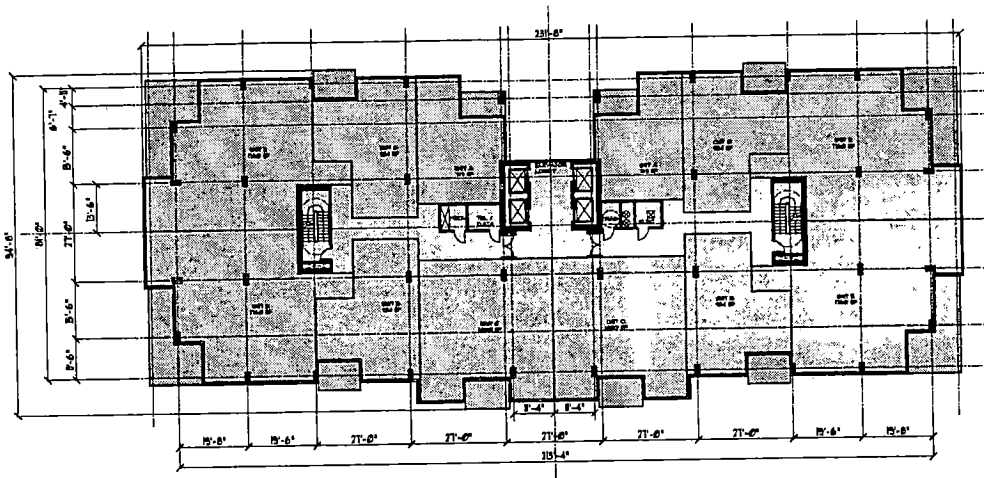
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

SDR-5155
10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture • Urban Design • Planning

NOT RELEASED FOR CONSTRUCTION

RECEIVED
AUG 31 2004

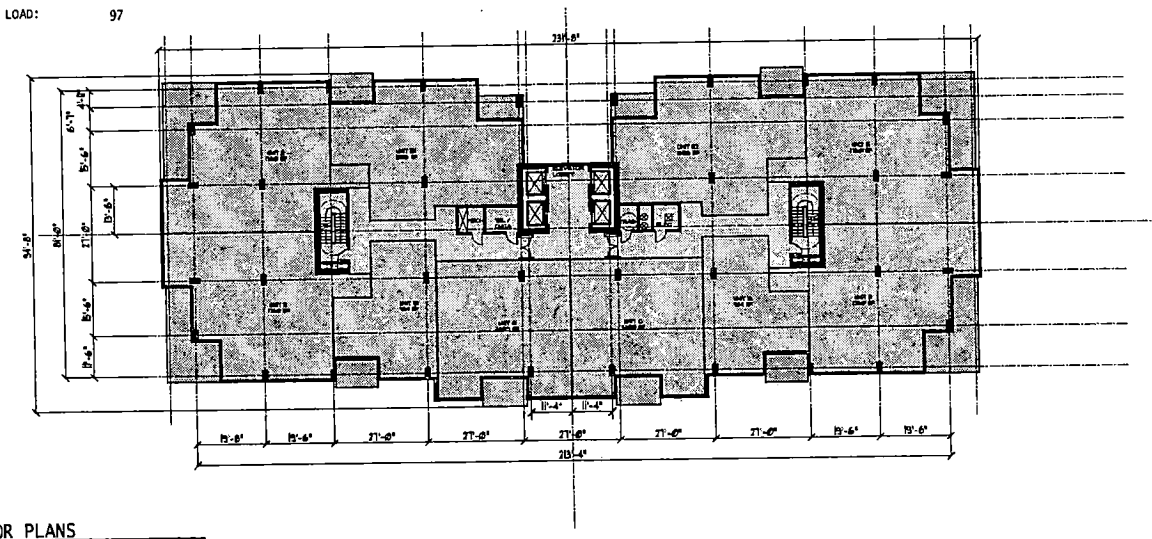


5th thru 8th TYPICAL FLOOR PLANS

1/16"=1'-0"

AREA: 19,397 SF

OCCUPANT LOAD: 97

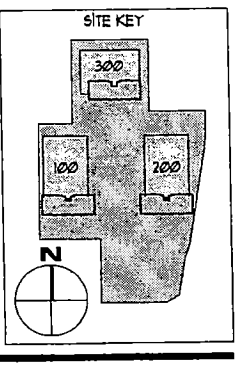


9th thru 14th TYPICAL FLOOR PLANS

1/16"=1'-0"

AREA: 19,397 SF

OCCUPANT LOAD: 97



EDWIN R. KIMSEY, JR. REGISTERED No. 5095 ARCHITECT STATE OF NEVADA

8·30·04

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

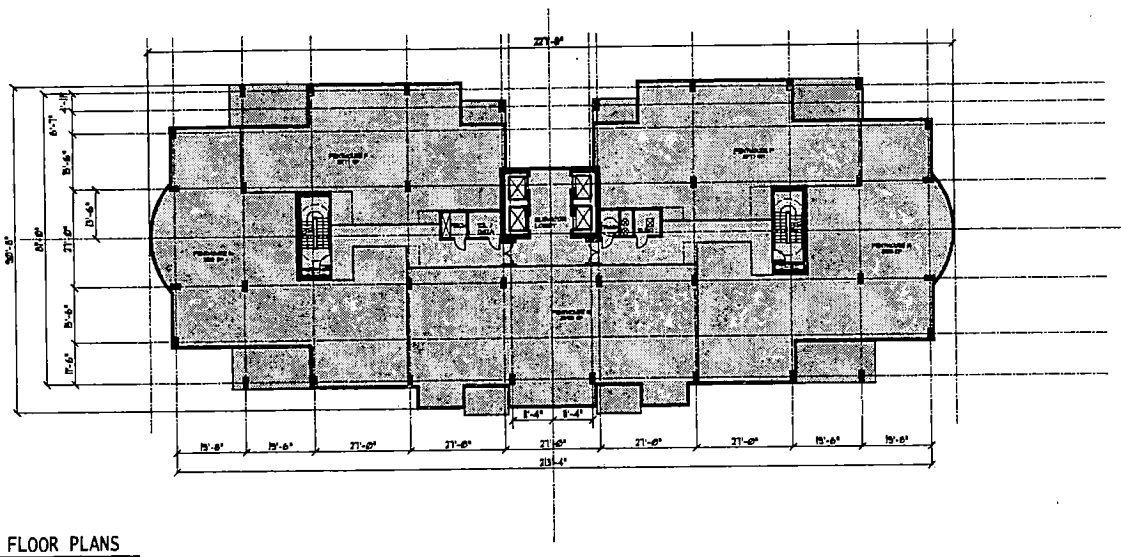
LAS VEGAS, NEVADA

SDR-5155
10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture • Urban Design • Planning
[illegible]
Suite 600
[illegible], GA 30[illegible]
PHONE 404.3[illegible] • FAX 404.266.[illegible]
[illegible]

NOT RELEASED FOR CONSTRUCTION

RECEIVED
AUG 31 2004

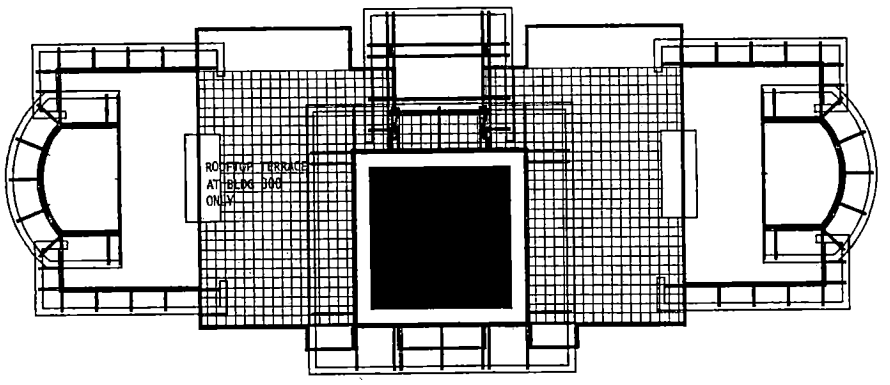


27th and 28th TYPICAL PENTHOUSE FLOOR PLANS

1/16"=1'-0"

AREA: 17,495 SF

OCCUPANT LOAD: 87

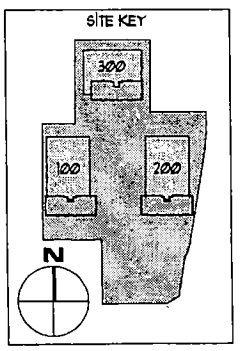


TYPICAL ROOF PLAN

1/16"=1'-0"

AMENITY AREA: 7,014 SF

OCCUPANT LOAD: 467



EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA

10.30.04

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

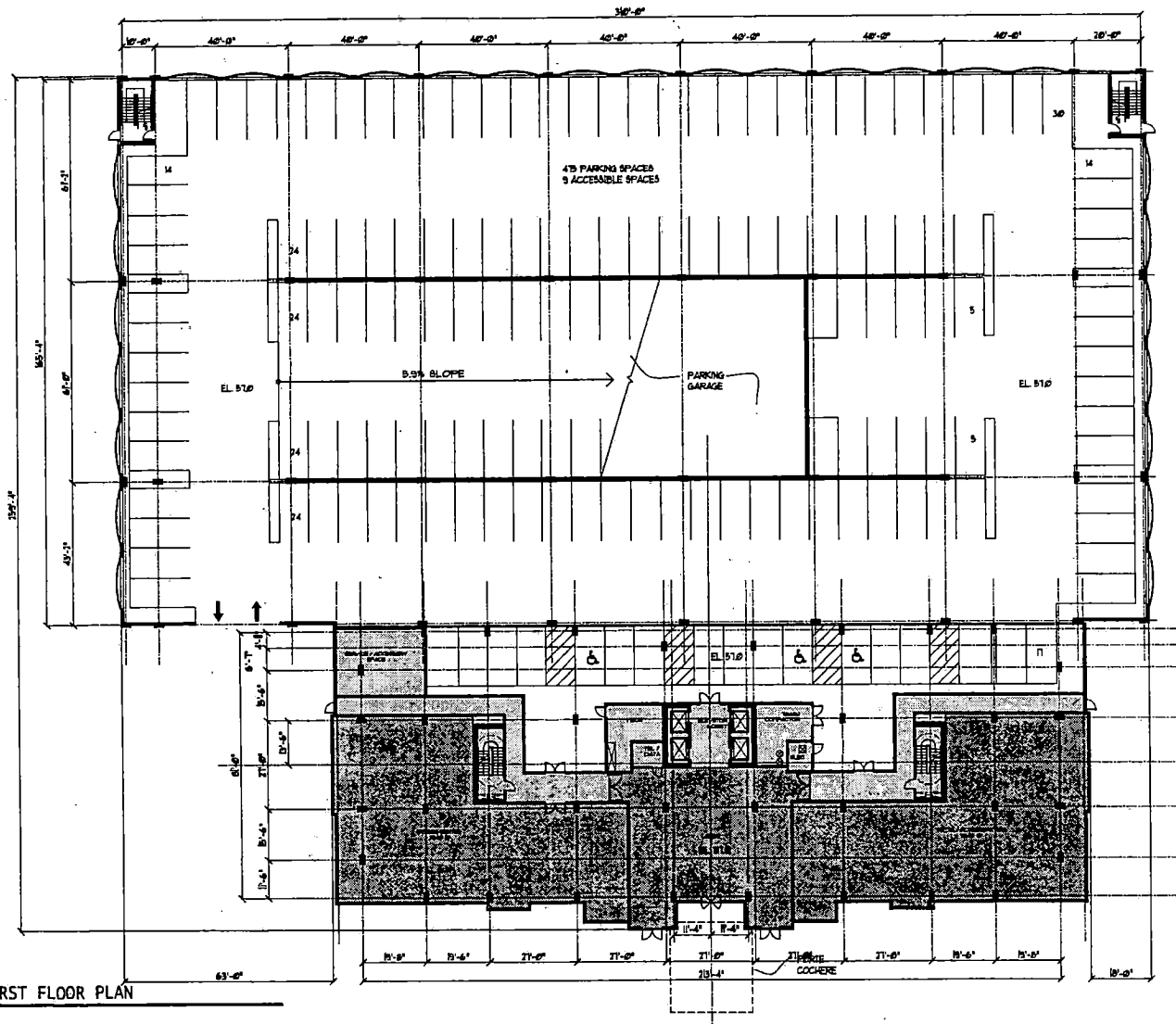
LAS VEGAS, NEVADA

SDR-5155
10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture · Urban Design · Planning
[illegible]
Suite 600
[illegible]
PHONE [illegible] · FAX [illegible]
[illegible]

NOT RELEASED FOR CONSTRUCTION

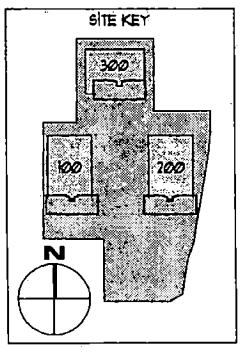
RECEIVED
AUG 31 2004



BUILDING 300 FIRST FLOOR PLAN

1/16"=1'-0"

AREA:	BUILDING	PARKING DECK
	14,727 SF	58,048 SF
OCCUPANT LOAD:	393	291



EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA

10-30-04

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

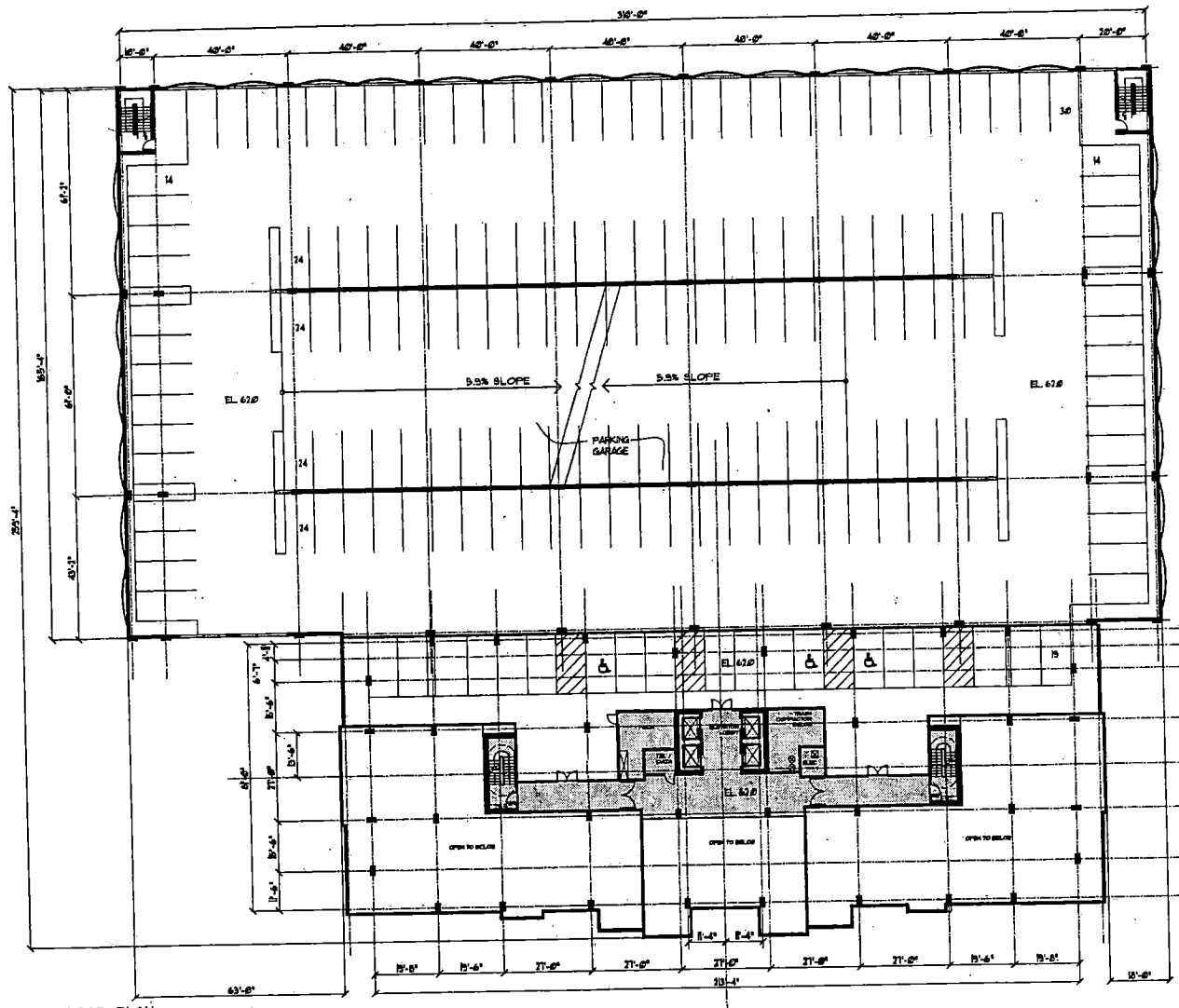
LAS VEGAS, NEVADA

SDR-5155
10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture · Urban Design · Planning
[illegible]
PHONE [illegible] · FAX [illegible]
[illegible]

NOT RELEASED FOR CONSTRUCTION

RECEIVED
AUG 31 2004



BUILDING 300 SECOND FLOOR PLAN

1/16"=1'-0"

AREA:	BUILDING	PARKING DECK
	2,649 SF	58,964 SF
OCCUPANT LOAD:	13	295

EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA

5·30·04

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

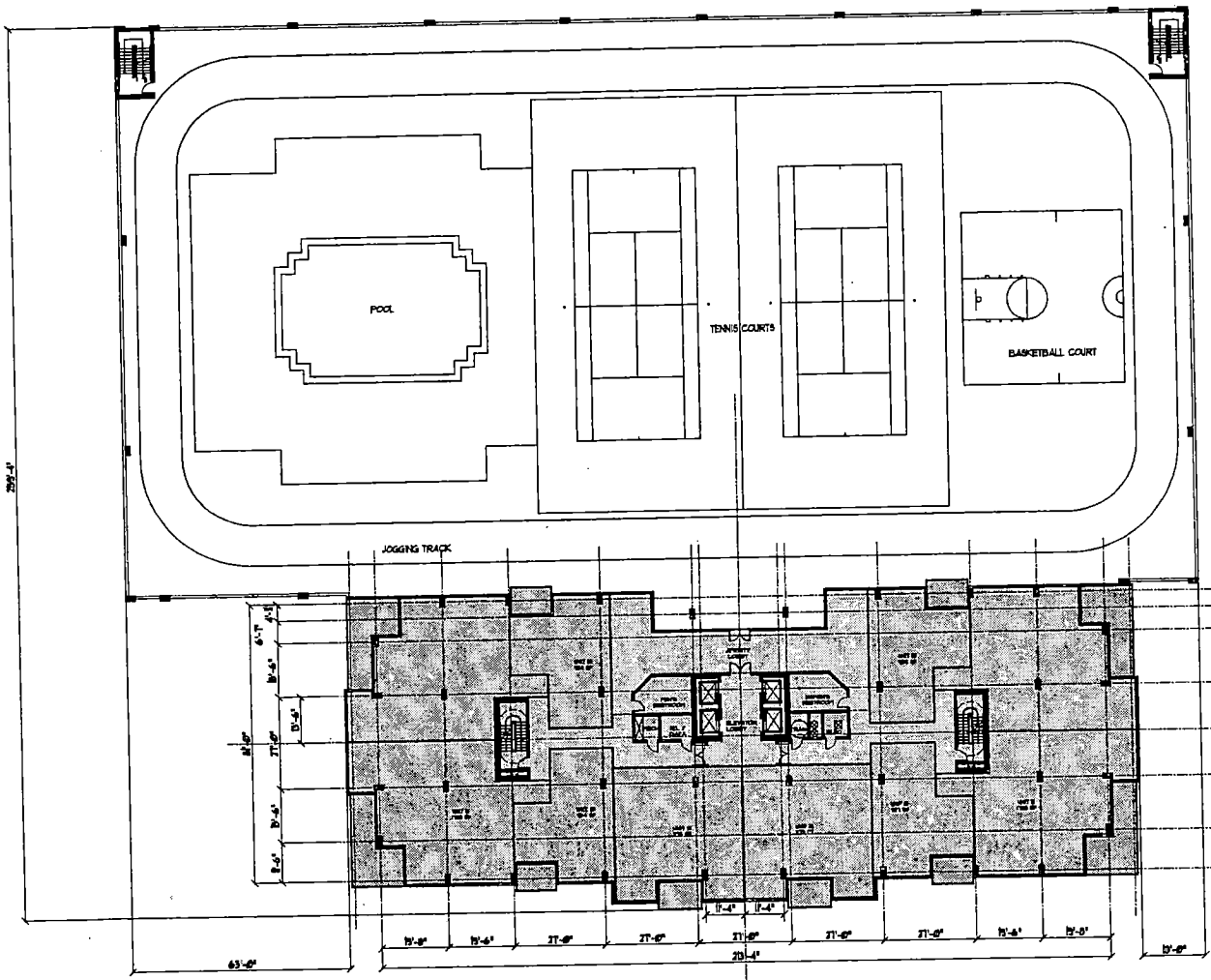
LAS VEGAS, NEVADA

SDR-5155
10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture · Urban Design · Planning
3960 Howard Hughes Parkway
Suite 600
Las Vegas, Nevada
PHONE 702.792.7000 · FAX 702.792.7646
rkimsey@ambling.com

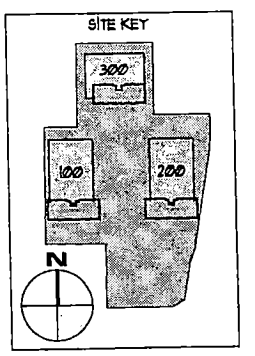
NOT RELEASED FOR CONSTRUCTION

RECEIVED
AUG 31 2004



EDWIN RAYMOND KIMSEY JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA

6.30.04



BUILDING 300 4th FLOOR PLAN

1/16"=1'-0"

AREA:	BUILDING	AMENITY LEVEL
	19,397 SF	52,418 SF
OCCUPANT LOAD:	97	262

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

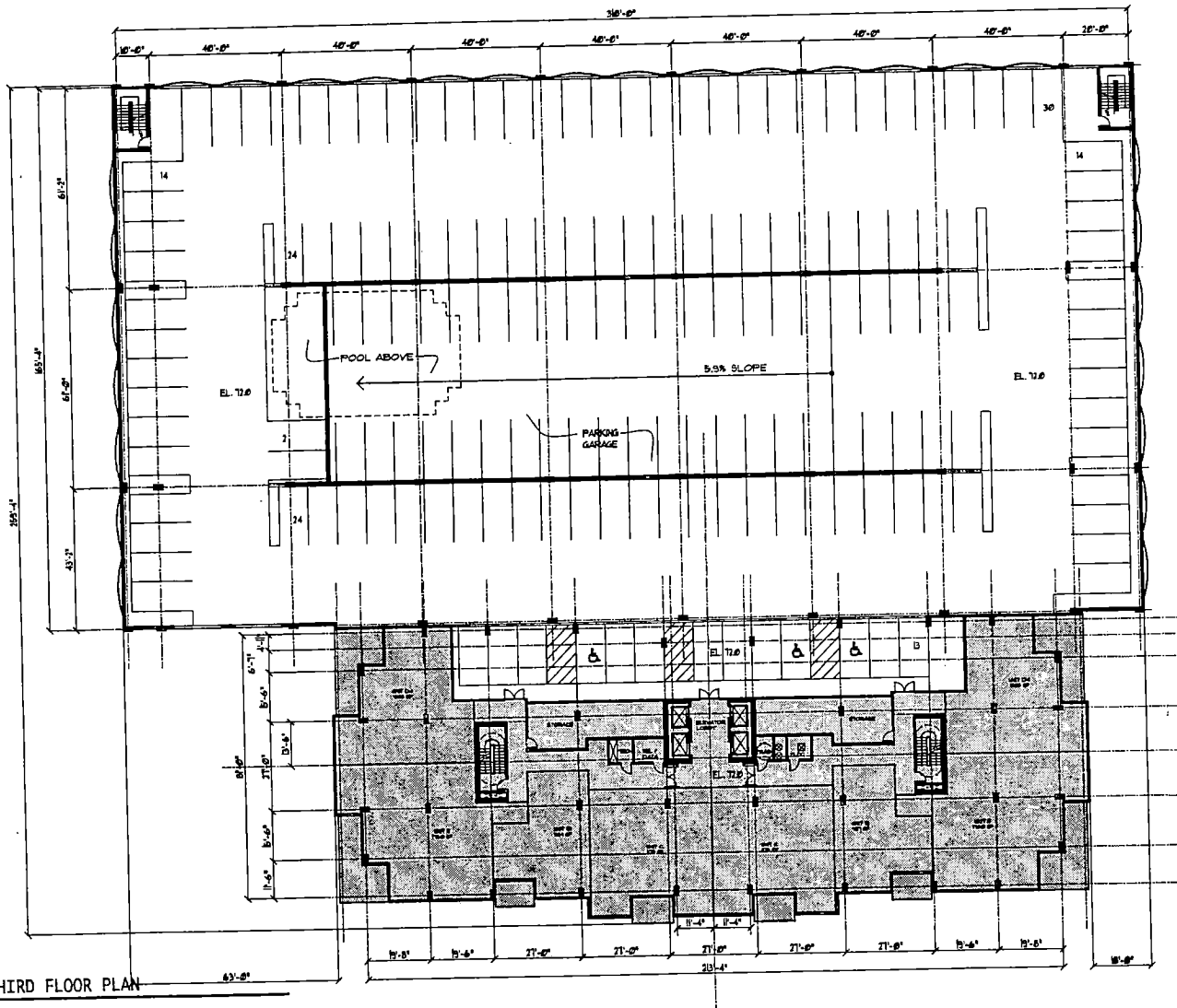
LAS VEGAS, NEVADA

SDR-5155
10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
3960 Howard Hughes Parkway
Suite 500
Las Vegas, NV 89169
PHONE 404.364.8500 - FAX 404.364.8501
ekimsey@rdkarchitects.com

NOT RELEASED FOR CONSTRUCTION

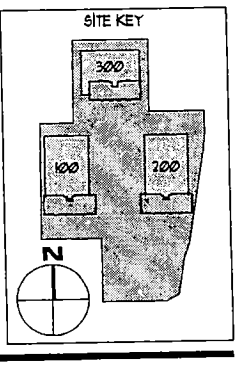
RECEIVED
AUG 31 2004



BUILDING 300 THIRD FLOOR PLAN

1/16"=1'-0"

AREA:	BUILDING	PARKING DECK
	16,342 SF	46,426 SF
OCCUPANT LOAD:	82	233



EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA

8-30-04

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

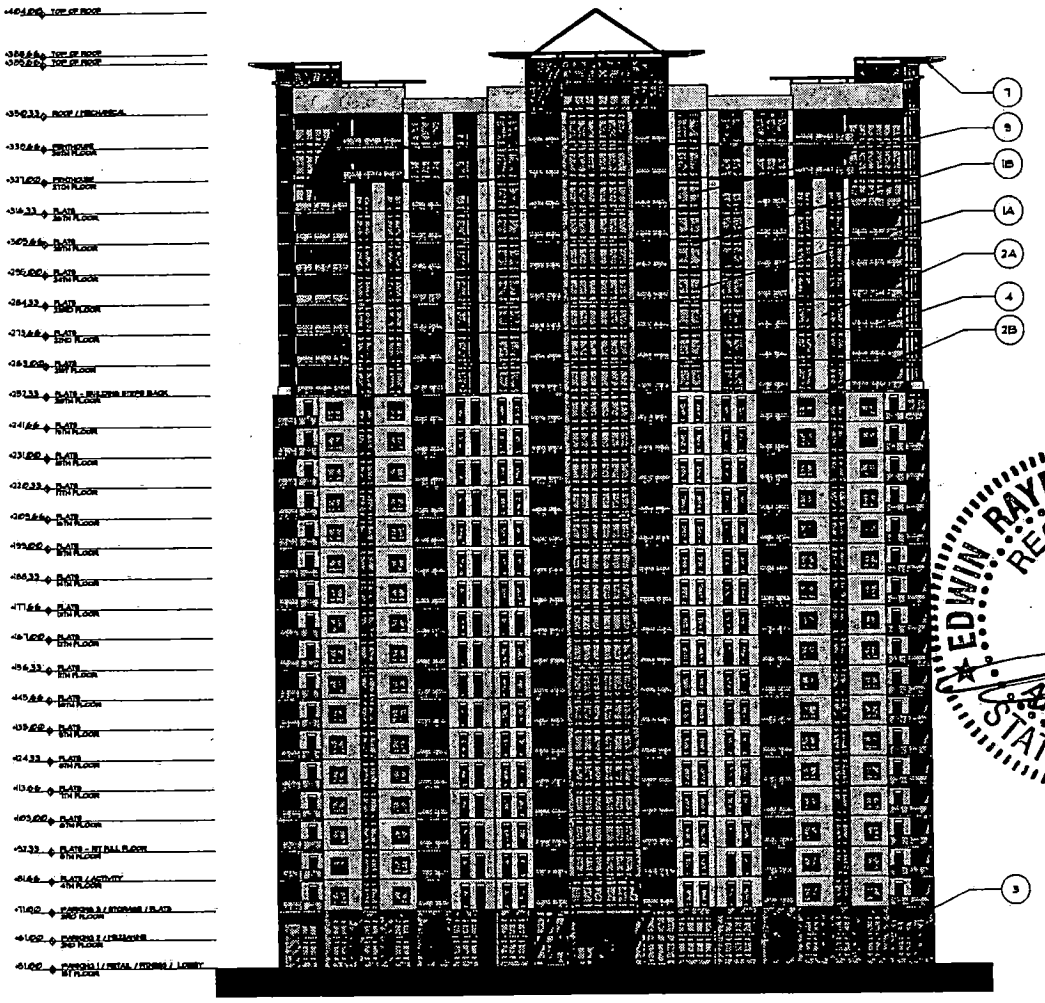
LAS VEGAS, NEVADA

SDR-5155
10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture · Urban Design · Planning
3060 Peachtree Road NW,
Suite 600
Atlanta, GA 30305
PHONE 404.365.7600 · FAX 404.365.7601
rkimsey@rtkl.com

NOT RELEASED FOR CONSTRUCTION

RECEIVED
AUG 31 2004



SOUTH ELEVATION, BUILDING 100
SOUTH ELEVATION, BUILDING 200

1"= 20'-0"

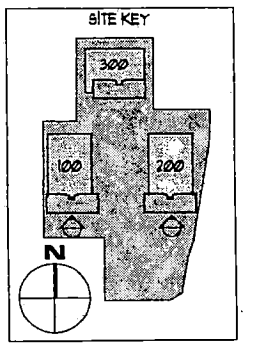
MATERIAL KEY

- (1A) TINTED EXTERIOR GLAZING
- (1B) GLASS SPANDREL PANELS
- (2A) EIFS STUCCO SYSTEM FIELD COLOR #1
- (2B) EIFS STUCCO SYSTEM COLOR #2
- (3) STONE VENEER
- (4) PERFORATED METAL RAILING
- (5) CONCRETE STRUCTURE
- (6) PRECAST CONCRETE PANELS
- (7) PAINTED METAL ACCENTS
- (8) PERFORATED METAL SCREEN
- (9) CLEAR ANODIZED WINDOW FRAMES

EDWIN RAYMOND KIMSEY, JR. REGISTERED No. 5095 ARCHITECT STATE OF NEVADA

10.30.04

SITE KEY



AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

SDR-5155
10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
3900 Paradise Road NW
Suite 600
Las Vegas, NV 89109
PHONE 702.365.7800 - FAX 702.365.7810
rkimsey@ambling-law.com

NOT RELEASED FOR CONSTRUCTION

RECEIVED
AUG 31 2004

NORTH ELEVATION, BUILDING 100
NORTH ELEVATION, BUILDING 200

1"= 20'-0"

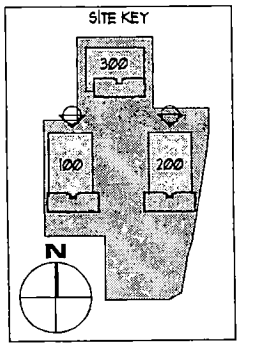
MATERIAL KEY

- (1A) TINTED EXTERIOR GLAZING
- (1B) GLASS SPANDREL PANELS
- (2A) EIFS STUCCO SYSTEM FIELD COLOR #1
- (2B) EIFS STUCCO SYSTEM COLOR #2
- (3) STONE VENEER
- (4) PERFORATED METAL RAILING
- (5) CONCRETE STRUCTURE
- (6) PRECAST CONCRETE PANELS
- (7) PAINTED METAL ACCENTS
- (8) PERFORATED METAL SCREEN
- (9) CLEAR ANODIZED WINDOW FRAMES

EDWIN RAYMOND KIMSEY JR. REGISTERED No. 5095 ARCHITECT STATE OF NEVADA

8·30·04

SITE KEY



AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

SDR-5155

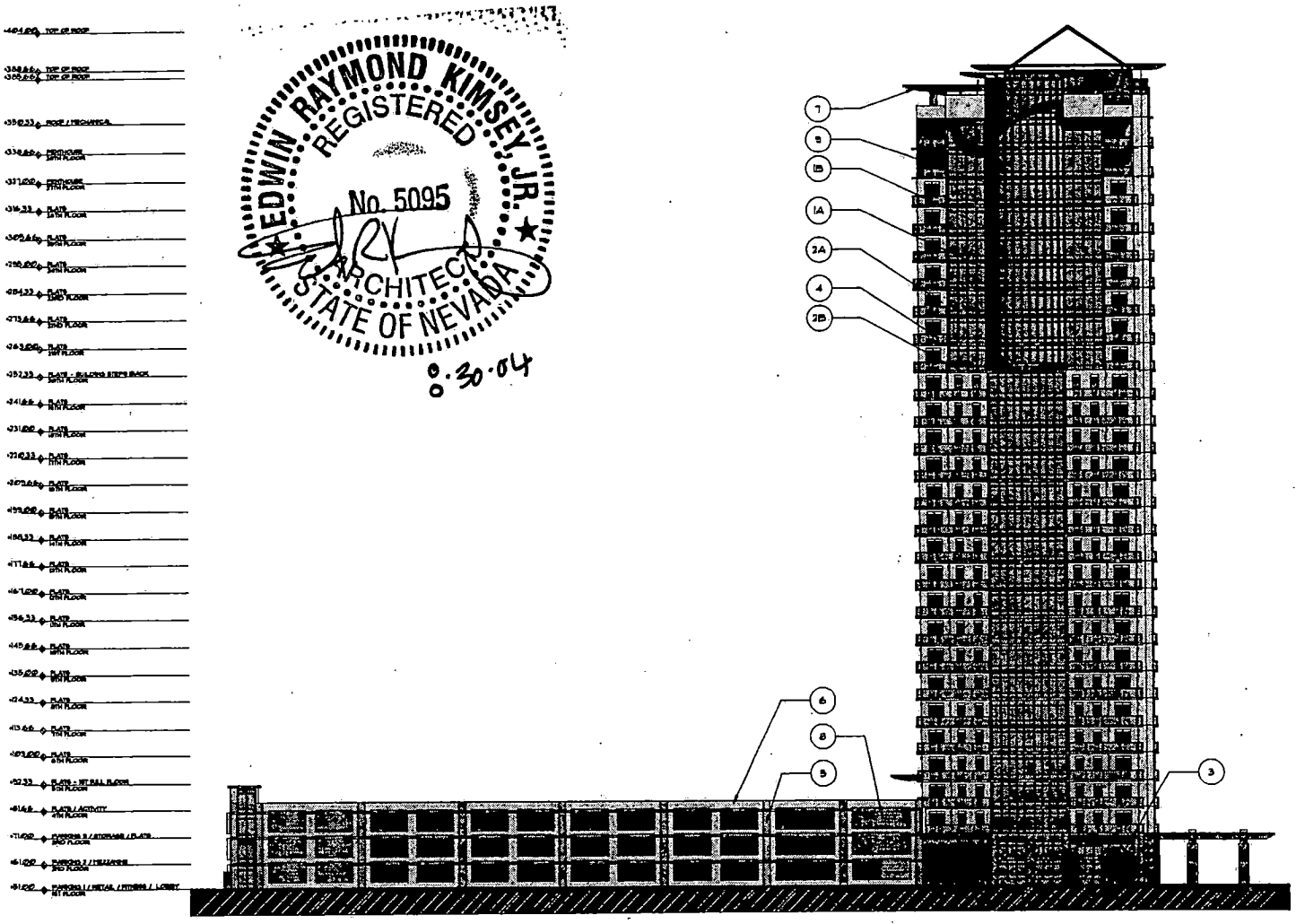
10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning

NOT RELEASED FOR CONSTRUCTION

RECEIVED

AUG 3 1 2004



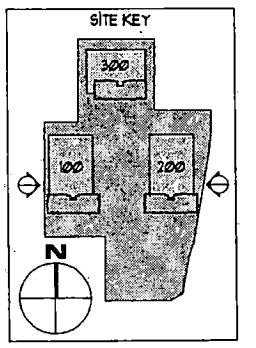
WEST ELEVATION, BUILDING 100
EAST ELEVATION, BUILDING 200

1"= 20'-0"

MATERIAL KEY

- (1A) TINTED EXTERIOR GLAZING
- (1B) GLASS SPANDREL PANELS
- (2A) EIFS STUCCO SYSTEM FIELD COLOR #1
- (2B) EIFS STUCCO SYSTEM COLOR #2
- (3) STONE VENEER
- (4) PERFORATED METAL RAILING
- (5) CONCRETE STRUCTURE
- (6) PRECAST CONCRETE PANELS
- (7) PAINTED METAL ACCENTS
- (8) PERFORATED METAL SCREEN
- (9) CLEAR ANODIZED WINDOW FRAMES

SITE KEY



EDWIN RAYMOND KIMSEY JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA
8.30.04

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

SDR-5155
10/21/04 PC

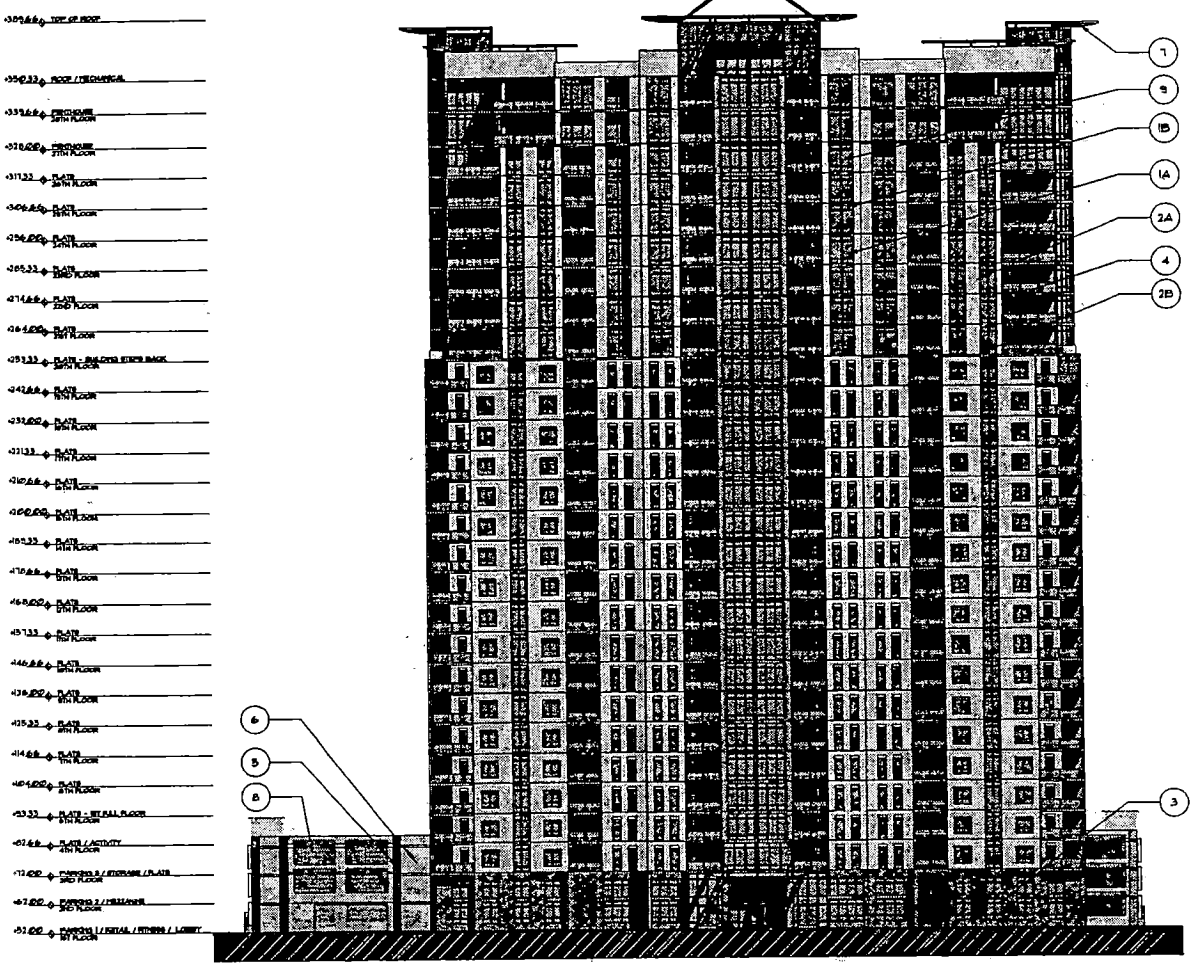
Edwin R. Kimsey Jr., AIA
Architecture • Urban Design • Planning
[illegible]
[illegible]
[illegible]
[illegible]

NOT RELEASED FOR CONSTRUCTION

RECEIVED
AUG 31 2004

EDWIN RAYMOND KIMSEY JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA

6/30/04

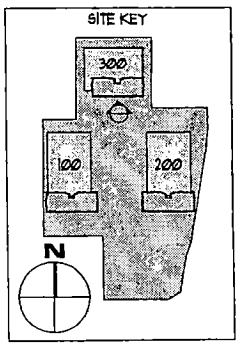


SOUTH ELEVATION, BUILDING 300
1"= 20'-0"

MATERIAL KEY

1A	TINTED EXTERIOR GLAZING
1B	GLASS SPANDREL PANELS
2A	EIFS STUCCO SYSTEM FIELD COLOR #1
2B	EIFS STUCCO SYSTEM COLOR #2
3	STONE VENEER
4	PERFORATED METAL RAILING
5	CONCRETE STRUCTURE
6	PRECAST CONCRETE PANELS
7	PAINTED METAL ACCENTS
8	PERFORATED METAL SCREEN
9	CLEAR ANODIZED WINDOW FRAMES

SITE KEY



AMBLING COMPANIES

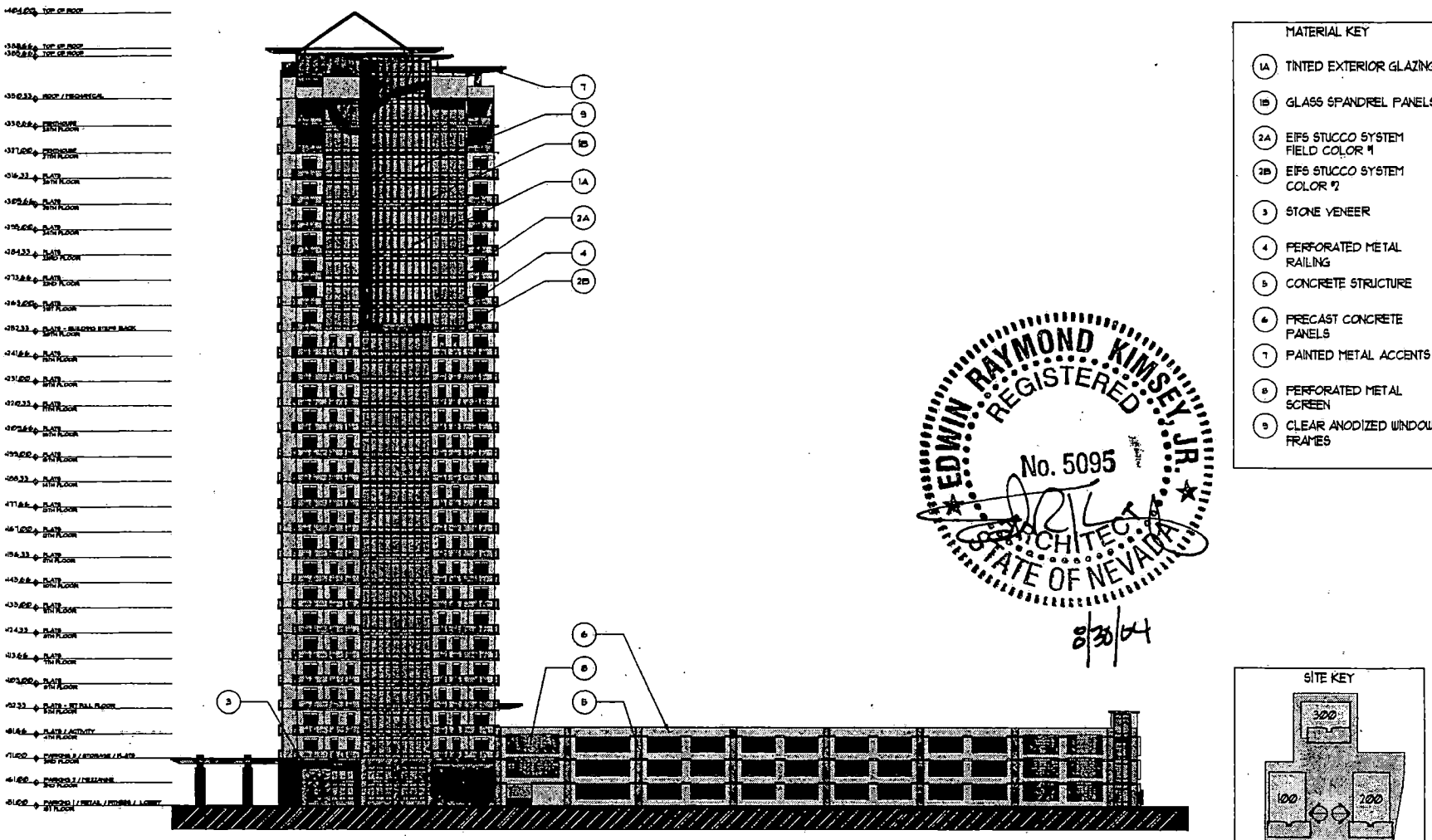
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
3565 Piedmont Road NW
Suite 600
Atlanta, GA 30305
PHONE 404-364-9866 - FAX 404-364-9868

NOT RELEASED FOR CONSTRUCTION

SDR-5155
10/21/04 PC

RECEIVED
AUG 31 2004



EAST ELEVATION, BUILDING 100
WEST ELEVATION, BUILDING 200

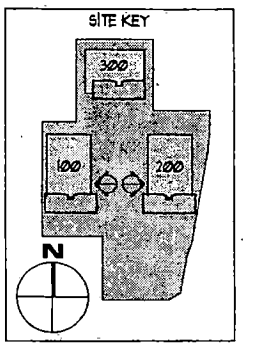
1"= 20'-0"

MATERIAL KEY

- (1A) TINTED EXTERIOR GLAZING
- (1B) GLASS SPANDREL PANELS
- (2A) EIFS STUCCO SYSTEM FIELD COLOR #1
- (2B) EIFS STUCCO SYSTEM COLOR #2
- (3) STONE VENEER
- (4) PERFORATED METAL RAILING
- (5) CONCRETE STRUCTURE
- (6) PRECAST CONCRETE PANELS
- (7) PAINTED METAL ACCENTS
- (8) PERFORATED METAL SCREEN
- (9) CLEAR ANODIZED WINDOW FRAMES

EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA
8/30/04

SITE KEY



AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

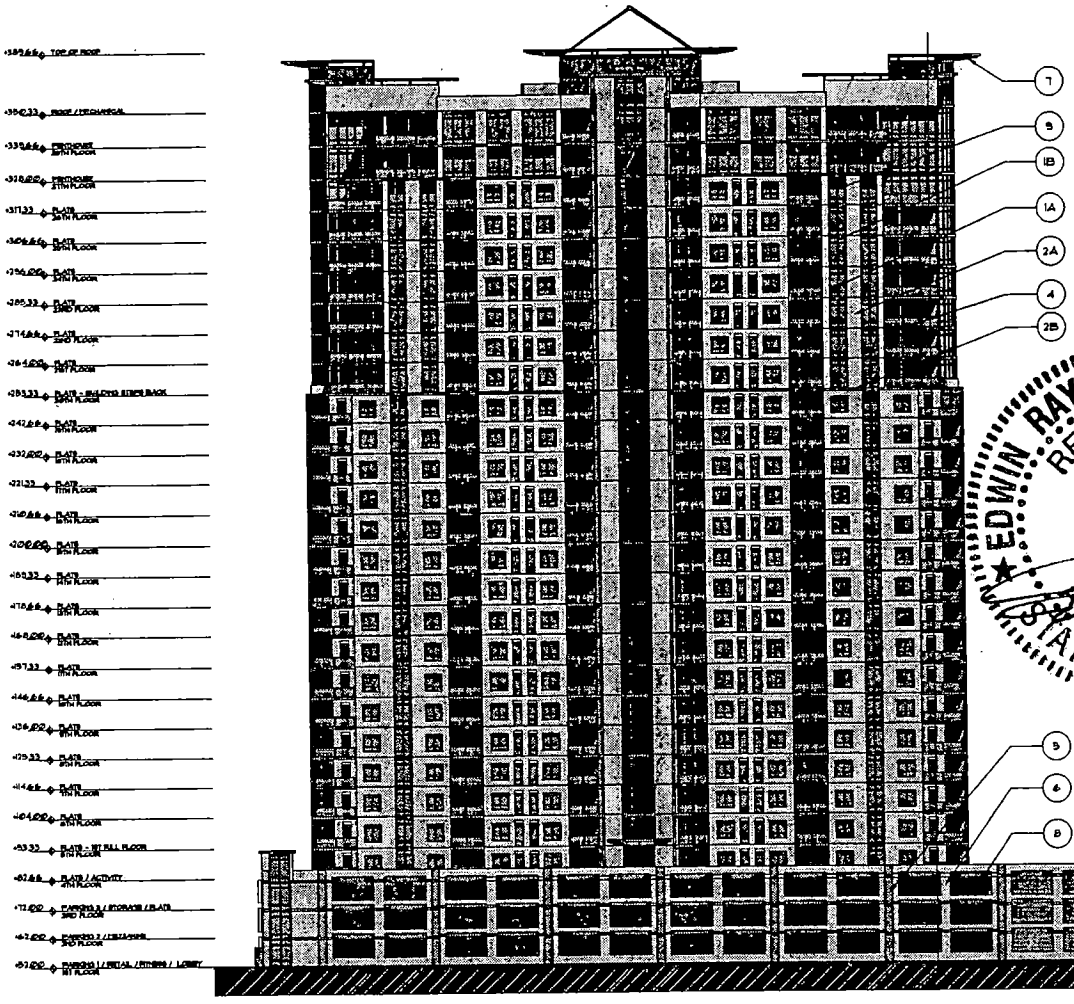
LAS VEGAS, NEVADA

SDR-5155
10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
3065 Peachtree Road NW
Suite 600
Atlanta, GA 30305
PHONE 404 365 7800 - FAX 404 365 7810
ekimsey@gbdesign.com

NOT RELEASED FOR CONSTRUCTION

RECEIVED
AUG 31 2004



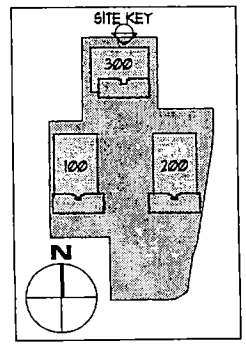
NORTH ELEVATION, BUILDING 300
1"= 20'-0"

MATERIAL KEY

- (1A) TINTED EXTERIOR GLAZING
- (1B) GLASS SPANDREL PANELS
- (2A) EIFS STUCCO SYSTEM FIELD COLOR #1
- (2B) EIFS STUCCO SYSTEM COLOR #2
- (3) STONE VENEER
- (4) PERFORATED METAL RAILING
- (5) CONCRETE STRUCTURE
- (6) PRECAST CONCRETE PANELS
- (7) PAINTED METAL ACCENTS
- (8) PERFORATED METAL SCREEN
- (9) CLEAR ANODIZED WINDOW FRAMES

EDWIN RAYMOND KIMSEY JR. REGISTERED No. 5095 ARCHITECT STATE OF NEVADA

8/30/04



AMBLING COMPANIES

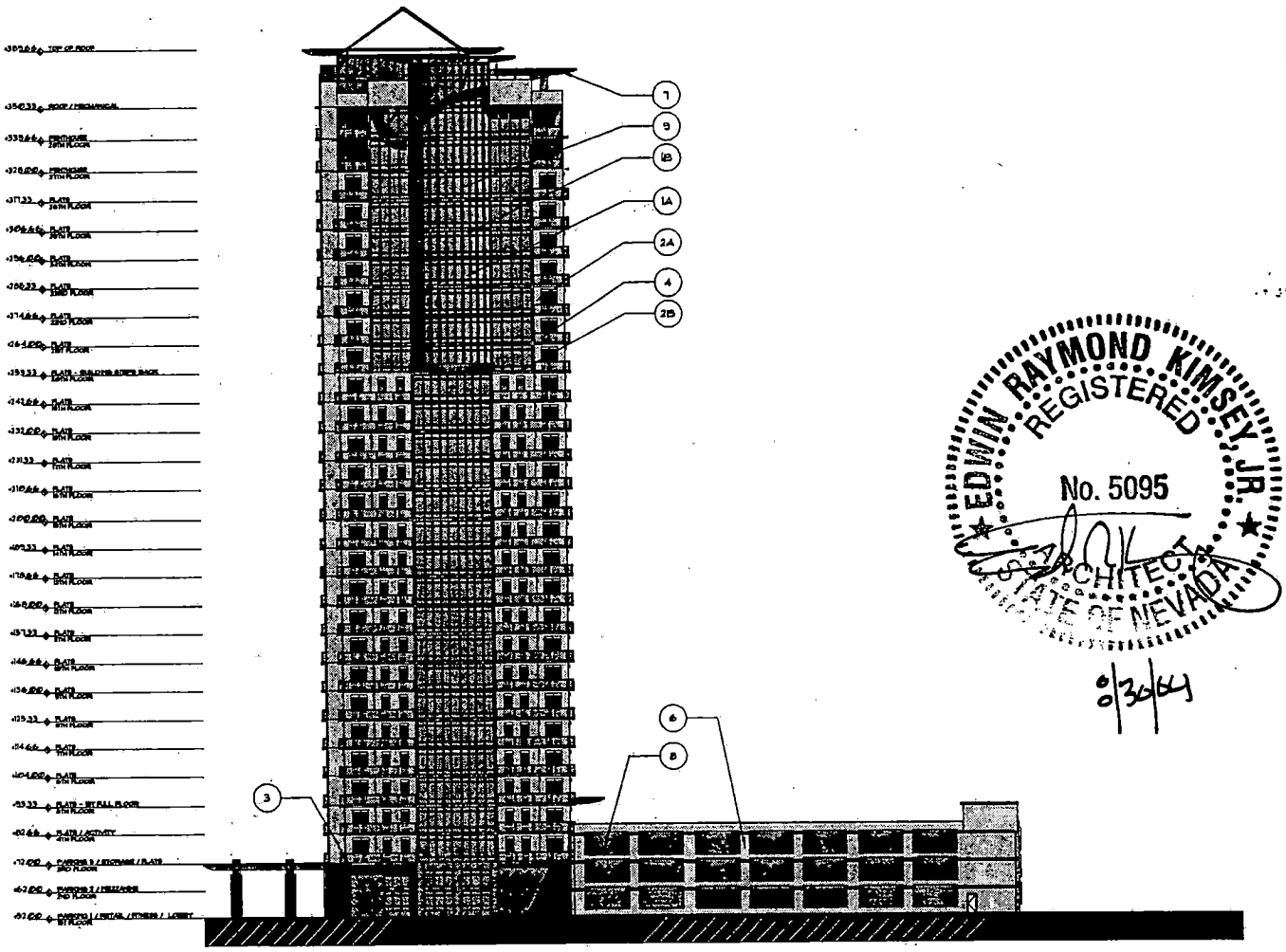
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

SDR-5155
10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
[illegible]
Suite 600
Atlanta, GA 30317
PHONE 404.365.7600 - FAX 404.365.7676
kimsey@earkimsey.com

NOT RELEASED FOR CONSTRUCTION

RECEIVED
AUG 31 2004



EAST ELEVATION, BUILDING 300

1"= 20'-0"

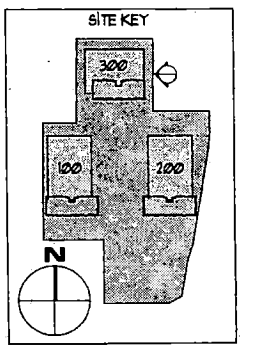
MATERIAL KEY

- (1A) TINTED EXTERIOR GLAZING
- (1B) GLASS SPANDREL PANELS
- (2A) EIFS STUCCO SYSTEM FIELD COLOR #1
- (2B) EIFS STUCCO SYSTEM COLOR #2
- (3) STONE VENEER
- (4) PERFORATED METAL RAILING
- (5) CONCRETE STRUCTURE
- (6) PRECAST CONCRETE PANELS
- (7) PAINTED METAL ACCENTS
- (8) PERFORATED METAL SCREEN
- (9) CLEAR ANODIZED WINDOW FRAMES

EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA

10/30/04

SITE KEY



AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

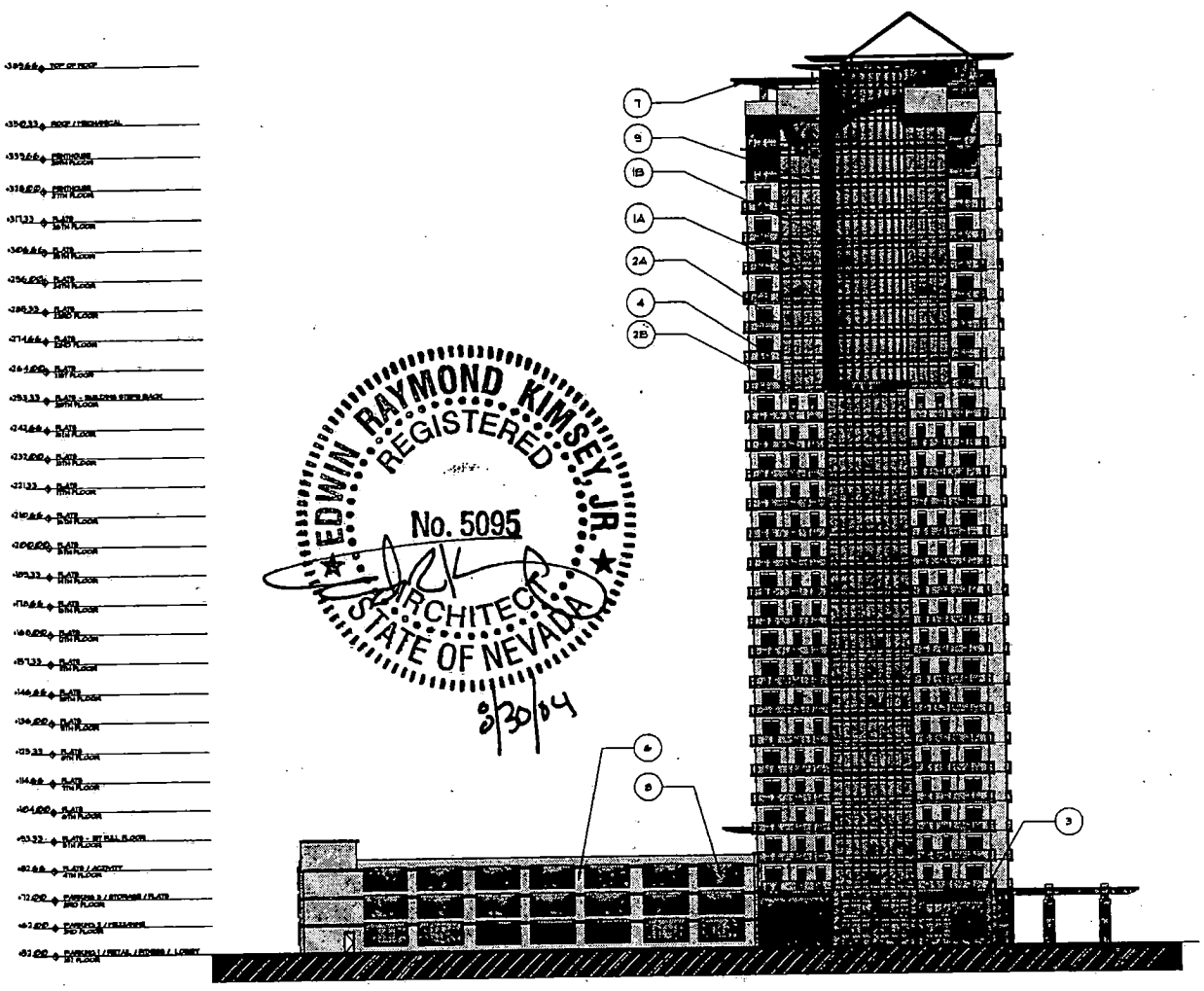
SDR-5155

10/21/04 PC

Edwin R. Kimsey Jr., AIA
Architecture · Urban Design · Planning
3060 Peachtree Road NW
Suite 600
Atlanta, GA 30305
PHONE 404.365.7000 · FAX 404.365.7010
rkimsey@ambling.com

NOT RELEASED FOR CONSTRUCTION

RECEIVED
AUG 31 2004

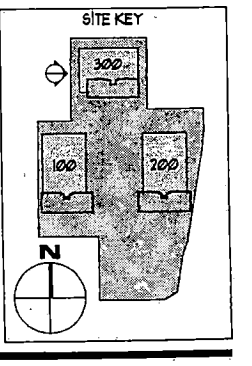


WEST ELEVATION, BUILDING 300

1"= 20'-0"

MATERIAL KEY

- (1A) TINTED EXTERIOR GLAZING
- (1B) GLASS SPANDREL PANELS
- (2A) EIFS STUCCO SYSTEM FIELD COLOR #1
- (2B) EIFS STUCCO SYSTEM COLOR #2
- (3) STONE VENEER
- (4) PERFORATED METAL RAILING
- (5) CONCRETE STRUCTURE
- (6) PRECAST CONCRETE PANELS
- (7) PAINTED METAL ACCENTS
- (8) PERFORATED METAL SCREEN
- (9) CLEAR ANODIZED WINDOW FRAMES



EDWIN RAYMOND KIMSEY, JR.
REGISTERED
No. 5095
ARCHITECT
STATE OF NEVADA
8/30/04

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
[illegible]
PHONE 404.[illegible] - FAX 404.[illegible]

NOT RELEASED FOR CONSTRUCTION

SDR-5155
10/21/04 PC

RECEIVED
AUG 31 2004

SDR-5155 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

10/15/04

SDR-5155 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

GPA-5172 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: RE (RURAL ESTATES) TO: R (RURAL DENSITY RESIDENTIAL) on approximately 6.7 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012), Ward 6 (Mack).

C.C.: 11/17/04

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 – Not Applicable
3. Staff Report

MOTION:

NIGRO – Motion to HOLD IN ABEYANCE – APPROVED – UNANIMOUS with McSWAIN abstaining because her spouse has a business relationship with Robert Turi

To be held in abeyance until 11/18/2004 Planning Commission Meeting

MINUTES:

CHAIRMAN TRUESDELL declared the public hearing open on Item 35 [GPA-5172], Item 36 [ZON-5174], Item 37 [SDR-5175] and Item 38 [WVR-5331].

GARY LEOBOLD, Planning and Development, requested for the Commission to vote on Item 38 prior to Item 37. So, the motion was Item 35, Item 36, Item 38 and then Item 37. CHAIRMAN TRUESDELL concurred.

MINUTES – Continued:

MR. LEOBOLD stated that the General Plan Amendment applies to the northern 6.7 acres of the 8.47 acre parcel, which is designated as RE (Rural Estates). The remaining portion of the site is already designated as R (Rural Density Residential). The amendment would allow for the entire parcel to be designated as R. The parcels on this site should be annexed into the City effective November 12, 2004.

The request is not appropriate for the area as the majority of adjacent parcels are designated RNP (Rural Neighborhood Preservation) with a maximum allowable density of two units per acre. The proposed General Plan Amendment would introduce residential densities and lot sizes into the area that are not compatible with the rural nature of the adjacent RNP (Rural Neighborhood Preservation) designated parcels. Also, the RNP properties cannot be amended per the Interlocal Agreement between the city of Las Vegas and Clark County.

The applicant held a neighborhood meeting on September 7th, and 27 residents were in attendance. Their primary concern was that development at this density would not allow for horses; as a result, new homeowners would eventually have issues with the horses.

The rezoning request is to rezone from U (Undeveloped) to R-PD3 (Residential Planned Development). MR. LEOBOLD pointed out that all proposed lot lines shown on the plan extend to the centerline of the proposed private streets. This results in the actual usable lot areas being much smaller than what is depicted on the site plan. The private street was called out as an individual common lot to be maintained by the homeowner's association. So, that land would not be constituted as part of the adjacent lots in the subdivision. Due to the discrepancy of lots of this size with the lots in the surrounding area, staff recommended denial.

The request is for a Waiver of Title 18.12.160 to allow a 182-foot separation between intersections where a minimum of 220 feet is required for a proposed 32-lot single-family development adjacent to the northwest and northeast corners of Ann and Mustang Road. Staff recommended denial due to the applications are companion items linked to the Site Plan, which staff recommends denial on as well.

The site plan depicts a 32-lot residential development on 10.65 acres. Internal circulation is protected by 37 feet wide private streets. The proposed site plan depicts lot sizes ranging between 8,645 and 12,662 square feet, which are significantly smaller than those in the area. In addition, all proposed lot lines shown on the plan extend to the centerline of the proposed private drive. This results in the actual usable lot areas being much smaller than what is depicted on the site plan. The adjacent parcels have minimum lot sizes of over one half acre, are rural in nature, and have densities that are incompatible with the three units per acre proposed by this application. Adjacent areas with RE are required to have a minimum per lot size of 20,000

MINUTES – Continued:

square feet. Due to this discrepancy, staff felt the proposed project is incompatible and recommended denial.

BILL CURRAN, Attorney, Curran and Perry, 300 S. 4th Street, appeared on behalf of the applicant. He then introduced representatives from Stantec Consulting, Inc., ROBERT TURI and TERI LIVENGOOD, who were present to answer any questions the Commission may have had. ATTORNEY CURRAN concurred with staff's conditions.

MR. TURI reiterated MR. LEOBOLD'S overview of the proposed project. He emphasized that this project is not part of the Rural Neighborhood Preservation (RNP) zone. He showed photos of the proposed project and the surrounding development, which depicted R1 and RPD-3 development, and his opinion was that the proposed project was compatible and consistent with the existing neighborhood.

MR. TURI continued by stating that the proposed project is unique because three sides (65%) of the perimeter property line is on the streets and 35% of the area shares a common property line. He used the overhead to explain comparisons, including a parcel that was approved for RPD-2, which had 20% of the property line faces the streets and 80% of the property shared common property lines. The applicant felt Ann Road, Mustang Street and El Campo Grande buffer the proposed project from the neighboring properties across the street, and the project is in compliance with the Nevada Revised Statutes (NRS). MR. TURI stated that the goal is to create efficient use of the land while developing affordable homes. The open space area on the proposed project exceeds the requirements and has been placed along the common boundary to assist in buffering. He noted that disclosures could assist in advising purchasers of what they are purchasing and what surrounds the neighborhood. In closing, MR. TURI confirmed with CHAIRMAN TRUESDELL his concurrence with staff's conditions.

ROD CAMPBELL, 5750 N. Torrey Pines Drive, resides west of the proposed project. He thanked MR.TURI for displaying the photos. MR. CAMPBELL stated that the parcel is surrounded with rural property. He emphasized that the applicant has not made any concessions for the residents relative to the residents' concerns, such as the community well that services five existing homes and limiting the number of two-story homes. There are several horse properties, including his, that the proposed project would have a direct impact on the value of their land and the usability of their properties.

ROBERT HANNAH, 5712 N. Torrey Pines Drive, complimented the staff for their recommendation of denial on the proposed project. He agreed that when guidelines exist, they must be followed. His opinion was that this project is for profit only, adding that the new homeowners would have issues with their horse properties.

MINUTES – Continued:

JACKIE MATTHEWS, 5640 N. Mustang Street, stated that the proposed project is in the front and on the side of her property. The lots on Mustang Street are one-acre lots and larger. She expressed concern about the lot immediately next to hers, as the proposal is to place four lots per acre. The zoning allows for two lots per acre, with the land use allowing up to 3.5 lots per acre. Her opinion was that the proposed project was not appropriate for the surrounding land and requested the Commission's denial on this project.

ATTORNEY CURRAN responded that the applicant intends to abide by any agreements made with the residents. He added that it was agreed to place only single story homes adjacent to MS. MATTHEW'S property. There was a discussion concerning the community well, and whether it lays on MR. CAMPBELL'S or the developer's side of the wall. He was informed that there was an existing gate in the wall that is rustic and not being utilized and is unsure of the purpose of the gate. It was not the applicant's desire to take part in the community well and do not believe it is on their property. There was uncertainty as to what the residents wanted relative to the community well, but ATTORNEY CURRAN stressed that the applicant does not want the responsibility of the well.

MR. TURI reiterated his previous comments regarding surrounding development consisting of R1 and RPD-3 development. He added that the rear portions of some of the parcels are not utilized, and there is a large distance between each parcel (over 120 feet). Some have corals or vacant land. He understood the residents' concerns with new homeowners possibly complaining about the horses and felt that the disclosure would alleviate that concern. He emphasized that it is not the intent of the owners of this property to disrupt the lives of the existing homeowners. MR. TURI continued by stating that the applicant is willing to plant trees along the rear property line, which would provide additional buffer and screening to the adjacent residents.

CHAIRMAN TRUESDELL advised ATTORNEY CURRAN that the community well deals with a different property, and the Commission needed to focus on the application that was before them at this meeting.

COMMISSIONER GOYNES asked about the neighborhood meeting and what concessions were made by the applicant. MS. LIVENGOOD responded that the meeting did not go well, and the residents were concerned about their privacy and having two-story homes adjacent to some of their properties, as well as, the size of the lots should be at least half-acre lots.

COMMISSIONER GOYNES commented that residents do not want to see two-story homes next to theirs, given the distance between each home. He then asked about additional buffering. MS. LIVENGOOD responded that the developer is still open to suggestions and willing to work with

MINUTES – Continued:

the residents. ATTORNEY CURRAN reiterated that the developer agreed to plant additional trees along the property line.

VICE CHAIRMAN NIGRO stated that the Commission has been sensitive to change in Las Vegas relative to land value and densities. He then stated that the proposed project looks like an island surrounded by RNP (Rural Neighborhood Preservation). Given the lateness of the meeting, he informed MS. LIVENGOOD that the interest is not to negotiate and compromise during the meeting between residents. He felt that no specific comments were made during their presentation as to what concessions have been made nor does the site plan include any of these concessions. This should have happened prior to this meeting and then presentation is made to the Commission as to what was agreed upon. MS. LIVENGOOD responded that the presentation given at this meeting was to inform the Commission of what was discussed at the neighborhood meeting, what the residents said they could or could not agree to, and then discuss with the Commission any conditions, as the developer was willing to accept them. VICE CHAIRMAN NIGRO commented that the applicant should propose to the Commission exactly what they were willing to do to buffer this development and felt that this had not been done. He added that he could not support the proposed project as it is; he would be willing to give the applicant time to revise the project relative to the density, setbacks and the distance between adjacent lots to the west.

After speaking with his client, ATTORNEY CURRAN advised the Commission that they are willing to hold the item for two weeks and work with the residents in redesigning the site plan. MR. LEOBOLD responded that two weeks would not be sufficient time. COMMISSIONER EVANS agreed with VICE CHAIRMAN NIGRO and stated that a dialogue must take place between those who will be impacted by the proposed project. He sympathized with the residents who attended and stayed late for this discussion item, then advised the applicant that the compromising should have taken place prior to this meeting. Although ATTORNEY CURRAN felt that the issues were resolved with the residents, COMMISSIONER EVANS respectfully disagreed. He added that staff recommended denial, the zoning application does not meet Code, and it is spot zoning.

CHAIRMAN TRUESDELL stated that if the item was held in abeyance, a meeting must take place with the residents to come up with solutions. He reiterated that the compromising should have taken place prior to this meeting, but he would support giving the applicant additional time to resolve the residents' concerns.

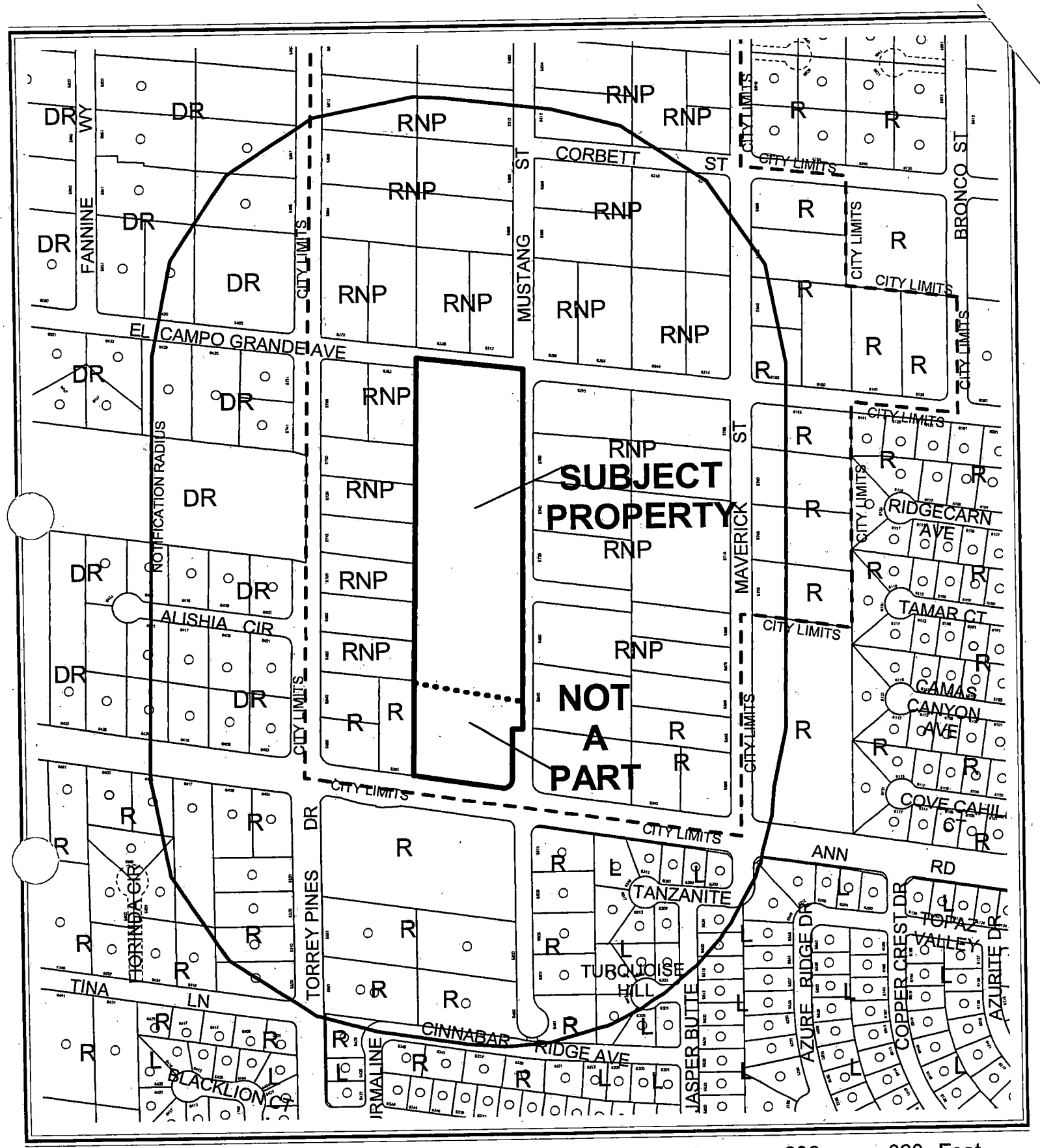
ROBERT GENZER, Planning and Development, explained to the Commission that if the item was abeyed for two weeks, a different team would have to work on this application who are not

MINUTES – Continued:
familiar with this application. As a result, he recommended holding the item in abeyance for 30 days until the November 18, 2004 Planning Commission meeting.

ATTORNEY CURRAN requested the names of all residents who were in attendance at this meeting so he could ensure that they are contacted for the neighborhood meeting. CHAIRMAN TRUESDELL agreed and encouraged the residents to do so. He also requested that the applicant has at least one, if not more, neighborhood meetings to ensure they address the residents' concerns. VICE CHAIRMAN NIGRO approved of holding the items with the stipulation that the applicant has at least one neighborhood meeting. COMMISSIONER GOYNES requested for ATTORNEY CURRAN to contact him also, as he would like to attend the neighborhood meeting as well. ATTORNEY CURRAN concurred.

