City of Las Vegas

Agenda Item No. 60

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

NEW BILL:

Bill No. 2004-71 - Expands the boundaries of the Live/Work Overlay District to include the Las Vegas Medical District, and allows medical office uses within the Overlay District. Proposed by: Robert S. Genzer, Director of Planning and Development

Fiscal Impact:

☒	**No Impact**	**Amount:**
☐	**Budget Funds Available**	**Dept./Division:**
☐	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:

Earlier this year the City Council adopted an ordinance to establish the Live/Work Overlay District. It is now proposed to expand the boundaries of the Overlay District to include the Las Vegas Medical District, and to allow medical office uses within the Overlay District. This bill will accomplish the change.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-71

MOTION:

None required.

MINUTES:

First Reading - Referred - COUNCILMEMBERS MONCRIEF and WOLFSON

11/16/2004 Recommending Committee
11/17/2004 Council Agenda
(10:51 - 10:52)
2-514

BILL NO. 2004-71

ORDINANCE NO. _____

AN ORDINANCE TO EXPAND THE BOUNDARIES OF THE LIVE/WORK OVERLAY DISTRICT TO INCLUDE THE LAS VEGAS MEDICAL DISTRICT, TO ALLOW MEDICAL OFFICE USES WITHIN THE OVERLAY DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development

Summary: Expands the boundaries of the Live/Work Overlay District to include the Las Vegas Medical District, and allows medical office uses within the Overlay District.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 19, Chapter 6, Section 130, Subsection (D), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(D) Approval Criteria. All Live/Work units within the Live/Work Overlay District must meet the following criteria in order to be approved:

(1) Zoning. Live/Work units may be located in the C-1, C-2, C-M, [and] M and PD Zoning Districts only.

(2) Permissible Nonresidential Uses. Because of the residential component, only the following nonresidential uses are permitted:

(a) Office uses. [(excluding medical offices).]

(b) Desktop publishing.

(c) Arts activities, including painting, sculpture, printmaking, ceramics, photography, film, video, graphic design, jewelry, and textiles, but excluding any activity that involves welding or open flame work. The sale of artwork is permitted as an ancillary use.

(3) Nonresidential Use Criteria. Nonresidential activities must generally conform to the intent of the Live/Work Overlay District as described in Subsection (B) of this Section.

(4) Residential Use Criteria. The residential component of a Live/Work unit must contain sleeping space, cooking facilities, and complete sanitary facilities. No more than fifty percent of the total floor area of a Live/Work unit shall be designed or used for residential purposes. The residential occupancy of a Live/Work unit must include at least one person who is employed or carries out an

occupation in the unit.

(5) Emergency Access and Parking. Live/Work units shall be clearly identified by signage in order to facilitate access for emergency services. The amount of required onsite parking shall be calculated in accordance with Chapter 19.10, based upon the gross square footage of the unit and the nonresidential use or uses occurring therein.

(6) Signage. Permissible signage shall be in accordance with the requirements and limitations of Chapter 19.14 and those that pertain to any other overlay district in which the property is located.

SECTION 2: For purposes of Section 2.100(3) of the City Charter, LVMC 19.06.130 is deemed to be a subchapter rather than a section.

SECTION 3: The map that is attached to this Ordinance is hereby adopted and incorporated into LVMC 19.06.130(C). The attached map replaces and supersedes the map that was adopted as part of LVMC 19.06.130(C) by Ordinance No. 5671. The attached map shall be included in the appropriate place in any codification of this Ordinance.

SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,

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sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2004.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

Val Steed 10-20-04
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2004, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2004, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

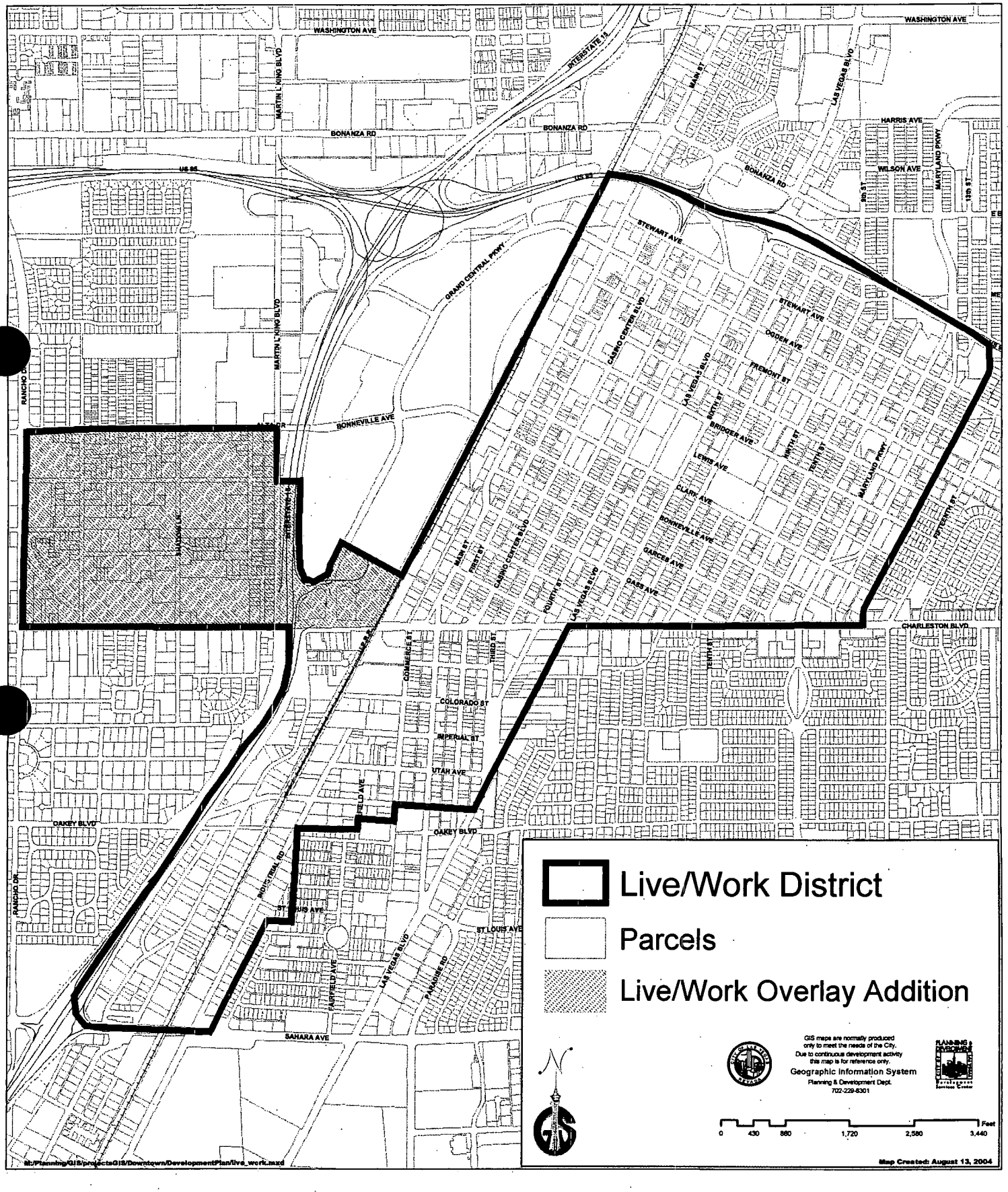
By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BARBARA JO RONEMUS, City Clerk

City of Las Vegas

LIVE/WORK OVERLAY DISTRICT



City of Las Vegas

Agenda Item No. 61

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

NEW BILL:

Bill No. 2004-72 - Revises the standards for converting public streets into private streets in existing subdivisions. Sponsored by: Councilwoman Janet Moncrief

Fiscal Impact:

☒	**No Impact**	**Amount:**
☐	**Budget Funds Available**	**Dept./Division:**
☐	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:

Several months ago the City Council adopted an ordinance to revise the standards and procedures for converting public streets into private streets in existing subdivisions. One of the requirements was for private streets to be located on property that is separately owned by a property owners' association. It has since been proposed, as an alternative to the current ownership requirement, to allow such private streets to be located on property that is subject to perpetual access easements running in favor of the owners of lots within the subdivision. This bill will accomplish the change.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-72

MOTION:

None required.

MINUTES:

First Reading - Referred - COUNCILMEMBERS MONCRIEF and WOLFSON

11/16/2004 Recommending Committee
11/17/2004 Council Agenda
(10:51 - 10:52)
2-514

THE MORNING SESSION RECESSED AT 10:52 A.M.

BILL NO. 2004-72

ORDINANCE NO. _____

AN ORDINANCE TO REVISE THE STANDARDS FOR CONVERTING PUBLIC STREETS INTO PRIVATE STREETS IN EXISTING SUBDIVISIONS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Councilwoman Janet Moncrief

Summary: Revises the standards for converting public streets into private streets in existing subdivisions.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 19, Chapter 4, Section 40, Subsection (C), is hereby amended by amending the subdivision entitled "Private Streets" to read as follows:

PRIVATE STREETS [ALL RESIDENTIAL DISTRICTS]

(1) Eligibility as Conditional Use. Private streets are permitted pursuant to the following provisions only if:

(a) The streets are public streets within an existing subdivision that are proposed to be converted to private streets; and

(b) All the lots within the subdivision conform to the minimum lot size requirements of Title 19.

(2) Design and Construction Standards. Unless otherwise approved by the City Council or otherwise provided by means of a specific regulation governing private streets, every private street shall conform to the same standards that govern the design and construction of public streets.

(3) Access Restrictions. The entrances to all private streets must be marked with a sign stating that it is a private street. Guard houses, access control gates and cross arms may be constructed. All restricted access entrances shall be manned twenty four hours every day or provide an alternative means of ensuring access to the subdivision by the City and other emergency and utility service providers with appropriate identification. If the association fails to maintain reliable access as required to provide City services, the City may enter the subdivision and remove any gate or device which is a barrier to access at the sole expense of the association. The association documents shall contain provisions in conformity with this paragraph which may not be amended without the written

consent of the City.

(4) Access Restricted Entrance Design Standards. Any private street which has access control gates or cross arms must be of a break-away design. A turn-around space must be located in front of any restricted access entrance to allow vehicles denied access to safely exit onto public streets. Any guardhouse, or other entry feature designed as a drive-through, must have a minimum clearance of fourteen feet in height above the road surface.

(5) Streets Excluded. Streets shown on the Master Plan of Streets and Highways shall not be used, maintained, or constructed as private streets. Also, the Department may deny the creation of any other private street if it is determined that the private street would have any of the following effects:

(a) Negatively affect traffic circulation on public streets;

(b) Impair access to property either on-site or off site to the subdivision;

(c) Impair access to or from public facilities including schools, parks and libraries; or

(d) Delay the response time of emergency vehicles.

(6) Property Owners' Associations Required. Subdivisions developed with private streets must have a mandatory property owners' association which includes all property served by private streets. The association shall own and be responsible for the maintenance of private streets and appurtenances. The association documents must establish a reserve fund for the maintenance of streets and other improvements. Such documents are subject to review and approval by the City to ensure that adequate provision for maintenance has been made.

(7) Private Street [Lot.] Requirements. Private streets [shall be constructed] must be located on property that is separately owned by a property owners' association[.] or is subject to perpetual access easements running in favor of the owners of lots within the subdivision. Private streets must include provision for appropriate easements to be granted to the City and to other utility providers allowing necessary use and access for utilities and the maintenance thereof. The [easement shall] easements must also provide the City and protective service providers with the same right of access they would have if the streets were public streets.

(8) Waiver of Services. The subdivision final map, property deeds and property owners association documents shall note that certain City services shall not be provided on private streets.

Among the services which will not be provided are: routine police patrols, enforcement of traffic and parking ordinances, preparation of accident reports and other services which may not be reasonably or properly available within a particular development. All private regulatory signs shall conform to State of Nevada regulations.

(9) Special Use Permit. In cases where a Special Use Permit is required to allow private streets that do not conform to the provisions of Paragraphs (1) through (5) above, the provisions of Paragraphs (1) through (8) above are minimum standards that shall presumptively apply to a Special Use Permit for this use. The prohibitions and requirements in Paragraphs (5) through (8) are not waivable in connection with a Special Use Permit approval.

SECTION 2: In Section 1 of this Ordinance, the brackets that follow the title of the subdivision being added are not intended to indicate deleted matter, but instead are used as the means of indicating the applicable districts. Brackets appearing elsewhere in Section 1 do indicate deleted matter.

SECTION 3: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.040 is deemed to be a subchapter rather than a section.

SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,

. . .

. . .

. . .

. . .

sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2004.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

Val Steed 10-20-04
_____
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2004, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2004, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BARBARA JO RONEMUS, City Clerk

City of Las Vegas

Agenda Item No. 62

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

Any items from the afternoon session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

MOTION:

REESE - Motion to TABLE Item 101 [GPA-5264] and HOLD IN ABEYANCE Item 87 [SUP-4830], Item 97 [SUP-5228], Item 98 [SDR-5094], Item 111 [GPA-5120], Item 112 [ZON-5121], Item 113 [VAR-5124], and Item 114 [SDR-5122] to 11/17/2004, and Item 105 [GPS-5082] and Item 106 [VAC-5101] to 2/16/2005 - UNANIMOUS with MACK not voting and GOODMAN abstaining on Item 87 [SUP-4830] becase JAY BROWN, with whom he is in a partnership, represents the applicant

NOTE: The initial motion under Item 62, which carried unanimously with MACK not voting, was rescinded as to only Item 86 [SUP-4809] upon a subsequent motion by REESE, which also carried unanimously and was followed by a motion by REESE to abey the item to 12/1/2004, which carried with GOODMAN abstaining because JAY BROWN, with whom he is in a partnership, represents the applicant.

NOTE: MAYOR GOODMAN disclosed he was informed by COUNCILWOMAN MONCRIEF'S office of his need to abstain. ATTORNEY JAY BROWN, with whom he shares a partnership interest, represents Item 86 [SUP-4809], as well as Item 87 [SUP-4830].

MINUTES:

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, requested Item 111 [GPA-5120], Item 112 [ZON-5121], Item 113 [VAR-5124], and Item 114 [SDR-5122] be abeyed for two weeks so they would have additional time for site plan review issues. (1:04 - 1:07)

3-1

City of Las Vegas

Agenda Item No. 63

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ ☐ CONSENT ☒ DISCUSSION

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of dangerous building at 1625 Curtis Drive. PROPERTY OWNERS: DANIEL & DOROTHY CRUZ - Ward 3 (Reese)

Fiscal Impact:

☐	**No Impact**	**Amount:**	$2,244.35
☒	**Budget Funds Available**	**Dept./Division:**	Neigh. Services/Response
☐	**Augmentation Required**	**Funding Source:**	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired K.O. Construction to board the structure, remove all trash and debris, dog houses, lawn mowers, and storage etc from the property, remove any junk vehicles and sheds, remove all high vegetation from property and transition area. Secure gates and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of $2,244.35 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTION:

REESE - APPROVED the recommendation of staff - UNANIMOUS with BROWN and MACK not voting

MINUTES:

NOTE: A video was shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

ORLANDO SANCHEZ, Director, Neighborhood Services, recognized DEPUTY CITY ATTORNEY DAN STILL for his wonderful work and assistance. DEPUTY CITY ATTORNEY DAN STILL will be leaving to serve the Country and will be missed. MR. SANCHEZ then presented a video of the subject property and stated that the condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken or appeal filed, KO Construction was hired to board and secure the property, remove all trash and debris and post "No Trespassing/Dumping" signs on the

MINUTES - Continued:

property. MR. SANCHEZ recommended the City Council approve the report of expenses in the amount of $2,244.35; $1,669.00 to KO Construction, $325.00 boarding fees and $250.35 as a 15 percent administrative fee. He recommended the charges should be filed and recorded against the property, constituting a special assessment and lien with Council to authorize that the Notice and Lien of Assessment be filed and recorded with the County Treasurer's Office. MR. SANCHEZ recommended approval.

MAYOR GOODMAN voiced his appreciation for the itemization of the expense report. Subsequent to the motion he echoed the sentiments regarding DAN STILL. He acknowledged DEPUTY CITY ATTORNEY STILL'S integrity as a City employee and noted that he was not summoned to serve the Country but volunteered. MAYOR GOODMAN wished him the best of luck and announced his safety would be in everyone's thoughts.

No one appeared on opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(1:11 - 1:12)
3 -123

City of Las Vegas

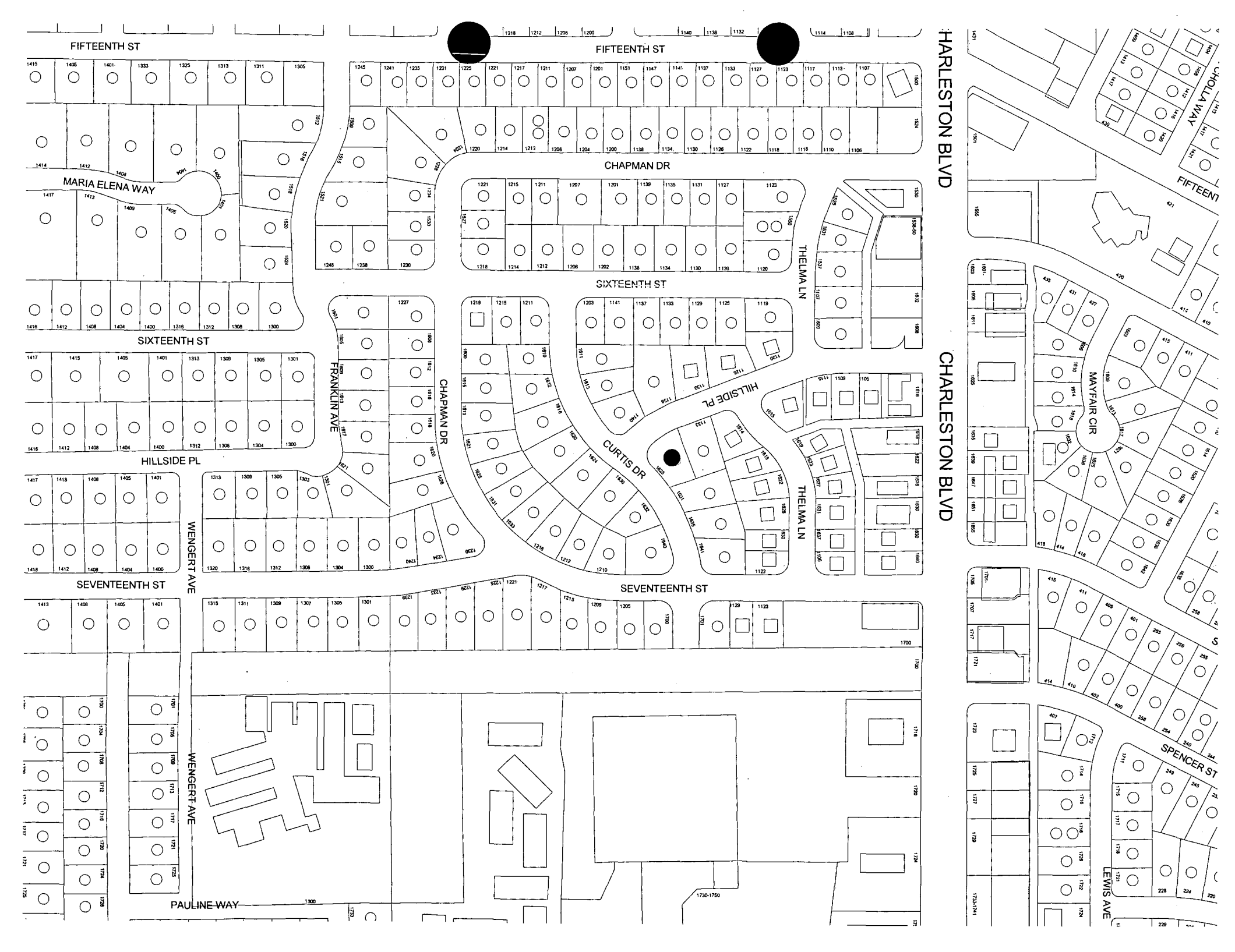
AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 1625 Curtis Drive.
PROPERTY OWNER: DANIEL & DOROTHY CRUZ – Ward 3 (Reese)

K.O. Construction completed work on June 4, 2004 at a cost of $1,669.00, a boarding fee of $325.00, plus a 15% administrative fee, for a total of $2,244.35.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the "Uniform Code for the Abatement of "Dangerous Building", the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.


FIFTEENTH ST
FIFTEENTH ST
CHAPMAN DR
MARIA ELENA WAY
SIXTEENTH ST
SIXTEENTH ST
THELMA LN
HILLSIDE PL
FRANKLIN AVE
CHAPMAN DR
CURTIS DR
THELMA LN
HILLSIDE PL
SEVENTEENTH ST
SEVENTEENTH ST
WENGERT AVE
WENGERT AVE
PAULINE WAY
1730-1750
CHARLESTON BLVD
CHARLESTON BLVD
MAYFAIR CIR
SPENCER ST
LEWIS AVE

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: October 5, 2004

Re: Report of Expenses for the abatement of Dangerous Building located at 1625 Curtis Drive. - Ward 3 (Reese)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding and securing all doors, windows, and openings to the structure(s). Removing all trash/debris, dog houses, lawn mowers, and storage etc from property. Removing any junk vehicles and sheds. Removing all high vegetation from property and transition area. Securing gates and posting "No Trespassing" signs on the property. K.O. Construction completed work on June 4, 2004 at a cost of $1,669.00, which was accepted by the Department of Neighborhood Services.

Contract Amount	$ 1,669.00
AMOUNT DUE	1,669.00
Boarding Fee	325.00
Administrative processing fee	250.35
TOTAL AMOUNT DUE	$2,244.35

OWNER OF RECORD: CRUZ, DANIEL & DOROTHY

PROPERTY ABATED: 1625 Curtis Drive

ASSESSOR'S PARCEL: 162 02 116 046

LEGAL DESCRIPTION: HILLSIDE TERRACE
PLAT BOOK 2 PAGE 94
LOT 2 BLOCK 2

OS:jl

EXHIBIT A

DISCLOSURE OF PRINCIPALS

The principals and partners of K.O. CONSTRUCTION INC and all persons and entities holding more than a 1% interest in K.O. CONST INC or any principal of K.O. CONSTRUCTION INC are the following:

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. CHRIS HARRISON	4855 W. MAULDING AVE	702-361-4221
2. EDWARD KOLF	LAS VEGAS, NV 89139	
3. ROSE KOLF		
4.		
5.		
6.		

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

[Contracting Entity] K. O. CONSTRUCTION INC

By: _____

Subscribed and sworn to before me this 29 Day of October 1999.

Nancy Nickle
Notary Public

NANCY NICKLE
Notary Public - Nevada
No. 88-1453-1
My appt. exp. May 15, 2002

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

NOTICE OF PUBLIC HEARINGS
NOVEMBER 3, 2004

Pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings adopted as Section 16.08 of the Las Vegas Municipal Code. NOTICE IS HEREBY GIVEN THAT ON **Wednesday, November 3, 2004,** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORT OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

> Abatement of the property by boarding and securing all doors, windows and oepnings to the structure; removing any junk vehicles and sheds;removing all high vegetation from property and transition area; securing gates and posting "No Trespassing" signs on property located at **1625 CURTIS DRIVE** legally described as **HILLSIDE TERRACE, PLAT BOOK 2 PAGE 94, LOT 2 BLOCK 2**. Owner of record at time of abatement: **DANIEL & DOROTHY CRUZ – WARD 3 (REESE)**
>
> The Director of Neighborhood Services certifies in the report that the sum of $2,244.35 was expended ($1,669.00 for cleaning and boarding the property; $325.00 Boarding Fee and $250.35 Administrative Processing Fee).

If upon hearing the report, the City Council is satisfied with the correctness of the expenses incurred by the City, it may order a lien of assessment recorded and given to the County Treasurer to be collected in the same manner as ordinary property taxes.

Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the Report of Expenses. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The City Clerk shall endorse on every such protest or objection the date it was received by her. She shall present such protests or objections to the City Council at the time set for the hearing, and no other protests or objections shall be considered.

BARBARA JO RONEMUS
CITY CLERK

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

CASENO 10690 CODEENF **02526-24**

Address: **1625 CURTIS DR**

CAR

LIVING IN STRUCTURE W/O UTILITIES
08/05/2004 - This is now a car see attached CSR 41244

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
16202116046	0.21 ACRE	HILLSIDE TERRACE

Owner Information:

10-Aug-02	01-Sep-04	CRUZ DANIEL & DOROTHY 1625 CURTIS AVE; LAS VEGAS, NV 89104-1850
01-Sep-04		LOGAN GREGORY 1625 CURTIS AVE; LAS VEGAS, NV 89104-1850

Inspection Summary

Inspector:	*Status:*		*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
880076	Failed			03/01/2004 13:50	03/01/2004 14:00	10
880076	Failed		3/5/2004	03/16/2004 14:07	03/16/2004 14:16	9
880076	Failed		3/23/2004	03/25/2004 13:26	03/25/2004 13:34	8
880076	Passed	Partial	4/23/2004	04/12/2004 13:15	04/12/2004 13:20	5
880076	Passed	Partial	5/11/2004	05/11/2004 13:04	05/11/2004 13:09	5
870076	Passed	Partial	5/19/2004	05/24/2004 16:18	05/24/2004 16:29	11
870076	Passed		6/8/2004	06/12/2004 8:00	06/12/2004 8:10	10
870076	Closed		8/6/2004	09/21/2004 13:11	09/21/2004 13:11	0
					Time in Minutes:	58

Violation Details

Violation	*Violation DT*	*Resolve DT*	*Location:*
A-BLD	3/3/2004	6/12/2004	RECEIVING COMPLAINTS OF LIVING IN BURNED OUT STRUCTURE W/O U
A-WEEDS	4/23/2004	6/12/2004	H/VEG ALL YARD AREAS.
A-REFUSE/WST	4/23/2004	6/12/2004	REMOVE R/W FROM REAR & SIDE YARDS.
A-PERMIT REQ	4/23/2004	6/12/2004	REMOVE ILLEGAL SHED STRUCTURES IN REAR YARD FROM PROPERTY
A-LITTER	4/23/2004	6/12/2004	LITTER ALL YARD AREAS.
A-BLD DNGR	4/23/2004	6/12/2004	SECURE STRUCTURE (REAR WINDOWS OPEN).

Log

Type:	*Date:*	*Employee:*	*Min:*
FAX	8/17/2004 9:25:00 AM	JESSICA LARRAMENDY	0

JL) Report of Expense sent to fax: 458-8400. Payoff amount is $2,244.35. Faxed to: Gregory Logan, Gregory Logan Real Estate

EMAIL	8/5/2004 4:34:00 PM	ERIN HERNANDEZ	0

receved CSR 41244 as a car please update Case in order to update CM Reese's office. This was found partially passed and rescheduled for tommorrow to get an update.

MISC	7/7/2004 2:12:00 PM	LAURA DEARMOND	0

Ld) SENT K O CONSTRUCTION INVOICE $1,669.00 TO FINANCE

FEE	7/1/2004 8:19:00 AM	JESSICA LARRAMENDY	0

JL) Admin fee billed in error - removed $250.35.

RECORD	6/15/2004 2:18:00 PM	JESSICA LARRAMENDY	0

JL) RECORDED N&O AT CLARK COUNTY. BOOK: 20040615 INST: 02946.

MISC	6/14/2004 1:20:00 PM	LAURA DEARMOND	14

23) WENT TO BUY LOCKS FOR GATES AT LOWES. INSTALLED LOCKS ON BOTH GATES.

INSP	6/12/2004 8:00:00 AM	LAURA DEARMOND	10

24) HOUSE IS SECURE/BOARDED/PAINTED. REAR YARD CLEANED. THE 2 GATES NEED TO BE LOCKED. ABATED. LOOKS GOOD. POST VIDEO COMPLETE.

MISC	6/11/2004 3:30:00 PM	LAURA DEARMOND	0

Ld) CERT LETTER TO OWNERS DANIEL & DOROTHY CRUZ RETURNED...UNCLAIMED

MISC	6/11/2004 8:05:00 AM	LAURA DEARMOND	0

Ld) REC'D INVOICE & SENT VIDEO REQUEST TO P.H.

AWARD	6/2/2004 7:16:00 AM	LAURA DEARMOND	0

Ld) AWARDED TO K O CONSTRUCTION, WILL CALL BACK W/START DATE

BIDR	6/1/2004 7:22:00 AM	LAURA DEARMOND	0

Ld) REC'D A BID FROM K O CONSTRUCTION $1,669.00

BIDS	5/25/2004 1:37:00 PM	LAURA DEARMOND	0

Ld) FAXED BID TO CONTRACTORS; DUE BACK 5/28

INSP	5/24/2004 4:18:00 PM	LAURA DEARMOND	11

24) PRE VIDEO & PICS (IN FILE), STRUCTURE IS BOARDED, BUT NOT TO SPEC, HI VEG SCAT IN FRONT YARD & TRANSITION AREA, ALUM SHED IN REAR NEEDS TO BE REMOVED, AS WELL AS THE SCATTERED REFUSE & WASTE AROUND IT, EASY ACCESS TO REAR YARD FROM FRONT (CONT...)

INSP	5/24/2004 4:18:00 PM	LAURA DEARMOND	0

24) ...CHAIN LINK GATES THAT R NOT LOCKED, TAPE TO DS & FILE TO LD

REFER	5/14/2004	KATHY STEWART	0

23) Referred to #24 to video abatement.

INSP	5/11/2004 1:04:00 PM	LYNN NIHIPALI	5

23)FURNITURE, REFUSE REAR YARD, WINDOWS ON N SIDE NOT SECURED. WEEDS ALL YARDS, SHEDS OPEN IN REAR RE 24 CB 5/14

MISC	5/6/2004 3:15:00 PM	LAURA DEARMOND	0

23) 23 ON VACATION CB 5/11

PHONE	4/29/2004 10:13:00 AM	PAMELA HINES	8

(CONT) ALSO STATES THAT ONLY KITHCHEN & ONE BEDRM WAS AFFECTED BY FIRE. SHE STATES SHE DOES NOT WANT TO ACCEPT LIABILITY FOR INSPECTOR TO GO INSIDE TO DETERMINE EXTENT OF DAMAGE. STATUS TO BE CHECKED BY 23 ON 5/3.

PHONE	4/29/2004 10:08:00 AM	PAMELA HINES	5

24)DOROTHY WILL SECURE BACK OPENINGS & SHED OVER WKND. ALSO WILL CUT VEG & REMOVE ANY LITTER/DEBRIS. STATES THERE ARE LEINS ON PROPERTY SO OBTAINING REHAB LOAN FROM ERIK KING IS NOT DOABLE AT THIS TIME. HAGGLING OVER INSURANCE WITH COMPANY IN TX, SHE

PHONE	4/28/2004 2:54:00 PM	ERIN HERNANDEZ	0

received phone call from Dorothy Cruz needs assistance with what can be done about her property since she has no money for repairs. Phone 464-3017 spoke to 23 emailed him details

PHONE	4/26/2004 3:48:00 PM	ERIN HERNANDEZ	0

received phone call from Dorothy Cruz getting assistance from Eric King. Phone 464-3017 current address is 1525 East Fremont St Building F apt 202. She said she is trying all she can to fix but has no money and needs help.

MISC	4/23/2004 10:36:00 AM	LAURA DEARMOND	0

Ld) AMENDED N&O FROM ZONING TO DANG BLDG & SENT TO OWNERS: DANIEL & DOROTHY CRUZ; POST 4/26; CB 5/7

PHONE	4/22/2004 2:17:00 PM	ERIN HERNANDEZ	0
received phone call from Dorothy emailed mike and pam about details.			
NOPOST	4/12/2004 1:15:00 PM	LYNN NIHIPALI	5
23)N&O POSTED ON FRONT OF BUILDING			
INSP	4/12/2004 1:15:00 PM	LYNN NIHIPALI	5
23)NO COMPLIANCE			
MISC	4/9/2004 1:38:00 PM	LAURA DEARMOND	0
Ld) N&O IN OLE			
NOTICE	4/9/2004 1:30:00 PM	LAURA DEARMOND	0
Ld) SENT N&O TO OWNERS: DANIEL & DOROTHY CRUZ; POST 4/12; CB 4/23			
PHONE	4/9/2004 10:34:00 AM	JESSICA LARRAMENDY	0
#23) T/C to Mrs. Cruz and she hung up on him.			
MISC	4/9/2004 10:17:00 AM	JESSICA LARRAMENDY	0
JL) After speaking with #23, he advised me that he has spoken with Mrs. Cruz and she knew what needed to be abated. The rear of the structure was no longer secure. Fees will remain per #23. Dorothy Cruz's phone number is 464-3017.			
PHONE	4/6/2004 1:30:00 PM	LAURA DEARMOND	0
23) SPOKE TO OWNER ON PHONE EXPLAINED N&O			
NOREQ	4/6/2004 9:35:00 AM	LAURA DEARMOND	10
23) PREPARED N&O RE-OFFICE FOR TYPING & MAILING			
INSP	3/25/2004 1:26:00 PM	LYNN NIHIPALI	8
23)NO RESPONSE, NO APPTS CALLED FOR BY OWNER, DANIEL AND DORTHY CRUZ, ASSESS 45.00 FEE. LEFT NOTICE OF FEES, CAN'T GET INTO REAR YARD, PROPERTY LOOKS SECURED, CB 4/2			
INSP	3/16/2004 2:07:00 PM	KATHY STEWART	9
23) No response @ door. Took photos. High weeds, left final notice to call me for inspection of interior of structure. C/B 3/23.			
INSP	3/1/2004 1:50:00 PM	LAURA DEARMOND	10
23) NO RESPONSE @ DOOR COULD NOT GET INTO REAR YARD LEFT C/N TO CONTACT ME FOR INSP OF INTERIOR CB 3/5			

Time in minutes: **100**

APN 162-02-116-046
Ref # - 10690

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **DANIEL & DOROTHY CRUZ**
(Reputed Owner(s)) at time of abatement.