CHAIRMAN TRUESDELL declared the public hearing closed on Item 35 [GPA-5172], Item 36 [ZON-5174], Item 37 [SDR-5175] and Item 38 [WVR-5331].

(9:51-10:38)



CASE: **GPA-5172**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
RE (RURAL ESTATES)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
R (RURAL DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5172 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

FS

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation on a portion of the subject parcel located adjacent to the southwest corner El Campo Grande and Mustang Road from RE (Rural Estates - Clark County Designation) to R (Rural Density Residential).

BACKGROUND DATA:

03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
11/07/01	The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for residential land uses, with a maximum density of 2.5 dwelling units per acre.
10/20/04	The City Council approved the related Annexation (ANX-4957) for the subject site, generally located adjacent to the north side of Ann Road, east and west of Mustang Road. Staff and the Planning Commission recommended approval on September 3, 2004.

FS

10/21/04 The Planning Commission will consider a related Rezoning (ZON-5174) from R-E (Rural Estates Residential - Clark County) designation to R-PD3 (Residential Planned Development - 3 units per acre), a Title 18 Waiver (WVR-5331) for a reduction of intersection offset requirements, and a Site Development Plan Review (SDR-5175) for a proposed residential development. Staff recommends denial.

DETAILS OF APPLICATION REQUEST

Site Area: 6.70 Acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	RE (Rural Estates – Clark County designation)
North	RNP (Rural Neighborhood Preservation)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation), R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

EXISTING ZONING

Subject Property	R-E (Rural Estates Residential – Clark County Designation)
North	R-E (Rural Estates Residential – Clark County Designation)
South	R-E (Residence Estates)
East	R-E (Rural Estates Residential – Clark County Designation)
West	R-E (Rural Estates Residential – Clark County Designation)

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

RNP (Rural Neighborhood Preservation) (Zero to 2.0 dwelling units per acre). The predominant residential lifestyle of these areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

In accordance with an interlocal agreement signed January 2, 2002, the City and Clark County designate those areas recognized for the above-described lifestyle as Rural Neighborhood Preservation areas. These areas are shown on Map 3 of the Centennial Hills Sector Plan. The Interlocal describes areas within the Centennial Hills Sector as "Excepted Areas". The Excepted Areas" are those that will be annexed in to the City only by request of the individual property owners. Map 3 shows a boundary that encompasses those parcels that are within the "Excepted Areas" of the Interlocal and represents the limits of the Rural Neighborhood Preservation neighborhoods.

Parcels in the excepted areas at the time of the signing of the Interlocal shall remain Rural Neighborhood Preservation areas whether the parcels annex into the city or not.

R (Rural Density Residential) (2.5 to 3.59 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

ANALYSIS

The request is to amend a portion of the Centennial Hill Sector Plan from RE (Rural Estates - Clark County Designation) to R (Rural Density Residential). The R (Rural Density Residential) land use designation allows a density of up to 3.59 units per acre. The northern 6.70 acre portion of the 8.47 acre subject parcel has a Clark County designation of RE (Residence Estates), and remainder is designated R (Rural Density Residential). The proposed General Plan Amendment would allow for a continuous R (Rural Density Residential) designation throughout the entire parcel.

The request is not appropriate for the area as the majority of adjacent parcels are designated RNP (Rural Neighborhood Preservation) with a maximum allowable density of two units per acre. The single-family residential dwellings in the area are rural in nature and are situated on lots larger than one half acre in size. The proposed General Plan Amendment would introduce residential densities and lot sizes into the area that are not compatible with the rural nature of the adjacent RNP (Rural Neighborhood Preservation) designated parcels. Also, the RNP properties cannot be amended per the Interlocal Agreement between the city of Las Vegas and Clark County.

FS

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 that include approved neighborhood plans.

In regard to "1":

The densities allowed by the proposed General Plan Amendment are not compatible with the existing adjacent land use designations. The surrounding parcels are designated RNP (Rural Neighborhood Preservation) with a maximum density of two units per acre. The proposed R (Rural Density Residential) designation allows up to 3.59 acres per acre, and is not consistent with the surrounding development.

In regard to "2":

The proposed General Plan Amendment would allow zoning districts that would not be compatible with the existing adjacent zoning districts. Parcels adjacent to the site are zoned R-E (Rural Estates Residential – Clark County Designation), which allows a maximum density of up to two units per acre, as well as minimum lot sizes of 20,000 square feet. If the proposed General Plan Amendment were approved, it would allow for zoning districts with densities up to 3.59 units per acre, with the maximum requested lot sizes. In addition, development under these parameters would be in conflict with the rural nature of the adjacent R-E (Rural Estates Residential –Clark County Designation) parcels and is therefore not appropriate for the area.

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, and Fire Station #9, located at 4747 N. Rainbow Boulevard, is the closest city facility to the site.

FS

In regard to "4":

There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/07/04 The applicant held a neighborhood meeting was held with 27 residents who had the following comments:

The major concern was that development at 3 units per acre does not allow horses; therefore the new development will bring people that will eventually complain against neighbors with horses. Other issues were:

- Minimize street lights, use gas lights or carriage lights.
- Six properties are served by a well that can only be accessed by the developer's property, some concession will have to be made to provide access, perhaps moving the open space.
- Neighbors are worried about having to hook-up to water since it will be brought close - consultant assured them they won't have to hook-up until there is some problem with the well, at which time they probably would have to regardless of this project.
- Street width was a concern, builder said street would be 37'.
- Concerned about 2 story homes, builder said there will be mix of one and two story, could work with neighbors to minimize two story looking into adjacent backyards.
- Worried about annexation, builder assured them only subject property would be annexed.
- Citizens want the open space waived to increase lot size.
- Would like builder to put trees in backyards to buffer neighbors.
- Main objection is placing 3 units per acre development in area surrounded by 1/2 to 1 acre properties.

Neighbors were very unhappy and indicated that they will take their complaints to the Planning Commission and the City Council. Those in attendance were mostly county residents.

NOTICES MAILED: 144 [Mailed with ZON-5174 & SDR-5175]

APPROVALS: 0

PROTESTS: 0

FS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5172 APN: 125-26-801-012

Name of Property Owner: Fred Sadri / Star Living Trust

Name of Applicant: Legend 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: STAR LIVING TRUST

Print Name: FRED SADRI

Subscribed and sworn before me

This 31st day of August, 2004

_____

Notary Public in and for said County and State

GIOVANNA DeMARQIS
Notary Public - Nevada
My appt. exp. Sept. 28, 2004
No. 00-64992-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Numbe.._ GPA-5172 __ APN: 125·26·801·014

Name of Property Owner: Matrix Development Corp.

Name of Applicant: Legend Homes

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____ V.P

Print Name: Craig L. Brown

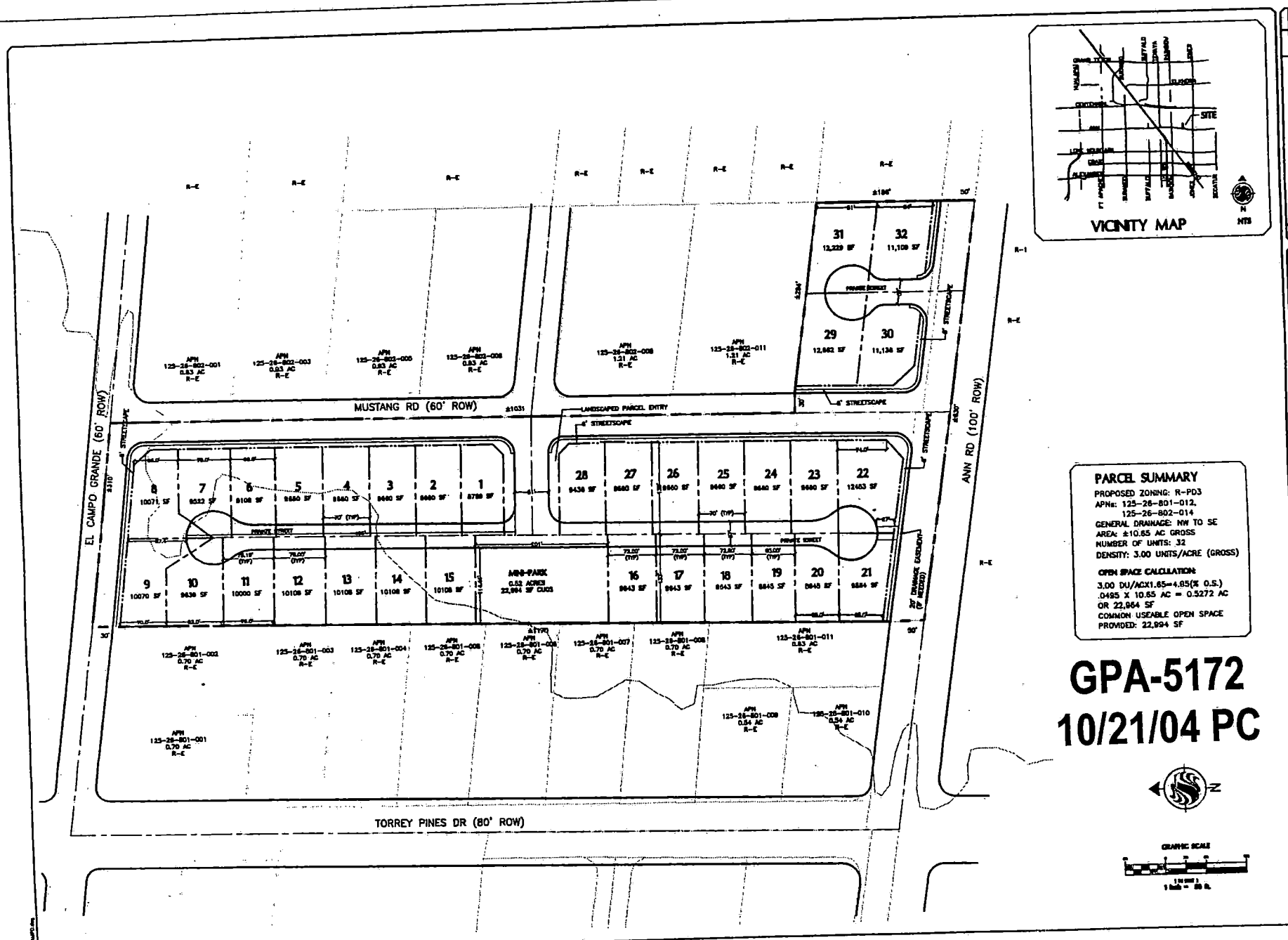
Subscribed and sworn before me.

This 31 day of August, 2004

_____
Notary Public in and for said County and State

Washington County, Oregon

OFFICIAL SEAL
NANCY L. STEPHENSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 381047
MY COMMISSION EXPIRES JUNE 11, 2008


MUSTANG RD (60' ROW)
EL CAMPO GRANDE (60' ROW)
ANN RD (100' ROW)
TORREY PINES DR (80' ROW)
LANDSCAPED PARCEL ENTRY
6' STREETSCAPE
PRIVATE STREET
MINI-PARK
0.53 ACRES
22,994 SF CUOS
±1031
±1310
±1284'
±1530'
±194'
50'
30' DRAINAGE EASEMENT (TO BE RECORDED)
APN 125-26-802-001 0.83 AC R-E
APN 125-26-802-003 0.83 AC R-E
APN 125-26-802-005 0.83 AC R-E
APN 125-26-802-006 0.83 AC R-E
APN 125-26-802-008 1.31 AC R-E
APN 125-26-802-011 1.31 AC R-E
APN 125-26-801-002 0.70 AC R-E
APN 125-26-801-003 0.70 AC R-E
APN 125-26-801-004 0.70 AC R-E
APN 125-26-801-005 0.70 AC R-E
APN 125-26-801-006 0.70 AC R-E
APN 125-26-801-007 0.70 AC R-E
APN 125-26-801-008 0.70 AC R-E
APN 125-26-801-001 0.70 AC R-E
APN 125-26-801-009 0.54 AC R-E
APN 125-26-801-010 0.54 AC R-E
APN 125-26-801-011 0.53 AC R-E
R-E
R-1
1 12,229 SF
2 11,109 SF
3 12,662 SF
4 11,136 SF
5 8660 SF
6 8660 SF
7 8660 SF
8 8660 SF
9 8660 SF
10 8660 SF
11 8660 SF
12 8660 SF
13 8660 SF
14 8660 SF
15 8660 SF
16 8660 SF
17 8660 SF
18 8660 SF
19 8660 SF
20 8660 SF
21 8660 SF
22 12453 SF
23 8660 SF
24 8660 SF
25 8660 SF
26 8660 SF
27 8660 SF
28 8436 SF
29 10071 SF
30 9438 SF
31 10000 SF
32 10108 SF
33 10108 SF
34 10108 SF
35 10108 SF
36 8943 SF
37 8943 SF
38 8543 SF
39 8845 SF
40 8848 SF
41 8884 SF
SITE
VICINITY MAP
NTS
N
PARCEL SUMMARY
PROPOSED ZONING: R-PD3
APNs: 125-26-801-012,
125-26-802-014
GENERAL DRAINAGE: NW TO SE
AREA: ±10.65 AC GROSS
NUMBER OF UNITS: 32
DENSITY: 3.00 UNITS/ACRE (GROSS)
OPEN SPACE CALCULATION:
3.00 DU/AC X1.65=4.95(% O.S.)
.0495 X 10.65 AC = 0.5272 AC
OR 22,964 SF
COMMON USEABLE OPEN SPACE
PROVIDED: 22,994 SF
GPA-5172
10/21/04 PC
GRAPHIC SCALE
1 inch = 20 ft.
Stantec Consulting Inc.
8765 E. Orchard Rd.
Suite 708
Englewood, CO 80111
Tel 720.554.0115
Fax 720.554.0116
www.stantec.com
Stantec
SINGLE FAMILY RESIDENTIAL R-PD3
ARGI & MUSTANG
CONCEPTUAL SITE PLAN
L100

GPA-5172 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION
SOUTHWEST CORNER OF EL CAMPO GRANDE AVENUE AND MUSTANG ROAD
OCTOBER 21, 2004 PLANNING COMMISSION

10/04/04

City of Las Vegas

Agenda Item No.: 36

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

ZON-5174 - REZONING RELATED TO GPA-5172 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) AND RE (RURAL ESTATES) GENERAL PLAN DESIGNATIONS] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Mack).

C.C.: 11/17/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

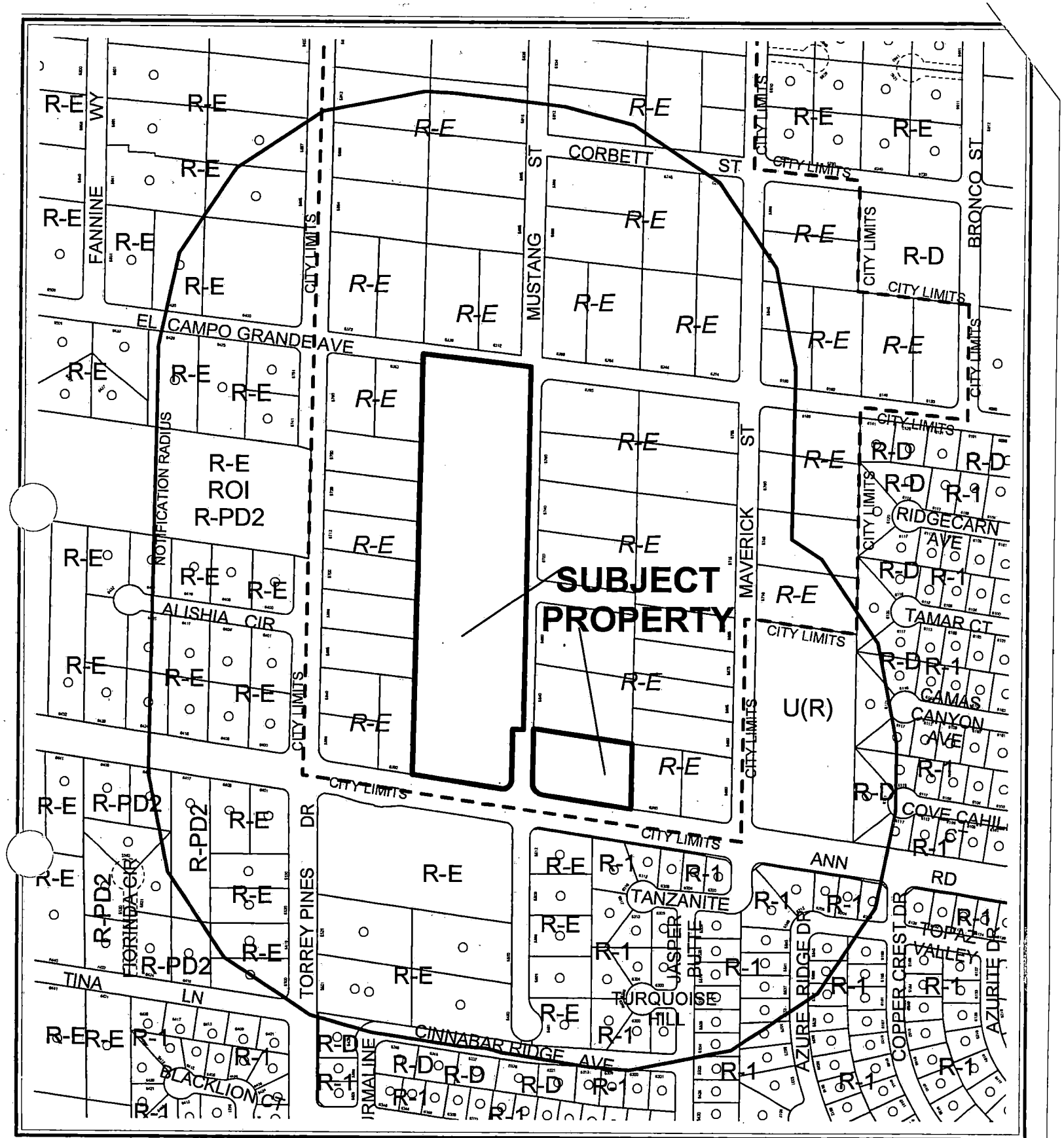
MOTION:
NIGRO – Motion to HOLD IN ABEYANCE – APPROVED – UNANIMOUS with McSWAIN abstaining because her spouse has a business relationship with Robert Turi

To be held in abeyance until 11/18/2004 Planning Commission Meeting

MINUTES:
See Item 35 [GPA-5172] for related discussion on Item 35 [GPA-5172], Item 36 [ZON-5174], Item 37 [SDR-5175] and Item 38 [WVR-5331].

(9:51-10:38)

3-1078



CASE: **ZON-5174**

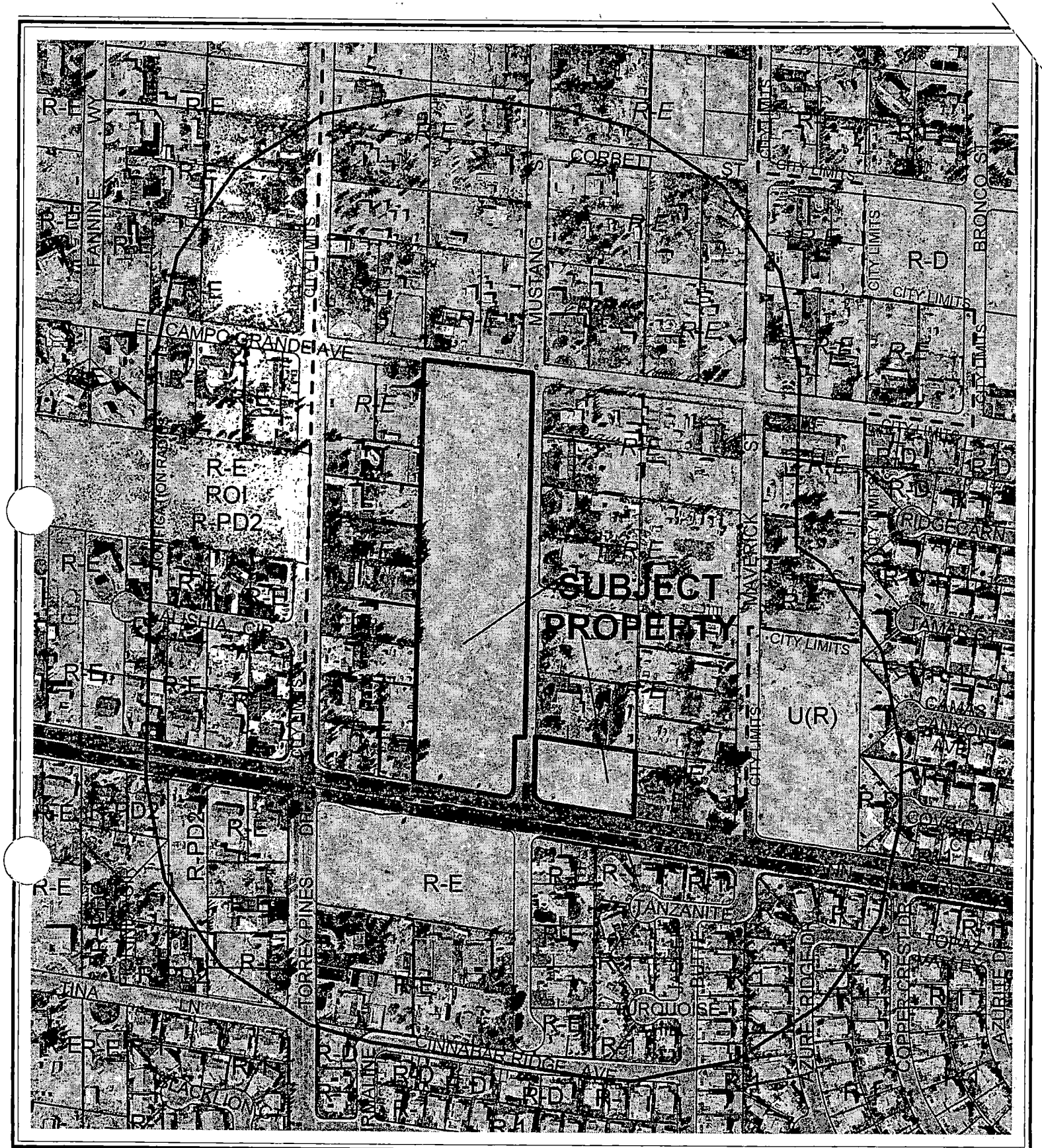
RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION] AND
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



CASE: **ZON-5174**

RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION] AND
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5174 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5172) to an R (Rural Density Residential) land use designation approved by the City Council.

2. A Site Development Plan Review (SDR-5175) and Title 18 Waiver (WVR-5331) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Mustang Road, where such does not exist, 30 feet for the south side of El Campo Grande Avenue and a 15-foot radius on the southwest corner of El Campo Grande Avenue and Mustang Road prior to the issuance of any permits.

5. Construct half-street improvements, including appropriate transitional paving, on Mustang Road and El Campo Grande Avenue, 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. Also construct any incomplete improvements and remove any substandard improvements and replace with improvements meeting City of Las Vegas Standards on Ann Road, if any, adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Rezoning from R-E (Rural Estates Residential – Clark County Designation) to R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.65 acres adjacent to the northeast and northwest corners of Ann and Mustang Road.

B) Applicant's Justification

The development would be an asset to the community and would not present a negative transition to the surrounding lower density development in the area.

BACKGROUND INFORMATION

A) Previous Actions

10/20/04 The City Council will consider a related Annexation (ANX-4957) for the subject site, generally located on the north side of Ann Road, east and west of Mustang Road. Staff and the Planning Commission recommended approval on September 3, 2004.

10/21/04 The Planning Commission will consider a related General Plan Amendment (GPA-5172), Title 18 Waiver (WVR-5331), and Site Development Plan Review (SDR-5175). Staff recommends denial.

B) Pre-Application Meeting

08/25/04 A pre-application meeting was held and issues discussed included the need for a Title 18 waiver and the addition of setback lines and lot sizes to the site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.65

B) Existing Land Use

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

C) Planned Land Use

Subject Property	R (Rural Density Residential) RE (Rural Estates – Clark County designation)
North	RNP (Rural Neighborhood Preservation)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation) R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property	R-E (Rural Estates Residential – Clark County Designation)
North	R-E (Rural Estates Residential – Clark County Designation)
South	R-E (Residence Estates)
East	R-E (Rural Estates Residential – Clark County Designation)
West	R-E (Rural Estates Residential – Clark County Designation)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation and an RE (Rural Estates) Clark County land use designation. A related General Plan Amendment will be considered concurrently to amend the RE (Rural Estates) County Land use designation to R (Rural Density Residential), which allows for residential development with up to 3.5 Units Per Acre. The proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district is consistent with the proposed General Plan designation.

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

Special Notification

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

A) General Analysis and Discussion

The proposed R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district is intended for residential developments with up to 3.59 Units Per Acre, and is not appropriate for the area.

The proposed site plan depicts 32 lots with lot sizes ranging between 8,645 and 12,662 square feet, which are significantly smaller than those in the area. In addition, it should be noted that all proposed lot lines shown on the plan extend to the centerline of the proposed private drive. This results in the actual usable lot areas being much smaller than what is depicted on the site plan. For example, Lot 13 depicts an area of 10,108 square feet, but after the utilization of the north portion of the lot for the private street, the actual lot area would be approximately 8,664 square feet. The adjacent R-E (Rural Estates Residential - Clark County Designation and Residence Estates) zoned parcels have minimum lot sizes of over one half acre and are rural in nature. Given the established development pattern of the area, a Rezoning request to R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning would be inappropriate for this location.

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."**

   With the approval of the proposed General Plan Amendment (GPA-5172) to an R (Rural Density Residential) land use designation, the proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district will conform to the General Plan.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district allows for residential development with up to 3.59 Units Per Acre. The proposed site plan depicts 32 lots with lot sizes ranging between 8,645 and 12,662 square feet. In addition, it should be noted that all proposed lot lines shown on the plan extend to the centerline of the proposed private drive. This results in the actual usable lot areas being much smaller than what is depicted on the site plan. The proposed lot sizes are significantly smaller than those of the adjacent R-E (Residence Estates and Rural Estates Residential) zoned parcels, which have minimum lot sizes of over one half acre. The proposed residential development is not consistent or compatible with the surrounding development in the area.

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

   Given the established development pattern in the area, the proposed R-PD3 (Residential Planned Development) zoning district is not appropriate as the majority of the parcels in the area are zoned R-E (Residence Estates and Rural Estates Residential), which allow for larger lot sizes and lower densities than the proposed development.

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 receive access from Mustang Road, a 60-foot collector street, and is adequate in size to meet the requirements of the proposed zoning district.

NOTICES MAILED 144 [Mailed with GPA-5172, SDR-5175 & WVR-5331]

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5174 APN: 125.26.802.014

Name of Property Owner: Matrix Development Corp.

Name of Applicant: Legend Homes

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature] V.P.

Print Name: CRAIG F. BROWN

Subscribed and sworn before me

This 31 day of August, 2004

Nancy L. Stephenson

Notary Public in and for said County and State

Washington County, Oregon

OFFICIAL SEAL
NANCY L. STEPHENSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 381047
MY COMMISSION EXPIRES JUNE 11, 2008

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5174 APN: 126-26-801-012

Name of Property Owner: Fred Sadri / Star Living Trust

Name of Applicant: Legend 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: STAR LIVING TRUST

Print Name: FRED SADRI

Subscribed and sworn before me

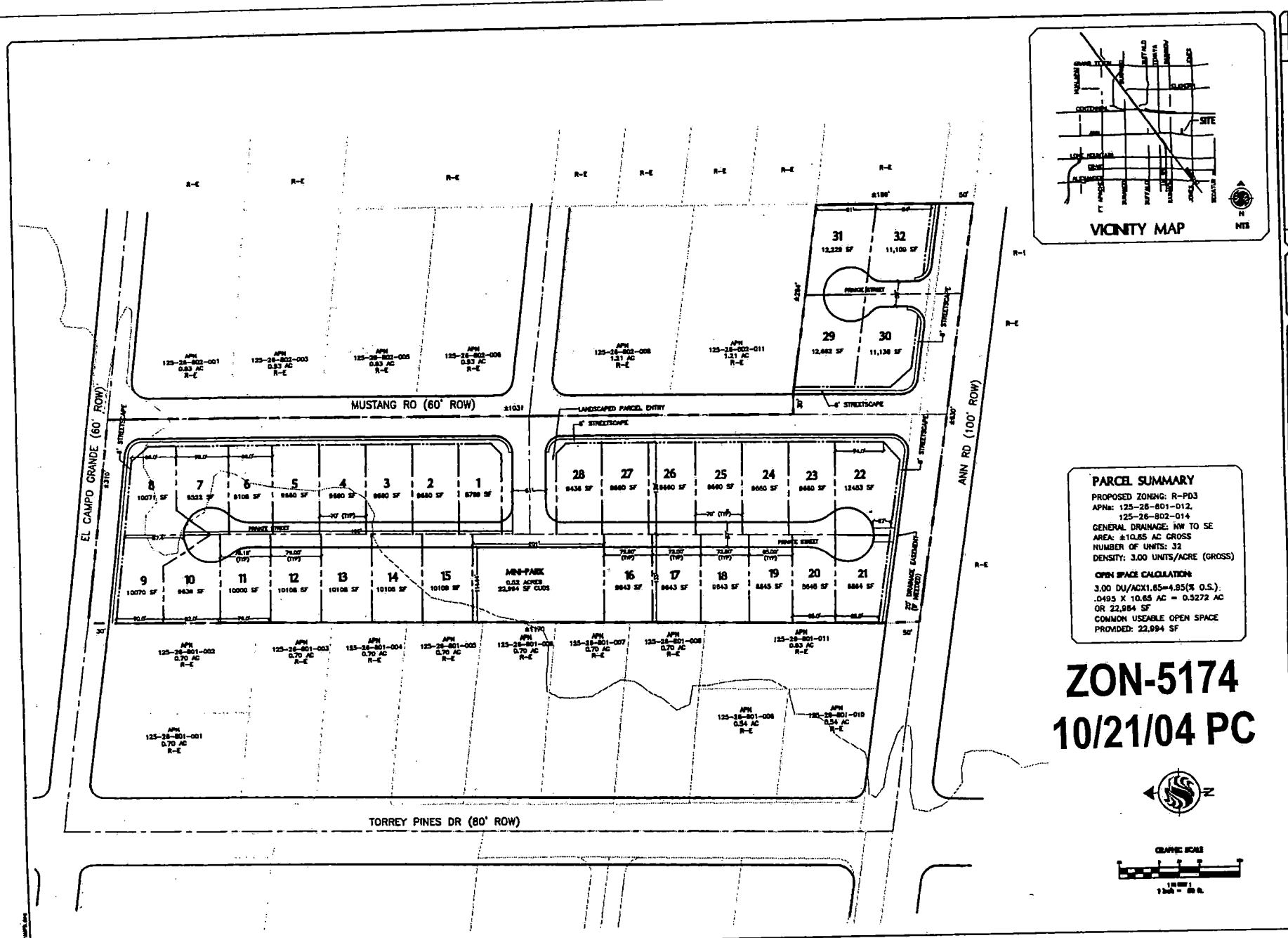
This 31st day of August, 2004

Notary Public in and for said County and State

GIOVANNA DeMAROIS
Notary Public - Nevada
My appt. exp. Sept. 28, 2004
No. 00-64992-1

Revised 2/12/02

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


MUSTANG RD (60' ROW)
EL CAMPO GRANDE (60' ROW)
ANN RD (100' ROW)
TORREY PINES DR (80' ROW)
LANDSCAPED PARCEL ENTRY
6' STREETSCAPE
PRIVATE STREET
MINI-PARK
0.53 ACRES
22,994 SF CUOS
SITE
VICINITY MAP
NTS
PARCEL SUMMARY
PROPOSED ZONING: R-PD3
APNs: 125-26-801-012,
125-26-802-014
GENERAL DRAINAGE: NW TO SE
AREA: ±10.65 AC GROSS
NUMBER OF UNITS: 32
DENSITY: 3.00 UNITS/ACRE (GROSS)
OPEN SPACE CALCULATION:
3.00 DU/ACX1.65=4.95(% O.S.)
.0493 X 10.65 AC = 0.5272 AC
OR 22,984 SF
COMMON USEABLE OPEN SPACE
PROVIDED: 22,994 SF
ZON-5174
10/21/04 PC
GRAPHIC SCALE
Stantec Consulting Inc.
8753 E. Orchard Rd.
Stantec
SINGLE FAMILY RESIDENTIAL R-PD3
ANN & MUSTANG
CONCEPTUAL SITE PLAN
L100

ZON-5174 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION
SOUTHWEST CORNER OF EL CAMPO GRANDE AVENUE AND MUSTANG ROAD
OCTOBER 21, 2004 PLANNING COMMISSION

10/04/04

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

SDR-5175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5172 AND ZON-5174 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION - Request for a Site Development Plan Review FOR A 32 LOT RESIDENTIAL SUBDIVISION on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan Designations] [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 11/17/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

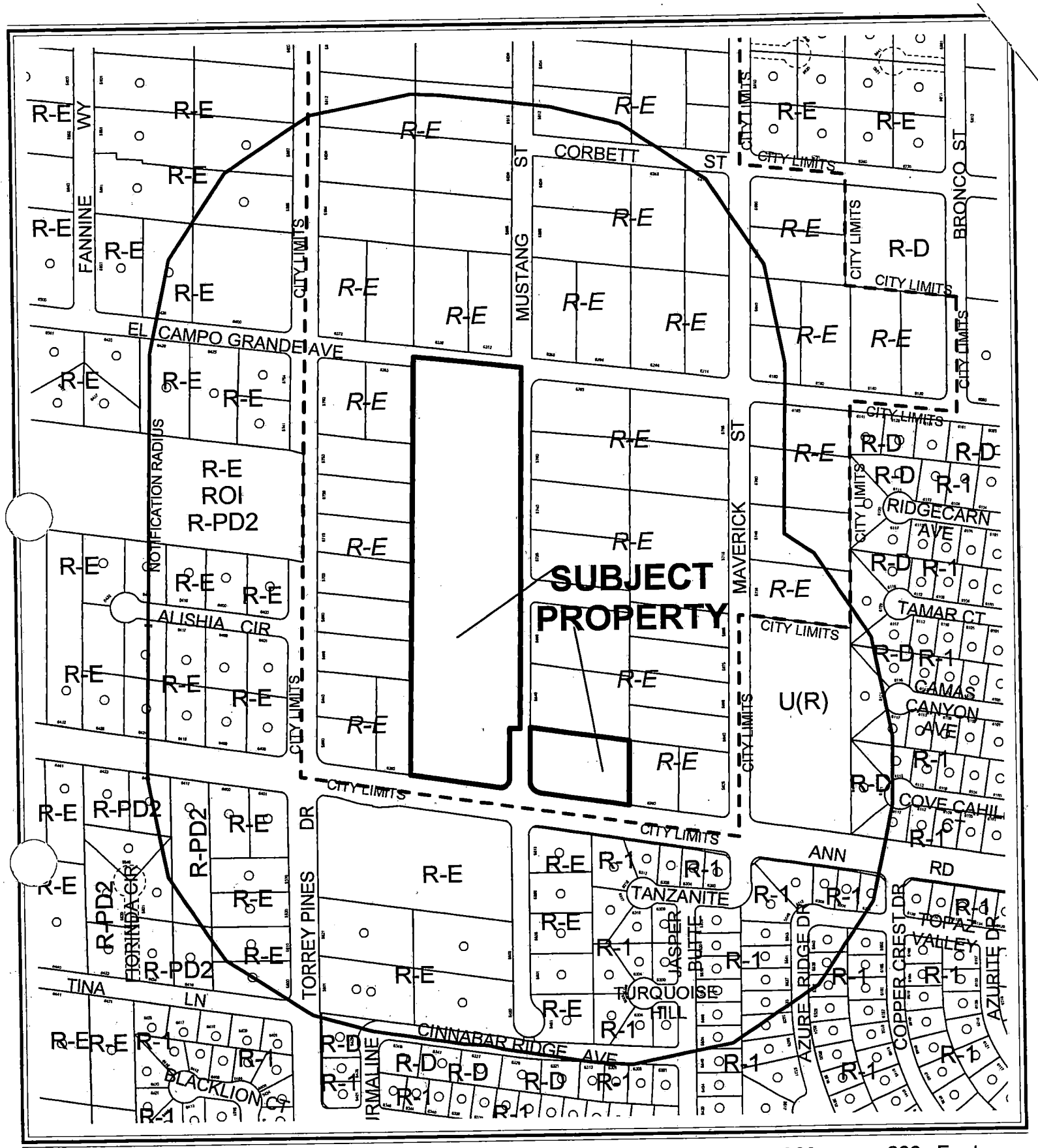
MOTION:
NIGRO – Motion to HOLD IN ABEYANCE – APPROVED – UNANIMOUS with McSWAIN abstaining because her spouse has a business relationship with Robert Turi

To be held in abeyance until 11/18/2004 Planning Commission Meeting

MINUTES:
See Item 35 [GPA-5172] for related discussion on Item 35 [GPA-5172], Item 36 [ZON-5174], Item 37 [SDR-5175] and Item 38 [WVR-5331].

(9:51-10:38)

3-1078



0 300 600 Feet

CASE: **SDR-5175**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION] AND
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5175 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5172), Rezoning (ZON-5174), and Title 18 Waiver (WVR-5331) 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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 9 feet on the side, 14 feet on the corner side, and 20 feet in the rear.

6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

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

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

10. 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.

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

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

Public Works

14. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5174 and all other subsequent site-related actions.

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

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 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a 32-lot residential development on 10.65 acres adjacent to the northeast and northwest corners of Ann and Mustang Road.

B) Applicant's Justification

The development would be an asset to the community and would not present a negative transition to the surrounding lower density development in the area.

BACKGROUND INFORMATION

A) Previous Actions

10/20/04 The City Council will consider a related Annexation (ANX-4957) for the subject site, generally located on the north side of Ann Road, east and west of Mustang Road. The Planning Commission and staff recommended approval.

10/21/04 The Planning Commission will consider a related General Plan Amendment (GPA-5172), Title 18 Waiver (WVR-5331), and Rezoning (ZON-5174). Staff recommends denial.

B) Pre-Application Meeting

08/25/04 A pre-application meeting was held and issues discussed included the need for a Title 18 waiver and the addition of setback lines and lot sizes to the site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.65

FS

B) Existing Land Use

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

C) Planned Land Use

Subject Property	R (Rural Density Residential), RE (Rural Estates – Clark County designation)
North	RNP (Rural Neighborhood Preservation)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation) R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property	R-E (Rural Estates Residential – Clark County Designation)
North	R-E (Rural Estates Residential – Clark County Designation)
South	R-E (Residence Estates)
East	R-E (Rural Estates Residential – Clark County Designation)
West	R-E (Rural Estates Residential – Clark County Designation)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation and an RE (Rural Estates) Clark County land use designation. A related General Plan Amendment will be heard concurrently to amend the RE (Rural Estates) County Land use designation to R (Rural Density Residential), which allows residential development with up to 3.5 Units Per Acre. The proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district is consistent with the proposed General Plan designation.

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

The site is not located within any Special District or Zones.

FS

PROJECT DESCRIPTION

The site plan depicts a 32-lot residential development on 10.65 acres. The development is located on two parcels at the northeast and northwest corners of Ann and Mustang Roads. Lots 1 through 28 will be accessed via a drive from Mustang Road, and lots 29 through 32 will receive access via a drive from Ann Road. Internal circulation is protected by 37 feet wide private streets. A six-foot landscape buffer is provided along El Campo Grande, Mustang Road, and Ann Road, and a 0.52-acre mini-park provides 22,964 square feet of usable open space. The lots will be developed with one and two-story detached single-family residential dwellings.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Site Development Plan establishes the Development Standards within an R-PD District. The development standards that are proposed for this site through this Site Development Plan are as follows:

Standards	**Provided**
Min. Lot Size	8,645 SF
Min. Lot Width	65 Feet
Min. Setbacks	
• Front	20 Feet
• Side	9 Feet
• Corner	14 Feet
• Rear	20 Feet

A2) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Trees/ 30 Linear Feet	17 Trees	69 Trees
• Min. Zone Width	6 Feet		6 Feet

The proposal exceeds applicable Title 19 landscape requirements.

FS

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
10.65 acres	3 DUA	1.65	4.95 %	22,942 SF	4.96 %	22,994

The proposal exceeds Title 19 Open Space Requirements.

B) General Analysis and Discussion

- Zoning

The proposed zoning for the subject site is R-PD3 (Residential Planned Development - 3 Units Per Acre). The purpose of the R-PD (Residential Planned Development) District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities, which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and homogeneity of use patterns.

Portions of an R-PD (Residential Planned Development) development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD (Residential Planned Development) will be a function of the location and land use designation of a particular R-PD (Residential Planned Development) District and a determination of compatibility with surrounding development.

- Site Plan

The request is for a 32-lot residential development on 10.65 acres located at the northeast and northwest corners of Ann and Mustang Road. The proposed site plan depicts lot sizes ranging between 8,645 and 12,662 square feet, which are significantly smaller than those in the area. In addition, it should be noted that all proposed lot lines shown on the plan extend to the centerline of the proposed private drive. This results in the actual usable lot areas being much smaller than what is depicted on the site plan. For example, Lot 13 depicts an area of 10,108 square feet, but after the utilization of the north portion of the lot for the private street, the actual lot area would be approximately 8,664 square feet. This results in lots that are even less compatible than with those in the area. The adjacent parcels have minimum lot sizes of over one half acre, are rural in nature, and have densities that are incompatible with the three units per acre proposed by this application.

- Waivers

No waivers are being requested as a part of this application.

- Landscape Plan

The landscape plan depicts a six-foot landscape buffer along El Campo Grande, Mustang Road, and Ann Road. The buffer areas are planted with 24-inch box Aleppo Pines, Velvet Ashes, Chinese Elms, and Purple Leaf Plums 30 feet on center. A .52-acre park area is located internal to the site, and the proposal exceeds applicable Title 19 open space and landscape requirements.

- Elevation

The building elevations depict typical one and two story single-family dwellings.

- Floor Plan

The floor plans depict layouts typical of single-family dwellings.

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 density and lot sizes are not compatible with adjacent development and development in the area. The proposed site plan depicts lot sizes ranging between 8,645 and 12,662 square feet, which are significantly smaller than those in the area. In addition, it should be noted that all proposed lot lines shown on the plan extend to the centerline of the proposed private drive. This results in the actual usable lot areas being much smaller than what is depicted on the site plan. The adjacent parcels have minimum lot sizes of over one half acre, are rural in nature, and have densities that are incompatible with the three units per acre proposed by this application.

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;"**

   With the approval of the companion General Plan Amendment (GPA-5172) and Rezoning (ZON-5174), the development will be 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.

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

   The site will receive access via a drive from Mustang Road, a 60-foot Collector street, and from Ann Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. With the approval of the companion Title 18 Waiver (WAV-5331) for a reduction of intersection offset requirements, site access will not negatively impact adjacent roadways or neighborhood traffic.

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

   The building and landscape materials are appropriate for the area and the City.

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

   The building elevations depicts structures that are not unsightly, undesirable, or obnoxious in appearance, and are typical of single family dwellings in the area.

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

   The proposed use will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 144 [Mailed with GPA-5172, ZON-5174 & WVR-5331]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5175 APN: 125-26-B02-014

Name of Property Owner: Matrix Development Corp

Name of Applicant: Legend Homes

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature] V-P

Print Name: CRAIG F. BROWN

Subscribed and sworn before me

This 27 day of August, 2004

Nancy L. Stephenson

Notary Public in and for said County and State

Washington County, Oregon

OFFICIAL SEAL
NANCY L. STEPHENSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 381047
MY COMMISSION EXPIRES JUNE 11, 2008

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5175 APN: 125-26-801-012

Name of Property Owner: Fred Sadri / Star Living Trust

Name of Applicant: Legend 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: STAR LIVING TRUST

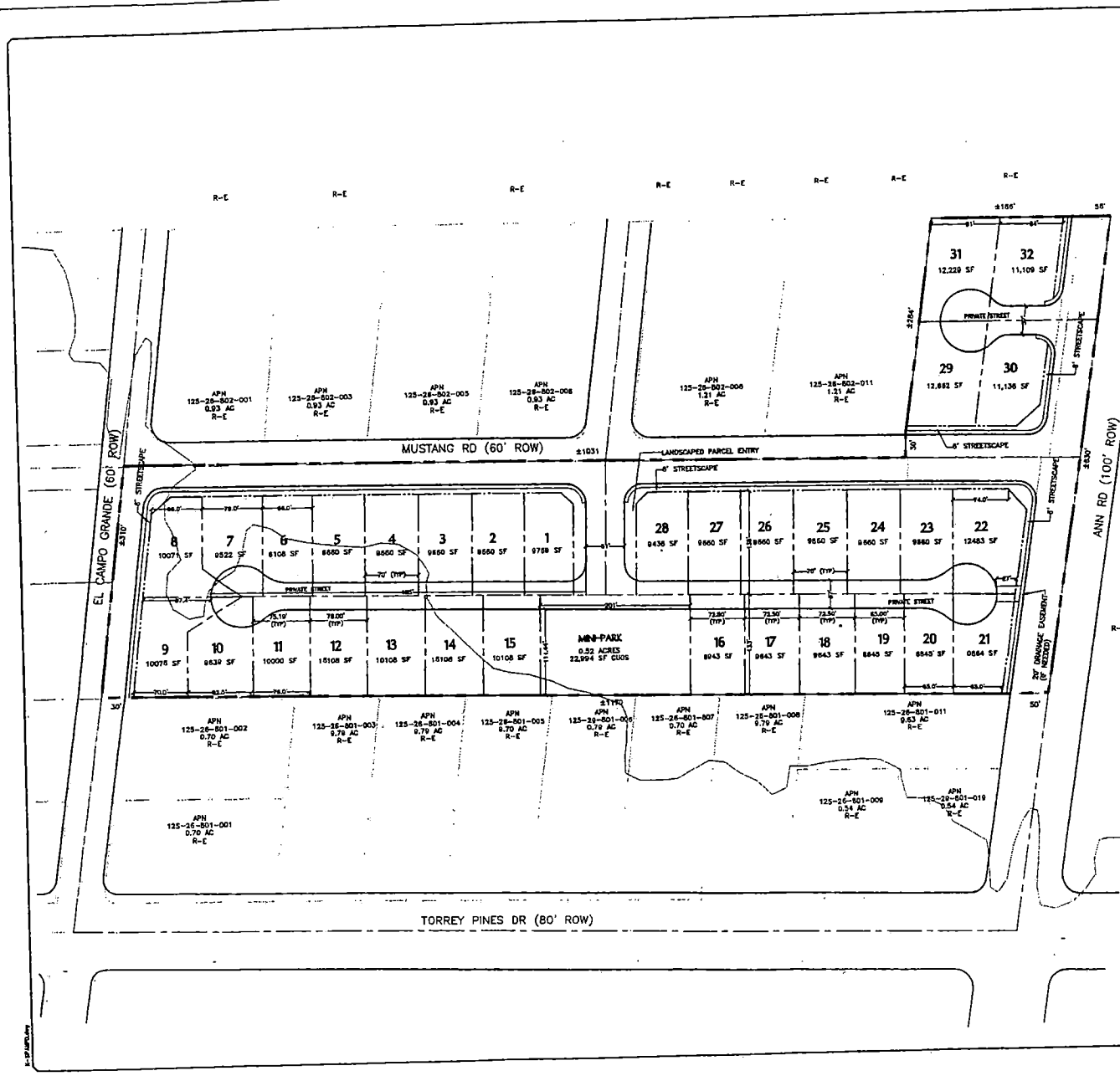
Print Name: FRED SADRI

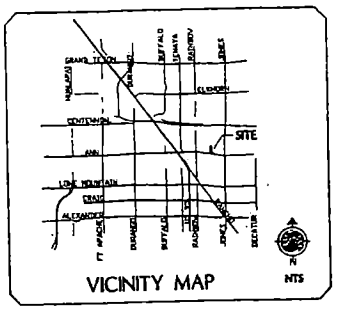
Subscribed and sworn before me

This 31st day of August, 2004

Notary Public in and for said County and State

GIOVANNA DeMAROIS
Notary Public - Nevada
My appt. exp. Sept. 28, 2004
No. 00-64992-1





PARCEL SUMMARY

PROPDSED ZONING: R-PD3
APNs: 125-26-801-012.
125-26-002-014
GENERAL DRAINAGE: NW TO SE
AREA: ±10.65 AC GRDSS
NUMBER OF UNITS: 32
DENSITY: 3.00 UNITS/ACRE (GROSS)

OPEN SPACE CALCULATION:
3.00 DU/ACX1.65=4.95(X O.S.)
.0495 X 10.65 AC = 0.5272 AC
DR 22,964 SF
COMMON USEABLE OPEN SPACE
PROVIDED: 22,994 SF

Stantec Consulting Inc.
6785 W. Charleston Blvd.
Las Vegas, NV U.S.A.
89146-1065
Tel. 702.258.0115
Fax 702.258.0056
www.stantec.com

SINGLE FAMILY RESIDENTIAL R-PD3
ANN & MUSTANG
CONCEPTUAL SITE PLAN

SHEET L100

SDR-5175
10/21/04 PC

SDR-5175 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION
SOUTHWEST CORNER OF EL CAMPO GRANDE AVENUE AND MUSTANG ROAD
OCTOBER 21, 2004 PLANNING COMMISSION

10/04/04

City of Las Vegas

Agenda Item No.: 38

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

WVR-5331 - WAIVER RELATED TO GPA-5172, ZON-5174, AND SDR-5175 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: MATRIX DEVELOPMENT CORPORATION - Request for a Waiver of Title 18.12.160 TO ALLOW A 182-FOOT SEPARATION BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, IN CONJUNCTION WITH A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.65 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Road (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 11/17/04

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to HOLD IN ABEYANCE – APPROVED – UNANIMOUS with McSWAIN abstaining because her spouse has a business relationship with Robert Turi

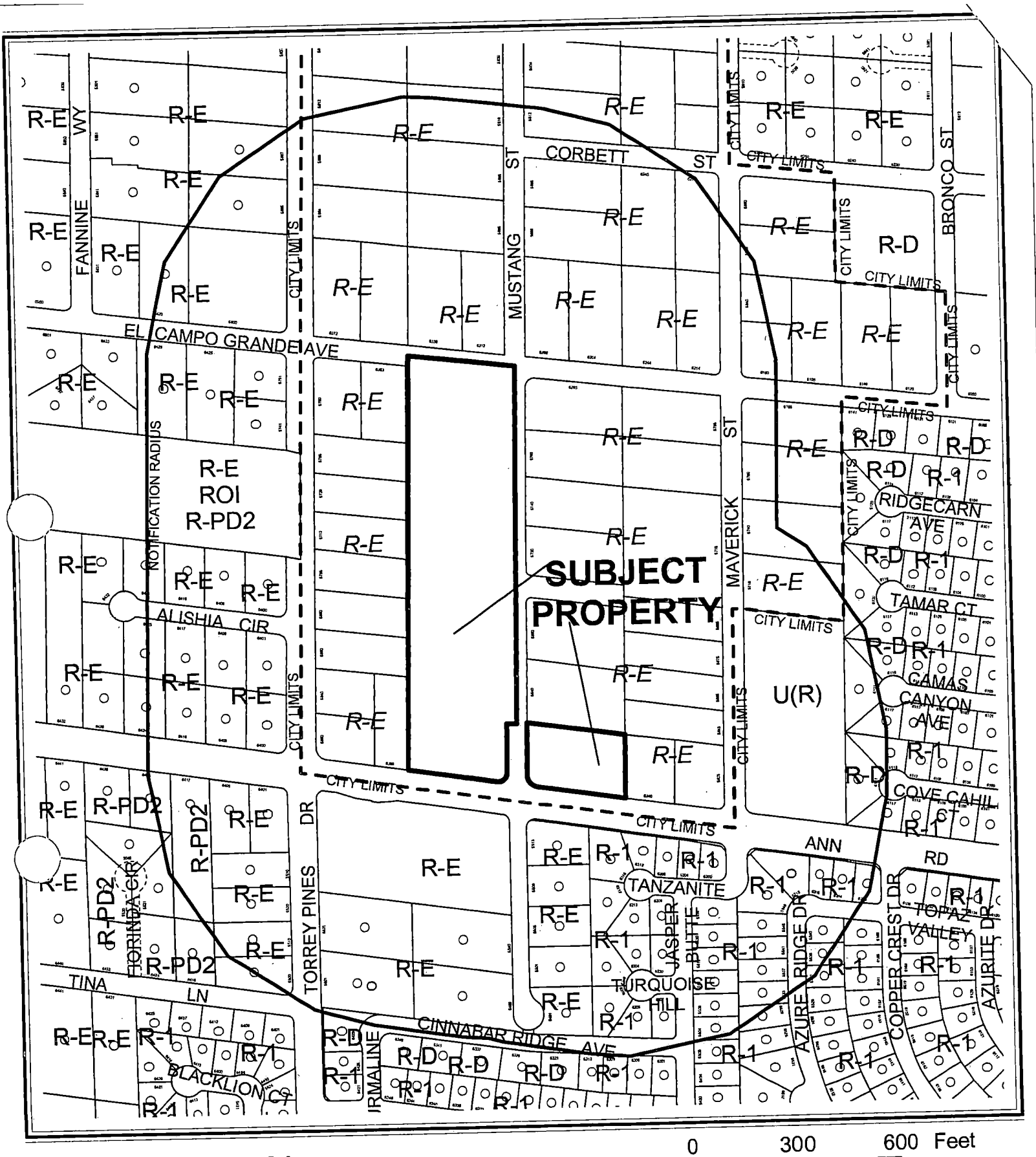
To be held in abeyance until 11/18/2004 Planning Commission Meeting

MINUTES:

See Item 35 [GPA-5172] for related discussion on Item 35 [GPA-5172], Item 36 [ZON-5174], Item 37 [SDR-5175] and Item 38 [WVR-5331].

(9:51-10:38)

3-1078



CASE: **WVR-5331**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION] AND
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-5331 - APPLICANT: LEGEND HOMES - OWNER: MATRIX DEVELOPMENT CORPORATION

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-5172), Rezoning (ZON-5174), and Site Development Plan Review (SDR-5175).

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Waiver of Title 18.12.160 to allow a 182-foot separation between intersections where a minimum of 220 feet is required for a proposed 32-lot single-family development adjacent to the northwest and northeast corners of Ann and Mustang Road. A related General Plan Amendment (GPA-5172), Rezoning (ZON-5174), and Site Development Plan Review (SDR-5175) will be considered concurrently with this application.

B) Applicant's Justification

The development would be an asset to the community and would not present a negative transition to the surrounding lower density development in the area.

BACKGROUND INFORMATION

A) Previous Actions

10/20/04 The City Council will consider a related Annexation (ANX-4957) for the subject site, generally located on the north side of Ann Road, east and west of Mustang Road. Staff and the Planning Commission recommended approval on September 3, 2004.

10/21/04 The Planning Commission will consider a related General Plan Amendment (GPA-5172), Rezoning (ZON-5174), and Site Development Plan Review (SDR-5175). Staff recommends denial.

B) Pre-Application Meeting

08/25/04 A pre-application meeting was held and issues discussed included the need for a Title 18 waiver and the addition of setback lines and lot sizes to the site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Waiver application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.65

B) Existing Land Use

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

C) Planned Land Use

Subject Property	R (Rural Density Residential) RE (Rural Estates – Clark County designation)
North	RNP (Rural Neighborhood Preservation)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation) R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property	R-E (Rural Estates Residential – Clark County Designation)
North	R-E (Rural Estates Residential – Clark County Designation)
South	R-E (Residence Estates)
East	R-E (Rural Estates Residential – Clark County Designation)
West	R-E (Rural Estates Residential – Clark County Designation)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation and an RE (Rural Estates) Clark County land use designation. A related General Plan Amendment will be considered concurrently to amend the RE (Rural Estates) County Land use designation to R (Rural Density Residential), which allows for residential development with up to 3.5 units per acre. The proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district is consistent with the proposed General Plan designation.

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

Special Notification

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

A) Zoning Code Compliance

A1) Development Standards

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."

B) General Analysis and Discussion

The request is for a Waiver of Title 18.12.160 to allow a 182-foot separation between a proposed private street and the existing intersection of Ann and Mustang Roads where a minimum of 220 feet is required. The proposed street will provide access for lots 29-32, which are located on the eastern portion of the site.

FINDINGS

The accompanying requests for this proposed development are not recommended due to their incompatibility with surrounding land uses. General Plan Amendment (GPA-5172), Rezoning (ZON-5174), and Site Development Plan Review (SDR-5175) are recommended for denial, and consequently, it is recommended that this Title 18 Waiver request be denied as well.

FS

NOTICES MAILED 144 [Mailed with GPA-5172, SDR-5175 & ZON-5174]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5331 APN: 125-26-801-012

Name of Property Owner: Star Living Trust / Fred Sadri

Name of Applicant: Dennis J. Grayson / Matrix Develop. Randy Rutherford

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: STAR Living Trust

Print Name: FRED SADRI

Subscribed and sworn before me

This 3rd day of August, 2004

Mercedes Saunders CLARK, NV

Notary Public in and for said County and State

MERCEDES SAUNDERS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 02-73027-1
MY APPT. EXPIRES JUNE 22, 2005

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-5331** APN: 125-36-801-012

Name of Property Owner: David Oringdulph - Matrix Development

Name of Applicant: David Oringdulph

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: David Oringdulph

Subscribed and sworn before me

This _____day of _____, 20__

See Next Page

Notary Public in and for said County and State

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5331 APN: 125-26-802-014

Name of Property Owner: MATRIX DEVELOPMENT

Name of Applicant: DENNIS S. GRAYSON / MATRIX DEVELOPMENT

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: DENNIS S. GRAYSON

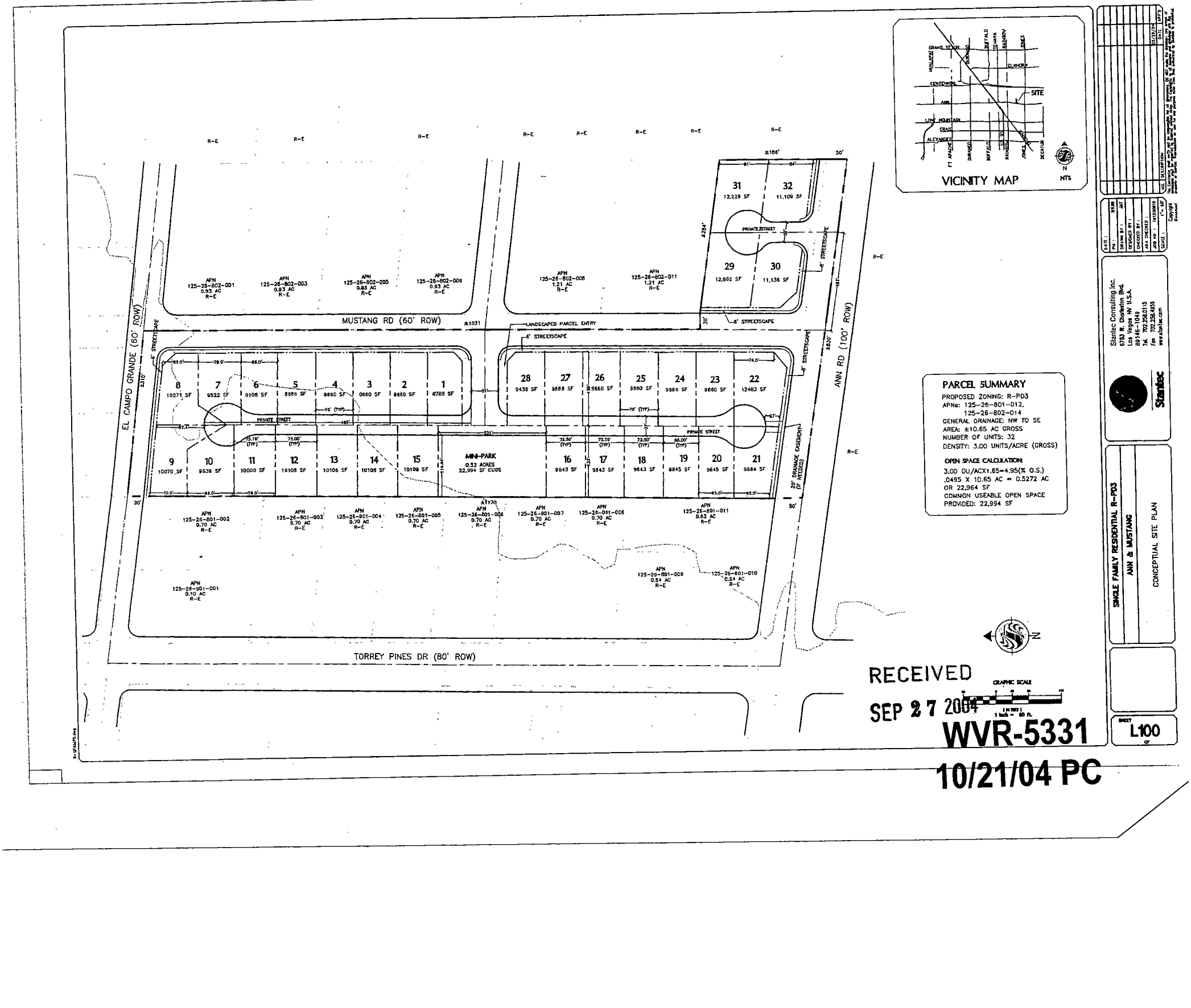
Subscribed and sworn before me

This 3rd day of August, 2004

Lori J. Freund

Notary Public in and for said County and State

LORI J. FREUND
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 89-42847-1 - Expires November 15, 2004



VICINITY MAP

PARCEL SUMMARY

PROPOSED ZONING: R-PD3
APNs: 125-26-801-012,
125-26-802-014
GENERAL DRAINAGE: NW TO SE
AREA: ±10.65 AC GROSS
NUMBER OF UNITS: 32
DENSITY: 3.00 UNITS/ACRE (GROSS)

OPEN SPACE CALCULATION:
3.00 DU/ACX1.65=4.95(% O.S.)
.0495 X 10.65 AC = 0.5272 AC
OR 22,964 SF
COMMON USEABLE OPEN SPACE
PROVIDED: 22,994 SF

RECEIVED
SEP 27 2004

WVR-5331
10/21/04 PC

Stantec Consulting Inc.
6763 W. Charleston Blvd.
Las Vegas NV U.S.A.
89146-1049
Tel. 702.258.0115
Fax 702.258.4935
www.stantec.com

Stantec

SINGLE FAMILY RESIDENTIAL R-PD3
ANN & MUSTANG
CONCEPTUAL SITE PLAN

SHEET L100

WVR-5331 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION
SOUTHWEST CORNER OF EL CAMPO GRANDE AVENUE AND MUSTANG ROAD
OCTOBER 21, 2004 PLANNING COMMISSION

10/04/04

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
GPA-5182 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 2.49 acres adjacent to the southwest corner of Alexander Road and Leon Avenue (APN 138-12-110-021 and 022), Ward 6 (Mack).

C.C.: 11/17/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
McSWAIN – DENIED – UNANIMOUS

To be heard by City Council 11/17/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 39 [GPA-5182], Item 40 [ZON-5183] and Item 41 [SDR-5184].

FLINN FAGG, Planning and Development Department, explained that the General Plan Amendment proposes changing the designation from Office (O) to Service Commercial (SC). He noted the Rancho Corridor Study resulted in a General Plan Amendment and Rezoning last year on this very same parcel. At that time, it was intended that the parcel serve as a buffer between the more intense commercial uses on Rancho Road and the desert rural, residential area immediately to the east of the site. A neighborhood meeting was held on September 21, 2004 and six residents attended that meeting. The primary concerns related to traffic on Leon Avenue, site access, hours of operation and parking lot lighting.

MINUTES – Continued:

The change in the General Plan designation would not offer a transition between commercial and residential uses, as desired by the Rancho Corridor Study; therefore, staff recommended denial.

The companion rezoning item requests changing the zoning designation from Office (O) to Limited Commercial (C-1) and staff recommends denial for the same reasons. The companion Site Plan Review application requests approval to allow a 14,000 square-foot office building and a 17,250 square-foot commercial building. A waiver from the Commercial Development Standards is also being requested to allow a 10-foot setback where 20 feet is required. Staff is supportive of the waiver; however, because of the General Site Plan and Rezoning applications, staff recommends denial to remain consistent. He noted that if approved, Condition 6 should be changed so the Site Plan date reflected October 1, 2004.

JOHN FIELD, Owner, 4522 Amber Canyon Drive, appeared on behalf of the applicant and explained that during the neighborhood meeting, the residents expressed concern regarding access in and out of the project. He clarified that there are two projects with a joint access agreement that allows both projects to use Leon Avenue for ingress/egress. MR. FIELD stated the approach was put off of Alexander Road, which is where the residents requested it be located. He continued that the neighbors also had issues regarding the lighting, and he assured them that the lighting would not reflect into the neighbor's homes. He indicated that after a subsequent meeting with the neighborhood association, he felt all the issues had been addressed. Several changes to the plan had been made throughout the process including issues pertaining to parking, elevations, landscaping and block wall buffers. MR. FIELD felt all of these changes resolved all concerns of the neighborhood.

JOHN LASPALUTO, APTUS Architecture, 1200 South 4th Street, appeared and explained that during the initial meeting with the neighbors, one of the main objections of the neighbors was having an entrance on Leon Avenue. The neighbors opposed having additional traffic on that street. The problem was solved when the entrance was moved to Alexander Road. The other main concern pertained to the buildings lack of residential character. The elevations were revised to address that problem. He agreed that the original plan for the front of the building did lack character. A screen was added to the front of the main building and the landscaping was enhanced. He continued by saying the other building on the site would be an office building and the neighbors voiced concerns regarding the east elevation. The east elevation would be the side of the building that faced the residents' homes. To address that issue, some architectural detail was added to the building. MR. LASPALUTO also noted that the plans did not reflect some landscaping that was previously planned for that building. When the architectural details were added, the landscaping was included on the revision.

MINUTES – Continued:

MR. FIELD reiterated that what appears to be one project is actually two. The first is an office building and the second is a batting cage. The application for the rezoning is attributed to the batting cage project.

LIZ THOMPSON stated she lived across the street from the project, down about two houses. She explained the neighborhood is rural and the residents are familiar with fighting rezoning applications. She stated that two years ago, an office building was constructed in the area and it was understood by the neighbors that the City would not entertain changing the zoning back to C-1 zoning there. MS. THOMPSON stated she was not opposed to the batting cage project, but did not want to see the zoning revert to C-1. She was concerned about what could end up on that property if MR. FIELD'S batting cage project did not prove successful. Allowing the zone change could result in unwanted businesses taking over the property.

MARY GREENE, 3931 Leon Avenue, stated her property is directly across the street from the proposed site and that she had several concerns regarding this project. She felt that although she had voiced her concerns at the neighborhood meeting, they were not addressed. MS. GREENE indicated that should this property be zoned commercial, and the indoor batting cages are constructed, there will be an increase in traffic and noise. She said that horses currently travel on Leon Avenue and the increased traffic could jeopardize those horses and the children that ride them. Also, she feared having teenagers driving to the batting cages with their younger siblings. She worried the clientele could result in an increase in gang activity, drug sales and crime in the area. MS. GREENE stated that the relocation of the entrance off of Leon Avenue would not reduce the traffic in the area. She asked the Commission to deny the applications.

ED GOBEL, 3017 Quiet Breeze Court, thanked the Chairman and Commissioners for listening to the neighbors regarding this item. He also commended staff for a job well done and for finding the project incompatible as a buffer. MR. GOBEL suggested that in the future, when developers wish to hold a neighborhood meeting, they should contact the neighborhood association first so the association can be sure to have all the neighbors together for one meeting. MR. GOBEL stated the neighbors were led to believe there would be one change requesting the zone change to C-1 to accommodate the batting cages. In the staff report, there were other requests made. He suggested that MR. FIELD apply for a Special Use Permit that would allow his batting cages in the area without rezoning the property.

PHYLLIS McGUIRE, 3909 Leon Avenue, stated she understood there was a batting cage approved for the Ann/Centennial area and she did not think this project would good forth. Once the zoning change is attained, any business that can operate within a C-1 zoning could buy his property from him. By granting a Special Use Permit, if the company is not successful, some

MINUTES – Continued:

control can remain over what development goes in on that property. She stated the neighbors are against the rezoning.

LINDA WEST-MYERS, 5104 Cold River Avenue, indicated she is a past president of the homeowners association. The association's position is to support the needs of the residents closest to any project coming into the neighborhood. The residents do consider the neighborhood a rural, residential area and recognize this property as a buffer between that rural environment and the commercial properties on Rancho Road. She reiterated that the residents do not want the zoning to change on this parcel. The current zoning of Office (O) is appropriate. She would be supportive of the project if it could move forward within the current zoning and other neighborhood conditions are met. She also suggested granting a Special Use Permit for the project.

MR. FIELD said that his original intent was not to rezone the two parcels. He stated that staff suggested that he apply for a rezoning for both parcels at the same time. His goal was to put in a batting cage on one lot and an office on the other lot. He told the neighbors that the batting cage has been designed so that if the project was not successful, the building could be converted to office. MR. FIELD stated that although he did not understand the process completely, if it were possible to have the property revert back to the Office (O) zoning in the event his batting cages were closed, he would accept that condition. Regarding the issues raised about traffic and crime, MR. FIELD stated that the clientele would be parents bringing their 10 to 12 year old children to practice their hitting. The environment of the building facilitates training for serious athletes.

COMMISSIONER McSWAIN stated she did not have a problem with the proposed development for this lot but would not be supportive of rezoning to C-1. She stated a text amendment would allow this use in Neighborhood Services. As an example, Health Clubs are a conditional use under Neighborhood Services and a driving range is allowed under Neighborhood Services with a Special Use Permit. She was not sure about how the Commission could integrate that text amendment suggestion with the portion of the lot that would accommodate the office building.

VICE CHAIRMAN NIGRO asked staff if there was any way to allow this use in Office (O). MR. FAGG replied that currently, batting cages are not permitted in the Office (O) district. There is no Special Use Permit or Use Variance that would allow it. The rezoning to C-1 is necessary to allow the batting cages, which are defined as commercial amusements under the Code of Ordinances. VICE CHAIRMAN NIGRO then questioned whether there was some way to link the (C-1) to this particular use so if the use discontinues, the (C-1) would revert back to (O). MR. FAGG indicated there was no way to facilitate that.

MINUTES – Continued:

MR. LASPALUTO asked staff if the definition of batting cages referred to an outdoor facility. He felt some of the uses in the Special Use such as bowling alleys are noisier than the batting cage would be. He also pointed out that this facility would not have the attributes of traditional batting cages such as high fences and bright lights. MR. FAGG explained the Code defined the uses as indoor and outdoor and restricted them to C-1 and not Office (O).

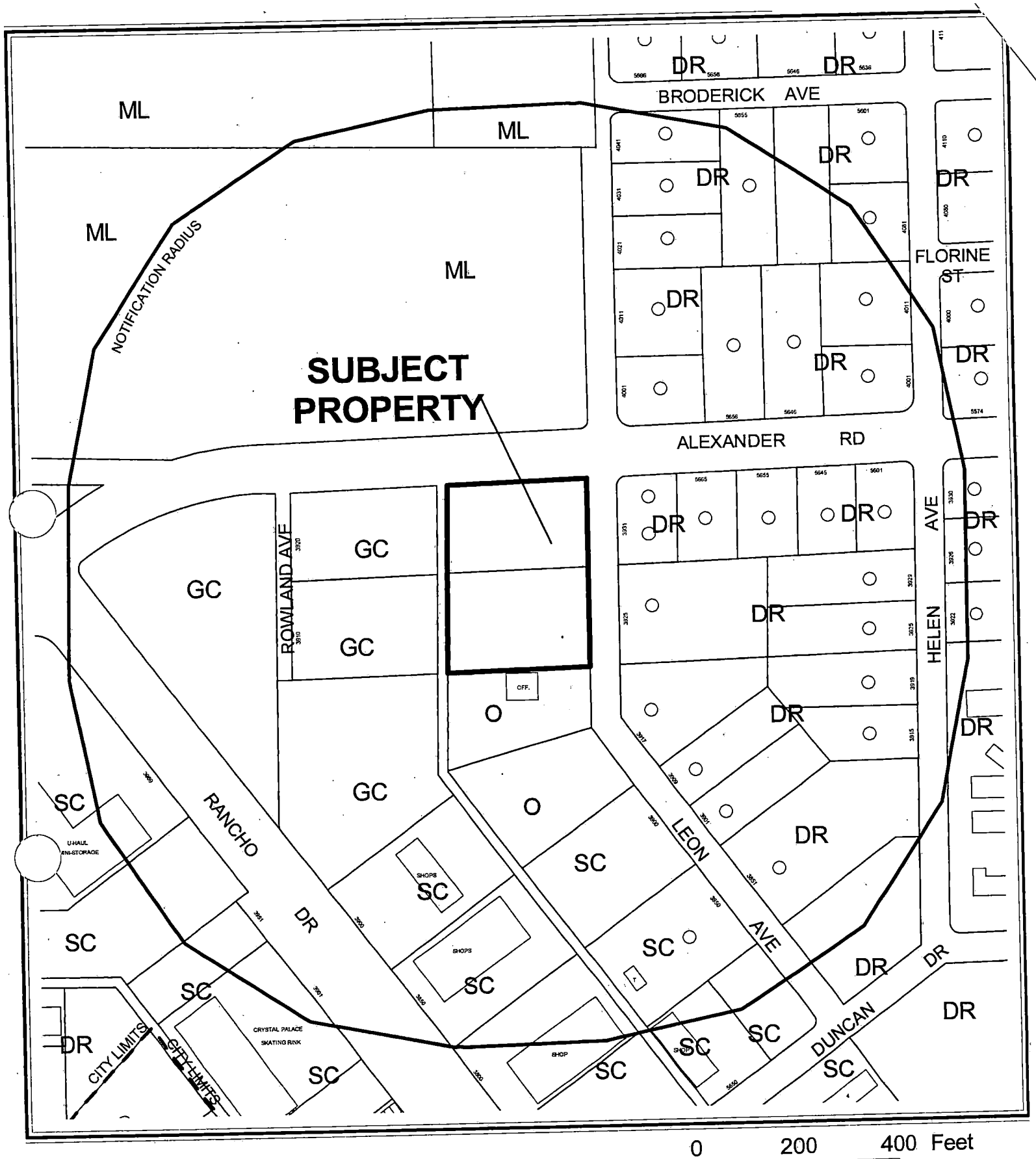
COMMISSIONER McSWAIN asked if any of the Commissioners had considered her text amendment suggestion. CHAIRMAN TRUESDELL replied that changing the General Plan Amendment would undo the actions that required significant time from the Commission, staff and the residents to create the appropriate General Plan for the area. COMMISSIONER McSWAIN reminded him of a mini-storage application that was sent back until a text amendment allowed the use as Neighborhood Services, and then the application came back with that zoning. CHAIRMAN TRUESDELL stated his problem was with the General Plan Amendment being with the application. VICE CHAIRMAN NIGRO asked if any members were interested in creating a text amendment.

COMMISSIONER McSWAIN indicated she was prepared to vote for denial of the General Plan Amendment; however, she was trying to find options that were available to the applicant. If the Commission was not willing to put forward a request for a text amendment, the applicant would not have any options. CHAIRMAN TRUESDELL stated the responsibility would fall on the applicant to come up with a text amendment alternative for the use. He suggested that perhaps the item could be tabled and reminded everyone that if GPA-5182 was denied, the other applications would have to be denied as well. MR. FAGG pointed out that the General Plan designation on both parcels is Office (O), and trying to find a text amendment that would allow that type of use in that type of designation would be problematic. COMMISSIONER McSWAIN stated that her idea regarding the text amendment was based on a very similar situation with a mini-storage facility. MR. FAGG replied that he did not feel it would be appropriate but would, of course, take direction from the Commission and review the options.

COMMISSIONER EVANS stated he was reluctant to change City Code for the benefit of one application. When the Commission was considering the text amendment regarding the mini-storage facility, the situation was a more broad based decision.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 39 [GPA-5182], Item 40 [ZON-5183] and Item 41 [SDR-5184].