Assessor's Parcel No.:	**APN 162-02-116-046**
Commonly known as:	**1625 CURTIS DRIVE**
Legal Description:	**HILLSIDE TERRACE**
	PLAT BOOK 2 PAGE 94
	LOT 2 BLOCK 2

On **June 4, 2004**, as provided in the Municipal Code, 16.08, Section 302, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of **$2,244.35** were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on **November 3, 2004**, ordered the above charges in the amount of **$2,244.35**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 4th day of November, 2004

NOTARY PUBLIC, in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
BEVERLY K. BRIDGES
My Appointment Expires
July 10, 2005
No. 93-4081-1

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE
LAS VEGAS, NV 89101

City of Las Vegas

Agenda Item No. 64

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of dangerous building at 717 W. Washington Avenue. PROPERTY OWNERS: CLARENCE & JUANITA RAY FAMILY - Ward 5 (Weekly)

Fiscal Impact:

☐	**No Impact**	**Amount:**	$3,085.00
☒	**Budget Funds Available**	**Dept./Division:**	Neigh. Services/Response
☐	**Augmentation Required**	**Funding Source:**	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired C&W Enterprises to board and secure the structure, secure gates, remove all trash and debris, etc. (interior/exterior), repair fence, remove any junk vehicles, remove any sheds, high vegetation, graffiti from the property, and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of $3,085.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTION:

WEEKLY - APPROVED the recommendation of staff - UNANIMOUS with MACK not voting

MINUTES:

NOTE: Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

ORLANDO SANCHEZ, Director, Neighborhood Services, presented a video of the subject property and stated that the condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken or appeal filed, C&W Enterprises was hired to board and secure the structure, remove all trash, debris and, outside storage, repair the fence, remove abandoned vehicles, remove all high vegetation and post "No Trespassing/Dumping" signs on the property. MR. SANCHEZ

MINUTES - Continued:

recommended the City Council approve the report of expenses in the amount of $3,085.00; $2,400 to C&W Enterprises, $325 as boarding fee and $360 for 15 percent administrative fee. He recommended the charges should be filed and recorded against the property, constituting a special assessment and lien with Council to authorize that the Notice and Lien of Assessment be filed and recorded with the County Treasurer's Office. MR. SANCHEZ recommended approval.

MAYOR GOODMAN declared the Public Hearing closed.
(1:12 - 1:13)
3-213

City of Las Vegas

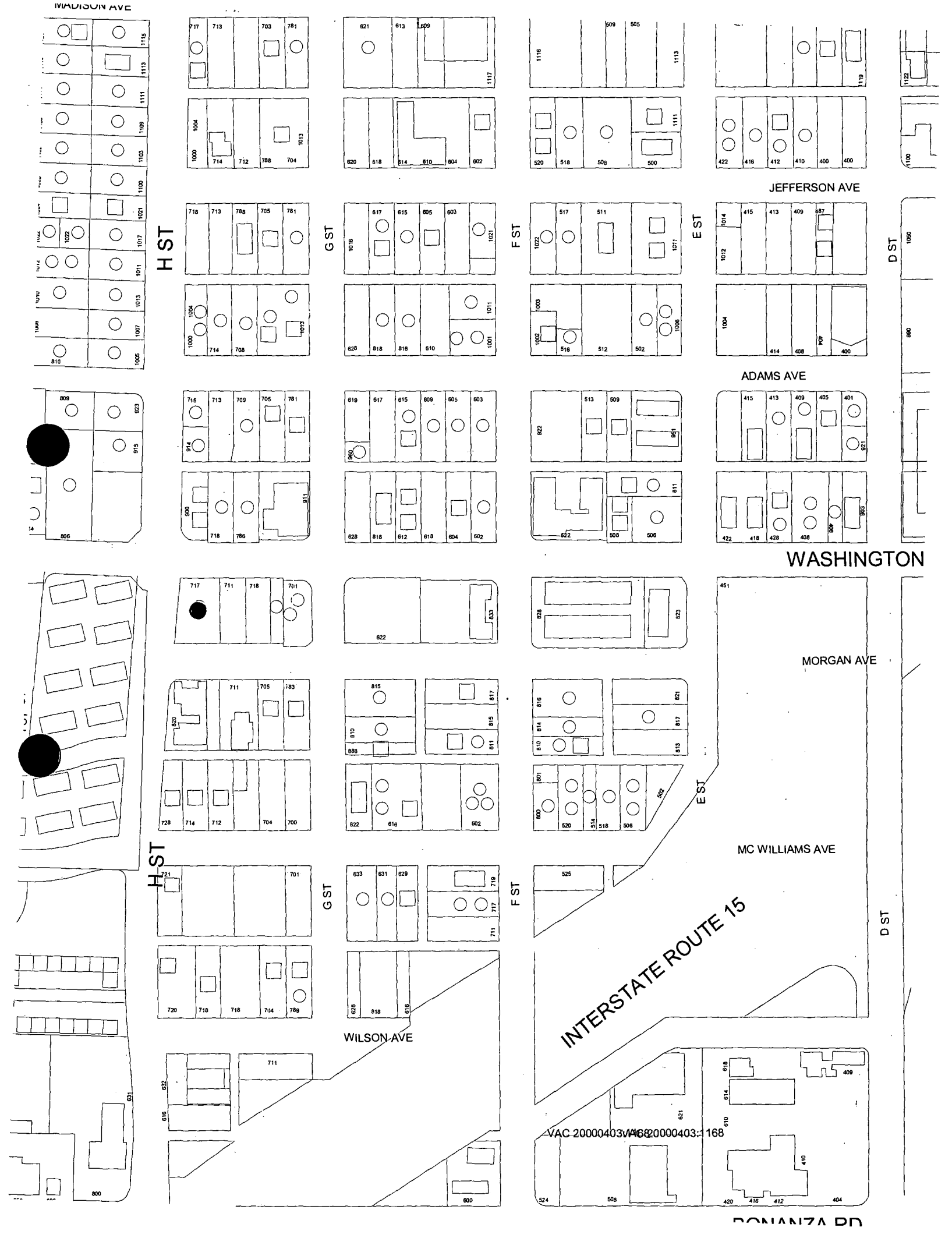
AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 717 W. Washington Avenue. PROPERTY OWNER: CLARENCE & JUANITA RAY FAMILY – Ward 5 (Weekly)

C&W Enterprises completed work on July 24, 2004 at a cost of $2,400.00, a boarding fee of $325.00, plus a 15% administrative fee, for a total of $3,085.00.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the "Uniform Code for the Abatement of "Dangerous Building", the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.


MADISON AVE
JEFFERSON AVE
ADAMS AVE
WASHINGTON
MORGAN AVE
MC WILLIAMS AVE
WILSON AVE
INTERSTATE ROUTE 15
H ST
G ST
F ST
E ST
D ST
VAC 20000403;W68 20000403;1168

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: October 5, 2004

Re: Report of Expenses for the abatement of Dangerous Building located at 717 W. Washington Avenue - Ward 5 (Weekly)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding and securing the structure, securing gates, removing all trash and debris, etc. (interior/exterior), repairing fence, removing any junk vehicles, sheds, high vegetation, graffiti from the property, and posting "No Trespassing" signs. C&W Enterprises completed work on July 24, 2004 at a cost of $2,400.00, which was accepted by the Department of Neighborhood Services.

Contract Amount	$ 2,400.00
AMOUNT DUE	2,400.00
Boarding Fee	325.00
Administrative processing fee	360.00
TOTAL AMOUNT DUE	$3,085.00

OWNER OF RECORD: CLARENCE & JUANITA RAY FAMILY

PROPERTY ABATED: 717 W. Washington Avenue

ASSESSOR'S PARCEL: 139 27 310 001

LEGAL DESCRIPTION: LAS VEGAS ORIG TOWNSITE 2ND AMD
PLAT BOOK 1 PAGE 46
LOT 8 BLOCK 22 & LOTS 9-11

OS:jl

C & W Enterprises, Inc.
3160 S. Valley View Blvd, Suite 204
Las Vegas, NV 89102

Disclosure of Principals

The principals and partners of *C & W Enterprises, Inc.*, and all persons and entities holding more than 1% interest in *C & W Enterprises, Inc.* or any principal of *C & W Enterprises, Inc.* are the following:

	Full Name	Business Address	Business Phone
1.	Tony Moreno	3160 S. Valley View #204	732-8961
2.	Jose Moreno	3160 S Valley View #204	732-8961
3.			
4.			
5.			
6.			
7.			

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

C & W Enterprises, Inc.

By: Sonia Moreno
Print Name

STATE OF NEVADA)
)
COUNTY OF CLARK)

Subscribed and sworn to before me, a Notary Public, on this 17th day of AUGUST, 2000.

Patrick L. Riley
NOTARY PUBLIC in and for said County and State

PATRICK L. RILEY
Notary Public
Clark County
State of Nevada
My Commission Expires March 24, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

NOTICE OF PUBLIC HEARINGS
NOVEMBER 3, 2004

Pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings adopted as Section 16.08 of the Las Vegas Municipal Code. NOTICE IS HEREBY GIVEN THAT ON **Wednesday, November 3, 2004,** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORT OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

> Abatement of the property by boarding and securing the structure, securing gates, removing all trash and debris, etc. (interior and exteriior); repairing fence, removing junk vehicles, sheds, high vegetation, graffiti from the property, and posting "No Trespassing" signs on property located at **717 WEST WASHINGTON AVENUE** legally described as **LAS VEGAS ORIG TOWNSITE 2ND AMD, PLAT BOOK 1 PAGE 46, LOT 8 BLOCK 22 & LOTS 9-11**. Owner of record at time of abatement: **CLARENCE & JUANITA RAY FAMILY – WARD 5 (WEEKLY)**
>
> The Director of Neighborhood Services certifies in the report that the sum of $3,085.00 was expended ($2,400.00 for cleaning and boarding the property; $325.00 Boarding Fee and $360.00 Administrative Processing Fee).

If upon hearing the report, the City Council is satisfied with the correctness of the expenses incurred by the City, it may order a lien of assessment recorded and given to the County Treasurer to be collected in the same manner as ordinary property taxes.

Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the Report of Expenses. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The City Clerk shall endorse on every such protest or objection the date it was received by her. She shall present such protests or objections to the City Council at the time set for the hearing, and no other protests or objections shall be considered.

BARBARA JO RONEMUS
CITY CLERK

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

CASENO 10035 CODEENF **02325-52**

Address: **717 W WASHINGTON AVE**

ANIMAL CONTROL OFFICERS: RICK MOLINAR CELL: 321-2650 OR PHILIP HOGAN (229-6348)

ANIMAL CONTROL CALLED: HOUSE IS VACANT; WINDOWS BOARDED; DOORS ARE LOCKED BUT TRANSIENTS GETTING INSIDE; SOMEONE PUTTING LOCKS ON GATE;NO POWER OR WATER;PEOPLE LIVING IN REAR - THERE ARE OTHER DOGS BUT THEY ARE CONTAINED; ONE DOG WAS TAKEN

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
13927310001	0.25 ACRE	LAS VEGAS ORIG TOWNSITE 2ND AMD

Owner Information:

10-Aug-02	16-Jun-04	RAY CLARENCE & JUANITA 717 W WASHINGTON AVE; LAS VEGAS, NV 89106-3334
16-Jun-04	30-Jun-04	TRUSTEE CLARK COUNTY TREASURER % RAY CLARENCE & JUANITA 717 W WASHINGTON AVE; LAS VEGAS, NV 89106-3334
30-Jun-04		TRUSTEE CLARK COUNTY TREASURER % RAY CLARENCE & JUANITA P O BOX 1381; RIALTO, CA 92377-1381

Inspection Summary

Inspector:	*Status:*		*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
960392	Failed		2/18/2004	03/03/2004 13:35	03/03/2004 13:50	15
860034	Passed	Partial	3/19/2004	03/09/2004 10:11	03/09/2004 10:11	0
980036	Failed		3/19/2004	03/19/2004 12:40	03/19/2004 13:02	22
970581	Passed	Partial	4/3/2004	04/04/2004 10:40	04/04/2004 11:10	30
970581	Passed	Partial	4/10/2004	04/10/2004 11:22	04/10/2004 11:35	13
860034	Failed		4/12/2004	04/13/2004 16:35	04/13/2004 16:45	10
970581	Passed	Partial	4/15/2004	05/01/2004 13:07	05/01/2004 13:12	5
860034	Failed		5/5/2004	05/05/2004 16:00	05/05/2004 16:10	10
860034	Passed	Partial	5/6/2004	05/13/2004 17:40	05/13/2004 17:45	5
970581	Passed	Partial	5/18/2004	05/15/2004 15:15	05/15/2004 15:36	21
860034	Passed	Partial	5/22/2004	05/24/2004 14:00	05/24/2004 14:10	10
870076	Passed	Partial	6/1/2004	05/30/2004 13:00	05/30/2004 13:30	30
860034	Failed		6/16/2004	06/23/2004 15:16	06/23/2004 15:26	10
980036	Failed		8/2/2004	08/03/2004 13:30	08/03/2004 13:46	16
980036	Failed		8/9/2004	08/06/2004 13:45	08/06/2004 13:55	10
980036	Passed	Partial	8/9/2004	08/06/2004 13:45	08/06/2004 13:55	10
980036	Passed		9/24/2004	08/06/2004 11:04	08/06/2004 13:55	171
					Time in Minutes:	**388**

Violation Details

Violation	*Violation DT*	*Resolve DT*	*Location:*
A-VEHICLE	3/3/2004	9/2/2004	Property

Remove any vehicles on property including Gray 2-door sedan in front yard.

A-REFUSE/WST	3/3/2004	9/2/2004	All yards

Remove all litter, refuse/waste from all yards.

A-BLD DNGR	3/3/2004	9/2/2004	Property

Re-board/secure all doors, windows, & openings to CLV specifications.

A-NUISANCE	3/3/2004	9/22/2004	Property

Repair damages to perimeter fence or remove entirely.

Log

Type:	*Date:*	*Employee:*	*Min:*
PHONE	9/21/2004 8:08:00 AM	PAMELA HINES	4

24)TELCON W/JACK @ C&W,ADVISED HIM HE'S BEEN PAID FOR THE BOARDING BUT IT WASN'T COMPLETED & WE NEED TO MEET ONSITE @ 0930. HE AGREED. WE'LL MEET TODAY. VAGRANTS WILL BE ADDRESSED WHEN BOARDING IS IN PROGRESS.

INSP	9/20/2004 12:00:00 PM	PAMELA HINES	9

24)PER 27'S INSP- SEVERAL VAGRANTS OCCUPYING PREMISES. REAR STRUCTURE OPEN & ACCESSIBLE.

PHONE	9/3/2004 1:41:00 PM	PAMELA HINES	4

24)PER TELCON WITH JACK, ADVISED HIM THAT LOCATION IS JUST AS IT WAS WHEN HIS CREW WAS ON SITE THE LAST DAY WE TALKED & ASKED WHY WINDOWS ARE NOT BOARDED & DOORS SECURE. HE STATED HE WOULD CHECK IT OUT & GET BACK TO ME.

INSP	9/2/2004 11:39:00 AM	PAMELA HINES	8

24)THE MAIN STRUCTURE IS OPEN, THE REAR STRUCTURE IS HARBORING STREET PEOPLE (4 CAME OUT WHILE PRESENT). THE IRON SECURITY DOORS ARE OPEN. WILL CALL JACK @ C&W.

MISC	9/2/2004 11:00:00 AM	LAURA DEARMOND	0

Ld) SENT C&W INVOICE $2400.00 (PER D.S.) TO FINANCE

MISC	9/2/2004 10:55:00 AM	LAURA DEARMOND	0

Ld) DISREGARD...DUPLICATE ENTRY

INSP	8/6/2004 1:45:00 PM	VICTORIA ROSEMORE	10

16/21) OBSERVED JEFF STILL PRESENT ON COUCH. SECURITY DOOR ON HOUSE IN REAR IS LOCKED BUT INERIOR DOOR OPENED. SHED HAS LOCKED SECURITY DOOR BUT NO INTERIOR DOOR. PIX. REF TO DS. C&W ENTERPRISES HAVE NOT RETURNED MY CALL.

PHONE	8/6/2004 7:08:00 AM	VICTORIA ROSEMORE	0

16) TELECON W/ C&W ENTERPRISES INC. (732-8961) SPOKE TO FEMALE WHO STATES THAT SHE WILL HAVE SHARON CALL ME. CB 8/9.

MEET	8/5/2004 11:00:00 AM	VICTORIA ROSEMORE	0

16) MET W/ DS AND ADVISED OF STATUS. DS STATED TO CONTACT CONTRACTOR AND ADVISE THEY WOULD NOT BE PAID UNTIL STRUCTURE WAS SECURE...

INSP	8/3/2004 1:46:00 PM	VICTORIA ROSEMORE	0

16) IN SHED. ADVISED JEFF HE MUST LEAVE. BOARDS THAT ARE PRESENT NOT TO CITY SPECS & ARE NOT PAINTED SAME COLOR AS HOUSE. TOOK VIDEO. WILL REF TO DS.

INSP	8/3/2004 1:30:00 PM	VICTORIA ROSEMORE	15

16) OBSERVED THE E' S/Y GATE LOCKED AND THE W' R/Y GATE OFF ITS HINGES. THERE IS A BLACK MALE NAMED JEFF PRESENT CLAIMING TO FEED/WATER DOGS. HOUSE IS OPENED & ACCESSIBLE. BACK DOOR IS OPENED ONLY SECURED W/FORK IN SECURITY DOOR. COUCH LOCATED

VIDREQ	8/2/2004 3:13:00 PM	KATHY STEWART	0

Sent Request for After Abatement Video to #16.

MISC	8/2/2004 3:12:00 PM	KATHY STEWART	0

Received Invoice ($2,400) from C&W Enterprises for completion of abatement.

RECORD	7/23/2004 3:00:00 PM	JESSICA LARRAMENDY	0

JL) Recorded N&O at Clark County. Book: 20040723 Inst: 03064.

AWARD	7/21/2004 3:15:00 PM	LAURA DEARMOND	0

Ld) AWARDED TO C&W ENTERPRISES, WILL CALL BACK W/START DATE

BIDR	7/21/2004 9:19:00 AM	LAURA DEARMOND	0

Ld) REC'D BIDS (1)C&W ENTERPRISES $2400 (2)ADS $3017 (3)WEAVER $3900

BIDS	7/14/2004 1:45:00 PM	LAURA DEARMOND	0

Ld) FAXED BID TO CONTRACTORS, DUE BACK 7/19

INSP	6/23/2004 3:16:00 PM	KATHY STEWART	10

27) Rear door to main house is open. Took updated photos, assessed fee. Refer to #24.

MISC	6/2/2004 11:33:00 AM	LAURA DEARMOND	0

Ld) GAVE FILE TO 27

INSP	5/30/2004 1:00:00 PM	LAURA DEARMOND	0

24) ...INSIDE AGAIN. CAN WE TRY A FREE DEMO. I'LL HAVE GERALD CONTACT OWNER TO SEE IF HE'S INTERESTED. HOUSE HAS BEEN OPEN 1/2 DOZEN TIMES IN LAST 2 MONTHS.

INSP	5/30/2004 1:00:00 PM	LAURA DEARMOND	30

24) PRE VIDEO COMPLETED. HOUSE IS OPEN/ACCESSIBLE, 2 PEOPLE PULLED OUT BY METRO (PROSTITUTE & HER JOHN). GATES & DOOR OPEN, INTERIOR IS PACKED W/REFUSE, FURNITURE, CLOTHING, ETC. FLOORS ARE BUCKLING. DAVE, IF WE BOARD, THEY WILL JUST GET (CONT...)

INSP	5/24/2004 2:00:00 PM	KATHY STEWART	10

27) Remains open/accessible, proceed with abatement. Refer to #24.

INSP	5/15/2004 3:15:00 PM	LYNN NIHIPALI	21

26)MET WITH OWNER, THEY ARE REPLACING LAST WINDOW TODAY. ALL OTHER DORRS ANDNWINDOWS ARE SECURE. THEY ARE GOING TO NV POWER MONDAY TO SEE WHAT NEEDS TO BE DONE TO GET ELECT METER REINSTALLED.WILL MEET WITH THEM NEXT AT OR SUN CB 5/22

MISC	5/13/2004 5:45:00 PM	KATHY STEWART	0

27) Refer to 24.

PHONE	5/13/2004 5:40:00 PM	KATHY STEWART	5

27) Called owner, left message. Proceed with abatement. Refer to office.

INSP	5/5/2004 4:00:00 PM	VICTORIA ROSEMORE	10

27) REAR ENCLOSED YARD & BLDG REMAIN OPEN. 2 DOGS REMAIN IN CHAINL LINK FENCED REAR AREA. NO ELECTRICAL METER OR PROTECTIVE GLASS ON METER SOCKET. WILL CALL NV POWER FOR THE OWNER HAS NOT CALLED. CB 5/6

PHONE	5/1/2004 1:07:00 PM	LYNN NIHIPALI	5

26)OWNER CALLED HE WILL BE IN TOWN WED AND WILL CONTACT #27 CB 5/5

INSP	5/1/2004 1:07:00 PM	LYNN NIHIPALI	5

26)BLDG SECURE BUT MAN THAT WAS WATCHING DOGS WAS COMING OUT OF YARD. CALLED OWNER, LM/VM. CB 5/2.

INSP	4/13/2004 4:35:00 PM	LAURA DEARMOND	10

27) NO IMPROVEMENT, ASSESS FEE, PROCEED W/ABATEMENT, REFER TO OFFICE

INSP	4/10/2004 11:22:00 AM	ROBERT KAEMPFER	13

26) 2 People are in house, man watching the dogs & a girl, they were making bed and eating. Clothing in closets, back bldg still open, windows still broken on main bldg & no elect meter, took pix. refer back to 27 to contact owner & contnue enforcement

INSP	4/4/2004 11:10:00 AM	VICTORIA ROSEMORE	0

26) CONT. REMOVED & HE TO CONTACT BLDG & SAFETY & NEW POWER TO GET IT REINSTALLED. HE TO CALL 16 OR 26 DURING WEEK TO ADVISE ABOUT STATUS & SCHED INSTALLATION AFTER WINDOW REPLACED. REF BACK TO 16.

INSP	4/4/2004 10:40:00 AM	VICTORIA ROSEMORE	29

26) MET W/ OWNER DAN, FRONT IS LOCKED & SECURE. 2 WINDOWS BROKEN BUT HAVE BARS ON THEM BUT HE IS GOING TO GET WINDOWS REPLACED TO DAY. DOOR TO BACK BLDG IS OPEN AND OWNER TO GET NEW LOCK FOR SECURITY DOOR & SECURE IT TODAY. TOOK PIX. ELECTRIC METER

LETTER	3/31/2004 10:17:00 AM	KATHY STEWART	0

Received Certified Letter back Return to Sender, UNCLAIMED. Sent to C/E for filing.

PHONE	3/29/2004 10:45:00 AM	VICTORIA ROSEMORE	1

16) CONT. AND MAINTAINED PREVENTING VAGRANT ACTIVITY. DAN HAS A FRIEND THAT IS SUPPOSE TO BE WATCHING PROPERTY AND TAKING CARE OF THE DOGS ON-SITE. ADVISED DAN THAT NO ONE MAY LIVE ON-SITE WITH NO UTILITIES, ETC. WILL REF TO 26 TO MEET DAN SATURDAY.

PHONE	3/29/2004 10:40:00 AM	VICTORIA ROSEMORE	5

16) TELECON W/ DAN WINSTON (661-729-2423 H/323-969-6495 PAGER), NEW MALE OWNER REGARDING PROPERTY STATUS. ADVISED DAN THAT PROPERTY MUST BE SECURE AND MONITORED PREVENTING VAGRANT ACTIVITY. DAN STATES THAT HE WILL BE COMING TO LV THIS WEEKEND TO SECURE

INSP	3/19/2004 1:02:00 PM	VICTORIA ROSEMORE	0

16) CONT. ARE NOT BOARDED TO CLV SPEC. PROPERTY NEEDS TO BE BOARDED AND CLEANED TO CLV SPEC. CONT. ABATEMENT. PIX.

INSP	3/19/2004 12:40:00 PM	VICTORIA ROSEMORE	21

16) OBSERVED A MALE VAGRANT SLEEPING ON E' SIDE OF HOUSE. THERE ARE 2 DOGS INSIDE SEPARATE KENNELS LOCATED ON W' SIDE OF PROPERTY NEXT TO REAR ENTRANCE. THE PROPERTY IS OPENED AND ACCESSIBLE IN REAR ACCESSORY STRUCTURE. THE WINDOWS TO THE MAIN STRUCTUR

INSP	3/9/2004 10:11:00 AM	KATHY STEWART	0

27)No change. C/B 3/19.

NOPOST	3/9/2004 10:11:00 AM	KATHY STEWART	0

27) N&O posted on property. C/B 3/19.

MISC	3/8/2004 11:38:00 AM	KATHY STEWART	0

N&O letter attached in OLE.

NOTICE	3/8/2004 11:05:00 AM	KATHY STEWART	33

Sent Notice & Order to Abate Dangerous Building letter to owners, Clarence & Juanita Ray Family. Post: 3/9. C/B: 3/19. Sent file to #27.

NOREQ	3/3/2004 2:25:00 PM	STEPHANIE DEMOLEAS	6

17) N&O forwarded TO 24 FOR APPROVAL, OWNERS ARE DECEASED NO CONTACT INFO FOR NEXT OF KIN IN HISTORY

MISC	3/3/2004 2:14:00 PM	STEPHANIE DEMOLEAS	10

17) WHILE ON SITE, OBSERVED LG AMT OF T/D IN REAR CARPORT AND SEVERAL DOGS. BMA WAS SQUATTING AND RELATED DOGS WERE HIS AND HE DIDNT FEEL HE NEEDED PERMISSION TO BE THERE.

INSP	3/3/2004 1:35:00 PM	KATHY STEWART	15

17) Trespassers on-site. Trash/debris and outside storage in all yards. Mangled fences. N&O.

RESEAR	2/19/2004 8:00:00 AM	LAURA DEARMOND	0

27) CHECKED ASSESSORS NO OTHER INFO

INSP	2/18/2004 10:40:00 AM	LAURA DEARMOND	10

27) VERIFIED BLDG IS VACANT NO POWER SOMEONE IN REAR STRUCTURE HAS DOGS ENCLOSED IN CHAIN LINK FENCING WILL ATTEMPT TO CONTACT OWNERS

Time in minutes: **299**

APN 139-27-310-001
Ref # - 10035

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **CLARENCE & JUANITA RAY FAMILY**
(Reputed Owner(s)) at time of abatement.

Assessor's Parcel No.:	**APN 139-27-310-001**
Commonly known as:	**717 W. WASHINGTON AVENUE**
Legal Description:	**LAS VEGAS ORIG TOWNSITE 2ND AMD**
	PLAT BOOK 1 PAGE 46
	LOT 8 BLOCK 22 & LOTS 9-11

On **July 24, 2004**, as provided in the Municipal Code, 16.08, Section 302, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of **$3,085.00** were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on **November 3, 2004**, ordered the above charges in the amount of **$3,085.00**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 4th day of November, 2004

NOTARY PUBLIC, in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
BEVERLY K. BRIDGES
My Appointment Expires
July 10, 2005
No. 93-4081-1

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE
LAS VEGAS, NV 89101

City of Las Vegas

Agenda Item No. 65

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at 2824 Sing Song Way. PROPERTY OWNER: STANDARD FEDERAL BANK C/O ABN AMRO MORTGAGE/ATLANTIC MORTGAGE - Ward 5 (Weekly)

Fiscal Impact:

☐	**No Impact**	**Amount:**	$2,070.00
☒	**Budget Funds Available**	**Dept./Division:**	Neigh. Services/Response
☐	**Augmentation Required**	**Funding Source:**	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, C & W Enterprises was hired to abate the problem by removing the junk vehicle and camper shell, trimming the tree in the front yard, removing all refuse, waste, dog feces and graffiti, securing all gates and removing all high vegetation and by posting "No Trespassing" signs on the property.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of $2,070.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treas.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTION:

WEEKLY - APPROVED the recommendation of staff - UNANIMOUS

MINUTES:

NOTE: A video was shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

ORLANDO SANCHEZ, Director, Neighborhood Services, presented a video of the subject property and stated that the condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken or appeal filed, C&W Enterprises was hired to remove a junk vehicle and camper shell all refuse, waste, graffiti and high vegetation , trim trees in front yard, and post "No Trespassing/Dumping" signs on the property. MR. SANCHEZ recommended the City Council approve

MINUTES - Continued:

the report of expenses in the amount of $2,070.00; $1,800 to C&W Enterprises and $270 for a 15 percent administrative fee. He recommended the charges should be filed and recorded against the property, constituting a special assessment and lien with Council to authorize that the Notice and Lien of Assessment be filed and recorded with the County Treasurer's Office. MR. SANCHEZ recommended approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(1:13 - 1:14)
3-268

City of Las Vegas

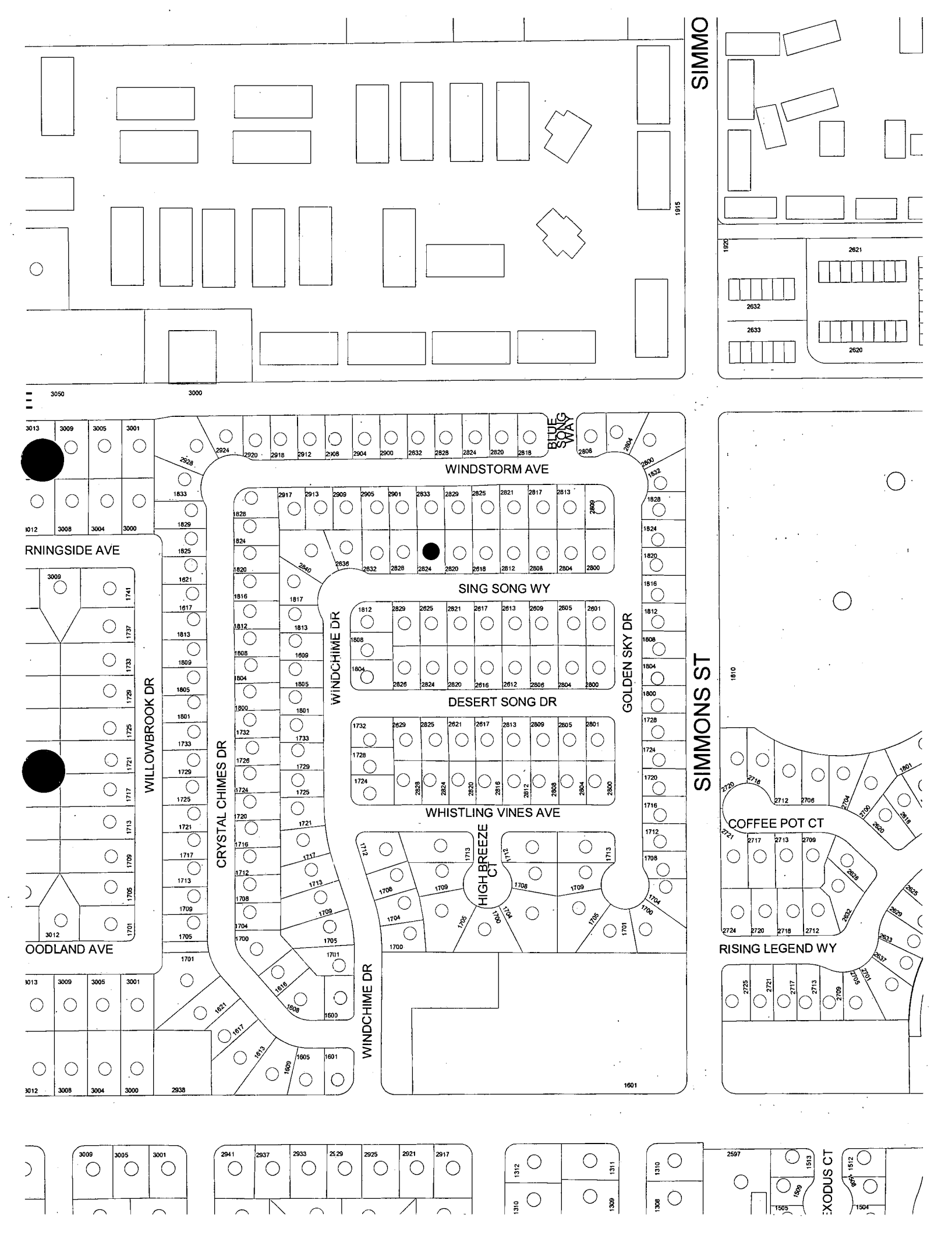
AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at 2824 Sing Song Way.
PROPERTY OWNER: STANDARD FEDERAL BANK C/O ABN AMRO MORTGAGE/ATLANTIC MORTGAGE – Ward 5 (Weekly)

C & W Enterprises completed work on July 26, 2004 at a cost of $1,800.00, plus a 15% administrative fee, for a total of $2,070.00.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the "Uniform Code for the Abatement of "Nuisance", the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.


SIMMO
SIMMONS ST
WINDSTORM AVE
BLUE SONG WAY
SING SONG WY
DESERT SONG DR
WHISTLING VINES AVE
WINDCHIME DR
GOLDEN SKY DR
CRYSTAL CHIMES DR
WILLOWBROOK DR
HIGH BREEZE CT
COFFEE POT CT
RISING LEGEND WY
EXODUS CT

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: October 7, 2004

Re: Report of Expenses for the abatement of Nuisance/Litter located at 2824 Sing Song Way - Ward 5 (Weekly)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Neighborhood Services caused the above-referenced property to corrected by removing the junk vehicle, camper shell, trimming the tree in the front yard, removing all refuse, waste, dog feces and graffiti. Securing all gates and removing all high vegetation and by posting "No Trespassing" signs on the property. C & W Enterprises completed work on July 26, 2004 at a cost of $1,800.00, which was accepted by the Department of Neighborhood Services.

Contract Amount	$ 1,800.00
AMOUNT DUE	1,800.00
Administrative processing fee	270.00
TOTAL AMOUNT DUE	$ 2,070.00

OWNER OF RECORD: STANDARD FEDERAL BANK
C/O ABN AMRO MORTGAGE/ATLANTIC MORTGAGE

PROPERTY ABATED: 2824 SING SONG WAY

ASSESSOR'S PARCEL: 139 20 417 003

LEGAL DESCRIPTION: WINDCHIME-PHASE 3
PLAT BOOK 55 PAGE 8
LOT 39 BLOCK 4

OS:jl

C & W Enterprises, Inc.
3160 S. Valley View Blvd, Suite 204
Las Vegas, NV 89102

Disclosure of Principals

The principals and partners of *C & W Enterprises, Inc.*, and all persons and entities holding more than 1% interest in *C & W Enterprises, Inc.* or any principal of *C & W Enterprises, Inc.* are the following:

	Full Name	Business Address	Business Phone
1.	Tony Moreno	3160 S. Valley View #204	732-8961
2.	Jose Moreno	3160 S Valley View #204	732-8961
3.			
4.			
5.			
6.			
7.			

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

C & W Enterprises, Inc.

By: Sonia Moreno
Print Name

STATE OF NEVADA)
)
COUNTY OF CLARK)

Subscribed and sworn to before me, a Notary Public, on this 17th day of AUGUST, 2000.

PATRICK L. RILEY
Notary Public
Clark County
State of Nevada
My Commission Expires March 24, 2004

Patrick L. Riley
NOTARY PUBLIC in and for said County and State

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

NOTICE OF PUBLIC HEARING
NOVEMBER 3, 2004

Pursuant to Title 9, Chapter 12 of the Las Vegas Municipal Code NOTICE IS HEREBY GIVEN THAT ON **Wednesday, November 3, 2004** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORT OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

> Abatement of the property by boarding and cleaning the property located at **2824 SING SONG WAY** legally described as **WINDCHIME-PHASE 3, PLAT BOOK 55 PAGE 8 LOT 39 BLOCK 4** Owner of record at time of abatement: **STANDARD FEDERAL BANK, c/o ABN AMRO MORTGAGE/ATLANTIC MORTGAGE – WARD 5 (WEEKLY)**
>
> The Director of Neighborhood Services certifies in the report that the sum of $2,070.00 was expended ($1,800.00 to C & W Enterprises for cleaning the property; and $270.00 Administrative Processing Fee).

If upon hearing the report, the City Council is satisfied with the correctness of the expenses incurred by the City, it may order a lien of assessment recorded and given to the County Treasurer to be collected in the same manner as ordinary property taxes.

Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the Report of Expenses. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The City Clerk shall endorse on every such protest or objection the date it was received by her. She shall present such protests or objections to the City Council at the time set for the hearing, and no other protests or objections shall be considered.

BARBARA JO RONEMUS
CITY CLERK

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

CASENO 16115 CODEENF **02223-84**

Address: **2824 SING SONG WY** **CITZ**

HAVE T/D IN FRONT/SIDE/BACK YARD, LOOKS HORRIBLE. HAVE VEHICLE ON FLATS IN D/WAY. THIS HOUSE IS BRINGING DOWN THE VALUE OF THE NEIGHBORHOOD.

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
13920417003	0.09 ACRE	WINDCHIME-PHASE 3

Owner Information:

10-Aug-02	30-Jul-03	BEETS MADELINE C 2824 SING SONG WY; LAS VEGAS, NV 89106-1338
30-Jul-03		BANK STANDARD FEDERAL % ABN AMRO MTGE/ATLANTIC MTGE 7159 CORKLAN DR; JACKSONVILLE, FL 32258-4455

Inspection Summary

Inspector:	*Status:*		*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
860034	Failed		6/8/2004	06/08/2004 10:51	06/08/2004 11:03	12
860034	Passed	Partial	7/2/2004	06/21/2004 10:22	06/21/2004 10:29	7
860034	Failed		7/2/2004	07/06/2004 15:17	07/06/2004 15:27	10
980036	Passed		8/2/2004	08/04/2004 13:40	08/04/2004 14:00	20
980036	Passed		8/6/2004	08/06/2004 11:15	08/06/2004 11:25	10
810045	Passed		8/9/2004	08/04/2004 13:40	08/04/2004 13:50	10
					Time in Minutes:	**69**

Violation Details

Violation	*Violation DT*	*Resolve DT*	*Location:*
A-WEEDS	6/8/2004	8/4/2004	H/VEG ALL YARDS
A-VEHICLE	6/8/2004	8/4/2004	JUNK CHEVY BERETTA ON D/W
A-REFUSE/WST	6/8/2004	8/4/2004	T/D R/W WEST SIDE YARD & REAR YARD
A-NUISANCE	6/8/2004	8/4/2004	PADLOCK/SECURE EAST SIDE GATE

Log

Type:	*Date:*	*Employee:*	*Min:*
FEE	10/5/2004 8:53:00 AM	JESSICA LARRAMENDY	0
JL) Removed $270.00 fee for 15%. Billed in error.			
VOICE	9/9/2004 10:09:00 AM	MARIA VIGIL	0
Another complaint on property. Unsightly 2/dr Chevy Barreta. Please do something about this property.			
MISC	9/2/2004 9:20:00 AM	LAURA DEARMOND	0
Ld) SENT C&W INVOICE $1,800.00 TO FINANCE			
INSP	8/6/2004 11:15:00 AM	VICTORIA ROSEMORE	10
16) OBSERVED HOUSE NOW SECURE. ALL WINDOWS LOCKED AND DOOR CLOSED SECURITY DOOR LOCKED. THERE IS A MATTRESS AND TRASH CAN NOW UP AGAINST THE W' SIDE OF HOUSE. BLUE BRETTA REMAINS ON DW. PIX. REF TO DS AS C&W ENTERPRISES HAS NOT RESPONDED TO MY CALL.			

PHONE	8/4/2004 3:00:00 PM	VICTORIA ROSEMORE	5

16) TELECON W/ C&W ENTERPRISES AND ADVISED OF VIOLATIONS REMAIN. WILL CHECK STATUS 8/6. CB 8/6.

INSP	8/4/2004 1:56:00 PM	VICTORIA ROSEMORE	0

16) CONT. POST VIDEO ATT'D - BLUE BRETTA IN VIDEO. REF TAPE TO DS TO VIEW.

INSP	8/4/2004 1:40:00 PM	VICTORIA ROSEMORE	15

16) OBSERVED ALL REFUSE/WASTE, HIGH VEG REMOVED. THE GRAFFITI IS GONE. TREE HAS BEEN TRIMMED. BLUE CHEVY BRETTA REMAINS ON DW. E' S/Y GATE OPENED. THE HOUSE IN OPEN & ACCESSIBLE IN R/Y BEDROOM WINDOW. FRONT DOOR IS OPENED BUT THE SECURITY DOOR IS LOCKED

VIDREQ	8/2/2004 3:11:00 PM	KATHY STEWART	0

Sent Request for After Abatement Video to #16.

MISC	8/2/2004 3:10:00 PM	KATHY STEWART	0

Received Invoice ($1,800) from C&W Enterprises for completion of abatement.

RECORD	7/23/2004 3:06:00 PM	JESSICA LARRAMENDY	0

JL) Recorded N&O at Clark County. Book: 20040723 Inst: 03056.

BIDA	7/20/2004 3:09:00 PM	LAURA DEARMOND	0

Ld) AWARDED TO C&W ENTERPRISES, WILL CALL BACK W/START DATE

BIDR	7/20/2004 2:59:00 PM	LAURA DEARMOND	0

Ld) REC'D A BID FROM C&W $1800

BIDS	7/14/2004 12:12:00 PM	LAURA DEARMOND	0

Ld) FAXED BID TO CONTRACTORS; DUE BACK 7/19

VIDREQ	7/12/2004 2:41:00 PM	LAURA DEARMOND	19

24) ...YARD (WEST SIDE). GRAFFITI ON PATIO COVER. TAPE TO DS & FILE TO LD FOR BIDS PLEASE.

VIDREQ	7/12/2004 2:41:00 PM	LAURA DEARMOND	19

24) PRE-VIDEO COMPLETED. THE HOUSE IS SECURE. ABANDONED CHEVY BERETTA REMAINS ON D/W. CAMPER SHELL ON W/SIDE OF HOUSE. TREE IN FRONT YARD OVERHANGS THE S/W AREA LOWER THAN 7 FT; NEEDS TO BE TRIMMED BACK. R/W IN REAR YARD, DOG FECES IN REAR (CONT...)

MISC	7/7/2004 1:32:00 PM	LAURA DEARMOND	0

Ld) REC'D CERT CARD FROM OWNER STANDARD FEDERAL BANK

INSP	7/6/2004 3:17:00 PM	MARIA VIGIL	10

27) SOME T/D, JUNK REMOVED FROM WEST SIDE YARD. CAMPER SHELL REMAINS ON WEST SIDE. JUNK VEH REMAINS ON D/W. DISCARDED SOFA, T/D IN REAR. ASSESS FEE. PROCEED W/ABATEMENT.

NOPOST	6/21/2004 10:22:00 AM	KATHY STEWART	7

27) N&O posted on the property.

INSP	6/21/2004 10:22:00 AM	KATHY STEWART	7

27) Posted N&O on the property. C/B 7/2

NOTICE	6/18/2004 10:08:00 AM	LAURA DEARMOND	0

Ld) SENT N&O TO OWNER STANDARD FEDERAL BANK, POST 6/21, CB 7/2

NOREQ	6/10/2004 7:20:00 PM	LAURA DEARMOND	0

27) PREPARED N&O...REFER TO 24

INSP	6/8/2004 10:51:00 AM	LAURA DEARMOND	12

27) HOUSE IS VACANT/SECURE @ THIS TIME, SOME HIGH WEEDS IN FRONT & SIDE YARDS. ABANDONED GREEN CHEVY BERETTA NO STEERING COLUMN, CAR PARTS INSIDE ON D/W. CAMPER SHELL, BOXES, DEBRIS ON W/SIDE. EAST SIDE (GATE TO REAR YARD NOT PADLOCKED/SECURE, (CONT...)

INSP	6/8/2004 10:51:00 AM	LAURA DEARMOND	0

27) ...T/D, DISCARDED FURNITURE, DOG FECES IN REAR YARD, WILL SEND N&O

Time in minutes: **104**

APN 139-20-417-003
Ref # - 16115

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **STANDARD FEDERAL BANK**
c/o ABN AMRO MORTGAGE/ATLANTIC MORTGAGE

(Reputed Owner(s)) at time of abatement.

Assessor's Parcel No.:	**139-20-417-003**
Commonly known as:	**2824 SING SONG WAY**
Legal Description:	**WINDCHIME PHASE 3**
	PLAT BOOK 55 PAGE 8
	LOT 39 BLOCK 4

On **July 26, 2004**, as provided in the Municipal Code, Title 9, Chapter 12, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of **$2,070.00** were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on **November 3, 2004**, ordered the above charges in the amount of **$2,070.00**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 4th day of November, 2004

NOTARY PUBLIC, in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
BEVERLY K. BRIDGES
My Appointment Expires
July 10, 2005
No. 93-4061-1

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE
Las Vegas, NV 89101

City of Las Vegas

Agenda Item No. 66

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of dangerous building at 704 W. Wilson Avenue. PROPERTY OWNERS: KARL BUTLER - Ward 5 (Weekly)

Fiscal Impact:

☐	**No Impact**	**Amount:**	$1,831.50
☒	**Budget Funds Available**	**Dept./Division:**	Neigh. Services/Response
☐	**Augmentation Required**	**Funding Source:**	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired ADS Consulting to board and secure the structure, secure gates, remove all trash, debris, scattered litter, etc. from premises/property, remove any junk vehicles, sheds, high vegetation and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of $1,831.50 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTION:

WEEKLY - APPROVED the recommendation of staff - UNANIMOUS

MINUTES:

NOTE: A video was shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

ORLANDO SANCHEZ, Director, Neighborhood Services, presented a video of the subject property and stated that the condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken or appeal filed, ADS Consulting was hired to board and secure the structure, secure gates, remove trash, debris, scattered litter, outside storage, and all vegetation and post "No Trespassing/Dumping" signs on the property. MR. SANCHEZ recommended the City Council approve the report of expenses in the amount of $1,831.50; $1,310 to ADS Consulting, $325 for a boarding fee

MINUTES - Continued:

and $196.50 for a 15 percent administrative fee. He recommended the charges should be filed and recorded against the property, constituting a special assessment and lien with Council authorize that the Notice and Lien of Assessment be filed and recorded with the County Treasurer's Office. MR. SANCHEZ recommended approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(1:14 - 1:15)
3-310

City of Las Vegas

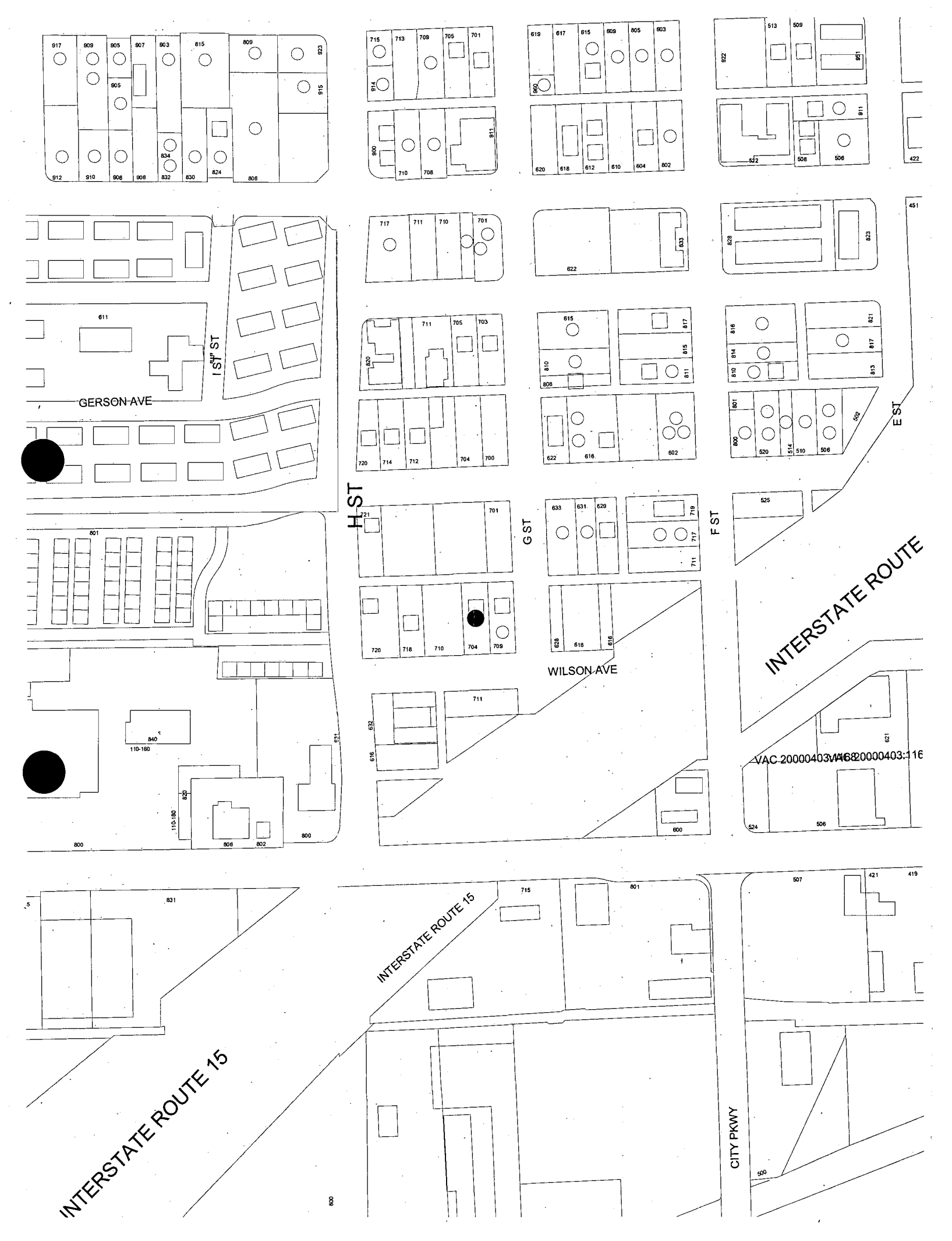
AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 704 W. Wilson Avenue. PROPERTY OWNER: KARL BUTLER – Ward 5 (Weekly)

ADS Consulting completed work on August 25, 2004 at a cost of $1,310.00, a boarding fee of $325.00, plus a 15% administrative fee, for a total of $1,831.50.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the "Uniform Code for the Abatement of "Dangerous Building", the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.


GERSON AVE
I ST
H ST
G ST
F ST
E ST
WILSON AVE
INTERSTATE ROUTE
INTERSTATE ROUTE 15
INTERSTATE ROUTE 15
CITY PKWY
VAC 20000403:116
VAC 20000403:116

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: October 8, 2004

Re: Report of Expenses for the abatement of Dangerous Building located at 704 W. Wilson Avenue - Ward 5 (Weekly)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding and securing the structure, securing gates, removing all trash and debris, scattered litter, etc. from premises/property. Removing any junk vehicles, sheds, high vegetation and posting "No Trespassing" signs. ADS Consulting completed work on August 25, 2004 at a cost of $1,310.00, which was accepted by the Department of Neighborhood Services.

Contract Amount	$ 1,310.00
AMOUNT DUE	1,310.00
Boarding Fee	325.00
Administrative processing fee	196.50
TOTAL AMOUNT DUE	$1,831.50

OWNER OF RECORD: KARL BUTLER

PROPERTY ABATED: 704 W. Wilson Avenue

ASSESSOR'S PARCEL: 139 27 310 061

LEGAL DESCRIPTION: LAS VEGAS ORIG TOWNSITE 2ND AMD
PLAT BOOK 1 PAGE 46
LOT 3 BLOCK 8 & LOT 4

OS:jl

ADS Consulting Inc.
1801 S Eastern Ave.
Las Vegas, NV 89104

Disclosure of Principals

The principals and partners of *ADS Consulting*, and all persons and entities holding more than 1% interest in *ADS Consulting* or any principal of *ADS Consulting* are the following:

	Full Name	Business Address	Business Phone
1.	Nelson Quezada	1801 S. Eastern Avenue	(702) 531-3336
2.			
3.			
4.			
5.			
6.			
7.			

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

ADS Consulting

By: _____

STATE OF NEVADA)
)
COUNTY OF CLARK)

Subscribed and sworn to before me, a Notary Public,
on this 24th day of April, 2002.

Notary Public - State of Nevada
County of Clark
SHIRLEY JEREZANO
My Appointment Expires
April 1, 2005
No: 01-68865-1

_____
NOTARY PUBLIC in and for said
County and State

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

NOTICE OF PUBLIC HEARINGS
NOVEMBER 3, 2004

Pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings adopted as Section 16.08 of the Las Vegas Municipal Code. NOTICE IS HEREBY GIVEN THAT ON **Wednesday, November 3, 2004,** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORT OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

> Abatement of the property by boarding and securing the structure, securing gates, removing all trash and debris, scattered litter, etc. from premises/property; rernoving junk vehicles, sheds, high vegetation and posting "No Trespassing" signs on property located at **704 WEST WILSON AVENUE** legally described as **LAS VEGAS ORIG TOWNSITE 2ND AMD, PLAT BOOK 1 PAGE 46, LOT 3 BLOCK 8 & LOT 4.** Owner of record at time of abatement: **KARL BUTLER – WARD 5 (WEEKLY)**
>
> The Director of Neighborhood Services certifies in the report that the sum of $1,831.50 was expended ($1,310.00 for cleaning and boarding the property; $325.00 Boarding Fee and $196.50 Administrative Processing Fee).

If upon hearing the report, the City Council is satisfied with the correctness of the expenses incurred by the City, it may order a lien of assessment recorded and given to the County Treasurer to be collected in the same manner as ordinary property taxes.

Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the Report of Expenses. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The City Clerk shall endorse on every such protest or objection the date it was received by her. She shall present such protests or objections to the City Council at the time set for the hearing, and no other protests or objections shall be considered.

BARBARA JO RONEMUS
CITY CLERK

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

CASENO 12749 CODEENF **02325-62**

Address: **704 W WILSON AVE**

CLV
IST OLDWLV

HIGH WEEDS

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
13927310061	0.17 ACRE	LAS VEGAS ORIG TOWNSITE 2ND AMD

Owner Information:

10-Aug-02	16-Apr-03	TRUSTEE CLARK COUNTY TREASURER % BUTLER KARL EDWARD 704 W WILSON AVE; LAS VEGAS, NV 89106-3467
16-Apr-03	19-May-04	BUTLER KARL EDWARD 500 RECCO AVE; NORTH LAS VEGAS, NV 89030
19-May-04	30-Jun-04	BUTLER KARL EDWARD 500 RECCO; NORTH LAS VEGAS, NV 89030
30-Jun-04		BUTLER KARL EDWARD 704 W WILSON AVE; LAS VEGAS, NV 89106-3467

Inspection Summary

Inspector:	*Status:*		*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
840182	Failed		4/5/2004	04/05/2004 9:10	04/05/2004 9:20	10
940274	Passed	Partial	5/17/2004	04/28/2004 9:30	04/28/2004 9:35	5
860034	Passed	Partial	5/24/2004	05/12/2004 10:31	05/12/2004 10:38	7
940274	Failed		5/24/2004	05/26/2004 12:35	05/26/2004 12:40	5
870076	Passed	Partial	6/1/2004	06/21/2004 14:36	06/21/2004 14:47	11
870076	Passed		9/8/2004	09/08/2004 8:44	09/08/2004 8:54	10
					Time in Minutes:	**48**

Violation Details

Violation	*Violation DT*	*Resolve DT*	*Location:*
A-WEEDS	4/5/2004	9/8/2004	ALL YARDS
REMOVE ALL HIGH/DRY VEGETATION FROM ALL YARDS TO INCLUDE AREA BY PUBLIC RIGHT OF WAY			
A-BLD DNGR	5/17/2004	9/8/2004	MAIN STRUCTURE & SHED OPEN & ACCESSIBLE

Log

Type:	*Date:*	*Employee:*	*Min:*
MISC	9/16/2004 9:15:00 AM	JESSICA LARRAMENDY	0
JL) Removed Admin fee that should not have been billed through Hansen at this time.			
MISC	9/13/2004 7:59:00 AM	LAURA DEARMOND	0
Ld) SENT ADS INVOICE $1,310.00 TO FINANCE			
INSP	9/1/2004 8:44:00 AM	LAURA DEARMOND	10
24) POST VIDEO FILMED. MAIN STRUCTURE SECURE. 2ND STRUCTURE REAR STORAGE DOOR OPEN. 3RD STRUCTURE IRON SECURITY DOOR OPEN & VAG INSIDE SLEEPING. CALLED ADS TO SECURE BOTH DOORS IMMEDIATELY & PADLOCK GATES. EVERYTHING ELSE GOOD. BOARDS PAINTED TO SPEC			
VIDREQ	9/1/2004 7:19:00 AM	LAURA DEARMOND	0
Ld) REC'D INVOICE & SENT VIDEO REQUEST TO P.H.			

RECORD	7/23/2004 3:03:00 PM	JESSICA LARRAMENDY	0
JL) Recorded N&O at Clark County.		Book: 20040723 Inst: 03061.	
AWARD	7/20/2004 3:16:00 PM	LAURA DEARMOND	0
Ld) AWARDED TO ADS CONSULTING, WILL CALL BACK W/START DATE			
BIDR	7/20/2004 1:55:00 PM	LAURA DEARMOND	0
Ld) REC'D BIDS (1)ADS CONSULTING $1,310.00 (2)K O CONSTRUCTION $1,869.00 (3)C&W $2,600.00			
BIDS	7/12/2004 2:35:00 PM	LAURA DEARMOND	0
Ld) FAXED BID TO CONTRACTOR; DUE BACK 7/15			
INSP	6/21/2004 2:36:00 PM	LAURA DEARMOND	11
24) PRE-VIDEO COMPLETED. THE REAR BLDG & REAR SHED ARE BOTH OPEN & TRASHED. EXTERIOR IS TRASHED & HAS HI WEEDS. VAGRANT ACTIVITY EVIDENT. TAPE TO DS & FILE TO LD FOR BIDS (WE JUST HAD THIS BD. WITHIN A YEAR)			
INSP	5/26/2004 12:35:00 PM	KATHY STEWART	5
19) Property is still open in front of 2nd bldg. & rear of bldg. Fee assessed. Refer to #24 for abatement.			
MISC	5/20/2004 7:24:00 AM	LAURA DEARMOND	0
Ld) CERT LETTER TO OWNER KARL BUTLER RETURNED...POST OFFICE STAMP NOT CLEAR WHY			
INSP	5/12/2004 10:31:00 AM	KATHY STEWART	7
27) Posted N&O on property. C/B 5/24.			
NOPOST	5/12/2004 10:31:00 AM	KATHY STEWART	7
27) N&O posted on property. C/B 5/24.			
NOTICE	5/7/2004 9:30:00 AM	LAURA DEARMOND	0
Ld) SENT DANG BLDG N&O TO OWNER: KARL BUTLER; POST 5/12; CB 5/24			
PHONE	5/4/2004 9:50:00 AM	LAURA DEARMOND	0
19) CALLED # ON SEWER SCREEN, LADY TOLD ME THAT KARL DOES NOT LIVE HERE & THAT THEY DO NOT HAVE ANOTHER NUMBER FOR HIM			
INSP	4/28/2004 9:30:00 AM	LAURA DEARMOND	5
19) PROPERTY IS OPEN & ACCESSIBLE, 2ND BLDG OPEN & SHED IN REAR, PIX TAKEN, REFER TO 24 FOR DANG BLDG NOTICE			
INSP	4/5/2004 9:10:00 AM	LYNN NIHIPALI	10
28) EVALUATED PROPERTY, SEE VIOLATIONS			

Time in minutes: **55**

APN 139-27-310-061
Ref # - 12749

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **KARL BUTLER**
(Reputed Owner(s)) at time of abatement.

Assessor's Parcel No.:	**APN 139-27-310-061**
Commonly known as:	**704 W. WILSON AVENUE**
Legal Description:	**LAS VEGAS ORIG TOWNSITE 2ND AMD**
	PLAT BOOK 1 PAGE 46
	LOT 3 BLOCK 8 & LOT 4

On **August 25, 2004**, as provided in the Municipal Code, 16.08, Section 302, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of **$1,831.50** were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on **November 3, 2004**, ordered the above charges in the amount of **$1,831.50**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 4th day of November, 2004

NOTARY PUBLIC, in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
BEVERLY K. BRIDGES
My Appointment Expires
No. 93-4081-1 July 10, 2005

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE
LAS VEGAS, NV 89101

City of Las Vegas

Agenda Item No. 67

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: ORLANDO SANCHEZ ☐ CONSENT ☒ DISCUSSION

SUBJECT:
Public hearing to consider the report of expenses to recover costs for abatement of dangerous building/demolition at 212 W. St. Louis Avenue. PROPERTY OWNERS: BARBARA HANSEN - Ward 1 (Moncrief)

Fiscal Impact:

☐	**No Impact**	**Amount:**	$12,006.00
☒	**Budget Funds Available**	**Dept./Division:**	Neigh. Services/Response
☐	**Augmentation Required**	**Funding Source:**	General Fund

PURPOSE/BACKGROUND:
The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Weaver, Inc. to demolish the structure, remove all trash and debris, refuse, waste, etc., remove any high/dry/dead vegetation and post "No Trespassing" signs.

RECOMMENDATION:
That the City Council: 1. Approve the report of expenses in the amount of $12,006.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTION:
MONCRIEF - APPROVED the recommendation of staff - UNANIMOUS

MINUTES:
NOTE: A video was shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

ORLANDO SANCHEZ, Director, Neighborhood Services, presented a video of the subject property and stated that the condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken or appeal filed, Weaver Incorporated was hired to demolish the structure, remove all trash and debris, refuse, waste, and high dry vegetation and post "No Trespassing/Dumping" signs on the property. MR. SANCHEZ recommended the City Council approve the report of expenses in the amount of $12,006; $10,140 to Weaver Inc., $300 for the asbestos survey and $1,566 for a 15

MINUTES - Continued:

percent administrative fee. He recommended the charges be filed and recorded against the property, constituting a special assessment and lien and authorize that the Notice and Lien of Assessment be filed and recorded with the County Treasurer's Office. MR. SANCHEZ recommended approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(1:15 - 1:17)
3-354

City of Las Vegas

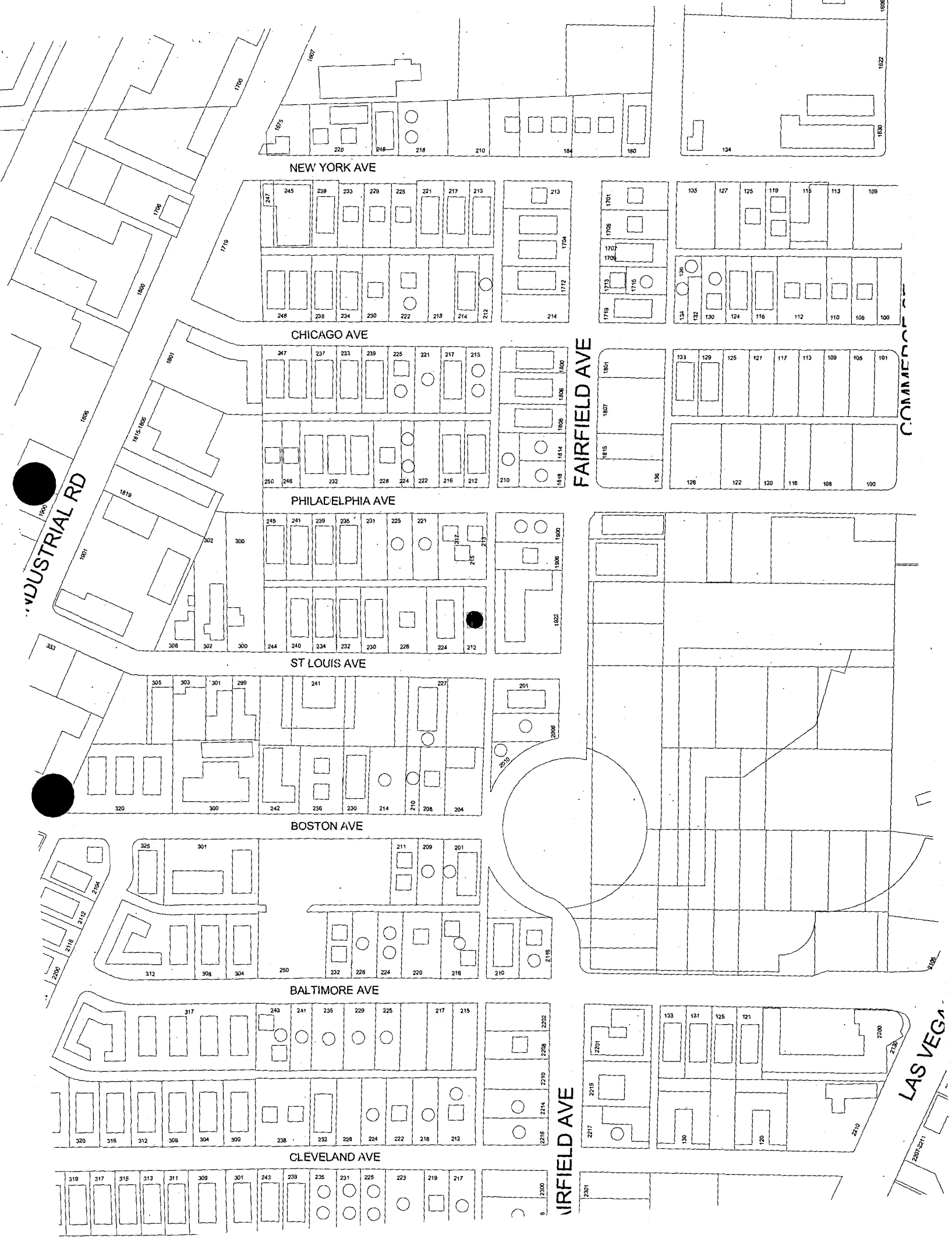
AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of dangerous building/demolition located at 212 W. St. Louis Avenue. PROPERTY OWNER: BARBARA HANSEN – Ward 1 (Moncrief)

Weaver Inc. completed work on June 11, 2004 at a cost of $10,140.00, asbestos survey $300.00, plus a 15% administrative fee, for a total of $12,006.00.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the "Uniform Code for the Abatement of "Dangerous Building/Demolition", the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.


NEW YORK AVE
CHICAGO AVE
PHILADELPHIA AVE
ST LOUIS AVE
BOSTON AVE
BALTIMORE AVE
CLEVELAND AVE
FAIRFIELD AVE
INDUSTRIAL RD

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: October 7, 2004

Re: Report of Expenses for the abatement of Dangerous Building located at 212 W. St. Louis Avenue - Ward 1 (Moncrief)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building/Demolition," the Department of Neighborhood Services caused the above-referenced property to be corrected by demolishing the structure, removing all trash and debris, refuse, waste, etc., removing any high/dry/dead vegetation and post "No Trespassing" signs on the property. Weaver, Inc. completed work on June 11, 2004 at a cost of $10,140.00, and DGM provided an asbestos survey on May 25, 2004 at a cost of $300.00 both were accepted by the Department of Neighborhood Services.

Contract Amount	$10,140.00
Asbestos Survey.....	300.00
AMOUNT DUE	10,440.00
Administrative processing fee	1,566.00
TOTAL AMOUNT DUE	$12,006.00

OWNER OF RECORD: BARBARA HANSEN

PROPERTY ABATED: 212 W. ST. LOUIS AVENUE

ASSESSOR'S PARCEL: 162 04 710 096

LEGAL DESCRIPTION: MEADOWS ADD
PLAT BOOK 1 PAGE 43
LOT 35 BLOCK 14 & LOT 36

OS:jl

WEAVER CONSTRUCTION
"GENERAL ENGINEERING"
2590 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA 89115

EXHIBIT A

DISCLOSURE OF PRINCIPALS

The principals and partners of Weaver Construction and all persons and entities holding more than a 1% interest in Weaver Construction or any principal of Weaver Construction are the following:

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. Phil Weaver	2590 N. Nellis Blvd. LV, NV	644-1088
2.		
3.		
4.		
5.		
6.		

Continue list until full and complete disclosure is made

I certify under penalty of perjury, that the foregoing list is full and complete.

Weaver Construction

BY: Phyllis Weaver
Phyllis Weaver, Office Mgr.

Subscribed and sworn to before me
this 28 day of October, 1999.

Stephanie D. Dunn
Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
STEPHANIE D. DUNN
Appt. No. 91-2737-1
My Appointment Expires March 1, 2000

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
AWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

NOTICE OF PUBLIC HEARINGS
NOVEMBER 3, 2004

Pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings adopted as Section 16.08 of the Las Vegas Municipal Code. NOTICE IS HEREBY GIVEN THAT ON **Wednesday, November 3, 2004,** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORT OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

> Abatement of the property by demolishing the structure, removing all trash and debris, refuse, waste, etc.; removing any high/dry vegetation and posting "No Trespassing" signs on property located at **212 WEST ST. LOUIS AVENUE** legally described as **MEADOWS ADD, PLAT BOOK 1 PAGE 43, LOT 35 BLOCK 14 & LOT 36**. Owner of record at time of abatement: **BARBARA HANSEN – WARD 1 (MONCRIEF)**
>
> The Director of Neighborhood Services certifies in the report that the sum of $12,006.00 was expended ($10,140.00 for clearing and boarding the property; $300.00 Asbestos Survey and $1,566.00 Administrative Processing Fee).

If upon hearing the report, the City Council is satisfied with the correctness of the expenses incurred by the City, it may order a lien of assessment recorded and given to the County Treasurer to be collected in the same manner as ordinary property taxes.

Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the Report of Expenses. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The City Clerk shall endorse on every such protest or objection the date it was received by her. She shall present such protests or objections to the City Council at the time set for the hearing, and no other protests or objections shall be considered.