(10:38 – 11:07)

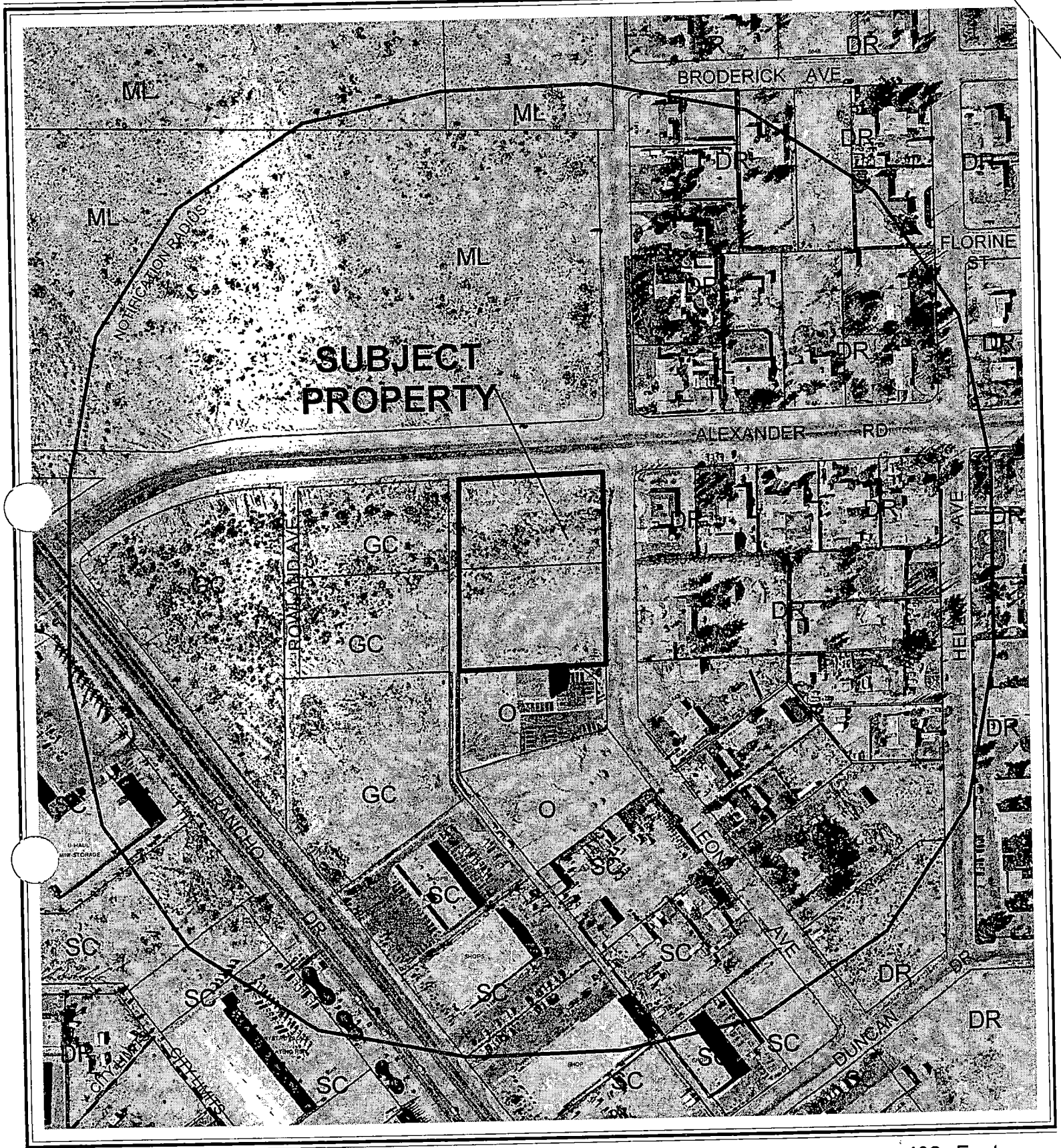


CASE: **GPA-5182**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)

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



0 200 400 Feet

CASE: **GPA-5182**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5182 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property, which is adjacent to the southwest corner of Alexander Road and Leon Avenue from O (Office) to SC (Service Commercial).

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
11/07/01	The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
04/02/03	The City Council approved a request for a General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). Additionally, the City Council approved a request for a Rezoning (ZON-1364) from: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential),

BTS

and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility),ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval of both items on February 27, 2003.

DETAILS OF APPLICATION REQUEST

Site Area: 2.49 acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	O (Office)
North	ML (Medium Low Density Residential)
South	O (Office)
East	DR (Desert Rural Residential)
West	GC (General Commercial)

EXISTING ZONING

Subject Property	O (Office)
North	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
South	O (Office)
East	R-E (Residential Estates)
West	C-2 (General Commercial)

The site is currently designated as O (Office) within the Centennial Hills Interlocal Land Use Plan of the General Plan. The O (Office) category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

BTS

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

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

SPECIAL PLAN AREA

The subject site is located within the City's Centennial Hills Sector Plan area. Effective January 2, 2002, the entirety of the Centennial Hills Sector is subject to the provisions of an Interlocal Agreement between Clark County and the city of Las Vegas. The Centennial Hills Sector is referred to in the Interlocal Agreement as the "Joint Land Use Planning Area". Under the terms of the Agreement and subsequent procedures agreed upon by the City and the County, the City will forward any application for a General Plan Amendment within the "Excepted Areas" of the Joint Land Use Planning Area to the County for consideration by the Board of County Commissioners. Approval of both entities is required. This application was routed to Clark County Comprehensive and Current Planning Divisions for comment. No comment has been received to date.

ANALYSIS

This request is for a General Plan Amendment from O (Office) to SC (Service Commercial) on 2.49 acres. The amendment consists of two parcels, which will be utilized for office and indoor batting cage uses. To the north of the subject site, is undeveloped property intended for medium

low residential, to the south is an existing office building, to the east is a single family residence and to the west is undeveloped property intended for general commercial. The SC (Service Commercial) designation would allow uses that would not be an effective transition between the rural residential development to the east and the General Commercial to the west.

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 that include approved neighborhood plans.

In regard to "1":

The proposed land use of SC (Service Commercial) is an ineffective buffer from both ML (Medium Low Residential) and DR (Desert Rural Residential) to the north and east and between GC (General Commercial to the west.

In regard to "2":

The C-1 (Limited Commercial) zoning designation is not compatible with the U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] and R-E (Residential Estate) zoning designations to the north and east. Title 19.02.040 of the zoning ordinance states: this district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors.

BTS

In regard to "3":

As this location is surrounded with mature development the transportation, recreation, utility, and other facilities are sufficient to accommodate the residents of the proposed development.

In regard to "4":

The site is subject to the Centennial Hills Interlocal Land Use Plan and does not fall into any neighborhood plans.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/21/04 The neighborhood meeting for this case was held at the Foothills Cafe. The proposed project is an office building and an indoor batting cage facility. There were 6 citizens in attendance and they had the following concerns:

- Did not want the site access from Leon Avenue. Applicant stated he would explore the possibility of providing an alternate drive from Alexander Road.

- Traffic, especially on Leon Avenue. Concerns also expressed about teenagers speeding down the street going to and from the facility. The applicant responded by stating that the majority of the kids would not be old enough to drive and would be dropped off by parents. The older kids, he explained, usually have access to practice facilities at their high schools.

- Noise - neighbors were worried about loud car stereos and teens loitering in the parking lot.

- Hours of operation - applicant responded by stating that he wasn't sure of the hours yet, but figured it would be in vicinity of 9 PM.

- Parking lot lighting - Neighbors were concerned about parking lot lighting shining in their back yards. Applicant responded by stating they could use lighting that would have less of an impact on the residential properties.

Concerned how drainage would be affected by the development, and what impacts it would have on their neighborhood.

BTS

NOTICES MAILED: 50 [Mailed with ZON-5183 & SDR-5184]

APPROVALS: 0

PROTESTS: 2

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5182 APN: 138-12-110-021 / 138-12-110-022

Name of Property Owner: Infield Development II / John D. Field

Name of Applicant: John D. Field

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]

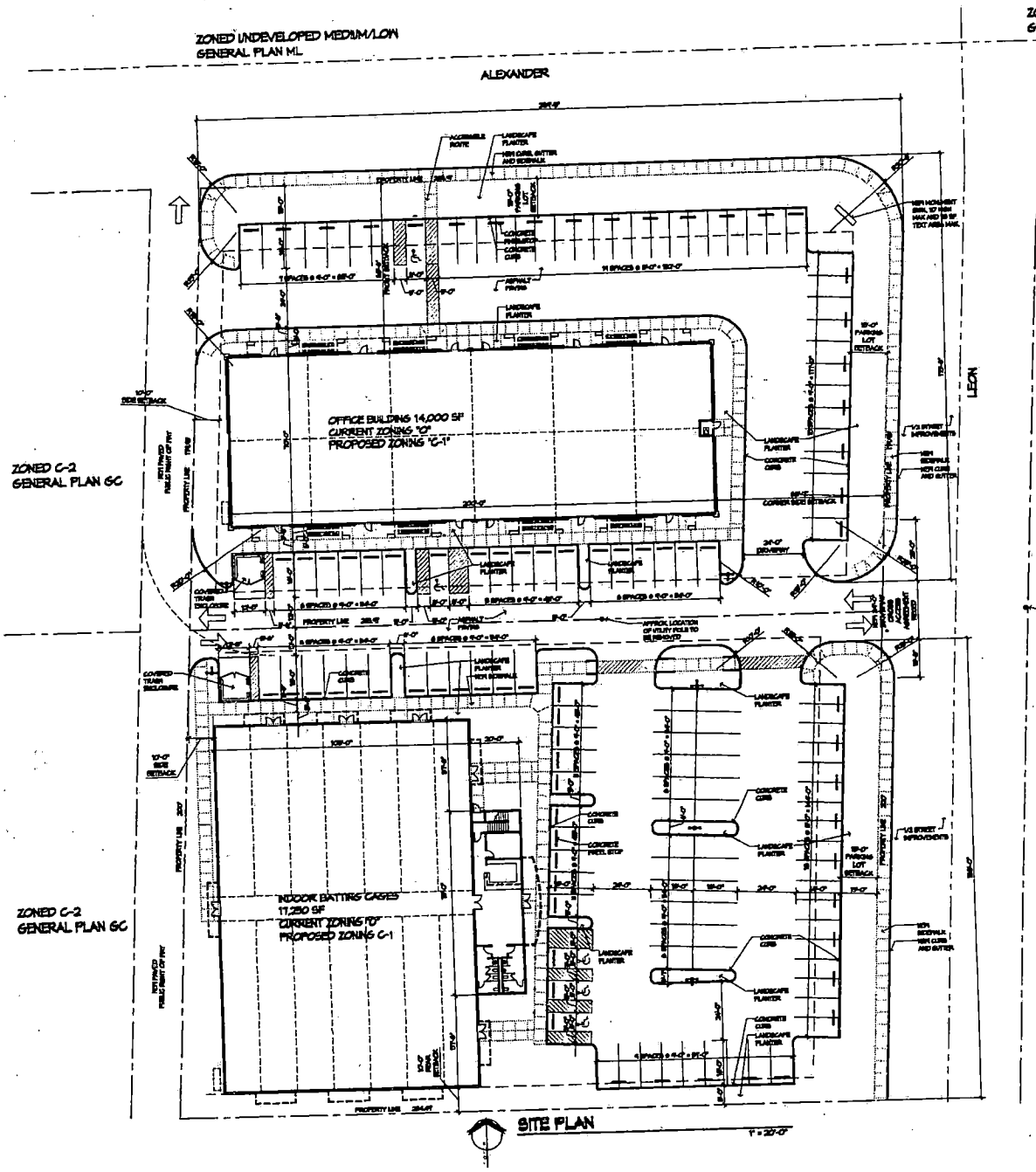
Print Name: John D. Field

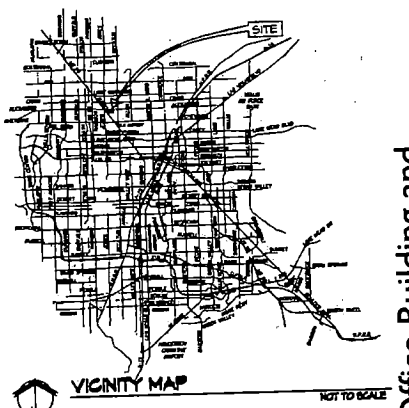
Subscribed and sworn before me

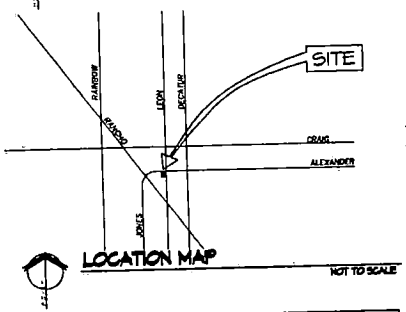
This 3 day of September, 2004

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

C. H. FIELD
Notary Public, State of Nevada
Appointment No. 92-0203-1
Clark County
My Appt. Expires Sept. 7, 2004







Office Building and Indoor Batting Cages

3940 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1300 South 4th Street
Suite 206
Las Vegas, Nevada 89104
T 702.839.1200
F 702.839.1212
rita@aptusarchitecture.com

RISA PROJECT NO 04.039

ARCHITECT

ENGINEER

NOTES

COPYRIGHT CITY & BRANDON SPRAGUE ARCHITECT

NO	DESCRIPTION	DATE
1	Site Dev. Submittal	9.03.04

ISSUED

TITLE

SITE PLAN
VICINITY MAP

DRAWING NO

AS100

ACCESSOR'S PARCEL NUMBERS

138-12-110-022
138-12-110-021

SITE INFORMATION

BUILDING AREA		REQ'D PARKING	PROVIDED
Office	14,000 SF	1: 300 = 47	47
Indoor Batting Cages	11,250 SF	1: 200 = 87	87
Total Parking		134	134
Handicapped Parking		101 to 150 = 5	5

Compact Parking Allowed (191 spaces * 30% = 59.13) 59 spaces
Compact Parking Provided = 57 spaces

ZONING INFORMATION

Jurisdiction: City of Las Vegas

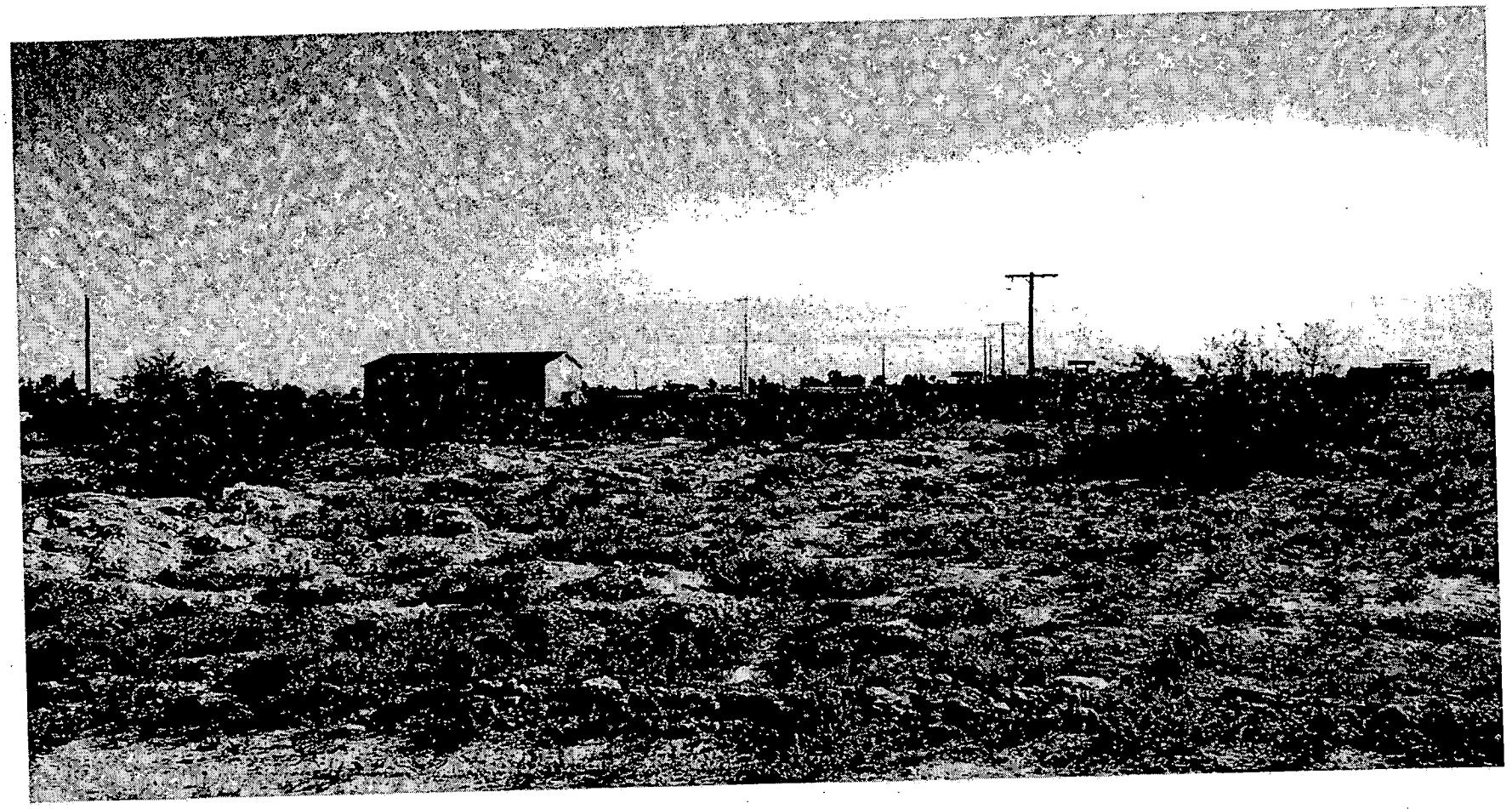
Current Zoning District: "O"
Proposed Zoning District: "C-1"

Minimum Lot Size: NONE
Lot Size: 107,969.46 sf or 2.47± acres
Maximum Lot Coverage Allowed: 30% = 32,391 SF
(F.A.R.) Lot Coverage Provided: 28.5% = 30,750 SF

	REQUIRED	PROVIDED
Front Yard	25'	68'-6"
Side Yard	10'	10' and 68'-7"
Rear Yard	15'	10'-0" (Variance Requested)

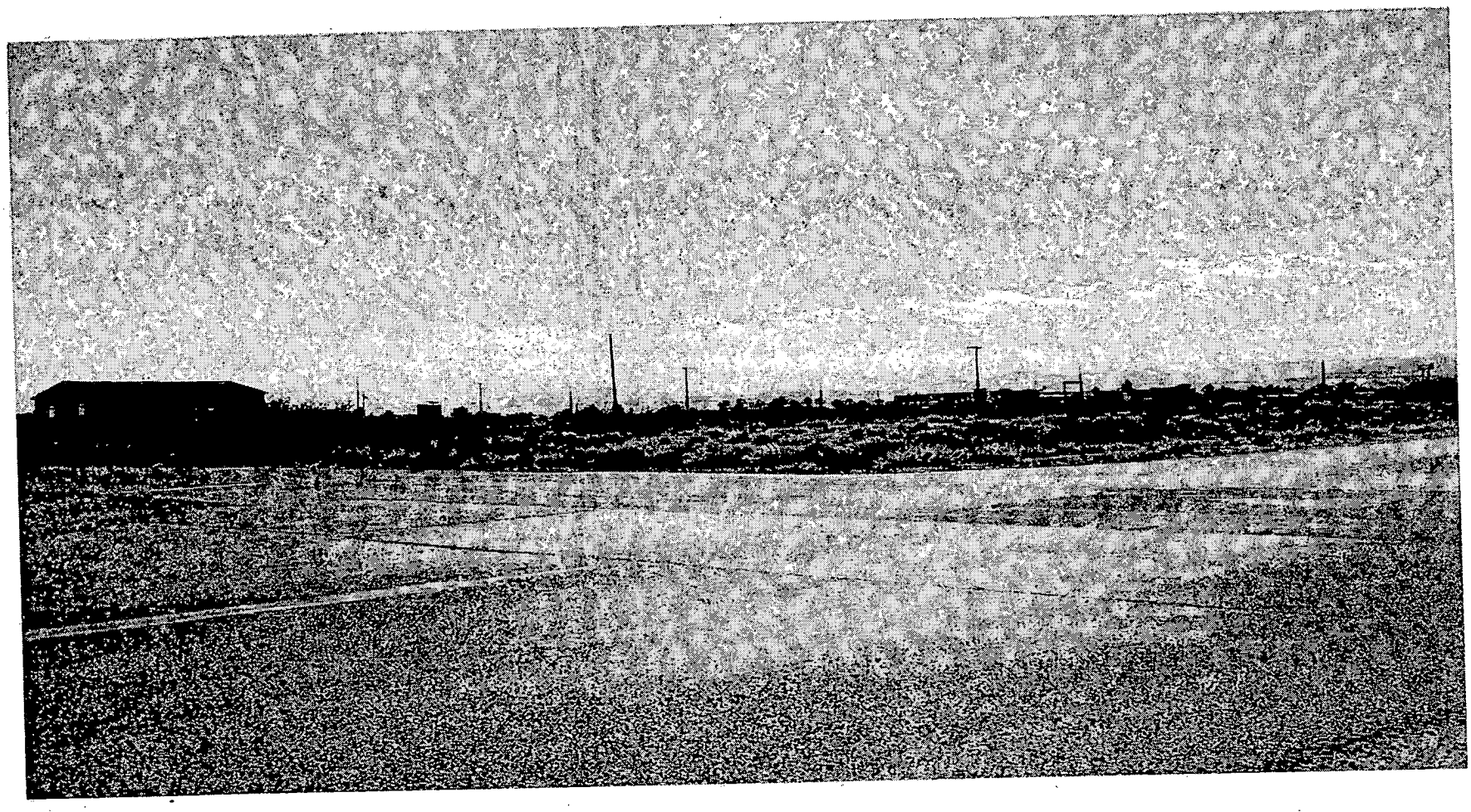
Maximum Building Height Allowed: 2 stories and 35'
Actual Building Height: 25'-6" and 27'-0" (One Story)

GPA-5182 RECEIVED
10/21/04 PC SEP 03 2004



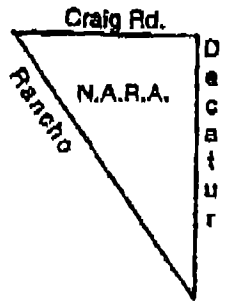
GPA-5182 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04



GPA-5182 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04



Northwest Area Residents Association, (NARA), Inc.

September 18, 2004

City of Las Vegas - Neighborhood Services Department
Case Numbers: GPA-5182 ZON-5183 SDR-5184
Request for rezoning land zoned O (Office) to C-1 (Service Commercial) on the SW corner of Alexander Road and Leon Avenue.

The Northwest Area Residents Association (NARA) *strongly* opposes any rezoning of land at Alexander and Leon from Office to Commercial. This area is a Rural Preservation Neighborhood of Residential Estates, and rezoning land for a commercial batting cage is completely unacceptable to the immediate neighbors and to all residents of NARA.

A year ago, the Planning Commission spent considerable time looking at zoning along the Rancho Corridor, and at that time all vacant land in NARA was given a designated zoning. Lots that were split between C and RE were given a single designation. At the end of the process we felt confident that the matter was resolved and that the Planning Commission had made a master plan that was acceptable to the residents of NARA. Now we find that as of Thursday, September 16, there are four separate rezoning requests within the NARA boundaries to change the existing zoning. The Planning Commission has an obligation to uphold the designations it has made within our area and to not allow these requests to go forward.

Thank you.

Sincerely,

Jeanne Howerton

Jeanne Howerton
President, NARA

4933 W. Craig Rd. #293 Las Vegas, NV 89130-2730

Telephone Protest/ Approval Log

Meeting Date: 10-21 PC **Case Number:** GPA-5182
ZON-5183 & SDR-5184

Date: 10/14/04
Name: MARY GREENE
Address: 3931 LEON

Phone: 799 5990 x 317

[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
lame:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
ZON-5183 - REZONING RELATED TO GPA-5182 - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD - Request for a Rezoning FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 2.49 acres adjacent to the southwest corner of Alexander Road and Leon Avenue (APN 138-12-110-021 and 022), Ward 6 (Mack).

C.C.: 11/17/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

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

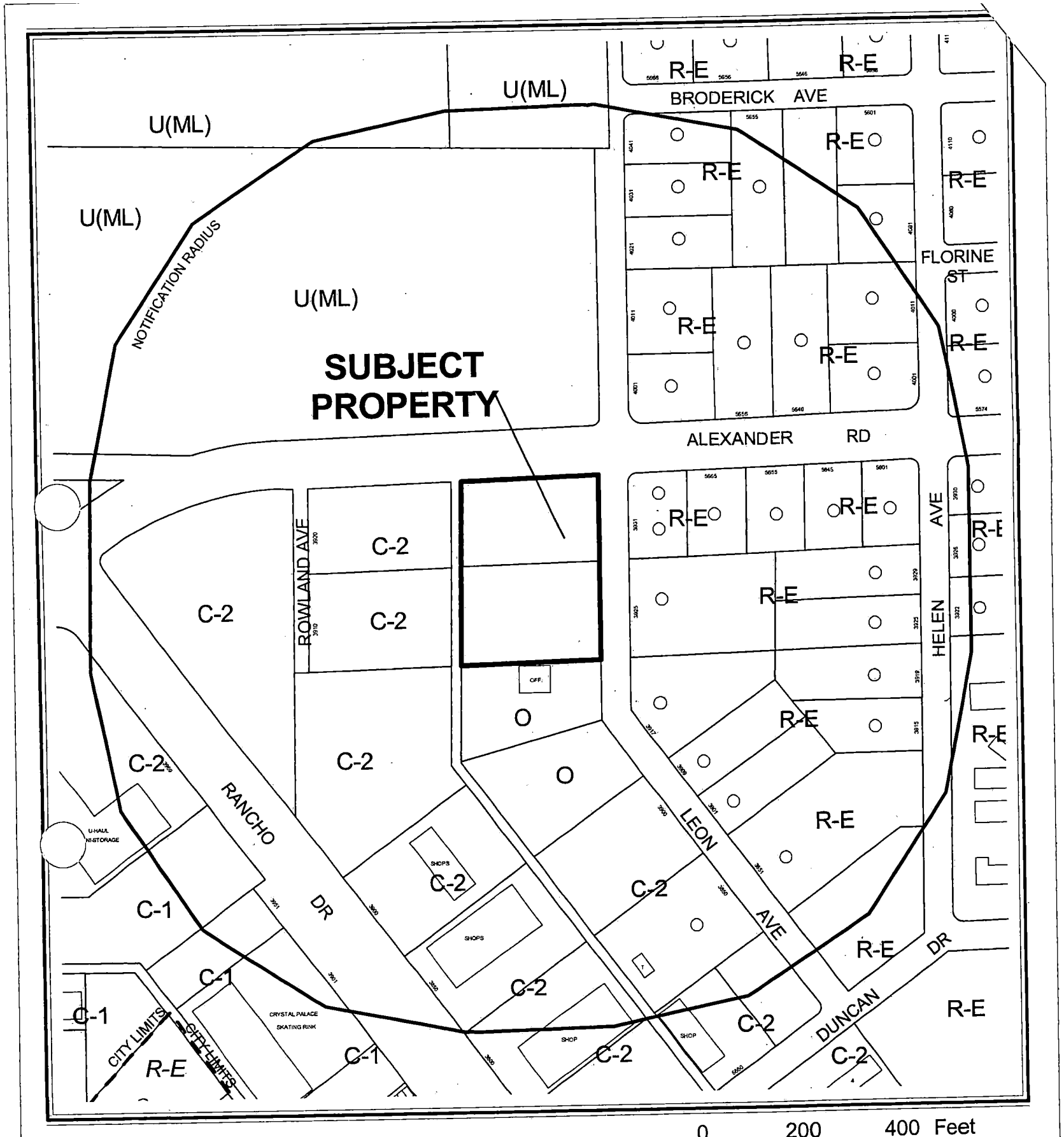
MOTION:
McSWAIN – DENIED – UNANIMOUS

To be heard by City Council 11/17/2004

MINUTES:
See Item 39 [GPA-5182] for related discussion for Item 39 [GPA-5182], Item 40 [ZON-5183] and Item 41 [SDR-5184].

(10:38 – 11:07)

3-3067

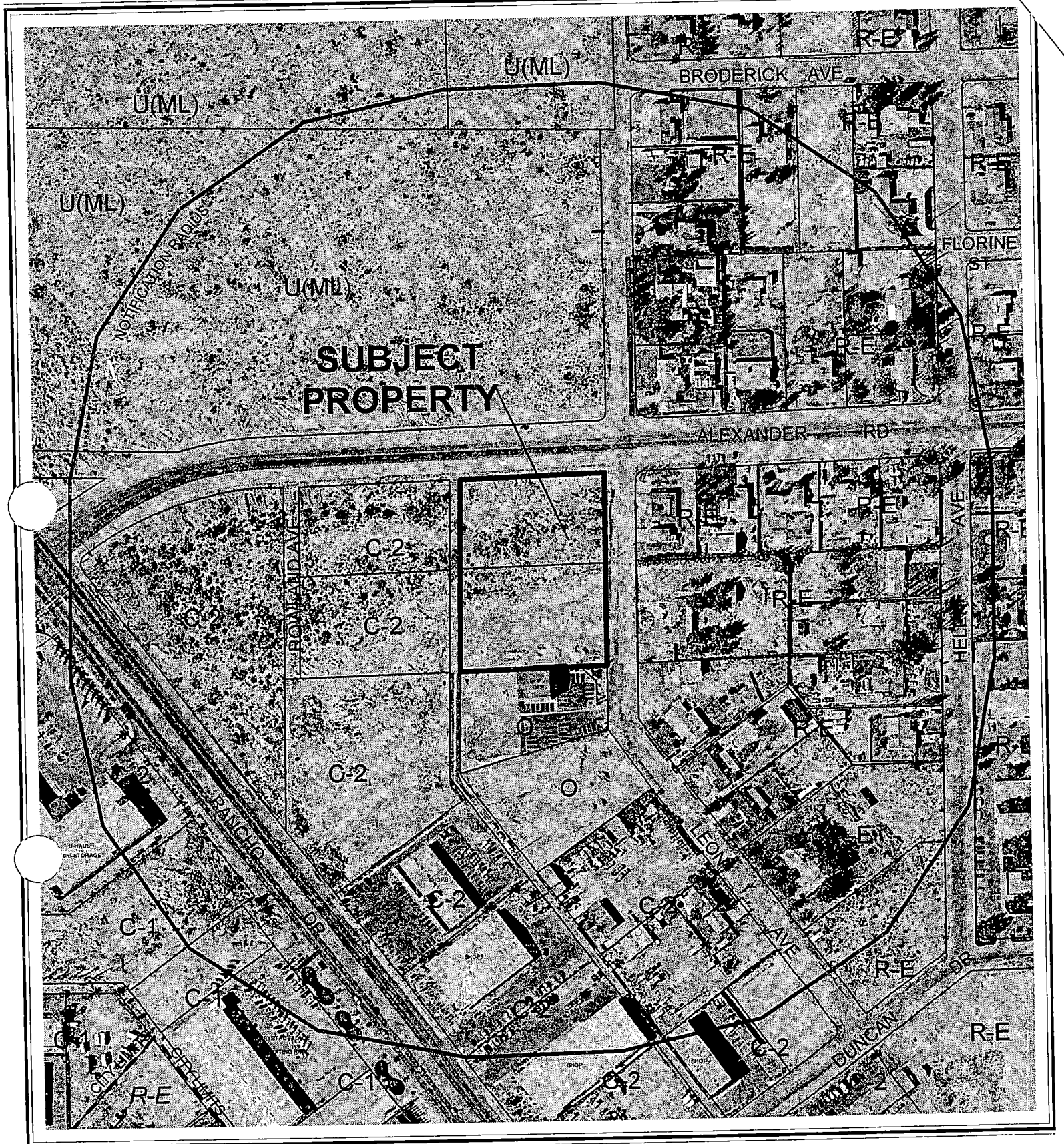


CASE: **ZON-5183**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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



0 200 400 Feet

CASE: **ZON-5183**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5183 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5182) to 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 application (SDR-5184) 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 a 25-foot radius on the southwest corner of Leon Avenue and Alexander Road prior to the issuance of any permits.

5. Construct half-street improvements, including appropriate transitional paving, on Leon Avenue and Alexander Road, adjacent to this site concurrent with development of this site. Also construct full-width improvements within the adjacent right-of-way to the west of 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

6. Extend public sewer in Leon Avenue to the northern edge of this site at a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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, 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, whichever may occur first, if allowed by the City Engineer.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from O (Office) to C-1 (Limited Commercial) on a 2.49 acre site adjacent to the southwest corner of Alexander Road and Leon Avenue.

B) Applicant's Justification

The applicant's justification letter states this request is justified because it will provide employment and year round recreational services for the community.

BACKGROUND INFORMATION

A) Previous Actions

04/02/03 The City Council approved a request for a General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). Additionally, the City Council approved a request for a Rezoning (ZON-1364) from: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval of both items on February 27, 2003.

B) Pre-Application Meeting

08/24/04 Issues related to a Rezoning were discussed at the pre-application meeting.

BS

C) Neighborhood Meetings

09/21/04 The neighborhood meeting for this case was held at the Foothills Cafe. The proposed project is an office building and an indoor batting cage facility. There were 6 citizens in attendance and they had the following concerns:

- Did not want the site access from Leon Avenue. Applicant stated he would explore the possibility of providing an alternate drive from Alexander Road.
- Traffic, especially on Leon Avenue. Concerns also expressed about teenagers speeding down the street going to and from the facility. The applicant responded by stating that the majority of the kids would not be old enough to drive and would be dropped off by parents. The older kids, he explained, usually have access to practice facilities at their high schools.
- Noise - neighbors were worried about loud car stereos and teens loitering in the parking lot.
- Hours of operation - applicant responded by stating that he wasn't sure of the hours yet, but figured it would be in vicinity of 9 PM.
- Parking lot lighting - Neighbors were concerned about parking lot lighting shining in their back yards. Applicant responded by stating they could use lighting that would have less of an impact on the residential properties.
- Concerned how drainage would be affected by the development, and what impacts it would have on their neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.49 acres

B) Existing Land Use

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

BS

C) Planned Land Use

Subject Property:	O (Office)
North:	ML (Medium Low Density)
South:	O (Office)
East:	DR (Desert Rural Residential)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	O (Office)
North:	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
South:	O (Office)
East:	R-E (Residential Estate)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is currently designated as O (Office) within the Centennial Hills Interlocal Land Use Plan of the General Plan. The O (Office) category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. The proposed zoning of C-1 (Limited Commercial) conforms to the proposed general plan designation of SC (Service Commercial).

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

The subject site is within the North Las Vegas Airport Overlay. The maximum height in this area is restricted to 105 feet. The applicant complies with the height restriction by proposing two buildings within the required height limit. The office building is proposed at 22'6", while the indoor batting cage building is proposed at 29 feet.

BS

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 subject site is currently designated O (Office) on the Centennial Hills Interlocal Land Use Plan of the Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is not consistent with this current designation. The applicant has requested an amendment to the Centennial Hills Sector Plan to SC (Service Commercial) on the site, and while the requested C-1 (Limited Commercial) zoning is consistent with the requested General Plan designation, staff has determined the requested General Plan Amendment to be inappropriate.

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 property west of the subject site has a current general plan designation of C-2 (General Commercial). The C-2 designation provides a more intensive use, which necessitates a need for the current O (Office) buffer between the residential and proposed general commercial uses. Therefore, the requested rezoning is inconsistent with the finding for appropriateness of the rezoning.

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

   The appropriateness for the rezoning is not justified. The rezoning would result in spot zoning for the area. The C-1 (Limited Commercial) zoning designation would intensify the current zoning of O (Office). Additionally, there is a substantial amount of undeveloped commercial land west of the subject site. Therefore, the requested rezoning will not meet any identified existing need for the commercially zoned property.

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."**

BS

The site is serviced by Alexander Road, which is designated as a primary thoroughfare with a minimum right of way of 100' providing both ingress and egress. A 20' alleyway, which is west of the subject site provides egress from the site on to Alexander Road. Public Works condition number five (5) requires the street improvements to be made to the alleyway, Leon Avenue, and Alexander Road.

NOTICES MAILED 50 [Mailed with GPA-5182 & SDR-5184]

APPROVALS 0

PROTESTS 2

BS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5183 APN: 138-12-110-021 / 138-12-110-022

Name of Property Owner: Infield Development II / John D. Field

Name of Applicant: John D. Field

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: J.H. Field

Print Name: John D. Field

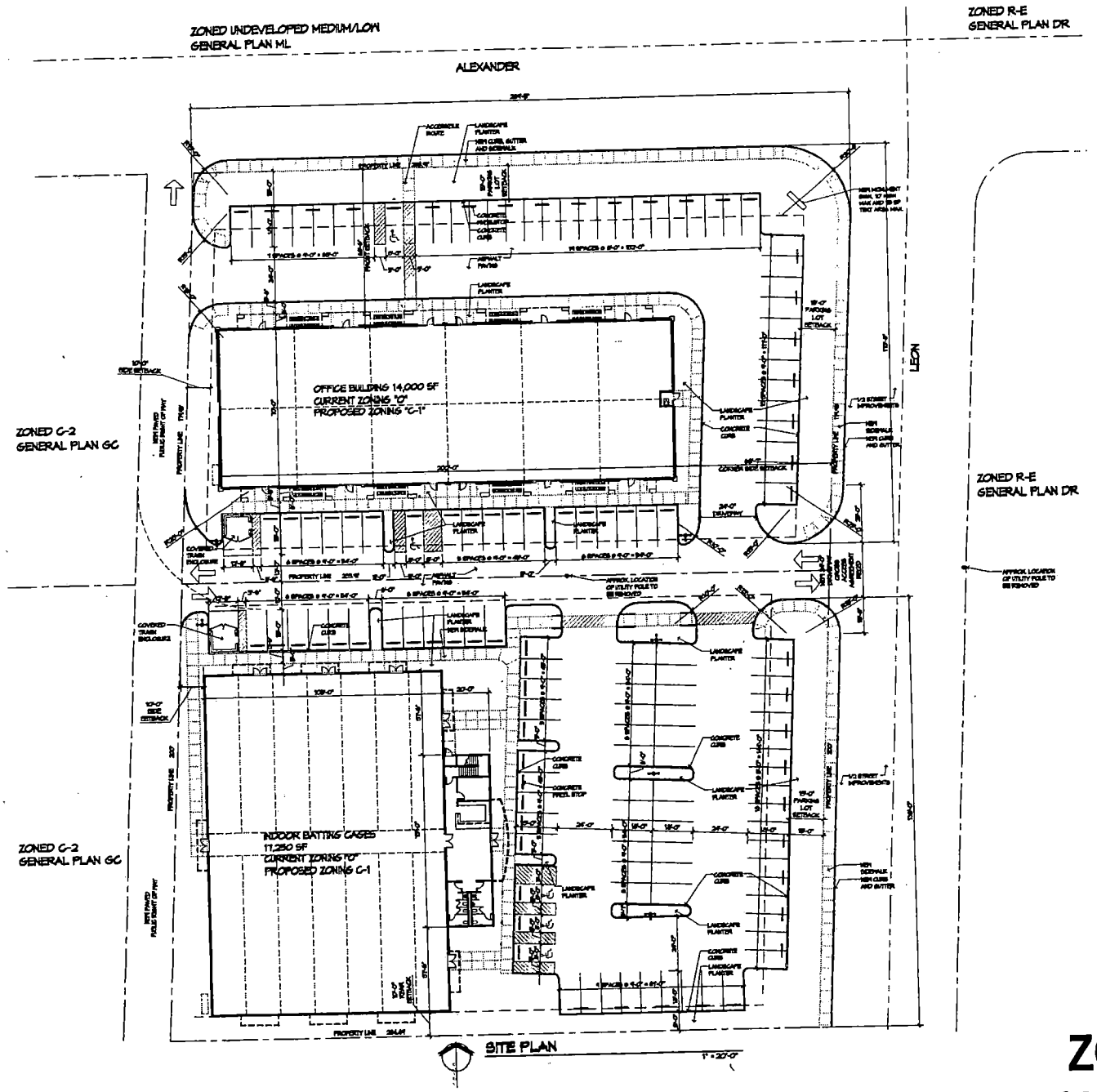
Subscribed and sworn before me

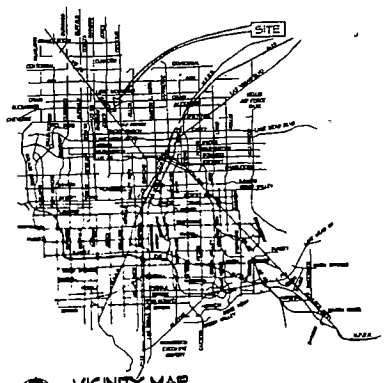
This 3 day of September, 2004

C.H. Field

Notary Public in and for said County and State

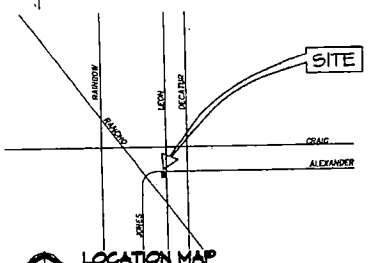
C. H. FIELD
Notary Public, State of Nevada
Appointment No. 02-[illegible]
Clark County
My Appt. Expires Sept. 7, 2004





VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

Office Building and Indoor Batting Cages

3940 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1200 South Rainbow Boulevard
Suite 208
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1213
info@aptusarchitecture.com

RESA PROJECT NO 04.039

ARCHITECT

ENGINEER

NOTE

COPYRIGHT CITY & RAINBOW STRINGER ARCHITECT

NO	DESCRIPTION	DATE
1	Site Dev Submittal	9.03.04

ISSUED

TITLE

SITE PLAN
VICINITY MAP

DRAWING NO

AS100

ACCESSOR'S PARCEL NUMBERS

138-12-110-022
138-12-110-021

SITE INFORMATION

BUILDING AREA		REQ'D PARKING	PROVIDED
Office	14,000 SF	1: 300 = 47	47
Indoor Batting Cages	11,250 SF	1: 200 = 87	87
	Total Parking	134	134
Handicapped Parking		101 to 150 = 5	5

Compact Parking Allowed (191 spaces * 50% = 94.5) 94 spaces
Compact Parking Provided = 91 spaces

ZONING INFORMATION

Jurisdiction: City of Las Vegas

Current Zoning District: "O"
Proposed Zoning District: "C-1"

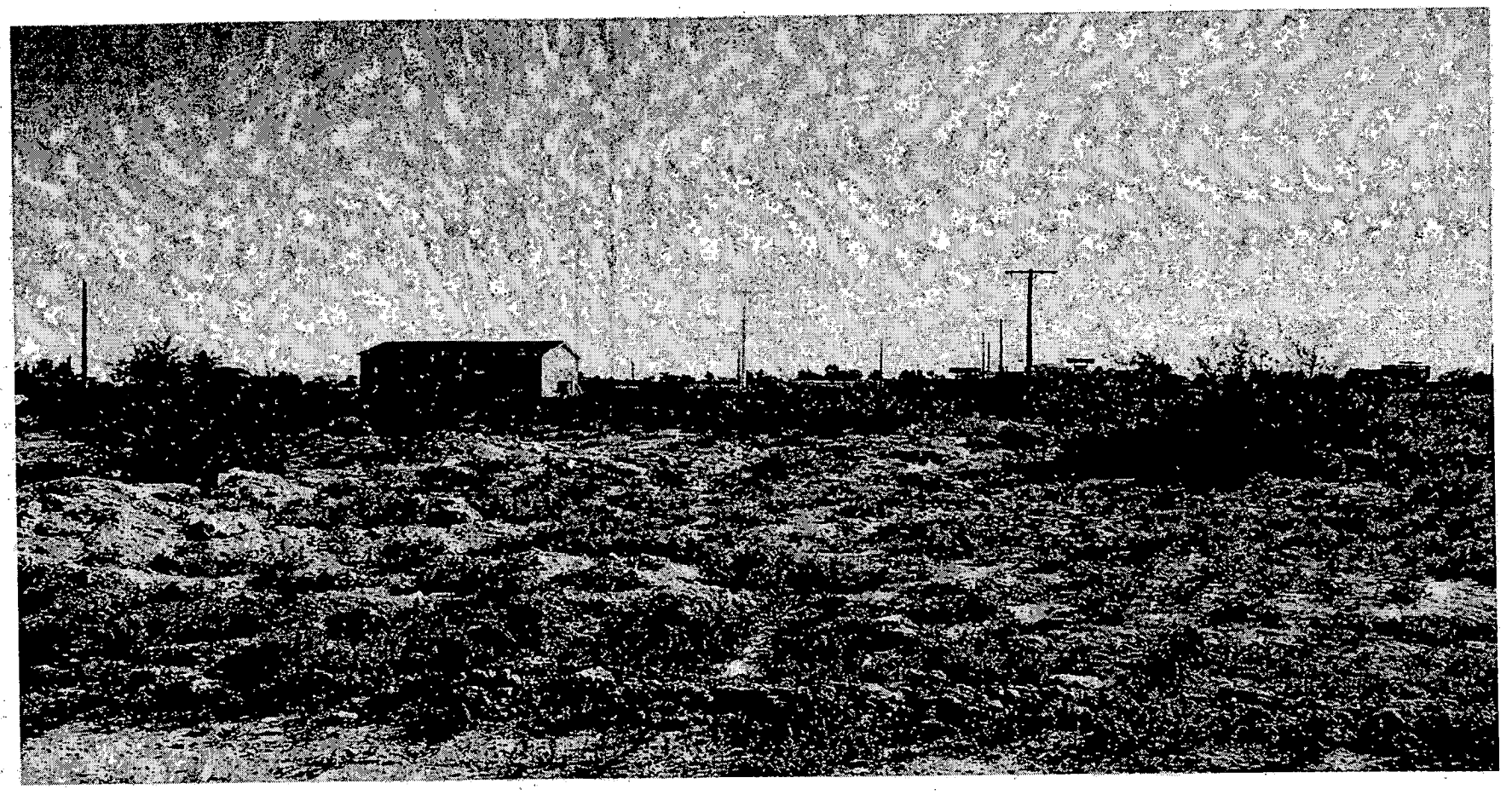
Minimum Lot Size NONE
Lot Size: 107,968.46 sf or 2.479 acres
Maximum Lot Coverage Allowed 50% = 53,984 SF
(F.A.R.) Lot Coverage Provided 28.5% = 30,750 SF

	REQUIRED	PROVIDED
Front Yard	25'	68'-6"
Side Yard	10'	10' and 68'-7"
Rear Yard	15'	10'-0" (Variance Requested)

Maximum Building Height Allowed: 2 stories and 35'
Actual Building Height: 25'-6" and 24'-0" (One Story)

ZON-5183
10/21/04 PC

RECEIVED
SEP 03 2004



ZON-5183 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

ZON-5183 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

Telephone Protest/ Approval Log

Meeting Date: 10-21 PC

Case Number: GPA-5182
ZON-5183 & SDR-5184

Date: 10/14/04
Name: MARY GREENE
Address: 3931 LEON

Phone: 799 5990 x 317

[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

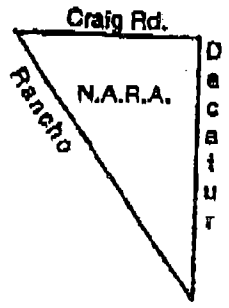
Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**



Northwest Area Residents Association, (NARA), Inc.

September 18, 2004

City of Las Vegas - Neighborhood Services Department
Case Numbers: GPA-5182 ZON-5183 SDR-5184
Request for rezoning land zoned O (Office) to C-1 (Service Commercial) on the SW corner of Alexander Road and Leon Avenue.

The Northwest Area Residents Association (NARA) *strongly* opposes any rezoning of land at Alexander and Leon from Office to Commercial. This area is a Rural Preservation Neighborhood of Residential Estates, and rezoning land for a commercial batting cage is completely unacceptable to the immediate neighbors and to all residents of NARA.

A year ago, the Planning Commission spent considerable time looking at zoning along the Rancho Corridor, and at that time all vacant land in NARA was given a designated zoning. Lots that were split between C and RE were given a single designation. At the end of the process we felt confident that the matter was resolved and that the Planning Commission had made a master plan that was acceptable to the residents of NARA. Now we find that as of Thursday, September 16, there are four separate rezoning requests within the NARA boundaries to change the existing zoning. The Planning Commission has an obligation to uphold the designations it has made within our area and to not allow these requests to go forward.

Thank you.

Sincerely,

Jeanne Howerton

Jeanne Howerton
President, NARA

4933 W. Craig Rd. #293 Las Vegas, NV 89130-2730

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

SDR-5184 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5182 AND ZON-5183 - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD - Request for a Site Development Plan Review FOR A 14,000 SQUARE FOOT OFFICE BUILDING AND A 17,250 SQUARE FOOT COMMERICAL BUILDING AND A WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A 10 FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED on 2.49 acres adjacent to the southwest corner of Alexander Road and Leon Avenue (APN 138-12-110-021 and 022), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

C.C.: 11/17/04

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends DENIAL.

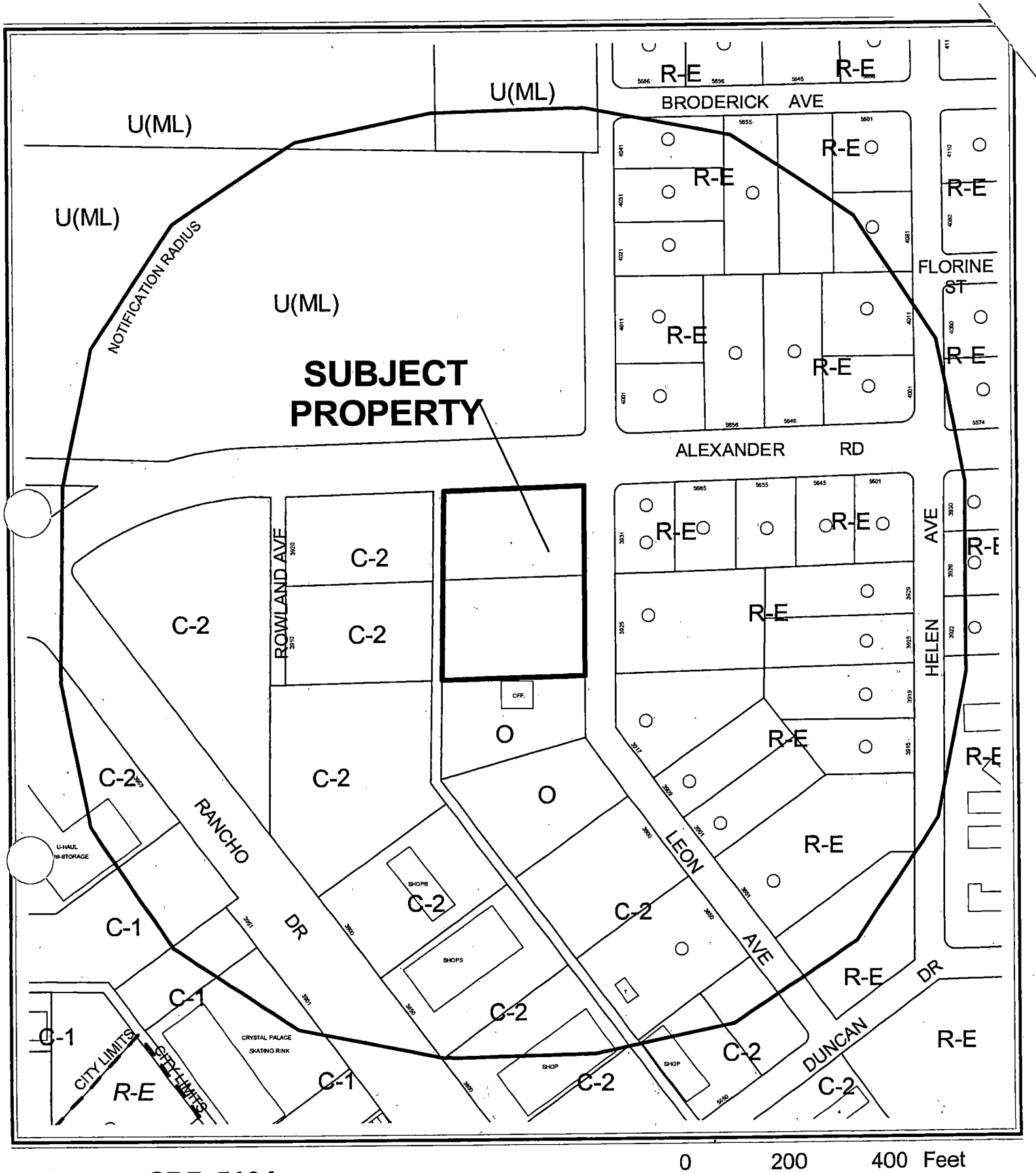
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
McSWAIN – DENIED – UNANIMOUS

To be heard by City Council 11/17/2004

MINUTES:
See Item 39 [GPA-5182] for related discussion for Item 39 [GPA-5182], Item 40 [ZON-5183] and Item 41 [SDR-5184].

(10:38 – 11:07)
3-3067



0 200 400 Feet

CASE: **SDR-5184**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5184 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

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

2. A reversionary final map shall be recorded prior to the issuance of any building permits.

3. A Rezoning from O (Office) to a C-1 (Limited Commercial) Zoning District 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. All City Code requirements and design standards of all City departments must be satisfied.

6. All development shall be in conformance with the site plan and building elevations, date stamped September 3, 2004 except as amended by conditions herein.

7. 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.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

10. The elevations of the batting cages shall be revised with additional architectural features to enhance façade articulation. The elevations changes shall be approved by the Planning and Development Department prior to the time the application is made for a building permit.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops residential development.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. A Waiver to allow a 10-foot rear setback is approved.

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

15. 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.

Public Works

16 Provide a copy of a recorded Joint Access Agreement between both parcels comprising the overall site prior to the issuance of any permits. Alternatively the applicant may record a map to establish intersite access rights prior to the issuance of any permits for this site.

17 Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

18. 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.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON-5183) and all other applicable site-related actions.

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 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 14,000 square foot office building and a 17,250 square foot commercial building and a waiver of the commercial development standards to allow a 10-foot rear setback where 20 feet is required on 2.49 acres.

B) Applicant's Justification

The applicant's justification letter states this request is justified because it will provide employment and year round recreational services for the community.

BACKGROUND INFORMATION

A) Previous Actions

04/02/03 The City Council approved a request for a General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). Additionally, the City Council approved a request for a Rezoning (ZON-1364) from: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval of both items on February 27, 2003.

B) Pre-Application Meeting

08/24/04 Items related to a Site Development Plan Review were discussed at the meeting. The General Plan Amendment requesting a change from O (Office) to SC (Service Commercial) was discussed. The Rezoning request was also discussed changing O (Office) to C-1 (Limited Commercial).

C) Neighborhood Meetings

09/21/04 The neighborhood meeting for this case was held at the Foothills Cafe. The proposed project is an office building and an indoor batting cage facility. There were 6 citizens in attendance and they had the following concerns:

- Did not want the site access from Leon Avenue. Applicant stated he would explore the possibility of providing an alternate drive from Alexander Road.
- Traffic, especially on Leon Avenue. Concerns also expressed about teenagers speeding down the street going to and from the facility. The applicant responded by stating that the majority of the kids would not be old enough to drive and would be dropped off by parents. The older kids, he explained, usually have access to practice facilities at their high schools.
- Noise - neighbors were worried about loud car stereos and teens loitering in the parking lot.
- Hours of operation - applicant responded by stating that he wasn't sure of the hours yet, but figured it would be in vicinity of 9:00 PM.
- Parking lot lighting - Neighbors were concerned about parking lot lighting shining in their back yards. Applicant responded by stating they could use lighting that would have less of an impact on the residential properties.
- Concerned how drainage would be affected by the development, and what impacts it would have on their neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.49 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	O (Office)
North:	ML (Medium Low Density)
South:	O (Office)
East:	DR (Desert Rural Residential)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	O (Office)
North:	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
South:	O (Office)
East:	R-E (Residential Estate)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is currently designated as O (Office) within the Centennial Hills Interlocal Land Use Plan of the General Plan. The O (Office) category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. The proposed uses of Office and Community Recreational Facility are compatible with the proposed zoning of C-1 (Limited Commercial).

PROJECT DESCRIPTION

The applicant is requesting approval of two buildings on a 2.49 acre site. The office building is proposed to be 14,000 square feet, while the indoor batting cage building is proposed at 17,250 square feet. The applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback where 20 feet is required.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2.49 ac.	N/A
Min. Lot Width	100 Feet	289'5"	Y
Min. Setbacks			
• Front	20 Feet	68 FT 6 IN	Y
• Side	10 Feet	10 FEET	Y
• Corner	15 Feet	68 FT 7 IN	Y
• Rear	20 Feet	10	N
Max. Lot Coverage	30 %	28.5%	Y
Max. Building Height	None	22'6" and 29'	N/A
Trash Enclosure	Enclosed and roofed	Enclosed and roofed	Y
Loading Zone	N/A	N/A	N/A
Mech. Equipment	Screened	Screened	Y

The subject site does not comply with the 20-foot rear setback. Therefore, the applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback where a 20-foot setback is required. The applicant meets or exceeds all other requirements as indicated in the table above.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office	14,000 SF.	1/300 GFA	47	2	47	2
Community Recreational Facility (Indoor Batting Cages)	17,250 SF.	1/200 GFA	87	4	87	4

The parking requirements are in conformance with Title 19.10.

BTS

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 Trees/ 6 Spaces	22 Trees	22
Buffer: • Min. Trees	1 Trees/30 Linear Feet	54 Trees	54
• Min. Zone Width	8 Feet		7 Feet
• Wall height	8 Feet		N/A

The minimum zone width required by the code is 7 feet. The overall zone width ranges from 7 feet to 15 feet throughout the site.

B) General Analysis and Discussion

- Zoning

The proposed C-1 (Limited Commercial) zoning designation provides most retail shopping and personal services. The adjacent residential properties to the north and east are zoned R-E (Residence Estates) and U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation], which encourage single-family detached units and duplex units. The subject parcels are part of a buffer area, with includes two parcels to the south planned for office development. The proposed zoning district is out of character with the adjacent existing and planned land uses and would degrade the buffering intended to be between the U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation], R-E (Residence Estates), and C-2 (General Commercial) zoning designations.

- Site Plan

The site plan depicts a lot approximately 107,965 square feet or 2.49 acres. The lot is on the southwest corner of Alexander Road and Leon Avenue. Alexander Road is a 100' arterial, while Leon Avenue is a 60' collector street. Open space is provided around the footprint of both buildings. Landscaping is also provided around the parking perimeter and islands containing approximately 21,554 square feet or 19.9% of the overall site. A significant portion of this open space is in the form of a 15-foot wide perimeter landscape strip.

- Waivers

The applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback were 20 feet is required. The report is recommended since this portion of the site is adjacent to office uses and adequate landscaping is provided.

- Landscape Plan

The submitted landscape plan is conceptual only, but meets the requirements of Title 19 and the Las Vegas Urban Design Guidelines and Standards. The landscape plan contains a variety of drought tolerant trees and shrubs.

- Elevation

The elevations depict two structures that are one-story buildings. The office building contains visual interest promoted by variation in rooflines, height, and architectural pop-outs. The indoor batting cage building does not provide quality design features.

- Floor Plan

The submitted floor plans depict a layout that is appropriate for both the proposed office and indoor batting cage uses.

FINDINGS

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

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

   The type of uses allowable under the requested C-1 (Limited Commercial) zoning will be commercial in nature, and will not be compatible with the residential uses in the area. Established policy is to locate all commercial uses in the Northwest area of the City in Town Center.

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

The proposed development is inconsistent with City policies and standards related to landscape, wall, and buffer standards. The applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback where 20 feet is required.

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

   Alexander Road is a primary arterial, while Leon Avenue is a collector road on the City of Las Vegas Master Plan of Streets and Highways. Both are capable of handling the traffic from this development.

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

   Building and landscape materials are appropriate for this area of the City.

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

   The elevations depict two structures that are one-story buildings. The office building contains visual interest promoted by variation in rooflines, height, and architectural pop-outs. The building, which houses the indoor batting cages, does not provide quality design features. Condition of approval number twelve (12) has been added, which addresses the design issues.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 50 [Mailed with GPA-5182 & ZON-5183]

APPROVALS 0

PROTESTS 2

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5184 APN: 138-12-110-021 / 138-12-110-022

Name of Property Owner: Infield Development II / John D. Field

Name of Applicant: John D. Field

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]

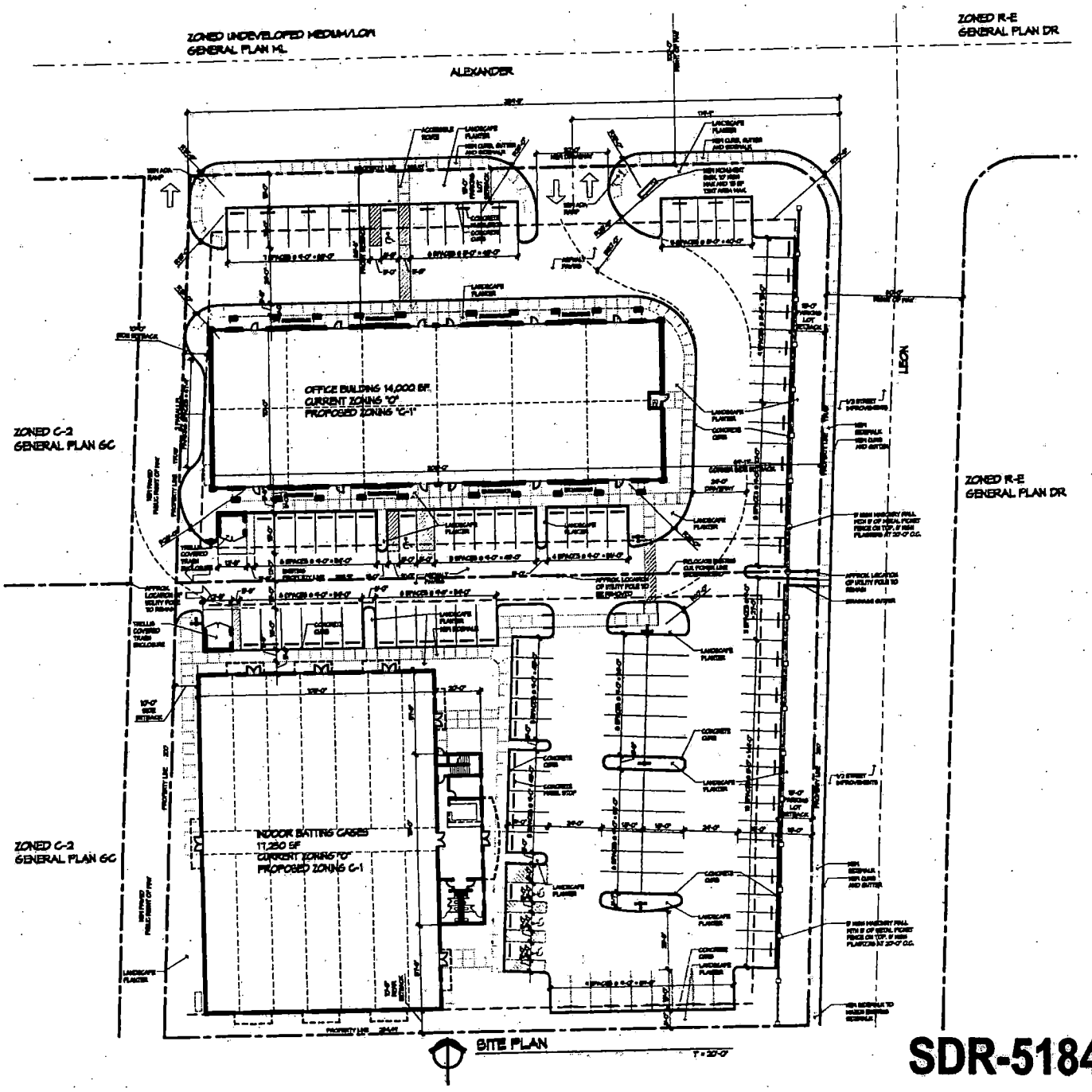
Print Name: John D Field

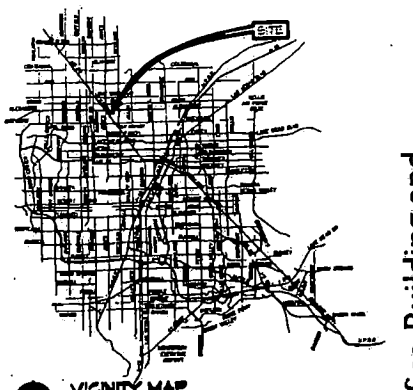
Subscribed and sworn before me

This 3 day of September, 2004

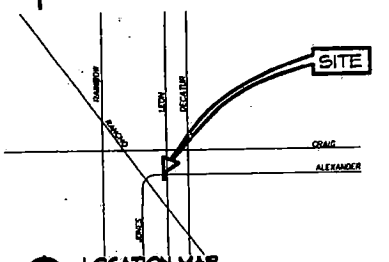
[signature]
Notary Public in and for said County and State

C. H. FIELD
Notary Public, State of Nevada
Appointment No. 92-0333-1
Clark County
My Appt. Expires Sept. 7, 2004





VICINITY MAP NOT TO SCALE



LOCATION MAP NOT TO SCALE

Office Building and Indoor Batting Cages

3940 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.859.1208
F 702.859.1213
info@aptusarchitecture.com

APTUS PROJECT NO. 04.039

ARCHITECT

ENGINEER

NOTES

COPYRIGHT OF S. BRANDON STANLEY ARCHITECT

NO.	DESCRIPTION	DATE
1	Site Dev. Resubmittal	9.30.04
2	Site Dev. Submittal	9.03.04

ISSUED

SITE PLAN
VICINITY MAP

DRAWING NO.

AS100

ACCESSOR'S PARCEL NUMBERS		138-12-110-022 138-12-110-021	
SITE INFORMATION			
BUILDING AREA		REQ'D PARKING	PROVIDED
Office	14,000 SF	1: 300 = 47	47
Indoor Batting Cages	11,250 SF	1: 200 = 57	57
Total Parking		104	104
Handicapped Parking		101 to 150 = 5	5
Compact Parking Allowed (104 spaces * 50% = 40.2) = 40 spaces			
Compact Parking Provided = 58 spaces			

ZONING INFORMATION

Jurisdiction: City of Las Vegas

Current Zoning District: "O"
Proposed Zoning District: "C-1"

Minimum Lot Size: NONE
Lot Size: 107,465.46 sf or 2.47± acres
Maximum Lot Coverage Allowed: 50% = 53,564 SF
(F.A.R.) Lot Coverage Provided: 28.5% = 30,750 SF

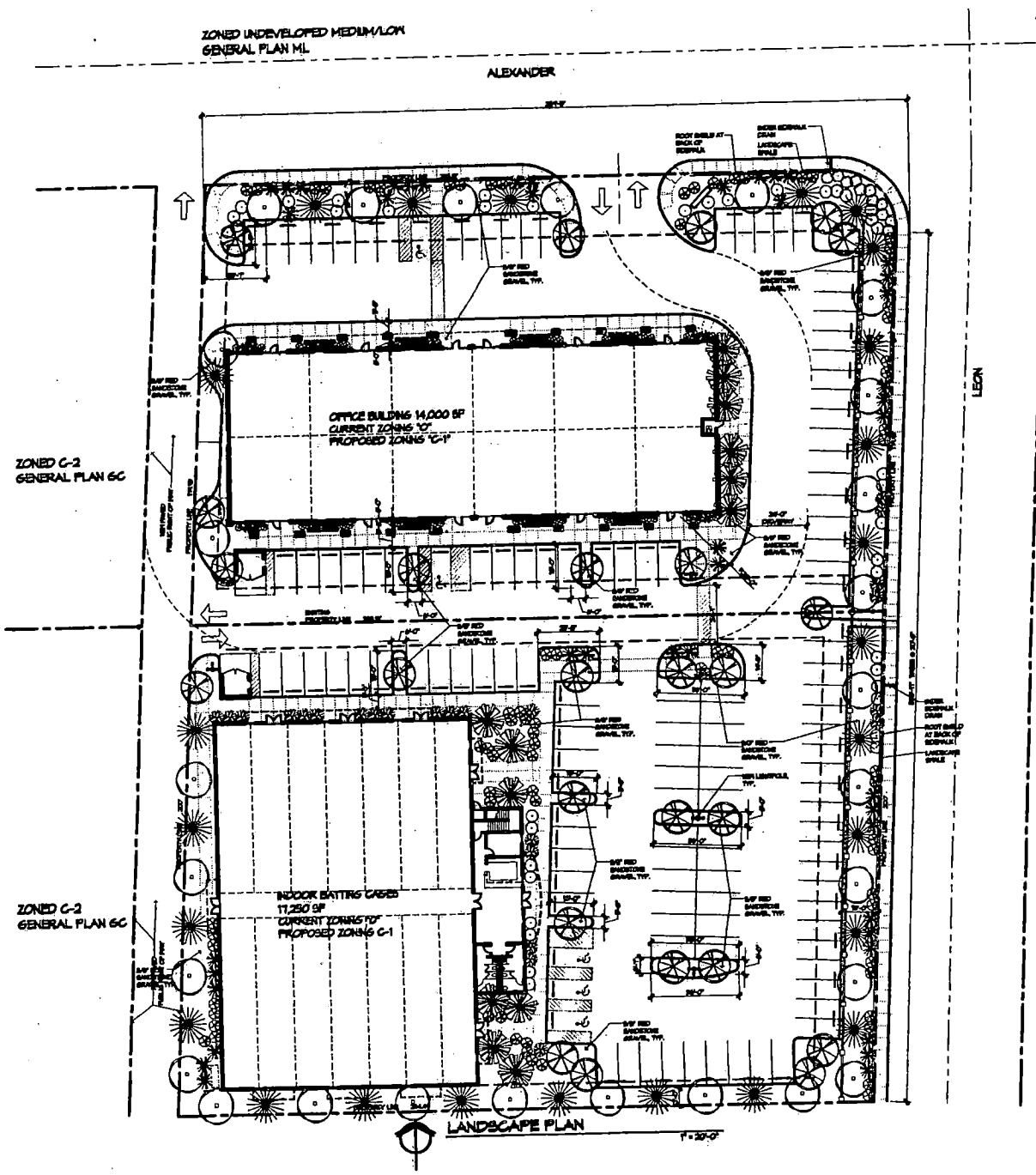
	REQUIRED	PROVIDED
Front Yard	25'	68'-6"
Side Yard	10'	10' and 64'-11"
Rear Yard	15'	10'-0" (Variance Requested)

Maximum Building Height Allowed: 2 stories and 55'
Actual Building Height: [illegible] and 29'-0" (One Story)

SDR-5184
10/21/04 PC

REVISED
10.1.04

RECEIVED
OCT 1 2004



LANDSCAPE SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	HONEY MESQUITE	prosopis velutina	24" Box	18
	MEDITERRANEAN FAN PALM	chamaerops humilis	24" Box	4
	CHILEAN MESQUITE	prosopis chilensis	24" Box	5
	CALIFORNIA FAN PALM	washingtonia filifera	24" Box	6
	DESERT CASSIA	cassia nemophila	15 Gal.	15
	MORMAN MARIGOLD	tagetes lemmonii	5 Gal.	33
	GREEN BUSH DAISY	euryops pectinatus viridis	5 Gal.	11
	TRAILING LANTANA	lantana montevidensis	5 Gal.	20
	RED BIRD OF PARADISE	caesalpinia pulcherrima	5 Gal.	20

LANDSCAPE INFORMATION

Lot Size 107,488.46 SF or 2.479 Acres

Landscape Coverage Provided 21,554 SF (19.97%)
No Turf Provided

Office Building and Indoor Batting Cages

3940 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1308
F 702.839.1213
info@aptusarchitecture.com

NASA PROJECT NO 04.039

ARCHITECT

ENGINEER

NOTES

NO	DESCRIPTION	DATE
3	Site Dev. Resubmittal	9.30.04
2	Site Dev. Submittal	9.07.04
1		

ISSUED

TITLE

LANDSCAPE PLAN

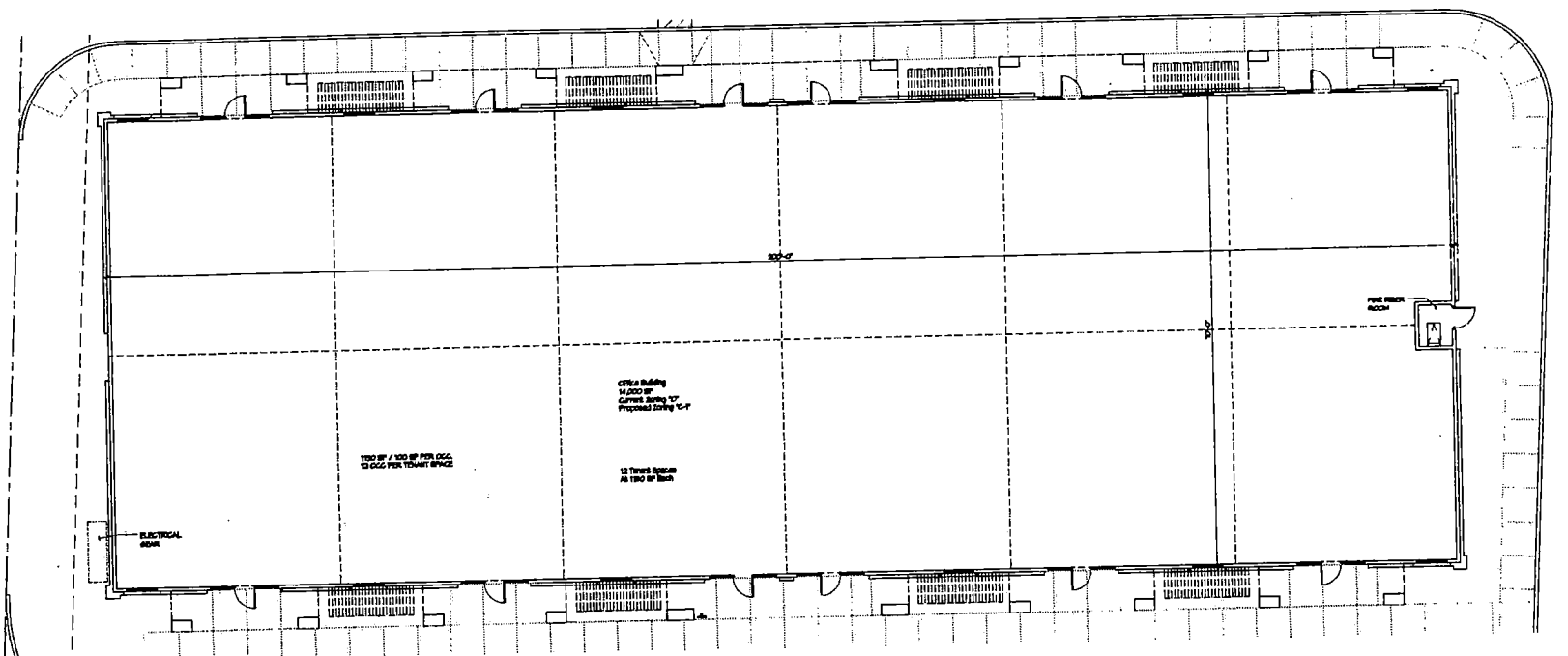
DRAWING NO

L100

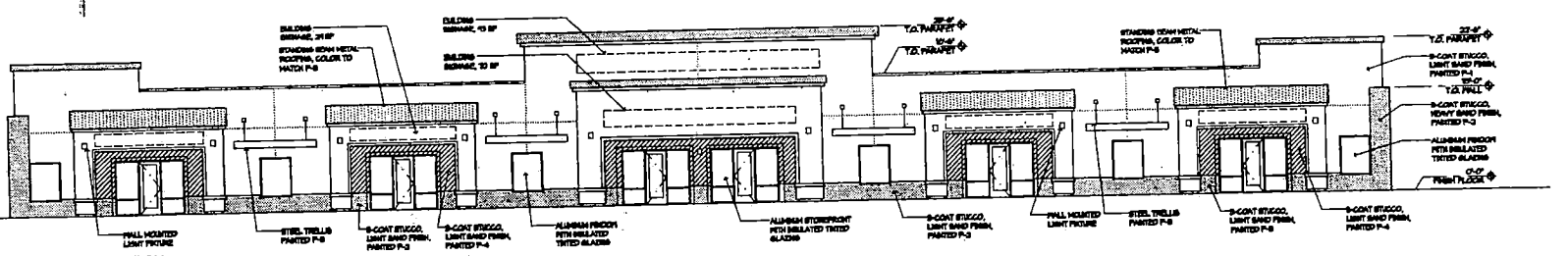
REVISED
10.1.04

SDR-5184
10/21/04 PC

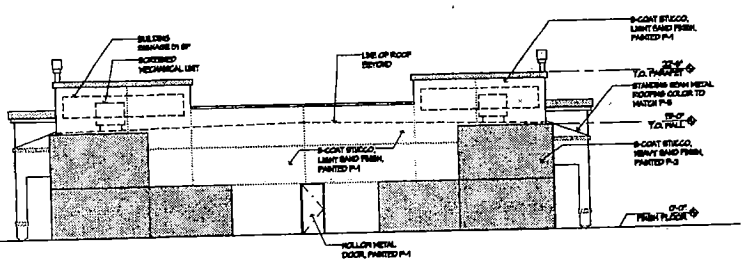
RECEIVED
OCT 1 2004



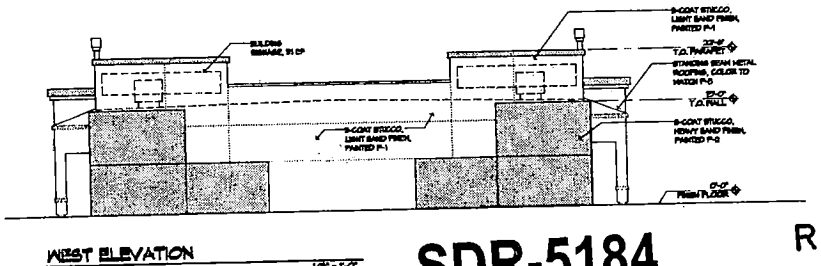
FLOOR PLAN
1/8" = 1'-0"



SOUTH ELEVATION
North Elevation Opp. Hand
1/8" = 1'-0"



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



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

SDR-5184
10/21/04 PC

RECEIVED
SEP 03 2004

Office Building and Indoor Batting Cages

3940 Leon Ave.
Las Vegas, NV 89130

APTUSArchitecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.878.1200
F 702.878.1213

RASA PROJECT NO. 04.039

ARCHITECT

ENGINEER

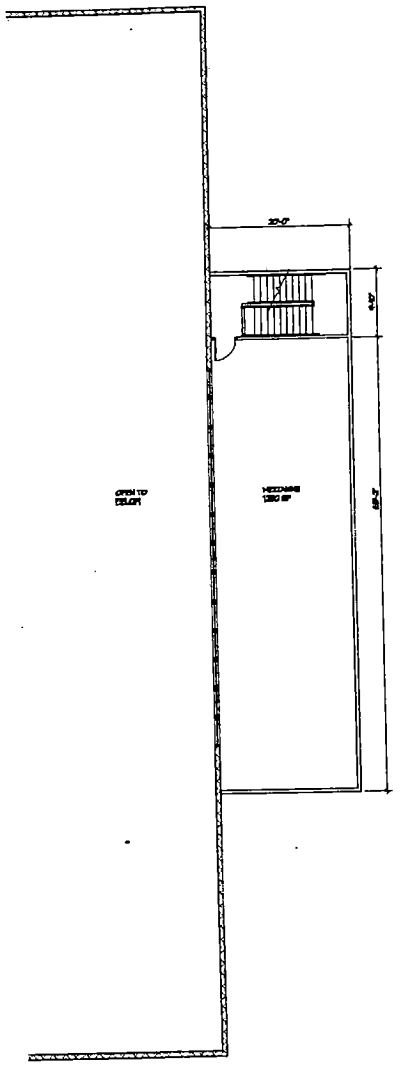
NOTES

NO.	DESCRIPTION	DATE
1	Site Dev. Submittal	9.03.04

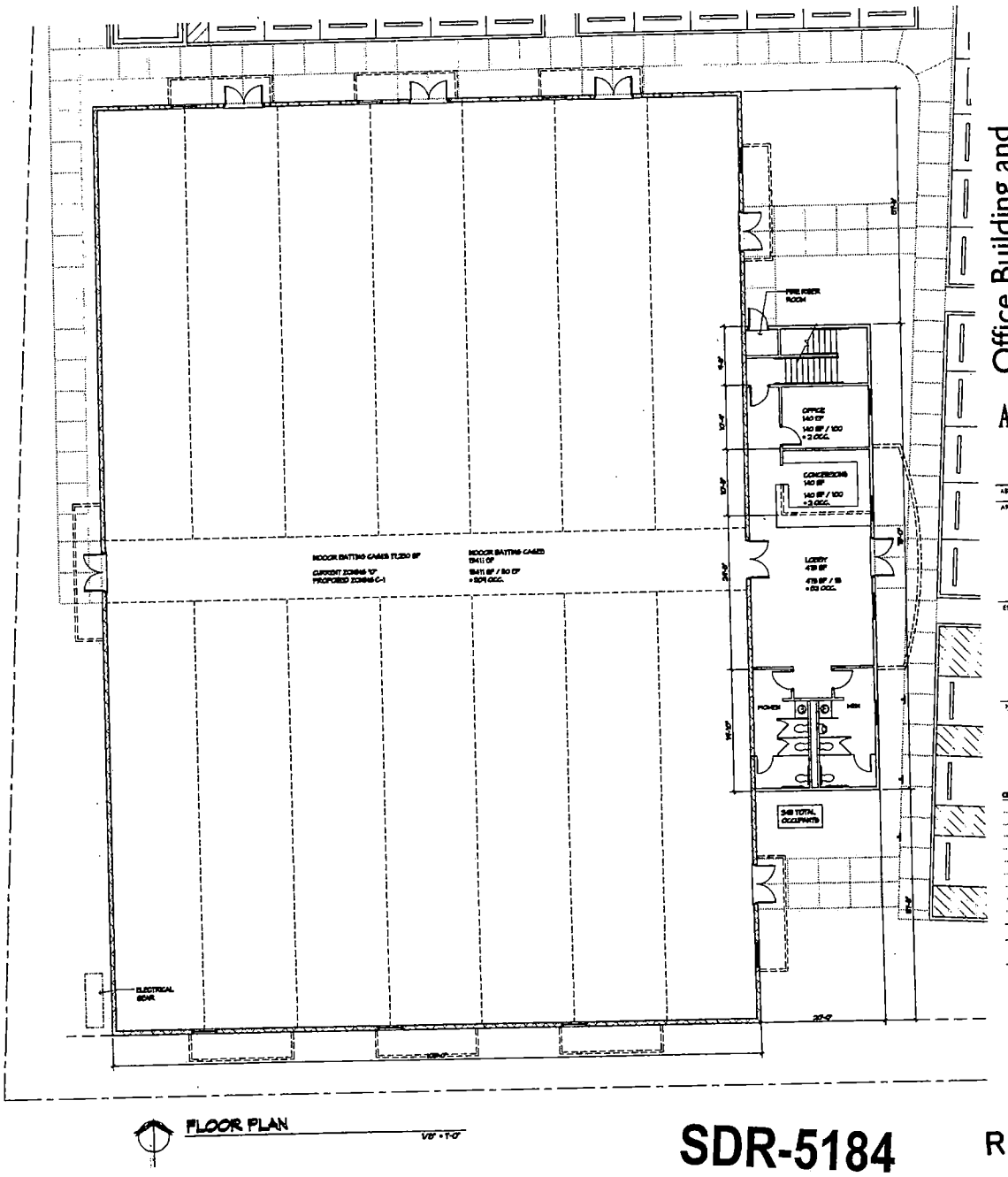
ISSUED

SITE
OFFICE
FLOOR PLAN
AND EXTERIOR
ELEVATIONS

DRAWING NO. A1.00



MEZZANINE PLAN 1/8" = 1'-0"



FLOOR PLAN 1/8" = 1'-0"

Office Building and Indoor Batting Cages

3940 Leon Ave.
Las Vegas, NV 89130

APTUSArchitecture
1200 South Ann Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

ABSA PROJECT NO 04.039

ARCHITECT

ENGINEER

NOTES

COPYRIGHT ©2004 APTUSArchitecture

NO	DESCRIPTION	DATE
1	Site Dev Submittal	9.02.04

ISSUED

TITLE

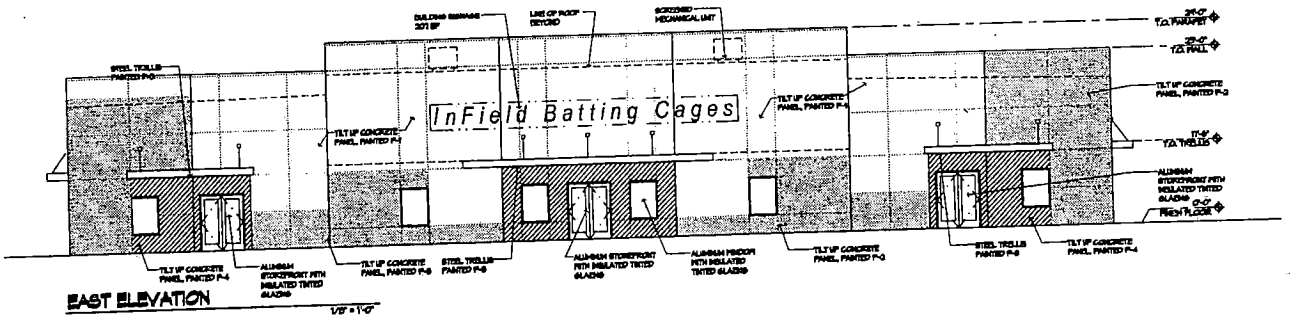
BATTING CAGES FLOOR PLAN

DRAWING NO

A101

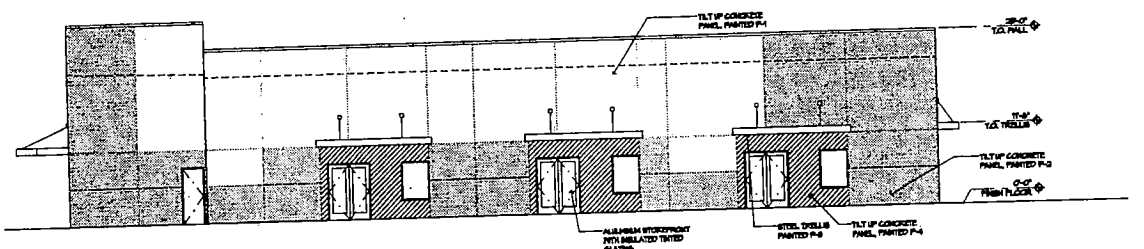
SDR-5184
10/21/04 PC

RECEIVED
SEP 03 2004



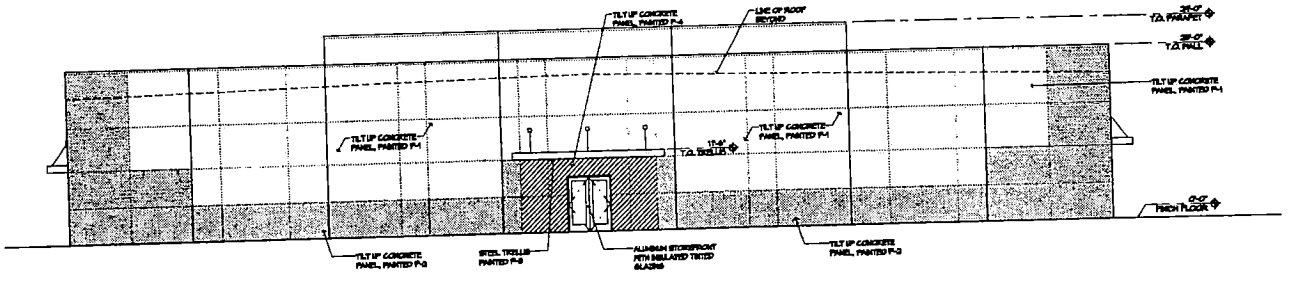
EAST ELEVATION

1/8" = 1'-0"



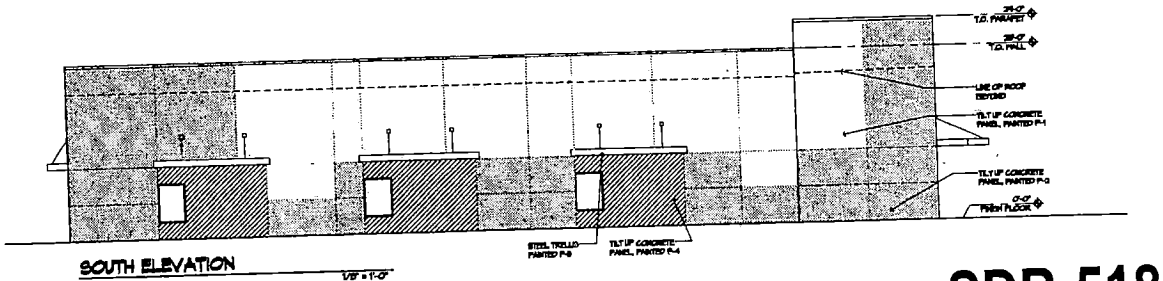
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

SDR-5184
10/21/04 PC

A200
RECEIVED
SEP 03 2004

Office Building and Indoor Batting Cages

Infield LLC

3940 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.819.1700
F 702.819.1313
info@aptusarch.wecare.com

RISA PROJECT NO 04.039

ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2004 © BRANDON BRINGLE ARCHITECT

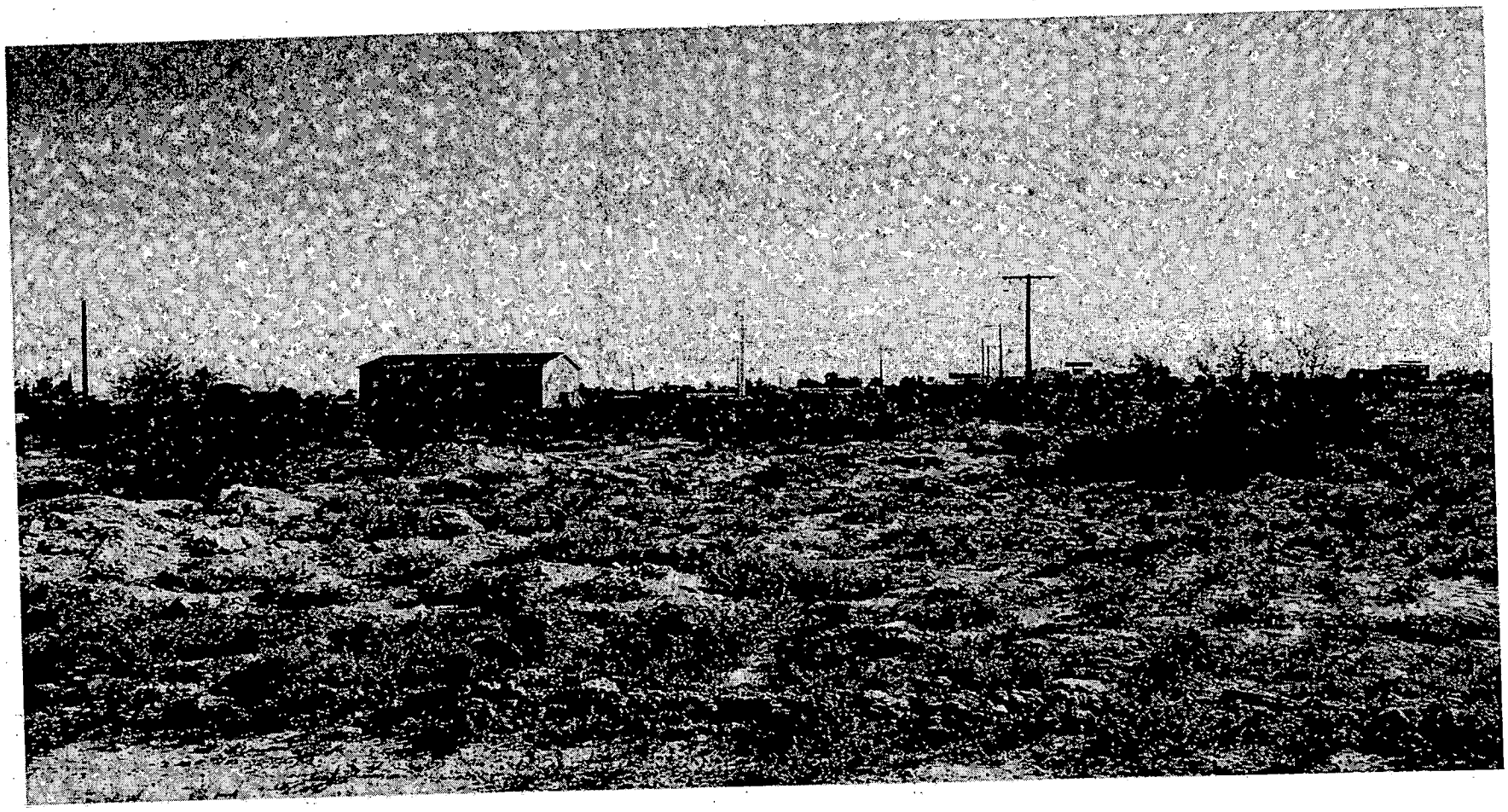
NO	DESCRIPTION	DATE
1	See Dev. Submittal	9.03.04

ISSUED

TITLE

BATTING CAGES
EXTERIOR
ELEVATIONS

DRAWING NO



SDR-5184 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

SDR-5184 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

Telephone Protest/ Approval Log

Meeting Date: 10-21 PC

Case Number: GPA-5182
ZON-5183 & SDR-5184

Date: 10/14/04
Name: MARY GREENE
Address: 3931 LEON

Phone: 799 5990 x 317

[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

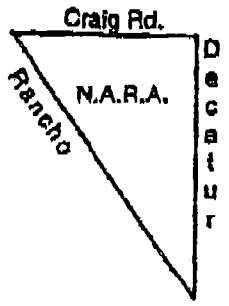
Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**



Northwest Area Residents Association, (NARA), Inc.

September 18, 2004

City of Las Vegas – Neighborhood Services Department
Case Numbers: GPA-5182 ZON-5183 SDR-5184
Request for rezoning land zoned O (Office) to C-1 (Service Commercial) on the SW corner of Alexander Road and Leon Avenue.

The Northwest Area Residents Association (NARA) *strongly* opposes any rezoning of land at Alexander and Leon from Office to Commercial. This area is a Rural Preservation Neighborhood of Residential Estates, and rezoning land for a commercial batting cage is completely unacceptable to the immediate neighbors and to all residents of NARA.

A year ago, the Planning Commission spent considerable time looking at zoning along the Rancho Corridor, and at that time all vacant land in NARA was given a designated zoning. Lots that were split between C and RE were given a single designation. At the end of the process we felt confident that the matter was resolved and that the Planning Commission had made a master plan that was acceptable to the residents of NARA. Now we find that as of Thursday, September 16, there are four separate rezoning requests within the NARA boundaries to change the existing zoning. The Planning Commission has an obligation to uphold the designations it has made within our area and to not allow these requests to go forward.

Thank you.

Sincerely,

Jeanne Howerton

Jeanne Howerton
President, NARA

4933 W. Craig Rd. #293 Las Vegas, NV 89130-2730

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
GPA-5194 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MARIA TORRES AND JOSE TORRES - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 0.46 acres at 2665 North Jones Boulevard (APN 138-14-704-015), Ward 5 (Weekly).

C.C.: 11/17/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	60	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted at Meeting – Petition (Opposition) with two signatures from Arlon Sibert

MOTION:
GOYNES – DENIED – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained the application intends to place a Low Density designation on a site that is .468 acres and then to divide the property into two residential lots approximately 9,000 square feet each. This would fit within the density range that Low allows; however, staff feels the proposed designation would not be compatible with the Rural Density General Plan Designations surrounding the property on the south, east and west of the site. MR. LEOBOLD indicated the applicant did attempt to have a neighborhood meeting on September 30th, which was unsuccessful due to a traffic accident. That meeting was rescheduled to October 12th. Eight neighbors attended and all opposed the project.

MINUTES – Continued:
The neighbors felt it did not fit with the character of the neighborhood. They also voiced concerns over the fact that the applicant was not present for that meeting.

OCTAVIO HERNANDEZ and ALFREDO TORRES, 5704 Shawnee Avenue, appeared on behalf of the applicant. MR. HERNANDEZ explained the applicant felt the request for R-1 is justified because the property across the street is zoned R-1. The intent is to construct two single-family homes on the property after splitting it into two parcels. He acknowledged the neighbors had concerns regarding privacy and stated it would not be an issue because each parcel would be almost 10,000 square feet and have large setbacks. At the neighborhood meeting, neighbors also expressed concerns regarding the possibility of the property being converted to Commercial. MR. HERNANDEZ assured the Commission that this would not be the case. He explained the homes are not being constructed for resale but for family members to live in. The homes would be well built and of good size. Finally, MR. HERNANDEZ stated that the entrance for both homes would be on Madre Mesa Drive so there would not be any traffic problems. He concurred with all conditions and asked the Commission to approve his application.

ARLON SIBERT, 5980 West Alfred Drive, spoke in opposition of the Zone change. He indicated that on October 19th, he delivered five pages of protests and he submitted to the City Clerk two more opposition letters. MR. SIBERT pointed out that the area within the notification circle is primarily Rural zoning and dividing the property into two parcels would not be compatible with the rural character. He suggested that since MR. TORRES owns the property to the south of the subject site, he should not have to divide the smaller parcel to build two homes.

ARTHUR COURY, 6130 Bronco Loco Court, respectfully opposed this project. He appreciated the fact that the Torres family wants to be together but felt that the separation of the half-acre lot would set a precedent in the area. MR. COURY stated that he and his wife specifically searched for a home on a half-acre lot because they felt the chances of the homes becoming rentals would be lessened. They lived in their previous neighborhood since 1988 and attributed the deterioration to many of the properties becoming rentals. He moved to a half-acre lot to find peace and tranquility within his neighborhood. If this item gets approved, he worries neighbors next to him would be able to take their half-acre lot and split it into two. Eventually, this neighborhood could turn into exactly the neighborhood he moved away from. He felt everyone in the neighborhood should have to work within the confines of the lots as purchased.

JOHN HUNT, 5948 Madre Mesa Drive, explained he lives within 150 feet of this lot. He stated the property across the street was rezoned to a higher density approximately one year ago. Construction on that site should have commenced by now and has not. MR. HUNT went to the meeting to oppose that zone change and now, MR. TORRES is using that rezoning as a justification for his property being rezoned. MR. HUNT questioned where the line would be

MINUTES – Continued:

drawn to stop this. He opposed the application and requested that the Commission deny the item.

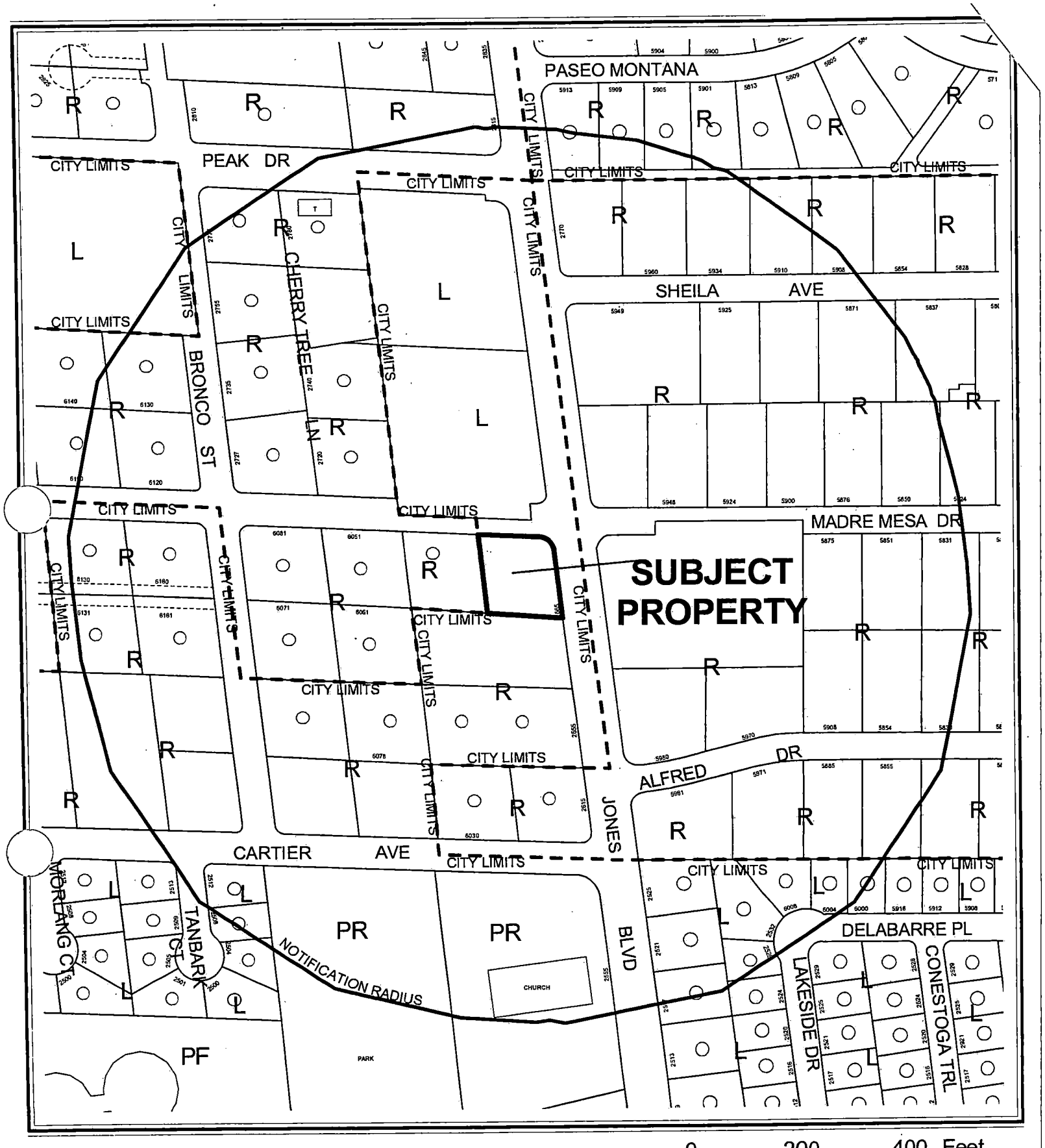
MR. TORRES apologized to the neighbors who were unhappy. He indicated that one of the main reasons he is proposing homes at 2,000 square feet is so that enough land is left to provide adequate setbacks. There will be 50 feet on the front and 40 feet on the back for setbacks. Regarding the comments of MR. HUNT, MR. TORRES indicated they would not wait to construct, it would be started immediately when possible. The proposed construction schedule would have the homes completed within seven months and they would enhance the neighborhood.

COMMISSIONER McSWAIN clarified for the applicant that his request, if granted, would make his property very different from the other lots. Approving the application would set a precedent for other neighbors to request downsizing their lots. Because of this, she would not be able to support the item regardless of intent or quality assurances offered by MR. TORRES. She recommended that to keep the family together, perhaps he would consider building a home with a casita.

COMMISSIONER GOYNES concurred with COMMISSIONER McSWAIN'S comments that it would set a bad precedent in the neighborhood. He felt leaving the zoning R (Rural Density Residential) would be the best option for the Commission.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:07-11:22)



CASE: **GPA-5194**

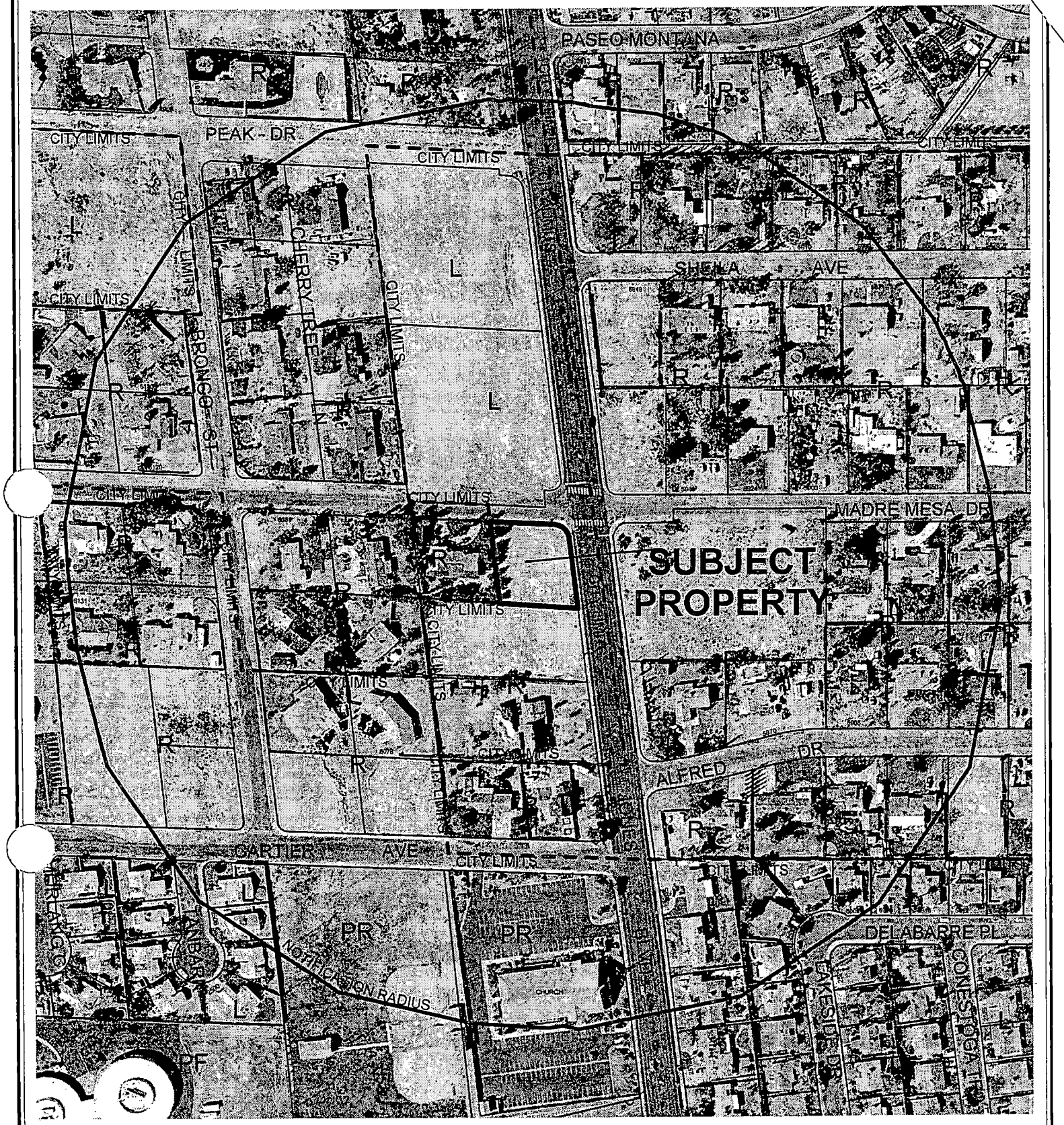
RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)



0 200 400 Feet

CASE: **GPA-5194**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5194 - APPLICANT/OWNER: MARIA TORRES AND JOSE TORRES

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to amend a portion of the Southwest Sector Plan of the General Plan from R (Rural Density Residential) to L (Low Density Residential) on 0.46 acres at 2665 North Jones Boulevard.

The applicant's justification letter states the applicant bought the property with the intention to build two homes on the same lot. When the applicant requested permission to build them, he was informed that the land had a designation of U (R) and that at least 20,000 square feet was required to build. The applicant is requesting permission to build two homes on this parcel and rezone them (at a future date) to R-1 (Single Family Residential).

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural) Residential land uses with a maximum density of three dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
02/15/95	The City Council accepted the applicants' request for a withdrawal without prejudice for a Rezoning (Z-0153-94) to P-R (Professional Office and Parking). The Planning Commission recommended Denial on 12/22/94.
06/09/97	The City Council denied a request for a Rezoning (Z-0013-97) from R-E (Residence Estates) and N-U (Non-Urban) zones to P-R (Professional Offices and Parking) for three proposed office buildings totaling 12,828 square feet. The Planning Commission denied this request on 4/10/97.
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.

LM

08/18/99 The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.

DETAILS OF APPLICATION REQUEST

Site Area: 0.46 Acres

EXISTING LAND USE

Subject Property	Undeveloped property
North	Undeveloped property
South	Undeveloped property
East	Undeveloped property (Clark County)
West	Single Family Residence (Clark County)

PLANNED LAND USE

Subject Property	R (Rural Density Residential)
North	L (Low Density Residential)
South	R (Rural Density Residential)
East	R (Rural Density Residential) (Clark County)
West	R (Rural Density Residential) (Clark County)

EXISTING ZONING

Subject Property	U (R) Undeveloped [R (Rural Density Residential) General Plan Designation]
North	ROI to R-1 (Single Family Residential)
South	U (R) Undeveloped [R (Rural Density Residential) General Plan Designation]
East	Clark County
West	Clark County

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

LM

DEFINITIONS

R (Rural Density Residential) (2.5 to 3.59 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

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.

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 applicant plans to construct two single-family homes on the 0.46 acre lot, which is approximately 10,000 square feet for each home. The homes will be accessed from Madre Mesa Drive and/or Jones Boulevard. Adjacent to the proposed project site is a single-family residence to the west, located within Clark County and undeveloped lands to the north, south and east.

The Southwest Sector Plan of the General Plan designates the site as R (Rural Density Residential). This application proposes to change the land use designation of approximately 0.46 acres to L (Low Density Residential) to accommodate the two homes. The proposed density of up to 5.5 dwelling units per acre is not compatible with the adjacent R (Rural Density Residential) designated parcels.

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 that include approved neighborhood plans.

In regard to "1": The proposed L (Low Density Residential) General Plan designation allows for a maximum of 5.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size. The proposed L (Low Density Residential) designation is not compatible with the adjacent R (Rural Density Residential) General Plan designations and land uses found to the south, east and west of the site.

In regard to "2": The companion zoning classification for the proposed L (Low Density Residential) General Plan designation would be R-1 (Single Family Residential), which would permit the proposed two-lot residential development. An application to rezone the property to R-1 (Single Family Residential) was not submitted as a related item to this application. This zoning designation would generally be compatible only with the area to the north of the project site. However, due to the reasons listed in Finding "1", if proposed, R-1 (Single Family Residential) is not compatible with the adjacent R (Rural Density Residential) General Plan designations.

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 W. Cheyenne, located at the northwest corner of Cheyenne and Metro Academy Way, (west of Grand Canyon). Fire Station #43, located at Torrey Pines Drive and Smoke Ranch 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

09/30/04 The applicant sponsored a neighborhood meeting. One person attended and had the following concerns:

LM

- Project site was going to be commercial
- More than two residential units would be allowed.
- Requested is a wall on Jones Boulevard
- Driveways on Madre Mesa
- Time limit on the rezoning.

Due to unforeseen circumstances, the neighborhood meeting was rescheduled in order to allow more residents the opportunity to provide comments. A second neighborhood meeting was held on October 12, 2004. There were eight neighbors in attendance, all opposed to the application. They were concerned that the proposed General Plan designation is not compatible with the existing development pattern of ¼ to ½ acre lots. They do not want the smaller lots in their neighborhood. They were also disappointed that the applicant did not attend the meeting personally and felt that the 5:00 pm meeting time was inconvenient.

NOTICES MAILED: 82

APPROVALS: 0

PROTESTS: 60

LM

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5194 APN: 138-14-704-015

Name of Property Owner: JOSE TORRES

Name of Applicant: JOSE TORRES

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: X _____

Print Name: Jose Torres

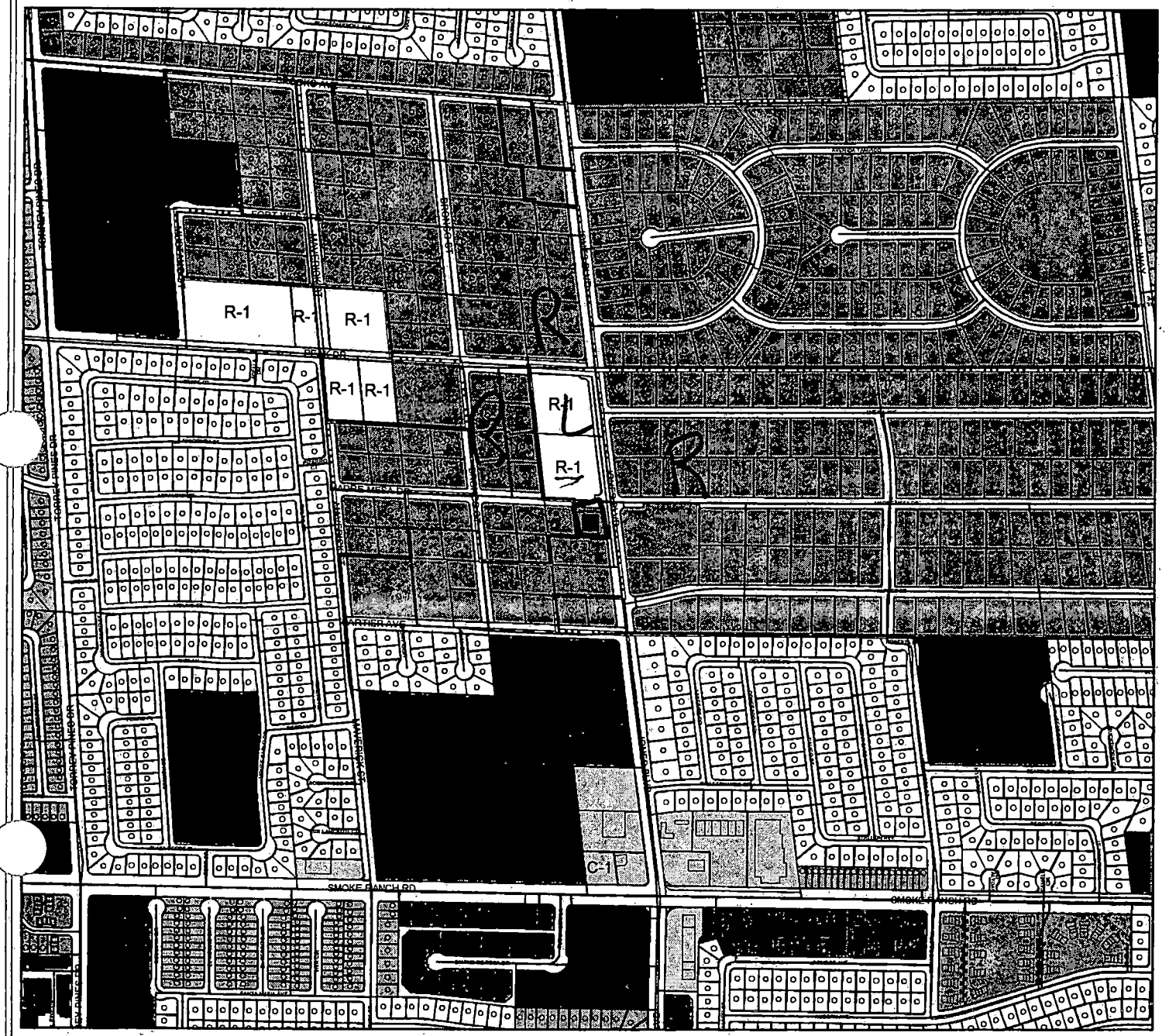
Subscribed and sworn before me

This 7th day of September, 2004

_____
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JAMES G. RICKETT
No. 98-25111-1 My Appointment Expires Sept. 6, 2007

FLU Map - SEC Madre Mesa/Jones


R-1
R-1
R-1
R-1
R-1
R-1
R-1
C-1
PENN DR
MAVERICK ST
SMOKE RANCH RD
SMOKE RANCH RD
SPRINGS RANCH RD
SPRINGS RANCH RD
SPRINGS

GPA-5194 - APPLICANT/OWNER: MARIA TORRES AND JOSE TORRES
2665 NORTH JONES BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

10/04/04

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING OCTOBER 21, 2004 6.P.M.

CASE NUMBER GPA-5194

WE ARE OPPOSED TO THE REZONING FROM R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

NAME	ADDRESS
Alan R Sibert	5980 W. ALFRED Dr. L.V. NV 89108
Suzan C Sibert	5980 W. Alfred Dr. Las Vegas Nevada 89108
Brenda Sadberry	5781 Alfred Dr LV Nev 89108
Jan White	5970 Alfred Dr. LV NV 89108
Dena Falcon	5885 ALFRED DR LV. NV 89108
James Pintar	5854 ALFRED Dr LV. NV 89108
Lisa Pintar	5854 Alfred Dr LV NV 89108
Teri Brandt	5855 Alfred DR. LVNV 89108
Jody LEE	5807 Alfred Dr. LVNV 89108
Eileen J Ivan Carson	5759 ALFRED DR LV NV 89108
RUBY PELACRUZ	5735 ALFRED DR LV NV 89108
[illegible]	5711 MADRE MESA LV NV 89108
Bill Wittman	5711 MADRE MESA DR LV, NV 89108
Tommy Gunn	5876 Madre Mesa Dr LV 89108
Kathleen Gunn	5876 MADRE MESA DR LV, NV 89108
[illegible]	5900 madre mesa Dr LVNV 89108
Sherryl Cartwright	5875 madre mesa Dr. NV 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING OCTOBER 21, 2004 6.P.M.

CASE NUMBER GPA-5194

WE ARE OPPOSED TO THE REZONING FROM R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

NAME	ADDRESS
Roosevelt + Raquel Savage	2770 N. Jones BLVd
Raquel Savage	2770 N. Jones LV, NV 8910(
Kadd Hughes	5960 Sheila Ave Las Vegas N,V
Jerilynn Cope	5934 Sheila Ave LV, NV 89108
[illegible]	5901 Sheila Ave LV, NV. 89105
Darlene L Miller	5908 Sheila Ave LV NV 89108
Dora Sturgis	5701 Paseo Recallo LV NV 89108
Linda Estes	5828 Sheila Ave L.V Nv. 89108
[illegible]	5722 Sheila Ave. L.V. 89108
[illegible]	5675 Sheila Ave LV 89108
Jeanette B Pintar	5675 Sheila Ave. LV 89108
[illegible]	5908 Alfred St L.V. Nev 89108
Rocky Zamora	5908 Alfred St L.V. Nev
Patricia Ogle	5908 Alfred St. L.V Nev.
Mrs S Doud	6085 N Brooks Ave NV 89108
[illegible]	5885 Sheila D. LV 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING OCTOBER 21, 2004 6.P.M.

CASE NUMBER GPA-5194

WE ARE OPPOSED TO THE REZONING FROM R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

NAME	ADDRESS
Guy D Gr	6140 MADRE MESA LN NV 89108
Julomke	6190 " " " " "
Barnsley	6180 " " " "
Cam	6130 BRONCO LOCO CT LVNV 89108
Robbie Tate	6160 Bronco Loco ct LVNV 89108
Rosalyn Tatro	6160 Bronco Loco Ct 8910
[illegible]	6191 BRONCO Loco ct 89108
[illegible]	↑ Same 89108
Deborah Cortes	6190 Bronco Loco ct
[illegible]	6078 W. Cartier Ave
Michael Homar	6130 Madre mesa
Shirley Schiebel	6120 Madre Mesa LV 89108
[illegible]	2720 CHERRY TREE LV NV 89108
Michelle VanCortlandop	2720 Cherry Tree LV NV 89108
Sean E Ellingsworth	2740 CHERRY TREE LN LVNV 89108
[illegible]	2735 CHERRY TREE LN LVNV 89108
Robert Rivera	6061 Madre Mesa 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING OCTOBER 21, 2004 6.P.M.

CASE NUMBER GPA-5194

WE ARE OPPOSED TO THE REZONING FROM R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

NAME	ADDRESS
Sue Brandt	5855 Alfred Dr L.V. NV 89108
Ron Brandt	5830 Alfred Dr 89108
Del Pucal	5830 Alfred Dr 89108
Roy E Lee	5807 Alfred Dr 89108
Carla Lauch	5798 Alfred Dr. 89108
James White	5613 Alfred 89108
Dortha M. Mann	5617 Alfred Dr. 89108
Richard D Mann	5617 ALFRED DR. 89108
Rita Boland	5593 Alfred Dr 89108
Richard Cook	5711 Alfred Dr 89108
Marjorie Cook	5734 Alfred Dr 89108
Diane McKenna	5782 Alfred Dr 89108
Rose Mulholland	2727 Cherry Tree Lane 89108
Michele Cooke	7840 March Brown 89149
Kathryn L Woodland	2780 Cherry Tree Ln 89108
Paul S Woodland	6170 Madre Mesa 89108
[illegible]	6140 Madre Mesa 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING OCTOBER 21, 2004 6.P.M.

CASE NUMBER GPA-5194

WE ARE OPPOSED TO THE REZONING FROM R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

NAME	ADDRESS	
Dawn Sorentos	6071 MADRE MESA DR	89108
CHRIS BROWN	5924 MADRE MESA	89108
Carol Cohen	5971 Alfred Drive	89108
Nanette Keuser	5806 Alfred Dr.	89108
Kara Keuser	5806 Alfred Dr.	89108
Keri Lewis	5806 Alfred	89108
WALTER BAILEY	6150 MADRE MESA	89108
Diane Bailey	6150 Madre Mesa	89108
John Hunt	5948 Madre Mesa	89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING OCTOBER 21, 2004 6.P.M.

CASE NUMBER GPA-5194

WE ARE OPPOSED TO THE REZONING FROM R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

NAME	ADDRESS
Aaron Hardin	Parcel# Alfred 138-13-311-013 1312 Claim Jumper Dr. LV, NV 89108
Stacey Hardin	Parcel# Alfred 138-13-311-013 1312 Claim Jumper Dr. LV, NV 89108

Submitted at Planning Commission
Date 10-21-04 Item: 42

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
GPA-5195 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: MIKE MULLIN - OWNER: WESTCARE WORKS, INC. - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.21 acres at 5659 Duncan Drive (APN 138-12-110-048), Ward 6 (Mack).

C.C.: 11/17/04

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 – Not Applicable
3. Staff Report

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-5188], Item 29 [GPA-5266], Item 43 [GPA-5195], Item 50 [MOD-5212], Item 51 [VAR-5214], Item 52 [SDR-5213] and Item 75 [SDR-5179] to 11/18/2004 Planning Commission meeting; Item 25 [VAC-5030] to 12/16/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 44 [GPA-5200] and Item 57 [VAR-5178]; and TABLE Item 47 [GPA-5207], Item 48 [SUP-5210] and Item 49 [SSR-5209] – UNANIMOUS

NOTE: Chairman Truesdell made a disclosure relating to Item 29 [GPA-5266], as he has an interest in the adjacent property. He would be voting on the abeyance but would abstain once the item comes forward. In addition, on Item 44 [GPA-5200], he would be voting on the abeyance but is uncertain if he would vote on the item once it comes forward, as he has been involved with the group that purchased the property and have abstained on this item in the past.

City of Las Vegas

Agenda Item No.: 43

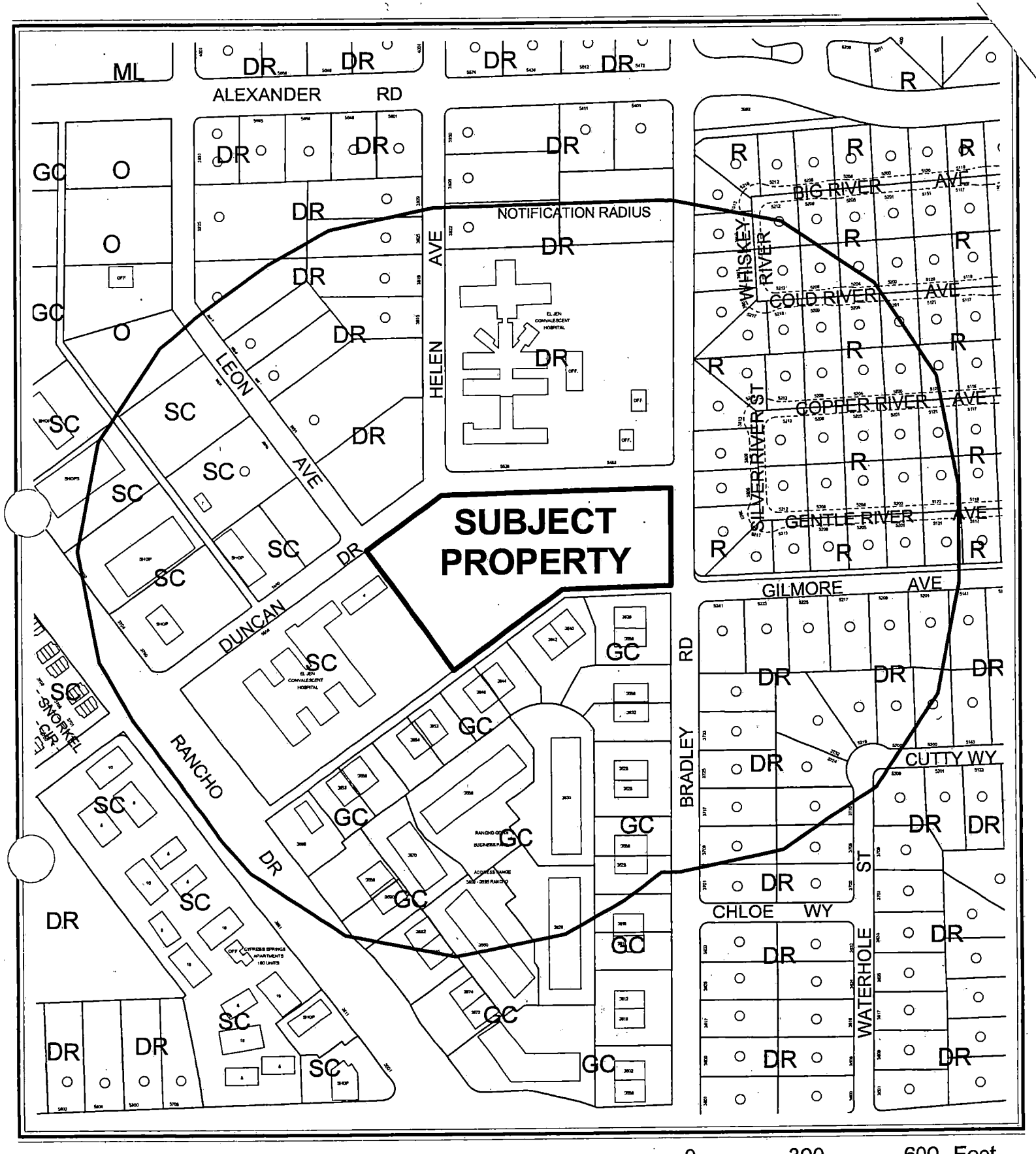
PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 43 – GPA-5195

MINUTES:

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

(6:05-6:20)

1-90

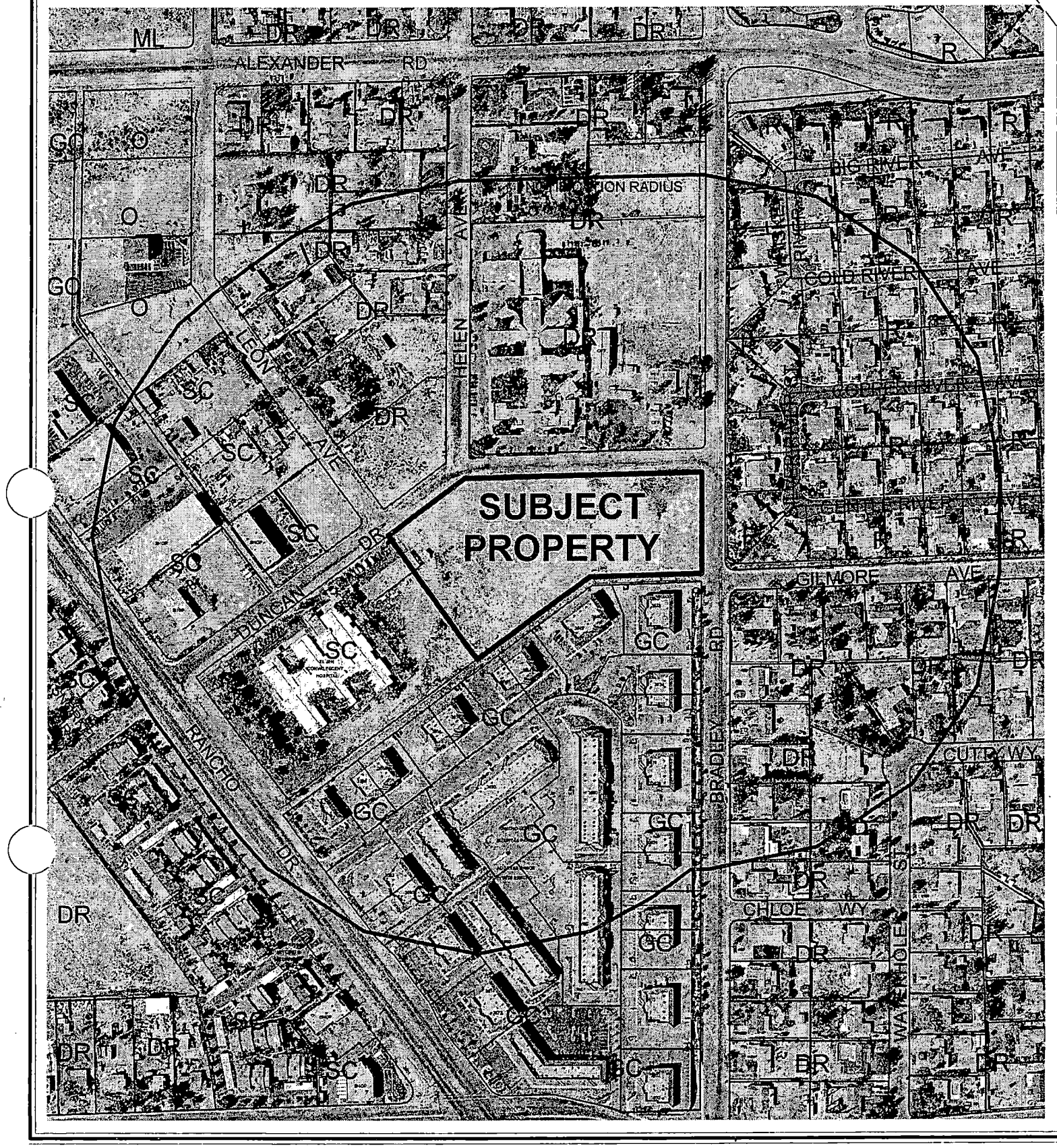


CASE: **GPA-5195**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

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



0 300 600 Feet

CASE: **GPA-5195**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5195 - APPLICANT: MIKE MULLIN - OWNER: WESTCARE WORKS, INC.

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on the southwest corner of Duncan Drive and Bradley Road from DR (Desert Rural) to MLA (Medium Low Attached).

BACKGROUND DATA:

05/12/64 The City Council approved annexation of this property into the city of Las Vegas as part of a larger request (A-0002-64).

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the east portion of the parcel was designated for R (Rural) Residential land uses (if residential) with a maximum density of three dwelling units per acre. The west portion was designated as ML (Medium Low Density Residential) with a maximum density of twelve dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Plan designated this site as R (Rural Residential) with a maximum density of 3.96 dwelling units per acre.

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the subject parcel was designated as R (Rural) with a maximum density of 3.5 dwelling units per acre.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural) land uses, with a maximum density of 2.5 dwelling units per acre.

DETAILS OF APPLICATION REQUEST

Site Area: 5.21 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Office/Commercial; one undeveloped parcel
South	Office Commercial
East	Single-Family homes
West	Office/Commercial

PLANNED LAND USE

Subject Property	DR (Desert Rural)
North	DR (Desert Rural)
South	GC (General Commercial)
East	R (Rural)
West	SC (Service Commercial)

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	R-E (Residence Estates)
South	C-2 (General Commercial)
East	R-PD2 (Residential Planned Development – 2 Units Per Acre)
West	C-2 (General Commercial)

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

DR (Desert Rural Density Residential) (2.1 to 2.49 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

MLA (Medium Low Attached Density Residential) (8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

ANALYSIS

The subject parcel is currently undeveloped. Access is provided by Bradley Road to the east and Duncan Drive to the north. Adjacent land uses include office/commercial developments to the west, north, and south, and single-family homes to the east. An undeveloped parcel also abuts the northwest portion of the site.

Although the property to the north is developed with non-residential uses, that parcel is part of a much larger area all designated as DR (Desert Rural) with the rest of the parcels developed with single-family homes. The subdivision to the east is designated as R (Rural) and developed at approximately two units per acre. The proximity of Rancho Drive, a busy commercial thoroughfare, already creates significant impacts on these residential neighborhoods. The subject parcel is in an area that can either mitigate or intensify those impacts.

Policy 2.1.2 of the Master Plan 2020 states, "That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development." This policy does not support development as proposed by this request. Residential densities of 12 units per acre are not appropriate next to developments built at two units per acre. The fact that there are already commercial uses in the area does not justify allowing additional increases in intensity of development. The increased traffic and general activity will only add to the impacts already existing. While development of this parcel may be appropriate at some level greater than what is currently planned, any future development must be sensitive to the adjacent neighborhoods.

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 that include approved neighborhood plans.

In regard to "1":

The proposed MLA (Medium Low Attached) land use designation allows a density of 12 units per acre, which is not compatible with the adjacent DR (Desert Rural) and R (Rural) designations.

In regard to "2":

The zoning designations that would be permitted with this amendment are not compatible with the adjacent R-E (Residence Estates) and R-PD2 (Residential Planned Development – 2 Units Per Acre).

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 site is serviced by the Northwest Area Command of the Las Vegas Metropolitan Police Force with a substation approximately one mile away at Rancho Drive and Decatur Boulevard. Fire Station #9, at Lone Mountain Road and Rainbow Boulevard is the closest city facility to the site. Children's Memorial Park, at Gown Road and Torrey Pines Drive is the closest city park to the site.

In regard to "4":

There are no other adopted plans or policies that would be applicable.

SR

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/16/04 There were two neighbors in attendance. They were concerned with the increase in density and the impact it would have on traffic. They also felt that the nature of the proposed use might result in children trespassing on their property and potentially increase crime in the area. It was suggested that the directions to the neighborhood meeting referenced a street that does not have a street sign so many people may not have been aware of which parcel was involved with this request, subsequently reducing the number in attendance.

NOTICES MAILED: 107

APPROVALS: 0

PROTESTS: 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5195 APN: 138-12-110-048

Name of Property Owner: Westcare Works

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: 138-12-110-048

Signature of Property Owner/Authorized Agent: _____

Print Name: Peter Ventrella (V.P.)

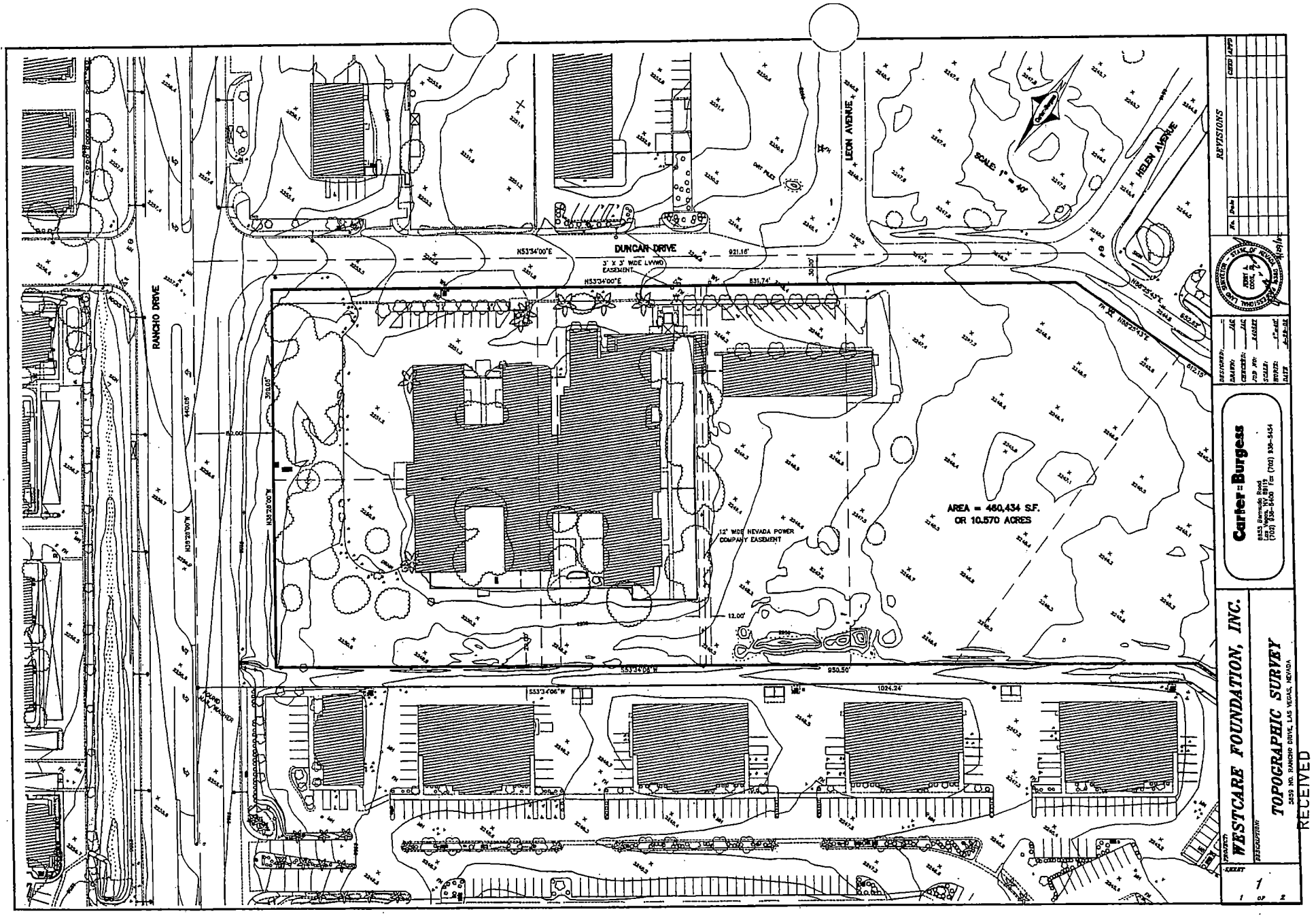
Subscribed and sworn before me

This 2nd day of September, 2004

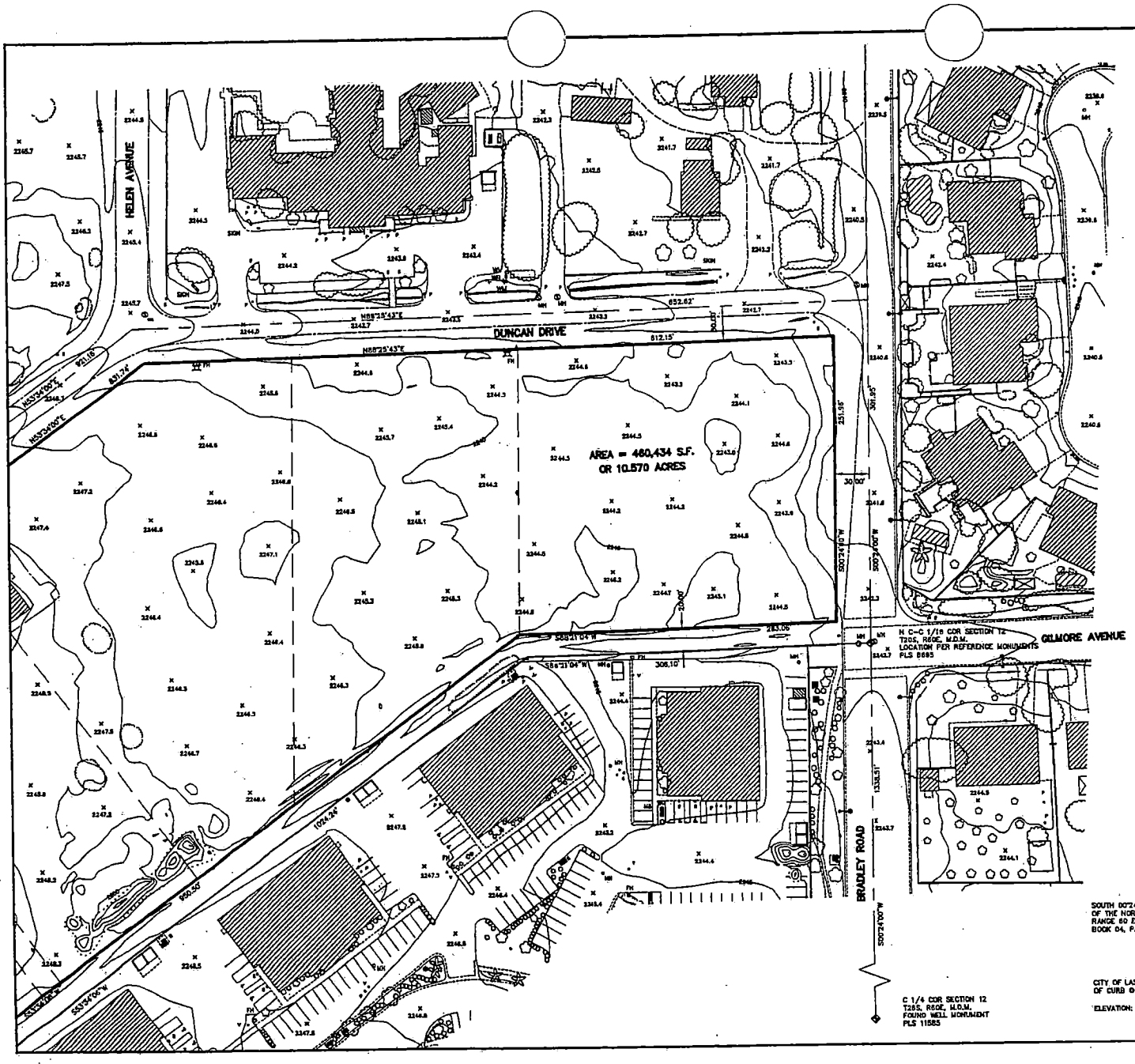
Dolores A. Rippo

Notary Public in and for said County and State

DOLORES A. RIPPO
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 94-1309-1
MY APPT EXPIRES MARCH 12, 2006



GPA-5195
10/21/04 PC



SCALE: 1" = 40'

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EDGE OF PAVEMENT
- DIRT ROAD
- JEEP/FOOT TRAIL
- CURB LINE
- GUTTER/CONCRETE EDGE
- FENCE
- RETAINING WALL
- BLOCK WALL
- TRENCH/SWALE
- PIPELINE
- WATER EDGE
- DITCH
- TREELINE
- SHRUBLINE
- POWER POLE
- POLE ANCHOR
- TRANSMISSION TOWER
- LIGHT POLE
- POST/POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- VALVE COVER
- TRAFFIC SIGNAL
- R.R./CROSSWALK SIGNAL
- MAIL BOX
- MISC. OBJECT
- METER
- UTIL. VAULT/BOX
- METER BOX
- BUILDING
- DECK
- COVERED AREA
- SHED
- BLDG. UNDER CONSTR.

RECEIVED
SEP 07 2004

BASIS OF BEARING

SOUTH 00°24'00" WEST BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 04, PAGE 19 OF PLATS IN THE RECORDER'S OFFICE OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. SLVDO-154 BEING A RIVET AND PLATE IN TOP OF CURB @ NORTHEAST CORNER OF ALEXANDER ROAD AND BRADLEY ROAD.

ELEVATION: 2233.38 FEET OR 680.7356 METERS, NAVD 88

REVISIONS

No.	Date	DESCRIPTION	CHKD	APP'D

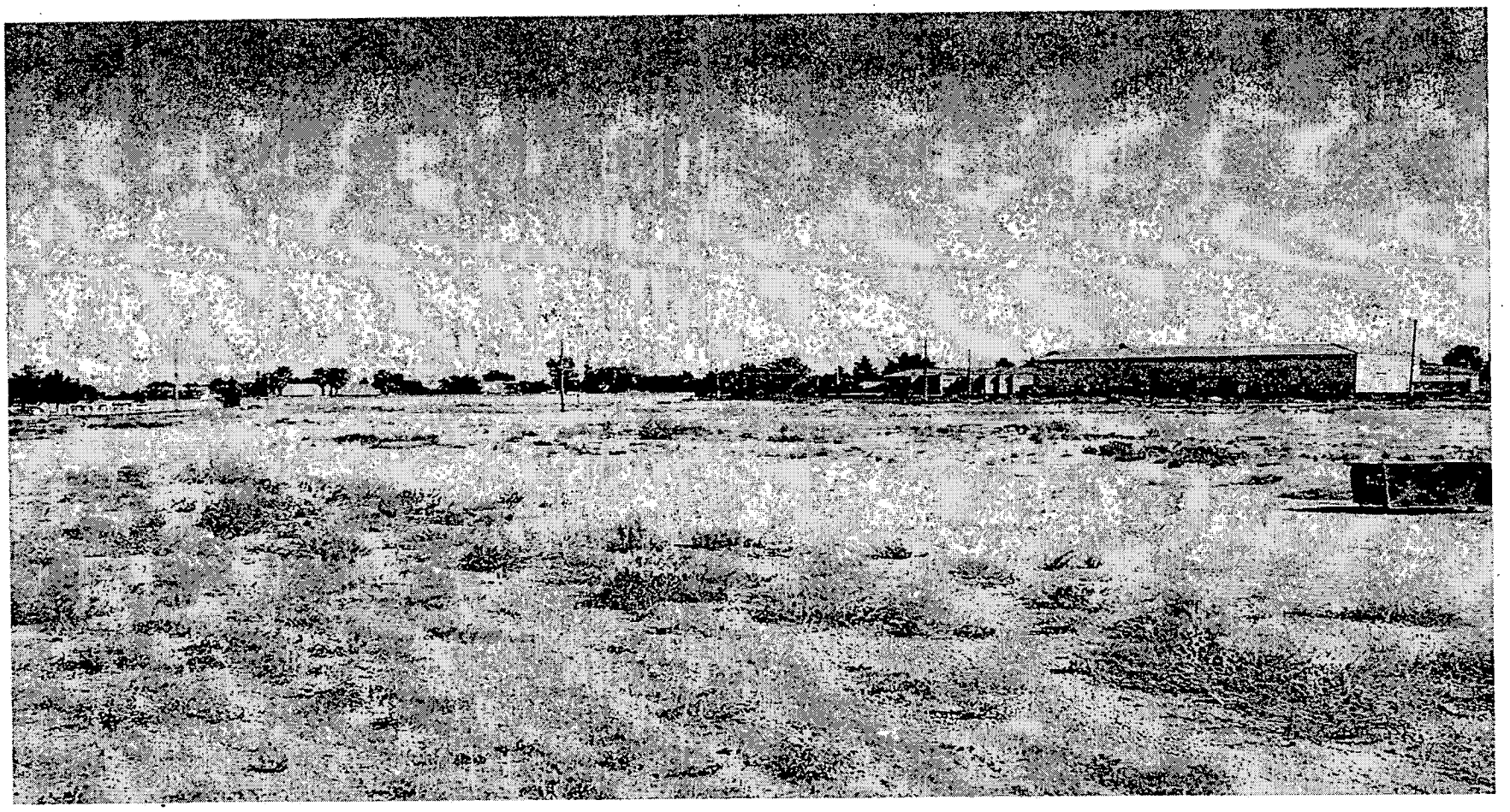
DESIGNED: ___ JJC
DRAWN: ___ JJC
CHECKED: ___ RWEST
JOB NO: ___
SCALE: 1"=40'
SHEET: ___
DATE: 8-25-04

Carter :: Burgess
6525 Bermuda Road
Las Vegas, NV 89119
(702) 838-3600 Fax (702) 838-3454

PROJECT: WESTCARE FOUNDATION, INC.
DESCRIPTION: TOPOGRAPHIC SURVEY
3359 NO. RANCHO DRIVE, LAS VEGAS, NEVADA

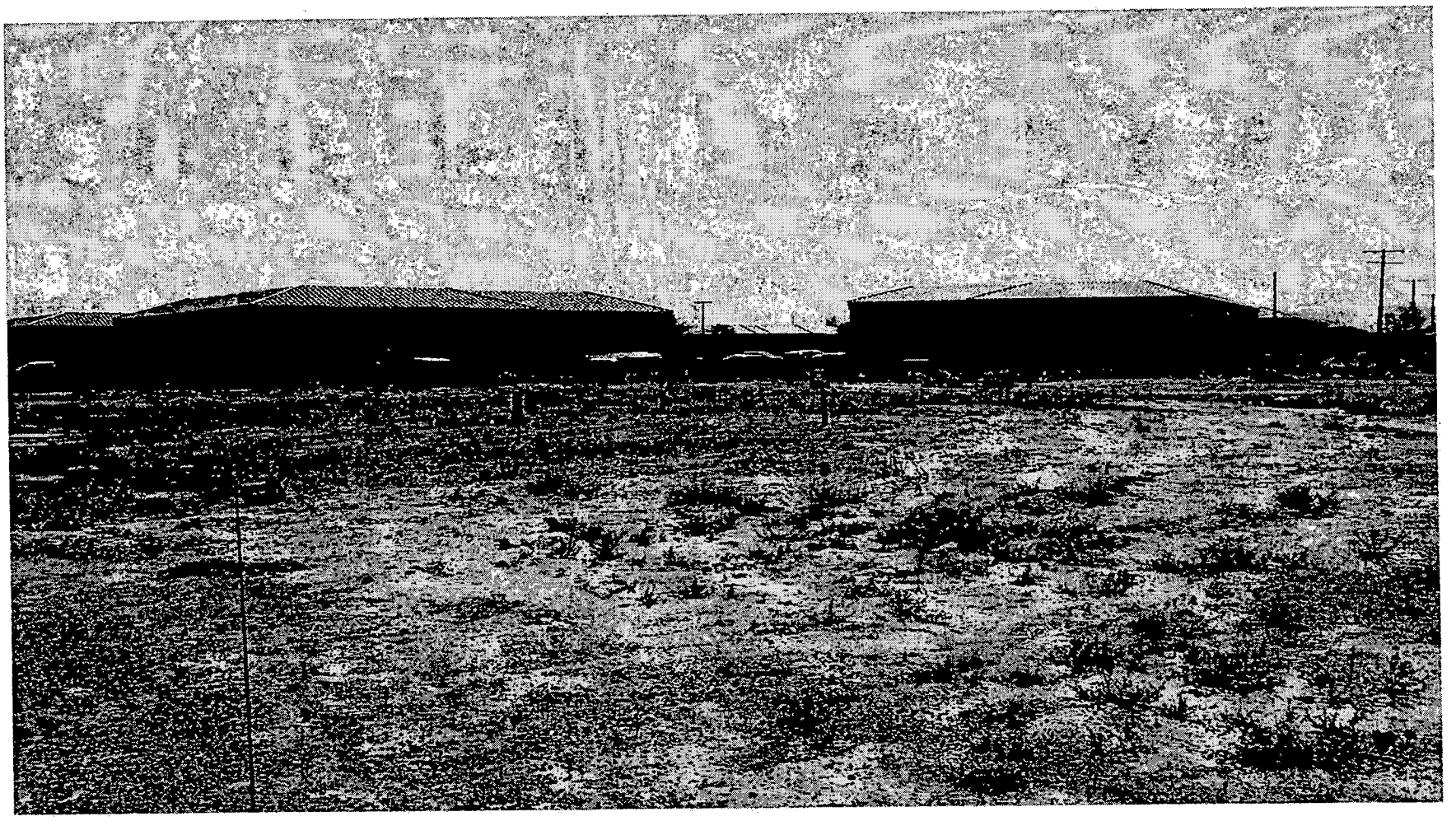
SHEET: 2 of 2

GPA-5195
10/21/04 PC



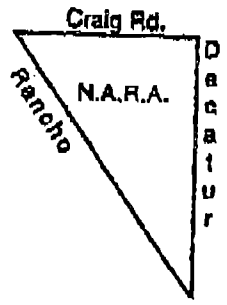
GPA-5195 - APPLICANT: MIKE MULLIN - OWNER: WESTCARE WORKS, INC.
5659 DUNCAN DRIVE
OCTOBER 21, 2004 PLANNING COMMISSION

10/04/04



GPA-5195 - APPLICANT: MIKE MULLIN - OWNER: WESTCARE WORKS, INC.
5659 DUNCAN DRIVE
OCTOBER 21, 2004 PLANNING COMMISSION

10/04/04



Northwest Area Residents Association, (NARA), Inc.

September 18, 2004

City of Las Vegas - Neighborhood Services Department
Case Numbers: GPA-5195
APN 138-12-110-048
Request for rezoning land zoned DR to MLA at 5659 Duncan.

The Northwest Area Residents Association (NARA) *strongly* opposes any rezoning of land at 5659 Duncan from Desert Rural to Medium-Low-Attached Density Residential. This area is a Rural Preservation Neighborhood of Residential Estates, and rezoning land for long-term residential housing facility in our neighborhood is completely unacceptable to the immediate neighbors and to all residents of NARA.

A year ago, the Planning Commission spent considerable time looking at zoning along the Rancho Corridor, and at that time all vacant land in NARA was given a designated zoning. Lots that were split between 2 zonings were given a single designation. At the end of the process we felt confident that the matter was resolved and that the Planning Commission had made a master plan that was acceptable to the residents of NARA. Now we find that as of Thursday, September 16, there are four separate rezoning requests within the NARA boundaries to change the existing zoning. **The Planning Commission has an obligation to uphold the designations it has made within our area and to not allow these requests to go forward.**

Thank you.

Sincerely,

Jeanne Howerton

Jeanne Howerton
President, NARA

4933 W. Craig Rd. #293 Las Vegas, NV 89130-2730

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

GPA-5200 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: TRIPLE FIVE DEVELOPMENT NEVADA - OWNER: GREAT MALL OF LAS VEGAS, LLC - Request to Amend a portion of the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan FROM: MS-TC (MAIN STREET MIXED USE – TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 55.74 acres adjacent to the northeast corner of Deer Springs Way and Riley Street (APN 125-20-602-001, 002, 003, 004; 125-20-601-002, 003; 125-20-603-001, 002, 003, 004; and 125-21-201-001), Ward 6 (Mack).