BARBARA JO RONEMUS
CITY CLERK

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

CASENO 8738 CODEENF **02524-76**

Address: **212 W ST LOUIS AVE**

FIRE DAMAGED, TIM STICKLER ASKED FOR DEMO

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
16204710096	0.13 ACRE	MEADOWS ADD

Owner Information:

10-Aug-02	07-Jul-04	HANSEN BARBARA
		212 W ST LOUIS AVE; LAS VEGAS, NV 89102-4729
07-Jul-04		ONCENA PATRICIA
		212 W ST LOUIS AVE; LAS VEGAS, NV 89102-4729

Inspection Summary

Inspector:	*Status:*		*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
950429	Passed	Partial	1/22/2004	03/31/2004 14:00	03/31/2004 14:15	15
950429	Passed	Partial	4/5/2004	04/14/2004 16:45	04/14/2004 16:47	2
950429	Passed	Partial	5/19/2004	05/05/2004 8:00	05/05/2004 8:15	15
950429	Passed	Partial	5/19/2004	05/11/2004 15:35	05/11/2004 15:50	15
950429	Passed	Partial	5/24/2004	05/18/2004 11:15	05/18/2004 11:30	15
870076	Passed	Partial	6/1/2004	06/09/2004 8:48	06/09/2004 8:59	11
870076	Passed		6/25/2004	07/02/2004 8:12	07/02/2004 8:22	10
					Time in Minutes:	**83**

Violation Details

Violation	*Violation DT*	*Resolve DT*	*Location:*
A-BLD DNGR	7/2/2004	7/2/2004	

Log

Type:	*Date:*	*Employee:*	*Min:*
MISC	9/16/2004 9:13:00 AM	JESSICA LARRAMENDY	0
JL) Removed Admin fee that should not have been billed through Hansen at this time.			
MISC	9/13/2004 8:07:00 AM	LAURA DEARMOND	1
Ld) SENT WEAVER INVOICE $10,140.00 TO FINANCE			
MISC	8/24/2004 12:48:00 PM	LAURA DEARMOND	0
Ld) SENT DGM ASBESTOS SURVEY INVOICE $300 TO FINANCE			
VIDREQ	8/20/2004 8:21:00 AM	LAURA DEARMOND	0
Ld) REC'D INVOICE & SENT VIDEO REQUEST TO PH			
VIDREQ	7/7/2004 11:55:00 AM	DAVID SEMENZA	67680
ds Final video completed 7/2/04			
BIDA	6/11/2004 10:25:00 AM	LAURA DEARMOND	0
Ld) AWARDED TO WEAVER INC			
BIDR	6/11/2004 9:30:00 AM	LAURA DEARMOND	0
Ld) REC'D BIDS (1) WEAVER INC $10,140.00 (2) K O CONSTRUCTION $10,690.00. (3) GOLDIE $17,415.00 (4) C&W ENTERPRISES $18,000.00			

INSP	6/9/2004 8:48:00 AM	LAURA DEARMOND	11

24) VIDEO...EXTENSIVE FIRE DAMAGE, OPEN & ACCESSIBLE, TRASHED, VAGRANTS HAVE BEEN OCCUPYING THIS STRUCTURE. LET'S GET THIS DEMO'D IMMEDIATELY PLEASE!

DIRECT	6/7/2004 8:38:00 AM	JESSICA LARRAMENDY	0

JL) T/C TO #16 TO DIRECT LAURA TO PROCEED WITH IMMEDIATE DEMO PROCESS PER ORLANDO.

MISC	6/2/2004 7:58:00 AM	LAURA DEARMOND	0

Ld) CERT & REG LETTERS TO OWNER BARBARA HANSEN RETURNED...ATTEMPTED UNKNOWN

BIDA	5/24/2004 1:29:00 PM	LAURA DEARMOND	0

Ld) ASBESTOS SURVEY AWARDED TO DGM ENVIRONMENTAL

BIDR	5/24/2004 8:55:00 AM	LAURA DEARMOND	0

Ld) REC'D BIDS (1) DGM ENVIRONMENTAL $300.00 (2) CAMAIR $550.00 (3) WESTERN TECH $800.00 (4) NINYO & MOORE $1,300.00

BIDS	5/19/2004 7:05:00 AM	LAURA DEARMOND	0

Ld) FAXED ASBESTOS BID TO CONTRACTORS; DUE BACK 5/21

INSP	5/18/2004 11:15:00 AM	LYNN NIHIPALI	15

20)BARVARA HANSEN AND SHE SAID SHE SOLD THE PROPERTY MID APRIL TO A CA INVESTOR. ASSESSOR'S OFFICE STILL SHOWS HER AS THE LEGAL OWNER SO WE DON'T KNOW THE FACTS AS OF TODAY. CB 5/25

INSP	5/18/2004 11:15:00 AM	LYNN NIHIPALI	15

20)PIX TAKEN OF ANOTHER FIRE-INSIDE OT THE BLDG. T.STICKLER AND I HAVE BEEN RUNNING OUT VAGRANTS, DRUGGIES AND VANDALS FOR THE PAST COUPLE OF WEEKS. WE WARNED TH OFFICE THIS WOULD MOST LIKLY HAPPEN.TERRY PAUL OF FIRE PREVENTION SAID HE GOT THROUGH TO

PHONE	5/18/2004 6:00:00 AM	L. GORDON	0

COMPLAINANT CONCERNED ABOUT THE VAGRANTS LIVING IN THE HOUSE AND THE HUMAN WASTE IN THE YARD.

INSP	5/11/2004 3:35:00 PM	LYNN NIHIPALI	15

20)CHASED OUT 2 GUYS AND A GAL WHO HAVE BEEN SLEEPING, EATING. THEY BROKE INTO BUILDING AND I KEEP CHASING OT PEOPLE ALMOST DAILY. TIM STICKLER CALLED D SEMENZA TO SEE IF WE CAN'T PUT A RUS ON DEMOLISHING THE BUILDING. CB 5/17

INSP	5/5/2004 8:00:00 AM	LYNN NIHIPALI	15

20)NO CHANGE

NOPOST	5/5/2004 8:00:00 AM	LYNN NIHIPALI	15

20)POSTED N&O AT PROPERTY

NOTICE	4/28/2004 8:00:00 AM	LAURA DEARMOND	0

Ld) SENT DEMO LETTER TO OWNER: BARBARA HANSEN; POST 4/29; CB 5-10

MISC	4/27/2004 3:45:00 PM	LAURA DEARMOND	0

Ld) PUT DANG BLDG/DEMO LETTER IN C/E BASKET FOR PAUL WILKINS SIGNATURE

INSP	4/14/2004 4:45:00 PM	LYNN NIHIPALI	2

20)THE PROPERTY IS STILL VACANT, BOARDED AND SECURED. CB 5/19

INSP	3/31/2004 2:00:00 PM	LYNN NIHIPALI	15

20)WILL TRY TO FIND HER NEW PH# TO CALL HER AND SEE WHAT HER INTENTIONS ARE

INSP	3/31/2004 2:00:00 PM	LYNN NIHIPALI	15

20)NO PROGRESS. VANDALS HAVE BROKEN IN-RRT PICKED UP ALL OF THE TRASH, DEBRIS CLOTHES AND MATTRESS AND BOX SPRINGS THAT SOMEONE DUMPED BY THIS PROPERTY.THE PH# I HAVE FOR OWNER MAY NOT BE GOOD ANY LONGER.BOICE MESSAGE SAYS PHONE IS NO LONGER IN SERVICE.

Time in minutes: **67799**

APN 162-04-710-096
Ref # - 8738

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **BARBARA HANSEN**

(Reputed Owner(s)) at time of abatement.

Assessor's Parcel No.:	**APN 162-04-710-096**
Commonly known as:	**212 W. ST. LOUIS AVENUE**
Legal Description:	**MEADOWS ADD**
	PLAT BOOK 1 PAGE 43
	LOT 35 BLOCK 14 & LOT 36

During **June 11, 2004**, as provided in the Municipal Code, 16.08, Section 302, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of **$ 12,006.00** were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on **November 3, 2004**, ordered the above charges in the amount of **$12,006.00**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 4th day of November, 2004

NOTARY PUBLIC, in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
BEVERLY K. BRIDGES
My Appointment Expires
July 10, 2005
No. 93-4081-1

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE
LAS VEGAS, NV 89101

City of Las Vegas

Agenda Item No. 68

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of dangerous building at 210 W. Monroe Avenue. PROPERTY OWNERS: ARNOLD MARTIR - Ward 5 (Weekly)

Fiscal Impact:

☐	**No Impact**	**Amount:**	$2,474.35
☒	**Budget Funds Available**	**Dept./Division:**	Neigh. Services/Response
☐	**Augmentation Required**	**Funding Source:**	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired KO Construction to board and secure all doors, windows and openings, remove refuse, waste and litter from all yards, r epair chain link fencing and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of $2,474.35 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTION:

WEEKLY - APPROVED the recommendation of staff - UNANIMOUS

MINUTES:

NOTE: A video was shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

ORLANDO SANCHEZ, Director, Neighborhood Services, presented a video of the subject property and stated that the condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken or appeal filed, KO Construction was hired to board and secure the structure, remove refuse, waste and litter from all yards, repair the chain linked fence, and post "No Trespassing/Dumping" signs on the property. MR. SANCHEZ recommended the City Council approve the report of expenses in the amount of $2,474.35; $1,869 to KO Construction, $325 for the boarding fee and $280.35 for the 15 percent administrative fee. He recommended the charges should be filed and

MINUTES - Continued:

recorded against the property, constituting a special assessment and lien with Council to authorize that the Notice and Lien of Assessment be filed and recorded with the County Treasurer's Office. MR. SANCHEZ recommended approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(1:17 - 1:18)
3-402

City of Las Vegas

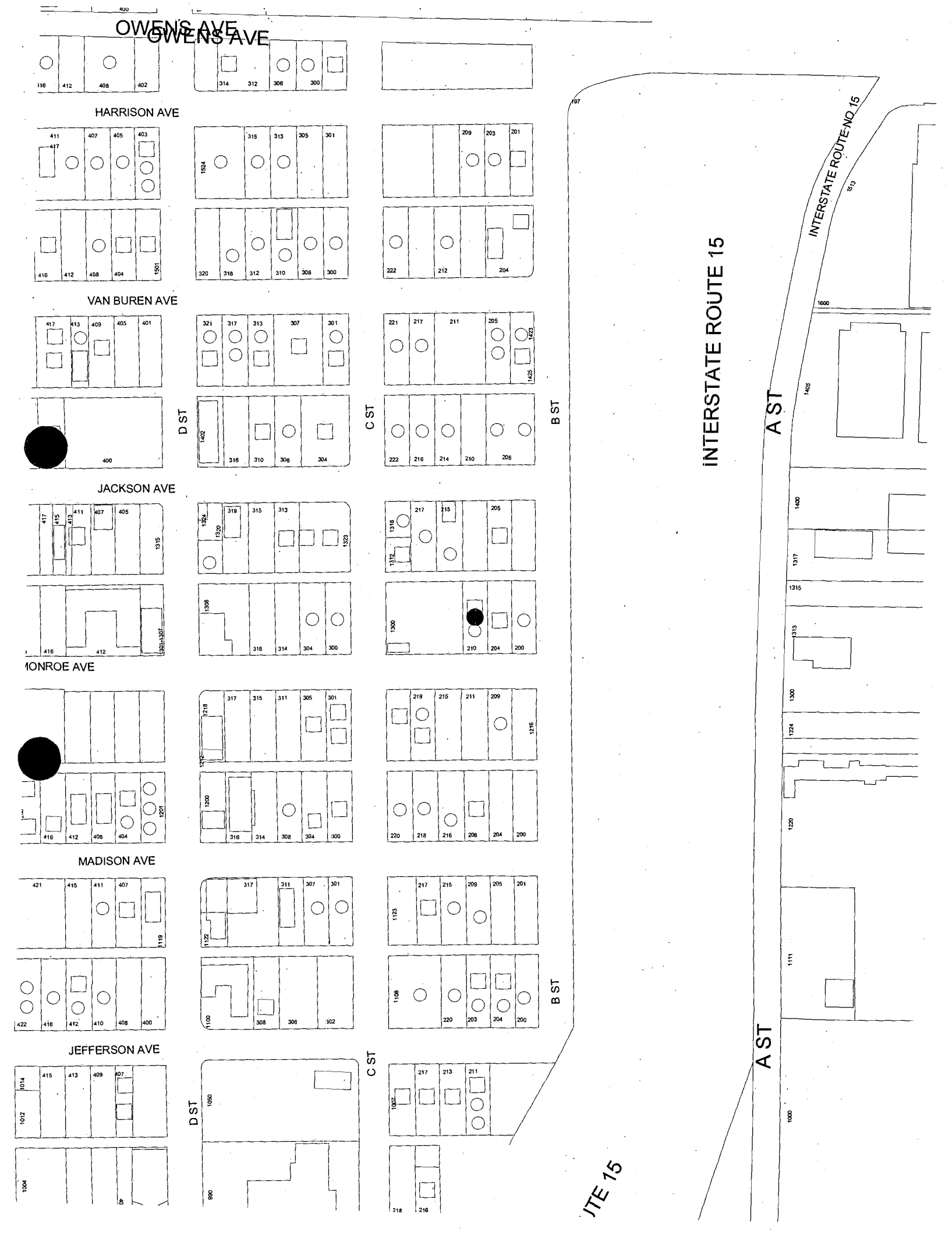
AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 210 W. Monroe Avenue. PROPERTY OWNER: ARNOLD MARTIR – Ward 5 (Weekly)

KO Construction completed work on July 28, 2004 at a cost of $1,869.00, a boarding fee of $325.00, plus a 15% administrative fee, for a total of $2,474.35.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the "Uniform Code for the Abatement of "Dangerous Building", the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.


OWENS AVE
OWENS AVE
HARRISON AVE
VAN BUREN AVE
JACKSON AVE
MONROE AVE
MADISON AVE
JEFFERSON AVE
D ST
C ST
B ST
A ST
INTERSTATE ROUTE 15
INTERSTATE ROUTE NO. 15

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: October 8, 2004

Re: Report of Expenses for the abatement of Dangerous Building located at 210 W. Monroe Avenue - Ward 5 (Weekly)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding and securing all doors, windows and openings, removing refuse, waste and litter from all yards. Repairing chain link fencing and post "No Trespassing" signs. KO Construction completed work on July 28, 2004 at a cost of $1,869.00, which was accepted by the Department of Neighborhood Services.

Contract Amount	$ 1,869.00
AMOUNT DUE	1,869.00
Boarding Fee	325.00
Administrative processing fee	280.35
TOTAL AMOUNT DUE	$2,474.35

OWNER OF RECORD: ARNOLD MARTIR

PROPERTY ABATED: 210 W. Monroe Avenue

ASSESSOR'S PARCEL: 139 27 111 067

LEGAL DESCRIPTION: VALLEY VIEW ADD
PLAT BOOK 1 PAGE 50
LOT 3 BLOCK 19

OS:jl

EXHIBIT A

DISCLOSURE OF PRINCIPALS

The principals and partners of K.O. CONSTRUCTION INC [Contracting Entity] and all persons and entities holding more than a 1% interest in [Contracting Entity] or any principal of [Contracting Entity] are the following: K.O. CONST INC K. O. CONSTRUCTION INC

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. CHRIS HARRISON	4855 N. MAULDING AVE	702-361-4221
2. EDWARD KOLF	LAS VEGAS, NV 89139	
3. ROSE KOLF		
4.		
5.		
6.		

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

[Contracting Entity] K. O. CONSTRUCTION INC

By: _____

Subscribed and sworn to before me this 29 Day of October, 1999.

Nancy Nickle
Notary Public

NANCY NICKLE
Notary Public - Nevada
No. 88-1453-1
My appt. exp. May 15, 2002

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

NOTICE OF PUBLIC HEARINGS
NOVEMBER 3, 2004

Pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings adopted as Section 16.08 of the Las Vegas Municipal Code. NOTICE IS HEREBY GIVEN THAT ON **Wednesday, November 3, 2004,** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORT OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

> Abatement of the property by boarding and securing all doors, windows and openings, removing refuse, waste and litter from all yards; repairing chain link fencing and posting "No Trespassing" signs on property located at **210 WEST MONROE AVENUE** legally described as **VALLEY VIEW ADD, PLAT BOOK 1 PAGE 50, LOT 3 BLOCK 19**. Owner of record at time of abatement: **ARNOLD MARTIR – WARD 5 (WEEKLY)**
>
> The Director of Neighborhood Services certifies in the report that the sum of $2,474.35 was expended ($1,869.00 for cleaning and boarding the property; $325.00 Boarding Fee and $280.35 Administrative Processing Fee).

If upon hearing the report, the City Council is satisfied with the correctness of the expenses incurred by the City, it may order a lien of assessment recorded and given to the County Treasurer to be collected in the same manner as ordinary property taxes.

Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the Report of Expenses. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The City Clerk shall endorse on every such protest or objection the date it was received by her. She shall present such protests or objections to the City Council at the time set for the hearing, and no other protests or objections shall be considered.

BARBARA JO RONEMUS
CITY CLERK

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

CASENO 12797 CODEENF 02325-34

Address: **210 W MONROE AVE**

CLV

IST OLDWLV

TRASH/DEBRIS, HIGH WEEDS, MANGLED FENCE, REAR STRUCTURE OPEN AND ACCESSIBLE

Parcel(s)

Parcel:	*Size:*	*Subdivision Name:*
13927111067	0.16 ACRE	VALLEY VIEW ADD

Owner Information:

10-Aug-02	24-Dec-03	RYBAR STEPHEN J & KATHLEEN % D & J KELSAY 2512 RANCHO BEL AIR DR; LAS VEGAS, NV 89107-2309
24-Dec-03	31-Dec-03	MARTIR ARNOLD 11442 HAVENWOOD DR; WHITTIER, CA 90606
31-Dec-03		MARTIR ARNOLD 11442 HAVENWOOD DR; WHITTIER, CA 90606-1912

Inspection Summary

Inspector:	*Status:*		*Scheduled DT:*	*Start Dt:*	*Comp DT:*	*Min:*
960066	Failed		4/9/2004	04/09/2004 8:30	04/09/2004 8:40	10
960066	Passed	Partial	6/1/2004	05/19/2004 0:00	05/19/2004 8:40	520
960066	Passed	Partial	6/1/2004	06/01/2004 12:20	06/01/2004 12:30	10
870076	Passed	Partial	6/4/2004	06/14/2004 8:00	06/14/2004 8:10	10
980036	Passed		7/13/2004	08/03/2004 13:46	08/03/2004 14:05	19
					Time in Minutes:	**569**

Violation Details

Violation	*Violation DT*	*Resolve DT*	*Location:*
A-WEEDS	4/9/2004	8/3/2004	ALL YARDS
REMOVE ALL HIGH/DRY VEGETATION FROM ALL YARDS			
A-REFUSE/WST	4/9/2004	8/3/2004	ALL YARDS AND INTERIOR OF STRUCTURE
REMOVE ALL REFUSE AND WASTE			
A-PAINTING	4/9/2004	8/3/2004	FENCE
REPAIR, REPLACE OR REMOVE MANGLED FENCE			
A-BLD DNGR	4/9/2004	8/3/2004	REAR
SECURE REAR STRUCTURE, OPEN AND ACCESSIBLE			

Log

Type:	*Date:*	*Employee:*	*Min:*
MISC	8/6/2004 2:33:00 PM	KATHY STEWART	0
Sent Invoice ($10869) from KO Construction to Finance for payment. Sent file to Laura deArmond for Council.			
INSP	8/3/2004 1:46:00 PM	VICTORIA ROSEMORE	19
16) OBSERVED ALL REFUSE/WASTE, HIGH WEEDS, & LITTER REMOVED FROM ALL YARDS. NO TRESPASS SIGNS POSTED. FENCE REPAIRED. STRUCTURES SECURE AND BOARDS PAINTED THE SAME AS BLDGS. POST VIDEO & FILE FORWARDED TO KATHY IN OFFICE.			
VIDREQ	7/29/2004 6:54:00 AM	KATHY STEWART	0
E-mailed #24 to do an AFTER abatement video. KO Construction has abated (boarding & cleaning) the property.			
MISC	7/29/2004 6:53:00 AM	KATHY STEWART	0
Received invoice from KO Construction ($1,869) for completion of abatement (boarding & cleaning).			

RECORD	7/23/2004 3:08:00 PM	JESSICA LARRAMENDY	0
JL) Recorded N&O at Clark County.		Book: 20040723 Inst: 03054.	
FAX	7/22/2004 3:55:00 PM	KATHY STEWART	0
Copy of N&O & Specifications were faxed by Erin to Martir's CA #626-444-7200; Martir's cell #562-761-6232.			
MISC	7/22/2004 1:41:00 PM	PAMELA HINES	1
24)MARTIR IN LV & K.O.HAS CREW ON SITE,WORKING ON BOARD-UP. ADVISED MARTIR OF FEES, HE SAID TO GO AHEAD W/K.O AS IT IS LESS THAN HIS CONTRACTOR. ALSO PUT HIM IN TOUCH W/ROARK'S OFFICE AS HE WANTS TO SELL PROP.ADVISED OS AS DS NOT IN.			
LETTER	7/13/2004 10:40:00 AM	KATHY STEWART	0
Award letter attached in OLE.			
BIDA	7/13/2004 10:39:00 AM	KATHY STEWART	0
Faxed Award letter to K.O. Construction to abate the property. Contractor will call with a start date.			
DIRECT	7/13/2004 8:40:00 AM	KATHY STEWART	0
Per David Semenza, Award bid to the lowest bidder.			
BIDR	7/13/2004 7:00:00 AM	KATHY STEWART	5
Received the following bids from contractors: (1) K.O. Construction-$1,869; (2) Weaver Construction- $2,372; (3) C&W Enterprises-$2,700; (4) ADS Consulting-$3,132.			
MISC	7/6/2004 8:01:00 AM	KATHY STEWART	0
Invitation to Bid attached in OLE.			
BIDS	7/6/2004 8:00:00 AM	KATHY STEWART	0
Sent Invitation to Bid to Contractors. Bids due back 7/12.			
INSP	6/14/2004 8:00:00 AM	LAURA DEARMOND	10
24) 2 STRUCTURES BOTH OPEN, TRASHED, FEMALE VAGRANT INSIDE THE REAR BLDG, OVERGROWN WEEDS & BUSHES, CHAIN LINK FENCING DILAPIDATED & FALLEN IN SOME PLACES. PRE-VIDEO COMPLETED. TAPE TO D.S. & FILE TO LD.			
INSP	6/1/2004 12:20:00 PM	LYNN NIHIPALI	10
21)PROPERTY OPEN/ACCESSIBLE-SAME VIOLATIONS CONTINUE ABATEMENT.			
MISC	5/28/2004 10:11:00 AM	LAURA DEARMOND	0
Ld) REC'D CERT CARD FROM OWNER: ARNOLD MARTIR			
INSP	5/19/2004 8:35:00 AM	KATHY STEWART	5
21) Posted N&O. Building remains open. C/B 6/1.			
NOPOST	5/19/2004 8:35:00 AM	KATHY STEWART	5
21) N&O posted.			
NOTICE	5/18/2004 2:37:00 PM	LAURA DEARMOND	0
Ld) SENT N&O TO OWNER: ARNOLD MARTIR; POST 5/19; CB 6/1			
INSP	4/9/2004 8:30:00 AM	LYNN NIHIPALI	10
21) EVALUATED PROPERTY, SEE VIOLATIONS			

Time in minutes: **65**

APN 139-27-111-067
Ref # - 9385

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **ARNOLD MARTIR**
(Reputed Owner(s)) at time of abaternent.

Assessor's Parcel No.:	**APN 139-27-111-067**
Commonly known as:	**210 W. MONROE AVENUE**
Legal Description:	**VALLEY VIEW ADD**
	PLAT BOOK 1 PAGE 50
	LOT 3 BLOCK 19

On **July 28, 2004**, as provided in the Municipal Code, 16.08, Section 302, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of **$2,474.35** were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on **November 3, 2004**, ordered the above charges in the amount of **$2,474.35**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 4th day of November, 2004

NOTARY PUBLIC, in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
BEVERLY K. BRIDGES
My Appointment Expires
July 10, 2005
No. 93-5081-1

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE
LAS VEGAS, NV 89101

City of Las Vegas

Agenda Item No. 69

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REVIEW OF CONDITION

ROC-5401 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES NEVADA - Request for a Review of Condition Number 2 of an approved Site Development Plan Review (SDR-2772) TO CLARIFY WHICH LOTS ARE LIMITED TO SINGLE STORY DWELLINGS for an approved 34 lot single family development on 5.50 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail (APN 137-01-801-007), PD (Planned Development) Zone, Ward 4 (Brown). Staff recommends APPROVAL

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

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council approval letter for SDR-2772
5. Submitted at meeting - annotated site map

MOTION:

BROWN - APPROVED subject to condition - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She clarified Lots 6 through 12 would be single-story. MAYOR GOODMAN verified with ROBERT GENZER, Director, Planning and Development, that the clarification was in conformance with the plan.

COUNCILMAN BROWN submitted the referenced map with the City Clerk for the record. He acknowledged his appreciation to the developers for working with the neighborhood and achieving a compromise.

No appeared in opposition.

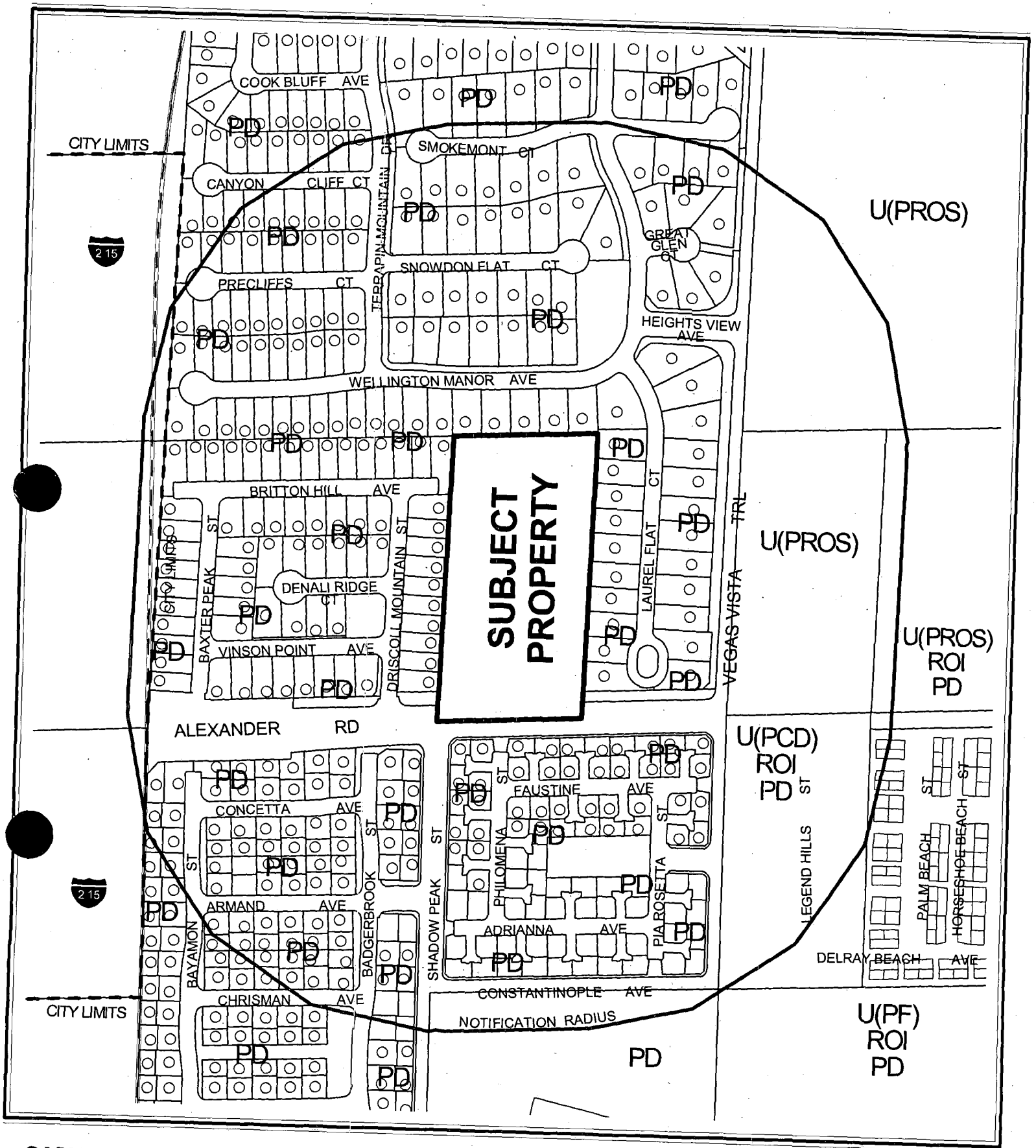
MAYOR GOODMAN declared the Public Hearing closed.
(1:18 - 1:20)
3-450

CONDITIONS:

Planning and Development

CONDITIONS - Continued:

1. Original Condition of Approval Number 2 for Site Development Plan Review SDR-2772 is amended to read as follows: "Lots 6 and 7, Block 'A' and 8 through 12, Block 'B' as shown on the recorded Final Map for Lone Mountain Ridges - Unit 8 shall be limited to single story dwellings".

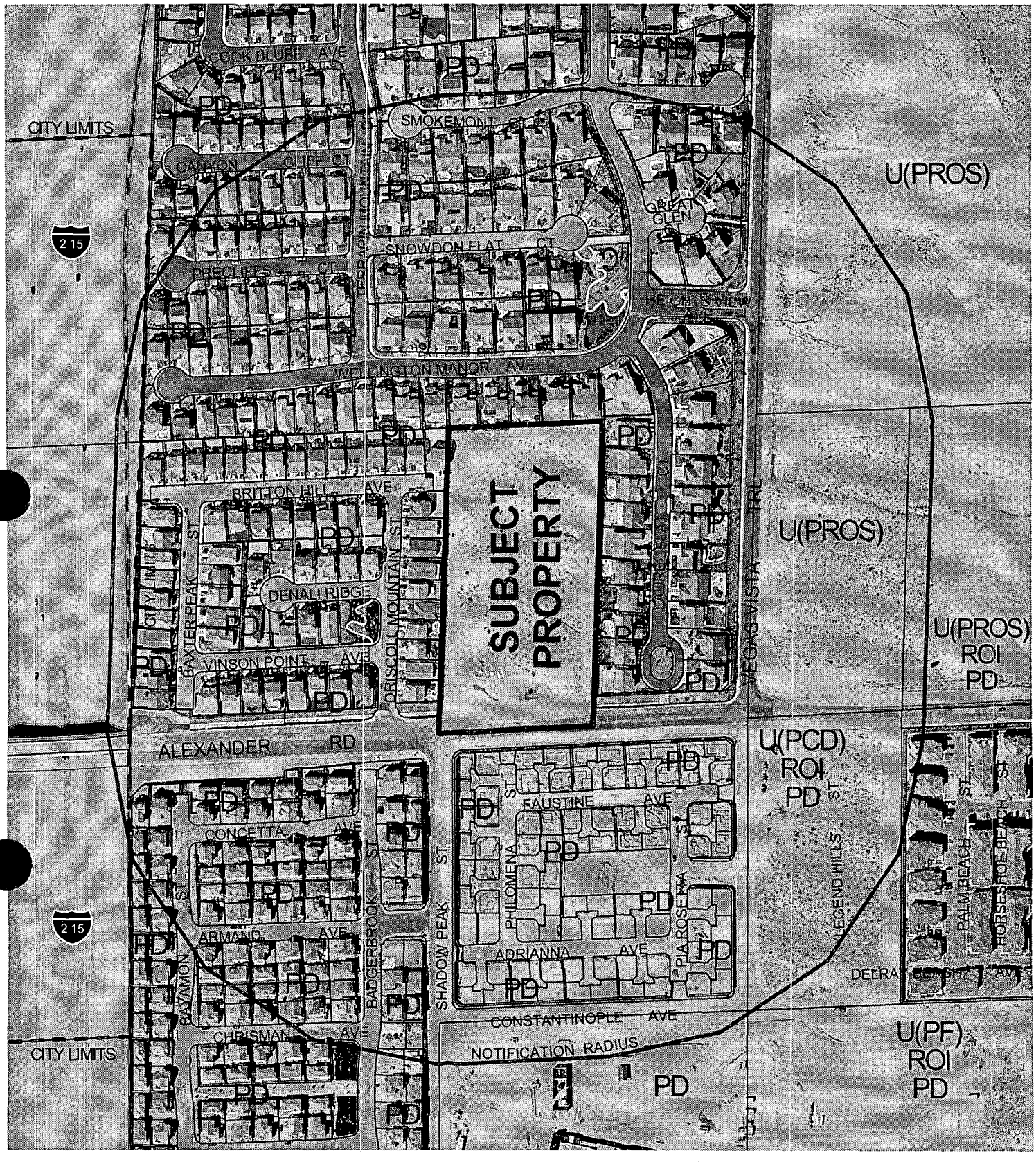


CASE: **ROC-5401**

RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 300 600 Feet

CASE: **ROC-5401**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-5401 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES NEVADA

** CONDITIONS **

Staff recommends APPROVAL, subject to:

Planning and Development

1. Original Condition of Approval Number 2 for Site Development Plan Review SDR-2772 is amended to read as follows: "Lots 6 and 7, Block 'A' and 8 through 12, Block 'B' as shown on the recorded Final Map for Lone Mountain Ridges – Unit 8 shall be limited to single story dwellings".

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Review of Condition Number 2 of an approved Site Development Plan Review (SDR-2772) to clarify which lots are limited to single story dwellings for an approved 34 lot single family development on 5.50 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail.

B) Applicant's Justification

A justification letter was not provided with this application.

BACKGROUND INFORMATION

A) Previous Actions

10/01/03 The City Council approved a Rezoning (ZON-2771) to PD (Planned Development), a Major Modification (MOD-2813) to the Lone Mountain Plan to designate this site Medium Low Density Residential and a Site Development Plan Review (SDR-2772) for the 34 lot single family development on this site. The Planning Commission and staff recommended approval on August 28, 2003.

12/04/03 The Planning Commission approved the Tentative Map for Lone Mountain Ridges – unit 8 (TMP-3260) for the 33 lot single family subdivision on this site. The Planning and Development Department recommendation was for approval.

06/14/04 The Planning and Development Department approved the Final Map for Lone Mountain Ridges – Unit 8 (FMP-4473) for the 32 lot single family subdivision on this site, which was subsequently recorded.

B) Pre-Application Meeting

A pre-application meeting was not required for this request.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Review of Condition application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.50

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The site is designated as PCD (Planned Community Development) on the Centennial Hills Sector Map of the General Plan. The approved PD (Planned Development) zoning is consistent with the General Plan designation.

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

The site is located within the Lone Mountain Master Development Plan Area. The site will be developed in accordance with the guidelines of the Lone Mountain Master Development Plan and Design Standards.

A Multi-use Equestrian Trail is planned along the south property line of the subject parcel, running parallel with Alexander Road. The trail will be developed in accordance with the guidelines of the Master Plan Trails Element.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.050, the Site Development Plan Review establishes the Development Standards within a PD (Planned Development) District. The development standards that are to imposed on this site through the approved Site Development Plan are as follows:

Standards	Provided
Min. Lot Size	3500 Feet
Min. Lot Width	35.1 Feet
Min. Setbacks	
• Front	14 Feet to Dwelling 20 Feet to Garage
• Side	5 Feet
• Corner	10 Feet
• Rear	15 Feet
Max. Building Height	2 Stories / 35 Feet

A condition was added by the City Council limiting certain lots within the development to single story structures with the approval the original Site Development Plan Review (SDR-2772). Since that approval, the lot numbering scheme was changed from the site plan presented to City Council and the ultimate numbering on the recorded final map. The purpose of this request is to clarify which lots shall be limited to single story. No other changes are proposed as part of this request.

B) Analysis and Findings

The purpose of this request is to clarify which lots within this development are limited to single story dwellings. Original Condition of Approval Number 2 imposed by the City Council limited lots 7, 8, 9, 12, 14 and 16 to single story structures. Those lots were restricted based on the site development plan presented to the City Council on October 1, 2003. Since that approval, the lot numbering scheme was changed on the subsequent Tentative and Final Maps. Therefore, it is recommended Condition of Approval Number 2 be amended as follows:

> Original Condition of Approval Number 2 for Site Development Plan Review SDR-2772 is amended to read as follows: "Lots 6 and 7, Block 'A' and 8 through 12, Block 'B' as shown on the recorded Final Map for Lone Mountain Ridges – Unit 8 shall be limited to single story dwellings".

NOTICES MAILED 534 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-5401 APN: 137-01-801-007

Name of Property Owner: Richmond American Homes Nevada

Name of Applicant: _____

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

_____Yes ____✓____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Dustin Mannix

Subscribed and sworn before me

This 7TH day of OCTOBER 2004

Linda Hartman-Maynard
Notary Public in and for said County and State

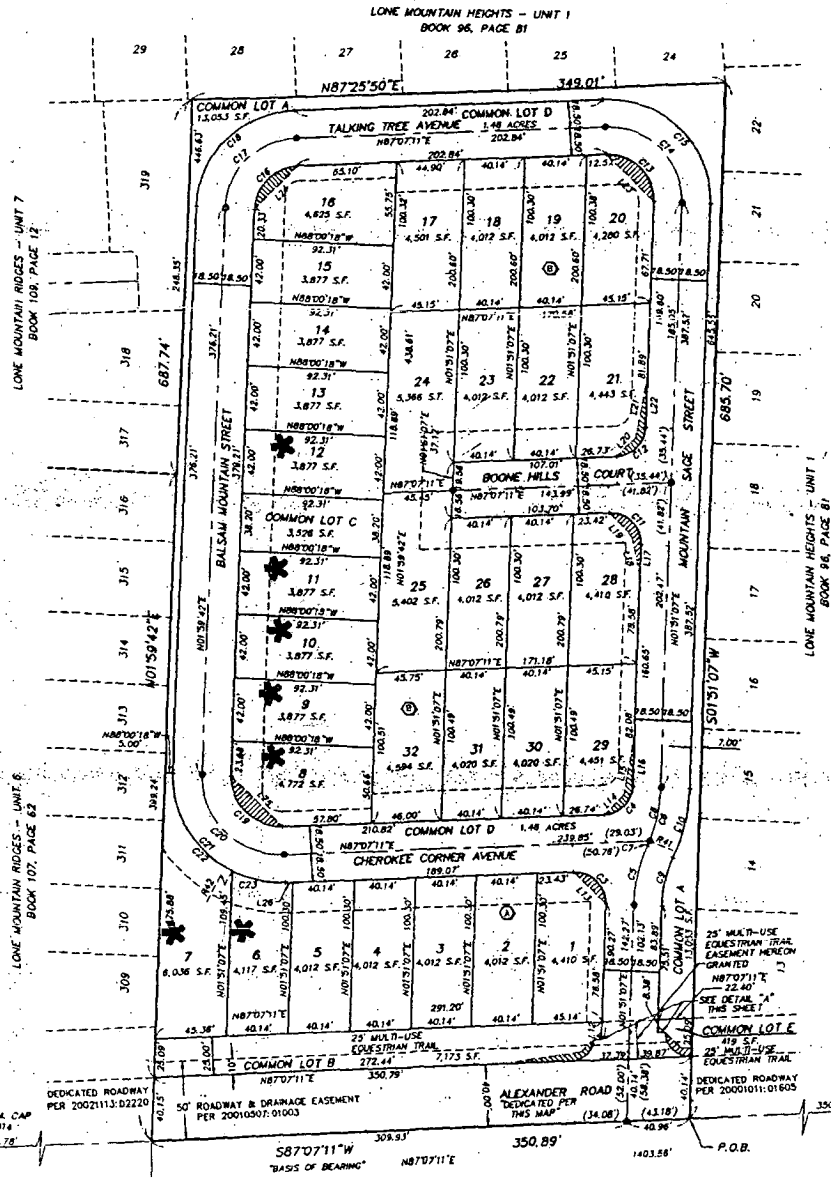
Notary Public - State of Nevada
COUNTY OF CLARK
LINDA HARTMAN-MAYNARD
My Appointment Expires Feb. 3, 2008
No. 00-61134-1

file copy

ROC-540 11-3-04 CC

FINAL MAP OF
LONE MOUNTAIN RIDGES – UNIT 8
(A COMMON INTEREST COMMUNITY)

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



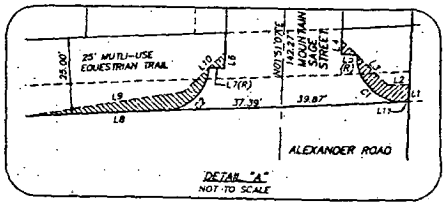
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	24.80	15.00	94°43'58"	16.28	S45°30'51"E	22.07
C2	22.52	15.00	85°58'04"	13.81	N44°29'08"E	20.33
C3	33.07	20.00	94°43'58"	21.72	N45°30'51"W	29.43
C4	29.78	20.00	85°58'04"	18.41	N44°29'08"E	27.09
C5	40.28	104.45	22°04'58"	20.38	S12°53'35"W	40.01
C6	40.28	104.45	22°04'58"	20.38	N12°53'35"E	40.01
C7	3.53	104.45	1°56'08"	1.76	N22°37'58"E	3.53
C8	36.73	104.45	20°08'48"	18.55	N11°55'30"E	36.54
C9	33.13	83.55	22°04'58"	16.77	S12°53'35"W	32.92
C10	47.39	122.95	22°04'58"	23.98	N12°53'35"E	47.09
C11	33.07	20.00	94°43'58"	21.72	N45°30'51"W	29.43
C12	29.78	20.00	85°58'04"	18.41	N44°29'08"E	27.09
C13	49.60	30.00	94°43'58"	32.58	N45°30'51"W	44.14
C14	80.19	48.50	94°43'58"	52.68	N45°30'51"W	71.36
C15	110.78	67.00	94°43'58"	72.78	N45°30'51"W	98.58
C16	44.57	30.00	85°07'28"	27.55	S44°33'26"W	40.58
C17	72.04	48.50	85°07'28"	44.54	S44°33'26"W	65.61
C18	98.54	67.00	85°07'28"	61.53	S44°33'26"W	90.64
C19	52.99	32.00	94°52'31"	34.85	S45°26'34"E	47.14
C20	83.62	50.50	94°52'31"	54.99	S45°26'34"E	74.39
C21	114.78	68.00	94°52'31"	75.14	S45°26'34"E	101.64
C22	78.37	58.00	85°04'41"	44.02	S30°32'39"E	71.23
C23	35.08	68.00	29°47'50"	18.36	S27°58'34"E	35.48

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°51'07"E	5.53
L2	S88°57'36"E	7.09
L3	N45°30'51"W	20.71
L4	S01°51'07"W	4.80
L5(R)	S88°08'52"E	5.00
L6	S01°51'07"W	5.43
L7(R)	N88°08'52"W	5.00
L8	S87°07'11"W	44.38
L9	N80°27'54"E	51.28
L10	N44°29'08"E	18.84
L11	N87°07'11"E	1.09
L12	N01°51'07"E	11.69
L13	N45°30'51"W	28.43
L14	N44°29'08"E	18.23
L15	N10°07'14"E	41.72
L16	S01°51'07"W	34.77
L17	S01°51'07"W	20.42
L18	N11°42'41"W	25.58
L19	N43°27'38"W	22.01
L20	N44°29'09"E	18.23
L21	N10°07'14"E	41.72
L22	S01°51'07"W	34.77
L23	N45°30'51"W	44.14
L24	S44°33'26"W	40.58
L25	S45°26'34"E	47.14
L26	N87°07'11"E	5.08

RADIAL LINE TABLE	
LINE	BEARING
R41	S88°00'02"E
R42	N28°59'01"E

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	LOT LINE
	ABUTTING PARCEL LINE
	EASEMENT LINE
◉	FOUND MONUMENT AS NOTED
●	SET TYPE III MONUMENT WITH REFERENCE MONUMENTS IN TOP OF CURB STAMPED "PLS 5859"
22	LOT NUMBER (RESIDENTIAL LOTS = 32) (COMMON LOTS = 5)
Ⓐ	BLOCK NUMBER
C1	CURVE NUMBER
L1	LINE NUMBER
R10	RADIAL LINE NUMBER
S.F.	SQUARE FEET
HOA	HOMEOWNERS ASSOCIATION
	SIGHT VISIBILITY RESTRICTION ZONES (SEE NOTE #2)



DETAIL "A"
NOT TO SCALE

NOTES

1) ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG "PLS 5859" ON BLOCK WALLS AND ALL FRONT OR SIDE CORNERS ADJOINING PUBLIC RIGHT-OF-WAY SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.

2) SIGHT VISIBILITY RESTRICTION ZONE. NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM ADJACENT TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES, MEASURED FROM THE TOP ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. AREA TO BE PRIVATELY MAINTAINED.

3) DIRECT VEHICULAR ACCESS TO ALEXANDER ROAD FROM ABUTTING LOTS IS PROHIBITED.

4) COMMON LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

5) THE FOLLOWING INTERIOR STREETS ARE PRIVATE STREETS, PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA), PUBLIC UTILITY EASEMENTS, PUBLIC SEWER EASEMENTS AND COMMON LOT D (1.48 ACRES).

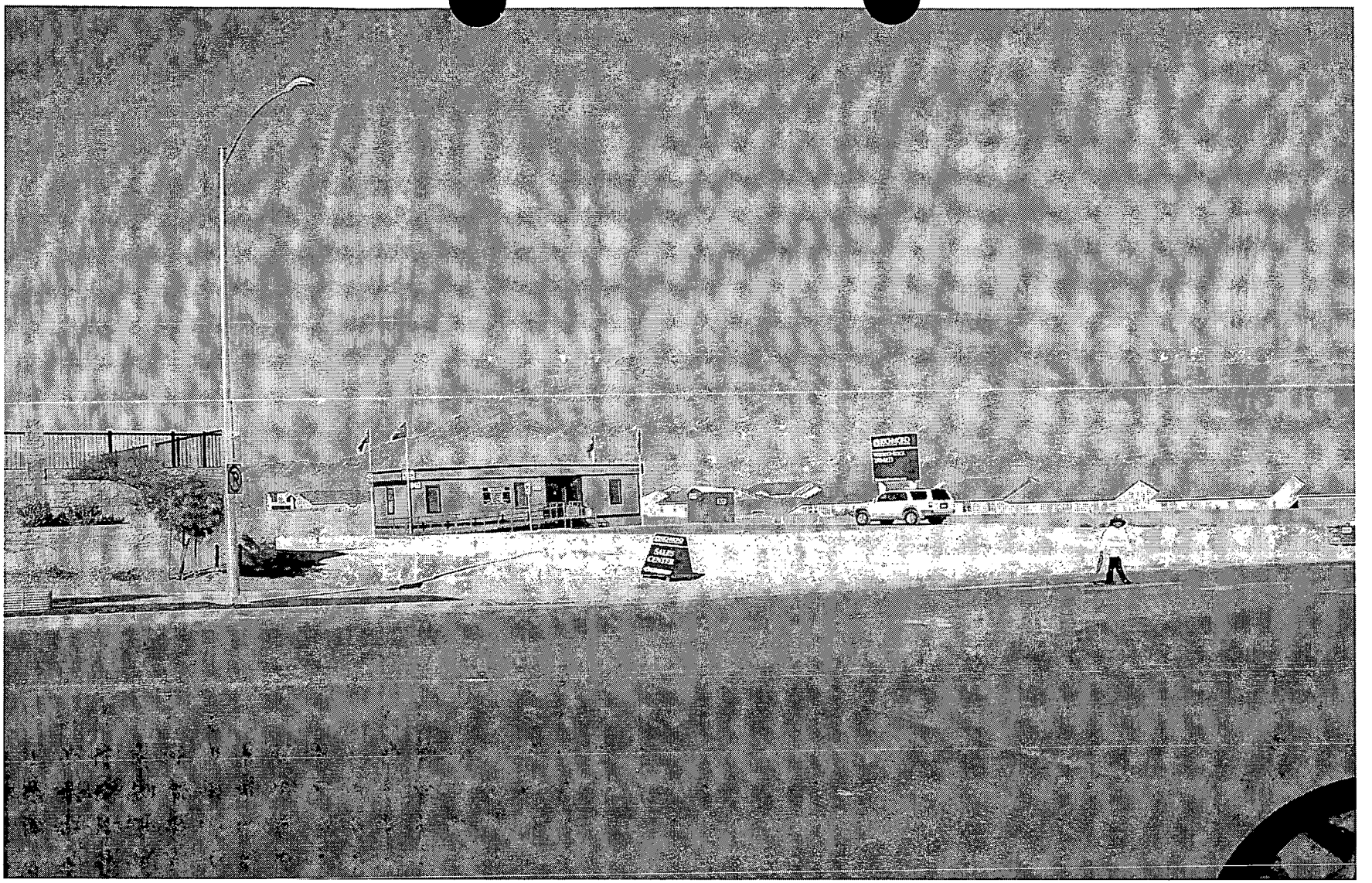
MOUNTAIN SAGE STREET
BALSAM MOUNTAIN STREET
CHEROKEE CORNER AVENUE
TALKING TREE AVENUE
BOONE HILLS COURT

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

SHEET 3 OF 3

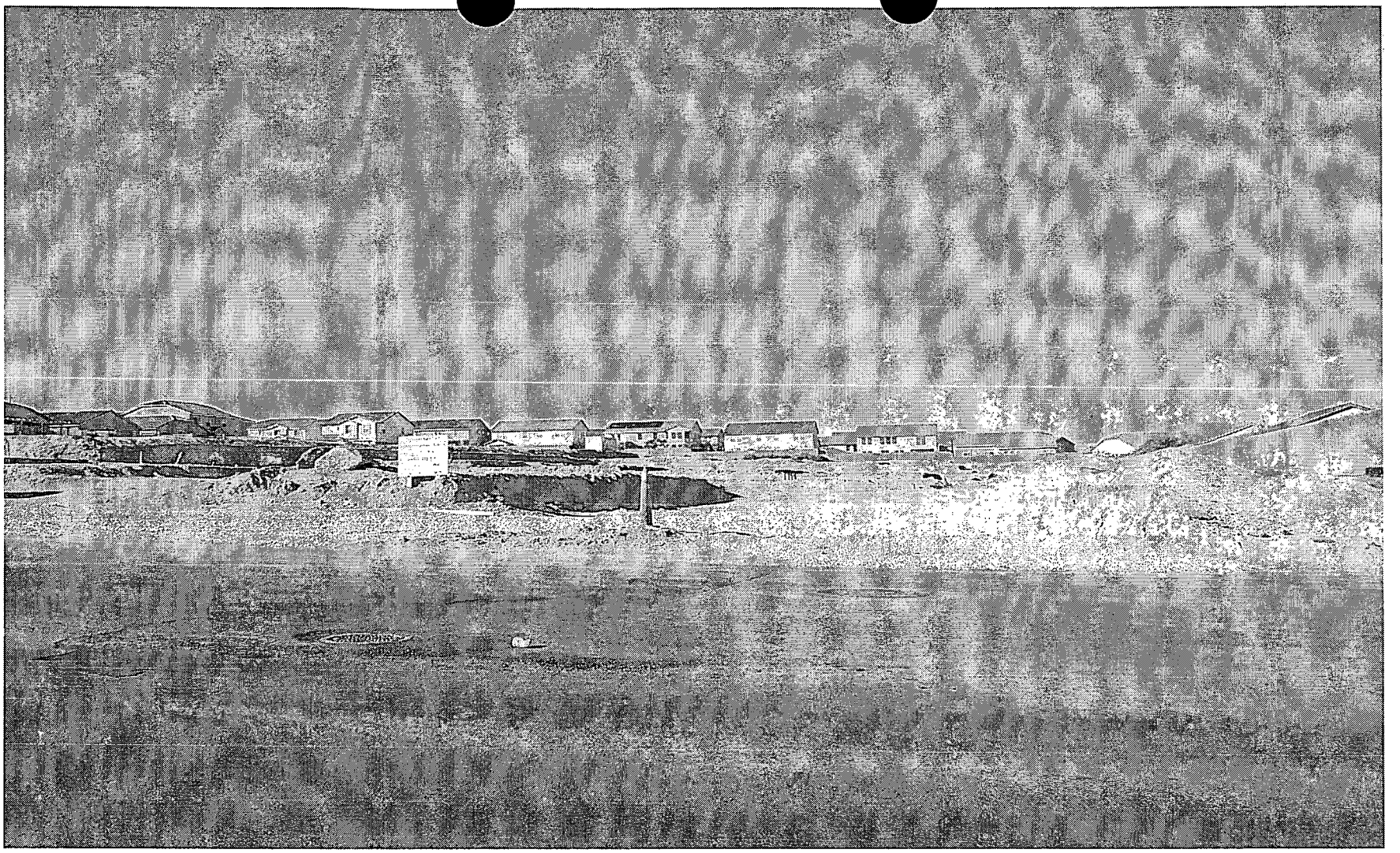
* LOTS TO BE LIMITED TO ONE STORY

119 0031



ROC-5401 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES NEVADA
Adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail
NOVEMBER 3, 2004 CITY COUNCIL MEETING

Picture taken 10/14/04



ROC-5401 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES NEVADA
Adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail
NOVEMBER 3, 2004 CITY COUNCIL MEETING

Picture taken 10/14/04

ROC-5401

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
[illegible]ETTE B. McDONALD
[illegible]WRENCE WEEKLY
[illegible]MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

October 30, 2003

Tran Nhu Thi
P. O Box 27738
Las Vegas, Nevada 89126

RE: SDR-2772 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 1, 2003
RELATED TO MOD-2813 AND ZON-2771

Dear Applicant:

The City Council at a regular meeting held October 1, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 34-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.49 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail (APN: 137-01-801-007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2003. This approval is subject to:

Planning and Development

1. The streetlights within this development shall aesthetically match those of the abutting neighborhood to the west.

2. Lots 7, 8, 9, 12, 14 and 16 shall be single story as per the site plan presented on October 1, 2003.

3. The applicant or his representative is required to schedule a meeting with representatives from the Department of Public Works and the Planning Department if the approved site plan is modified in whole or in part by the required engineering studies. The proposed modifications of the site plan will be reviewed by staff and approved administratively. Staff may propose alternatives to the proposed modifications to accommodate the required site engineering. If the applicant and staff are unable to reach an agreement on the proposed modifications to the site plan, the revised site plan will be forwarded to the approving body for review.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

4. A Major Modification to the Lone Mountain Master Development Plan (MOD-2813) to include a 5.49 acre parcel adjacent to the north side of Alexander Road approximately 335 feet west of Vegas Vista Trail into the Plan and change the Land Use Designation from: PCD (Planned Community Development) to ML (Medium Low Density residential) approved by the City Council.

5. The applicant shall submit a landscape and irrigation plan for review and approval by the Planning Department prior to the approval of the Civil Improvement Plans. The Civil Improvement Plans will include copies of the approved landscaping and irrigation plans.

6. The development is limited to 33 lots.

7. The applicant shall work with staff to determine the appropriate location of additional open space that will bring the development into conformance with open space requirements. Revised plans must be submitted prior to City Council hearing.

8. 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.

9. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

10. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center for the perimeter buffer area along the north property line and tree species that conform with Appendix B of the Lone Mountain Master Development Plan. The landscape plan must provide the required amount of trees.

11. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.

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

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

14. Any property line wall along the perimeter of the overall site shall be a decorative block wall, with at least 20 percent contrasting materials, or a wrought iron fence with decorative concrete or stone pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. Design shall conform to the Lone Mountain Design Standards.

15. 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.

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

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

18. All dwellings must provide a minimum two car garage.

19. The setbacks for this development shall be a minimum of 20 feet to the front of the garage and 14 feet to the house, 10 feet to the corner side, 5 feet on the side, and 15 feet in the rear.

Public Works

20. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.

21. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

22. 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.

23. 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. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

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

25. Site development to comply with all applicable conditions of approval Zoning Reclassification ZON-2771 and all other subsequent site-related actions.

26. 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.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

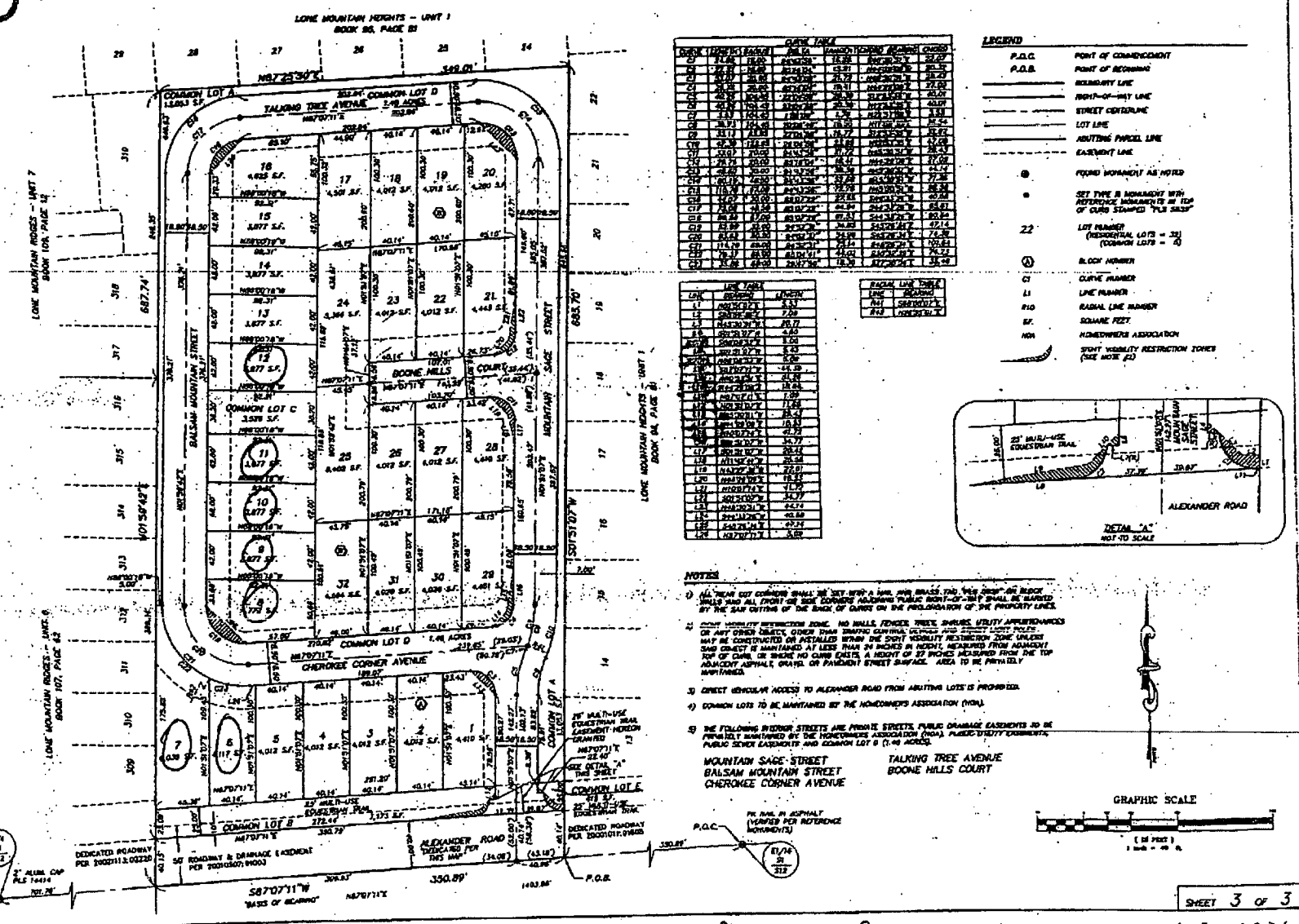
Mr. Robert Lively
RL Homes, Limited Liability Company
7251 West Lake Mead Boulevard, Suite #300
Las Vegas, Nevada 89128

Ms. Jennifer Lazovich
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

File copy

FINAL MAP OF
LONE MOUNTAIN RIDGES – UNIT 8
(A COMMON INTEREST COMMUNITY)

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.42'	20.00'	90°00'00"	S42°07'11"E	28.28'
C2	31.42'	20.00'	90°00'00"	S47°52'49"W	28.28'
C3	31.42'	20.00'	90°00'00"	N42°07'11"W	28.28'
C4	31.42'	20.00'	90°00'00"	N47°52'49"E	28.28'
C5	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C6	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C7	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C8	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C9	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C10	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C11	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C12	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C13	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C14	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C15	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C16	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C17	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C18	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C19	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C20	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C21	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C22	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C23	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C24	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C25	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C26	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C27	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C28	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C29	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C30	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C31	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C32	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C33	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C34	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C35	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C36	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C37	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C38	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C39	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C40	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C41	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C42	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C43	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C44	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C45	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C46	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C47	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C48	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C49	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C50	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C51	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C52	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C53	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C54	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C55	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C56	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C57	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C58	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C59	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C60	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C61	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C62	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C63	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C64	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C65	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C66	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C67	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C68	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C69	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C70	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C71	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C72	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C73	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C74	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C75	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C76	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C77	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C78	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C79	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C80	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C81	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C82	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C83	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C84	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C85	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C86	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C87	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C88	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C89	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C90	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C91	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C92	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C93	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C94	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C95	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C96	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C97	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C98	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C99	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C100	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C101	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C102	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C103	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C104	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C105	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C106	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C107	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C108	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C109	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C110	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C111	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C112	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C113	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C114	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C115	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C116	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C117	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C118	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C119	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C120	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C121	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C122	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C123	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C124	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C125	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C126	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C127	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C128	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C129	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C130	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C131	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C132	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C133	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C134	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C135	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C136	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C137	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C138	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C139	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C140	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C141	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C142	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C143	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C144	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C145	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C146	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C147	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C148	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C149	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C150	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C151	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C152	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C153	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C154	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C155	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C156	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C157	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C158	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C159	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C160	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C161	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C162	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C163	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C164	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C165	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C166	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C167	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C168	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C169	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C170	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C171	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C172	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C173	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C174	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C175	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C176	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C177	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C178	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C179	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C180	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C181	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C182	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C183	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C184	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C185	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C186	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C187	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C188	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C189	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C190	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C191	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C192	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C193	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C194	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C195	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C196	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C197	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C198	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C199	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C200	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C201	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C202	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C203	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C204	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C205	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C206	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C207	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C208	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C209	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C210	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C211	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C212	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C213	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C214	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C215	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C216	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C217	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C218	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C219	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C220	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C221	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C222	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C223	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C224	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C225	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C226	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C227	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C228	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C229	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C230	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C231	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C232	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C233	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C234	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C235	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C236	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C237	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C238	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C239	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C240	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C241	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C242	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C243	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C244	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C245	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C246	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C247	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C248	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C249	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C250	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C251	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C252	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C253	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C254	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C255	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C256	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C257	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C258	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C259	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C260	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C261	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C262	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C263	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C264	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C265	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C266	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C267	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C268	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C269	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C270	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C271	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C272	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C273	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C274	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C275	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C276	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C277	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C278	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C279	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C280	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C281	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C282	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C283	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C284	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C285	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C286	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C287	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C288	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C289	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C290	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C291	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C292	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C293	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C294	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C295	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C296	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C297	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C298	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C299	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C300	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C301	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C302	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C303	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C304	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C305	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C306	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C307	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C308	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C309	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C310	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C311	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C312	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C313	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C314	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C315	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C316	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C317	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C318	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C319	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C320	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C321	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C322	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C323	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C324	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C325	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C326	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C327	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C328	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C329	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C330	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C331	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C332	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C333	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C334	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C335	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C336	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C337	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C338	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C339	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C340	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C341	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C342	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C343	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C344	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C345	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C346	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C347	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C348	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C349	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C350	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C351	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C352	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C353	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C354	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C355	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C356	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C357	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C358	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C359	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C360	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C361	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C362	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C363	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C364	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C365	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C366	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C367	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C368	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C369	39.27'	25.00'	90°00'00"	S42°07'11"E	35.36'
C370	39.27'	25.00'	90°00'00"	S47°52'49"W	35.36'
C371	39.27'	25.00'	90°00'00"	N42°07'11"W	35.36'
C372	39.27'	25.00'	90°00'00"	N47°52'49"E	35.36'
C373	39.27'	25

City of Las Vegas

Agenda Item No. 70

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

MAJOR MODIFICATION TO THE GRAND TETON VILLAGE MASTER PLAN

MOD-5125 - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC - Request for a Major Modification to the Grand Teton Village Master Plan TO CHANGE THE LAND USE DESIGNATION FROM: P (PUBLIC FACILITIES) TO: L (LOW DENSITY RESIDENTIAL); TO AMEND TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS; TO AMEND FIGURES 2 AND 3 AND TO AMEND SECTIONS 2.3.5, 5.3.2 AND 6.1 REGARDING COMMON OPEN SPACE on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions and amending Condition 2 for the first line to read:
2. Sections 2.3.5, 5.3.3 and 6.1 shall be amended as follows:
- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 70 [MOD-5125], Item 71 [WVR-5127] and Item 72 [SDR-5126].

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and clarified that Item 70 [MOD-5125] should be amended to read Section 5.3.3. MAYOR GOODMAN confirmed the correction was acceptable with DEPUTY CITY ATTORNEY BRYAN SCOTT.

COUNCILMAN MACK commented the modification was necessary due to the recent BLM land sale of this site to a private developer. ROBERT GENZER, Director, Planning and Development, then clarified MS. LAZOVICH'S request should be reflected by amending Condition 2 to read 5.3.3 instead of the typo, which read 5.2.3.

No one appeared in opposition.

MINUTES - Continued:

MAYOR GOODMAN declared the Public Hearing closed for Item 70 [MOD-5125], Item 71 [WVR-5127] and Item 72 [SDR-5126].
(1:20 - 1:24)
3-506

CONDITIONS:

Planning and Development

1. Section 2.2: Table 1 and Figures 2 and 3 shall be amended per the recommendations of the Planning and Development Department.

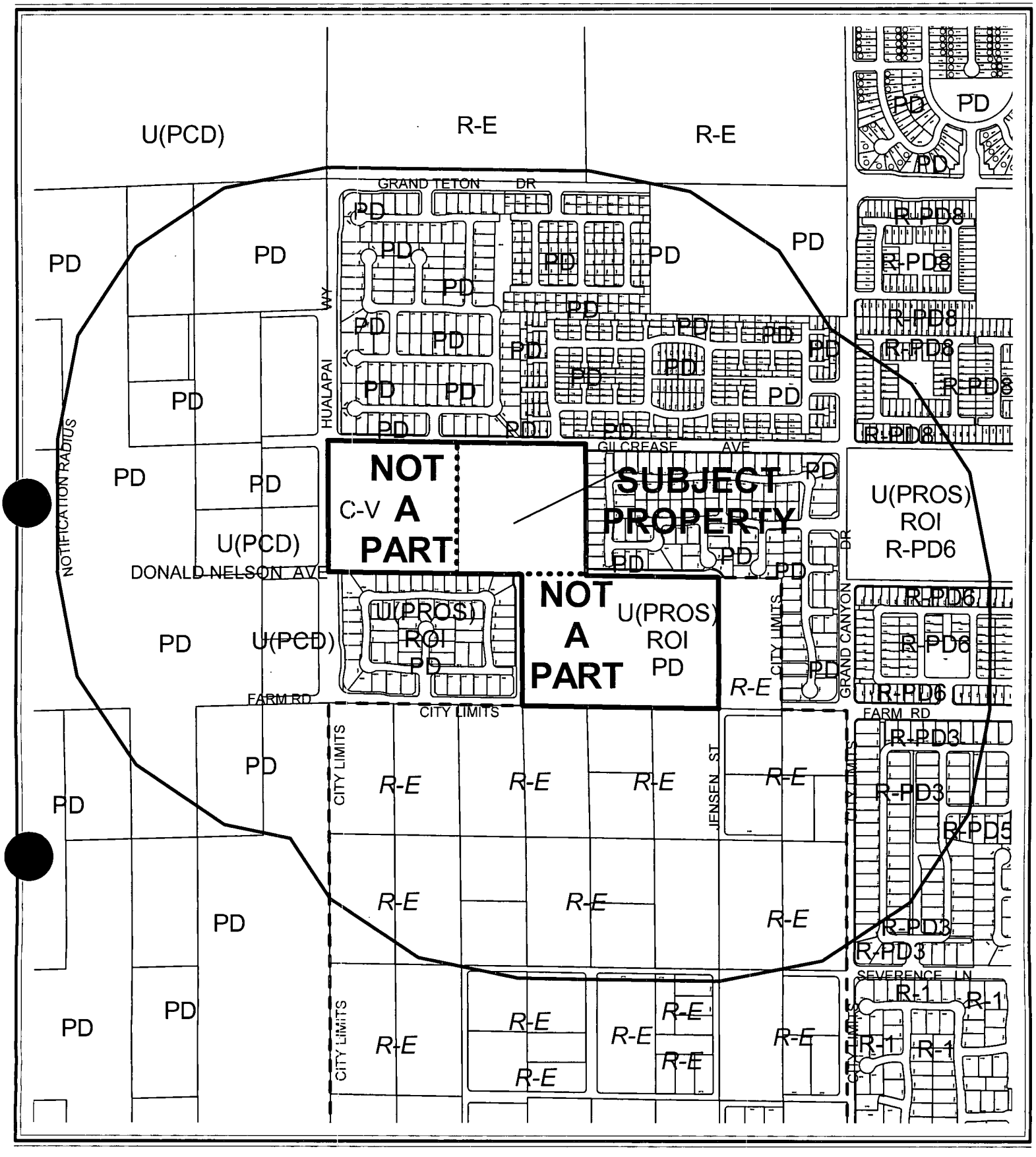
2. Sections 2.3.5, 5.2.3 and 6.1 shall be amended as follows:

Neighborhood open spaces/pocket parks shall be built within residential communities to provide passive and active grass play areas as required by the city of Las Vegas. A total of 3.88 acres of open space shall be built within the residential communities and shall be built within the residential property within the master plan. However, if a development is deficient in open space, alternative methods may be imposed at the time of Site Development Plan Review to address the amount of open space to be required.