C.C.: 11/17/04

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

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-5188], Item 29 [GPA-5266], Item 43 [GPA-5195], Item 50 [MOD-5212], Item 51 [VAR-5214], Item 52 [SDR-5213] and Item 75 [SDR-5179] to 11/18/2004 Planning Commission meeting; Item 25 [VAC-5030] to 12/16/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 44 [GPA-5200] and Item 57 [VAR-5178]; and TABLE Item 47 [GPA-5207], Item 48 [SUP-5210] and Item 49 [SSR-5209] – UNANIMOUS

NOTE: Chairman Truesdell made a disclosure relating to Item 29 [GPA-5266], as he has an interest in the adjacent property. He would be voting on the abeyance but would abstain once the item comes forward. In addition, on Item 44 [GPA-5200], he would be voting on the abeyance but is uncertain if he would vote on the item once it comes forward, as he has been involved with the group that purchased the property and have abstained on this item in the past.

City of Las Vegas

Agenda Item No.: 44

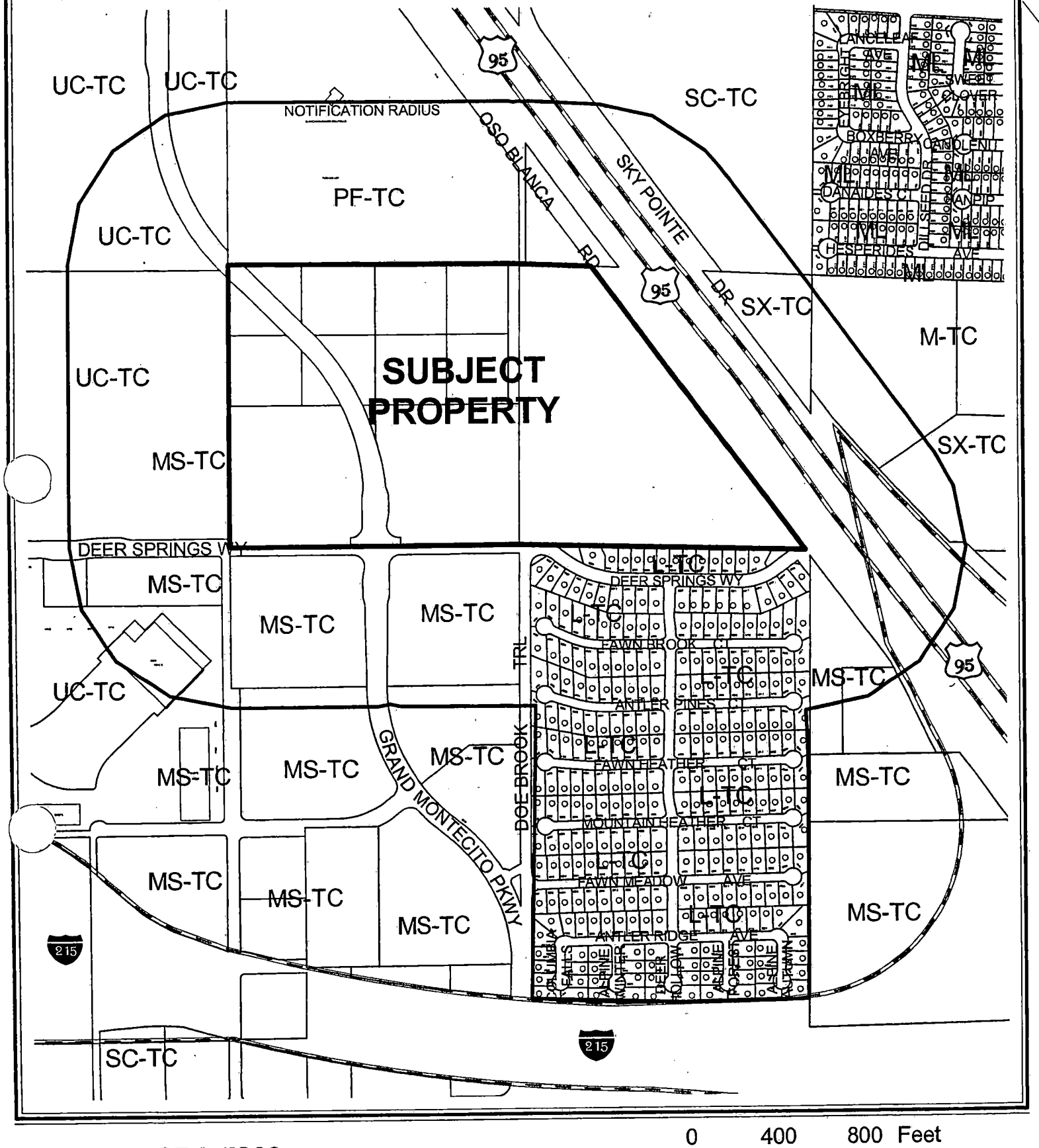
PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 44 – GPA-5200

MINUTES:

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

(6:05-6:20)

1-90



0 400 800 Feet

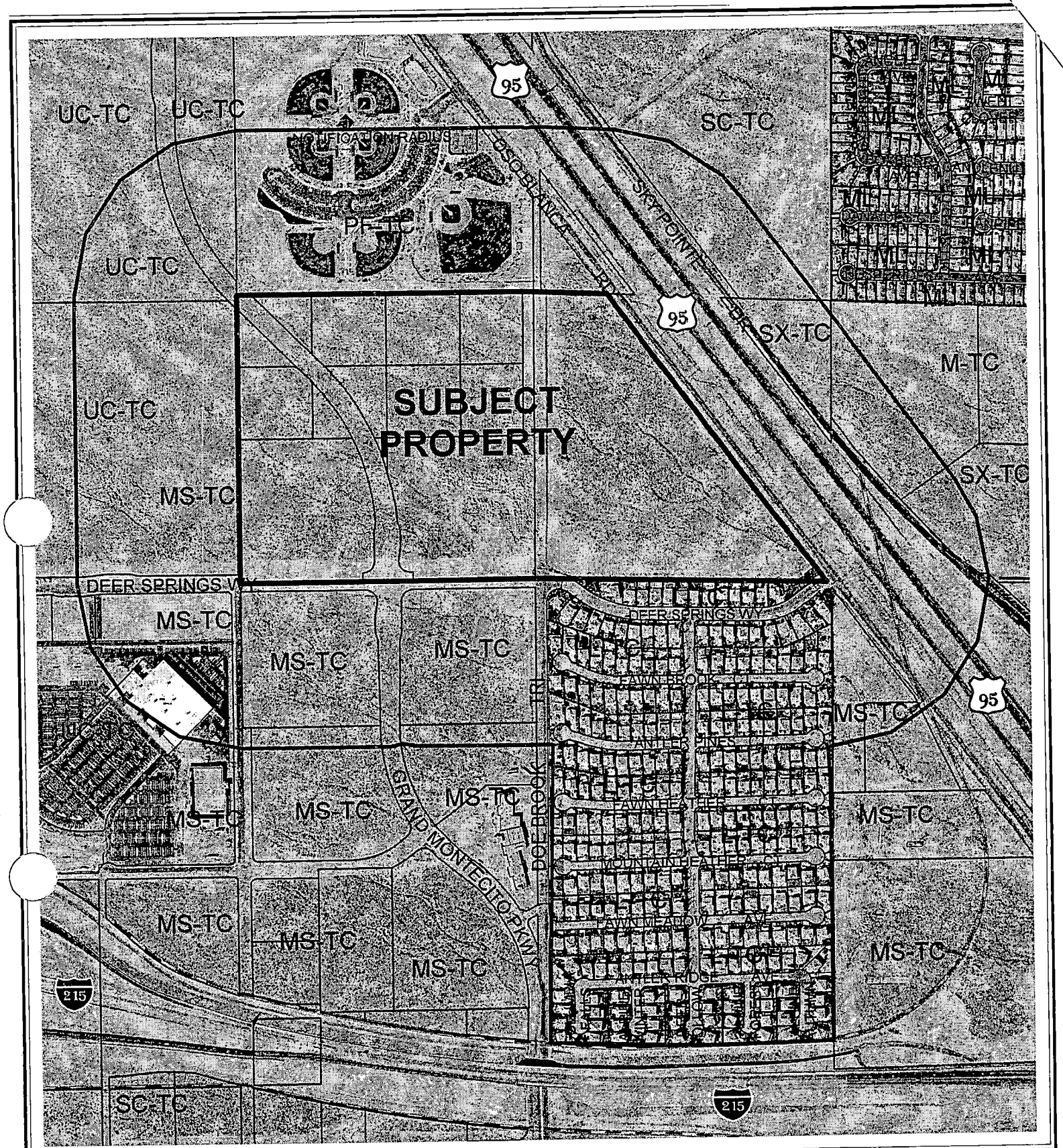
CASE: **GPA-5200**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
MS-TC (MAIN STREET MIXED USE - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

N



0 400 800 Feet

CASE: **GPA-5200**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
MS-TC (MAIN STREET MIXED USE - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5200 APN: 125-21-201-001, 125-20-601-002, 003, 125-20-602-001, 002, 003 & 004

Name of Property Owner: Great Mall of Las Vegas, LLC

Name of Applicant: Triple Five Development - NEVADA

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

____ Yes 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: Manager, Counsel

Print Name: John McCall

Subscribed and sworn before me

This 7th day of Sept, 2004

Ann Vitale

Notary Public in and for said County and State

ANN VITALE
NOTARY PUBLIC STATE OF NEVADA
Appt. No. 00-60535-1
My Comm. Expires Jan. 3, 2008

D-10a

The Great Mall of Las Vegas

Triple Five Development
Las Vegas, Nevada 702-242-6937

Grand Montecito Parkway and Deer Springs Way at US-95, Las Vegas, Nevada

Conceptual Site Plan

Date: September 7, 2004
Project Number: 104070

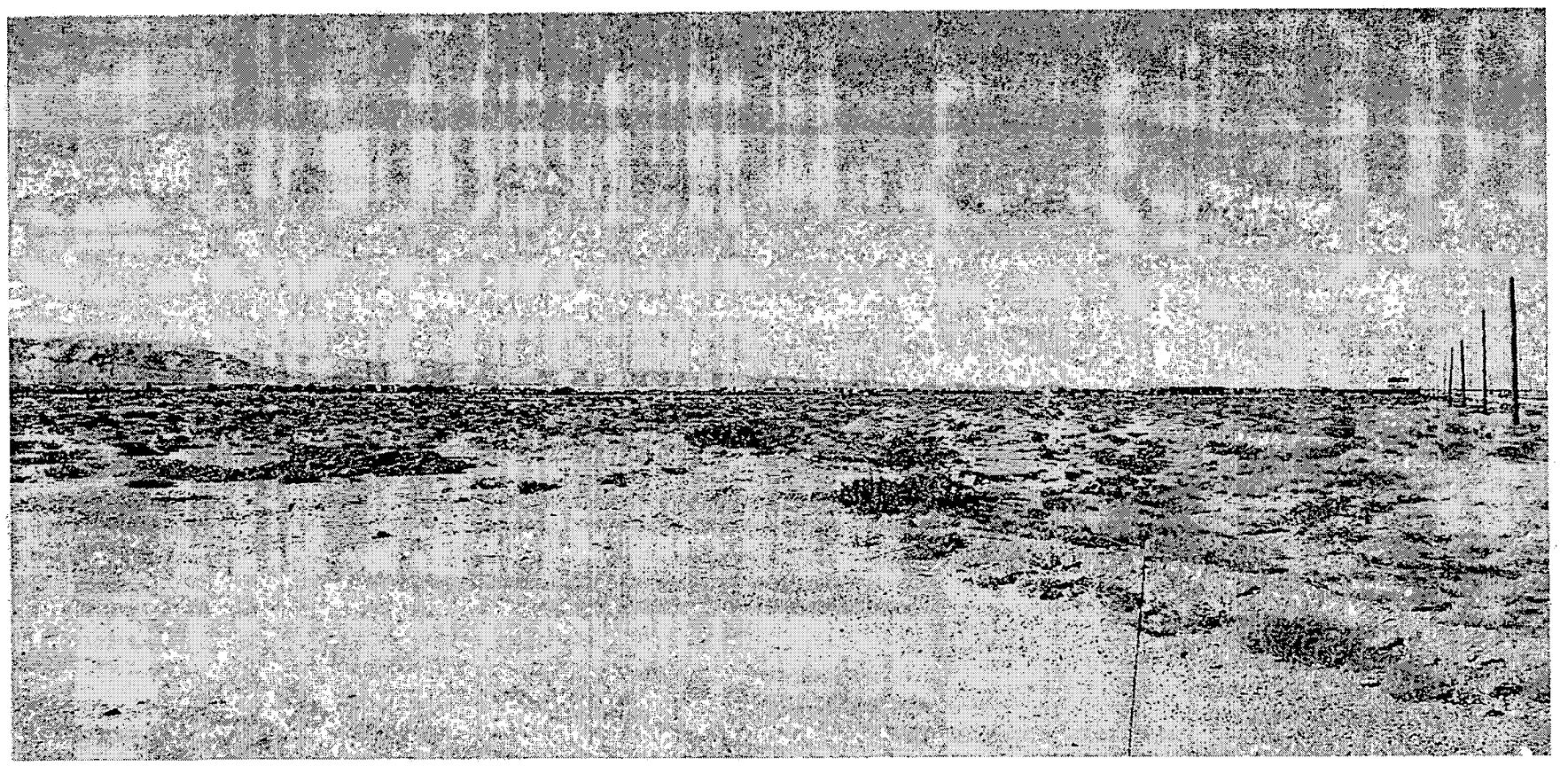
Perlman
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9800 702.932.3222 fax

© COPYRIGHT 2004, PERLMAN ARCHITECTS, INC.

GPA-5200
10/21/04 PC

RECEIVED
SEP 7 RECD

P:\2004 Projects\104070\Drawings\00 Planning\104070 GPA Submittal D-10a 090704.dwg, 9/7/2004 8:06:03 AM, Alan, COPY RIGHT PERLMAN ARCHITECTS 2002



GPA-5200 - APPLICANT: TRIPLE FIVE DEVELOPMENT NEVADA - OWNER: GREAT MALL OF LAS VEGAS, LLC
NORTHEAST CORNER OF DEER SPRINGS WAY AND RILEY STREET
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

GPA-5205 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 4.18 acres adjacent to the southwest corner of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-005), Ward 4 (Brown).

C.C.: 11/17/04

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 – Not Applicable
3. Staff Report

MOTION:

EVANS – APPROVED – UNANIMOUS

To be heard by the City Council on 11/17/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 45 [GPA-5205] and Item 46 [ZON-5206].

GARY LEOBOLD, Planning and Development Department, explained that regarding the General Plan Amendment, the application would change the designation from PF (Public Facilities) to SC (Service Commercial) to accommodate an infill development with existing commercial uses to the north, west and east. There would be minimal impact on the uses to the south, which is a reserved site for a potential school. Staff felt the request is appropriate considering the context of the area along Lake Mead Boulevard. A neighborhood meeting was held on September 12th; however, no neighbors attended.

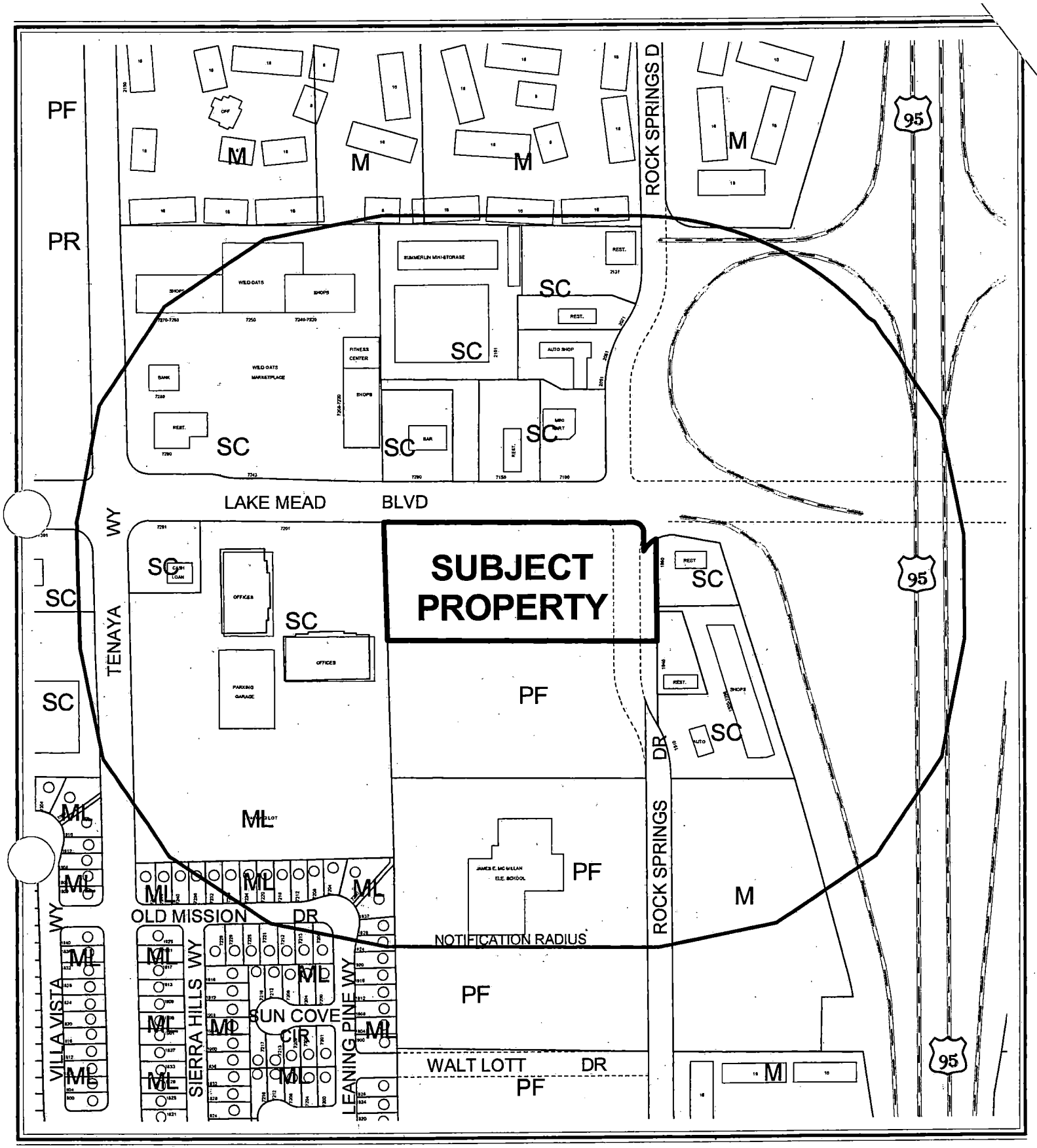
MINUTES – Continued:
Regarding the zoning request, this would rezone the area to C-1 (Limited Commercial). There is existing C-1 zoning in the immediate area to the west, across Lake Mead Boulevard to the south and across Rock Springs Drive to the east. The rezoning would have minimal impact in the area.

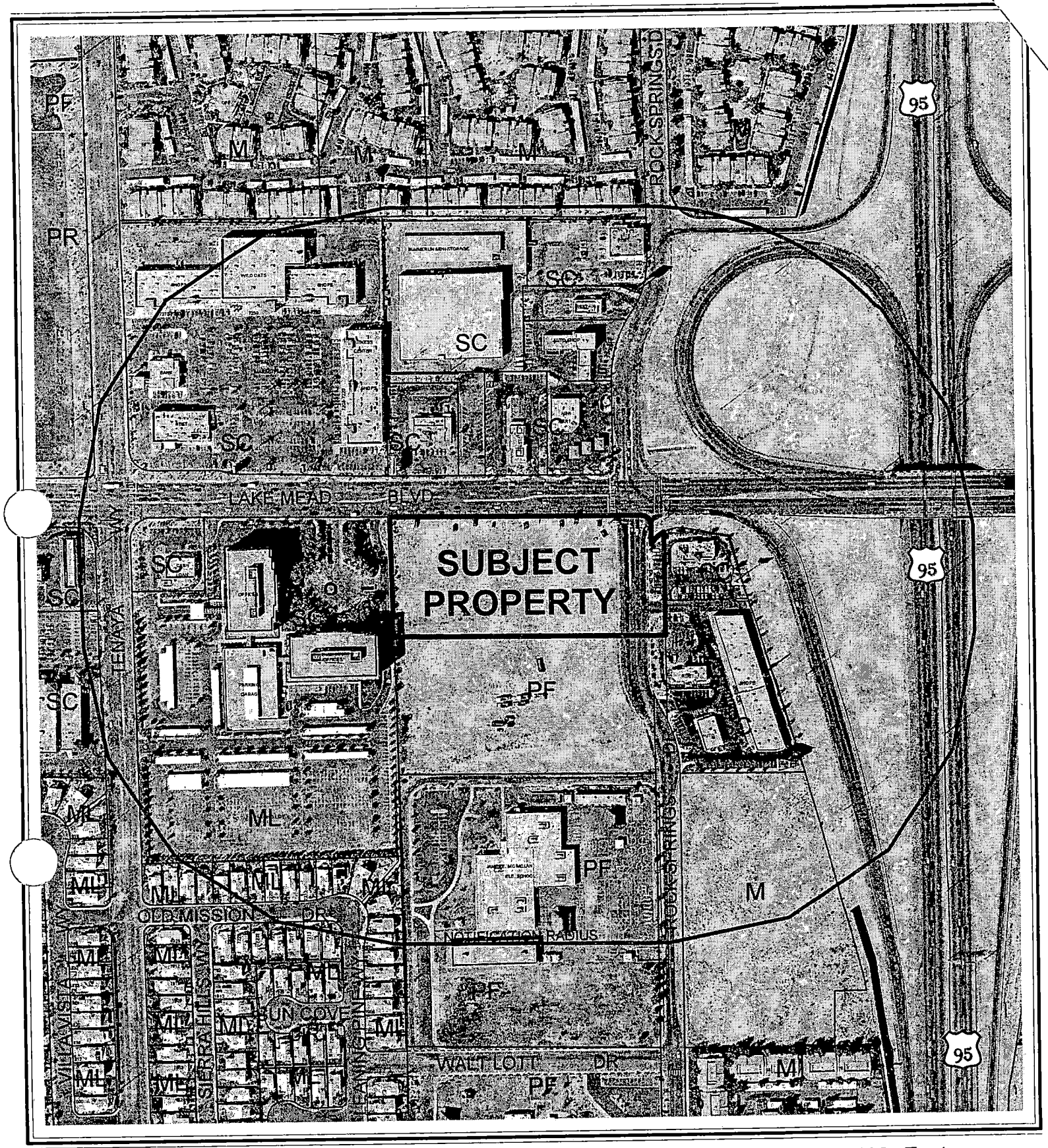
JAMES GRINDSTAFF, Frontline Group, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and agreed with all conditions.

COMMISSIONER STEINMAN indicated that he was willing to support the item at this point; however, when the project was ready for submittal of the Site Development Plan, he suggested the applicant consider the addition of an extra turn lane because the intersection is so congested. MR. GRINDSTAFF assured him that the applicant is proactive and has already made contact with Public Works and discussions regarding that concept have started.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 45 [GPA-5205] and Item 46 [ZON-5206].

(11:22-11:27)


PF
PR
M
M
M
M
ROCK SPRINGS D
95
SC
SC
SC



CASE: **GPA-5205**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5205 - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

A) APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the southwest corner of Rock Springs Drive and Lake Mead Boulevard from PF (Public Facilities) to SC (Service Commercial).

B) 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 M (Medium Density Residential) land uses with a maximum density of 20 dwelling units per acre, ML (Medium Low Density Residential) land uses with a maximum density of 12 dwelling units per acre, and SC (Service Commercial).
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-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan.
10/21/04	The Planning Commission will hear related items ZON-5206 as a part of this agenda.

C) NEIGHBORHOOD MEETINGS

09/12/04	The meeting was held at 6:30 at the Suncoast Hotel Casino. The owner, developer, and consultant were there but no neighbors attended.

DETAILS OF APPLICATION REQUEST

Site Area: 4.18 Acres

KCW

A) EXISTING LAND USE

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

B) PLANNED LAND USE

Subject Property:	PF (Public Facilities)
North:	SC (Service Commercial)
South:	PF (Public Facilities)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

C) EXISTING ZONING

Subject Property:	U (Undeveloped) [PF (Public Facility) General Plan Designation]
North:	C-1 (Limited Commercial)
South:	U (Undeveloped) [PF (Public Facility) General Plan Designation]
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

D) GENERAL PLAN COMPLIANCE

The Southwest Sector Plan Map of the General Plan currently designates this site as Public Facility. This General Plan Amendment application will redesignate the site to SC (Service Commercial), which will allow light commercial uses. The proposed C-1 (Limited Commercial) Zoning District of ZON-5206 is in conformance with the proposed SC land use designation.

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

KCW

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.

PF (Public Facilities) This category allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

INTERAGENCY ISSUES

There are no interagency issues that result from this application.

ANALYSIS

The subject site has C-1 (Limited Commercial) zoning immediately the west; across Lake Mead Boulevard, a 100 foot Primary Arterial, to the north; and across Rock Springs Drive to the east. Immediately to the south is zoned from public facility uses and is potentially the site of a new elementary school. The planned retail use will be compatible with the commercial uses to the north, west, and east and will have minimal impact on the future uses to the south. The subject site represents an infill parcel primarily surrounded by existing retail development. It is appropriate to continue to develop the area along Lake Mead Boulevard with retail development.

FINDINGS

Title 19.18.030.I 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,**

   The planned retail use will be compatible with the commercial uses to the north, west, and east and will have minimal impact on the future uses to the south. It is appropriate to continue to develop the area along Lake Mead Boulevard with retail development.

KCW

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

   The proposed zoning of the subject site to C-1 (Limited Commercial) will be compatible to adjacent properties as the parcel has C-1 (Limited Commercial) zoning immediately the west; across Lake Mead Boulevard, a 100 foot Primary Arterial, to the north; and across Rock Springs Drive to the east. The proposed zoning change to the C-1 (Limited Commercial) Zoning District would be in conformance with the proposed SC (Limited Commercial) land use designation.

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

   Lake Mead Boulevard and Rock Springs Drive will be adequate to meet the requirements of the proposed zoning district. All other public resources and facilities are available to the site as it is an infill parcel totally surrounded by existing development.

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

   The subject site represents an infill parcel surrounded by existing retail development. Therefore development of the site supports the city policy of encouraging the development of infill parcels to efficiently distribute public resources.

NOTICES MAILED: 40 [Mailed with ZON-5206]

APPROVALS: 0

PROTESTS: 0

KCW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5205 APN: 138-22-701-005

Name of Property Owner: BLM

Name of Applicant: SunSone Development

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: Judy A. Dry for BLM

Print Name: Judy A. Dry

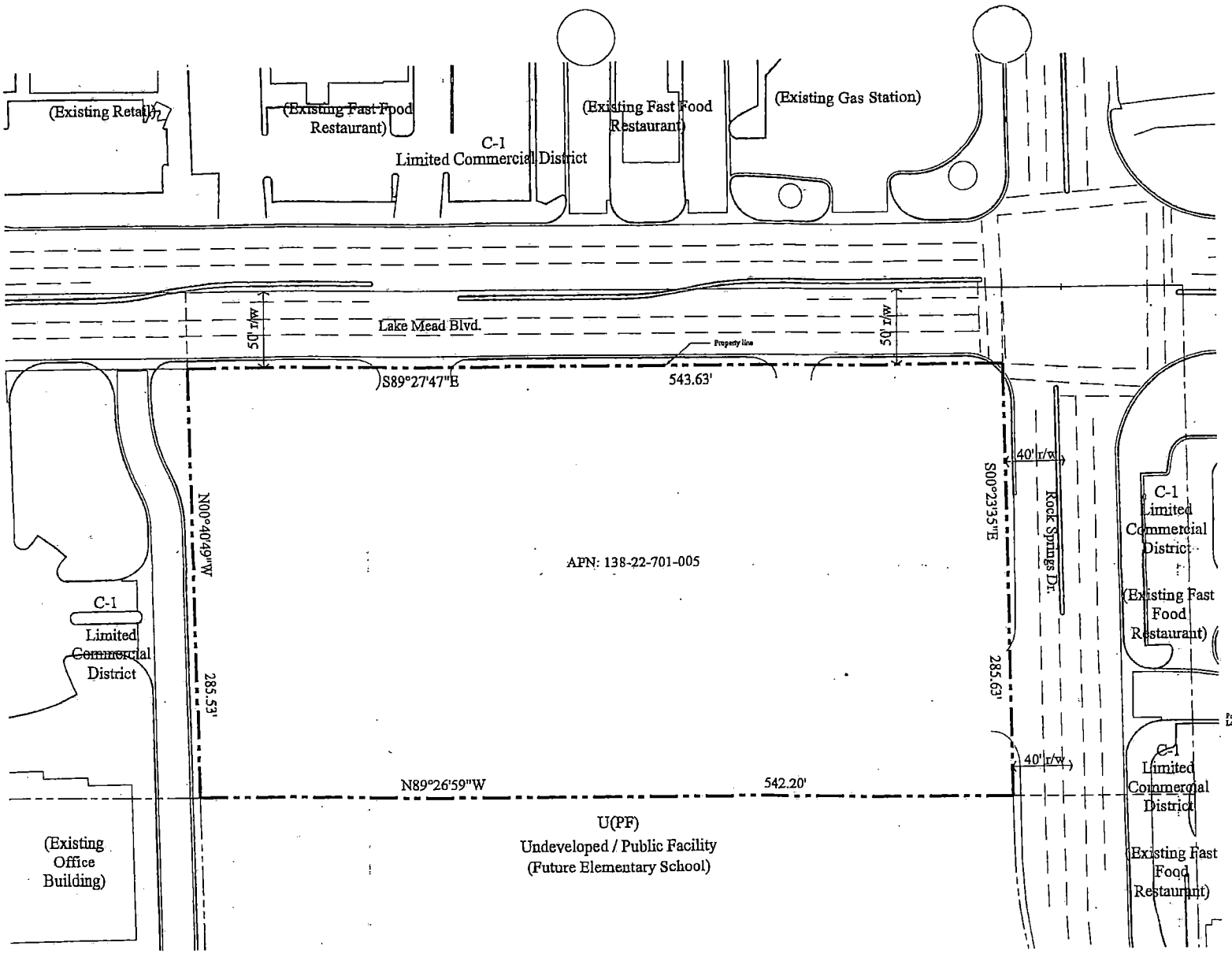
Subscribed and sworn before me

This 7th day of September 2004

Carol A. McDermott

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL A. McDERMOTT
No: 94-4993-1
My Appointment Expires Sept. 8, 2006

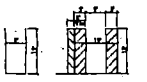


SITE INFORMATION

PARCEL AREA

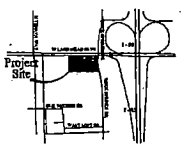
Gross Area:	182,205 sf	4.18 acres
Net Area:	155,017 sf	3.55 acres

Fire Turning Radius



Typical Parking Spaces

Vicinity Map



Location Map

Proposed Perimeter CMU Wall Detail

Mixed Use@Lake Mead & I-95

Lake Mead BLVD. and Rock Springs at I-95

Note: This Layout is Conceptual in Nature and No Guarantee of its accuracy is implied. All Dimensions and Sizes are Preliminary and Subject to Change

Sansone Development
Las Vegas, NV

Conceptual Site Plan

North

Scale: 1" = 30'

0 30 60

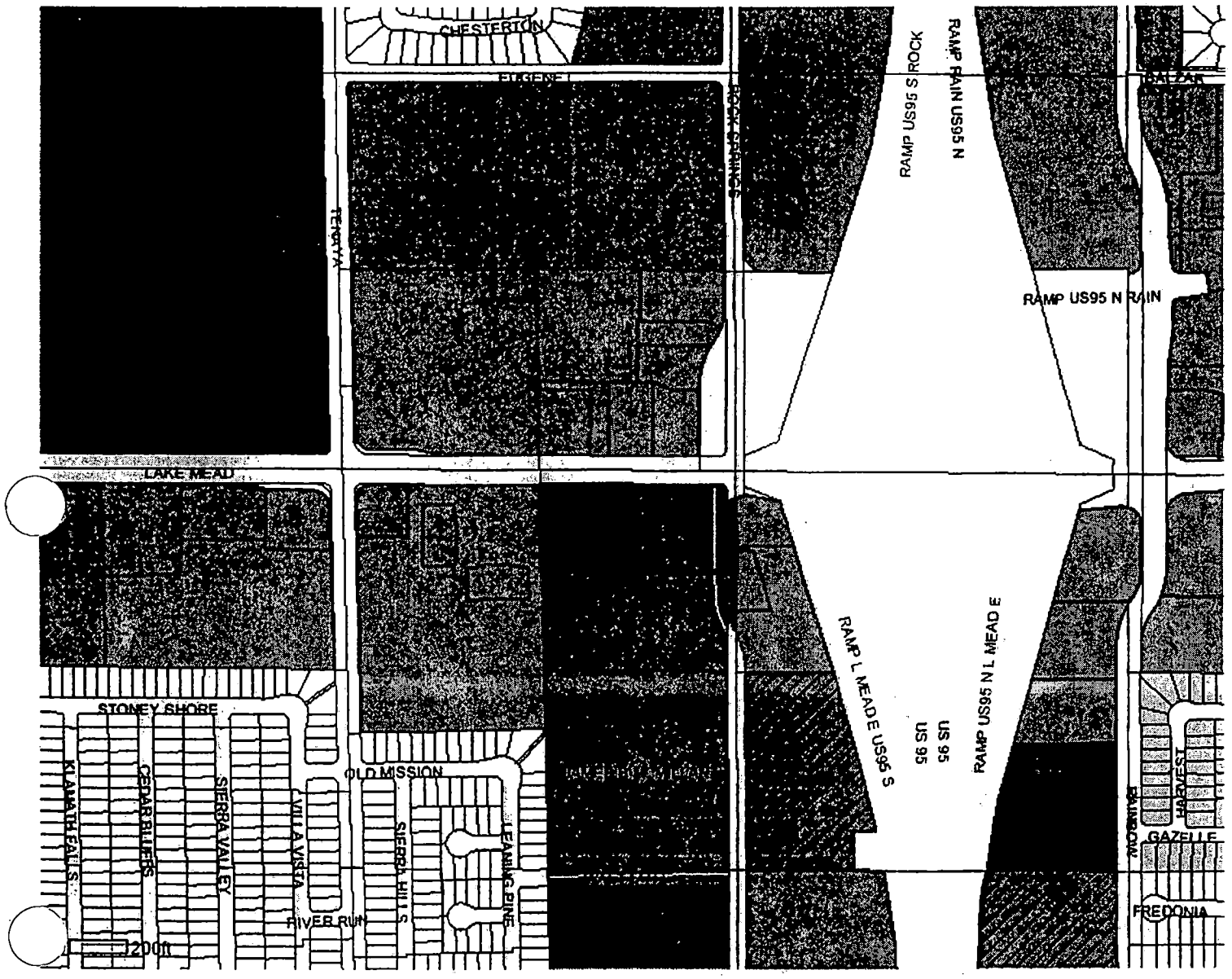
Date: August 31, 2004
Project Number: 104293

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.0900 702.932.3222 fax

© COPYRIGHT 2004, PERLMAN ARCHITECTS, INC.

GPA-5205
10/21/04 PC

Lake Mead and I 95 Land Use Map



Land Use

- Service Commercial
- General Commercial
- Park/ Recreation/ Open Space
- Medium-Low Density Residential (5.6 to 8du/ac)
- Medium Density Residential (12.1 to 25 du/ac)
- Public Facility

GPA-5205
10/21/04 PC

RECEIVED
SEP 7 REC'D

GPA-5205 - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND ROCK SPRINGS DRIVE
OCTOBER 21, 2004 PLANNING COMMISSION

10/12/04

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
ZON-5206 - REZONING RELATED TO GPA-5205 - PUBLIC HEARING - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 4.18 acres adjacent to the southwest corner of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-005), Ward 4 (Brown).

C.C.: 11/17/04

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:
EVANS – APPROVED – UNANIMOUS

To be heard by the City Council on 11/17/2004

MINUTES:
See Item 45 [GPA-5205] for all related discussion on Item 45 [GPA-5205] and Item 46 [ZON-5206].

(11:22-11:27)
4-1160

CONDITIONS:
Planning and Development
1. A General Plan Amendment (GPA-5205) to an SC (Service Commercial) land use designation on a portion of the site approved by the City Council.

CONDITIONS – Continued:

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

3. A Site Development Plan Review shall be approved by the Planning Commission or City Council prior to the issuance of permits.

Public Works

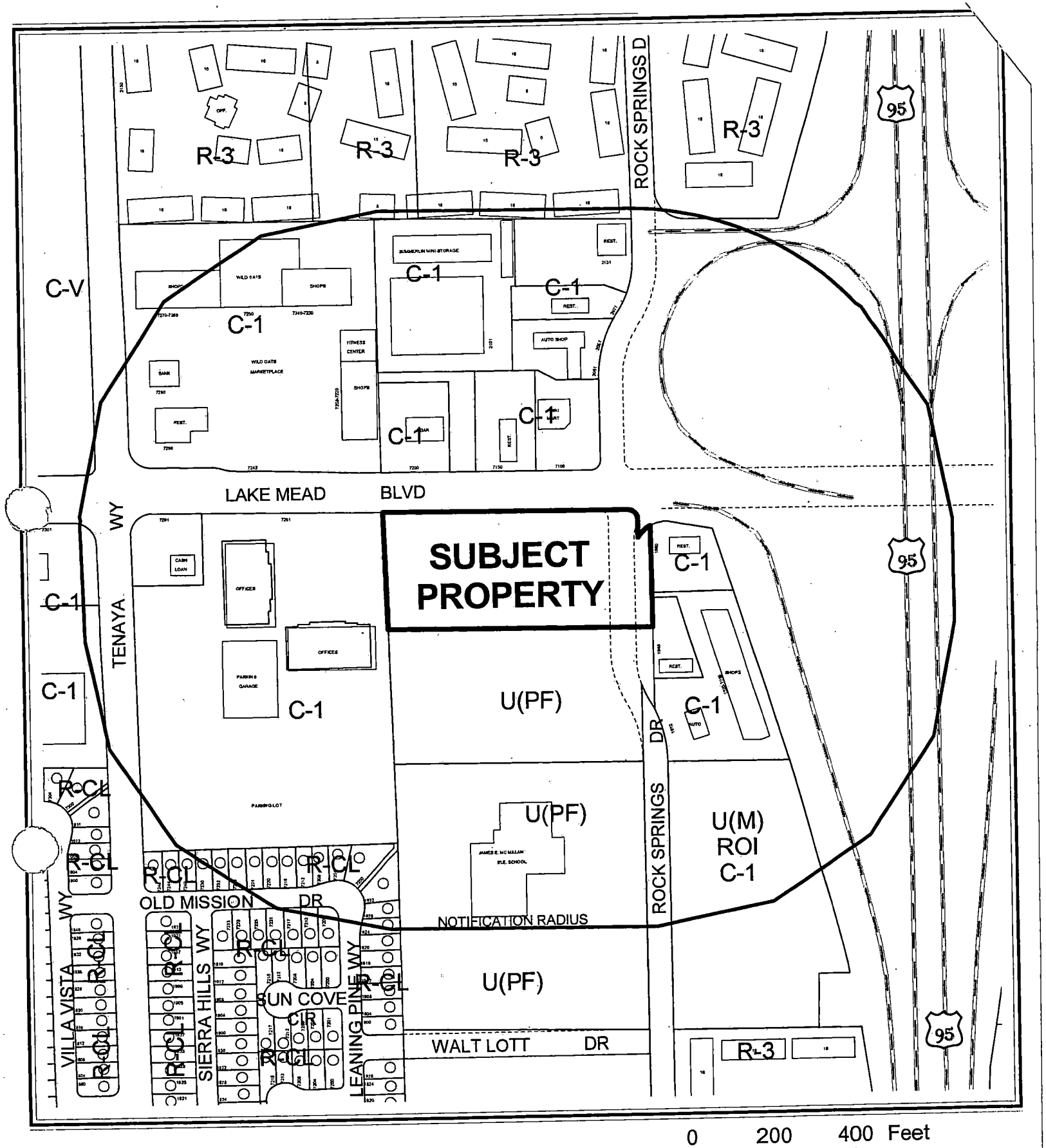
4. Dedicate 60 feet of right-of-way for Rock Springs Drive and minimum 25-foot radii at the southeast and southwest corners of Rock Springs Drive and Lake Mead Boulevard adjacent to this site for Rock Springs Drive prior to the issuance of any permits.

5. Grant traffic signal chord easements at the southeast and southwest corners of Rock Springs Drive and Lake Mead Boulevard as required by the City Traffic Engineer.

6. Construct all incomplete street improvements on Rock Springs Drive and any incomplete half-street improvements on Lake Mead Boulevard. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

7. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

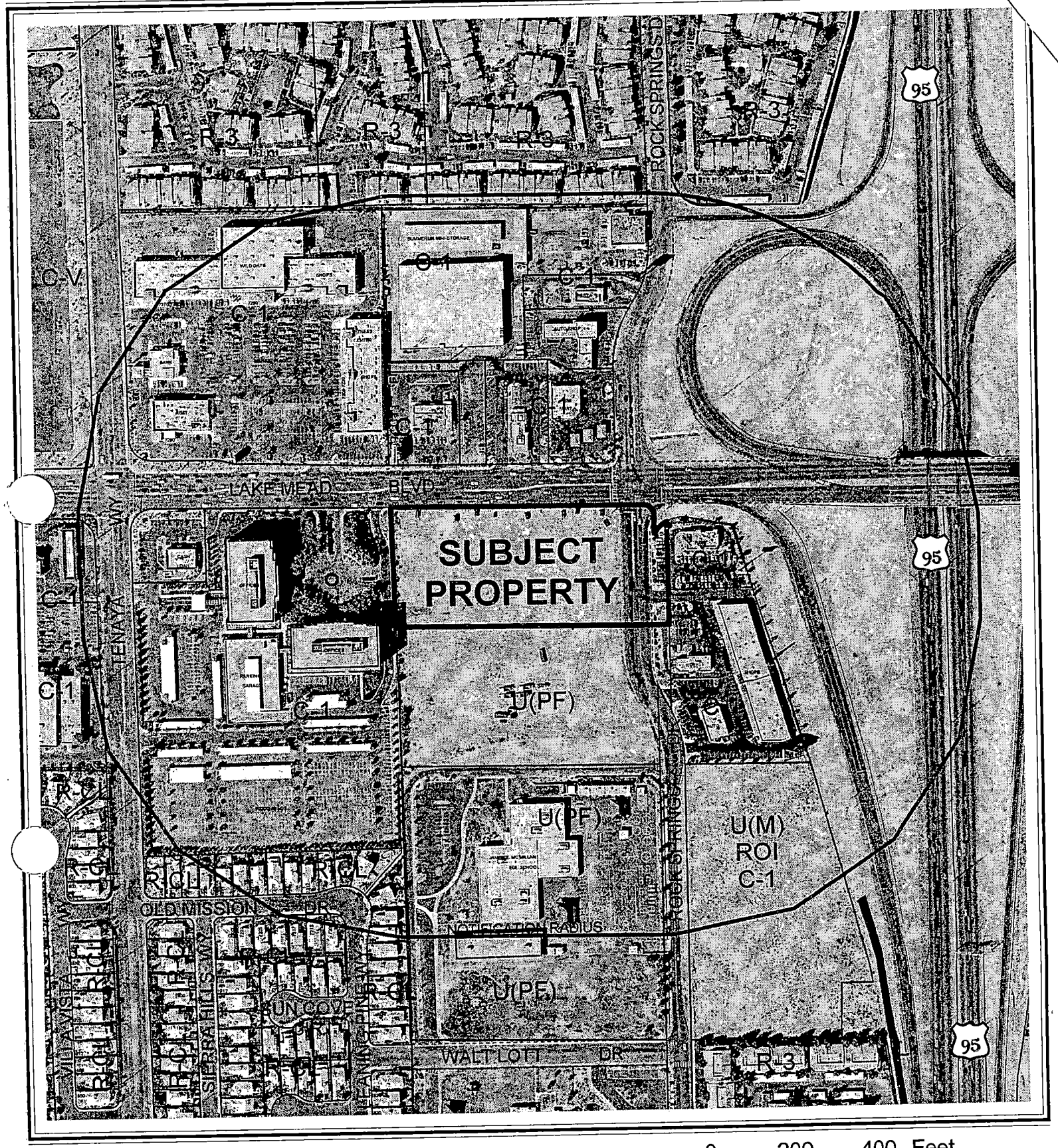


CASE: **ZON-5206**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION - PROPSED: SC (SERVICE COMMERCIAL)]

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



CASE: **ZON-5206**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION - PROPSED: SC (SERVICE COMMERCIAL)]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5206 - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-5205) to an SC (Service Commercial) land use designation on a portion of the site approved by the City Council.

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

3. A Site Development Plan Review shall be approved by the Planning Commission or City Council prior to the issuance of permits.

Public Works

4. Dedicate 60 feet of right-of-way for Rock Springs Drive and minimum 25-foot radii at the southeast and southwest corners of Rock Springs Drive and Lake Mead Boulevard adjacent to this site for Rock Springs Drive prior to the issuance of any permits.

5. Grant traffic signal chord easements at the southeast and southwest corners of Rock Springs Drive and Lake Mead Boulevard as required by the City Traffic Engineer.

6. Construct all incomplete street improvements on Rock Springs Drive and any incomplete half-street improvements on Lake Mead Boulevard. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

7. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] to C-1 (Limited Commercial) adjacent to the southwest corner of Lake Mead Boulevard and Rock Springs Drive.

B) Applicant's Justification

Based on the existing zoning surrounding this parcel the applicant feels that this rezoning is appropriate and will further the goals and policies as set forth by the City Council. Also, the project will be designed in a manner that does not adversely impact the residents or public services in the area.

BACKGROUND INFORMATION

A) Actions

10/21/04 The Planning Commission will review a companion General Plan Amendment application (GPA-5205).

B) Pre-Application Meeting

08/18/04 The following was discussed.

- The proposed development will be a commercial and residential mix.
- The residential will include 112 units.
- The General plan amendment: Public Facility to Service Commercial.
- Rezoning will be to C-1 (Limited Commercial).
- A development plan review application will be submitted later.

C) Neighborhood Meetings

09/12/04 The meeting was held at 6:30 at the Suncoast Hotel Casino. The owner, developer, and consultant were there but no neighbors attended.

KCW

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.18

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	PF (Public Facilities)
North:	SC (Service Commercial)
South:	PF (Public Facilities)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
North:	C-1 (Limited Commercial)
South:	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

a. Southwest General Plan

The Southwest Sector Plan Map of the General Plan currently designates this site as Public Facility. A companion General Plan Amendment (GPA-5205) will redesignate the site to SC (Service Commercial), which will allow light commercial uses. The proposed C-1 (Limited Commercial) Zoning District is in conformance with the proposed SC (Service Commercial) land use designation.

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

KCW

A) Zoning Code Compliance

A1) Development Standards

The site development plan of the proposal will be subject to the standards detailed in Title 19.08.

B) General Analysis and Discussion

The subject site has C-1 (Limited Commercial) zoning immediately the west; across Lake Mead Boulevard, a 100-foot Primary Arterial, to the north; and across Rock Springs Drive to the east. Immediately to the south is zoned for public facility uses and is potentially the site of a new elementary school. The legal frontage of the parcel is toward Rock Springs and the parcel has potential access to Lake Mead from the longest side of the parcel.

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."**

   A companion General Plan Amendment (GPA-5205) will redesignate the site to SC (Limited Commercial), which allows for the development of light retail uses. The proposed zoning change to the C-1 (Limited Commercial) Zoning District would be in conformance with the proposed SC (Limited 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 planned retail use will be compatible with the commercial uses to the north, west, and east and will have minimal impact on the future uses to the south.

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

   The subject site represents an infill parcel primarily surrounded by existing retail development. It is appropriate to continue to develop the area along Lake Mead Boulevard with retail development.

KCW

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 has access to Lake Mead Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways and Rock Springs Drive, an 80-foot street. Lake Mead Boulevard and Rock Springs Drive will be adequate to meet the requirements of the proposed zoning district.

NOTICES MAILED 40 [Mailed with GPA-5205]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5206 APN: 138-22-701-005

Name of Property Owner: BLM

Name of Applicant: SunSone Development

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: Judy A. Fry for BLM

Print Name: Judy A. Fry

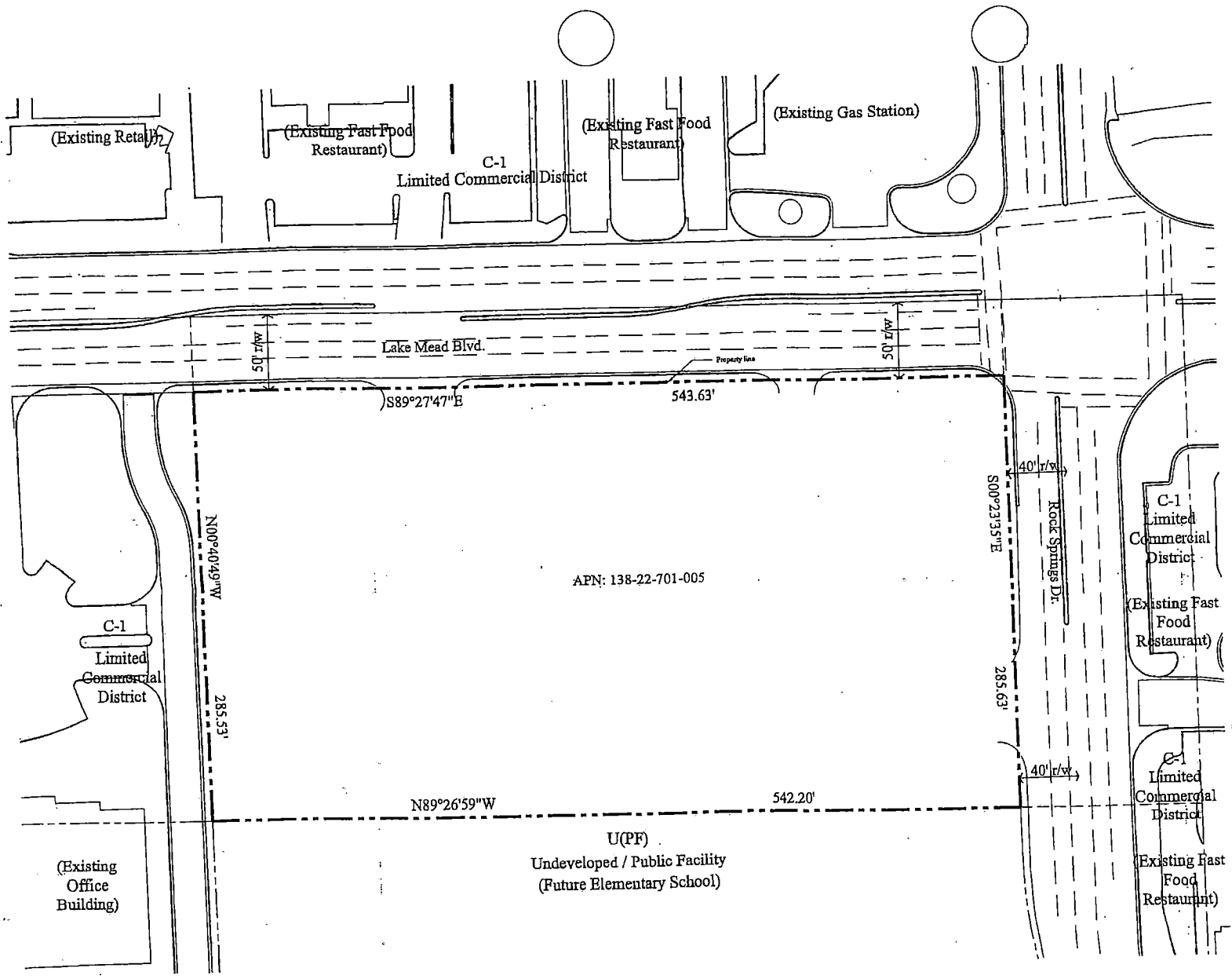
Subscribed and sworn before me

This 7th day of September 2004

Carol A. McDermott

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL A. McDERMOTT
No: 94-4995-1
My Appointment Expires Sept. 8, 2006



SITE INFORMATION

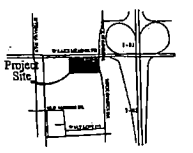
PARCEL AREA

Gross Area:	182,205 sf	4.18 acres
Net Area:	155,017 sf	3.55 acres

Fire Turning Radius

Typical Parking Spaces

Vicinity Map



Location Map

Proposed Perimeter CMU Wall Detail

Mixed Use@Lake Mead & I-95

Lake Mead BLVD. and Rock Springs at I-95

Note: This Layout is Conceptual in Nature and No Guarantee of its accuracy is implied. All Dimensions and Sizes are Preliminary and Subject to Change

Sansone Development
Las Vegas, NV

Conceptual Site Plan

North

Scale: 1" = 30'

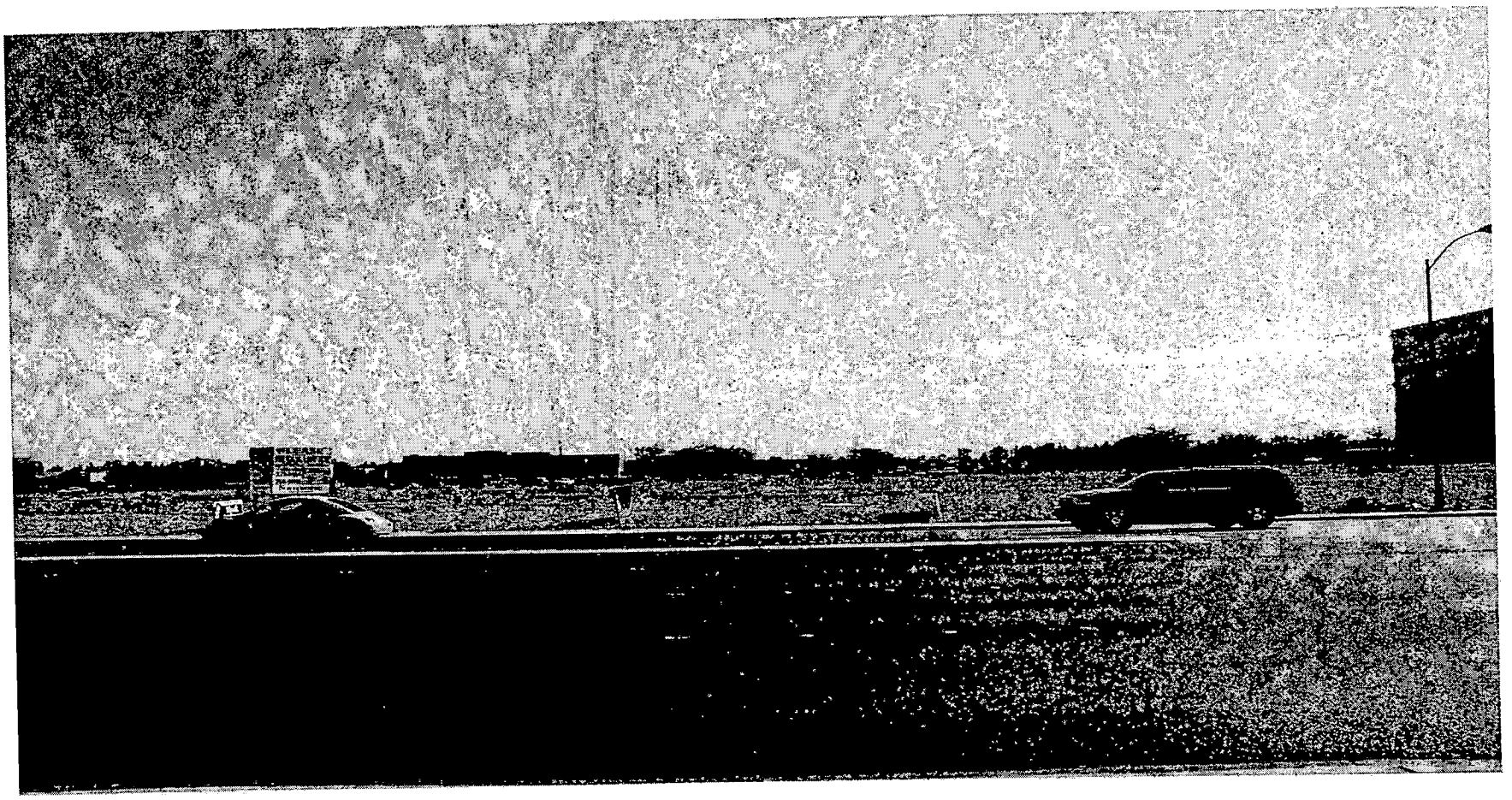
0 30 60

Date: August 31, 2004
Project Number: 104293

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

© COPYRIGHT 2004, PERLMAN ARCHITECTS, INC.

ZON-5206
10/21/04 PC



ZON-5206 - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND ROCK SPRINGS DRIVE
OCTOBER 21, 2004 PLANNING COMMISSION

10/12/04

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
GPA-5207 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: JAWA STUDIO - OWNER: TOWN CENTER CROSSINGS, LLC - Request to Amend a portion of the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan FROM: SC-TC (SERVICE COMMERCIAL – TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL – TOWN CENTER) on 3.88 acres adjacent to the northwest corner of Centennial Parkway and Juliano Avenue Road (APN 125-20-801-002), Ward 6 (Mack).

C.C.: 11/17/04

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 – Not Applicable
3. Staff Report

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-5188], Item 29 [GPA-5266], Item 43 [GPA-5195], Item 50 [MOD-5212], Item 51 [VAR-5214], Item 52 [SDR-5213] and Item 75 [SDR-5179] to 11/18/2004 Planning Commission meeting; Item 25 [VAC-5030] to 12/16/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 44 [GPA-5200] and Item 57 [VAR-5178]; and TABLE Item 47 [GPA-5207], Item 48 [SUP-5210] and Item 49 [SSR-5209] – UNANIMOUS

NOTE: Chairman Truesdell made a disclosure relating to Item 29 [GPA-5266], as he has an interest in the adjacent property. He would be voting on the abeyance but would abstain once the item comes forward. In addition, on Item 44 [GPA-5200], he would be voting on the abeyance but is uncertain if he would vote on the item once it comes forward, as he has been involved with the group that purchased the property and have abstained on this item in the past.

City of Las Vegas

Agenda Item No.: 47

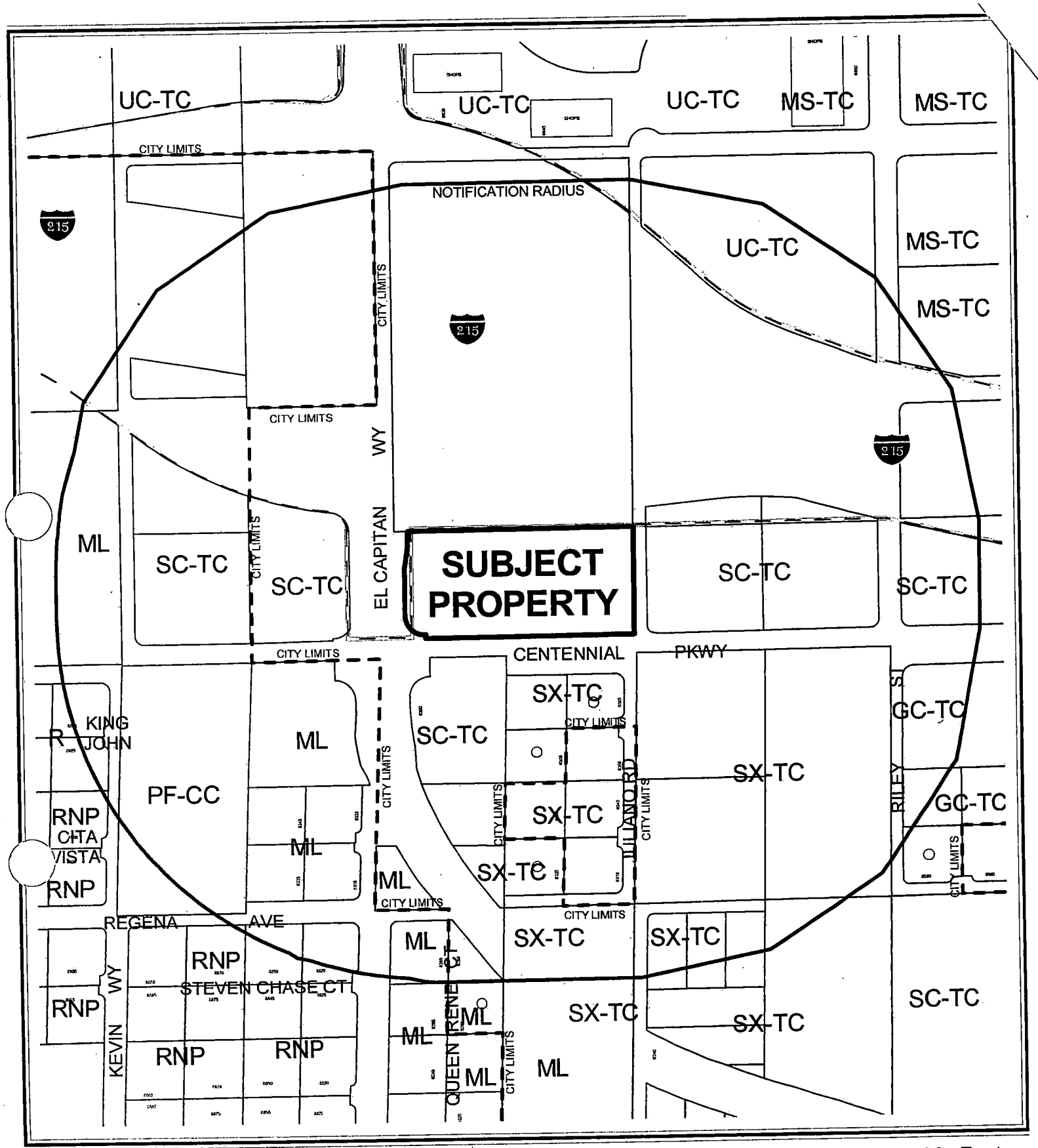
PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 47 – GPA-5207

MINUTES:

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

(6:05-6:20)

1-90



0 300 600 Feet

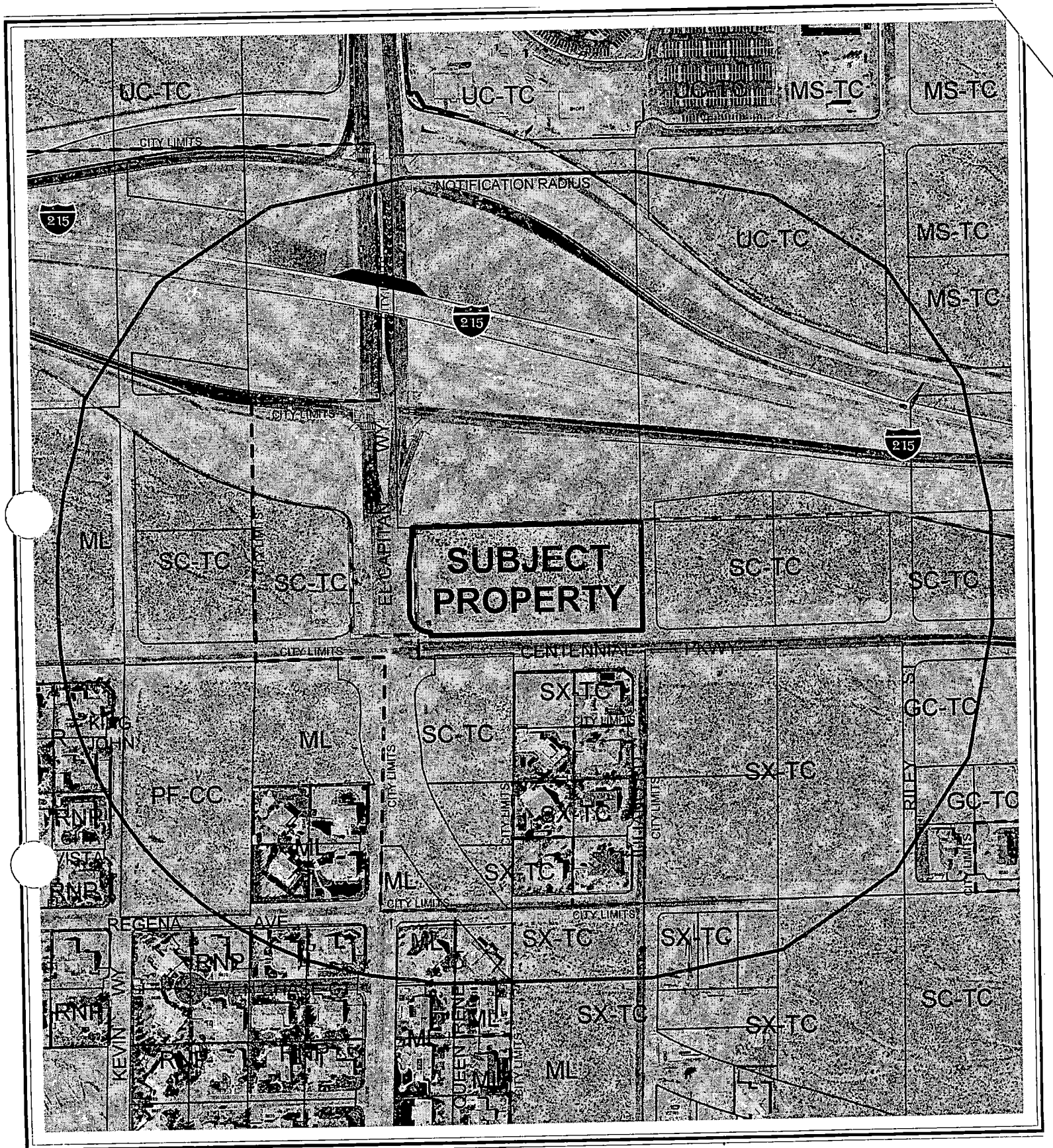
CASE: **GPA-5207**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

N



0 300 600 Feet

CASE: GPA-5207

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5207 - APPLICANT: JAWA STUDIO - OWNER: TOWN CENTER CROSSINGS, LLC

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** 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 Centennial Parkway and Juliano Avenue from SC-TC (Service Commercial) to GC-TC (General Commercial).

BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural Density Residential) land uses with a maximum density of 3 dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.

11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for TC (Town Center) land uses.

10/17/01 The City Council approved the last change of land use (GPA-0019-01) to GC-TC within Town Center.

10/21/04 The Planning Commission will consider two related items: a Site Development Plan Review (SDR-5209) and SUP- 5210 for a proposed 6,000 square foot tavern on a portion of the subject site.

B) Pre-Application Meeting

08/26/04 The following was discussed at the pre-application conference with the applicant.

- The proposal requires a GPA to GC to allow a Tavern.

- SC development areas need to be a minimum of 50 acres in size to consider a Tavern.
- A SUP is required for a Tavern in GC.
- A site plan needs to be submitted to Planning prior to formal submittal.

C) Neighborhood Meetings

09/20/04 A Property Owners meeting was held at the Mountain Crest Community Center for GPA-5207 and related applications. No residents were in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area:

3.88 Acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Beltway
South:	Undeveloped and Single Family Dwellings
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial- Town Center)
North:	ROW
South:	SC-TC (Service Commercial- Town Center) SX-TC (Suburban Mixed -Town Center)
East:	SC-TC (Service Commercial- Town Center)
West:	SC-TC (Service Commercial- Town Center) ROW

D) Existing Zoning

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

E) General Plan Compliance

The proposed TC (Town Center) zoning is in conformance with the Town Center Land Use of the Centennial Hills Sector Plan and designates the subject site as SC-TC (Service Commercial – Town Center) as part of the Town Center Master Plan. The intent of this district is to provide goods and services to the local area within the Centennial Hills Sector of the City. The GC-TC designation would allow more intensive regional scale uses.

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

DEFINITIONS

TC (Town Center) The Centennial Hills Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

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.

SPECIAL PLAN AREA: Centennial Hills Town Center

The subject site is located within the Centennial Hills Town Center Land Use Plan area. The effect of this Special Plan Area on this application and the area affected by this application is all development is subject to the Town Center Development Standards and Title 19.

ANALYSIS

The subject parcel is located at the northwest corner of Centennial Parkway, designated as 90-foot wide Town Center Frontage Road, and Juliano Avenue, designated as an 80-foot wide Town Center Collector, on Map 4A of the Town Center Development Standards.

Redesignation of the location to the land use of GC-TC is inconsistent with the balance of uses the planning process of the former Northwest, now called the Centennial Hills, Plan developed for the entire Town Center plan area. There is sufficent amount of undeveloped areas designated as GC-TC. There has not been enough development in Town Center to justify the increase of more GC-TC areas. The site is adjacent to SC-TC property to the east and west and SX-TC to the south. The closest GC-TC to the site is more than 600 feet to the east. Designation of the site as GC-TC would be considered spot zoning.

FINDINGS

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

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

   The proposed GC-TC is not compatible with the surrounding land uses. The site has SC-TC to the east and west and SX-TC to the south. The closest GC-TC to the site is more than 600 feet to the east. Designation of the site as GC-TC would be considered spot zoning.

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

   The subject site is currently zoned TC (Town Center). The proposed tavern will be within the range of uses permitted, with approval of a Special Use Permit.

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

   The Centennial Hills Sector Plan details the planned and current expansion of public facilities. The necessary utilities and resources will be provided as the neighborhood continues to evolve.

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

   By increasing the amount of GC-TC is contrary to Objective B and Policy B4 of the Centennial Hills Sector Land Use Plan in that the compatible balance of land uses described in Chapter 4 of the Centennial Hills Sector Plan is disrupted.

NOTICES MAILED: 39

APPROVALS: 0

PROTESTS: 0

08/27/2004 10:32 3561724

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5207 APN: 125-20-801-902

Name of Property Owner: TOWN CENTER CROSSINGS LLC ETAL

Name of Applicant: JAVA STUDIO

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Randy Black, Jr., Managing Member

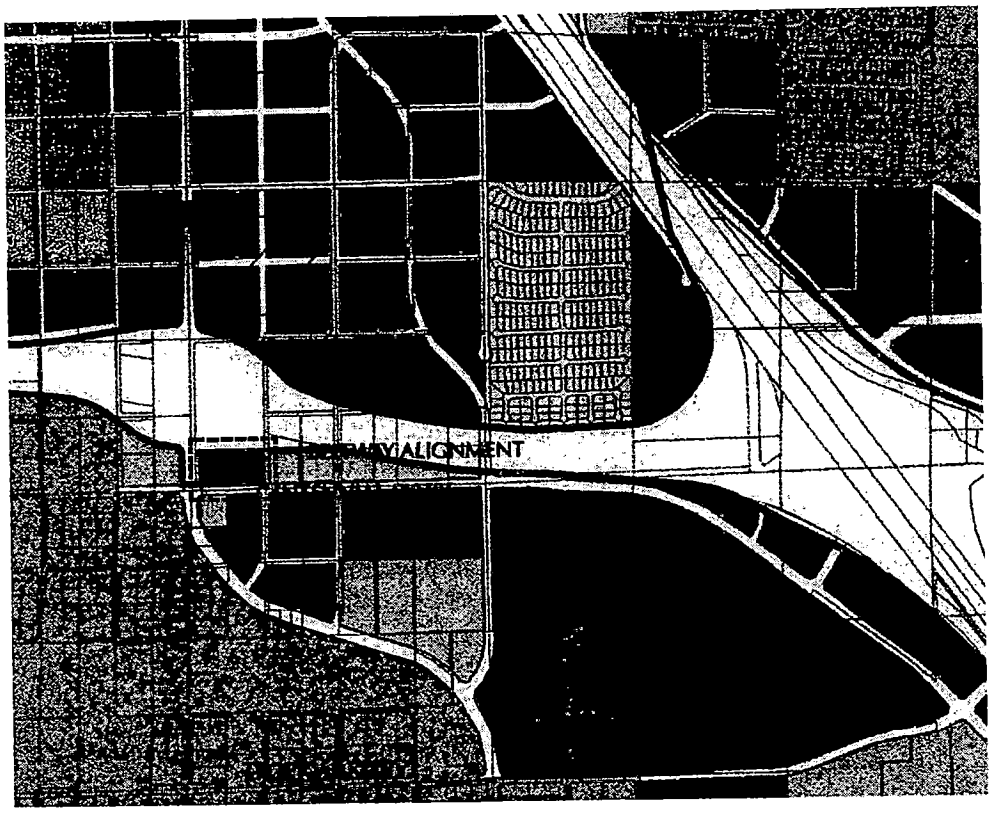
Subscribed and sworn before me

This 1st day of Sept., 2004

Lesley Fernandez

Notary Public in and for said County and State

LESLEY FERNANDEZ
Notary Public State of Nevada
No. 03-83173-1
My appt. exp. July 23, 2007



GPA-5207
10/21/04 PC

centennial tavern	04059 09.07.04	jawa studio
centennial center las vegas, nevada	site plan land use	

GPA-5207 - APPLICANT: JAWA STUDIO - OWNER: TOWN CENTER CROSSINGS, LLC
NORTHWEST CORNER OF CENTENNIAL PARKWAY AND JULIANO AVENUE ROAD
OCTOBER 21, 2004 PLANNING COMMISSION

10/01/04

City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
SUP-5210 - SPECIAL USE PERMIT RELATED TO GPA-5207 AND SDR-5209 - PUBLIC HEARING - APPLICANT: JAWA STUDIO - OWNER: TOWN CENTER CROSSINGS, LLC - Request for a Special Use Permit FOR A TAVERN on 3.88 acres adjacent to the northwest corner of Centennial Parkway and Juliano Avenue Road (APN 125-20-801-002), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/17/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-5188], Item 29 [GPA-5266], Item 43 [GPA-5195], Item 50 [MOD-5212], Item 51 [VAR-5214], Item 52 [SDR-5213] and Item 75 [SDR-5179] to 11/18/2004 Planning Commission meeting; Item 25 [VAC-5030] to 12/16/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 44 [GPA-5200] and Item 57 [VAR-5178]; and TABLE Item 47 [GPA-5207], Item 48 [SUP-5210] and Item 49 [SSR-5209] – UNANIMOUS

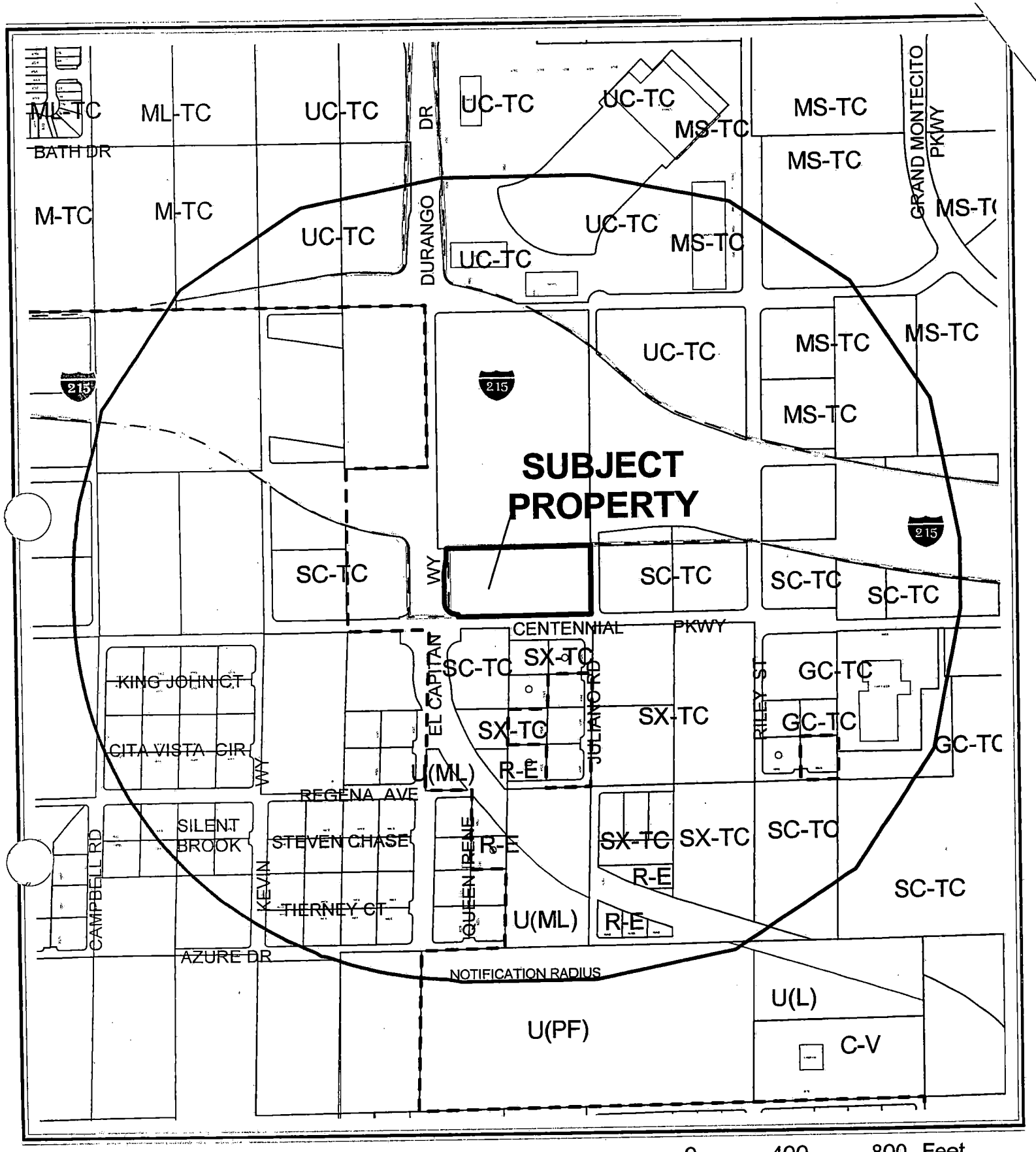
NOTE: Chairman Truesdell made a disclosure relating to Item 29 [GPA-5266], as he has an interest in the adjacent property. He would be voting on the abeyance but would abstain once the item comes forward. In addition, on Item 44 [GPA-5200], he would be voting on the abeyance but is uncertain if he would vote on the item once it comes forward, as he has been involved with the group that purchased the property and have abstained on this item in the past.

PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 48 – SUP-5210

MINUTES:

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

(6:05-6:20)

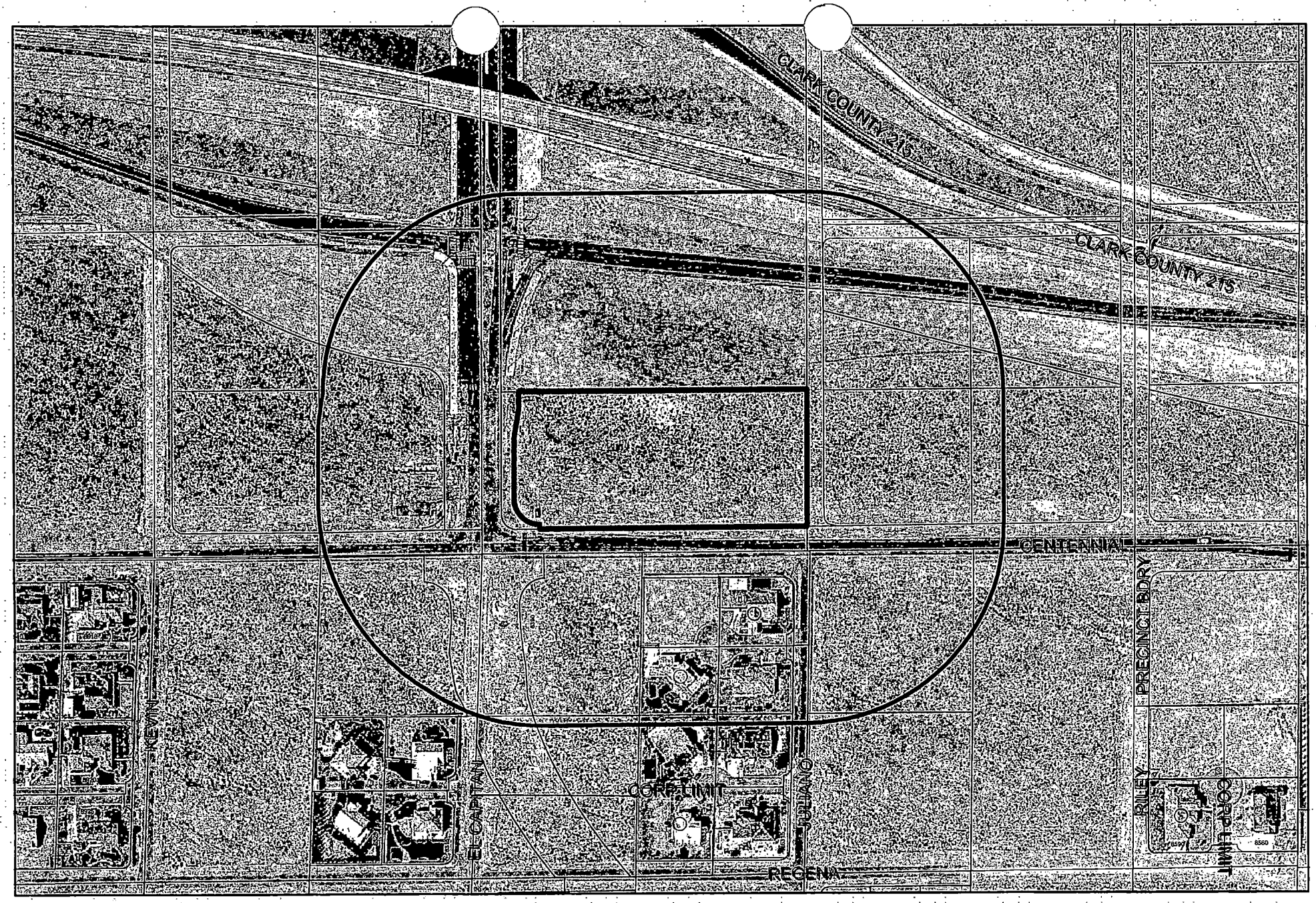


CASE: **SUP-5210**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL) TOWN CENTER SPECIAL LAND USE DESIGNATION - PROPOSED: GC (GENERAL COMMERCIAL)]

N



SUP-5210

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

- Tavern
- Child Care/ Children Facility

Subject Property

400 foot buffer

0 212.5 425 850 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5210 - APPLICANT: JAWA STUDIO - OWNER: TOWN CENTER CROSSINGS, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5205) to an SC (Service Commercial) land use designation on a portion of the site approved by the City Council.

2. Conformance to all Minimum Requirements of the Town Center Development Standards Manual for Pubs, Bars & Lounges (Taverns, etc.) use.

3. Approval of and conformance to the Conditions of Approval for Rezoning Site Development Plan Review (SDR-5209).

4. 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.

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

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a 6,000 square foot Tavern on a portion of 3.88 acres adjacent to northwest corner of Centennial Parkway and Juliano Avenue.

B) Applicant's Justification

The proposed use complies with applicable provisions of the development code; is compatible with adjacent uses in terms of scale, site design, and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located.

BACKGROUND INFORMATION

A) Previous Actions

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

11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.

05/01/02 The City Council approved Extension of Time applications U-0149-99(1) for a Supper Club and U-156-99(1) for a Liquor Establishment (Off Premise Consumption) with two year time limits.

10/21/04 The Planning Commission will consider two related items: a General Plan Amendment (GPA-5207) changing the land Use from SC-TC (Service Commercial- Town Center) to GC-TC (General Commercial- Town Center) and Site Development Plan Review (SDR-5209) for a proposed 6,000 square foot tavern on a portion of the subject site.

B) Pre-Application Meeting

08/26/04 The following was discussed at the pre-application conference with the applicant.

- The proposal requires a GPA to GC to allow a Tavern.

KCW

- SC development areas need to be a minimum of 50 acres in size to consider a Tavern.
- A SUP is required for a Tavern in GC.
- A site plan needs to be submitted to Planning prior to formal submittal.

C) Neighborhood Meetings

09/20/04 A Property Owners meeting was held at the Mountain Crest Community Center for GPA-5207 and related applications. No residents were in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area: 3.88 Acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Beltway
South:	Undeveloped and Single Family Dwellings
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial- Town Center)
North:	ROW
South:	SC-TC (Service Commercial- Town Center) SX-TC (Suburban Mixed -Town Center)
East:	SC-TC (Service Commercial- Town Center)
West:	SC-TC (Service Commercial- Town Center) ROW

D) Existing Zoning

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

KCW

E) General Plan Compliance

The proposed TC (Town Center) zoning is in conformance with the Town Center Land Use of the Centennial Hills Sector Plan and designates the subject site as SC-TC (Service Commercial – Town Center) as part of the Town Center Master Plan. The intent of this district is to provide goods and services to the local area within the Centennial Hills Sector of the City. The GC-TC designation would allow more intensive regional scale uses.

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

Town Center
Development within Town Center will be subject to the Town Center Development Standards and the Town Center Land Use chapter of the Centennial Hills Sector Plan.

Trails
According to Map No. 6 of the Transportation Trails Element a Frontage Road Trail is required along the north side of Centennial Parkway. Centennial Parkway will be developed as a 90' Town Center Frontage Road, which includes a four-foot amenity zone and five-foot sidewalk.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because any Special Use Permit is proposed within 500 feet of an incorporated boundary.

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 City of Las Vegas Department of Public Works has no comment.
2) Las Vegas Metropolitan Police Department found no significant issues.

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

KCW

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Restaurant, Café, Tavern, Bar and Other Eating and Drinking Establishments	6,000 SF. (4,310 public seating; 1,690 sf remaining gfa)	1/50 SF of Public Seating Area, 1/200 remaining GFA	96	4	106	4

The site plan provides more than sufficient number of parking spaces with 106 planned and 96 required.

A2) Minimum Distance Separation Requirements

The closest school is approximately 2,000 feet from the proposed tavern and the closest church is 1,800 feet from the tavern.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned TC (Town Center).

The proposed tavern will be within the range of uses permitted, with approval of a Special Use Permit, in the GC-TC (General Commercial- Town Center) Land Use Designation, the subject of the companion General Plan Amendment application GPA-5207.

- Use

This use meets the minimum distance separation requirements as no protected uses have been identified within 400 feet of the subject property.

KCW

However, redesignating of the location to the land use of GC-TC is inconsistent with the balance of uses the planning process of the former Northwest, now called the Centennial Hills, Plan developed for the entire Town Center plan area. There is sufficent amount of undeveloped areas designated as GC-TC. There has not been enough development in Town Center to justify the increase of more GC-TC areas.

- Conditions

Recommended conditions include conformance to all Minimum Requirements of the Town Center Development Standards Manual for Pubs, Bars & Lounges (Taverns, etc.) and the approval of and conformance to the Conditions of Approval for the Site Development Plan Review application SDR-5208.

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 use meets the minimum distance separation requirements as no protected uses have been identified within 400 feet of the subject property.

   The use though will not be harmonious with surrounding uses as the redesignation of the site to GC-TC disrupts the balance of uses in the Town center Plan area created to satisfy the future needs of the northwest. There are GC-TC areas that are still undeveloped. There has not been the scope of development that would justify increasing the amount of GC-TC designated land. . The site has SC-TC to the east and west and SX-TC to the south. The closest GC-TC to the site is more than 600 feet to the east. Designation of the site as GC-TC would be considered spot zoning.

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

   The subject site will be physically suitable for the type and intensity of land use as proposed by this proposed tavern.

KCW

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."**

   Centennial Parkway is designated as 90-foot wide Town Center Frontage Road and Juliano Avenue is designated as an 80-foot wide Town Center Collector. Both rights-of-way will provide adequate access to the subject site.

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

   The proposed tavern use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 96 [Mailed with SDR-5209]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5210 APN: 125·20·801·902

Name of Property Owner: TOWN CENTER CROSSINGS LLC ETAL

Name of Applicant: JAWA STUDIO

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

_____ Yes XX No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Randy Black, Jr., Managing Member

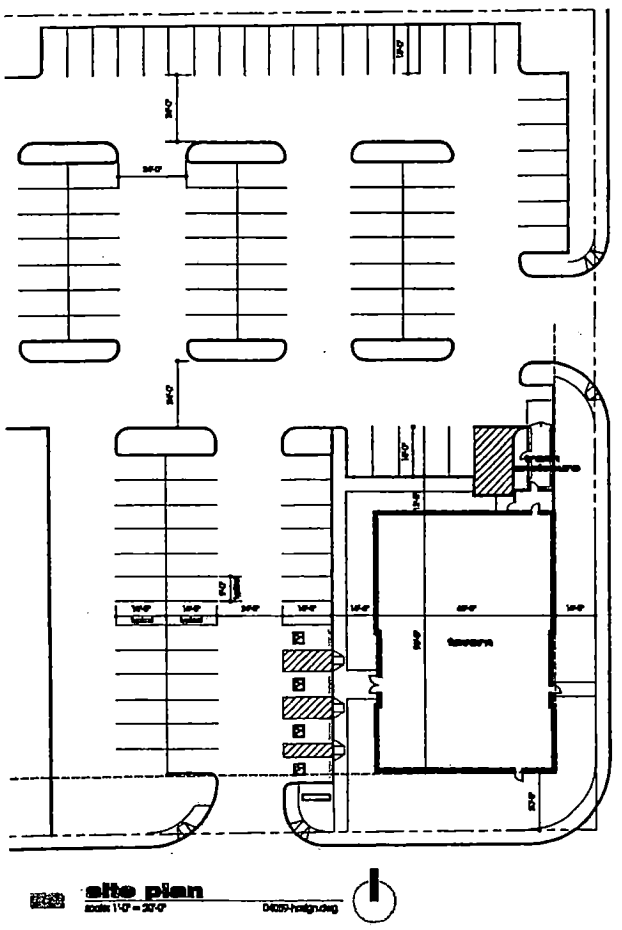
Subscribed and sworn before me

This 1st day of Sept., 2004

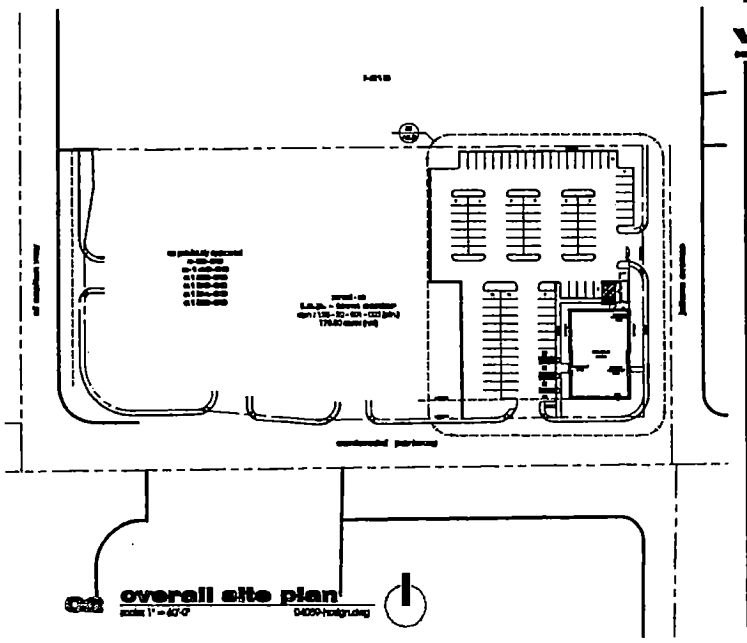
Lesley Fernandez

Notary Public in and for said County and State

LESLEY FERNANDEZ
Notary Public State of Nevada
No. 03-83173-1
My appt. exp. July 23, 2007



A2 site plan
scale 1'-0" = 20'-0" 04059-hcsign.dwg



C2 overall site plan
scale 1" = 40'-0" 04059-hcsign.dwg

parking analysis

building data

building area	6,xxxx sq. ft. (1 story)
	2 stories allowed per section 404.2
public seating, bar and waiting area	4,xxx sq. ft.
kitchen, storage and restrooms	1,xxxx sq. ft.

parking requirements

standard standard parking

4/1000	xxx parking stalls
1,xxx / 200	x parking stalls
	xxx parking stalls

standard handicap parking

1-25	x handicapped parking stalls

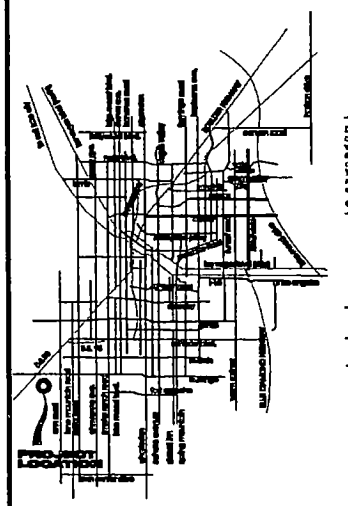
standard parking provided: x xxx parking stalls

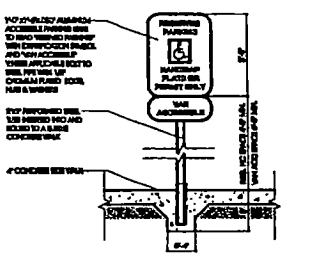
handicap parking provided: x handicapped parking stalls

parking requirements

building area (incl patio)	6,xxxx sq. ft. (1 story)
lot area	x,xxx,xxx sq. ft. xx.xx acres +/-
building/lot ratio	xx%

vicinity map





A1 handicapped sign
scale 3/8" = 1'-0" 04059-hcsign.dwg

jawa
studio
architecture
interior design
103 E. Charleston Suite 105
Las Vegas, Nevada, 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

structural

plumbing & electrical

civil

landscape

mech.

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright, in the same and not assume or permit the assumption of the architect's documents except by written agreement in writing.
© copyright 2004, jawa studio, inc.

CENTENNIAL TAVERN
centennial parkway & el capitan
las vegas, nevada

owner

sheet title: elevations

drawn/checked by: FW/MB

date: 08.07.04

job no. 04059

sheet no. 1 of 4

sheet no. **A0.0**

cad dwg. file: 04059A0.0.dwg

SUP-5210
10/21/04 PC

SUP-5210 - APPLICANT: JAWA STUDIO - OWNER: TOWN CENTER CROSSINGS, LLC
NORTHWEST CORNER OF CENTENNIAL PARKWAY AND JULIANO AVENUE ROAD
OCTOBER 21, 2004 PLANNING COMMISSION

10/01/04

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

SDR-5209 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5207 AND SUP-5210 - PUBLIC HEARING - APPLICANT: JAWA STUDIO - OWNER: TOWN CENTER CROSSINGS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 6,000 SQUARE FOOT TAVERN on 3.88 acres adjacent to the northwest corner of Centennial Parkway and Juliano Avenue Road (APN 125-20-801-002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 11/17/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-5188], Item 29 [GPA-5266], Item 43 [GPA-5195], Item 50 [MOD-5212], Item 51 [VAR-5214], Item 52 [SDR-5213] and Item 75 [SDR-5179] to 11/18/2004 Planning Commission meeting; Item 25 [VAC-5030] to 12/16/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 44 [GPA-5200] and Item 57 [VAR-5178]; and TABLE Item 47 [GPA-5207], Item 48 [SUP-5210] and Item 49 [SSR-5209] – UNANIMOUS

NOTE: Chairman Truesdell made a disclosure relating to Item 29 [GPA-5266], as he has an interest in the adjacent property. He would be voting on the abeyance but would abstain once the item comes forward. In addition, on Item 44 [GPA-5200], he would be voting on the abeyance but is uncertain if he would vote on the item once it comes forward, as he has been involved with the group that purchased the property and have abstained on this item in the past.

City of Las Vegas

Agenda Item No.: 49

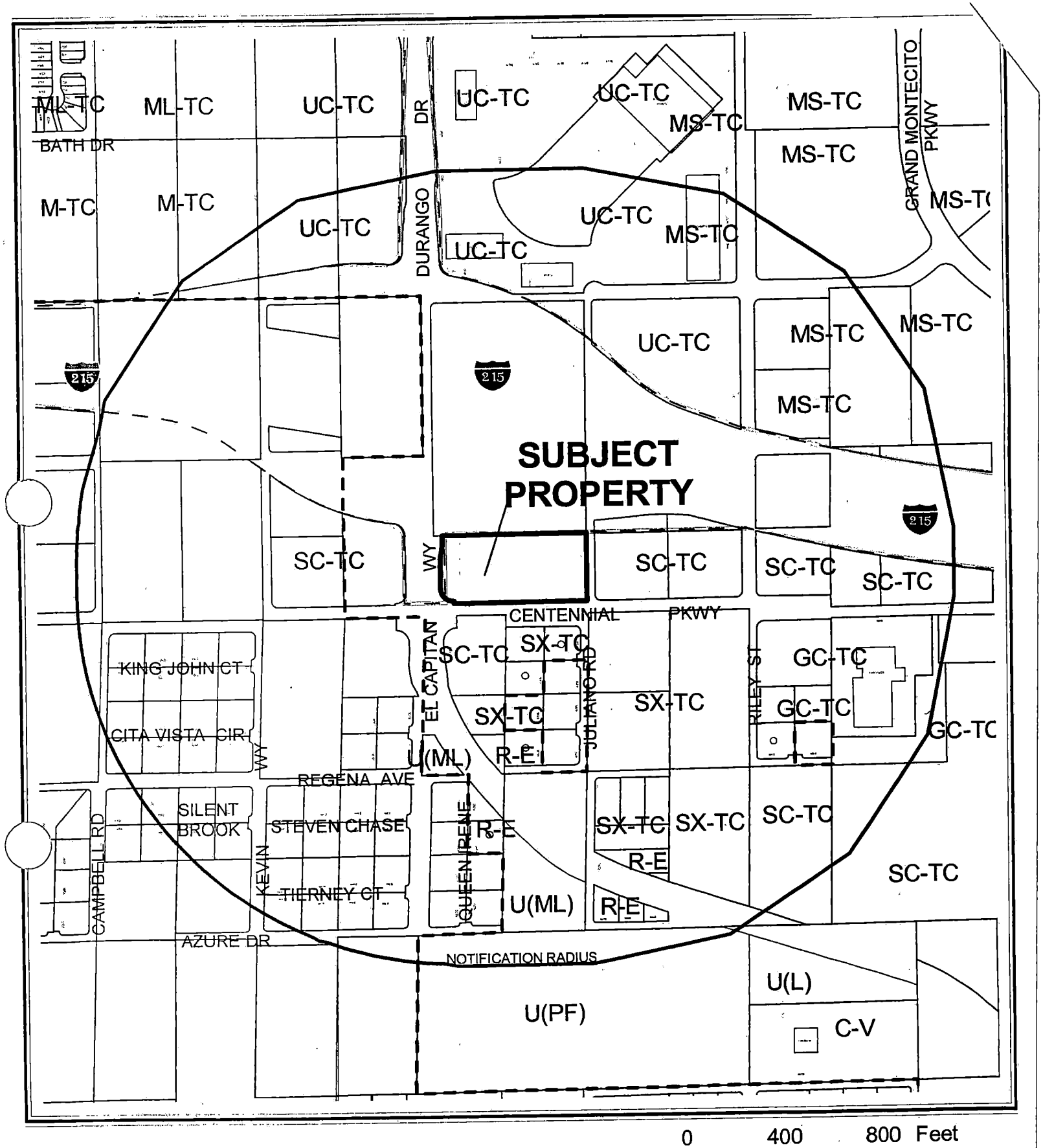
PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 49 – SDR-5209

MINUTES:

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

(6:05-6:20)

1-90



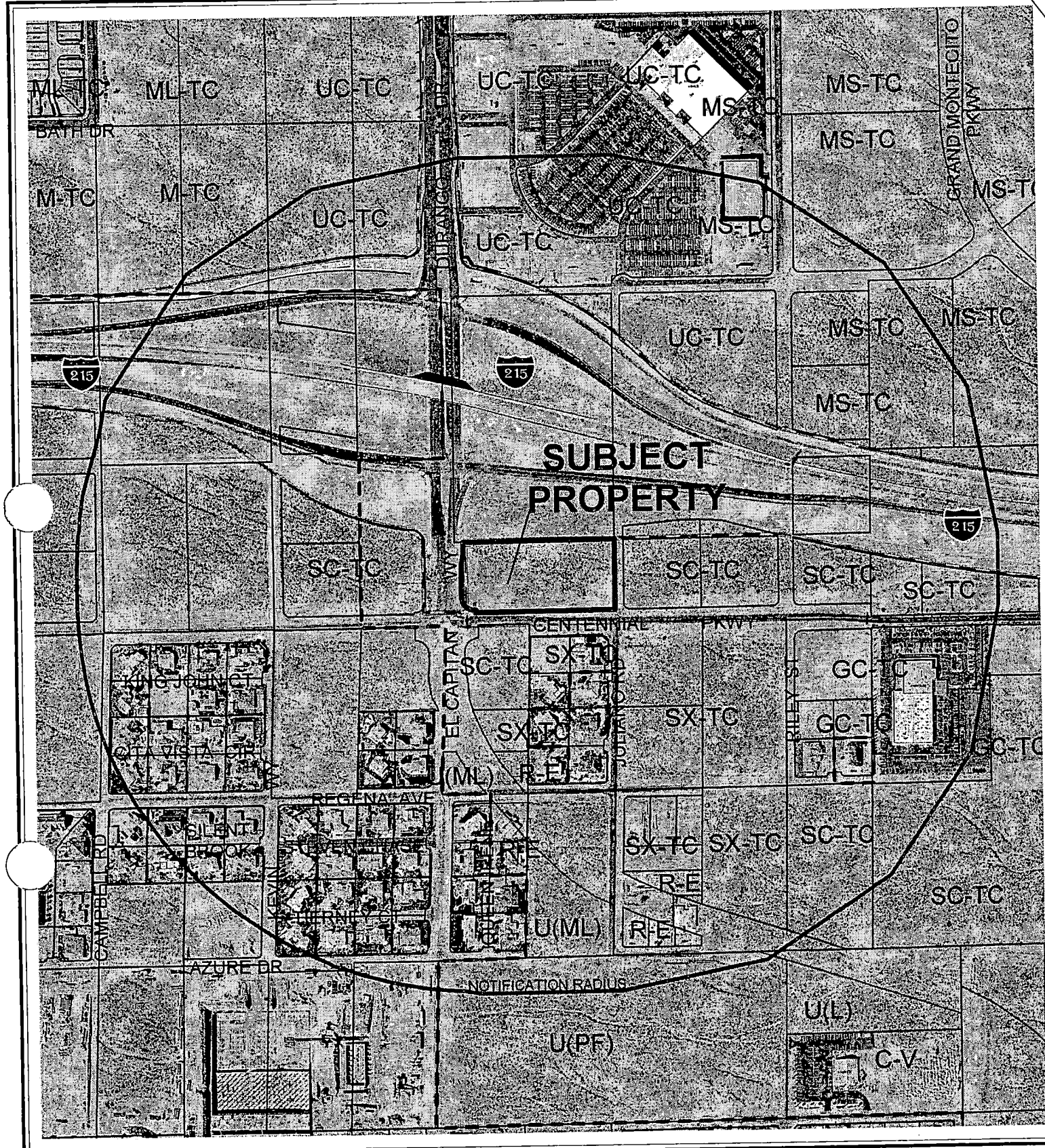
0 400 800 Feet

CASE: **SDR-5209**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL) TOWN CENTER SPECIAL LAND USE DESIGNATION - PROPOSED: GC (GENERAL COMMERCIAL)]

N



0 400 800 Feet

CASE: **SDR-5209**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL) TOWN CENTER SPECIAL LAND USE DESIGNATION - PROPOSED: GC (GENERAL COMMERCIAL)]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5209 - APPLICANT: JAWA STUDIO - OWNER: TOWN CENTER CROSSINGS, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. A Special Use Permit (SUP-5210) for a Pub, Bar or Lounge (Tavern, Etc.) and a General Plan Amendment application to GC-TC (General Commercial - Town Center) (GPA-5207) on the site, 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, except as amended by conditions herein.

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a) An outdoor seating area or plaza between the building and the street. b) Trash enclosures shall meet Title 19.08.045 standards, which require enclosed and roofed trash enclosures. c) Wheel stops; handicapped parking, and loading spaces shall be in accordance with LVMC 19.10.010.

5. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit to reflect: Centennial Parkway as a 90-foot Town Center Frontage Road with a four-foot amenity zone and a five-foot sidewalk. Palm trees spaced 35 feet apart shall be shown in the amenity zone. Juliano Avenue is a 80-foot Town Center Collector with a five-foot amenity zone and seven-foot sidewalk. Landscape islands shall meet minimum Landscape Island and Tree Requirements in Section D.2.B.7, which include one tree for every six uncovered parking spaces. The project shall meet the 20 percent open space requirement in Section 19.06.110.E.

6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance the elevations with articulation such as boxouts, an arcade, hipped roof, etc.

7. Pursuant to the Town Center Development Standards signs chapter a Master Sign Plan is required and shall be approved by the Centennial Hills Town Center Architectural Review Committee (CHARC).

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

12. 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.

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

14. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

15. Dedicate 30 feet of right-of-way adjacent to this site for Juliano Road and the area required for the proportionate half of a cul-de-sac prior to the issuance of any permits. Alternatively the existing portions of Juliano Road could be vacated prior to the issuance of any permits.

16. If not vacated construct half-street improvements, including appropriate overpaving, on Juliano 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. 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). This site shall be responsible for all, if any, half-street improvements on Durango Drive and Centennial Parkway that are not constructed by a special or capital improvement project.

17. If not already constructed by the master developer for this site, this site shall be responsible for the construction of the full-width entrance drives and sufficient on-site paving to allow two-way traffic concurrent with development of this site.

18. 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.

19. This pad site must always allow for the perpetual common access between the various parcels/owners within the overall parcel area.

20. 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.

21. Site development to comply with all applicable conditions of approval for Site Development Plan Review Z-76-98(11) and all other applicable site-related actions.

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 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 6,000 square foot Tavern on a portion of 3.88 acres adjacent to northwest corner of Centennial Parkway and Juliano Avenue.

B) Applicant's Justification

The proposed use complies with applicable provisions of the development code; is compatible with adjacent uses in terms of scale, site design, and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located.

BACKGROUND INFORMATION

A) Previous Actions

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

05/17/00 The City Council approved a Site Development Plan Review application [Z-0076-98(11)] for a 20,800 square foot retail center.

11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.

10/21/04 The Planning Commission will consider two related items: a General Plan Amendment (GPA-5207) changing the land Use from SC-TC (Service Commercial- Town Center) to GC-TC (General Commercial- Town Center) and Special Use Permit (SUP-5210) for a proposed 6,000 square foot Tavern at the subject location.

B) Pre-Application Meeting

08/26/04 The following was discussed at the pre-application conference with the applicant.

- The proposal requires a GPA to GC to allow a Tavern.
- SC development areas need to be a minimum of 50 acres in size to consider a Tavern.
- A SUP is required for a Tavern in GC.
- A site plan needs to be submitted to Planning prior to formal submittal.

KCW

C) Neighborhood Meetings

09/20/04 A Property Owners meeting was held at the Mountain Crest Community Center for GPA-5207 and related applications. No residents were in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area: 3.88 Acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial- Town Center)
North:	ROW
South:	SC-TC (Service Commercial- Town Center)
	SX-TC (Suburban Mixed -Town Center)
East:	SC-TC (Service Commercial- Town Center)
West:	SC-TC (Service Commercial- Town Center)
	ROW

D) Existing Zoning

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

E) General Plan Compliance

The proposed TC (Town Center) zoning is in conformance with the Town Center Land Use of the Centennial Hills Sector Plan and designates the subject site as SC-TC (Service Commercial – Town Center) as part of the Town Center Master Plan. The intent of this district is to provide goods and services to the local area within the Centennial Hills Sector of the City. The GC-TC designation would allow more intensive regional scale uses.

KCW

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

Town Center
Development within Town Center will be subject to the Town Center Development Standards and the Town Center Land Use chapter of the Centennial Hills Sector Plan.

Trails
According to Map No. 6 of the Transportation Trails Element a Frontage Road Trail is required along the northside of Centennial Parkway. Centennial Parkway will be developed as a 90' Town Center Frontage Road, which includes a four-foot amenity zone and five-foot sidewalk.

PROJECT DESCRIPTION

The subject parcel is located at the northwest corner of Centennial Parkway, designated as 90-foot wide Town Center Frontage Road, and Juliano Avenue, designated as an 80-foot wide Town Center Collector, on Map 4A of the Town Center Development Standards.

The building is located at the corner of the intersection with the closest exterior wall being the required 15 feet from Juliano. The site plan does not show the use of the 15 to 20 foot space between the side walk and the building as area for the required plaza, eating, or outdoor serving area that would satisfy part of the 20% open space rule. Access to the site is both from Juliano and Centennial. The public entrance into the building will be the west side of the building.

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	N/A	N/A
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks			
• Front	15 Feet	20	Y
• Side	N/A		N/A
• Corner	15 Feet	15	Y
• Rear	N/A	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories	1 Story	Y
Trash Enclosure	Yes	Yes	Y
Loading Zone	Yes	Yes	Y
Mech. Equipment	Screened	Not Shown	

The proposal meets the requirements of the Town Center Development Standards and Title 19.

A2) Residential Adjacency Standards

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
Restaurant, Café, Tavern, Bar and Other Eating and Drinking Establishments	6,000 SF. (4,310 public seating; 1,690 sf remaining gfa)	1/50 SF of Public Seating Area, 1/200 remaining GFA	96	4	106	4

The calculations on the site plan show that the plan provides more than sufficient number of parking spaces with 106 planned and 96 required.

A4) Landscape and Open Space Standards

Pursuant to Town Center Development Standards, the following Landscape Standards and Open Space Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/ 6 Spaces	18 Trees	9 Trees
• Town Center Frontage Road Standards (Min. Trees in Amenity Zone)	1 Tree/35 Linear Feet	6 Trees	Not provided
• Town Center Collector Standards (Min. Trees in Amenity Zone)	1 Tree/30 Linear Feet	7 Trees	Not provided
• Min. Trees – Rear Yard	1 Tree/20 Linear Feet	Zero	Not provided
• Rear Buffer	8 Feet	5 Feet	Not provided
• Front Buffer	1 Tree/20 Linear Feet	5 Trees	4 Trees
• Side Buffer	1 Tree/20 Linear Feet	15 Trees	11 Trees
• Min. Amenity Zone Width (Frontage Road)	4 Feet		Not Shown
• Min. Amenity Zone Width (Collector)	5 Feet		Not Shown
Open Space	20%		Not Shown

The landscape plan does not indicate the required amenity zones for Centennial and Juliano as required by the Town Center Development Standards. Also the parking lot landscaping does not meet the minimum tree requirement of one tree per six parking spaces.

The plan does not show the public areas like plazas or outdoor eating areas as required for the 20% of open space requirement of Title 19 and the Town Center Development Standards.

A5) Sign Standards

Pursuant to the Town Center Development Standards signs in Town Center shall be subject to review and approval by the Centennial Hills Town Center Architectural Review Committee (CHARC) by a separate application.

B) General Analysis and Discussion

- Zoning

The current zoning of the subject property is TC (Town Center), which is appropriate since it advances City policies within Town Center.

KCW

- Site Plan

The proposed tavern is sited on the southeast corner of the subject site, with parking provided on the west and north of the building. Access to the subject portion of the site will be via driveways to Juliano and Centennial. The site plan indicates sufficent parking spaces for the tavern use.

The site plan does not show the amenity zones along the streets and the outdoor public areas that will satisfy the 20% open space requirement of Title 19 and the Town Center Development Standards. It is noted that this development is part of a larger project, which will ultimately be required to meet this open space standard.

- Waivers

None requested.

- Landscape Plan

The landscape plan does not indicate the required amenity zones along the streets as required by the Town Center Development Standards. Also the parking lot landscaping does not meet the minimum tree requirement of one tree per six parking spaces. If approved, conditions are presented to address these requirements.

- Elevation

The submitted elevations depict a single-story square shaped building with parapets. Building materials include stucco, treated wood, and brick. Architectural features include awnings and gridded windows.

- Floor Plan

The floor plan indicates a central bar area surrounded on three sides with a dining area, lounge area, and dining booths. A games area is located at the south end of the building. The kitchen, coolers and storage area are found at the northeast end of the tavern. The floor plan is sufficient for the proposed use.

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 site plan for the tavern is incompatible with the future SC-TC and SX-TC development of the surrounding properties.

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

   The proposed site plan for the tavern is not consistent with the Town Center Development Standards Manual. If this application is approved, conditions have been added to address the discrepancies.

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

   Centennial Parkway, a 90-foot Town Center Frontage Road, and Juliano Avenue, an 80 foot Town Center Collector, will not be negatively impacted by the proposed tavern.

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

   The building and landscape materials for the proposed tavern do not meet the requirements of Town Center Development Standards Manual. Conditions have been added to address the issue.

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 lack of articulation on the façade of the proposed tavern creates an unsightly, undesirable appearance that will not be harmonious with the future development in the area. A condition has been added to address the appearance of the building.

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.

KCW

NOTICES MAILED 96 [Mailed with SUP-5210]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5209 APN: 125·20·801·002

Name of Property Owner: TOWN CENTER CROSSINGS LLC ETAL

Name of Applicant: JAWA STUDIO

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

_____ Yes XX No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

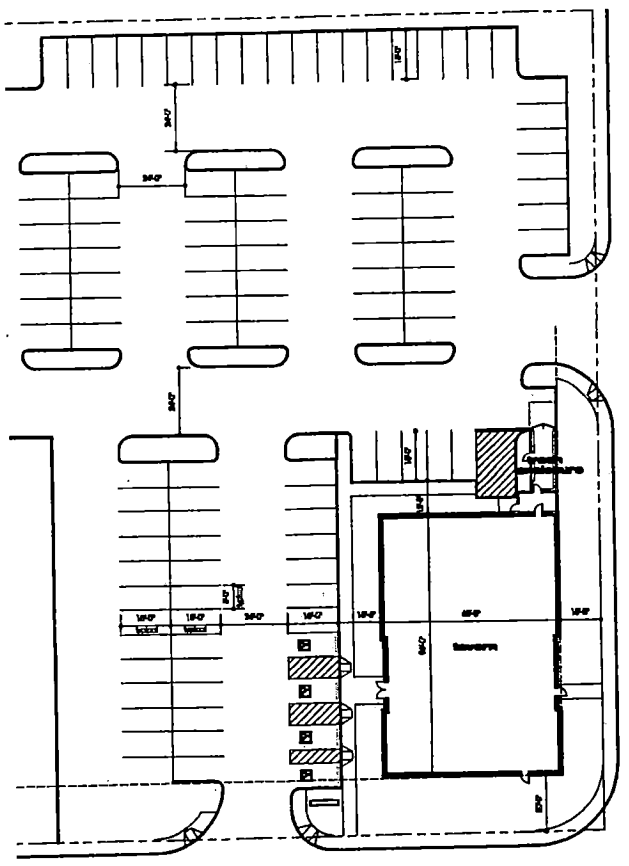
Print Name: Randy Black, Jr., Managing Member

Subscribed and sworn before me

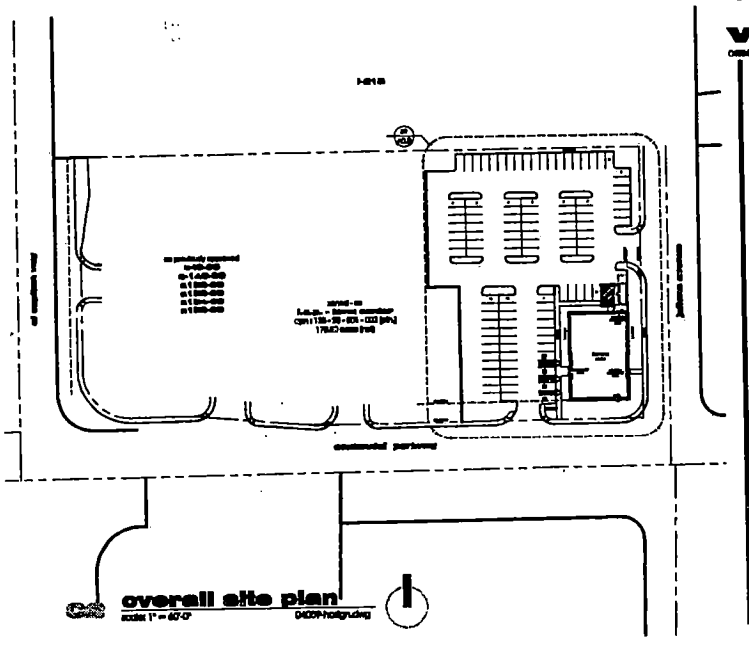
This 1st day of Sept., 2004

Lesley Fernandez
Notary Public in and for said County and State

LESLEY FERNANDEZ
Notary Public State of Nevada
No. 03-83173-1
My appt. exp. July 23, 2007



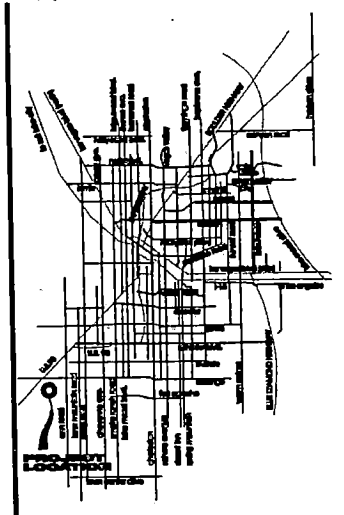
site plan
scale 1"-0" = 20'-0" 04059-hoslgn.dwg

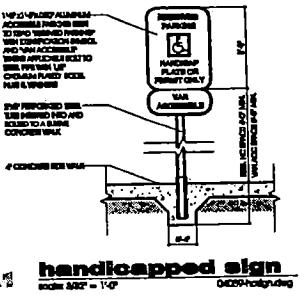


overall site plan
scale 1" = 40'-0" 04059-hoslgn.dwg

parking analysis

vicinity map





handicapped sign
scale 3/8" = 1'-0" 04059-hoslgn.dwg

jawa
studio
architecture
interior design
103 E. Charleston Suite 105
Las Vegas, Nevada, 89104
tel. 702.898.1723
fax. 702.898.1724
mail@jawastudio.com

Documents prepared by the architect as instruments of service for use solely with respect to this project, the contents shall remain the property of the architect including copyright and other rights. The owner shall not cause or permit the reuse of the architect's documents except by mutual agreement in writing.

© copyright 2004, jawa studio, inc.

CENTENNIAL TAVERN
centennial parkway & el capitan
las vegas, nevada

elevations

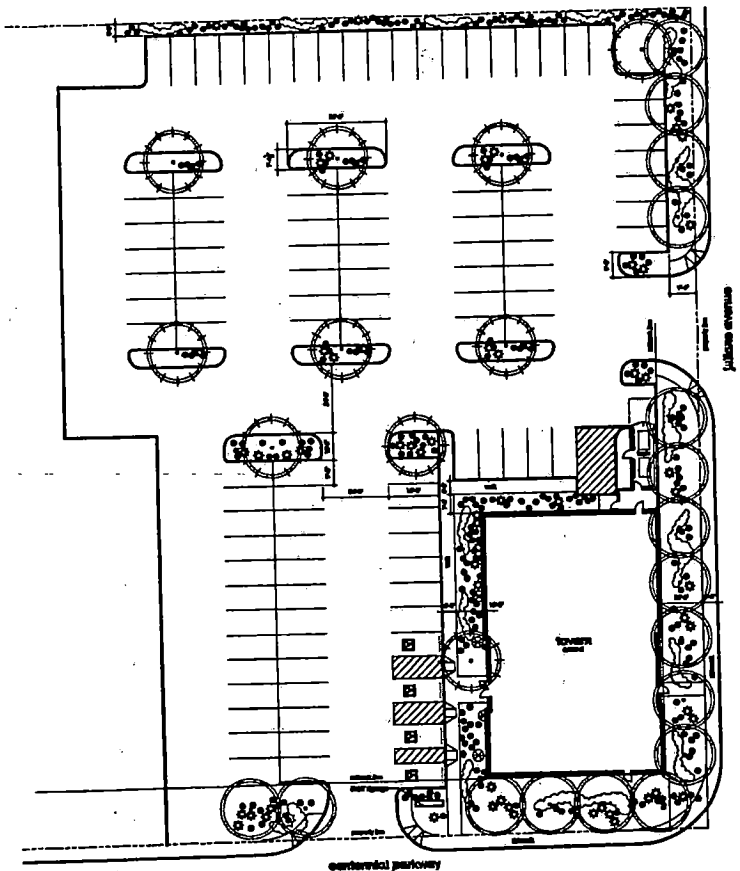
drawn/checked by
PB/MB

date
05.07.04

job no.
04059

sheet no.
A0.0

cad dwg. file
04059-0.DWG



C#2 **landscape plan**
scale 1" = 20'-0"

plant legend

trees

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY

shrubs

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY

accent plants

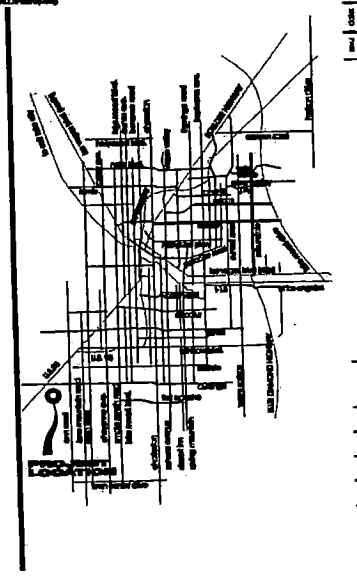
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY

groundcovers

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY

general notes

vicinity map



jawa
studio
architecture
interior design
103 E. Charleston Suite 103
Las Vegas, Nevada, 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com
structural
plumbing & electrical
civil
other
west

SDR

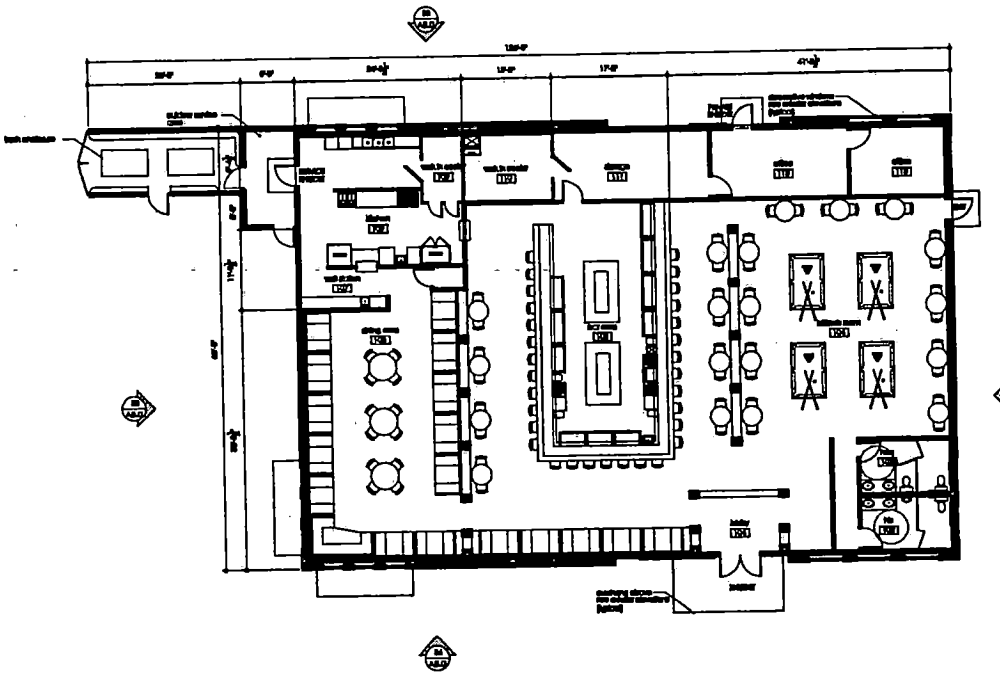
Documents prepared by the architect and instruments of service herein solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not make or permit the reuse of the architect's documents except by mutual agreement in writing.
© copyright 2004, jawa studio, llc.

CENTENNIAL TAVERN
centennial parkway & el capitan
las vegas, nevada

point / comm

sheet title: landscape plan

drawn/checked by: PS/JS
date: 08.07.04
job no. 04089
sheet no. 2 of 4
sheet no. **A1.0**
cad dwg. file: 04089-A1.0dwg



floor plan
scale: 1/4" = 1'-0"

jawa
studio
architecture
interior design
103 E. Charleston Suite 105
Las Vegas, Nevada, 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

SDR

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyrights. The owner shall not sell or assign the sales of the architect's documents except by mutual agreement in writing.
© copyright 2004, jawa studio, inc.

no.	date	description

project / address
CENTENNIAL TAVERN
centennial parkway & el capitan
las vegas, nevada

sheet title
floor plan

drawn/checked by
mb/ds

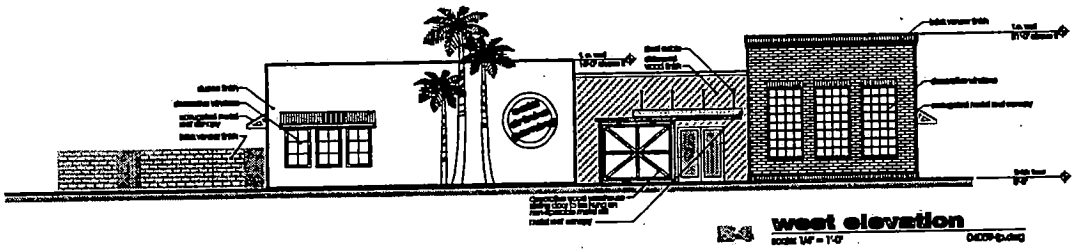
date
08.07.04

job no.
04099

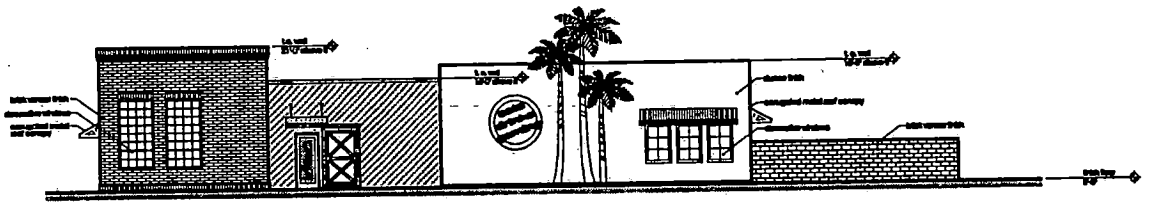
sheet no.
2 of 4

sheet no.
A2.0

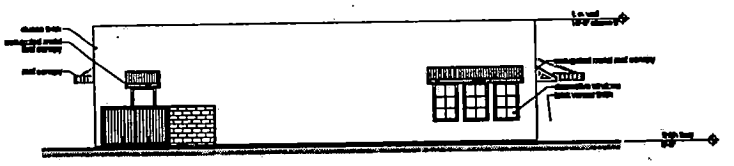
cad dwg. file 04099FLOOR



west elevation
scale 1/4" = 1'-0"



east elevation
scale 1/4" = 1'-0"



north elevation
scale 1/4" = 1'-0"

south
scale 1/4" = 1'-0"

jawa
studio
architecture
interior design
105 E. Charleston Suite 105
Las Vegas, Nevada, 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

structural

plumbing & electrical

civil

other

SDR

Documents prepared by the architect are instruments of service for use solely with respect to this project. the architect shall retain all common law, statutory and other rights, including copyright. the owner shall not cause or permit the reuse of the architect's documents except by mutual agreement in writing.
© copyright 2004, jawa studio, ltd.

mk	date	description

project / address
CENTENNIAL TAVERN
centennial parkway & el capitan
las vegas, nevada

work

sheet title
elevations

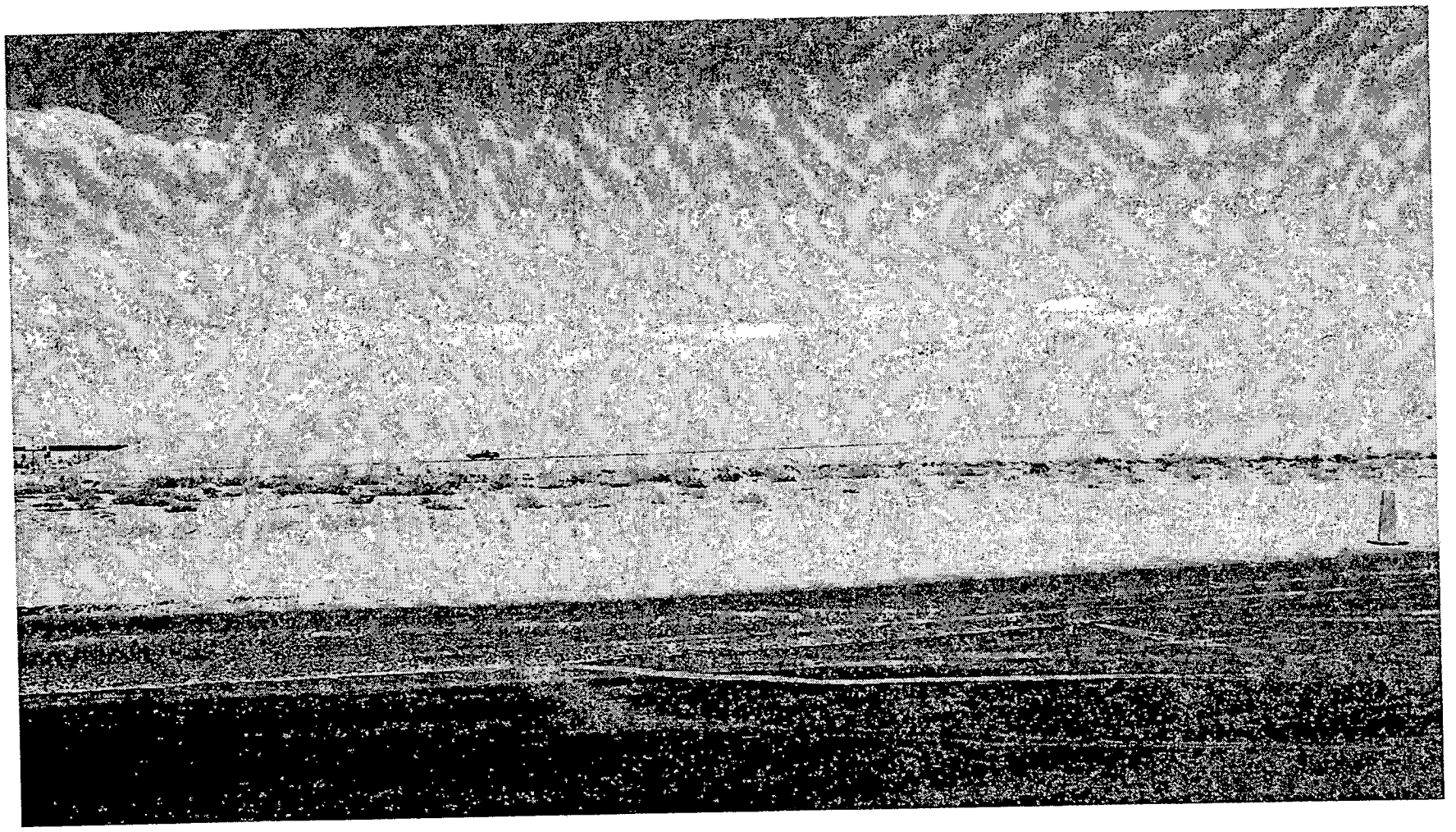
drawn/checked by
PB/MB

date
09.07.04

job no.
04099

sheet no.
A3.0

cad dwg. file 04099A3.DWG



SDR-5209 - APPLICANT: JAWA STUDIO - OWNER: TOWN CENTER CROSSINGS, LLC
NORTHWEST CORNER OF CENTENNIAL PARKWAY AND JULIANO AVENUE ROAD
OCTOBER 21, 2004 PLANNING COMMISSION

10/01/04

City of Las Vegas

Agenda Item No.: 50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

MOD-5212 - MAJOR MODIFICATION TO THE LAS VEGAS MEDICAL DISTRICT PLAN - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS - Request for a Major Modification to the Las Vegas Medical District Plan FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 11/17/04

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

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the November 18, 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 3 [TMP-5188], Item 29 [GPA-5266], Item 43 [GPA-5195], Item 50 [MOD-5212], Item 51 [VAR-5214], Item 52 [SDR-5213] and Item 75 [SDR-5179] to 11/18/2004 Planning Commission meeting; Item 25 [VAC-5030] to 12/16/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 44 [GPA-5200] and Item 57 [VAR-5178]; and TABLE Item 47 [GPA-5207], Item 48 [SUP-5210] and Item 49 [SSR-5209] – UNANIMOUS

NOTE: Chairman Truesdell made a disclosure relating to Item 29 [GPA-5266], as he has an interest in the adjacent property. He would be voting on the abeyance but would abstain once the item comes forward. In addition, on Item 44 [GPA-5200], he would be voting on the abeyance but is uncertain if he would vote on the item once it comes forward, as he has been involved with the group that purchased the property and have abstained on this item in the past.

City of Las Vegas

Agenda Item No.: 50

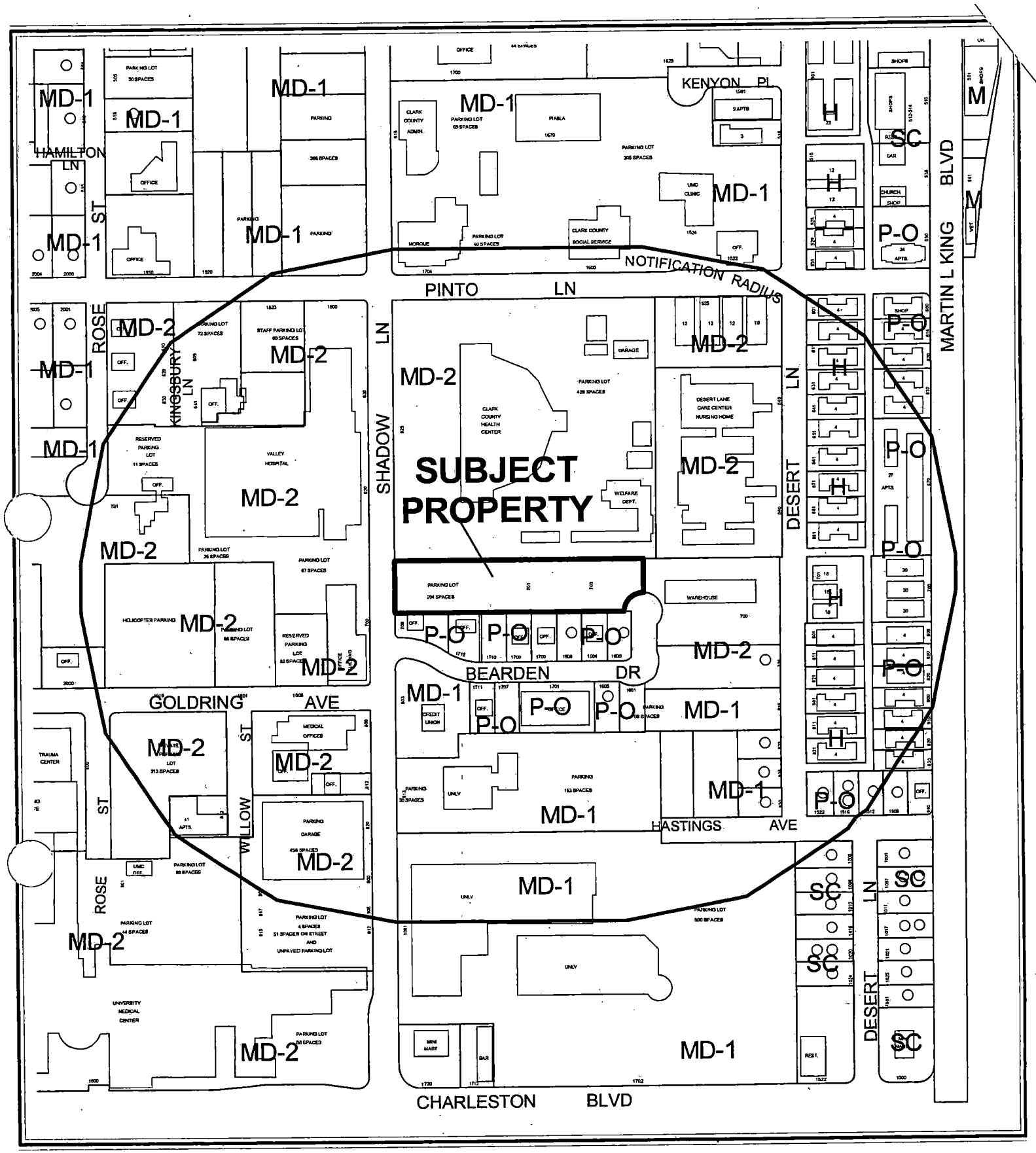
PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 50 – MOD-5212

MINUTES:

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

(6:05-6:20)

1-90

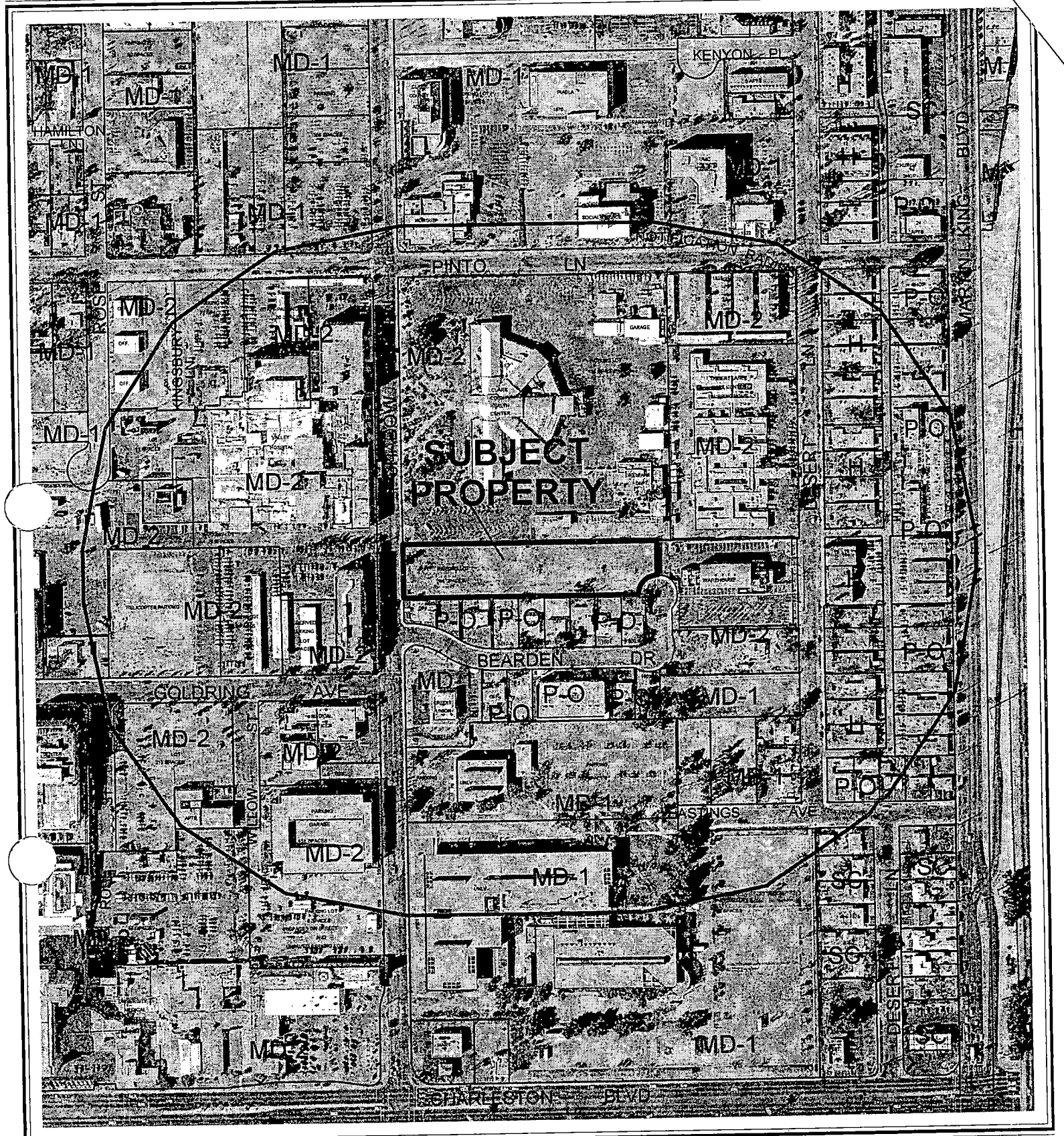


CASE: **MOD-5212**

RADIUS: 750 FT

LAS VEGAS MEDICAL DISTRICT PLAN DESIGNATION OF SUBJECT PROPERTY:
MD-2 (MAJOR MEDICAL)

PROPOSED LAS VEGAS MEDICAL DISTRICT PLAN DISIGNATION OF SUBJECT PROPERTY:
MD-1 (MEDICAL SUPPORT)



CASE: **MOD-5212**

RADIUS: 750 FT

LAS VEGAS MEDICAL DISTRICT PLAN DESIGNATION OF SUBJECT PROPERTY:
MD-2 (MAJOR MEDICAL)

PROPOSED LAS VEGAS MEDICAL DISTRICT PLAN DISIGNATION OF SUBJECT PROPERTY:
MD-1 (MEDICAL SUPPORT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-5212 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS

STAFF RECOMMENDS THIS ITEM BE HELD IN ABEYANCE TO THE NOVEMBER 18, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-5212 APN: 139-334-02-001

Name of Property Owner: VALLEY GROUP CONSTRUCTORS

Name of Applicant: TOWER REALTY & DEVELOPMENT

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: Carl Schwartz

Print Name: Milton I Schwartz

Subscribed and sworn before me

This 25th day of August, 2004

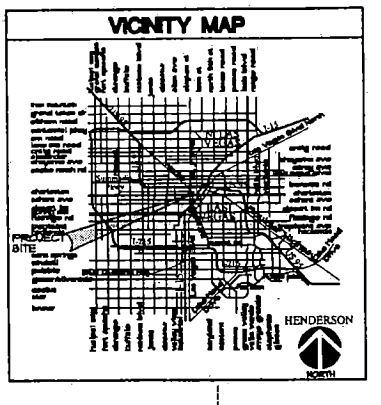
Susan Jean Turner

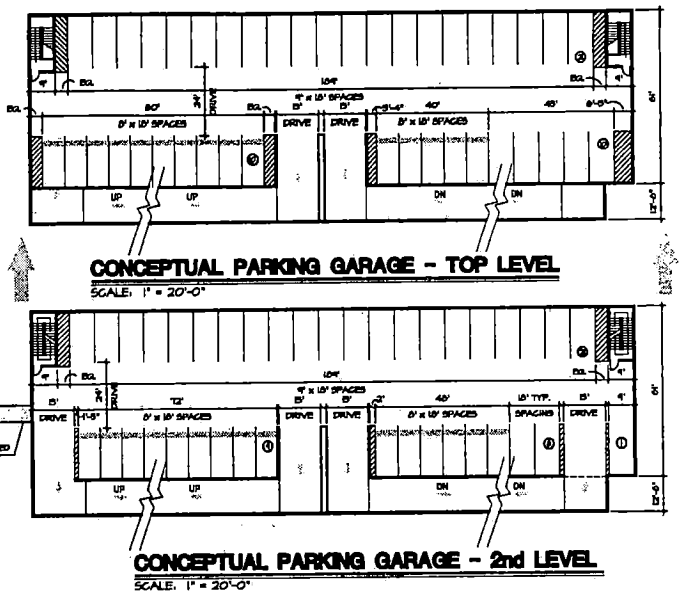
Notary Public in and for said County and State

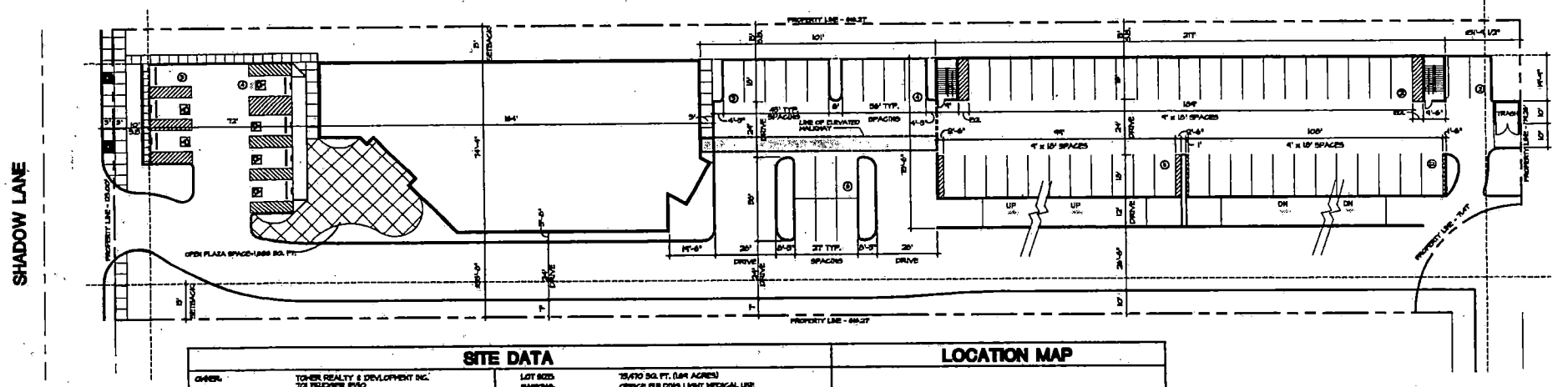
Susan Jean Turner
Notary Public - Nevada
Clark County
No: 91-0015-1
My appt. exp. Nov. 26, 2006

OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL SITE PLAN





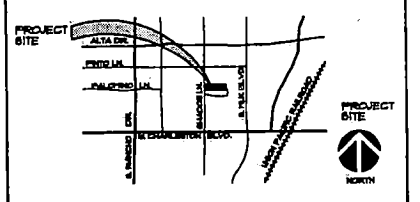


SITE DATA

OWNER:	TOWER REALTY & DEVELOPMENT INC. 701 BRIDGER, #550 LAS VEGAS, NEVADA
CONTACT:	LOUIS CARRERA-LE 701 BRIDGER AVENUE, SUITE 550 LAS VEGAS, NEVADA 89101 PH: (702) 258-101 FAX: (702) 366-1656
A.P.N.	194-08-402-001
ZONING:	P-D PLANNED DEVELOPMENT EXISTING ZONING - MD2 (MEDICAL/DENTAL OFFICE) PROPOSED ZONING - MD1 (MEDICAL SUPPORT)
OCCUPANCY:	B & S-2
TYPE OF CONSTRUCTION:	
BUILDING AREA:	
FIRST LEVEL	10,250 SQ. FT.
SECOND LEVEL	10,439 SQ. FT.
THIRD LEVEL	10,911 SQ. FT.
TOTAL:	51,213 SQ. FT.
PARKING STRUCTURE:	
GRADE LEVEL	15,750 SQ. FT.
SECOND LEVEL	15,750 SQ. FT.
TOP LEVEL	15,750 SQ. FT.
TOTAL:	47,250 SQ. FT.

LOT SIZE:	15,470 SQ. FT. (1.64 ACRES)
PARKING:	OFFICE BUILDING LIGHT MEDICAL USE
REQUIRED:	FOR 1 TO 2,000 SQ. FT. PARKING REQUIRED 1:300 FOR ADDITION SQ. FT. PARKING REQUIRED 1:175 2,000 SQ. FT. / 300 = 10 SPACES 21,213 SQ. FT. / 175 = 121 SPACES (17 SPACES) (4% PARKING = 3 WITH 1 VAN ACCESSIBLE SPACE W/ 8'-0" NEW ACCESS AISLE PER BUILDING) HANDICAPPED SPACES = HANDICAPPED = 3 SPACES VAN HANDICAPPED = 1 SPACE TOTAL HANDICAPPED = 6 SPACES
PROVIDED:	OUTDOOR PARKING = 24 SPACES GRADE LEVEL PARKING STRUCTURE = 44 SPACES SECOND LEVEL PARKING STRUCTURE = 54 SPACES TOP LEVEL PARKING STRUCTURE = 41 SPACES
TOTAL PROVIDED:	149 SPACES
SITE LIGHTING:	ALL ON-SITE LIGHTING OF BUILDING, AND PARKING AREAS SHALL BE DESIGNED SO THAT LIGHT DOES NOT SHINE DIRECTLY ONTO ADJACENT PROPERTY. ALL LIGHT SOURCES SHALL BE SHIELDED AND DIRECTED DOWNWARD AT ALL TIMES SO AS NOT TO ADVERSELY IMPACT ADJACENT PROPERTY.

LOCATION MAP



A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-6430
www.wagnarchitects.com

THESE PLANS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF WESTAR ARCHITECTS, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WESTAR ARCHITECTS.

DATE: September 02, 2004 at 11:38am PROJECT NUMBER 04100 FILE NAME 04100_d1.vwx
WAS LAST SCOPED BY TECHNICIAN Burton

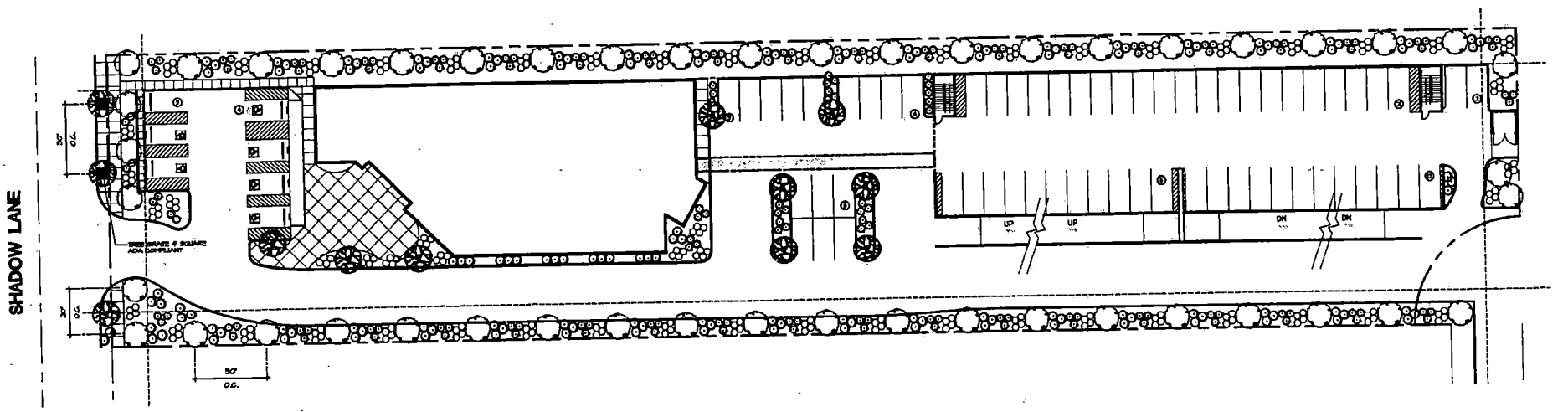
MOD-5212
10/21/04 PC

OFFICE BUILDING @ SHADOW LANE

SCALE: 1" = 30'-0"

NORTH

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE LEGEND		
TREES		QTY
	SHAN HILL OLIVE - 24" BOX	50
	ACACIA - 24" BOX	13
SHRUBS		
	GREEN CLOUD SAGE - 5 GALLON	145
	SILVER LEAF CASSIA - 5 GALLON	142
GROUNDCOVER		
	BUSH MORNING GLORY - 1 GALLON	90

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL "HARDENED OFF." ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND FREE OF KINKED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL 12" WIDE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN) DEEP BASIN OR WELL 4 INCH WIDE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAT THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES:

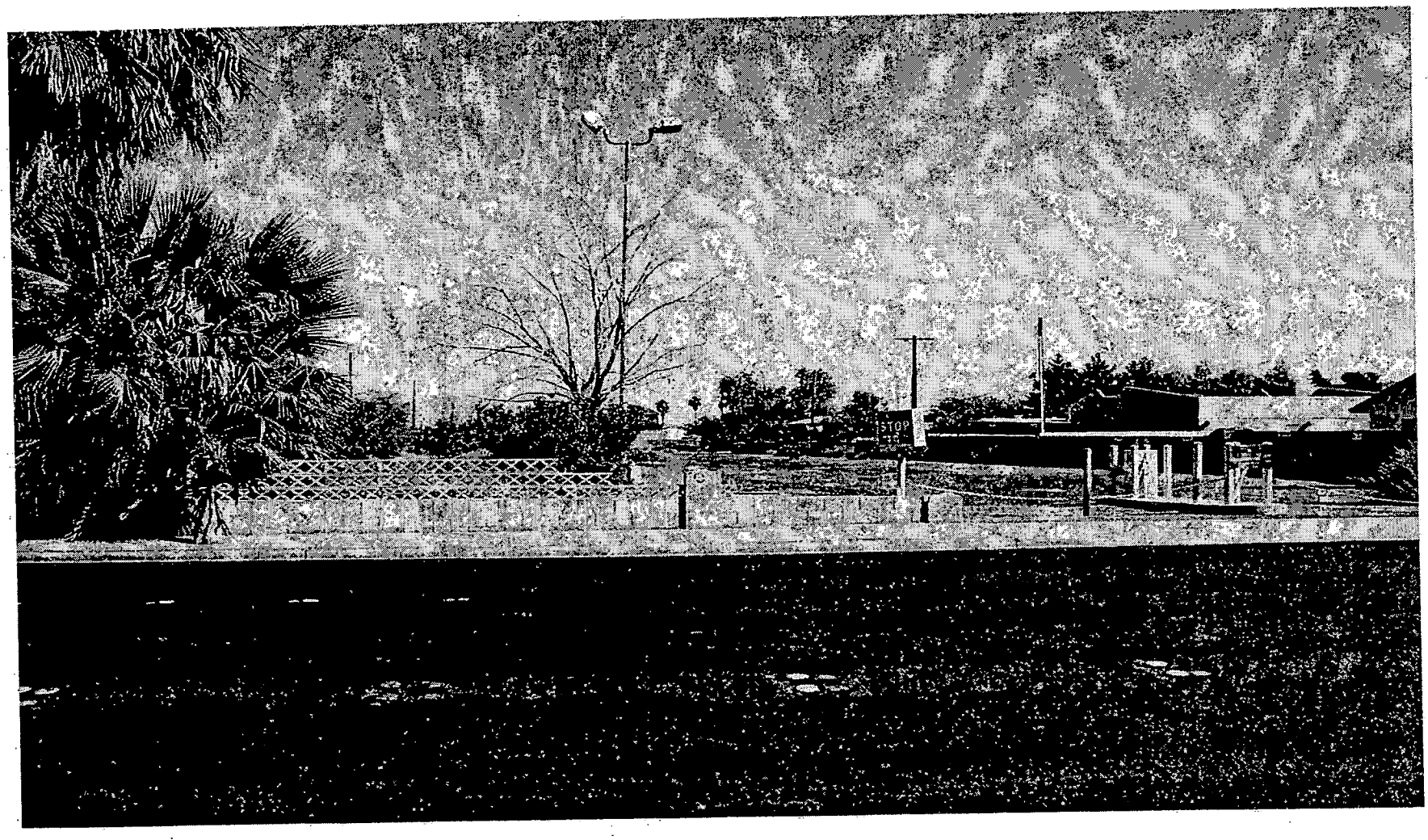
A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

THESE PLANS ARE THE PROPERTY OF WESTAR ARCHITECTS AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WESTAR ARCHITECTS.