In addition, the Master Developer will develop a total of 2.12 acres of multipurpose and equestrian trails along Hualapai Way and Grand Teton Drive and will also be responsible for construction of a 10-acre neighborhood park per the Grand Teton Village Park Development Agreement. Any perimeter landscape buffer in excess of that required by the City's Landscape, Wall, and Buffering Standards along public rights-of-way may be credited toward the development's open space requirements.

3. Conformance to all applicable conditions of approval for Rezoning (Z-0014-02), Major Modification (MOD-1730), the Grand Teton Village Development Agreement (DIR-2863) and the Grand Teton Village Master Development Plan and Design Standards as amended by this Major Modification.

4. The applicant shall provide the Planning and Development Department with full copies of the amended plan documents within 30 days of the final approval by the City Council.



CASE: **MOD-5125**

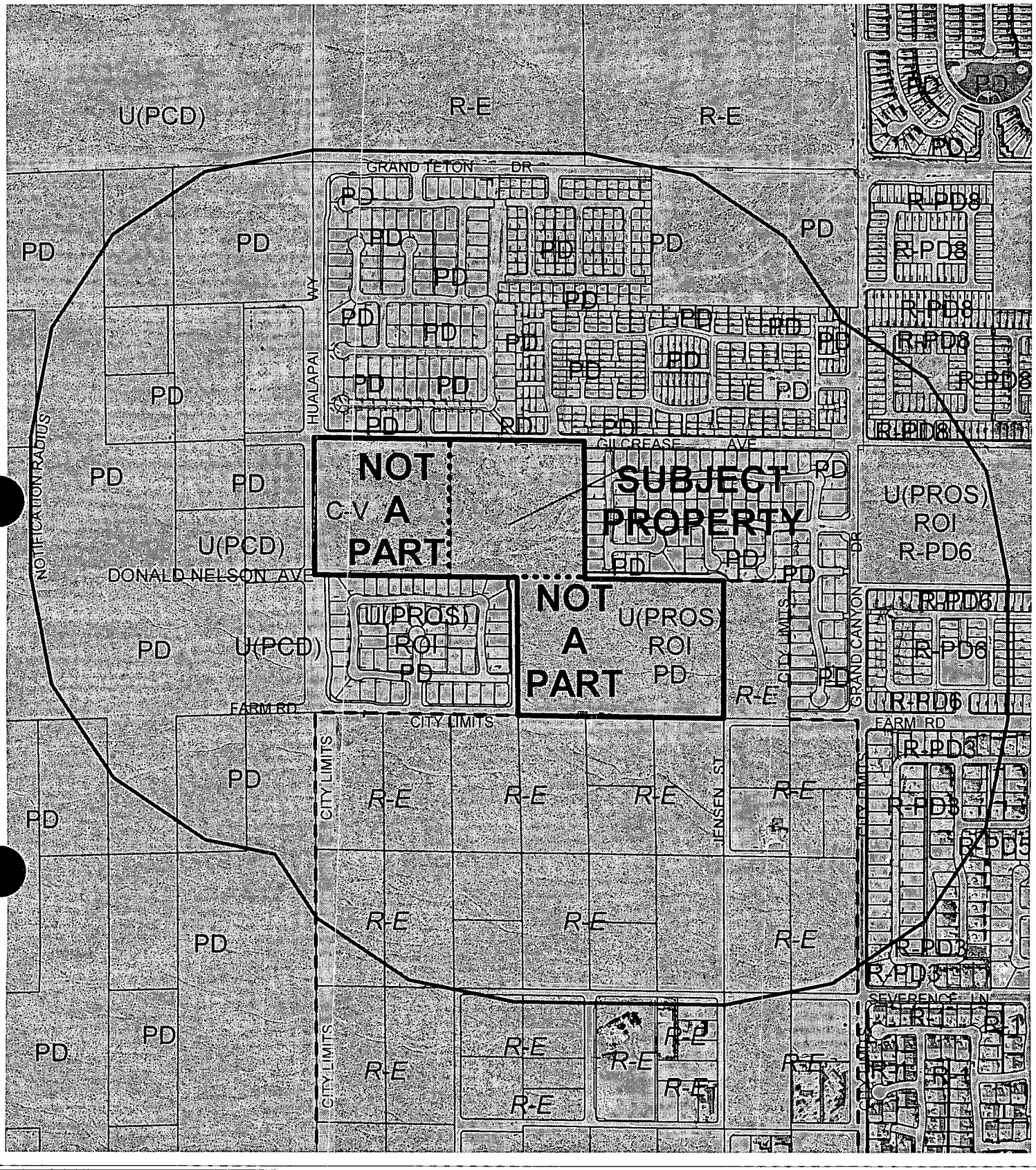
0 500 1000 Feet

RADIUS: 1400 FT

GRAND TETON VILLAGE MASTER PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
P (PUBLIC FACILITY)

PROPOSED GRAND TETON VILLAGE MASTER PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

N



CASE: **MOD-5125**

RADIUS: 1400 FT

0 500 1000 Feet

GRAND TETON VILLAGE MASTER PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
P (PUBLIC FACILITY)

PROPOSED GRAND TETON VILLAGE MASTER PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-5125 - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Section 2.2: Table 1 and Figures 2 and 3 shall be amended per the recommendations of the Planning and Development Department.

2. Sections 2.3.5, 5.2.3 and 6.1 shall be amended as follows:

   Neighborhood open spaces/pocket parks shall be built within residential communities to provide passive and active grass play areas as required by the city of Las Vegas. A total of 3.88 acres of open space shall be built within the residential communities and shall be built within the residential property within the master plan. However, if a development is deficient in open space, alternative methods may be imposed at the time of Site Development Plan Review to address the amount of open space to be required.

   In addition, the Master Developer will develop a total of 2.12 acres of multipurpose and equestrian trails along Hualapai Way and Grand Teton Drive and will also be responsible for construction of a 10-acre neighborhood park per the Grand Teton Village Park Development Agreement. Any perimeter landscape buffer in excess of that required by the City's Landscape, Wall, and Buffering Standards along public rights-of-way may be credited toward the development's open space requirements.

3. Conformance to all applicable conditions of approval for Rezoning (Z-0014-02), Major Modification (MOD-1730), the Grand Teton Village Development Agreement (DIR-2863) and the Grand Teton Village Master Development Plan and Design Standards as amended by this Major Modification.

4. The applicant shall provide the Planning and Development Department with full copies of the amended plan documents within 30 days of the final approval by the City Council.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Major Modification to the Grand Teton Village Master Development Plan and Design Standards to change the land use designation from P (Public Facility) to L (Low Density Residential); to amend Table 1 (Section 2.2) to reflect changes to the land use categories and number of residential units; Figures 2 and 3 to graphically update these changes; and Sections 2.3.5, 5.3.2 and 6.1 regarding common open space on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way.

B) Applicant's Justification

The modification will support plans for a low-density single-family residential development on the site.

BACKGROUND INFORMATION

A) Previous Actions

06/06/01 The City Council approved the Annexation (A-0030-98) of property generally located between Hualapai Way and Grand Canyon Drive and between Grand Teton Drive and Gilcrease Avenue, containing approximately 20 acres of land. The Planning Commission and staff recommended approval. The effective date was 06/15/01.

08/21/02 The City Council approved the Annexation (A-0008-02) of property generally located southeast of the intersection of Grand Teton Drive and Hualapai Way, containing approximately 113.23 acres of land. The Planning Commission and staff recommended approval. The effective date was 08/30/02.

09/04/02 The City Council approved a Rezoning (Z-0014-02) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive. The action approved the creation of the Grand Teton Village Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.

04/02/03 The City Council approved a Major Modification (MOD-1730) to the Grand Teton Village Master Development Plan and Design Standards to revise standards regarding landscaping, trails, setbacks, parking and open space as part of a larger request. The Planning Commission and staff recommended approval.

08/20/03 The City Council approved a Rezoning (ZON-2607) from U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] to C-V (Civic) on 10 acres adjacent to the southeast corner of Hualapai Way and Gilcrease Avenue. The Planning Commission and staff recommended approval.

10/29/03 The City Council approved a Development Agreement (DIR-2863) for the Grand Teton Village development. The Planning Commission and staff recommended approval.

01/23/04 Staff approved an administrative Site Development Plan Review (SDR-3464) for a proposed public park within Grand Teton Village on 10 acres adjacent to the southeast corner of Gilcrease Avenue and Hualapai Way, adjacent to the subject site.

08/18/04 The City Council approved a request to amend the Centennial Hills Sector Plan of the General Plan (GPA-4587) from PR-OS (Park/Recreation/Open Space) to PCD (Planned Community Development) on the subject site. The Planning Commission and staff recommended approval.

10/07/04 The Planning Commission recommended approval of two related items on the subject site: a Waiver (WVR-5127) of Title 18.12.160 for internal intersection separation distance that is less than the minimum required and a Site Development Plan Review (SDR-5126) for a proposed 51-lot single-family residential development.

10/07/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #39/ss).

B) Pre-Application Meeting

08/03/04 A General Plan Amendment to PCD (Planned Community Development) was pending at the time of the meeting that would accommodate this development. It was determined that the applicant would need to modify the Grand Teton Village Master Development Plan to develop a low density residential subdivision on the site. The possibility of a Variance for lack of open space was discussed, but it was later determined (08/18/04) that the amount of open space provided within the proposed development would be sufficient, based upon the attainment of the total open space quota required by the Master Development Plan and Design Standards.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.32 (160 acres for entire Grand Teton Village area)

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential
South:	Undeveloped and Single-Family Residential
East:	Single-Family Residential
West:	Undeveloped (approved Public Park)

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. This land use category allows for a mix of residential uses maintaining an overall average density between two to eight units per acre across a minimum 80-acre site in conjunction with a master plan. The current PD (Planned Development) zoning and the Grand Teton Village Master Plan fulfill these requirements; therefore, the site is in conformance with the General Plan.

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

This site is located within the Grand Teton Village Master Plan Area. This Modification will change the plan text and graphics regarding land use, density, number of residential units, and open space requirements within the plan area. The subject area is currently designated as a public facility area on Figure 3 of the Grand Teton Village Master Development Plan.

ANALYSIS

A) Zoning Code Compliance

The proposed changes to the Grand Teton Village Master Development Plan and Design Standards will be done within the framework of PD (Planned Development) zoning and an approved Development Agreement (DIR-2863) for the entire 160-acre master planned area. The accompanying 51-lot single-family residential proposal will conform to all applicable requirements of the Grand Teton Village Master Development Plan and Design Standards and Title 19 upon implementation of conditions of approval for the companion Site Development Plan Review (SDR-5126).

B) General Analysis and Discussion

The subject site had been part of a 20-acre Bureau of Land Management property that was to be used for public purposes. In August 2003, the western 10 acres were rezoned C-V (Civic) to accommodate a 10-acre public park, all of which would be constructed by the Master Developer of Grand Teton Village according to the Grand Teton Village Development Agreement and Park Agreement. The proposed modification in land use from P (Public Facility) to L (Low Density Residential) is consistent with the current PCD (Planned Community Development) General Plan designation for the site, which allows an average density of up to eight dwelling units per acre. The proposed development is also compatible with adjacent low-density development to the west and medium-low attached and detached density development to the north. Condition Number 6 of the Plan's parent Rezoning case (Z-0014-02) required that the subject 10-acre parcel be designated P (Public Facility) within the Master Development Plan. That condition had been met prior to this current request to amend the plan from P (Public Facility) to L (Low Density Residential). Therefore, the modification request is appropriate and no further actions need be taken.

The applicant is proposing to modify the Grand Teton Village Master Development Plan to revise standards regarding land use, density, number of residential units, and open space. The individual changes to the plan text are as follows:

SECTION 2.2 Development Parcels – Table 1

The following adjustments are made:

- Phasing numbers have been removed.
- New development parcel designations have been assigned corresponding to the revised Figure 2.
- Actual Dwelling Units per Acre has been updated per new residential developments.
- Total acreage reflects gross acreage of each development.
- Number of units has been adjusted to reflect actual approved developments.

The total number of units is now expected to be no more than 1,121, which is under the 1,166 cap set by the Grand Teton Village Development Agreement (Section 4.1). Overall density, given the new figures, is 6.81 dwelling units per acre, which is below the initial 7.28 units per acre originally planned for this Planned Community Development.

SECTION 2.2 Development Parcels – Figure 2

The only proposed adjustment is to split the 20-acre site labeled Development Parcel 'F' into two 10-acre parcels labeled 'F' and 'F-1.' The proposed 51-lot single-family residential development is identified as Development Parcel 'F-1,' formerly the east 10 acres of Development Parcel 'F.'

SECTION 2.2 Development Parcels – Figure 3: Planned Land Use

The Land Use map is amended to reflect the east 10 acres of the Public Facility site at the southeast corner of Gilcrease Avenue and Hualapai Way as Low Density Residential. The 'P' (Park) designation will remain on the west 10 acres.

SECTIONS 2.3.5 (Public Facility/Open Space and Recreation), 5.2.3 (Common Open Space and Residential Amenities) AND 6.1 (Parks and Open Space)

Existing text:

Neighborhood open spaces/pocket parks shall be built within residential communities to provide passive and active grass play areas as required by the City of Las Vegas. A total of 3.88 acres of open space shall be built within the residential communities and shall be distributed proportionately across the 128.7 acres of residential property within the master plan. However, if a development is deficient in open space, alternative methods may be imposed at the time of Site Development Plan Review to address the amount of open space to be required.

In addition, the Master Developer will develop a total of 2.12 acres of multipurpose and equestrian trails along Hualapai Way and Grand Teton Drive and will also be responsible for construction of 6 acres of the 10-acre neighborhood park as shown on the plan. Any perimeter landscape buffer in excess of that required by the City's Landscape, Wall, and Buffering Standards along public rights-of-way may be credited toward the development's open space requirements.

Proposed text:

Neighborhood open spaces/pocket parks shall be built within residential communities to provide passive and active grass play areas as required by the city of Las Vegas. A total of 3.88 acres of open space shall be built within the residential communities and shall be built within the residential property within the master plan. However, if a development is deficient in open space, alternative methods may be imposed at the time of Site Development Plan Review to address the amount of open space to be required.

In addition, the Master Developer will develop a total of 2.12 acres of multipurpose and equestrian trails along Hualapai Way and Grand Teton Drive and will also be responsible for a residual five-acre neighborhood park as shown on the revised plan. Any perimeter landscape buffer in excess of that required by the City's Landscape, Wall, and Buffering Standards along public rights-of-way may be credited toward the development's open space requirements.

These changes will appear in the approved plan documents submitted to the Planning and Development Department.

FINDINGS

SECTION 2.2 Development Parcels – Table 1

The following changes are recommended:

- Do not remove the Phase Numbers from the table. These numbers correspond to Figure 4 and should remain for historical purposes.
- The actual density of Development Parcel 'A' should be 21.7, not 22.4.
- Add to the table the figure for overall gross residential density, as in the existing Table 1.

SECTION 2.2 Development Parcels – Figure 2

For clarity and consistency, Development Parcel 'C' should be designated as 'C-1' and 'C-2,' and Development Parcel 'F' should be designated as 'F-1' and 'F-2.'

SECTION 2.2 Development Parcels – Figure 3: Planned Land Use

The map is acceptable as amended.

SECTIONS 2.3.5 (Public Facility/Open Space and Recreation), 5.2.3 (Common Open Space and Residential Amenities) AND 6.1 (Parks and Open Space)

Per Condition Number 3 of the Rezoning case establishing the Grand Teton Village Master Development Plan and Design Standards (Z-0014-02), the Master Developer is to "construct, or have constructed, 3.88 acres of 'pocket parks,' 2.12 acres of trail along Grand Teton Drive and Hualapai Way and provide the City with 10 acres of City park development, either in the form of actual park construction or in lieu of fees, which will be negotiated within the Development Agreement." These 16 acres constitute 10 percent of the approximately 160 acres in the overall development. The 10 percent figure was borrowed from the minimum amount of open space required within the Lone Mountain Master Plan area. The 3.88 acres were to be distributed proportionately among the residential communities within the overall area. That requirement has been achieved, with approximately 4.3 acres of open space already being provided prior to the proposed 51-lot single-family development that has prompted this Modification request.

Per the Park Development Agreement, the Master Developer shall construct the full 10-acre neighborhood park adjacent to the southeast corner of Gilcrease Avenue and Hualapai Way. The text should therefore be amended to reflect this.

It is important that the city receive timely updates to the Master Development Plan and Design Standards when modifications are approved. Therefore, a condition has been added requiring full copies of the amended plan documents within 30 days of the final approval by the City Council.

NOTICES MAILED 46 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5126 WVR-5127 MOD-5125 APN: 125-18-201-010

Name of Property Owner: BLM

Name of Applicant: MERITAGE HOMES / PERMA BILT HOMES

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Robert M. Berville

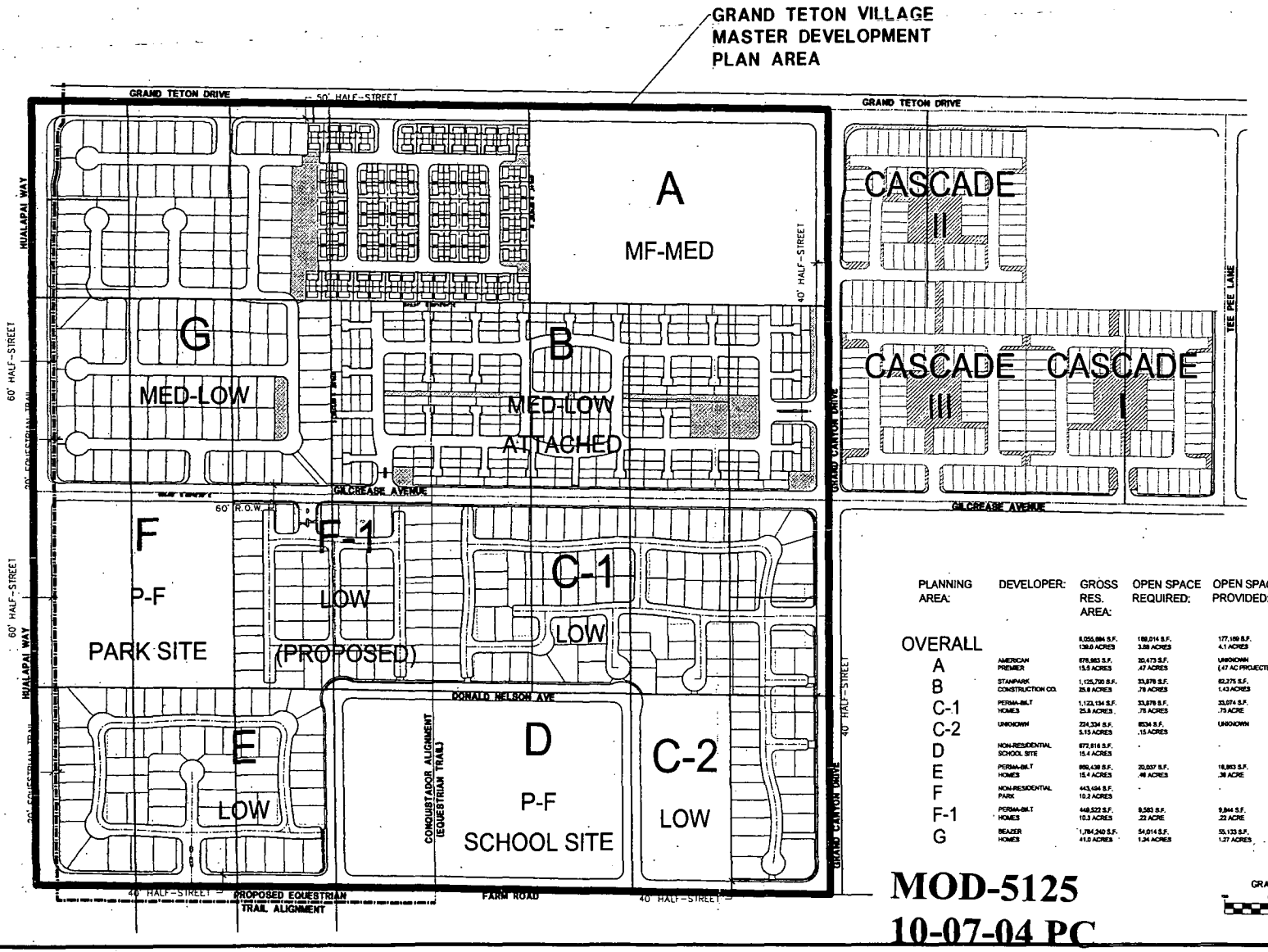
Subscribed and sworn before me

This 21st day of October, 2004

Roselyn K Milner

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSELYN K. MILNER
Appt. No. 99-38629-1
My Appt. Expires Oct. 20, 2007



PLANNING AREA:	DEVELOPER:	GROSS RES. AREA:	OPEN SPACE REQUIRED:	OPEN SPACE PROVIDED:
OVERALL		6,055,884 S.F. 139.0 ACRES	169,014 S.F. 3.88 ACRES	177,169 S.F. 4.1 ACRES
A	AMERICAN PREMIER	678,963 S.F. 15.5 ACRES	20,473 S.F. .47 ACRES	UNKNOWN (.47 AC PROJECTED)
B	STANPARK CONSTRUCTION CO.	1,125,700 S.F. 25.8 ACRES	33,878 S.F. .78 ACRES	62,275 S.F. 1.43 ACRES
C-1	PERMA-BILT HOMES	1,123,134 S.F. 25.8 ACRES	33,878 S.F. .78 ACRES	33,074 S.F. .75 ACRE
C-2	UNKNOWN	224,334 S.F. 5.15 ACRES	6534 S.F. .15 ACRES	UNKNOWN
D	NON-RESIDENTIAL SCHOOL SITE	672,816 S.F. 15.4 ACRES	-	-
E	PERMA-BILT HOMES	669,439 S.F. 15.4 ACRES	20,037 S.F. .46 ACRES	16,863 S.F. .38 ACRE
F	NON-RESIDENTIAL PARK	443,484 S.F. 10.2 ACRES	-	-
F-1	PERMA-BILT HOMES	448,522 S.F. 10.3 ACRES	9,583 S.F. .22 ACRE	9,844 S.F. .22 ACRE
G	BEAZER HOMES	1,764,240 S.F. 41.0 ACRES	54,014 S.F. 1.24 ACRES	55,133 S.F. 1.27 ACRES

NORTH

GRAPHIC SCALE

1" = 150'

MOD-5125
10-07-04 PC

OVERALL PROPOSED CONCEPTUAL SITE PLAN

GRAND TETON VILLAGE MASTER DEVELOPMENT PLAN AREA & CASCADES

STANPARK, BEAZER, PERMA-BILT

CITY OF LAS VEGAS

vtn nevada

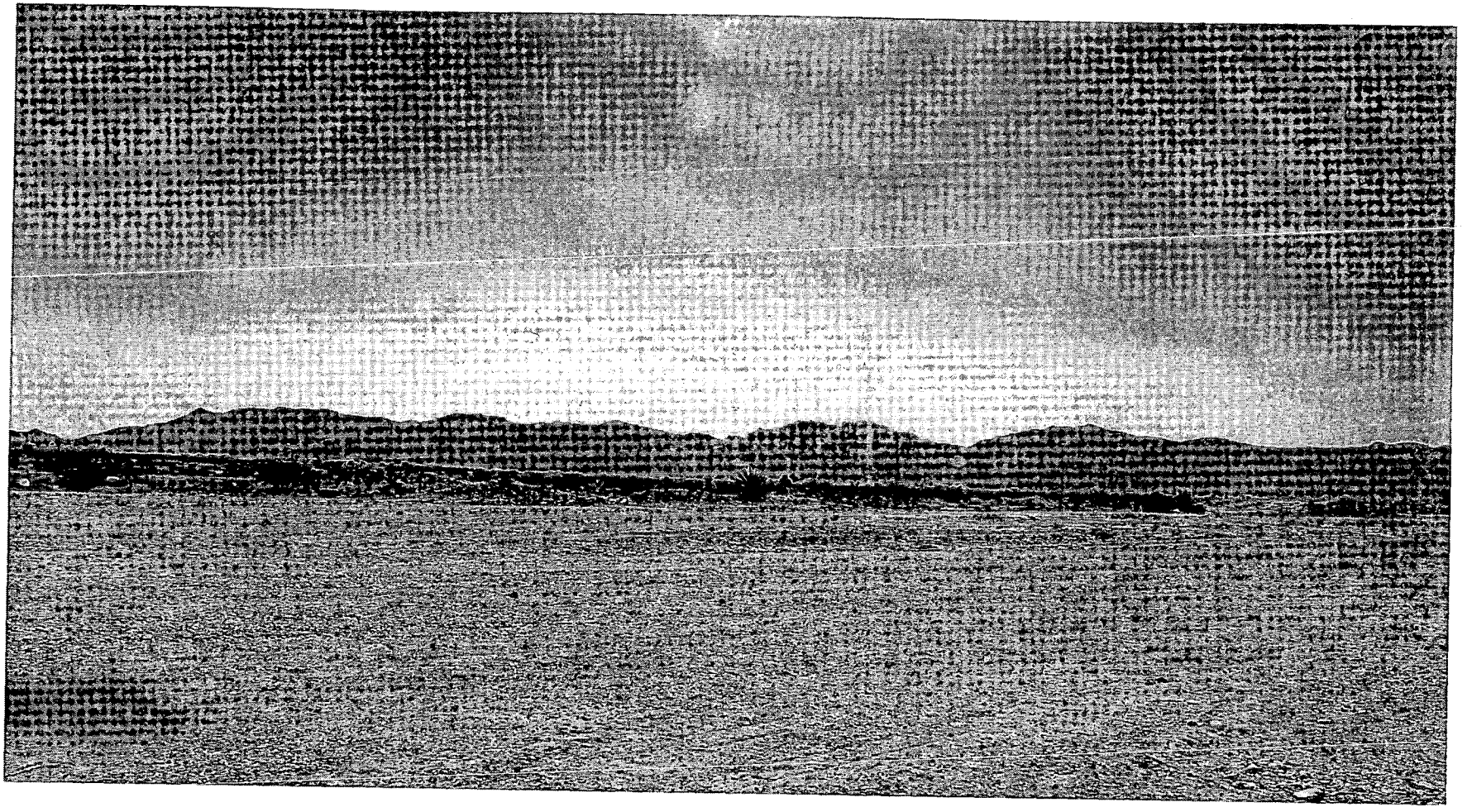
2727 South Rainbow Boulevard Las Vegas, Nevada 89146-5141
PH (702) 873-7500 FAX (702) 362-2567
CIVIL ENGINEERING SURVEYING PLANNING & LAND SURVEYORS

REVISION | DATE

DRAWN BY:
DESIGNED BY:
CHECKED BY:
PROJECT NO: 02.053
SCALE: 1in = 150ft
VERT. 1in = 150ft

SHEET OV-1
1 OF 1 SHEETS
DRAWING NO. CLV

RECEIVED
AUG 24 2004



MOD-5125 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC
SOUTH SIDE OF GILCREASE AVENUE, APPROXIMATELY 660 FEET EAST OF HUALAPAI WAY
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No. 71

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WAIVER OF TITLE 18 RELATED TO MOD-5125

WVR-5127 - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 91 FEET BETWEEN STREET INTERSECTIONS WHERE 125 FEET IS THE MINIMUM DISTANCE REQUIRED FOR INTERSECTIONS OF STREETS PROVIDING SERVICE INTERNALLY WITHIN A SUBDIVISION in conjunction with a proposed 51-lot single-family residential development on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

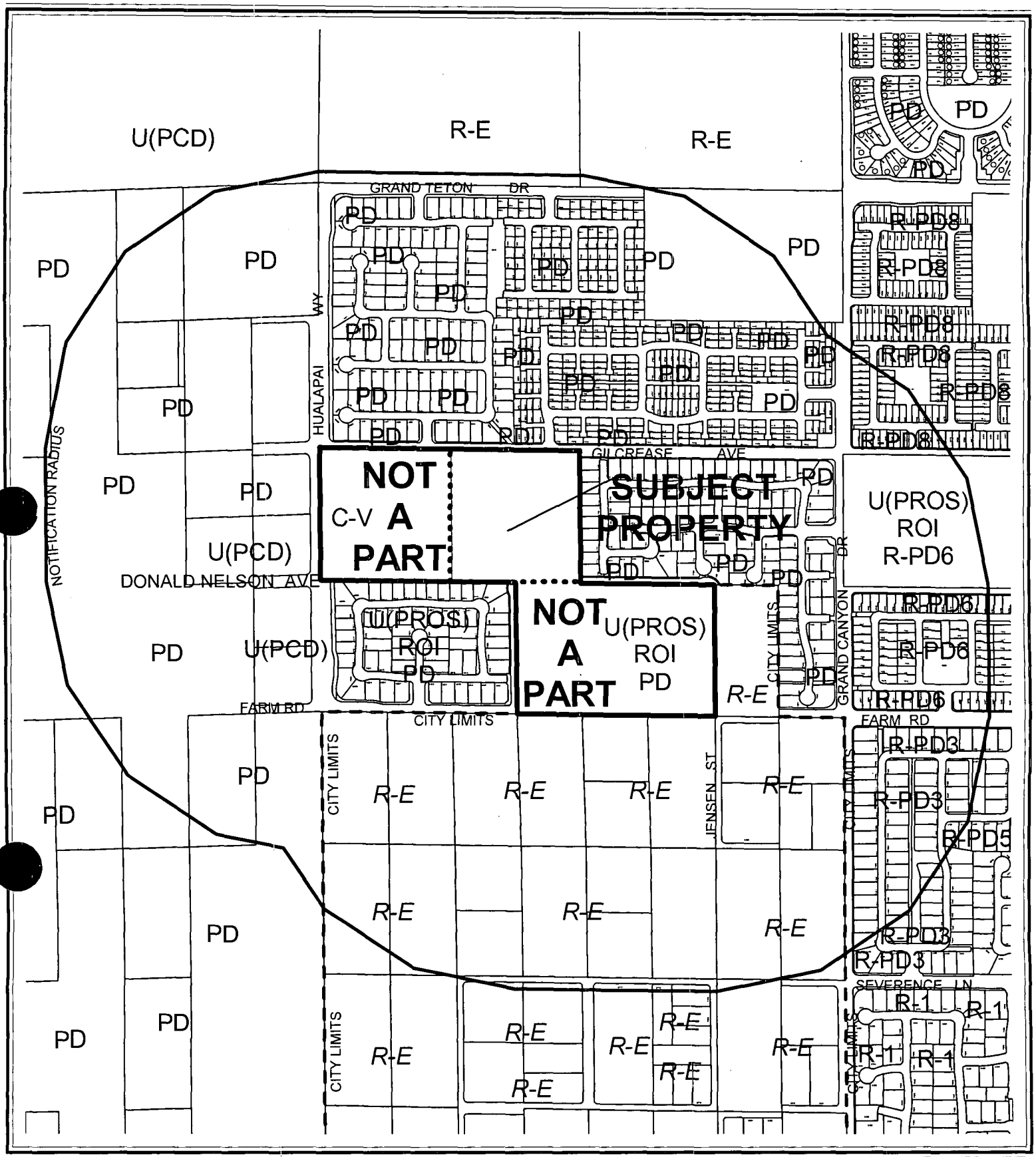
NOTE: See Item 70 [MOD-5125] for related discussion.
(1:20 - 1:24)
3-506

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-5125) and Site Development Plan Review (SDR-5126) by the City Council.

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived through this and companion applications.



CASE: **WVR-5127**

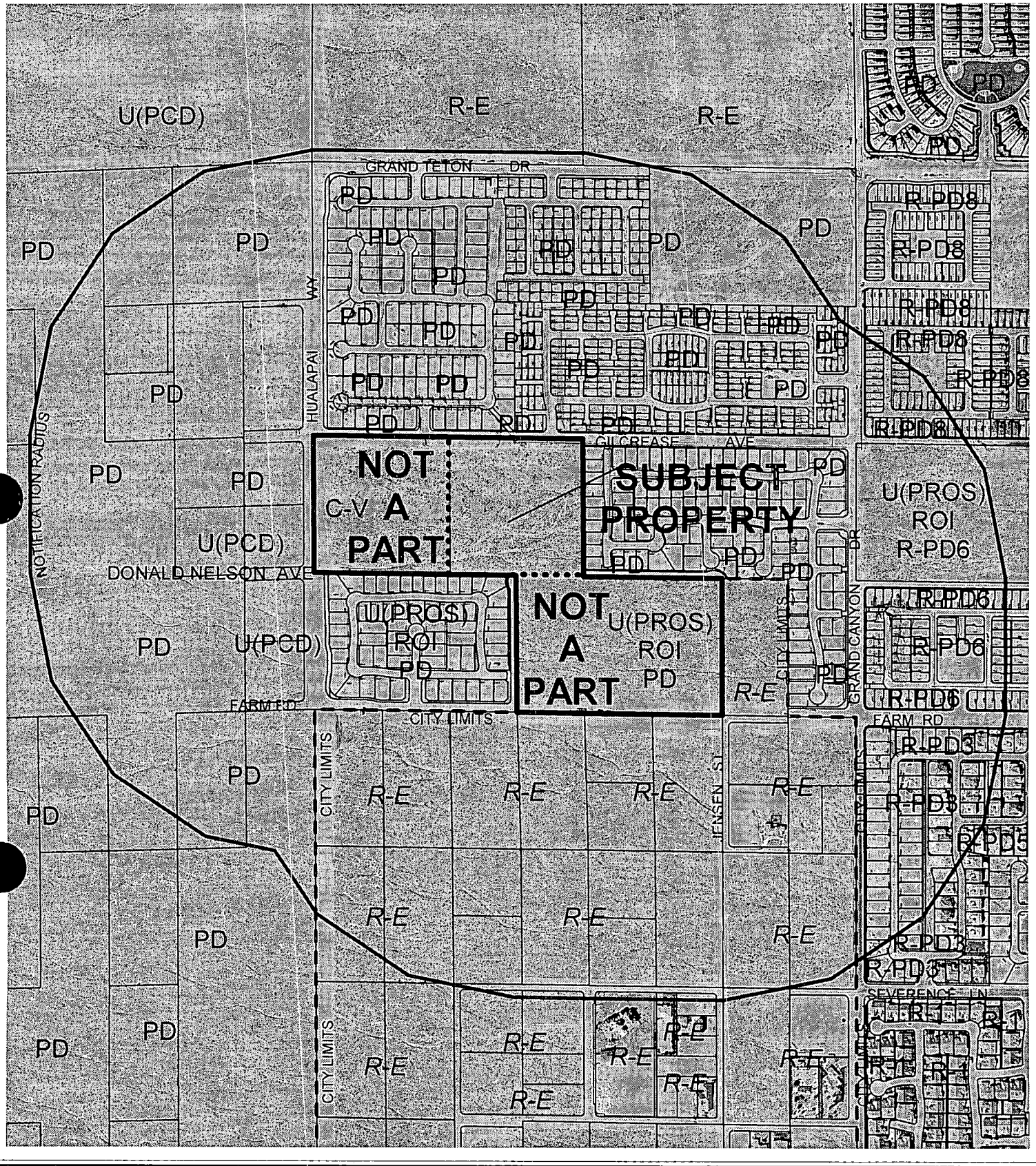
RADIUS: 1400 FT

0 500 1000 Feet

ZONING SUBJECT PROPERTY:

C-V (CIVIC) AND U(UNDEVELOPED) ZONE [PROS (PARKS, RECREATION, AND OPEN SPACE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N



CASE: **WVR-5127**

RADIUS: 1400 FT

0 500 1000 Feet

ZONING SUBJECT PROPERTY:

C-V (CIVIC) AND U(UNDEVELOPED) ZONE [PROS (PARKS, RECREATION, AND OPEN SPACE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-5127 - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-5125) and Site Development Plan Review (SDR-5126) by the City Council.