DATE: September 07, 2004 at 11:33am PROJECT NUMBER: 04100 FILE NAME: 04100_sh2_land_plan.dwg
Was LAST MODIFIED BY: RICHARDM Barker

MOD-5212
10/21/04 PC



MOD-5212 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

MOD-5212 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
VAR-5214 - VARIANCE RELATED TO MOD-5212 AND SDR-5213 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS - Request for a Variance TO ALLOW 148 PARKING SPACES WHERE 177 PARKING SPACES ARE REQUIRED FOR A OFFICE DEVELOPMENT on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 11/17/04

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

RECOMMENDATION:
Staff recommends this item be HELD IN ABEYANCE to the November 18, 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 3 [TMP-5188], Item 29 [GPA-5266], Item 43 [GPA-5195], Item 50 [MOD-5212], Item 51 [VAR-5214], Item 52 [SDR-5213] and Item 75 [SDR-5179] to 11/18/2004 Planning Commission meeting; Item 25 [VAC-5030] to 12/16/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 44 [GPA-5200] and Item 57 [VAR-5178]; and TABLE Item 47 [GPA-5207], Item 48 [SUP-5210] and Item 49 [SSR-5209] – UNANIMOUS

NOTE: Chairman Truesdell made a disclosure relating to Item 29 [GPA-5266], as he has an interest in the adjacent property. He would be voting on the abeyance but would abstain once the item comes forward. In addition, on Item 44 [GPA-5200], he would be voting on the abeyance but is uncertain if he would vote on the item once it comes forward, as he has been involved with the group that purchased the property and have abstained on this item in the past.

City of Las Vegas

Agenda Item No.: 51

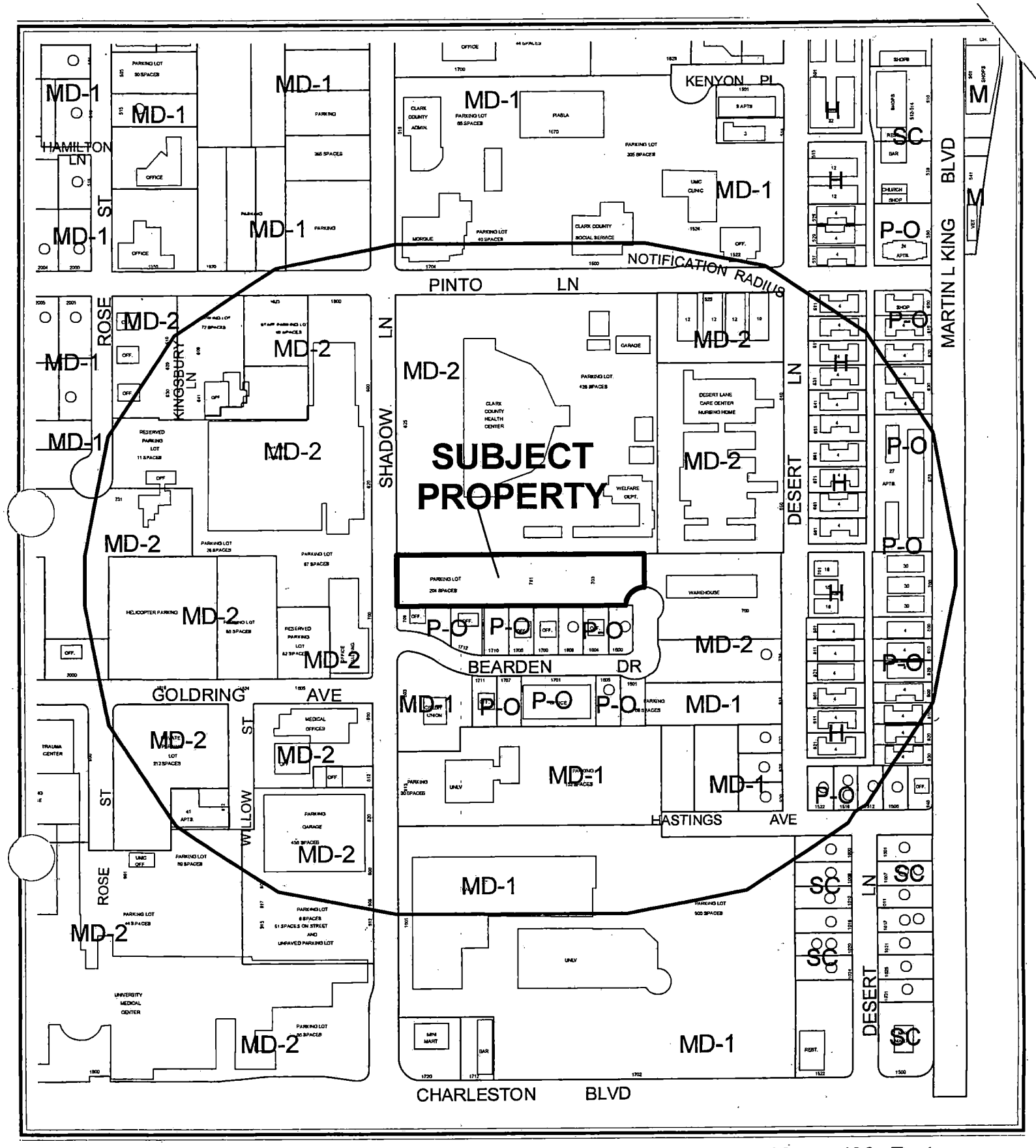
PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 51 – VAR-5214

MINUTES:

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

(6:05-6:20)

1-90

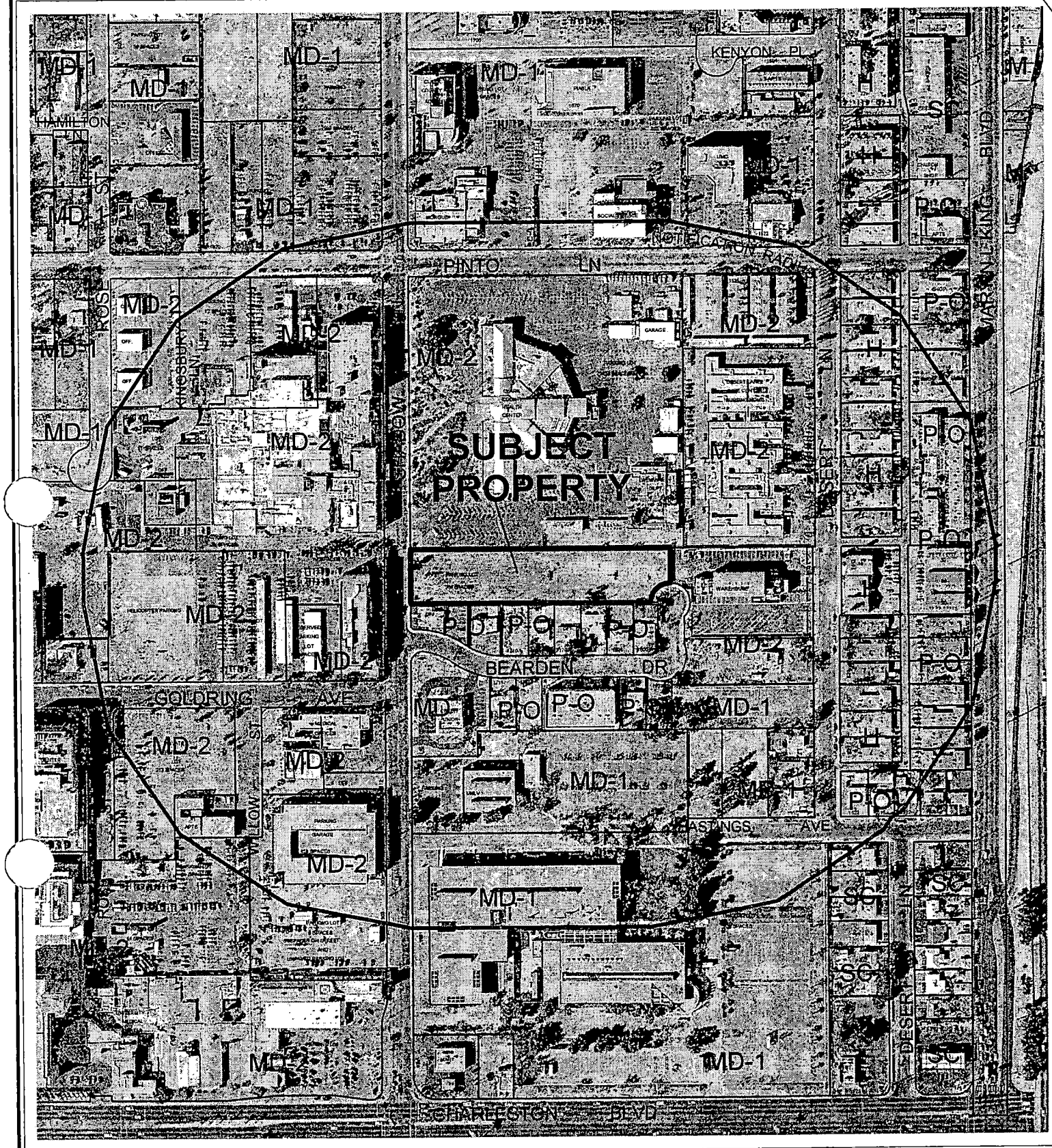


CASE: **VAR-5214**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [MD-2 (MAJOR MEDICAL) LAS VEGAS MEDICAL DISTRICT PLAN LAND USE DESIGNATION - PROPOSED: MD-1 (MEDICAL SUPPORT)]



0 200 400 Feet

CASE: **VAR-5214**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [MD-2 (MAJOR MEDICAL) LAS VEGAS MEDICAL DISTRICT PLAN LAND USE DESIGNATION - PROPOSED: MD-1 (MEDICAL SUPPORT)]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5214 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS

STAFF RECOMMENDS THIS ITEM BE HELD IN ABEYANCE TO THE NOVEMBER 18, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5214 APN: 139-334-02-001

Name of Property Owner: VALLEY GROUP CONSTRUCTORS

Name of Applicant: TOWER REALTY & DEVELOPMENT

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]

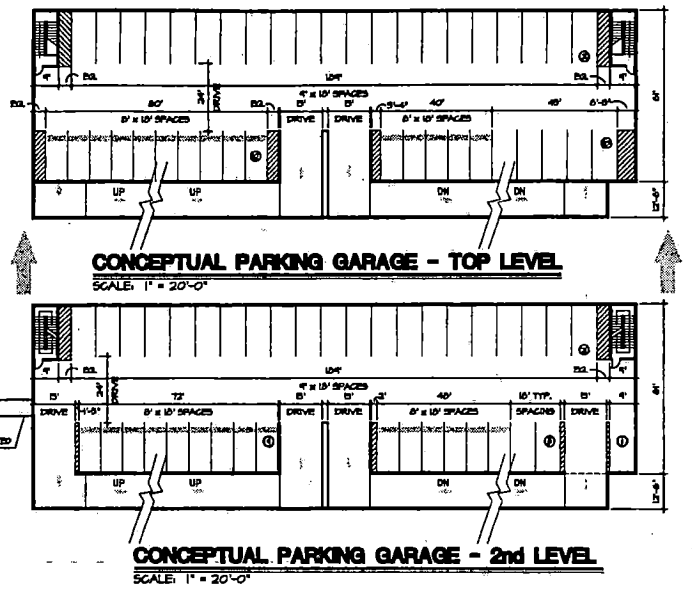
Print Name: Milton I Schwartz

Subscribed and sworn before me

This 7th day of September, 2004

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

Susan Jean Turner
Notary Public - Nevada
Clark County
No: 91-0015-1
My appt. exp. Nov. 26, 2006



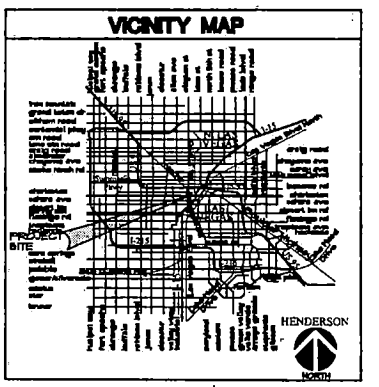
CONCEPTUAL PARKING GARAGE - TOP LEVEL
SCALE: 1" = 20'-0"

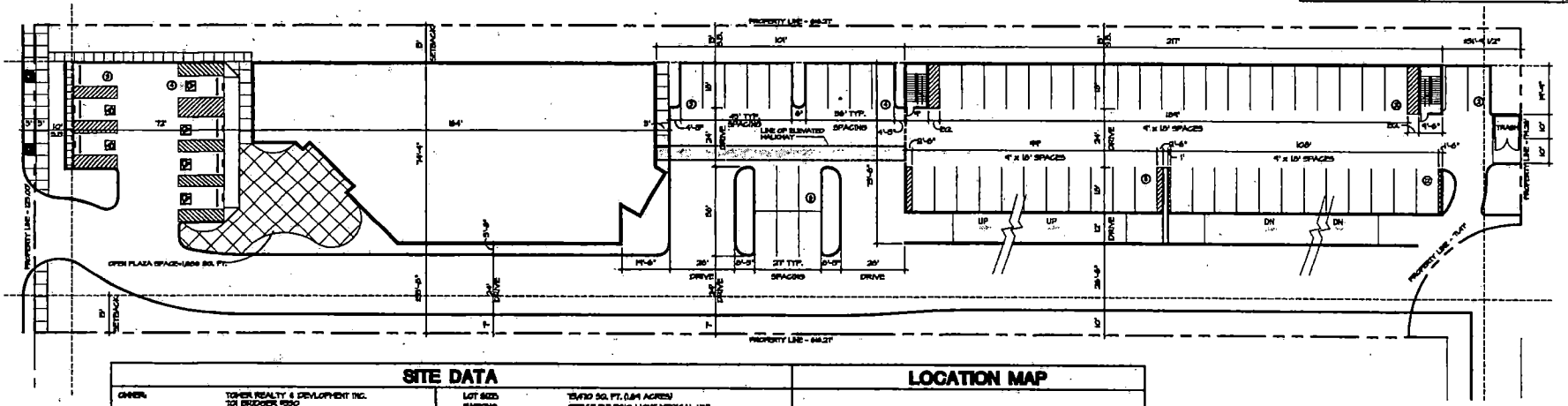
CONCEPTUAL PARKING GARAGE - 2nd LEVEL
SCALE: 1" = 20'-0"

OFFICE BUILDING @ SHADOW LANE

SCALE: 1" = 20'-0"

CONCEPTUAL SITE PLAN



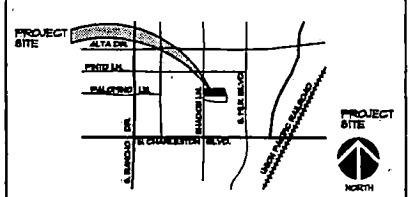


SITE DATA

OWNER:	TOWER REALTY & DEVELOPMENT INC. 701 BRIDGER #350 LAS VEGAS, NEVADA
CONTACT:	LOUIS CARBONARO 701 BRIDGER AVENUE, SUITE 350 LAS VEGAS, NEVADA 89101 PH: (702) 256-1101 FX: (702) 866-1656
A.P.N.	164-35-402-001
ZONING:	P-D (PLANNED DEVELOPMENT) EXISTING ZONING - H-2 (MEDICAL/DENTAL OFFICE) PROPOSED ZONING - H-1 (MEDICAL SUPPORT)
OCCUPANCY:	B & S-2
TYPE OF CONSTRUCTION:	
BUILDING AREA:	
FIRST LEVEL:	10,230 SQ. FT.
SECOND LEVEL:	10,439 SQ. FT.
THIRD LEVEL:	10,571 SQ. FT.
TOTAL:	31,243 SQ. FT.
PARKING STRUCTURE:	
GRADE LEVEL:	13,750 SQ. FT.
SECOND LEVEL:	13,750 SQ. FT.
TOP LEVEL:	13,750 SQ. FT.
TOTAL:	41,250 SQ. FT.

LOT SIZE:	15,470 SQ. FT. (0.84 ACRES)
PARKING:	OFFICE BUILDING LIGHT MEDICAL USE
REQUIRED:	FOR 1 TO 2,000 SQ. FT. PARKING REQUIRED 1:200 FOR ADDITION 563. FT. PARKING REQUIRED 1:175 2,000 SQ. FT. / 200 = 10 SPACES 29,243 SQ. FT. / 175 = 167 SPACES 177 SPACES HC PARKING - 2 WITH 1 VAN ACCESSIBLE SPACE W/ 84-0" WIDE ACCESS AISLE PER BUILDING HANDICAPPED SPACES = HANDICAPPED = 5 SPACES VAN HANDICAPPED = 1 SPACE TOTAL HANDICAPPED = 6 SPACES
PROVIDED:	OUTDOOR PARKING = GRADE LEVEL PARKING STRUCTURE = 24 SPACES SECOND LEVEL PARKING STRUCTURE = 44 SPACES TOP LEVEL PARKING STRUCTURE = 91 SPACES 41 SPACES
TOTAL PROVIDED:	140 SPACES
SITE LIGHTING:	ALL ON-SITE LIGHTING OF BUILDING AND PARKING AREAS SHALL BE DESIGNED SO THAT LIGHT DOES NOT SHINE DIRECTLY ONTO ADJACENT PROPERTY. ALL LIGHT SOURCES SHALL BE SHIELDED AND DIRECTED DOWNWARD AT ALL TIMES SO AS NOT TO ADVERSELY IMPACT ADJACENT PROPERTY.

LOCATION MAP



A NEW OFFICE BUILDING FOR:
TOWER REALTY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

THE DESIGNS AND IDEAS INCORPORATED HEREIN ARE THE PROPERTY OF WESTAR ARCHITECTS AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF WESTAR ARCHITECTS.

DATE: December 07, 2004 at 11:38am PROJECT NUMBER: 04100 FILE NAME: 04100_sht_site.dwg
SHEET LAST MODIFIED BY: TECHNICIAN Barbara

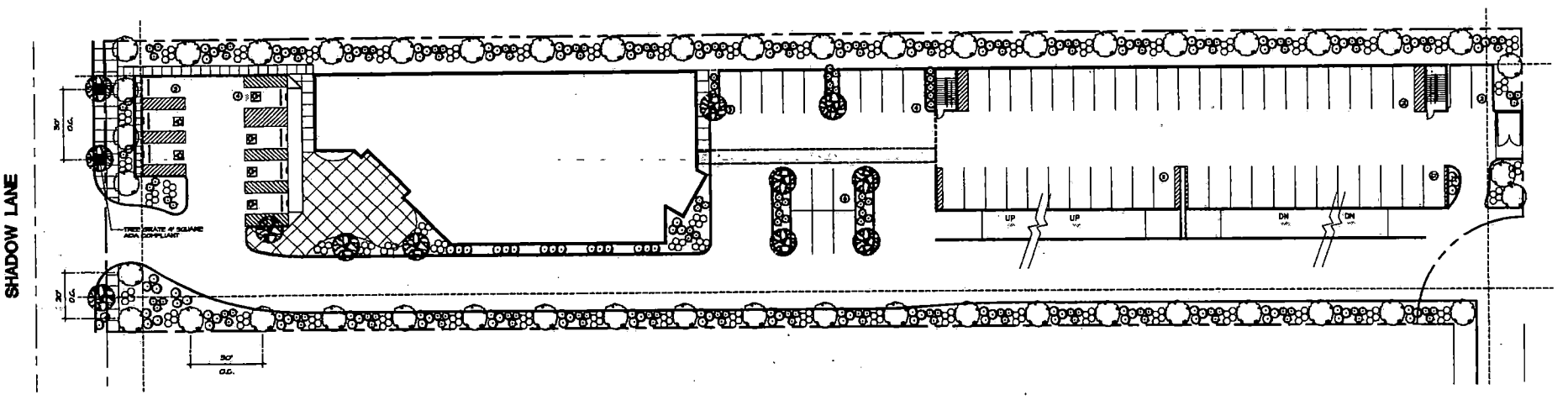
VAR-5214
10/21/04 PC

OFFICE BUILDING @ SHADOW LANE

SCALE: 1" = 20'-0"

NORTH

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE LEGEND		
TREES		QTY
	SHAN HILL OLIVE - 24" BOX	20
	ACADIA - 24" BOX	12
SHRUBS		
	GREEN CLOUD SAGE - 5 GALLON	143
	SILVER LEAF CASSIA - 5 GALLON	143
GROUNDCOVER		
	BUSH MORNING GLORY - 1 GALLON	39

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND NOT "HARDENED OFF." ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS AND VIGOROUS AND PERFECTUS ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND FREE OF KINKED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 3' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL (3" MIN.) AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN.) DEEP BASIN OR WELL, 4 INCH MIN. AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAT THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES,

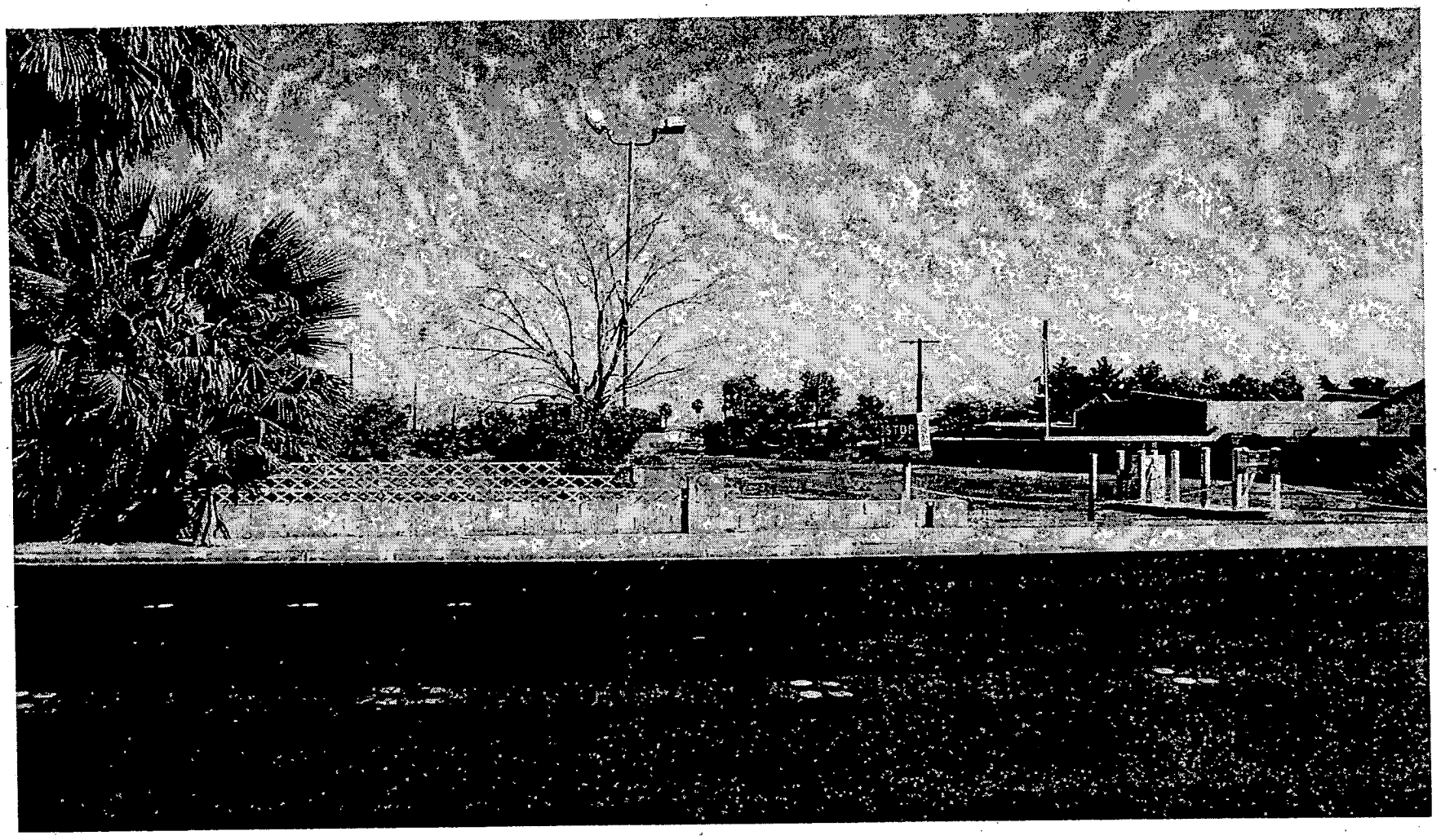
VAR-5214
10/21/04 PC

A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

THE DRAWINGS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF WAGNER ARCHITECTURAL GROUP, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY WORK WITHOUT THE WRITTEN PERMISSION OF WAGNER ARCHITECTURAL GROUP, INC. ©2004

DATE: September 07, 2004 at 11:23am PROJECT NUMBER: 04109 FILE NAME: 04109_dr3_land_site.dwg
WAS LAST MODIFIED BY: RICHARD Barker



VAR-5214 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

VAR-5214 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

City of Las Vegas

Agenda Item No.: 52

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
SDR-5213 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5212 AND VAR-5214 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT – OWNER: VALLEY GROUP CONSTRUCTORS, INC. - Request for a Site Development Plan Review FOR A OFFICE DEVELOPMENT AND WAIVER OF BUILDING HEIGHT TO ALLOW 52 FEET 9 INCHES WHERE 45 FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 11/17/04

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

RECOMMENDATION:
Staff recommends this item be HELD IN ABEYANCE to the November 18, 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 3 [TMP-5188], Item 29 [GPA-5266], Item 43 [GPA-5195], Item 50 [MOD-5212], Item 51 [VAR-5214], Item 52 [SDR-5213] and Item 75 [SDR-5179] to 11/18/2004 Planning Commission meeting; Item 25 [VAC-5030] to 12/16/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 44 [GPA-5200] and Item 57 [VAR-5178]; and TABLE Item 47 [GPA-5207], Item 48 [SUP-5210] and Item 49 [SSR-5209] – UNANIMOUS

NOTE: Chairman Truesdell made a disclosure relating to Item 29 [GPA-5266], as he has an interest in the adjacent property. He would be voting on the abeyance but would abstain once the item comes forward. In addition, on Item 44 [GPA-5200], he would be voting on the abeyance but is uncertain if he would vote on the item once it comes forward, as he has been involved with the group that purchased the property and have abstained on this item in the past.

City of Las Vegas

Agenda Item No.: 52

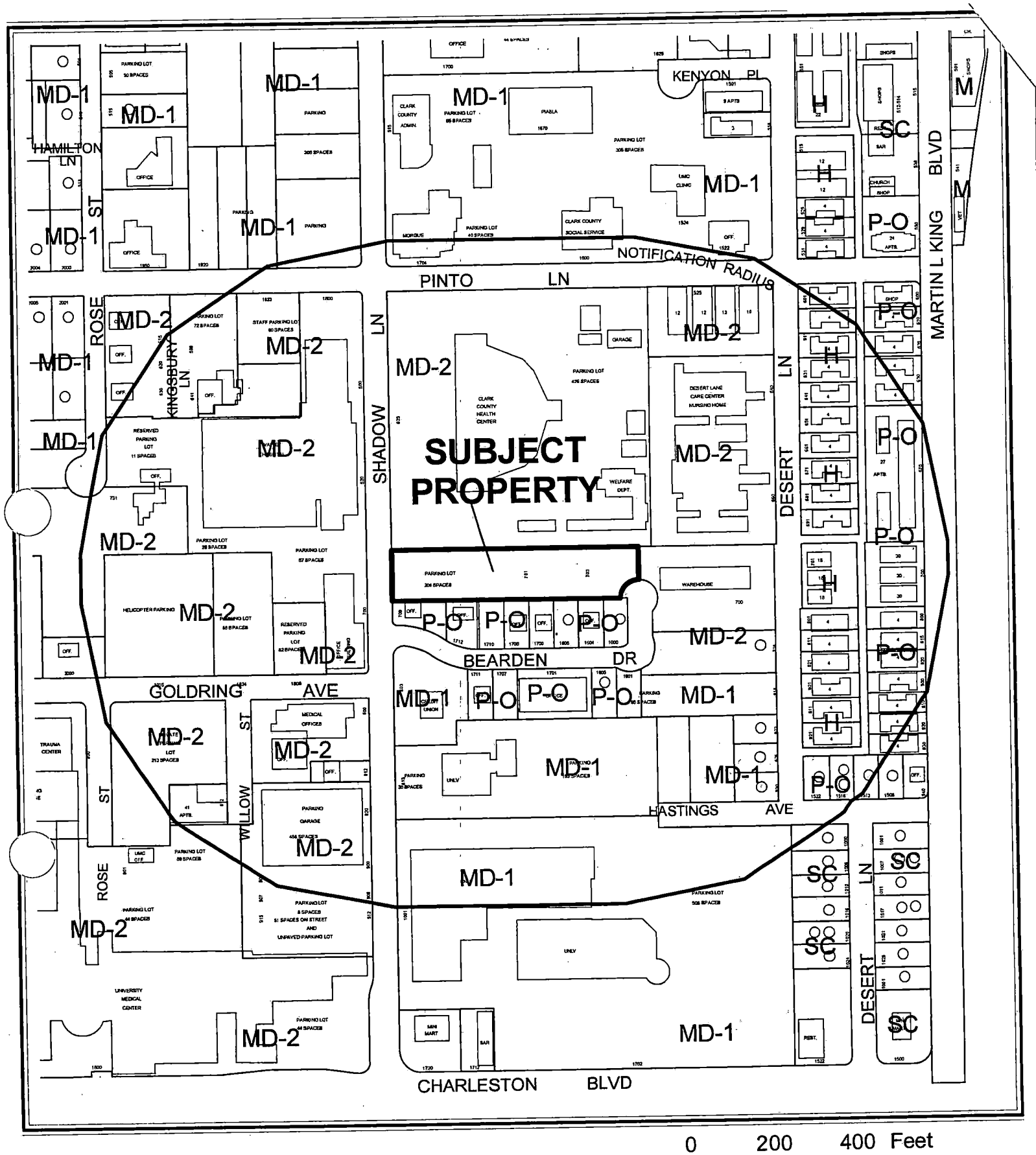
PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 52 – SDR-5213

MINUTES:

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

(6:05-6:20)

1-90



CASE: **SDR-5213**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [MD-2 (MAJOR MEDICAL) LAS VEGAS MEDICAL DISTRICT PLAN LAND USE DESIGNATION - PROPOSED: MD-1 (MEDICAL SUPPORT)]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5213 - APPLICANT: TOWER REALTY AND DEVELOPMENT – OWNER: VALLEY GROUP CONSTRUCTORS, INC.

STAFF RECOMMENDS THIS ITEM BE HELD IN ABEYANCE TO THE NOVEMBER 18, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5213 APN: 139.334.02.001

Name of Property Owner: VALLEY GROUP CONSTRUCTORS

Name of Applicant: TOWER REALTY & DEVELOPMENT

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: Milton I Schwartz

Print Name: Milton I Schwartz

Subscribed and sworn before me

This 25th day of August, 2004

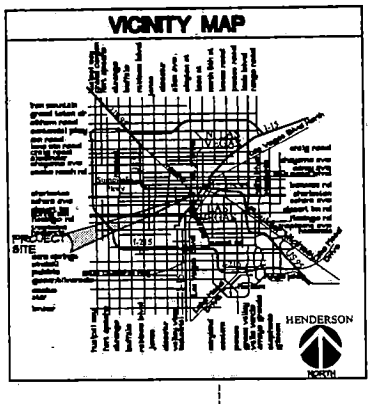
Susan Jean Turner

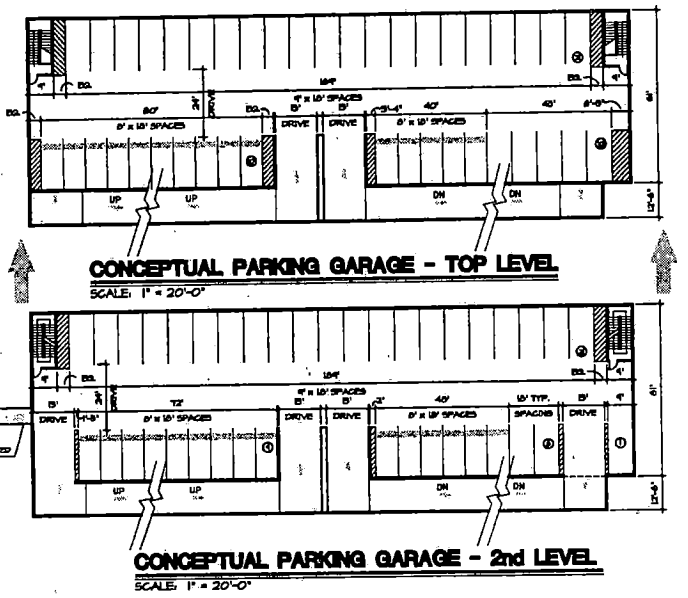
Notary Public in and for said County and State

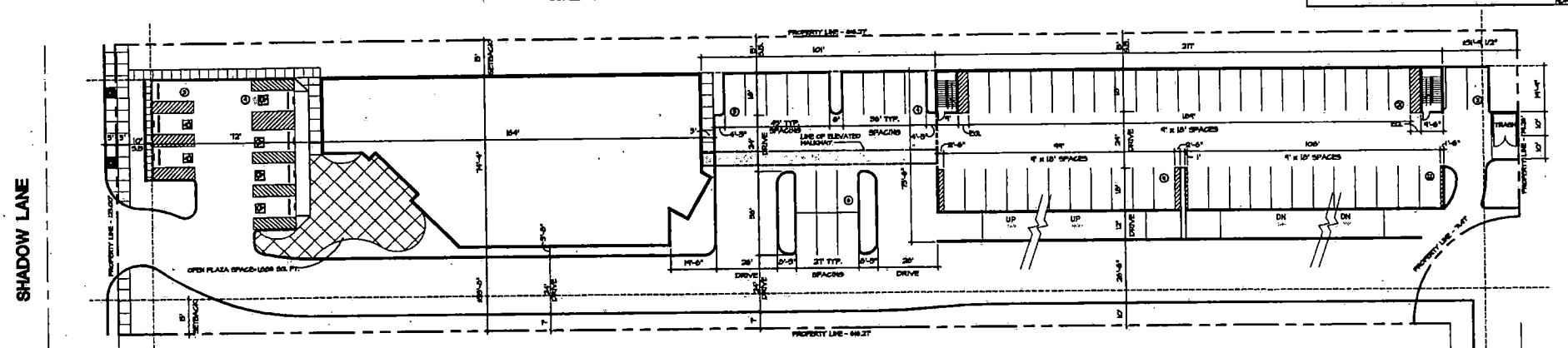
Susan Jean Turner
Notary Public - Nevada
Clark County
No: 91-0015-1
My appt. exp. Nov. 26, 2006

OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL SITE PLAN





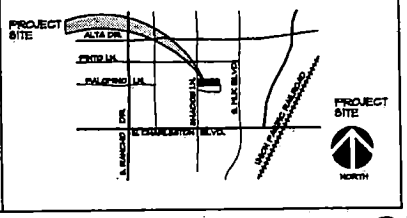


SITE DATA

OWNER:	TOWER REALTY & DEVELOPMENT INC. 701 BRIDGER #350 LAS VEGAS, NEVADA
CONTACT:	LOUIS CARBONALE 701 BRIDGER AVENUE, SUITE 350 LAS VEGAS, NEVADA 89101 PH: (702) 384-1401 FAX: (702) 366-1456
APN:	124-05-402-001
ZONING:	P-D (PLANNED DEVELOPMENT) EXISTING ZONING = H-2 (MEDICAL/DENTAL OFFICE) PROPOSED ZONING = H-1 (MEDICAL SUPPORT)
OCCUPANCY:	B & S-2
TYPE OF CONSTRUCTION:	
BUILDING AREA:	
FIRST LEVEL:	10,350 SQ. FT.
SECOND LEVEL:	10,434 SQ. FT.
THIRD LEVEL:	10,971 SQ. FT.
TOTAL:	31,215 SQ. FT.
PARKING STRUCTURE:	
GRADE LEVEL:	13,750 SQ. FT.
SECOND LEVEL:	13,750 SQ. FT.
TOP LEVEL:	13,732 SQ. FT.
TOTAL:	41,250 SQ. FT.

LOT SIZE:	73,410 SQ. FT. (1.69 ACRES)
PARKING:	OFFICE BUILDING LIGHT MEDICAL USE
REQUIRED:	FOR 1 TO 2,000 SQ. FT. PARKING REQUIRED 1/200 FOR ADDITION SQ. FT. PARKING REQUIRED 1/175 2,000 SQ. FT. / 200 = 10 SPACES 29,293 SQ. FT. / 175 = 167 SPACES 177 SPACES HC PARKING = 2 WITH 1 VAN ACCESSIBLE SPACE W 8'-0" SIDE ACCESS AISLE PER BUILDING HANDICAPPED SPACES = HANDICAPPED = 5 SPACES VAN HANDICAPPED = 1 SPACE TOTAL HANDICAPPED = 6 SPACES
PROVIDED:	OUTDOOR PARKING = 34 SPACES GRADE LEVEL PARKING STRUCTURE = 44 SPACES SECOND LEVEL PARKING STRUCTURE = 39 SPACES TOP LEVEL PARKING STRUCTURE = 41 SPACES 158 SPACES
TOTAL PROVIDED:	
SITE LIGHTING:	ALL ON-SITE LIGHTING OF BUILDINGS, AND PARKING AREAS SHALL BE DESIGNED SO THAT LIGHT DOES NOT SHINE DIRECTLY ONTO ADJACENT PROPERTY. ALL LIGHT SOURCES SHALL BE SHIELDED AND DIRECTED DOWNWARD AT ALL TIMES SO AS NOT TO ADVERSELY IMPACT ADJACENT PROPERTY.

LOCATION MAP



A NEW OFFICE BUILDING FOR:
TOWER REALTY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-5430
www.wagnarchitects.com

DATED: September 07, 2004 at 11:28am PROJECT NUMBER: 04100 FILE NAME: C:\PROJECTS\...

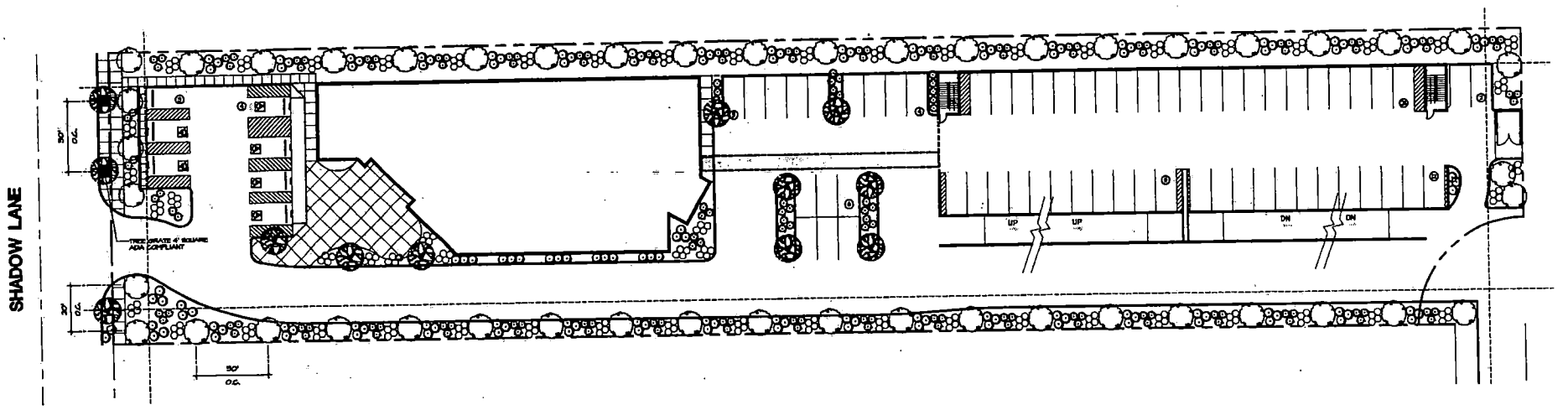
SDR-5213
10/21/04 PC

OFFICE BUILDING @ SHADOW LANE

SCALE: 1" = 20'-0"

NORTH

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE LEGEND		
TREES		QTY.
	SHAN HILL OLIVE - 24" BOX	90
	ACADIA - 24" BOX	13
SHRUBS		
	GREEN CLOUD SAGE - 5 GALLON	149
	SILVER LEAF CASSIA - 5 GALLON	143
GROUNDCOVER		
	BUSH MORNING GLORY - 1 GALLON	55

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PESTS, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL "HARDENED OFF." ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT BOUND NOR POT-BOUND AND FREE OF KINKED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN, OR WELL 12" WIDE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN) DEEP BASIN OR WELL 4 INCH WIDE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAT THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES:

A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

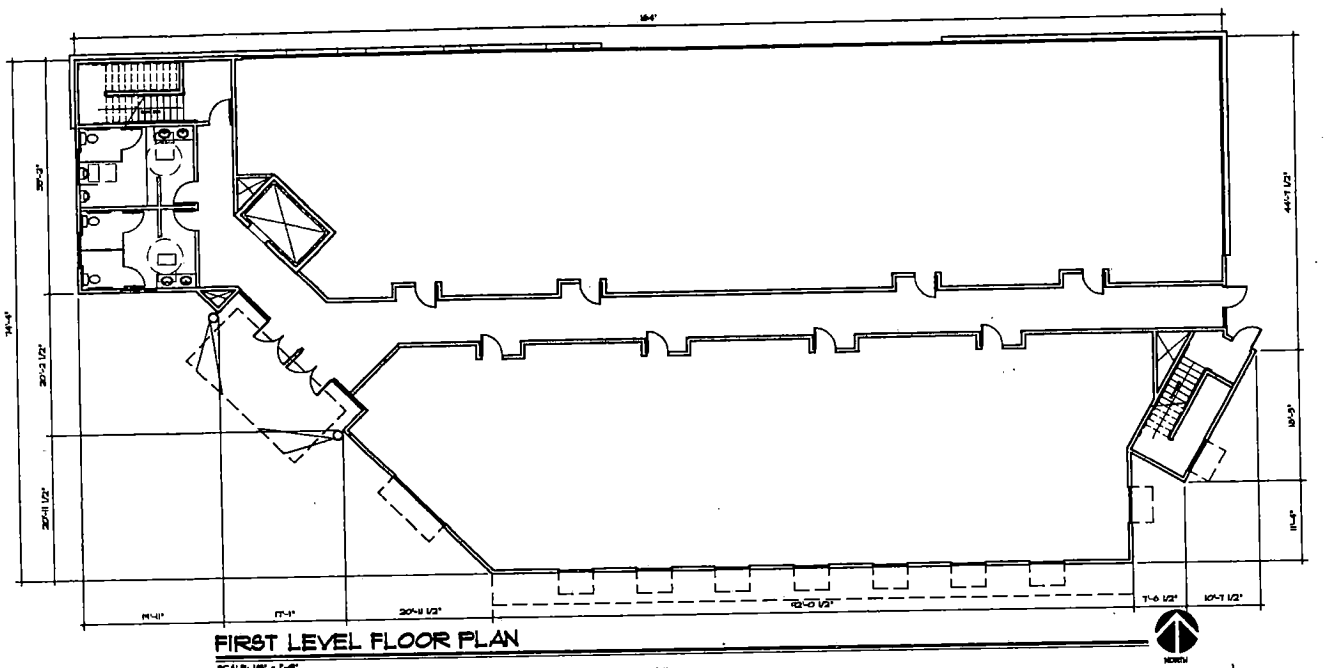
THE DESIGNS AND DRAWINGS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF WAGNER ARCHITECTS AND MAY NOT BE REPRODUCED, CHANGED OR ASSIGNED TO ANY PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF WAGNER ARCHITECTS. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, SHALL BE RESERVED.

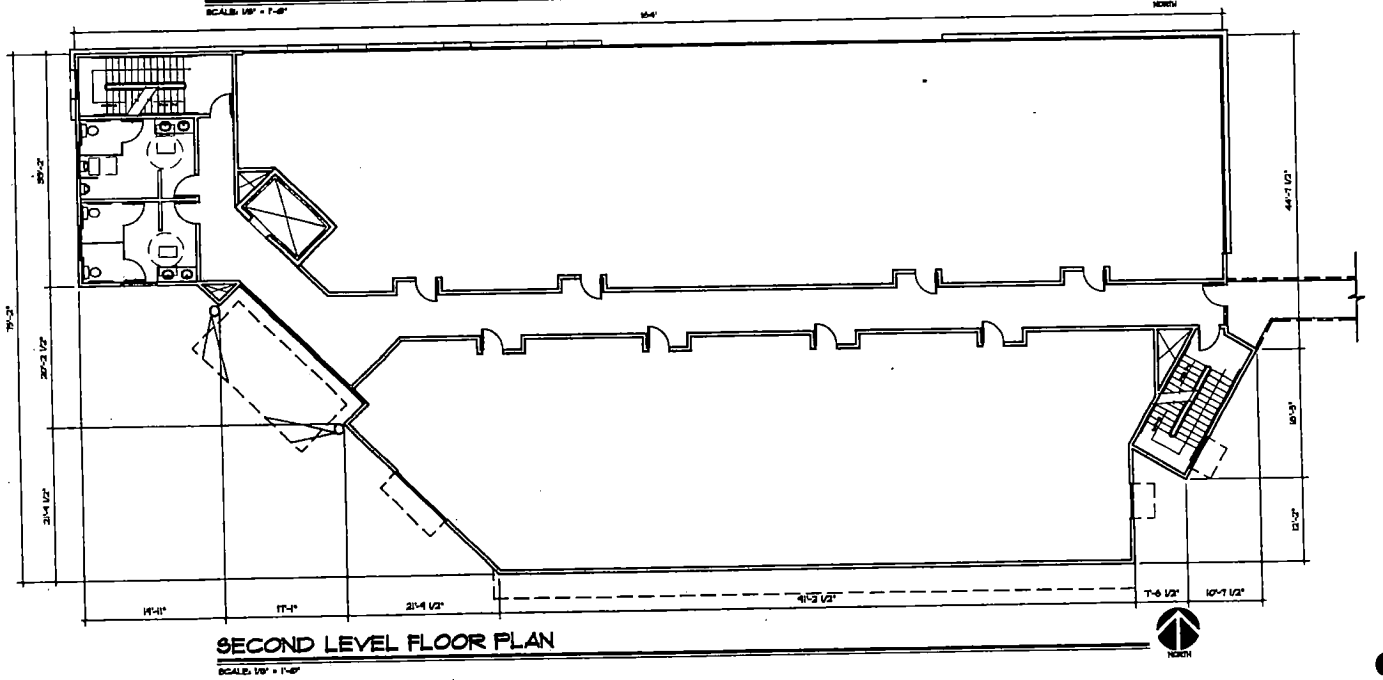
DATE: September 13, 2004 at 11:33am PROJECT NUMBER: 04100 FILE NAME: 04100_sht1_land_site.dwg
WAS LAST MODIFIED BY: [illegible]

SDR-5213
10/21/04 PC

OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL FLOOR PLANS





A NEW OFFICE BUILDING FOR:
TOWER REALTY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

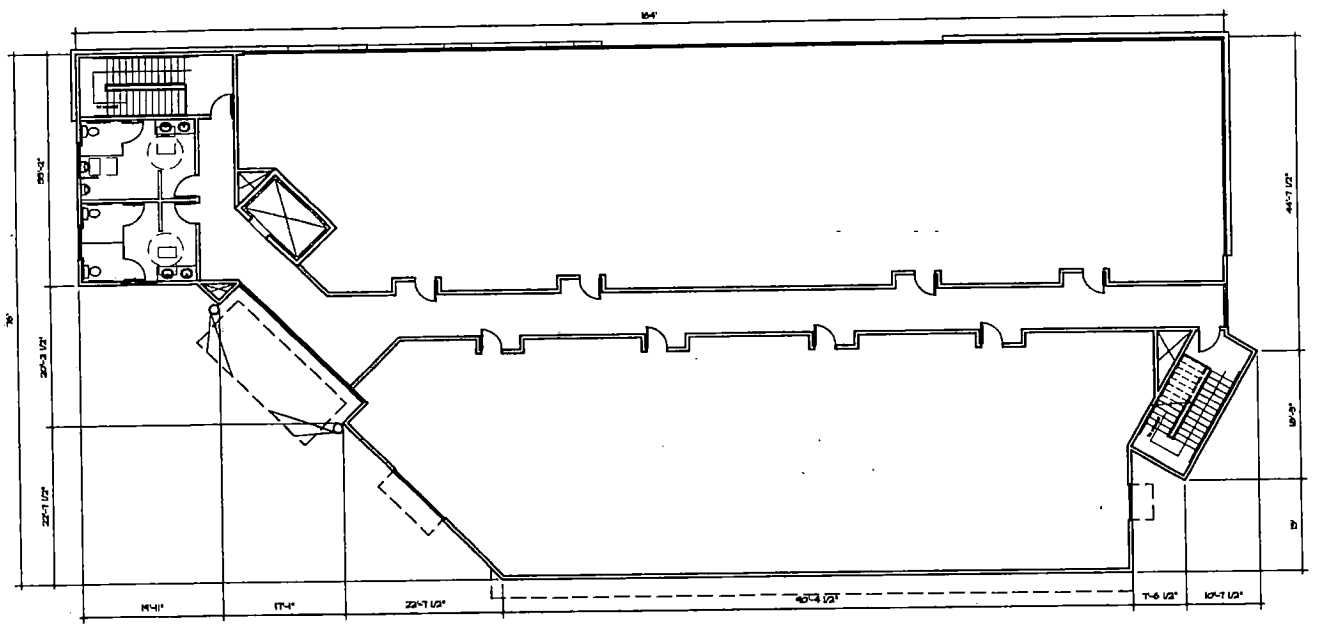
THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF WESTAR ARCHITECTS. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF WESTAR ARCHITECTS.

DATE: September 07, 2004 at 11:23am PROJECT NUMBER: 04100 FILE NAME: 04100_A-3A_floor.dwg
LAST MODIFIED BY:

SDR-5213
10/21/04 PC

OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL FLOOR PLAN



THIRD LEVEL FLOOR PLAN

NORTH

A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
781 BRIGGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

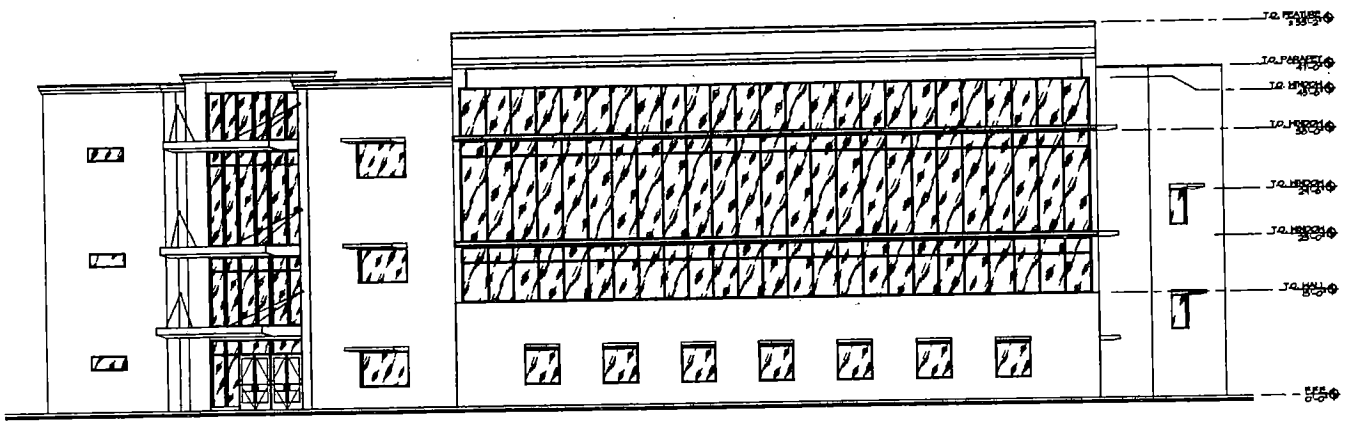
THESE DRAWINGS AND ORIGINAL ARCHITECTURAL WORKS ARE AND SHALL REMAIN THE PROPERTY OF WESTAR ARCHITECTURAL GROUP, INC. SUBMISSION OR DISTRIBUTION OF THESE TO MEET REGULATORY AGENCY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT A PUBLICATION OF THESE DRAWINGS. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE RESERVED.

DATE: September 07, 2004 at 11:33am PROJECT NUMBER 04100 FILE NAME 04100_A-2D_floor.dwg
Last MODIFIED BY TECHSHARK Shirley

SDR-5213
10/21/04 PC

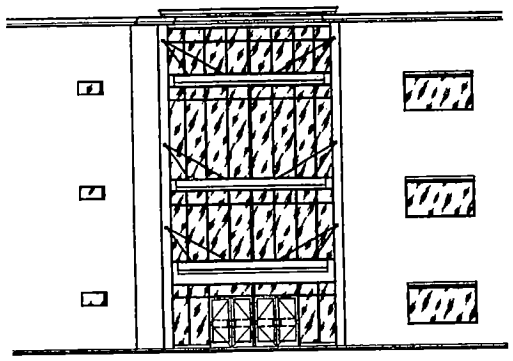
OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL ELEVATIONS



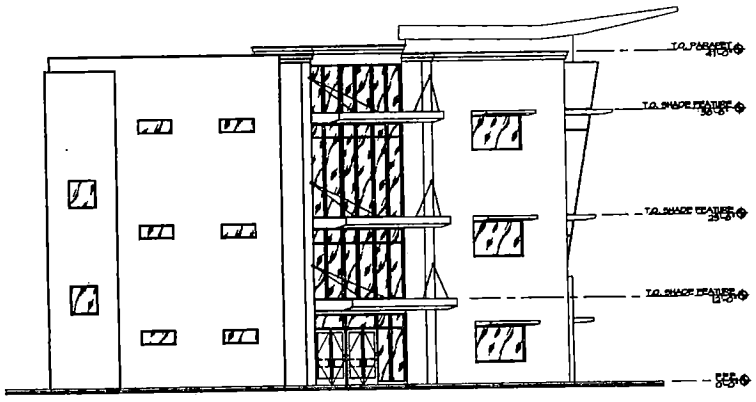
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTHWESTERNLY ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

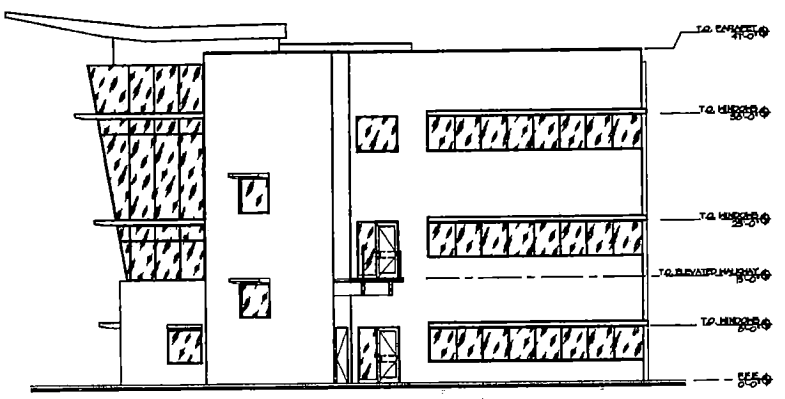
All drawings and designs shown on these plans are the property of Wagner Architects and may not be reproduced or used in any way without the express written consent of Wagner Architects.

DATE: September 07, 2004 at 11:33am PROJECT NUMBER 04100 FILE NAME: 04100_sht_elevs.dwg
WAS LAST MODIFIED BY TECHNICIAN: Barton

SDR-5213
10/21/04 PC

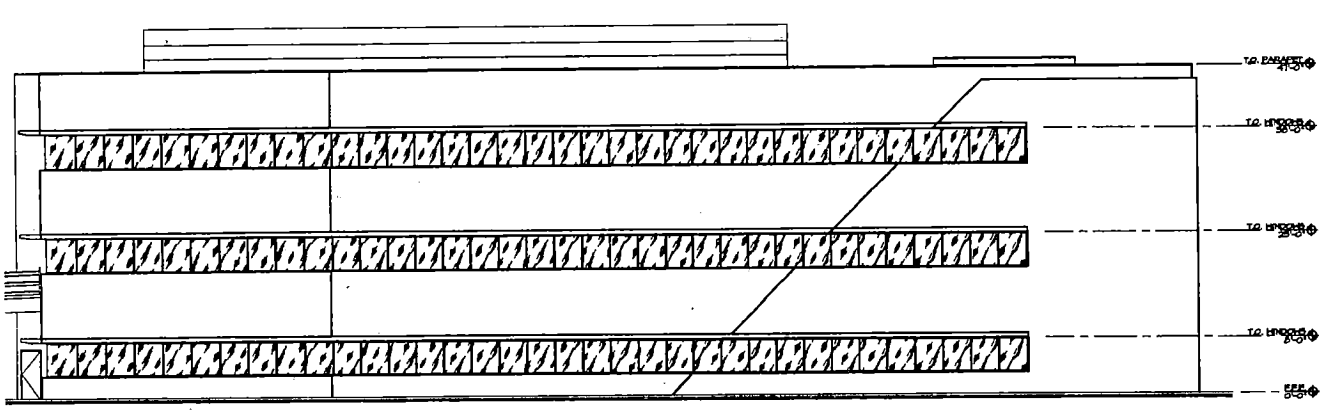
OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL ELEVATIONS



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0800 FAX: (702) 878-8438
www.wagnarchitects.com

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF WESTAR ARCHITECTS, AND MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF WESTAR ARCHITECTS. ALL RIGHTS RESERVED.

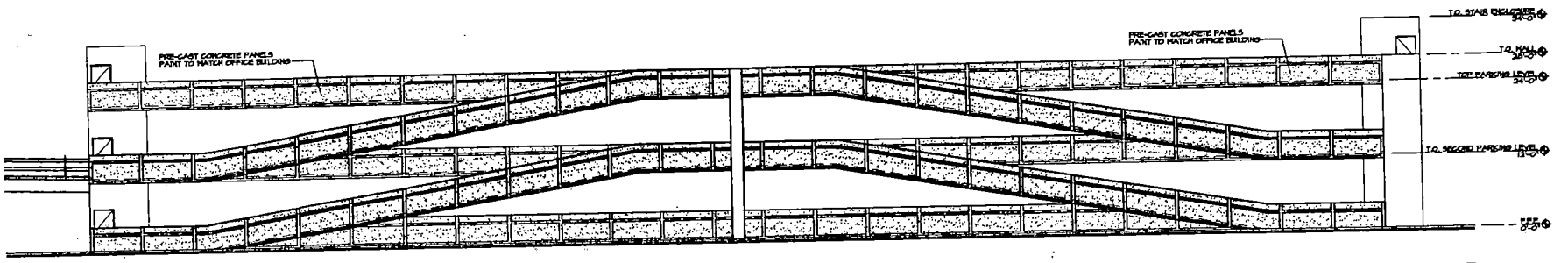
DATE: September 07, 2004 at 11:33am PROJECT NUMBER: 04100 FILE NAME: 04100_sht1_elevations
WAS LAST MODIFIED BY TECHNICIAN: Barton

SDR-5213
10/21/04 PC

OFFICE BUILDING @ SHADOW LANE

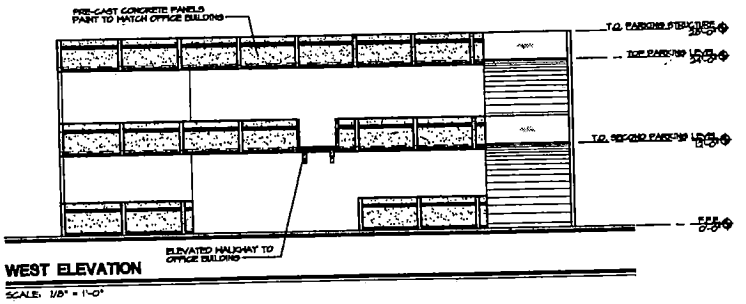
SCALE: 1/8" = 1'-0"

CONCEPTUAL ELEVATIONS



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

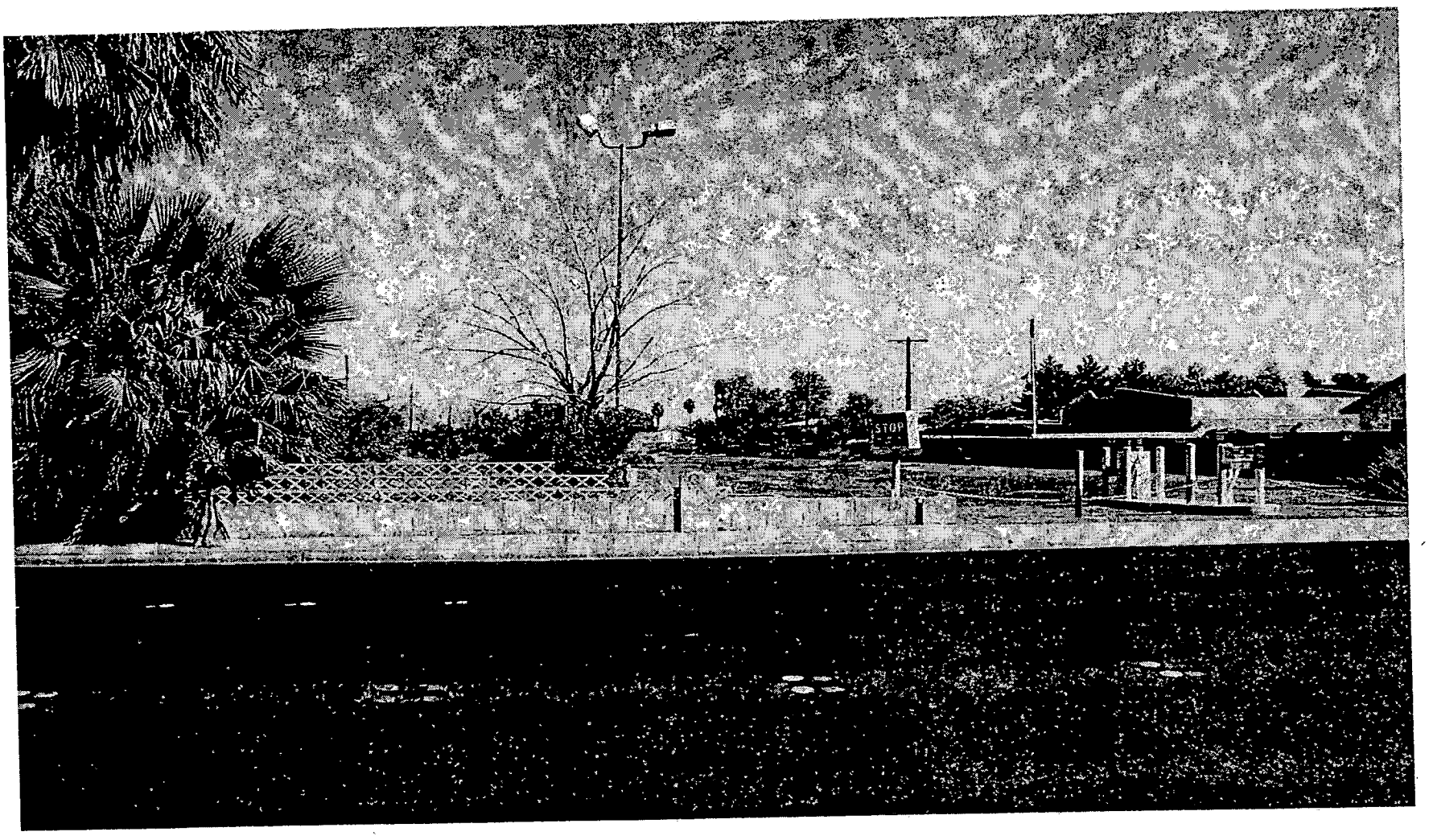
SCALE: 1/8" = 1'-0"

A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

DATE: September 07, 2004 at 11:34am PROJECT NUMBER: 04100 FILE NAME: 04100_ARE.dwg
WAS LAST MODIFIED BY TECHNICIAN: Barton

SDR-5213
10/21/04 PC



SDR-5213 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

SDR-5213 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

City of Las Vegas

Agenda Item No.: 53

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:

VAR-5202 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KEVIN R. AND BARBARA SIPES - Request for a Variance TO ALLOW A 2.94 ACRE DEVELOPMENT WHERE 5 ACRES IS REQUIRED FOR A RESIDENTIAL PLANNED DEVELOPMENT on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development – 2 Units Per Acre)], Ward 6 (Mack).

C.C.: 11/17/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/17/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 53 [VAR-5202], Item 54 [ZON-5203] and Item 55 [SDR-5204].

GARY LEOBOLD, Planning and Development Department, explained that the Variance would allow the use of Residential Planned Development (RPD) on a site smaller than five acres. The lot is very narrow and the design options are limited for conventional zoning. In this case, the RPD zoning would give the applicant the necessary flexibility to create an efficient design that could act as a transition to the adjacent parcels. Regarding the zoning request, R-PD2 (Residential Planned Development – 2 units per acre) in this area is a conforming zone and density to the Desert Rural (DR) land use designation that applies to the site.

MINUTES – Continued:

Staff felt that the zoning is harmonious with the DR area to the south and low density R-1 zone to the north and recommended approval. The density as proposed for the lots is 2.38 units per acre, which falls within the RPD-2 range. The seven lots will share a 40-foot wide private street that has access to Decatur Boulevard. The setbacks are appropriate and the layout is efficient.

LANDON CHRISTOPHERSON, 1000 North Green Valley Parkway, appeared on behalf of the applicant and concurred with all conditions.

DAN MARKOFF, 4816 Martinelli Court, stated that he owns property to the immediate south of this proposed development and has lived there since 1986. He noted that during the course of the meeting, the items with the most opposition seemed to be in neighborhoods where the neighborhoods were open and expanded and the proposed development would constrict that feeling of freedom. When MR. MARKOFF purchased his property, there was no other development in the area except for the homes on Martinelli Court. He has since watched the area be completely surrounded by development. The majority of parcels are Residence Estates (RE) on half-acre developments. The last lot that is left of any size is the subject lot of this application and approval will clutter the area. He approved of homes being built on this lot; however, he only offered that approval if the homes were built in conformity with the remainder of the area at one home per half acre. He was also concerned about streetlights illuminating the backyards of the existing homes. He hoped the developer was considering using lampposts to remain consistent with the neighborhood. Additionally, he asked that a landscaping buffer be placed between MR. MARKOFF'S wall and the street of the proposed development.

KEN BACHMAN, 105 Honey Locust Drive, explained he owned the property to the west of the subject site. On the other side of Gilmore Avenue, a development went in and the neighbors had been under the impression the homes would be single story. He asked if the homes proposed on this application were designated as single story. MR. BACHMAN hoped they would not be two story homes, as they would look down into everyone's backyard. He said that the previous proposal for the property was for a church but the neighbors banded together and that idea was squashed. At that time, the property was listed as 2.77 acres. On this application, it is listed as 2.94 acres. MR. BACHMAN could not determine how the land was expanded between applications.

FRANK BOLSHAZY, 4809 West Gilmore Avenue, stated he had the same concerns as MR. BACHMAN. He asked if the homes would be two story and if they would turn into residential facilities. He was unhappy that the neighbors were not involved in the process. The neighbors were not informed about the proposed project, and the developer has not met with the neighbors nearby.

MINUTES – Continued:

MR. LEOBOLD interjected that information in the staff report indicates the elevations are all single story homes. Also, Condition 10 of Item 55 [SDR-5204] requires the applicant to provide specific details related to the range of public improvements, which would include street lighting etc. prior to the Tentative Map.

MR. CHRISTOPHERSON stated a notification was done and a neighborhood meeting was held, but no one attended the meeting. At that meeting, the neighbors could have seen the plan and asked questions about it. The developer is not developing a two-story product and that is what the elevations represented. The buffering will provide a five-foot buffer along the adjacent neighbors' properties to the street and the applicant intends to work with staff regarding the requirements of the improvements within the cul-de-sac.

COMMISSIONER McSWAIN acknowledged the concerns of the neighbors and indicated they must remember this is an infill piece of land. This design provides the least amount of impact to the property owners. She felt additional trees could provide a screening affect. MR. CHRISTOPHERSON suggested Shoestring Acacia trees could fit in the five-foot strip. COMMISSIONER McSWAIN felt the developer did not have many options with this property because of access availability, so she would be supportive of the proposed project.

COMMISSIONER DAVENPORT agreed with COMMISSIONER McSWAIN. He noted that the developer addressed some of the voiced concerns, such as the single story requirement and adding trees along the street, but had made no mention regarding the streetlights. He asked the applicant what the intent was regarding lighting. MR. CHRISTOPHERSON stated the developer would have to work with City staff in meeting the requirements for a private street. COMMISSIONER DAVENPORT stated that on previous applications, if the area was rural in nature, the Commission allowed the development to be approved without lights. DAVID GUERRA, Public Works Department, stated that he had a conversation with the applicant regarding the status of the street being public or private. The applicant had indicated the street would be private because the sidewalk requirement could not be accommodated. When a street is designated private, the decision to install or not install streetlights is left up to the developer. Public Works will not impose any conditions related to streetlights on a private street. MR. CHRISTOPHERSON stated the applicant would be fine with the development not having streetlights. With that, COMMISSIONER DAVENPORT felt all the concerns of the speakers had been met.

MINUTES – Continued:

COMMISSIONER STEINMAN confirmed with MR. GUERRA that there are no requirements to have developers provide streetlight wiring or stub outs on private streets. COMMISSIONER STEINMAN then confirmed with MR. CHRISTOPHERSON that the developer would be able to build a 2,400 square foot home on Lot 5 without requesting any variances, even though it would be tight.

COMMISSIONER EVANS was under the impression that private streets still had to be stubbed out. He felt that it was fine for the developer to grant the wishes of the rural community and not install traditional streetlights; however, in the future, the character of the neighborhood could change and neighbors could complain it was too dark and streetlights were needed. He suggested the Commission consider requesting the developer install the infrastructure at this time. MR. LEOBOLD indicated there have been situations in the past where public streets were placed within rural areas and street lighting was not required. In those instances, the City required the under grounding be completed and the developer was required to set aside funds or provide bonding for the remainder of the expense. There was no economic benefit to the developer to not install the lighting in that process. This situation differs because the street is private and therefore, the City has no requirements.

ROBERT. GENZER, Director, Planning and Development Department, suggested to COMMISSIONER McSWAIN that if the applicant agreed to adding a condition regarding the landscaping buffer, it would state the requirement as the installation of landscaping between the proposed private street and the south property line. Staff would then work with the applicant on what that landscaping would consist of. MR. CHRISTOPHERSON agreed to that condition as well as a restriction that the homes are limited to single story.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 53 [VAR-5202], Item 54 [ZON-5203] and Item 55 [SDR-5204].

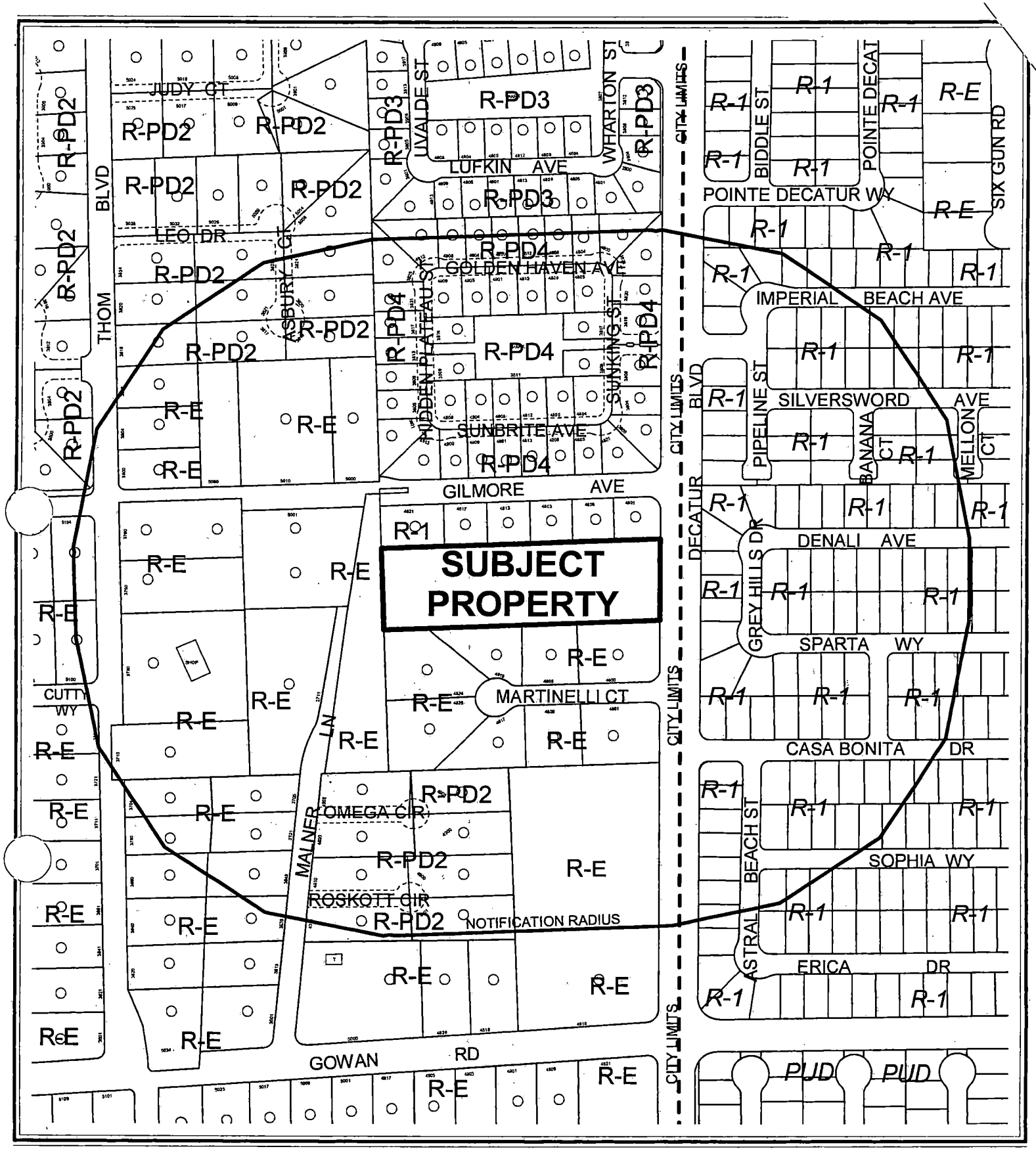
(12:21-12:39)

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Rezoning (ZON-5203) and Site Development Plan Review (SDR-5204) approved by the City Council.

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



CASE: **VAR-5202**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5202 - APPLICANT/OWNER: KEVIN R. AND BARBARA SIPES

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Rezoning (ZON-5203) and Site Development Plan Review (SDR-5204) approved by the City Council.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow the development of an R-PD (Residential Planned Development) zoning district on 2.94 acres, where 5.00 acres are the minimum required, adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue.

B) Applicant's Justification

The applicant believes that development of any infill parcel is a benefit to maturing neighborhoods as it will ultimately reduce dust pollution, discourage illegal dumping and increase the tax base which promotes the public health, safety and general welfare of the community.

BACKGROUND INFORMATION

A) Previous Actions

There are no other past actions of the Planning Commission and City Council that pertain to the site.

10/21/04 The Planning Commission will review companion applications ZON-5203 and SDR-5204.

B) Pre-Application Meeting

09/03/04 The following was discussed at the meeting.

- The proposal is for a single-family subdivision with a density of 3 DUA.
- Site is substandard for R-PD- needs a variance for a R-PD subdivision less than five acres
- The needs a GPA – from DR to Rural
- The needs a rezoning from R-E to R-PD3
- No open space needed since the subdivision will be less than 12 lots.
- Street alignment will need to meet DPW standards.
- Drainage study required- consult with Flood Control.
- Needs to consult with Traffic Engineering about any needed traffic mitigation.
- Public meeting for the GPA needs to be before September 21st.

KCW

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.94

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	L (Low Density Residential)
South:	DR (Desert Rural Density Residential)
East:	North Las Vegas
West:	DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-1 (Low Density Residential)
South:	R-E (Residence Estates)
East:	North Las Vegas
West:	R-E (Residence Estates)

E) General Plan Compliance

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

KCW

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

A) Zoning Code Compliance

A1) Development Standards

There are no development standards that relate to this request for a variance for a R-PD subdivision with an area less than 5 acres in size.

B) General Analysis and Discussion

This Variance will allow a R-PD development proposed at the northwest corner of Smoke Ranch Road and Michael Way to be located on a parcel of 2.45 acres, where the site area of 5.00 acres is the minimum required by Title 19.04.040.

FINDINGS

The subject site is a lot with a narrow front that has a residential subdivision to north and south. The applicant is planning lots similar in size to what exists around it. Because of the narrowness of the front the site would be a difficult one to develop as a multi lot subdivision. The design results in a development of similar density to the existing development around it but because of the narrowness of the lot the site would not be developable with the standard setbacks of rural lots. With the R-PD (Residential Planned Development) proposal the applicant has been able to come up with an efficient design. Because of the constraints of site an approval of this variance request is recommended.

NOTICES MAILED 221 [Mailed with ZON-5203 & SDR-5204]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-5202** APN: 138-12-601-005

Name of Property Owner: KEVIN R. & BARBARA SIPES

Name of Applicant: KEVIN R. SIPES

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

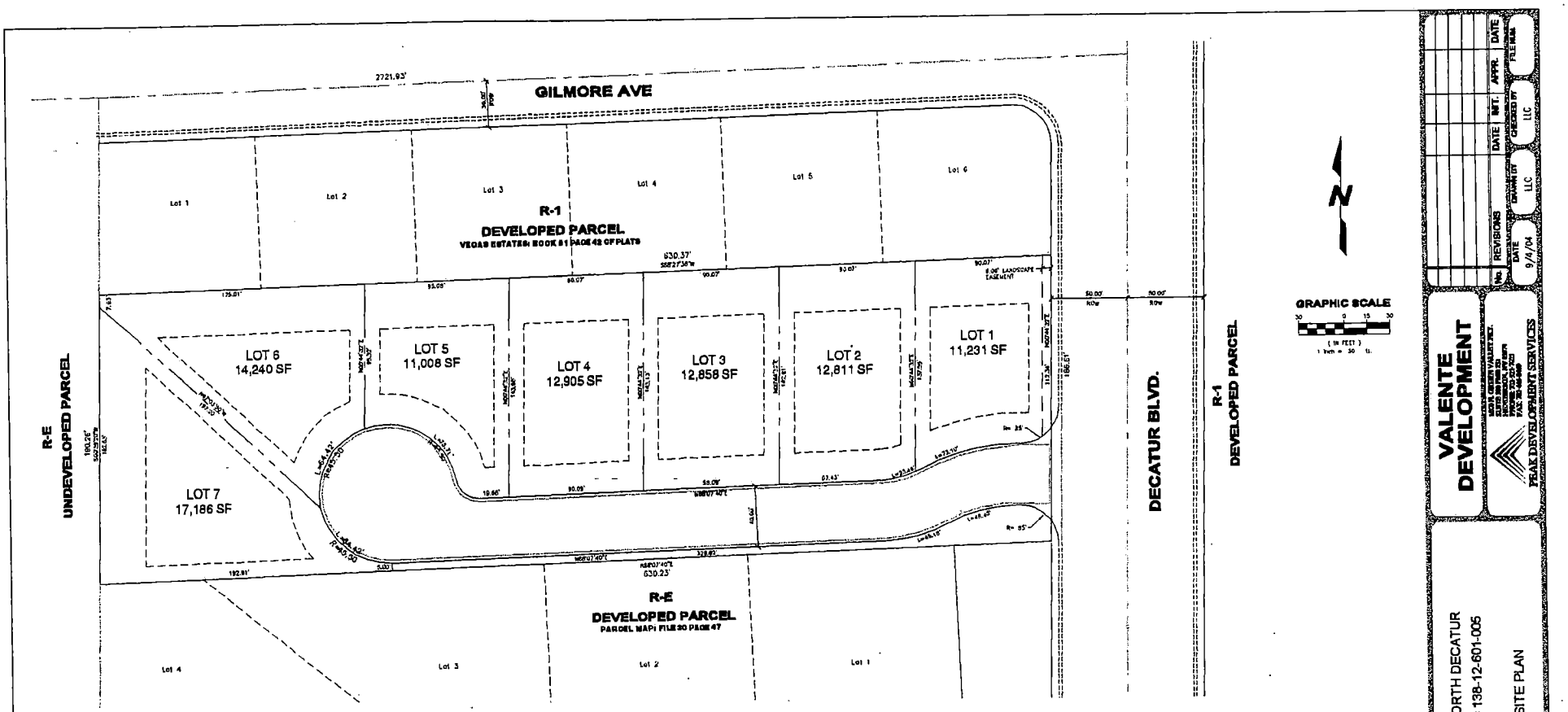
Print Name: KEVIN R. SIPES

Subscribed and sworn before me

This 7th day of SEPTEMBER, 2004

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LARRY STECKLER
No: 00-64863-1
My Appointment Expires Sept. 15, 2004



GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

BASIS OF BEARING

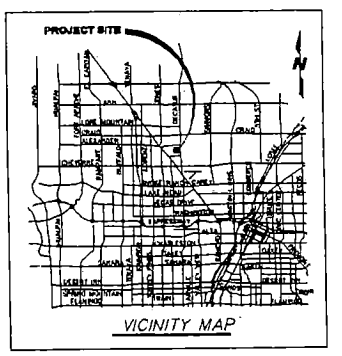
N00°41'33"E, being the East line of the NE 1/4 of Section 12, Township 20 South, Range 60 East, M.D.M. As per Record of Survey File 121 Page 00 City of Las Vegas, Clark County, Nevada recorded.

PROJECT INFORMATION

PARCEL SIZE:	2.72 +/- NET ACRES 2.84 +/- GROSS ACRES
AVERAGE LOT SIZE:	12,000 S.F.
ZONING:	EXISTING: R-E PROPOSED: R-PD3
LANDSCAPE AREA:	8' ALONG DECATUR BLVD.
MINIMUM SETBACKS:	FRONT - 20' REAR - 20' SIDE - 10' TO 15'

LEGEND

	Ex. CURB & GUTTER, 24", CONC
PL	PROPERTY LINE
C	CENTERLINE
R/W	RIGHT OF WAY
	LOT LINE
	SET BACK LINE
	EASEMENT LINE
AC	ASPHALTIC CONCRETE
CATV	CABLE / TELEVISION
CL	CENTERLINE
CONC	CONCRETE
DW	DRIVEWAY
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FNCE	FENCE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
NG	NATURAL GROUND
PVC	POLYVINYL CHLORIDE
STA	STATION
SWR	SEWER
TBC	TOP BACK OF CURB
TMH	TOP OF MANHOLE
WM	WATER METER
WTR	WATER



RECEIVED

SEP 28 2004

VAR-5202
SDR-5204

ZON-5203
10/21/04 PC

REVISED
9.28.04

VALENTE DEVELOPMENT

PEAK DEVELOPMENT SERVICES

No.	REVISIONS	DATE	INIT.	APPR.	DATE
1	PER STAFF COMMENTS	9/4/04			

DRAWN BY: LLC
CHECKED BY: LLC
FILE NO.

3700 NORTH DECATUR
APN # 138-12-601-005

SITE PLAN

ENGINEER'S SEAL

SCALE
1" = 30'

SHEET NUMBER
1 OF 1

JOB NUMBER

VAR-5202 - APPLICANT/OWNER: KEVIN R. AND BARBARA SIPES
WEST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 100 FEET SOUTH OF GILMORE AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/04/04

City of Las Vegas

Agenda Item No.: 54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
ZON-5203 - REZONING RELATED TO VAR-5202 - PUBLIC HEARING - APPLICANT/OWNER: KEVIN R. AND BARBARA SIPES - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), Ward 6 (Mack).

C.C.: 11/17/04

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

MINUTES:
See Item 53 [VAR-5202] for all related discussion for Item 53 [VAR-5202], Item 54 [ZON-5203] and Item 55 [SDR-5204].

(12:21-12:39)
5-210

CONDITIONS:
Planning and Development
1. A Resolution of Intent with a two-year time limit.

CONDITIONS – Continued:

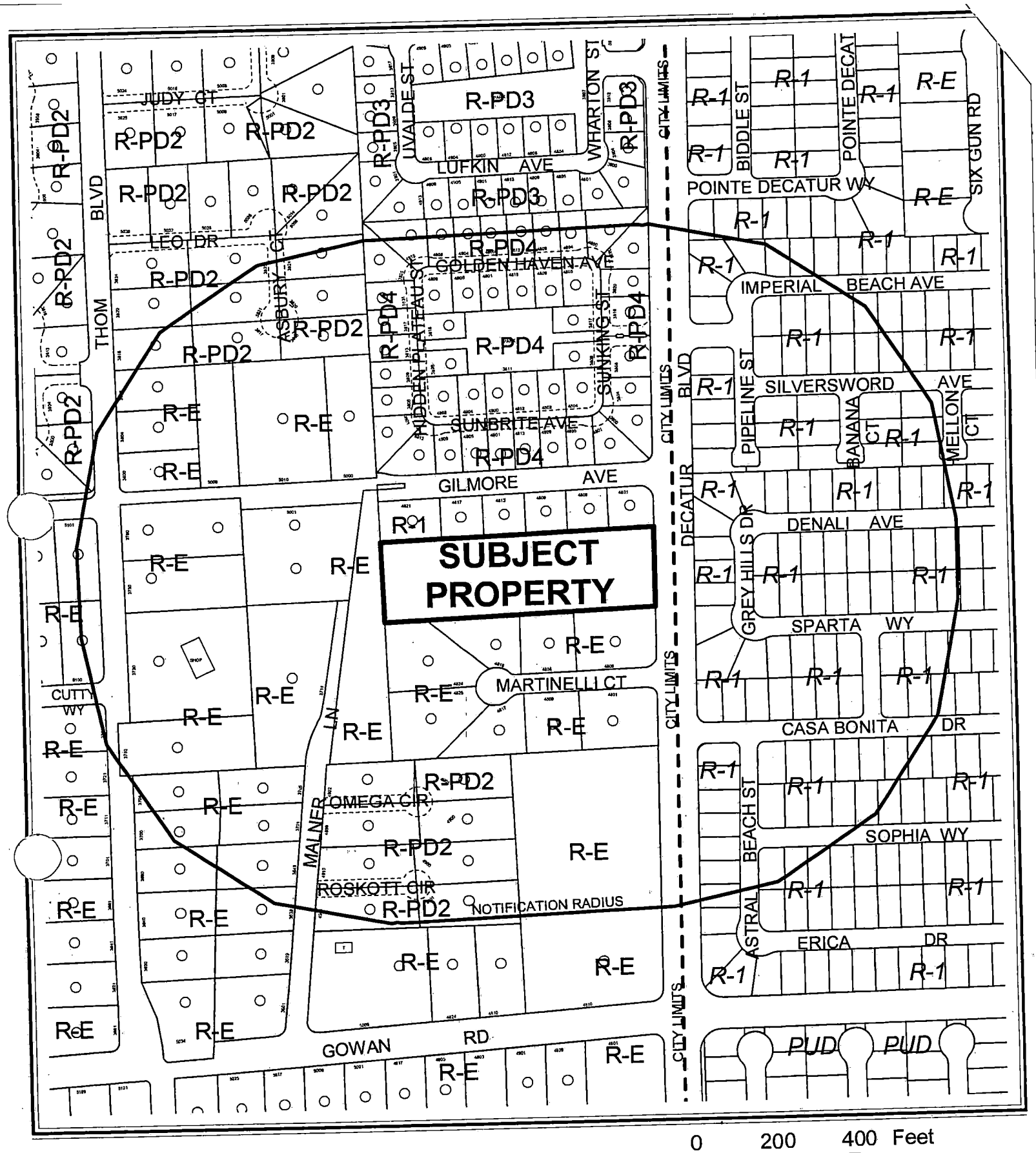
2. Variance (VAR-5202) to allow a 2.94 acre R-PD development and Site Development Plan Review application (SDR-5204) for a seven lot single family subdivision approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

4. 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.

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.



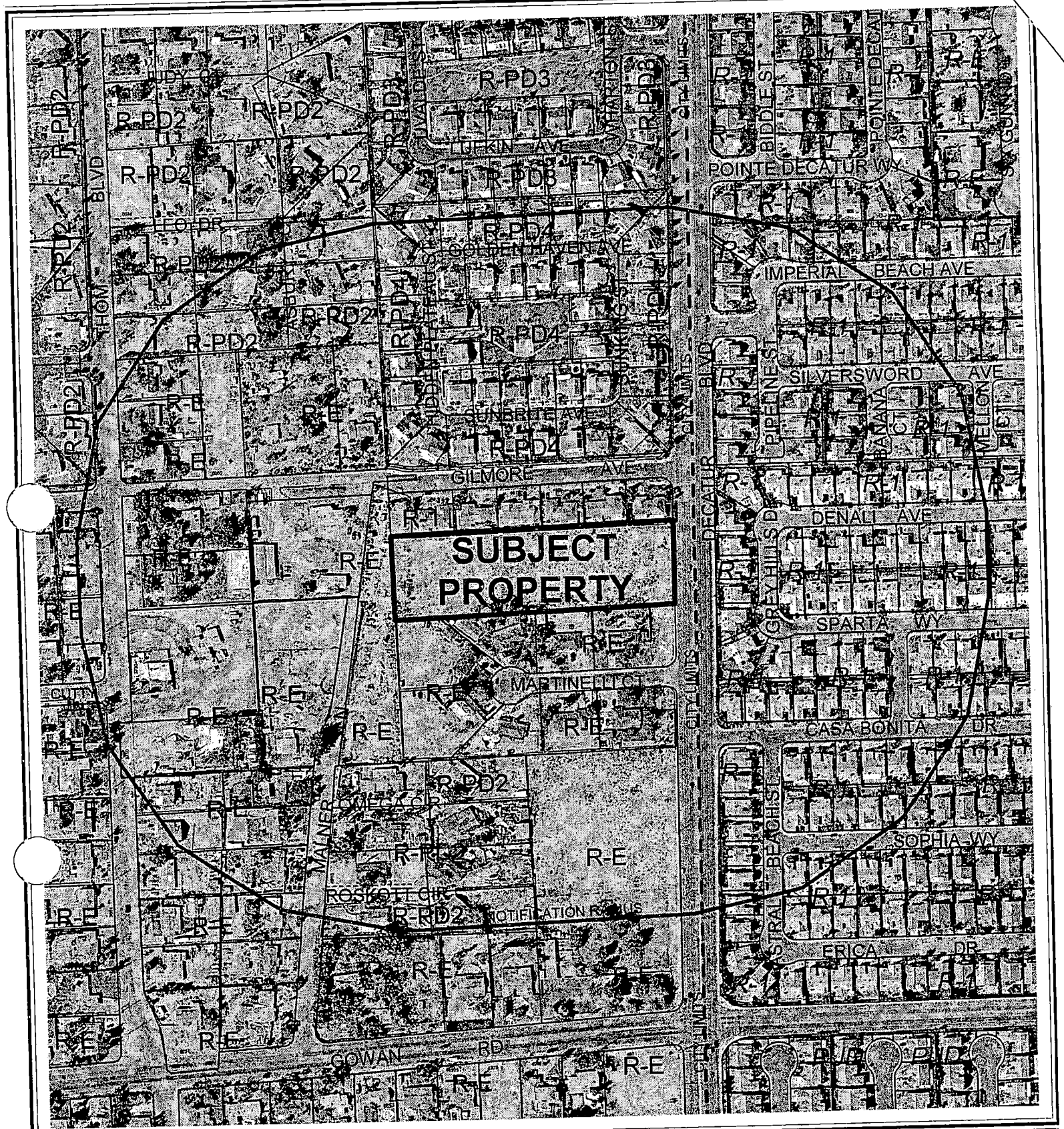
CASE: **ZON-5203**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



0 200 400 Feet

CASE: **ZON-5203**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5203 - APPLICANT/OWNER: KEVIN R. AND BARBARA SIPES

** CONDITIONS **

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

Planning and Development

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

2. Variance (VAR-5202) to allow a 2.94 acre R-PD development and Site Development Plan Review application (SDR-5204) for a seven lot single family subdivision 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

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

4. 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning to R-PD2 (Residential Planned Development – 2 Units Per Acre) for a 7 lot single-family development located adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue.

B) Applicant's Justification

The applicant believes that development of any infill parcel is a benefit to maturing neighborhoods as it will ultimately reduce dust pollution, discourage illegal dumping and increase the tax base which promotes the public health, safety and general welfare of the community.

BACKGROUND INFORMATION

A) Actions

There are no previous actions of the Planning Commission and City Council that pertain to this site.

10/21/04 The Planning Commission will review companion applications ZON-5203 and SDR-5204.

B) Pre-Application Meeting

09/03/04 The following was discussed at the meeting.

- The proposal is for a single-family subdivision with a density of 3 DUA.
- Site is substandard for R-PD- needs a variance for a R-PD subdivision less than five acres
- The needs for a GPA – from DR to Rural
- The needs for a rezoning from R-E to R-PD3
- No open space needed since the subdivision will be less than 12 lots.
- Street alignment will need to meet DPW standards.
- Drainage study required- consults with Flood Control.
- Needs to consult with Traffic Engineering about any needed traffic mitigation.
- Public meeting for the GPA needs to be held before September 21st.

KCW

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.94

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	L (Low Density Residential)
South:	DR (Desert Rural Density Residential)
East:	North Las Vegas
West:	DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates
North:	R-1 (Single Family Residential
South:	R-E (Residence Estates
East:	North Las Vegas
West:	R-E (Residence Estates

E) General Plan Compliance

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

KCW

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**

A) Zoning Code Compliance

The design of the proposed single-family development, including lot size, setbacks and building heights, will addressed with the companion Site Development Plan Review application.

B) General Analysis and Discussion

The applicant is proposing the R-PD2 (Residential Panned Development – 2 Units Per Acre) zoning in order to construct a seven lot single-family residential development on this site. The site has a narrow front on Decatur Boulevard and extends approximately 800 feet from the street.

There is existing R-1 (Single Family Residential) development to the north and R-E (Residence Estates) development to the south. The smallest of the lots is larger than the 11,000 square feet required in the R-D zoning district. The density of the proposal is 2.38 Dwelling Units Per Acre (DUA), less than the 2.49 DUA that is the maximum of the site's Desert Rural Land Use designation. The density is in harmony with the Desert Rural development to south and west and can act as a transition from the R-1 (Single Family Residential) development to the north to the rural to the south.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The site is designated DR (Desert Rural Density Residential) on the Centennial Hills Sector Land Use Plan Map of the General Plan. The proposed R-PD2 (Residential Planned Development - 2 Units Per Acre) Zoning designation at a maximum gross density of 2.49 units per acre is in conformance with the General Plan.

KCW

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The proposed single-family development on this site is similar in density to other residential development in this area. The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning will be compatible with surrounding land uses and zoning districts.

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

   The R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning on the subject site is an appropriate transition from the R-1 (Single Family Residential) to the north of the site and the R-E (Residence Estates) and R-PD2 (Residential Planned Development – 2 Units Per Acre) properties to the south and west.

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."**

   Access to this site is provided from Decatur Boulevard, a 100-foot wide primary arterial on the Master Plan of Streets and Highways. The proposed development of the site will be sufficiently served by existing roadway facilities.

NOTICES MAILED 221 [Mailed with VAR-5202 & SDR-5204]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5203 APN: 138-12-601-005

Name of Property Owner: KEVIN R. & BARBARA SIPES

Name of Applicant: KEVIN R. SIPES

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: KEVIN R. SIPES

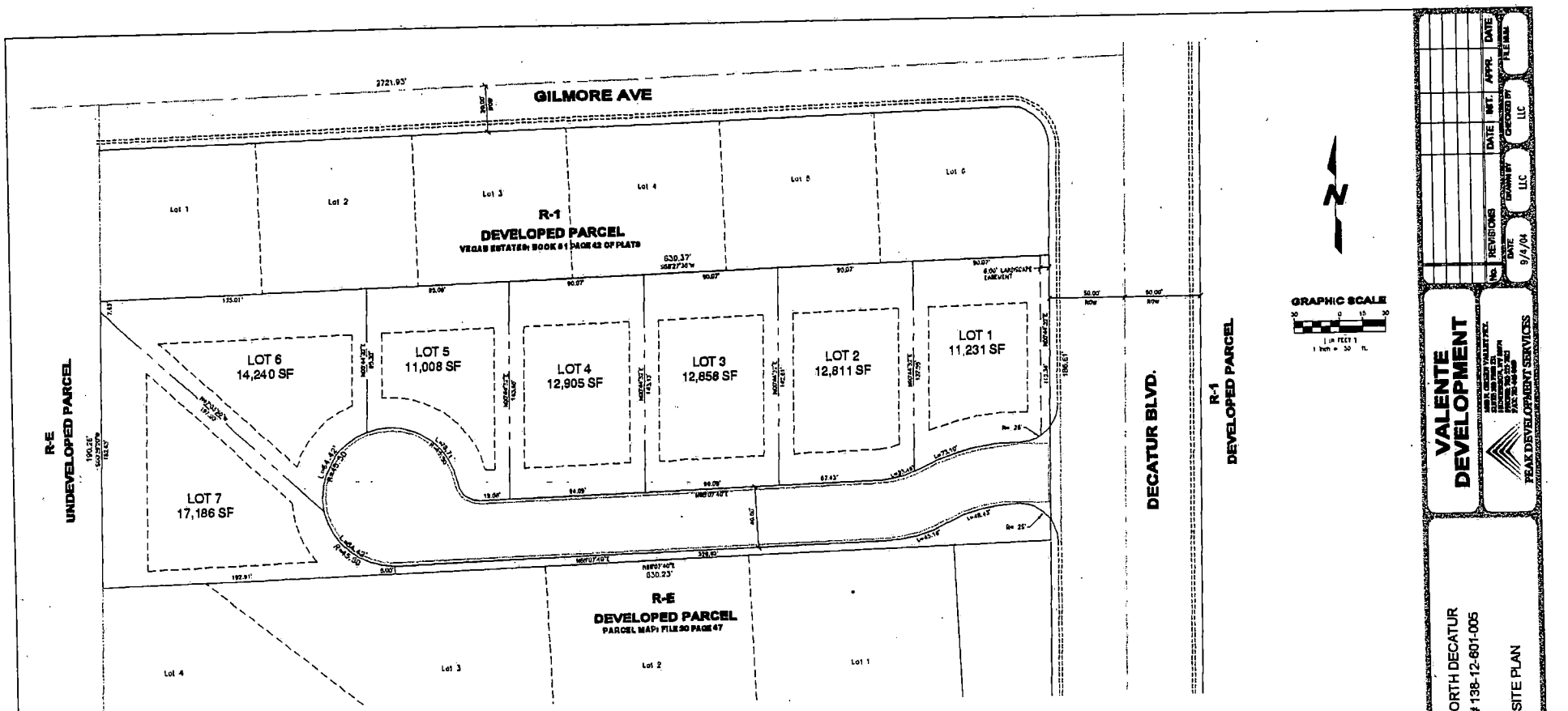
Subscribed and sworn before me

This 7th day of SEPTEMBER, 2004

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LARRY STECKLER
No: 00-64863-1
My Appointment Expires Sept. 15, 2004



BASIS OF BEARING

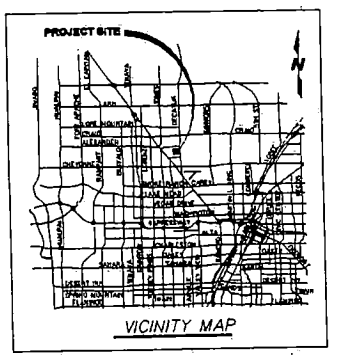
N00°41'32"E, being the East line of the NE 1/4 of Section 12, Township 20 South, Range 60 East M.D.M. as per Record of Survey File 121 Page 04 City of Las Vegas, Clark County, Nevada records.

PROJECT INFORMATION

PARCEL SIZE:	2.72 +/- NET ACRES 2.94 +/- GROSS ACRES
AVERAGE LOT SIZE:	12,000 S.F.
ZONING:	EXISTING: R-E PROPOSED: R-PD8
LANDSCAPE AREA:	5' ALONG DECATUR BLVD.
MINIMUM SETBACKS:	FRONT - 20' REAR - 20' SIDE - 10' TO 15'

LEGEND

	Ea. CURB & GUTTER, SW, CONC
PL	PROPERTY LINE
CL	CENTERLINE
R/W	RIGHT OF WAY
	LOT LINE
	WET MAIN LINE
	EASEMENT LINE
AC	ASPHALTIC CONCRETE
CATV	CABLE / TELEVISION
CL	CENTERLINE
CONC	CONCRETE
DW	DRIVEWAY
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
ES	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FNCE	FENCE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
NG	NATURAL GROUND
PVC	POLYVINYL CHLORIDE
STA	STATION
SWR	SEWER
TBC	TOP BACK OF CURB
TMH	TOP OF MANHOLE
WM	WATER METER
WTR	WATER



RECEIVED
SEP 28 2004

VAR-5202 ZON-5203
SDR-5204 10/21/04 PC

REVISED
9.28.04

No.	REVISIONS	DATE	DRAWN BY	CHECKED BY	INIT.	APPR.	DATE
			LLC	LLC			FILE NO.
	DATE 9/4/04						

VALENTE DEVELOPMENT

PEAK DEVELOPMENT SERVICES

3700 NORTH DECATUR
APN # 138-12-601-005

SITE PLAN

ENGINEER'S SEAL

SCALE
1" = 30'

SHEET NUMBER
1 OF 1

JOB NUMBER

ZON-5203 - APPLICANT/OWNER: KEVIN R. AND BARBARA SIPES
WEST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 100 FEET SOUTH OF GILMORE AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/04/04

City of Las Vegas

Agenda Item No.: 55

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2004

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

SUBJECT:
SDR-5204 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5202 AND ZON-5203 - PUBLIC HEARING - APPLICANT/OWNER: KEVIN R. AND BARBARA SIPES - Request for a Site Development Plan Review FOR A PROPOSED 7 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 11/17/04

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 and adding the following conditions:
- ***All dwellings shall be limited to one story in height.***
- ***The applicant shall provide a minimum of five feet of landscaping along the north side of the south perimeter wall, adjacent to and along the length of the private street.***

To be heard by the City Council on 11/17/2004

MINUTES:
See Item 53 [VAR-5202] for all related discussion for Item 53 [VAR-5202], Item 54 [ZON-5203] and Item 55 [SDR-5204].

(12:21-12:39)

PLANNING COMMISSION MEETING OF OCTOBER 21, 2004
Planning and Development Department
Item 55 – SDR-5204

CONDITIONS:

Planning and Development

1. A Rezoning application (ZON-5203) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Variance application (VAR-5202) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity four the site.

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. The setbacks for this development shall be 20 feet in the front, 30 feet in the rear, 10 feet on the side and 15 feet on the corner side. The building height shall not exceed two stories or 35 feet, whichever is less.

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

Public Works

5. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

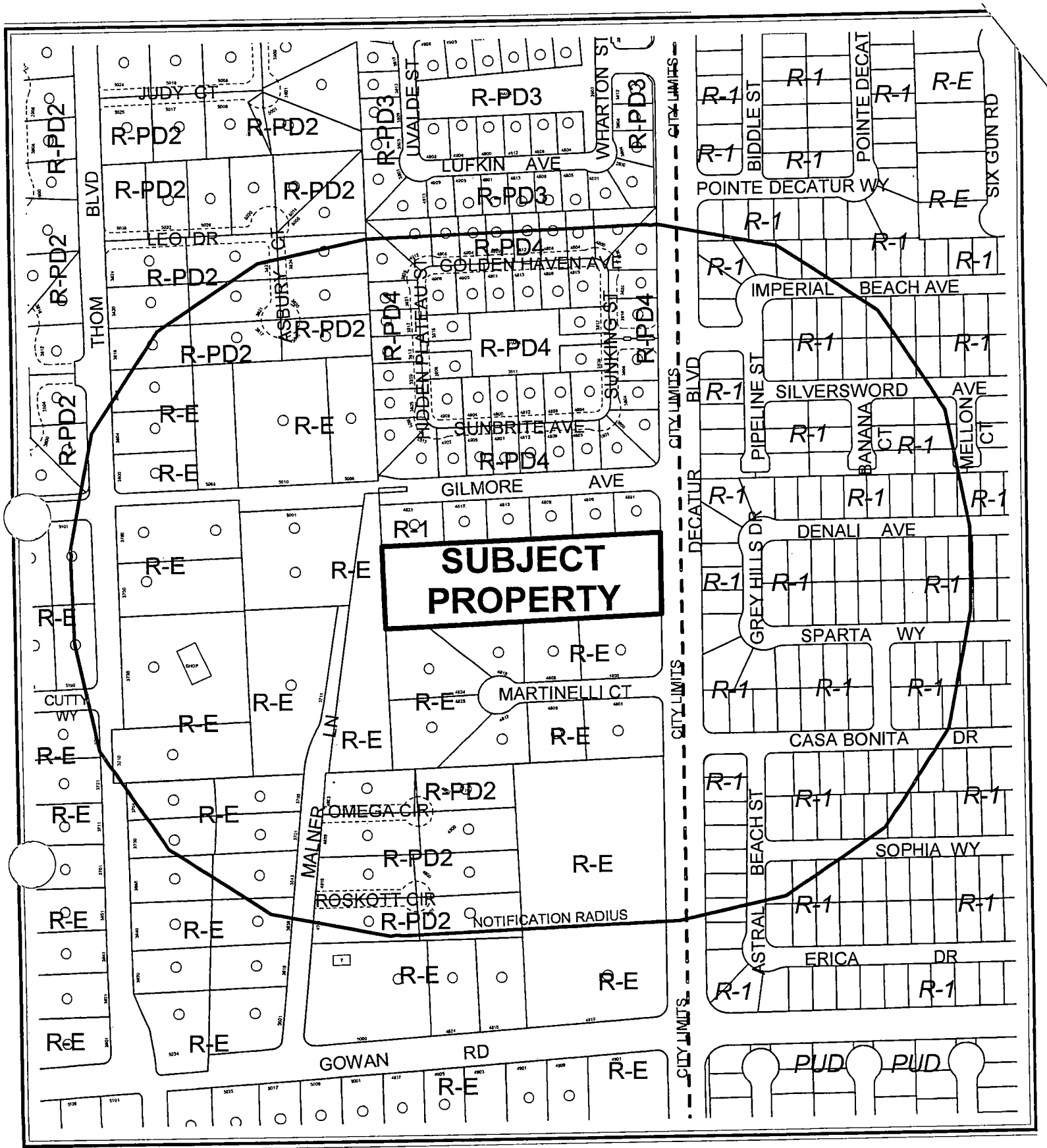
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5203 and all other subsequent site-related actions.

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

CONDITIONS – Continued:

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



CASE: **SDR-5204**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5204 - APPLICANT/OWNER: KEVIN R. AND BARBARA SIPES

** CONDITIONS **

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

Planning and Development

1. A Rezoning application (ZON-5203) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Variance application (VAR-5202) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity four the site..

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. The setbacks for this development shall be 20 feet in the front, 30 feet in the rear, 10 feet on the side and 15 feet on the corner side. The building height shall not exceed two stories or 35 feet, whichever is less.

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

Public Works

5. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5203 and all other subsequent site-related actions.

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

10. 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 7 lot single-family development located adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue.

B) Applicant's Justification

The applicant believes that development of any infill parcel is a benefit to maturing neighborhoods as it will ultimately reduce dust pollution, discourage illegal dumping and increase the tax base which promotes the public health, safety and general welfare of the community.

BACKGROUND INFORMATION

A) Actions

There are no previous actions of the Planning Commission and City Council that pertain to this site.

10/21/04 The Planning Commission will review companion applications ZON-5203 and VAR-5202.

B) Pre-Application Meeting

09/03/04 The following was discussed at the meeting.

- The proposal is for a single-family subdivision with a density of 3 DUA.
- Site is substandard for R-PD needs a variance for a R-PD subdivision less than five acres
- This needs a GPA – from DR to Rural
- This needs a rezoning from R-E to R-PD3
- No Open space needed since the subdivision will be less than 12 lots.
- Street alignment will need to meet DPW standards.
- Drainage study required- consults with Flood Control.
- Needs to consult with Traffic Engineering about any needed traffic mitigation.
- Public meeting for the GPA needs to be held before September 21.

KCW

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.94

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Development
South:	Single Family Development
East:	Single Family Development
West:	Single Family Development, Undeveloped

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	L (Low Density Residential)
South:	DR (Desert Rural Density Residential)
East:	North Las Vegas
West:	DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-1 (Single Family Residential)
South:	R-E (Residence Estates)
East:	North Las Vegas
West:	R-E (Residence Estates)

E) General Plan Compliance

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

KCW

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

PROJECT DESCRIPTION

The site plan depicts a seven lot, single-family residential development, with lot sizes ranging from 11,231 to 17,186 square feet. Access to the lots from Decatur Boulevard is provided by a 40-foot wide private street. The proposed setbacks on the plan are 20 feet in the front, 30 feet in the rear, 10 feet on the side and 15 feet on the corner side. The elevations depict one-story single-family residences with stucco exteriors and tile roofs. The floor plans indicate the dwellings will range in sizes from 2,400 to 2,750 square feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed	Acceptable
Minimum Lot Size	11,231 SF	Y
Min. Setbacks • Front • Side • Corner Side • Rear	 20 Feet 10 Feet 15 Feet 30 Feet	 Y Y Y Y
Max. Building Height	2 Stories / 35 Feet	Y

The proposed lot sizes, setbacks and building height are appropriate for a development of this type.

KCW

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	N/A	N/A	
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet	7 Trees	7 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		Not Shown

The proposal meets the requirements of the Urban design Guidelines and Standards..

The Open Space Standards Pursuant to Title 19.06 do not apply to the subject proposal as the subdivision has less than twelve lots.

B) General Analysis and Discussion

- Zoning

The proposed 7 lot single-family development at a density of 2.38 dwelling units per acre is allowed in the R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning district.

- Site Plan

The proposed site plan presents an appropriate layout for this development and a efficient use of the constrained development envelope. The density and lot sizes ranging from 11,231 to 17,186 square feet are compatible with the surrounding development and in compliance with the General Plan and Zoning Code.

- Waivers

There are no waivers that are associated with this proposal.

- Landscape Plan

The landscaping conforms to Title 19 and the Urban Design Guidelines.

KCW

- Elevation

The proposed building elevations depicting single story single-family dwellings are appropriate for a development of this type.

- Floor Plan

The proposed floor plans depict single-family dwellings that are appropriate for a development of this type.

FINDINGS

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

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

   The proposed seven lot single-family development is appropriate and compatible with adjacent development in the area.

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

   The proposed project is consistent with the General Plan, Title 19 and the Residential Development Standards.

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

   The site will have access to Decatur Boulevard, a 100-foot primary arterial, which is adequate to provide access to serve the proposed development. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The building and landscape materials are common for a development of this type and are appropriate as proposed.

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

   The proposed building elevations depicting single story single-family dwellings are appropriate for a development of this type and compatible with development in the area.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 221 [Mailed with ZON-5203 & VAR-5202]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5204 APN: 138-12-601-005

Name of Property Owner: KEVIN R. & BARBARA SIPES

Name of Applicant: KEVIN R. SIPES

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: KEVIN R. SIPES

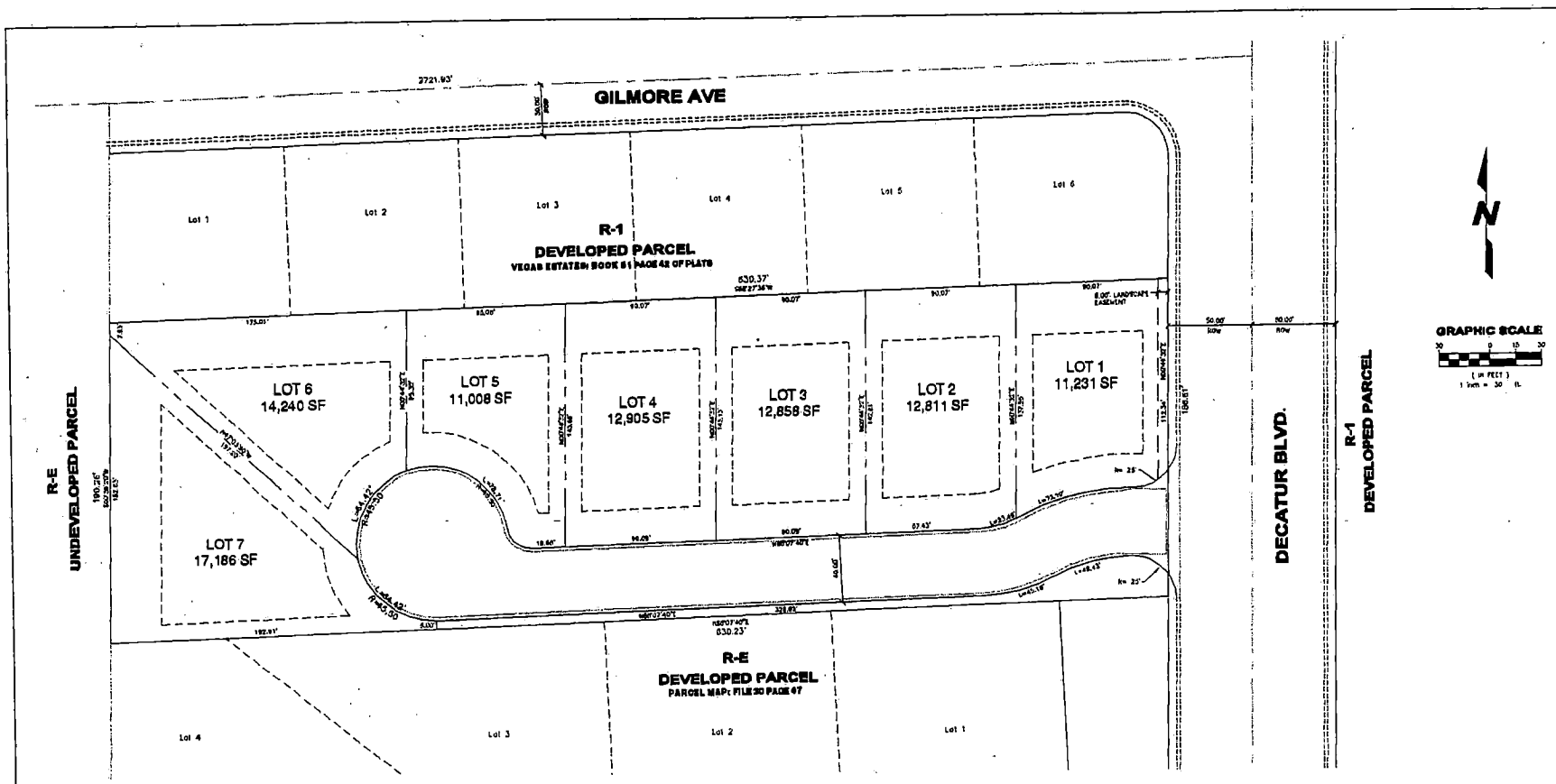
Subscribed and sworn before me

This 7th day of SEPTEMBER, 2004

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LARRY STECKLER
No: 00-64863-1
My Appointment Expires Sept. 15, 2004



GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

BASIS OF BEARING

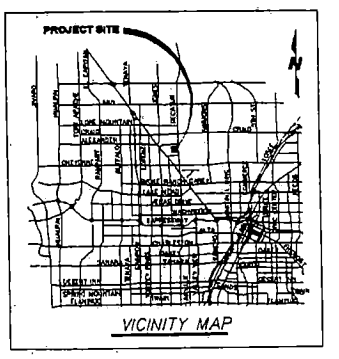
N00°04'32"E being the East line of the NE 1/4 of Section 12, Township 20 South, Range 60 East M.D.M. As per Record of Survey File 121 Page 100 City of Las Vegas, Clark County, Nevada records

PROJECT INFORMATION

PARCEL SIZE:	2.72 +/- NET ACRES 2.94 +/- GROSS ACRES
AVERAGE LOT SIZE:	12,000 S.F.
ZONING:	EXISTING: R-E PROPOSED: R-PD8
LANDSCAPE AREA:	8' ALONG DECATUR BLVD.
MINIMUM SETBACKS:	FRONT - 25' REAR - 30' SIDE - 10' TO 15'

LEGEND

	PROPERTY LINE
	CENTERLINE
R/W	RIGHT OF WAY
	LOT LINE
	SET BACK LINE
	EASEMENT LINE
AC	ASPHALTIC CONCRETE
CATV	CABLE / TELEVISION
CL	CENTERLINE
CONC	CONCRETE
DW	DRIVEWAY
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FNCE	FENCE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
NG	NATURAL GROUND
PVC	POLYVINYL CHLORIDE
STA	STATION
SWR	SEWER
TBC	TOP BACK OF CURB
TMH	TOP OF MANHOLE
WM	WATER METER
WTR	WATER



RECEIVED

SEP 28 2004

VAR-5202 ZON-5203

SDR-5204 10/21/04 PC

REVISED 9.28.04

No.	REVISIONS	DATE	INIT.	APPR.	DATE
	DRAWN BY: LLC			CHECKED BY: LLC	FILE NBR.
	DATE: 9/4/04				

VALENTE DEVELOPMENT

3700 NORTH DECATUR
APN # 138-12-601-005

SITE PLAN

PEAK DEVELOPMENT SERVICES

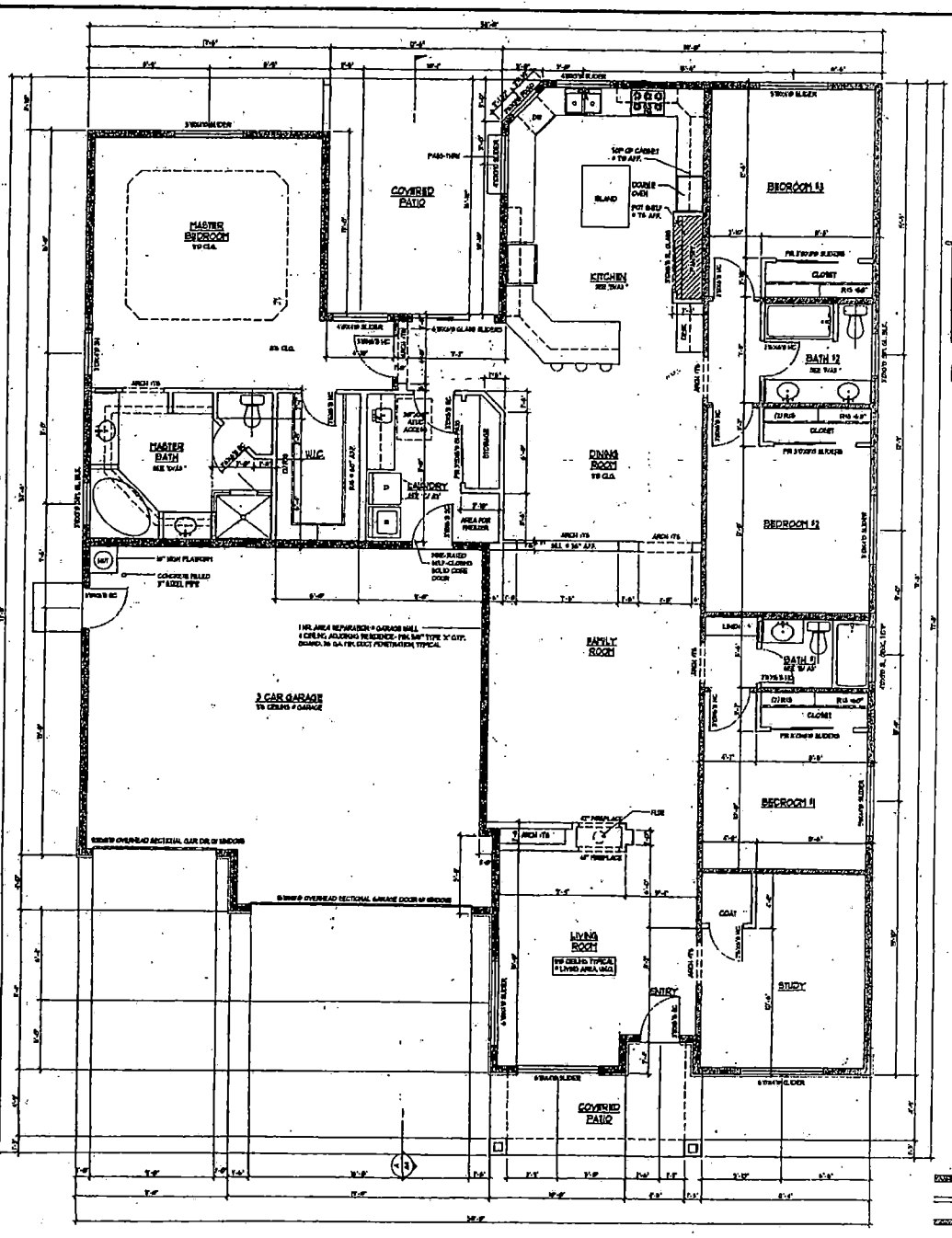
ENGINEER'S SEAL

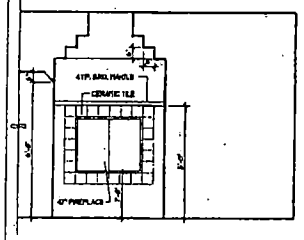
SCALE 1" = 30'

SHEET NUMBER 1 OF 1

JOB NUMBER

SDR-5204
10/21/04 PC

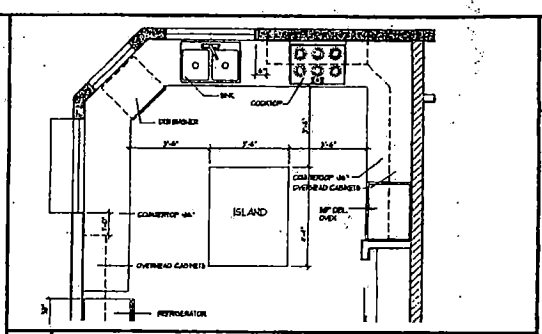




FIREPLACE ELEVATION

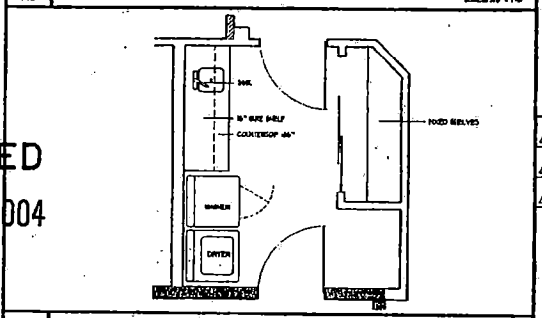
SCALE: 3/4" = 1'-0"

RECEIVED
SEP 7 2004



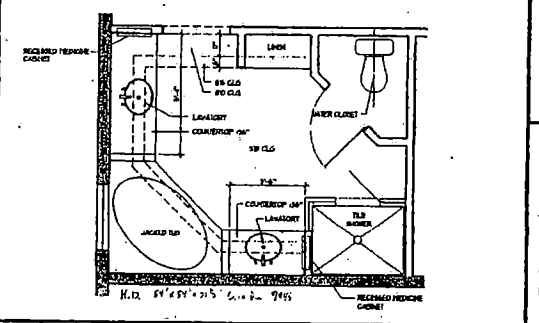
B / A3 KITCHEN PLAN

SCALE: 3/4" = 1'-0"



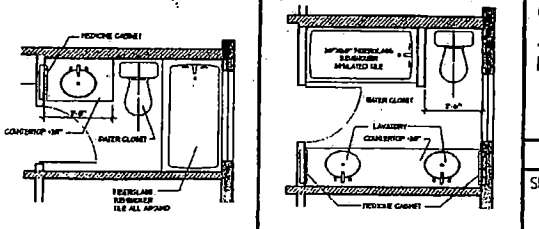
C / A3 LAUNDRY PLAN

SCALE: 3/4" = 1'-0"



D / A3 MASTER BATH PLAN

SCALE: 3/4" = 1'-0"



AREAS	
LIVING AREA:	2151 SF.
GARAGE:	739 SF.
COVERED PORCH & PATIO:	323 SF.
TOTAL BUILDING AREA:	3504 SF.

NOTES:

1. ALL GYP. BRD. OUTSIDE CORNERS TO BE BACKED
2. APPLY MOISTUREPROOF GYP. BRD. BEHIND ALL TILE WALL SURFACES. TILE WALLS @ SHOWER/TUBS TO HAVE CEMENT BOARD BACKER.
3. ALL WALLS OF PLUMBING ROOMS TO HAVE 2"x6" @ 16" O.C.
4. LIVING AREA CEILING TO HAVE R-38 INSULATION
5. GARAGE CEILING TO HAVE R-19 BATT INSULATION
6. GARAGE WALLS TO HAVE R-13 BATT INSULATION
7. LIVING AREA EXTERIOR WALLS TO HAVE R-13 FOAM INSULATION
8. EXTERIOR WALLS TO HAVE 3 COAT STUCCO STUCCO

WALL LEGEND

ALL EXTERIOR WALLS TO BE 2"x6" @ 16" O.C.

ALL INTERIOR WALLS TO BE 2"x4" @ 16" O.C.

MEDICINE CABINET WALLS TO BE R-13 BATT INSULATION 2"x6" @ 16" O.C.

NOTE:
THE OWNER IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMISSIONS AND/OR AUTHORIZATIONS REQUIRED DUE TO CC&R PROTECTION OF THESE SPECIFICATIONS AND

OWNER / BUILDER

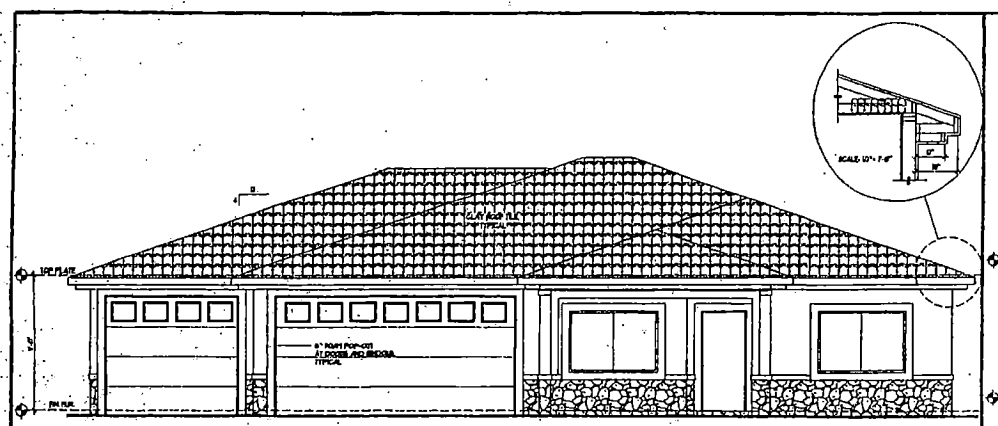
FLOOR PLAN

Custom Residence for
Kevin and Barbara Sines

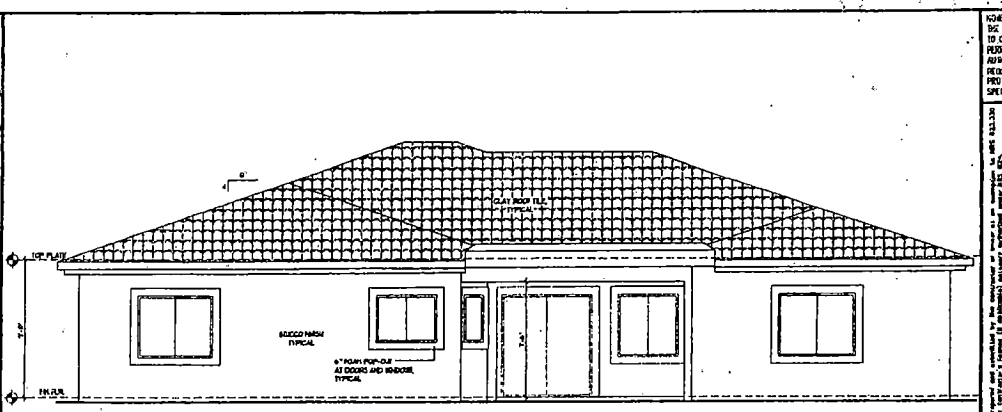
9/11/03

SHEET No

SDR-5204
10/21/04 PC

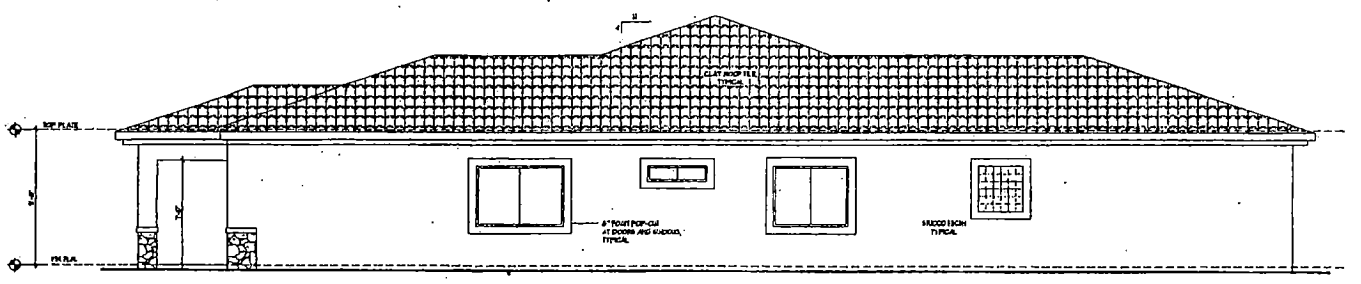


A
A2
FRONT ELEVATION



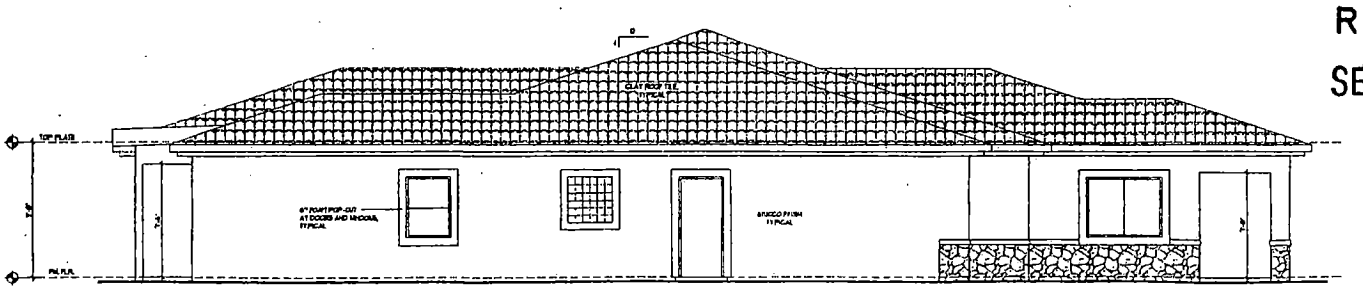
B
A2
REAR ELEVATION

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



C
A2
RIGHT SIDE ELEVATION

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



D
LEFT SIDE ELEVATION

RECEIVED
SEP 7 2004

NOTE:
BIC OWNER IS RESPONSIBLE
TO OBTAIN ANY AND ALL
PERMISSIONS AND/OR LICE
AUTHORIZATIONS THAT MA
REQUIRED DUE TO COPYRI
PROTECTION OF THESE PL
SPECIFICATIONS AND DESI

Do not scale prints for construction purposes. Verify and coordinate all dimensions at jobsite prior to commencement of work. Any discrepancies must be reported immediately to the designer of record. Dimensions govern over scale. Drawings are not to be used for construction unless marked "FOR CONSTRUCTION". Ref. AIA Document B-101, Sec. 1.5.2.b

Drawings & Plans Designed and Submitted by the Designer of Record are Instruments of Service and shall remain the property of the Designer whether the project for which they are made is executed or not. They are not to be changed or copied in any form whatsoever, except by agreement in writing and with appropriate compensation to the Designer of Record, and shall not be assigned to any third party without first obtaining the express written permission and consent of the Designer of Record.

Drawings & Plans Designed and Submitted by the Designer of Record are Instruments of Service and shall remain the property of the Designer whether the project for which they are made is executed or not. They are not to be changed or copied in any form whatsoever, except by agreement in writing and with appropriate compensation to the Designer of Record, and shall not be assigned to any third party without first obtaining the express written permission and consent of the Designer of Record.

Gendreau Homes

[Drawing & Plan] Designer/or Representative and Address of the Owner

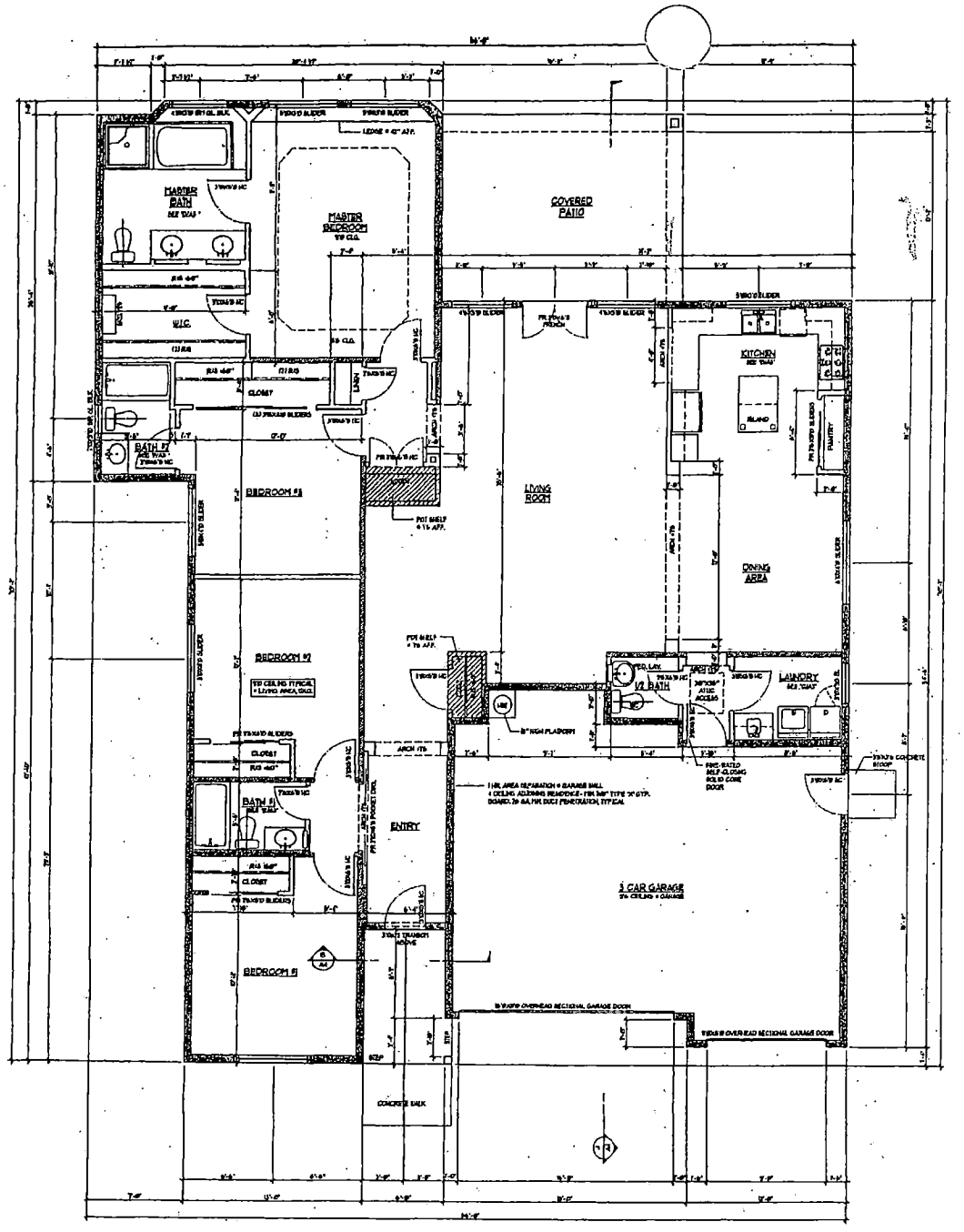
1
2
3

OWNER / BUILDER

EXTERIOR ELEVATIONS
Custom Residence for
Kevin and Barbara Sipes

9/11/03

SHEET No
A3



AREAS	
LIVING AREA:	3364 SF.
GARAGE:	673 SF.
COVERED PORCH / PATIO:	309 SF.
TOTAL BUILDING AREA:	3331 SF.

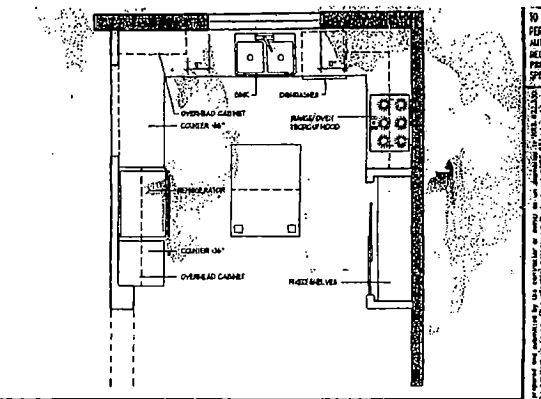
NOTES:

1. ALL EXT. 2X6 OUTSIDE CORNERS TO BE RADIUSED
2. APPLY SHEETROCK ON ALL CEILINGS
3. ALL WALLS W/ PLUMBING FIXTURES TO HAVE 2X6 STUDS @ 16" O.C.
4. LIVING AREA CEILING TO HAVE R-38 INSULATION
5. GARAGE CEILING TO HAVE R-19 BATT INSULATION
6. GARAGE WALLS TO HAVE R-13 BATT INSULATION
7. LIVING AREA EXTERIOR WALLS TO HAVE R-19 BATT INSULATION
8. EXTERIOR WALLS TO HAVE 3 COAT STUCCO FINISH

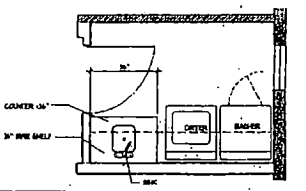
WALL LEGEND

- ALL EXTERIOR WALLS TO BE 2x6 @ 16" OC
- ALL INTERIOR WALLS TO BE 2x4 @ 16" OC
- INTERIOR (SOUND) WALLS W/ R-13 BATT INSULATION- 2x4 @ 16" OC

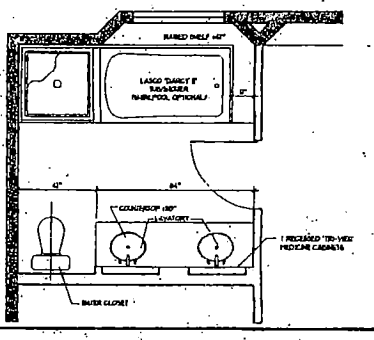
A3 FLOOR PLAN



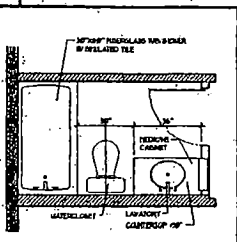
B A3 KITCHEN PLAN



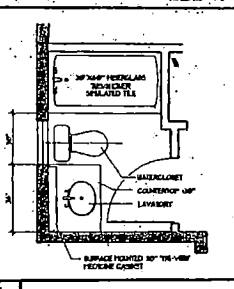
C A3 LAUNDRY PLAN



D A3 MASTER BATH PLAN



E A3 BATH #1



F A3 BATH #2

TO OBTAIN ANY AND ALL PERMISSIONS AND/OR LEGAL AUTHORIZATIONS THAT MAY BE REQUIRED DUE TO COPYRIGHT PROTECTION OF THESE PLANS, SPECIFICATIONS AND DESIGNS

Laundry Room — (Please Print) Contractor Representative
Signature — Phone number OR Email — Contractor License Number

OWNER / BUILDER

FLOOR PLAN

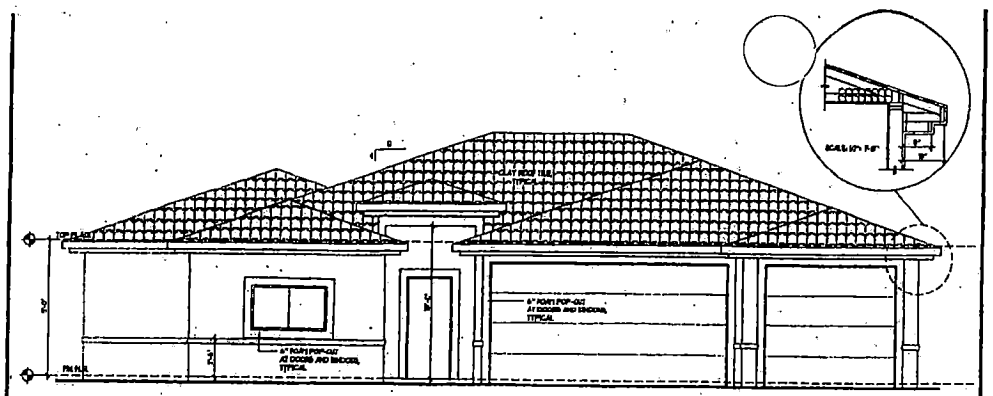
Custom Residence for
Paul and Heather Tudor
Las Vegas, Nevada
A.P.N.:

9/16/03

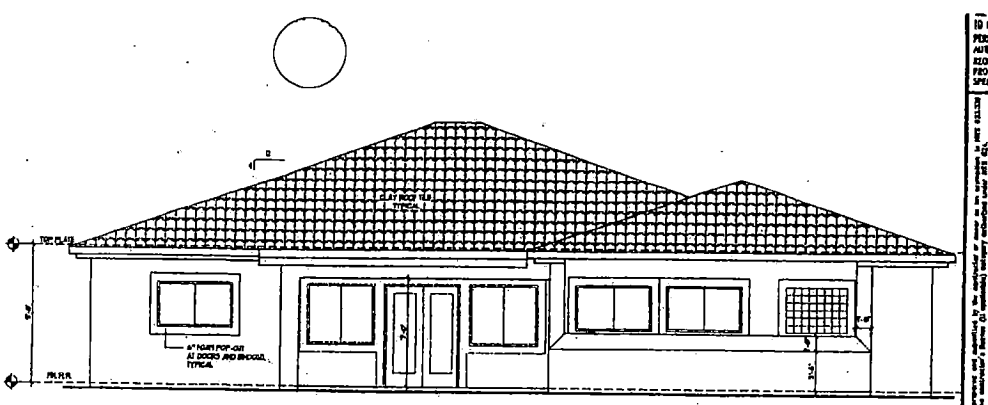
SHEET No
A3

SDR-5204
10/21/04 PC

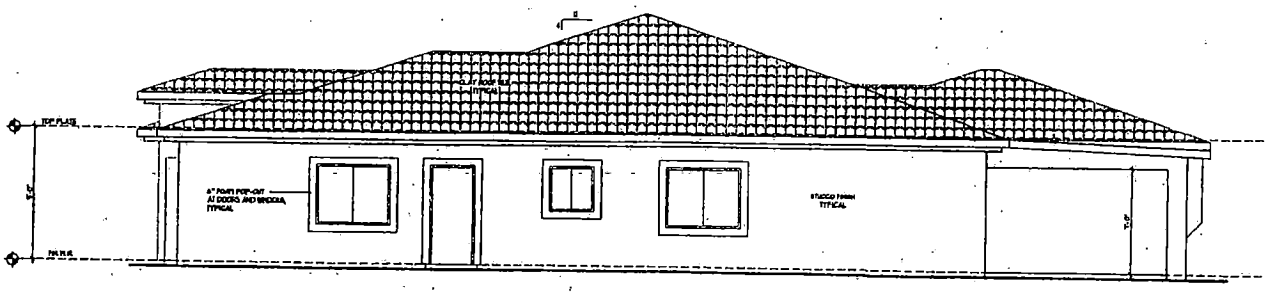
RECEIVED
SEP 7 2004



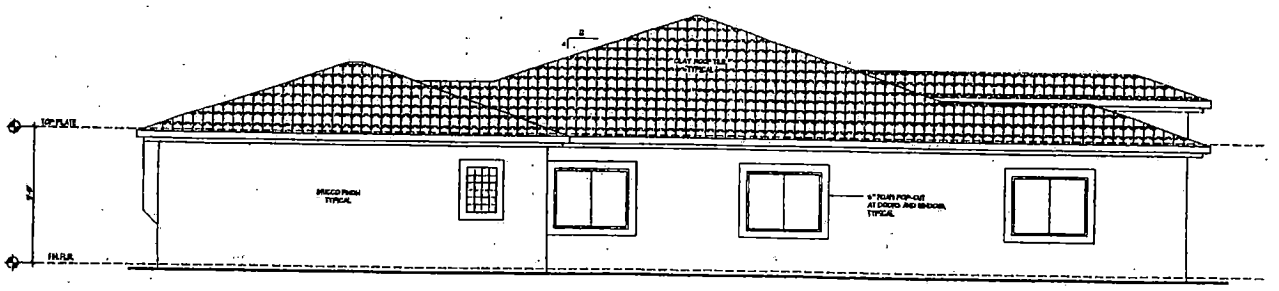
A — FRONT ELEVATION "A"



B — REAR ELEVATION "A"



C — RIGHT SIDE ELEVATION "A"



D — LEFT SIDE ELEVATION "A"

TO OBTAIN ANY AND ALL PERMISSIONS AND/OR LEGAL AUTHORIZATIONS THAT MAY BE REQUIRED DUE TO COPYRIGHT PROTECTION OF THESE PLANS SPECIFICATIONS AND DESIGN

Pioneer Pacific Construction Representative and Number OR Owner

Company Name

These plans are prepared and submitted by the undersigned or agent as the copyright in part under 17 U.S.C. Section 102 (a) and (b) and any other applicable laws and are not to be reproduced, published or changed without written permission.

1
2
3

OWNER / BUILDER

Plan 2 - 2364

EXTERIOR ELEVATIONS

CUSTOM RESIDENCE FOR

LAS VEGAS, NEVADA

7/7/03

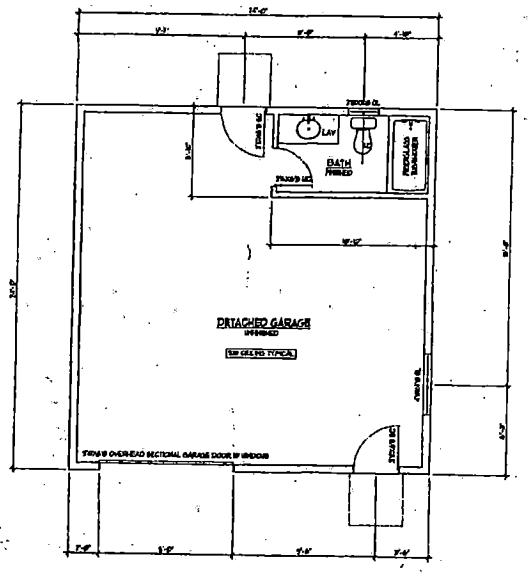
SHEET No

-

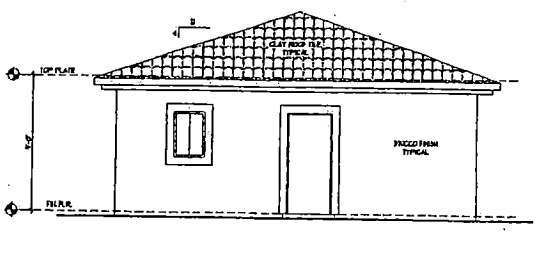
RECEIVED
SEP 7 2004

SDR-5204
10/21/04 PC

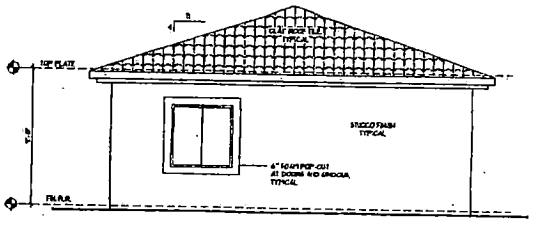
SDR-5204
10/21/04 PC



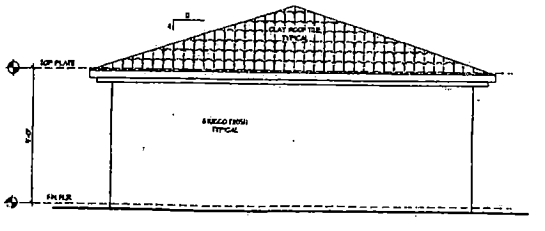
D
A5 FRONT ELEVATION



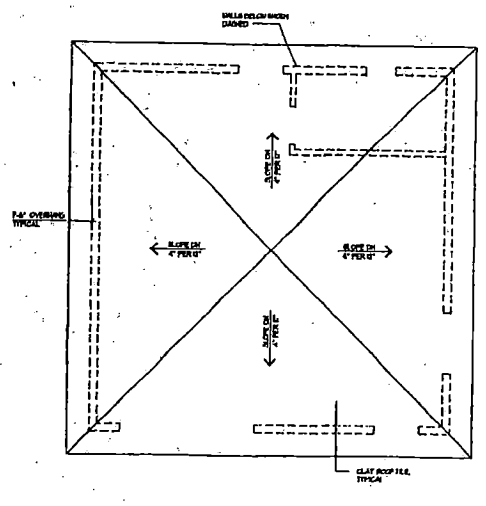
E
A5 FRONT ELEVATION



F
A5 RIGHT SIDE ELEVATION



A.
A5 FLOOR PLAN

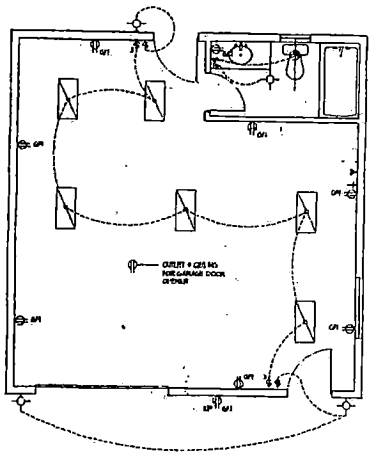


ELECTRICAL LEGEND

- 110V DUPLEX OUTLET
- TELEPHONE OUTLET
- SWITCH
- SWITCH 3-WAY
- CABLE TV JACK
- WALL MOUNTED LIGHT FIXTURE
- CEILING LIGHT
- EXHAUST FAN
- 48" 4 TUBE SURFACE MOUNTED LIGHT FIXTURE

- NOTES -

1. ALLOW PANEL SPACE FOR TWO FULL SIZE BREAKERS FOR FUTURE EXPANSION.
2. ELECTRICAL OUTLETS IN EXCESS OF 18 SQ. INCHES (NOT IN FIRE PROTECTED IN FIRE RATED WALLS.
3. ALL SMOKE DETECTORS (INCLUDING OF THOSE LOCATED IN SLEEPING ROOMS ARE REQUIRED TO BE INTERCONNECTED).



RECEIVED
SEP 7 2004

B ROOF PLAN

C ELECTRICAL PLAN

G LEFT SIDE ELEVATION

NOTE:
THE OWNER IS RESPONSIBLE
TO OBTAIN ANY AND ALL
PERMISSIONS AND/OR LEG
AUTHORIZATIONS THAT MA
REQUIRED DUE TO COPYRI
PROTECTION OF THESE PL
SPECIFICATIONS AND DESI

Owner's Agent, Contractor Representative and Owner OR Owner

1
2
3

OWNER / BUILDER

ELECTRICAL PLAN

Custom Residence for
Kevin and Barbara Sipes

9/11/03

SHEET No

SDR-5204 - APPLICANT/OWNER: KEVIN R. AND BARBARA SIPES
WEST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 100 FEET SOUTH OF GILMORE AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/04/04