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived through this and companion applications.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow approximately 91 feet between street intersections where 125 feet is the minimum distance required for intersections of streets providing service internally within a subdivision in conjunction with a proposed 51-lot single-family residential development on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way.

B) Applicant's Justification

According to the applicant's justification letter, the waiver for internal intersection separation is necessary to avoid the same waiver request for external streets, namely between the intersection of Gilcrease and the entry street and the intersection of Gilcrease and Garden Rock Street to the north. The applicant found the waiver for internal street intersections preferable to the option of a waiver for intersections on the outside of the development.

BACKGROUND INFORMATION

A) Actions

06/06/01 The City Council approved the Annexation (A-0030-98) of property generally located between Hualapai Way and Grand Canyon Drive and between Grand Teton Drive and Gilcrease Avenue, containing approximately 20 acres of land. The Planning Commission and staff recommended approval. The effective date was 06/15/01.

08/21/02 The City Council approved the Annexation (A-0008-02) of property generally located southeast of the intersection of Grand Teton Drive and Hualapai Way, containing approximately 113.23 acres of land. The Planning Commission and staff recommended approval. The effective date was 08/30/02.

09/04/02 The City Council approved a Rezoning (Z-0014-02) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive. The action approved the creation of the Grand Teton Village Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.

04/02/03 The City Council approved a Major Modification (MOD-1730) to the Grand Teton Village Master Development Plan and Design Standards to revise standards regarding landscaping, trails, setbacks, parking and open space as part of a larger request. The Planning Commission and staff recommended approval.

08/20/03 The City Council approved a Rezoning (ZON-2607) from U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] to C-V (Civic) on 10 acres adjacent to the southeast corner of Hualapai Way and Gilcrease Avenue. The Planning Commission and staff recommended approval.

10/29/03 The City Council approved a Development Agreement (DIR-2863) for the Grand Teton Village development. The Planning Commission and staff recommended approval.

01/23/04 Staff approved an administrative Site Development Plan Review (SDR-3464) for a proposed public park within Grand Teton Village on 10 acres adjacent to the southeast corner of Gilcrease Avenue and Hualapai Way, adjacent to the subject site.

08/18/04 The City Council approved a request to amend the Centennial Hills Sector Plan of the General Plan (GPA-4587) from PR-OS (Park/Recreation/Open Space) to PCD (Planned Community Development) on the subject site. The Planning Commission and staff recommended approval.

10/07/04 The Planning Commission recommended approval of two related items on the subject site: a Major Modification (MOD-5125) to the Grand Teton Village Master Plan to change the land use designation on the subject site from P (Public Facilities) to L (Low Density Residential) and to update various parts of the plan; and a Site Development Plan Review (SDR-5126) for a proposed 51-lot single-family residential development.

10/07/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #40/ss).

B) Pre-Application Meeting

08/03/04 A General Plan Amendment to PCD (Planned Community Development) was pending at the time of the meeting that would accommodate this development. It was determined that the applicant would need to modify the Grand Teton Village Master Development Plan to develop a low density residential subdivision on the site. The possibility of a Variance for lack of open space was discussed, but it was later determined (08/18/04) that the amount of open space provided within the proposed development would be sufficient, based upon the attainment of the total open space quota required by the Master Development Plan and Design Standards.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.32

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential
South:	Undeveloped and Single-Family Residential
East:	Single-Family Residential
West:	Undeveloped (approved Public Park)

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. This land use category allows for a mix of residential uses maintaining an overall average density between two to eight units per acre across a minimum 80-acre site in conjunction with a master plan. The current PD (Planned Development) zoning and the Grand Teton Village Master Plan fulfill these requirements; therefore, the site is in conformance with the General Plan.

ANALYSIS

A) Subdivision Code Compliance

This report seeks to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing service internally within a subdivision. This requirement, found in Title 18.12.160, prescribes this minimum distance as 125 feet.

Specifically, Title 18.12.160 states:

"Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. *Intersections of streets providing service internally*

within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet." [Emphasis added.]

The design as proposed will still allow adequate stacking and turning movements between the proposed intersection of the entry street and the first east-west street in the development and the nearby intersection to the east. Approximately 91 feet separates these two intersections. Traffic volumes in this area are expected to be light. The requested reduction represents a 27 percent reduction in the minimum standard, and is a relatively minor deviation. The Department of Public Works has no objection to the request. Approval will be conditioned upon approval of the Major Modification (MOD-5125) and Site Development Plan Review (SDR-5126) accompanying this application.

FINDINGS

The proposed design does not appear to present left turn traffic conflicts, nor is it expected to hinder area traffic flows, which are expected to be light. Without this Waiver request, the applicant could not present a similar lot configuration. As less traffic is expected to occur inside the development as opposed to outside the development, the internal Waiver is preferable to an external Waiver. Therefore, approval of this Waiver request is recommended.

NOTICES MAILED 46 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5126 WVR-5127 MOD-5125 APN: 125-18-201-010

Name of Property Owner: BLM

Name of Applicant: MERITAGE HOMES / PERMA BILT HOMES

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Robert M. Beville

Subscribed and sworn before me

This 21st day of October, 2004

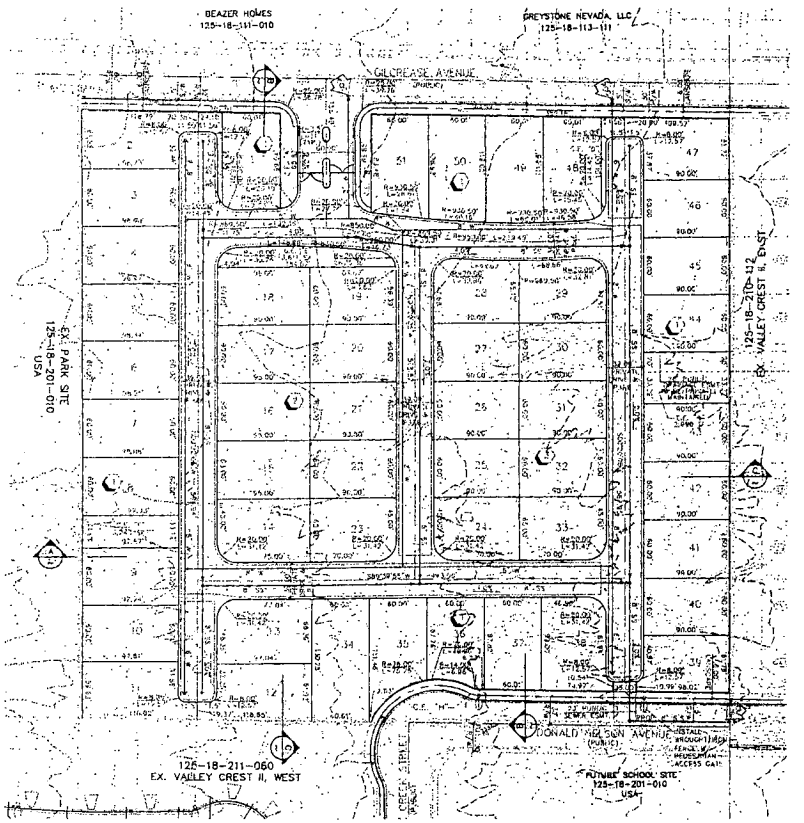
Roselyn K Milner

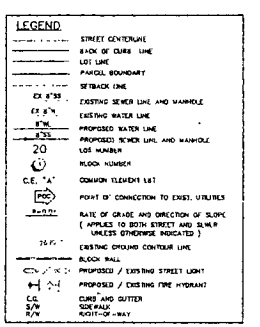
Notary Public in and for said County and State

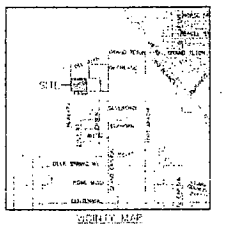
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSELYN K. MILNER
Appt. No. 99-38629-1
My Appt. Expires Oct. 20, 2007

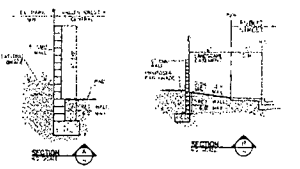
MOD-5125
SDR-5126
WVR-5127
10-07-04 PC

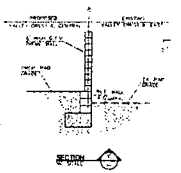
REVISED
8.27.04









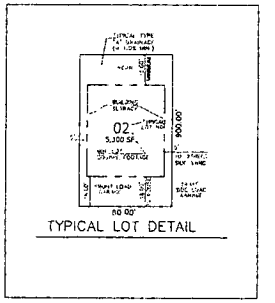


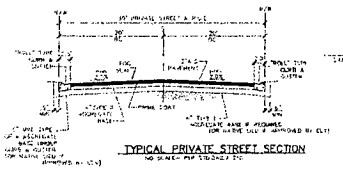
TABULATION

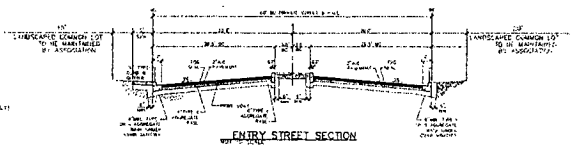
EXISTING ZONING	(PD)
D.U.A.	6.87
GROSS ACREAGE	10.32
COMMON LOTS NO.	8
RESIDENTIAL LOTS NO.	51
PROPOSED ZONING	PD
OPEN SPACE REQUIRED	8,583 SF
OPEN SPACE PROVIDED	9,844 SF

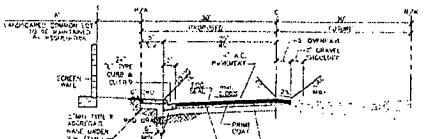
DEVELOPER
PERMA-BILT
7150 POLLOCK DRIVE, SUITE 100
LAS VEGAS, NEVADA 89119
(702) 896-8100
CONTACT : BART MONROE

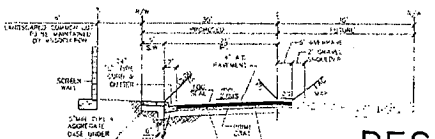
OWNER
S C C - CANYON N, LLC
401 WILSHIRE BLVD #850
SANTA MONICA, CA 90401-1453
CONTACT : L. AUSTIN











GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER.....LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC.....NEVADA POWER COMPANY
   GAS.....SOUTHWEST GAS CORPORATION
   SEWER.....CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL.....SILVER STATE DISPOSAL SERVICE
   TELEPHONE.....SPRINT CENTRAL - NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.04-38 M.G.D. PEAK, 0.0123 M.G.D. AVG.
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FIRM MAP # 32003C1740 D & 32003C1750 D
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE 32' WIDE UNLESS OTHERWISE SHOWN.
11. ALL PROPERTY LINE RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE COST'S & WILL MAINTAIN LANDSCAPING IN PROPERTY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. NO SPRINGS OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY WITHIN 10' OF SURFACE.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY.

Call before you Overhead 1-702-593-6111

Call before you Dig 1-800-227-2600

LEGAL DESCRIPTIONS
OF A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK
PROJECT DATUM: ASSUMED
CITY OF LAS VEGAS BENCHMARK
MARKER ELEVATION: 823.7310 METERS (2368.89 FEET)
RIVET AND WASHER IN CONCRETE HEADWALL AT THE SOUTHWEST CORNER OF RAINBOW AND GILCREASE

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 89°59'57" EAST BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY FOR FILE 91 OF THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 123 AT PAGE 12

RECEIVED
AUG 27 2004

PERMA-BILT HOMES
7150 POLLOCK DRIVE, SUITE 100
LAS VEGAS, NEVADA 89119
(702) 896-8100

CITY OF LAS VEGAS, NEVADA

SITE DEVELOPMENT PLAN
FOR
VALLEY CREST II CENTRAL

1120 SOUTH RANCHO DRIVE, LAS VEGAS, NEVADA 89102-1116
PH: (702) 243-1226 FAX: (702) 367-2227
ENGINEERING ● SURVEYING ● PLANNING ● LAND DEVELOPMENT

REV	DATE	BY	REVISION

DRAWN BY: JP — JULY '04
DESIGNED BY: RMA — JULY '04
CHECKED BY: DP — JULY '04
PROJECT NO. 6153 — SCALE: 1"=40' HORIZ. 1"=4' VERT.

SHEET
SDR-01
1 OF 2 SHEETS
DRAWING NO.
6449-CLV

WVR-5127 - WAIVER - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC
SOUTH SIDE OF GILCREASE AVENUE, APPROXIMATELY 660 FEET EAST OF HUALAPAI WAY
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No. 72

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5125 AND WVR-5127

SDR-5126 - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC - Request for a Site Development Plan Review FOR A PROPOSED 51-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 70 [MOD-5125] for related discussion.
(1:20 - 1:24)
3-506

CONDITIONS:

Planning and Development

1. Approval by the City Council and conformance with the Conditions of Approval of Major Modification (MOD-5125) to the Grand Teton Master Development Plan and Design Standards and a Waiver (WVR-5127) of Title 18.12.160.

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

3. All development shall be in conformance with the revised site plan, landscape plan and building elevations date stamped 08/27/04, except as amended by conditions herein.

4. The setbacks for this development shall be a minimum of 12 feet to the house, porch or side-loading garage; 18 feet to the front of the garage (as measured from back of sidewalk or from back of curb if no sidewalk is provided); 5 feet on the side; 10 feet on the corner side; and 10 feet in the rear, per Section 3.5.3 of the Grand Teton Village Master Development Plan Standards.

CONDITIONS - Continued:

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to clearly depict pedestrian access to the 10-acre park to the west of the subject development. The 20-foot drainage easement labeled Common Element 'G' shall not be included in any open space calculation.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum of four five gallon shrubs for each tree within planters along Gilcrease Avenue and Donald Nelson Avenue.

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

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

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. Any combination of retaining and screening walls on the perimeter of the development shall not exceed a height of eight feet, measured on the side exterior to the development.

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

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

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

Public Works

13. Dedicate 30 feet of right-of-way for Gilcrease Avenue and 30 feet for Donald Nelson Avenue, including the area for a knuckle, adjacent to this site.

14. Construct half-street improvements including appropriate overpaving on Gilcrease Avenue and Donald Nelson Avenue, including those portions of the Donald Nelson Avenue/Topaz Creek Street knuckle adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

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

CONDITIONS - Continued:

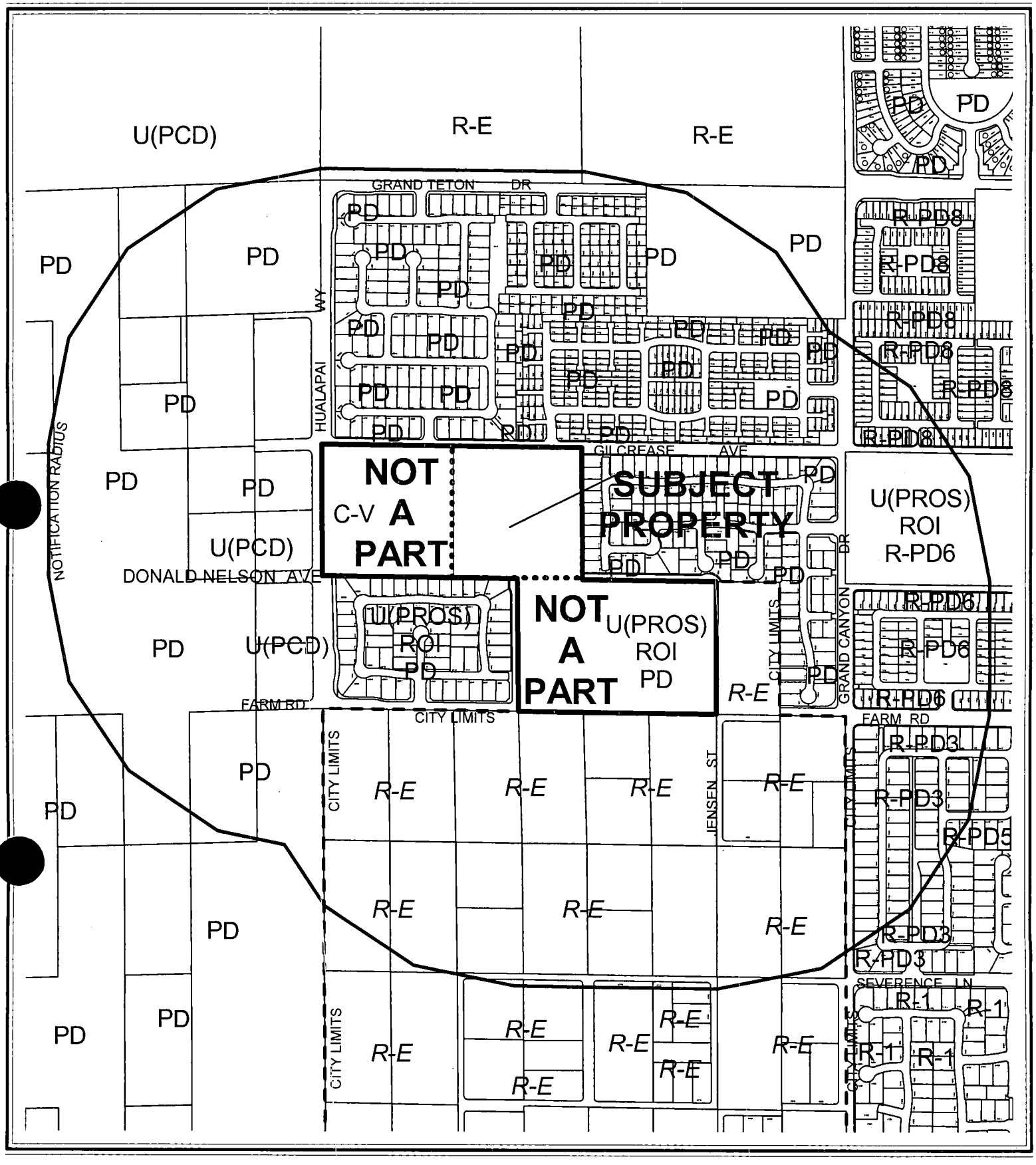
drives and abutting street intersections.

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

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

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

20. Site development to comply with all applicable conditions of approval for the Grand Teton Village Master Plan, Zoning Reclassification Z-14-02, and all other applicable site-related actions.



CASE: **SDR-5126**

RADIUS: 1400 FT

0 500 1000 Feet

ZONING SUBJECT PROPERTY:

C-V (CIVIC) AND U(UNDEVELOPED) ZONE [PROS (PARKS, RECREATION, AND OPEN SPACE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5126 - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval by the City Council and conformance with the Conditions of Approval of Major Modification (MOD-5125) to the Grand Teton Master Development Plan and Design Standards and a Waiver (WVR-5127) of Title 18.12.160.

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

3. All development shall be in conformance with the revised site plan, landscape plan and building elevations date stamped 08/27/04, except as amended by conditions herein.

4. The setbacks for this development shall be a minimum of 12 feet to the house, porch or side-loading garage; 18 feet to the front of the garage (as measured from back of sidewalk or from back of curb if no sidewalk is provided); 5 feet on the side; 10 feet on the corner side; and 10 feet in the rear, per Section 3.5.3 of the Grand Teton Village Master Development Plan Standards.

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to clearly depict pedestrian access to the 10-acre park to the west of the subject development. The 20-foot drainage easement labeled Common Element 'G' shall not be included in any open space calculation.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum of four five-gallon shrubs for each tree within planters along Gilcrease Avenue and Donald Nelson Avenue.

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

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

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical

exposure above the finished grade, unless otherwise stipulated. Any combination of retaining and screening walls on the perimeter of the development shall not exceed a height of eight feet, measured on the side exterior to the development.

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

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

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

Public Works

13. Dedicate 30 feet of right-of-way for Gilcrease Avenue and 30 feet for Donald Nelson Avenue, including the area for a knuckle, adjacent to this site.

14. Construct half-street improvements including appropriate overpaving on Gilcrease Avenue and Donald Nelson Avenue, including those portions of the Donald Nelson Avenue/Topaz Creek Street knuckle adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

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

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

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

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

20. Site development to comply with all applicable conditions of approval for the Grand Teton Village Master Plan, Zoning Reclassification Z-14-02, and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 51-lot single-family residential development on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way.

B) Applicant's Justification

According to the applicant's justification letter, the development is in accordance with Title 19 requirements and the General Plan. The site plan depicts efficient layout of streets and a traditional lot pattern. Adequate open space is provided.

BACKGROUND INFORMATION

A) Actions

06/06/01 The City Council approved the Annexation (A-0030-98) of property generally located between Hualapai Way and Grand Canyon Drive and between Grand Teton Drive and Gilcrease Avenue, containing approximately 20 acres of land. The Planning Commission and staff recommended approval. The effective date was 06/15/01.

08/21/02 The City Council approved the Annexation (A-0008-02) of property generally located southeast of the intersection of Grand Teton Drive and Hualapai Way, containing approximately 113.23 acres of land. The Planning Commission and staff recommended approval. The effective date was 08/30/02.

09/04/02 The City Council approved a Rezoning (Z-0014-02) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive. The action approved the creation of the Grand Teton Village Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.

04/02/03 The City Council approved a Major Modification (MOD-1730) to the Grand Teton Village Master Development Plan and Design Standards to revise standards regarding landscaping, trails, setbacks, parking and open space as part of a larger request. The Planning Commission and staff recommended approval.

08/20/03 The City Council approved a Rezoning (ZON-2607) from U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] to C-V (Civic) on 10 acres adjacent to the southeast corner of Hualapai Way and Gilcrease Avenue. The Planning Commission and staff recommended approval.

10/29/03 The City Council approved a Development Agreement (DIR-2863) for the Grand Teton Village development. The Planning Commission and staff recommended approval.

01/23/04 Staff approved an administrative Site Development Plan Review (SDR-3464) for a proposed public park within Grand Teton Village on 10 acres adjacent to the southeast corner of Gilcrease Avenue and Hualapai Way, adjacent to the subject site.

08/18/04 The City Council approved a request to amend the Centennial Hills Sector Plan of the General Plan (GPA-4587) from PR-OS (Park/Recreation/Open Space) to PCD (Planned Community Development) on the subject site. The Planning Commission and staff recommended approval.

10/07/04 The Planning Commission recommended approval of two related items on the subject site: a Major Modification (MOD-5125) to the Grand Teton Village Master Plan to change the land use designation on the subject site from P (Public Facilities) to L (Low Density Residential) and to update various parts of the plan; and a Waiver (WVR-5127) of Title 18.12.160 for internal intersection separation distance that is less than the minimum required.

10/07/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #41/ss).

B) Pre-Application Meeting

08/03/04 A General Plan Amendment to PCD (Planned Community Development) was pending at the time of the meeting that would accommodate this development. It was determined that the applicant would need to modify the Grand Teton Village Master Development Plan to develop a low density residential subdivision on the site. The possibility of a Variance for lack of open space was discussed, but it was later determined (08/18/04) that the amount of open space provided within the proposed development would be sufficient, based upon the attainment of the total open space quota required by the Master Development Plan and Design Standards.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.32

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential
South:	Undeveloped and Single-Family Residential
East:	Single-Family Residential
West:	Undeveloped (approved Public Park)

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. This land use category allows for a mix of residential uses maintaining an overall average density between two to eight units per acre across a minimum 80-acre site in conjunction with a master plan. The current PD (Planned Development) zoning and the Grand Teton Village Master Plan fulfill these requirements; therefore, the site is in conformance with the General Plan.

PROJECT DESCRIPTION

The site plan depicts 51 single-family residential lots on the 10.32-acre site, resulting in a density of 4.94 dwelling units per acre. These lots will be served by 39-foot wide private streets without sidewalks that will have access to a single 60-foot wide public street entry linking the development to Gilcrease Avenue. Lots average approximately 5,400 square feet in size. Setbacks proposed for this development are 18 feet to the house and front loading garages, 14 feet to side loading garages, five feet on the side, 10 feet on the corner side, and 15 feet in the rear. The conceptual landscape plan shows a six-foot wide perimeter landscape buffer along Gilcrease Avenue and Donald Nelson Avenue, the two public rights-of-way that are part of the plan. Open space is provided within two common areas on the west side of the development. Three distinct housing products are depicted, which typically feature one- and two-story stucco exteriors with concrete tile roofs.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for a PD-zoned project are set out by the adopted development standards for the master planned area. The Grand Teton Village Master Development Plan and Design Standards and Development Agreement have established the following standards:

Standards	Required (L)	Provided	Compliance
Min. Lot Size	N/A	5,200 SF	N/A
Min. Lot Width	N/A	60 Feet	N/A
Min. Setbacks			
• Front (front loading garages)	18 Feet	18 Feet (dwelling and front loading garages)	Y
• Front (dwelling, porch or side loading garages)	12 Feet	14 Feet (side loading garages)	Y
• Side	5 Feet	5 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	15 Feet	Y
Max. Lot Coverage	N/A	60% (approx)	N/A
Max. Building Height	35 Feet	2 Stories/35 Feet	N/A

These standards proposed by the site plan are consistent with the setback standards for the L (Low Density Residential) land use category in the Plan, and are appropriate for this type and scale of development.

A2) Residential Adjacency Standards

No Residential Adjacency Standards apply to the subject proposal.

A3) Parking and Traffic Standards

Pursuant to the Grand Teton Village Master Development Plan and Design Standards, the following Parking Standards apply to the subject proposal:

Uses	Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Single Family, Detached	51	2 spaces/unit	102	none	102	none

Section 5.2.2 of the Grand Teton Village Master Development Plan and Design Standards requires a minimum of two enclosed off-street parking spaces for each single family unit. Tandem parking spaces count as one space. Each housing type contains at least a two-car garage, thereby meeting the standard.

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Buffer: • Min. Trees (Public ROW)	1 – 24" Box Tree/30 Linear Feet + 1 – 24" Box Tree	34	49
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		6 Feet

The conceptual landscape plan meets or exceeds the standards contained in Title 19.12 and the Landscape, Wall and Buffer Standards.

Pursuant to the Grand Teton Village Master Development Plan and Design Standards, the following Open Space Standards apply to the subject proposal:

The current standards require a total of 3.88 acres of open space to be provided proportionately throughout the residential properties of the Master Plan area. Because residential developments in Grand Teton Village prior to this application encompassed 128.7 acres, each residential development was required to provide a minimum of 3.015 percent of its gross area for open space. Landscape buffering in excess of that required by the Landscape, Wall and Buffer Standards may be counted as open space. However, existing residential developments within Grand Teton Village have already exceeded the required 3.88-acre minimum open space provision. The amount of open space proposed for the subject development is 6,854 square feet, which includes an access to the approved 10-acre park to the west of the subject development. The open space requirement has therefore been met.

B) General Analysis and Discussion

- Zoning

The site is currently zoned U (Undeveloped) under a Resolution of Intent to PD (Planned Development). A companion Major Modification request (MOD-5125) would, if approved, amend the Grand Teton Village Master Development Plan to change the land use on the 10-acre subject property from P (Public Facility) to L (Low Density Residential) in order to allow the project as proposed to be developed. The proposed land use category is consistent with the current PCD (Planned Community Development) General Plan designation for the site, which allows an average density of up to eight dwelling units per acre. The proposed development is also compatible with adjacent low-density development to the west and medium-low attached and detached density development to the north.

- Site Plan

The site plan represents a logical and efficient street layout. The requested setbacks are comparable to similar developments within Grand Teton Village. The 20-foot drainage easement (labeled as Common Element 'G') should not be included in any open space calculation, as it cannot be landscaped or used in any way as open space.

- Waivers

No waivers are requested as part of this Site Development Plan Review.

- Landscape Plan

Pedestrian access should be clearly indicated within the open space area (labeled Common Element 'F') linking this development to the approved public park to the west. The conceptual landscape plan depicts a sufficient number of trees along the public rights-of-way adjacent to the site; however, a minimum of four five-gallon shrubs per tree will be required when a landscape plan is submitted for review. A combination of 24-inch box Modesto Ash and 36-inch Mondel Pine is featured along the rights-of-way. Internal landscaping consists primarily of shrubs and groundcover.

- Elevation

The proposed elevations are harmonious and compatible with development in the area and are not undesirable in appearance. The stucco exteriors and tile roofing materials are typical of residential buildings within Grand Teton Village.

- Floor Plan

Three different floor plans consisting of one and two stories are proposed with various option packages. One model contains a three-car garage.

FINDINGS

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

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

   The proposed single-family residential development is similar to other residential developments in the surrounding area. It is adjacent to existing low-density residential development to the east and should provide a link to the approved park site to the west.

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

The proposed project will be consistent with Title 19 and applicable Grand Teton Village Master Development Plan plans, policies and standards with implementation of the conditions regarding on-site open space and setbacks on site.

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

The proposed site access will not substantially impact adjacent residential neighborhood roadways, as traffic generated by the proposed development will circulate primarily between this site and Gilcrease Avenue, an 60-foot wide collector street.

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

The proposed project will incorporate building elevations and façade materials appropriate for the Grand Teton Village Master Development Plan area. The proposed landscaping along the perimeter of the development will be appropriate, providing an appropriate buffer for the proposed development.

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

The building elevations are aesthetically pleasing and will be harmonious and compatible with other single-family developments in Grand Teton Village.

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

The proposed development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 46 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5126 WVR-5127 MOD-5125 APN: 125-18-201-010

Name of Property Owner: BLM

Name of Applicant: HERITAGE HOMES / PERMA BILT HOMES

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Robert M. Beville

Subscribed and sworn before me

This 21st day of October, 2004

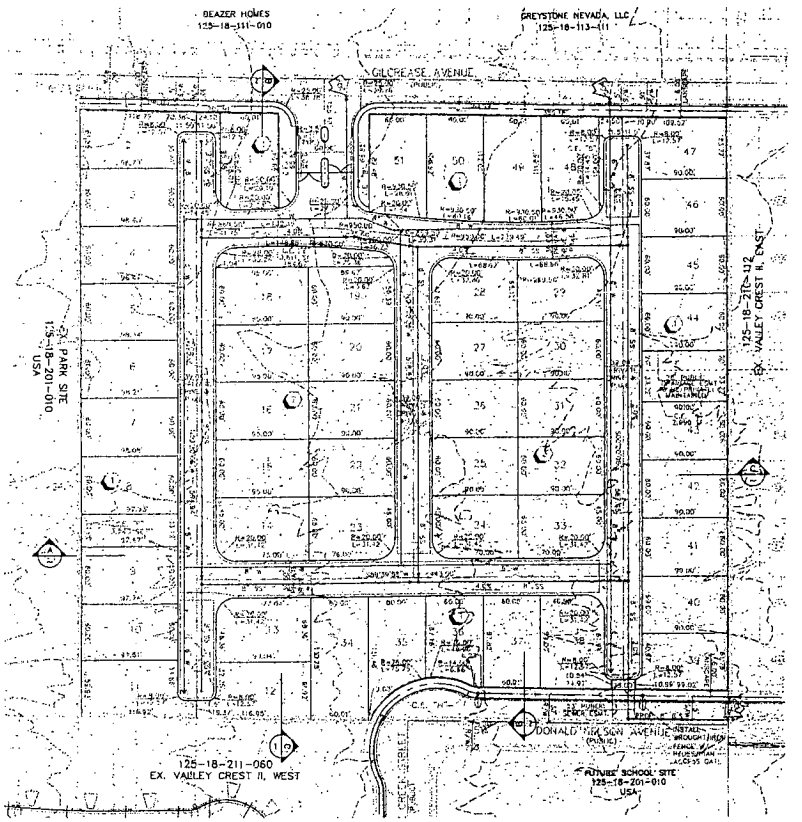
Roselyn K Milner

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSELYN K. MILNER
Appt. No. 99-38629-1
My Appt. Expires Oct. 20, 2007

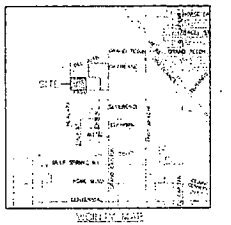
MOD-5125
SDR-5126
WVR-5127
10-07-04 PC

REVISED
8.27.04

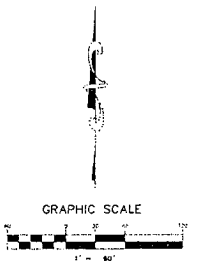


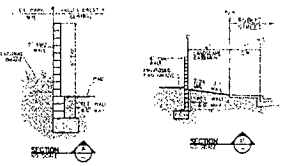
LEGEND

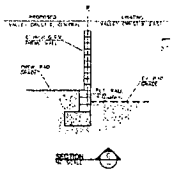
- STREET CENTERLINE
- BACK OF CURB LINE
- LOT LINE
- PARCEL BOUNDARY
- SETBACK LINE
- EX 8"SS — EXISTING SEWER LINE AND MANHOLE
- EX 8"W — EXISTING WATER LINE
- 8"W — PROPOSED WATER LINE
- 8"SS — PROPOSED SEWER LINE AND MANHOLE
- 20 — LOT NUMBER
- (1) — BLOCK NUMBER
- C.E. "A" — COMMON ELEMENT LOT
- POC — POINT OF CONNECTION TO EXIST. UTILITIES
- R=0.5% — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- 765' — EXISTING GROUND CONTOUR LINE
- BLOCK WALL
- PROPOSED / EXISTING STREET LIGHT
- PROPOSED / EXISTING FIRE HYDRANT
- C.G. — CURB AND GUTTER
- S/W — SIDEWALK
- R/W — RIGHT-OF-WAY



GRAPHIC SCALE





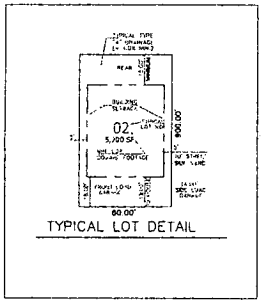


TABULATION

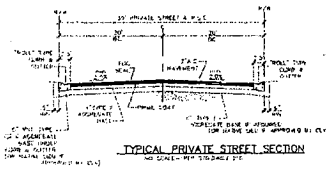
Existing Zoning	(PD)
G.U.A.	6.37
Gross Acreage	10.32
Common Lots No.	8
Residential Lots No.	51
Proposed Zoning	PD
Open Space Required	0.383 SF
Open Space Provided	0.844 SF

DEVELOPER
PERMA-BILT
7150 POLLOCK DRIVE, SUITE 100
LAS VEGAS, NEVADA 89118
(702) 898-8100
CONTACT : BARB MONROE

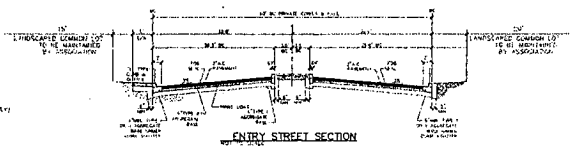
OWNER
S C C – CANYON II, LLC
401 WILSHIRE BLVD #650
SANTA MONICA, CA 90401-1453
CONTACT : L. AUSTIN



TYPICAL LOT DETAIL



TYPICAL PRIVATE STREET SECTION



ENTRY STREET SECTION

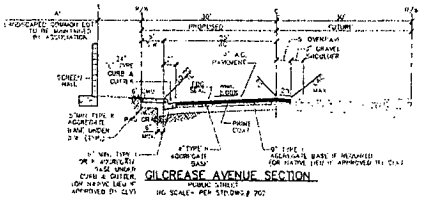
Call before you Overhead 1-702-593-6111

Call before you Dig 1-800-227-2600

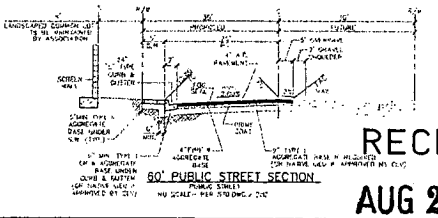
LEGAL DESCRIPTIONS
OF A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK
PROJECT DATUM: NAVD88
CITY OF LAS VEGAS BENCHMARK
HANDHOLE ELEVATION: 623.7316 METERS (2046.69 FEET)
RIVET AND PLATE IN CONCRETE CATCHBASIN AT THE SOUTHWEST CORNER OF HANDHOLE AND GILCREASE

BASIS OF BEARING
THE BASIS OF BEARINGS OF THIS PROJECT IS SOUTH 89°31'30" EAST BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY AS FILED IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 123 AS PAGE 32



GILCREASE AVENUE SECTION



60' PUBLIC STREET SECTION

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NEVADA POWER COMPANY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
   TELEPHONE ..... SPRINT CENTRAL – NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.0438 M.G.D. PEAK, 0.0125 M.G.D. AVG.
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FIRM MAP # 32003C1745 D & 32003C1750 D
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE 32' WIDE UNLESS OTHERWISE SHOWN.
11. ALL PROPERTY LINE RADII = 10', AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & WILL MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER WERE NOT NOTED ON THE SUBJECT PROPERTY WITHIN 100' OF SURFACE.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY.

RECEIVED
AUG 27 2004

PERMA-BILT HOMES
7150 POLLOCK DRIVE, SUITE 100
LAS VEGAS, NEVADA 89119
(702) 898-8100

CITY OF LAS VEGAS, NEVADA

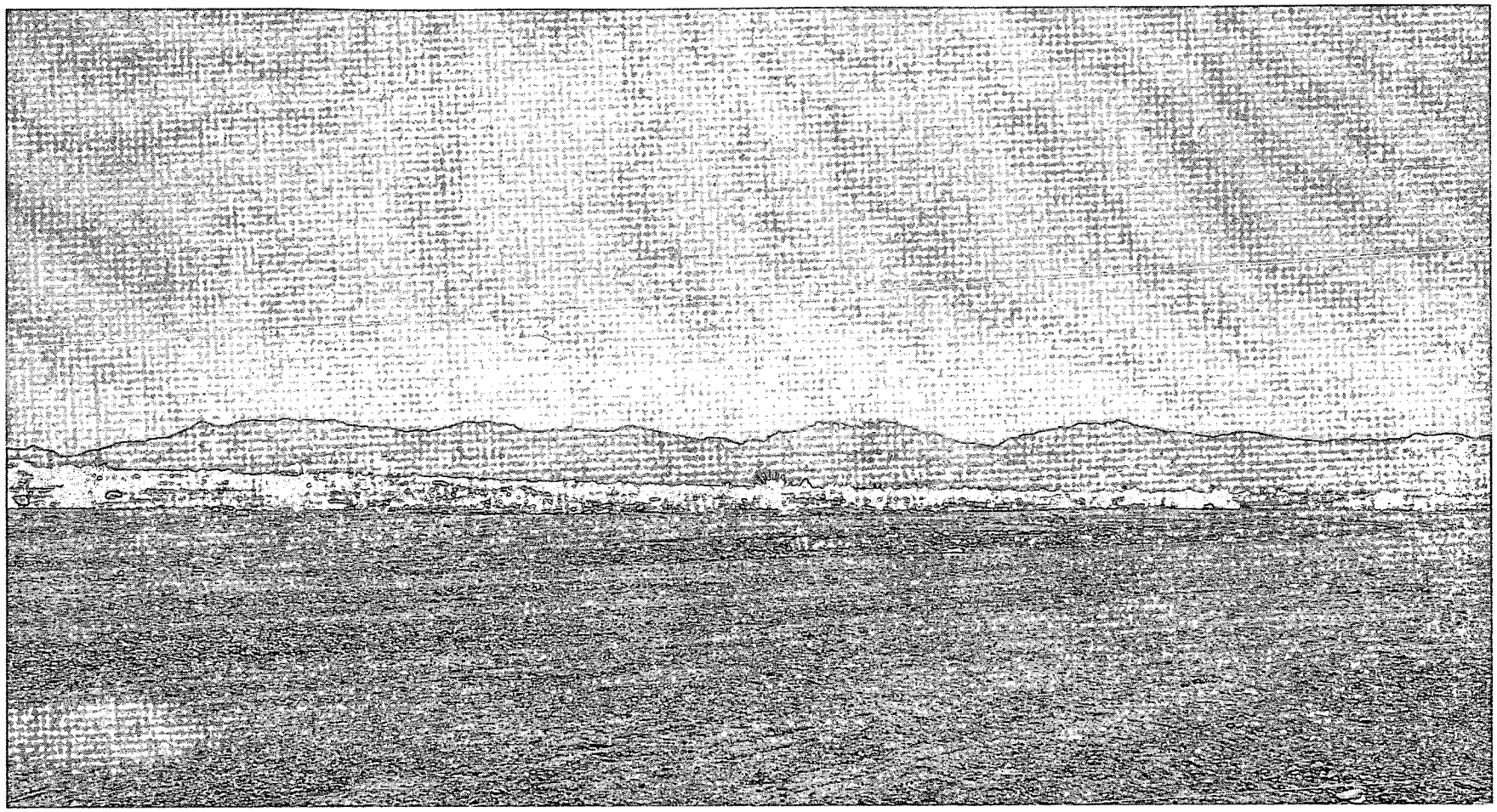
SITE DEVELOPMENT PLAN
FOR
VALLEY CREST II CENTRAL

VTN
ARCHITECTS ENGINEERS PLANNERS
3773 HOWARD HUGHES PARKWAY, LAS VEGAS, NEVADA 89109-5918
PH: (702) 735-6200 FAX: (702) 735-7970

NO.	DATE	BY

DRAWN BY: JMY
DESIGNED BY: JMY
CHECKED BY: JMY
PROJECT NO. 03-0
SCALE: 1"=60' HORIZ. N/A VERT.
DATE: JULY '04

SHEET
SDR-01
1 OF 7 SHEETS
DRAWING NO.
6448-CLV



SDR-5126 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC
SOUTH SIDE OF GILCREASE AVENUE, APPROXIMATELY 660 FEET EAST OF HUALAPAI WAY
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No. 73

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VACATION

VAC-4071 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC. - Petition to Vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	**Planning Commission Mtg.**	4
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions, deleting Conditions 5 and 7, and the following amended conditions as read for the record as follows:

1. Approval of a Special Use Permit prior to recordation of the Vacation. The applicant shall provide proof of the creation of the Property Owner's Maintenance Association and the establishment of a reserve fund for maintenance and improvements prior to recordation of their order of vacation.

2. The provision of signed affidavits, prior to recordation of the Vacation, from all affected property owners (which includes owners to the west in the County along Deer Springs Way up to the area previously approved by the Clark County Commission), in which the affidavit clearly states that the owners understand the impacts of this vacation and agree to it nonetheless.

3. The area to be covered by the private street shall be mapped as a common lot through the Tentative and Final Map process unless the code is amended to delete a common lot requirement prior to the recordation of the order of vacation.

16. If the Order of Vacation is not recorded within two (2) years after approval by the City Council and the Planning and Development Director does not grant any Extension of Time, then approval will terminate and a new petition must be submitted.

- UNANIMOUS with GOODMAN abstaining because one of the property owners, DAVID CHESNOFF, is his associate in a law practice and could be affected as a result of this matter

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

PAUL LARSEN, 300 South Fourth Street, appeared with property owner Gary Westerfield to offer a presentation that included revisions of the conditions. He explained the issue was whether creation of a

MINUTES - Continued:

common lot is required and, until the code is amended, they would comply with the condition. MAYOR PRO TEM REESE questioned why the property is being vacated.

JAY BINGHAM, 6200 Deer Springs Way, described their intent for the area. He stated that because so many things were going on, people requested revisions to try to protect the integrity of the ranch-like area. The only parcel within the City is Palm Mortuary.

ATTORNEY LARSEN demonstrated on a picture showing, the areas still considered ranch. He pointed out the proposed land and stated there was disagreement with staff regarding the manner of the vacation. Staff's reason is not the code requirement in the County. It is the Council's discretion to allow the vacation. To resolve the matter ATTORNEY LARSEN represented they would comply with staff's conditions subject to some modification.

COUNCILMAN MACK thanked the applicant for returning for the fourth time and working with staff. He affirmed many discussions about what our City code requirements are for a common lot. He then read the amended conditions for the record and obtained necessary concurrence to the amendments.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed.
(1:25 - 1:33)
3-662

CONDITIONS:

1. Approval of a Special Use Permit prior to recordation of the Vacation. The applicant shall provide proof of the creation of a Homeowners' Association and the establishment of a reserve fund for maintenance and improvements prior to recordation of the Vacation.

2. The provision of signed affidavits, prior to recordation of the Vacation, from all affected property owners (which includes owners to the west in the County along Deer Springs Way), not just adjacent owners, in which the affidavit clearly states that the owners understand the impacts of this Vacation and agree to it nonetheless.

3. The area to be covered by the private street shall be mapped as a common lot through the Tentative and Final Map process.

4. A Petition of Vacation for the western half of Maverick Street within Clark County must record concurrently with this Order of Vacation.

5. A Petition of Vacation for Deer Springs Way for all remaining right-of-way west of Maverick Street within Clark County must record concurrently with this Order of Vacation.

6. Prior to the recordation of this Petition of Vacation, the applicant shall reimburse the City of Las Vegas $17,592.80 for the fees paid to obtain the northwest corner of Jones Boulevard and Deer Springs Way.

CONDITIONS - Continued:

7. An agreement reimbursing the cost of changes to the construction plans and any additional engineering fees for Special Improvement District No. 1487 - Jones Blvd (Centennial Pkwy to Elkhorn Rd) to the City of Las Vegas must be prepared and all fees paid prior to recordation of the Order of Vacation. Contact the Special Improvements District section the City of Las Vegas Department of Public Works for cost calculations and preparation of this agreement.

8. Prior to the recordation of this Petition of Vacation the applicant shall provide a plan acceptable to the City of Las Vegas Department of Public Works showing how legal access will be provided to all adjacent parcels. The plan must be signed by all parcel owners and notarized.

9. Legal access encumbrances on all affected parcels must be recorded concurrent with recordation of the Order of Vacation.

10. This Petition of Vacation shall be amended to retain a 20 foot wide public sewer easement centered over the existing sewer line within Deer Springs Way and to retain an additional 20 foot wide public sewer easement for future facilities within Deer Springs Way at a location acceptable to the Department of Public Works.

11. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section 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.

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

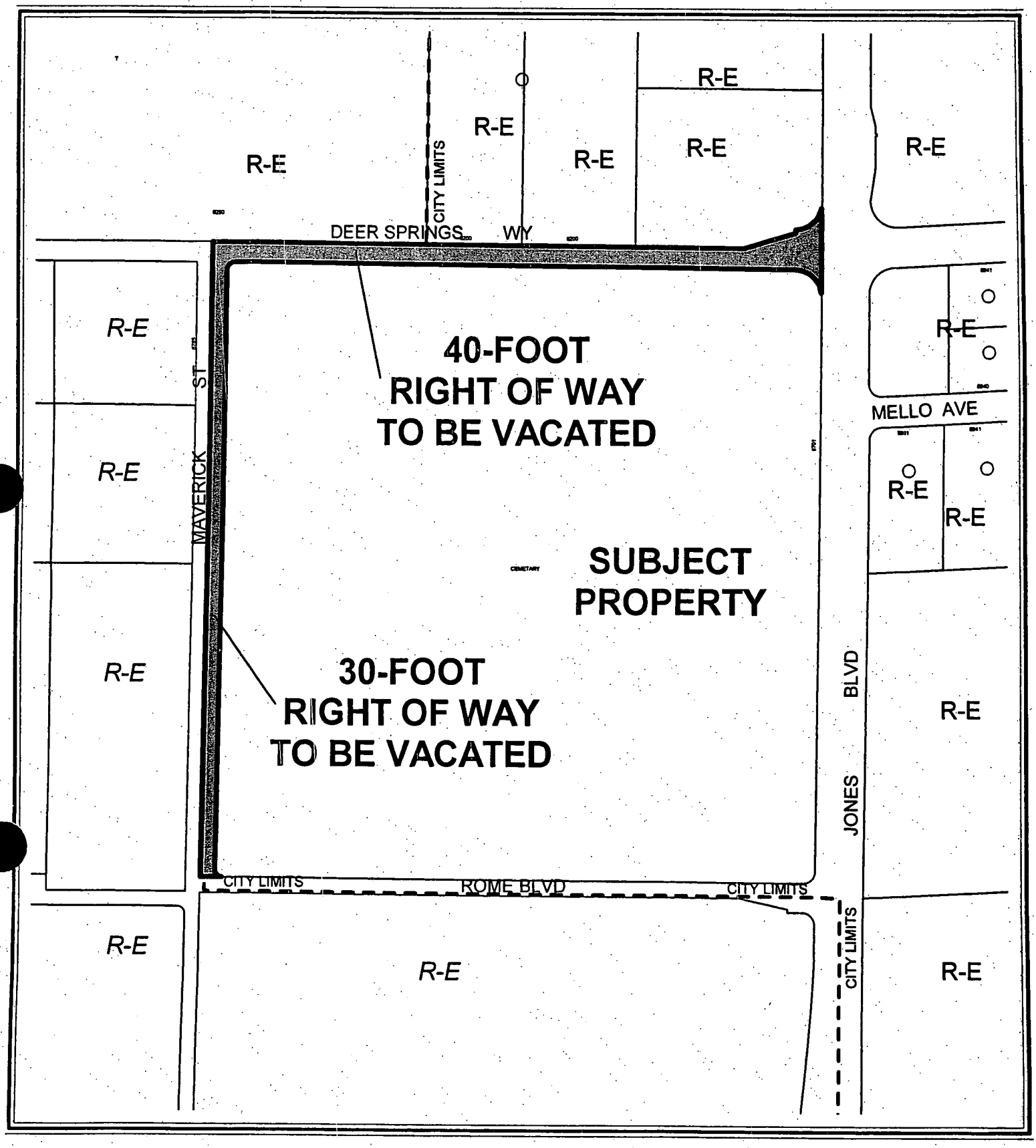
13. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

14. All development shall be in conformance with code requirements and design standards of all City departments.

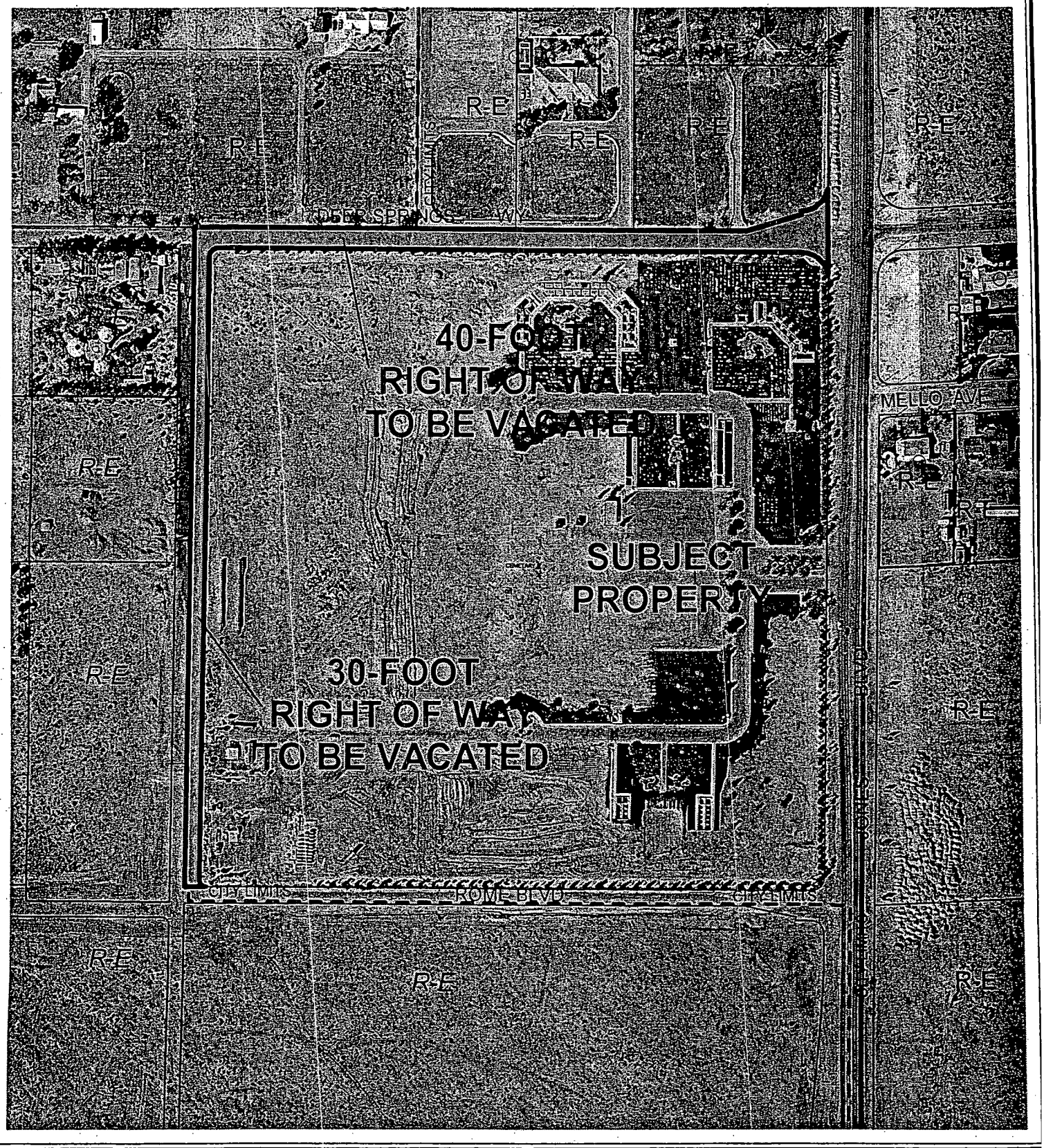
15. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance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

CONDITIONS - Continued:

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



CASE: VAC-4071



0 200 400 Feet

CASE: VAC-4071

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - VAC-4071 – APPLICANT: WRG DESIGN, INC. – OWNER: PALM MORTUARY, INC.

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 20, 2004 CITY COUNCIL MEETING AT COUNCILMAN MACK'S REQUEST..

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

1. Approval of a Special Use Permit prior to recordation of the Vacation. The applicant shall provide proof of the creation of a Homeowners' Association and the establishment of a reserve fund for maintenance and improvements prior to recordation of the Vacation.

2. The provision of signed affidavits, prior to recordation of the Vacation, from all affected property owners (which includes owners to the west in the County along Deer Springs Way), not just adjacent owners, in which the affidavit clearly states that the owners understand the impacts of this Vacation and agree to it nonetheless.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates this vacation of right-of-way would not be a detriment to surrounding properties.

BACKGROUND INFORMATION

A) Previous Actions

09/24/96	The Board of Zoning Adjustment approved a Special Use Permit (U-99-96) to allow a cemetery and a Variance (V-111-96) to allow upright headstones, crypts and mausoleums in conjunction with the cemetery on the property adjacent to this request.
11/07/01	The City Council approved a Required Five Year Review [U-0099-96(1) and V-0111-96(1)] of the approved cases that allowed a cemetery on the property adjacent to this request. The Planning Commission and staff recommended approval on September 20, 2001.
04/22/04	The Planning Commission voted to abey this application at the request of the applicant to its 05/27/04 meeting, to give the applicant an opportunity to work with staff.
05/27/04	The Planning Commission held this item in abeyance to the 06/10/04 meeting.
06/10/04	The Planning Commission tabled this item.
08/12/04	The Planning Commission voted 5-0 to recommend APPROVAL (PC Item #76).

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public rights-of-way located in the Southeast Quarter (SE¼) of The Northeast Quarter (NE¼) and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 23, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate public rights-of-way in order for this area to be incorporated into the adjacent development. This request is not appropriate, as the subject rights-of-way are needed to provide access to properties fronting on the subject streets. Approval will result in reduced traffic handling capability for the area and eliminating legal access to existing parcels.

Since the item was tabled, the applicant has met with staff from both Public Works and Planning and Development, as well as with Clark County planning staff, to discuss outstanding items of concern. These include:

- Signed affidavits from all affected property owners (which would include owners to the west in the County along Deer Springs Way), not just adjacent owners, in which it is clearly stated that they understand the effect of a Vacation and agree nonetheless;
- Submission of an application for a Special Use Permit for a private street. Per the Title 18 definition and Title 19 regulations, even if the closed area is called a private access easement, if it functions as a street providing access to parcels, it is considered as a private street. The only exception is if it is a private drive, and then overall length is limited to 150 feet (200 feet with a cul-de-sac or a crash gate). Private streets require approval through a Special Use Permit; one of the conditions is the creation of a Homeowners' Association and the establishment of a reserve fund for maintenance and improvements. Proof of these requirements are required with the submission, but have not been received to date.
- The area covered by the private street must be mapped as a common lot. This should be done through a Tentative and Final Map process, which would also identify the lots covered by the Homeowners' Association.

To date, none of these requirements have been met. As additional vacation of adjacent lands within Clark County must also occur, and be recorded simultaneously with this application, a related Vacation application must be filed with Clark County as well. To date, no such Vacation request has been filed with the County. As a result of these circumstances, DENIAL of this request is recommended by the Planning and Development Department.

B) Public Works discussion

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It would completely eliminate Deer Springs Way between Jones Boulevard to the nearest vacated portion of Deer Springs Way within Clark County and eliminate Maverick Street between Deer Springs Way and Rome Avenue as adjacent Petitions of Vacations are required within Clark County as a Conditions of Approval.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *Yes, as public traffic will be diverted to other potentially less suitable public streets.*

C. Does it appear that the vacation request involves only excess right-of-way? *No.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *No.*

E. Does this vacation request eliminate public street access to any abutting parcel? *Yes, however a Condition of Approval has been added to establish private streets.*

F. Does this vacation request result in a conflict with any existing City requirements? *Yes, however if approved with the recommended conditions, conflicts will be minimized.*

G. Does the Department of Public Works have an objection to this vacation request? *Yes, however if approved with recommended Conditions of Approval, objections will be minimized.*

PLANNING COMMISSION ACTION

There were several speakers in favor of this application. While many steps in the process have not been accomplished, the Planning Commission believes that when completed the action is acceptable.

NOTICES MAILED 9 by City Clerk

APPROVALS 4

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4071 APN: 125-23-703-005

Name of Property Owner: PALM MORTUARY INC.

Name of Applicant: WRG DESIGN, INC.

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Ken Knauss

Print Name: KEN KNAUSS president

Subscribed and sworn before me

This 19 day of January, 20 04

Andrea S. Agee

Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
ANDREA S. AGEE
My Appointment Expires
June 28, 2006
No. 94-4721-1

City of Las Vegas

Agenda Item No. 74

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VACATION

VAC-4998 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: BRIAN AND JULIE LEE, ET AL - Petition to Vacate U. S. Government Patent Reservations and Bureau of Land Management Easements generally located south of Alexander Road, east of Cliff Shadows Parkway, Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

No one appeared on behalf of the applicant, therefore COUNCILMAN BROWN requested to move the routine request forward.

MAYOR GOODMAN declared the Public Hearing closed.
(1:33 - 1:34)
3-950

CONDITIONS:

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

2. Dedication of necessary sewer easements for development of this site must be provided prior to or concurrent with recordation of this Order of Relinquishment of Interest and Order of Vacation, unless allowed otherwise by the Collection Systems Planning Section of the Department of Public Works.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Site Development Plan Review SDR-4636 may be used to satisfy this requirement provided that it addresses the area to be vacated.

CONDITIONS - Continued:

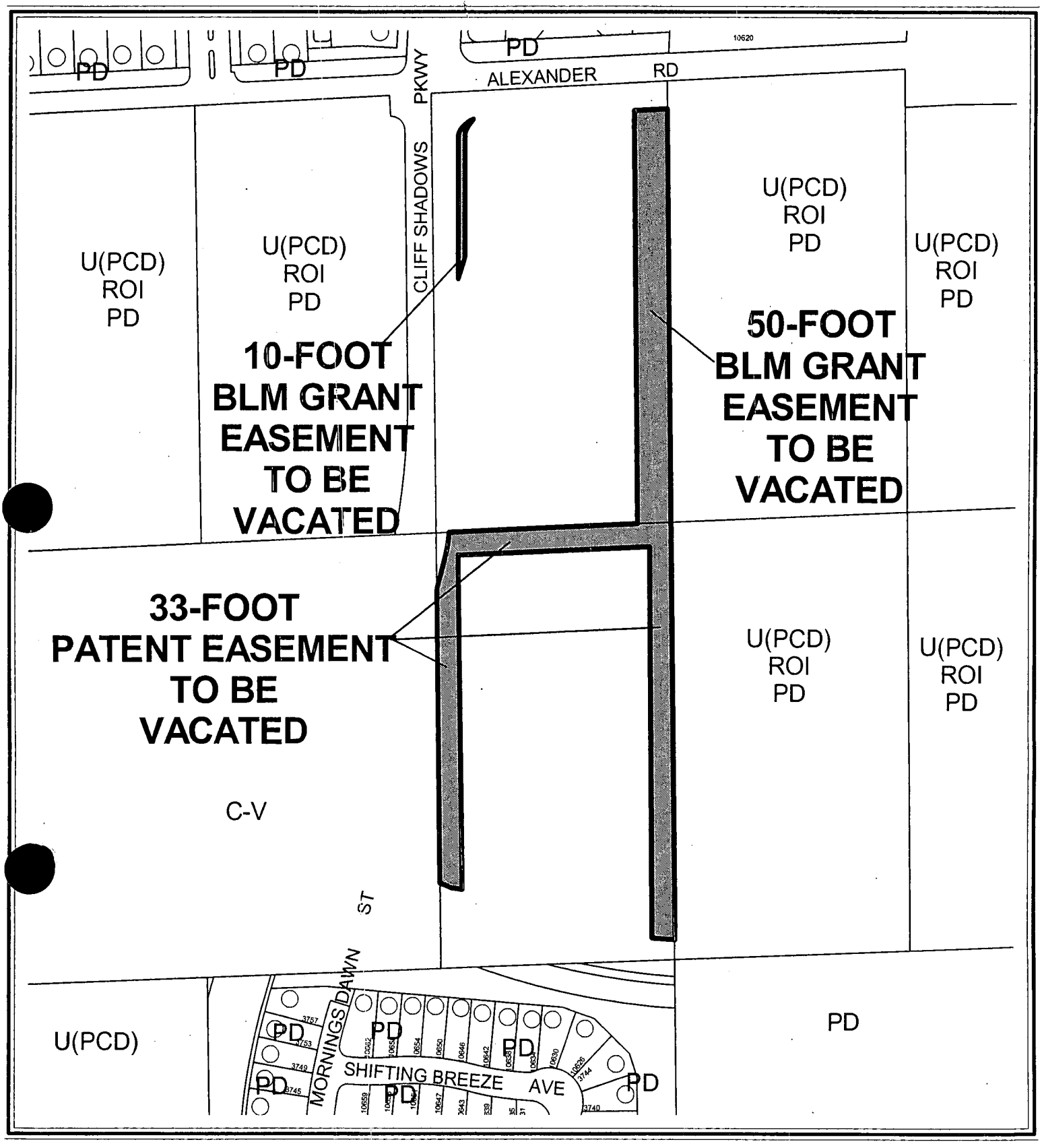
4. Reservation of easements for Nevada Power facilities together with reasonable ingress thereto and egress there from shall be retained.

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

6. All development shall be in conformance with code requirements and design standards of all City departments.

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

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



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CASE: VAC-4998

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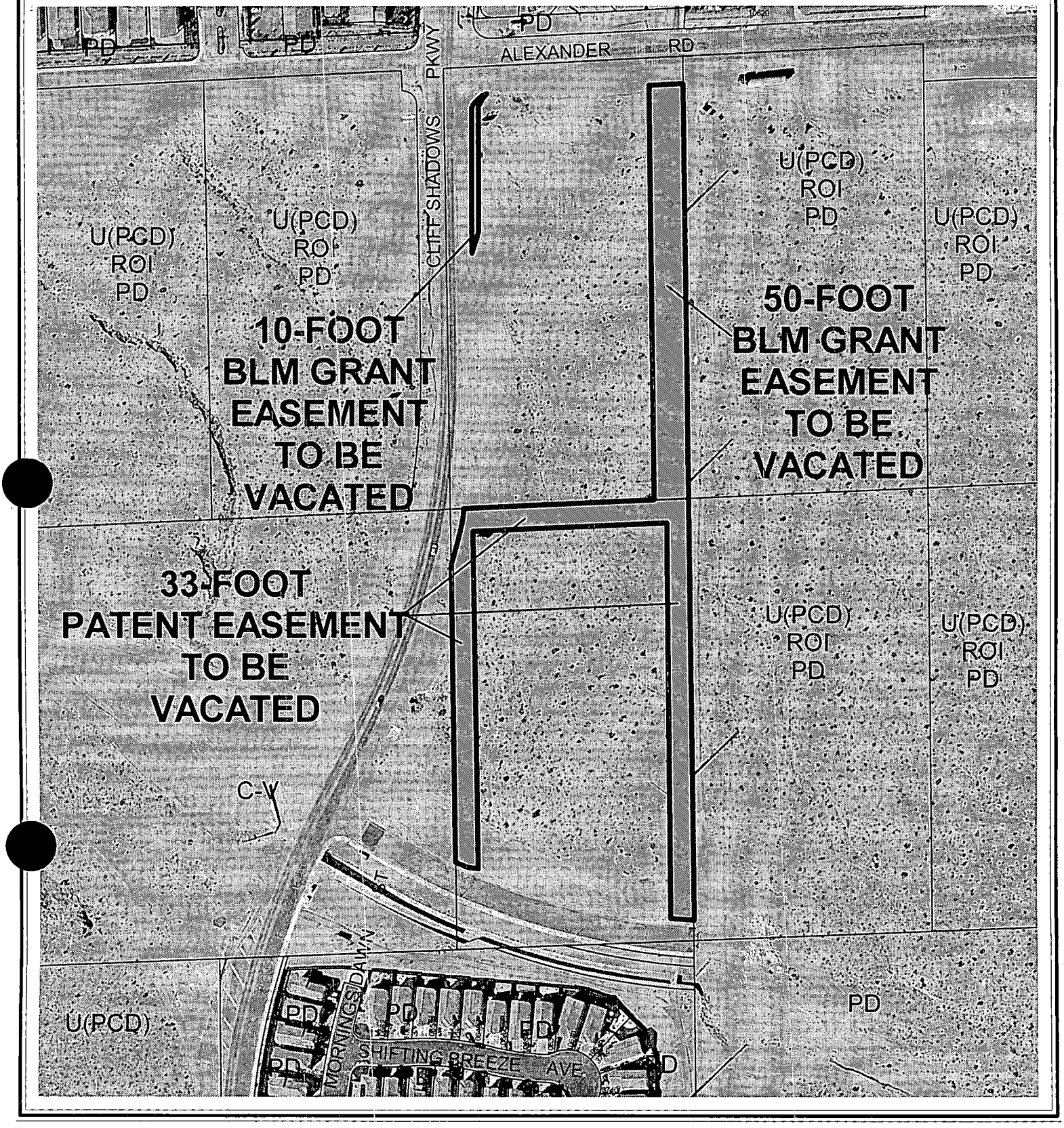

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CASE: **VAC-4998**

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City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4998 - APPLICANT: KB HOME - OWNER: BRIAN AND JULIE LEE, AND NATIONAL GROUP #1, LLC ET AL

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

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

2. Dedication of necessary sewer easements for development of this site must be provided prior to or concurrent with recordation of this Order of Relinquishment of Interest and Order of Vacation, unless allowed otherwise by the Collection Systems Planning Section of the Department of Public Works.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Site Development Plan Review SDR-4636 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. Reservation of easements for Nevada Power facilities together with reasonable ingress thereto and egress there from shall be retained.

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

6. All development shall be in conformance with code requirements and design standards of all City departments.

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

use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

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

06/14/99 The City Council approved a Rezoning (Z-0024-99) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission recommended and staff approval on 5/13/99.

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

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

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

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

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

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

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

10/07/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #8/gl).

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as follows:

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

U.S. Government Patent Reservations:

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

ANALYSIS

A) Planning discussion

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

B) Public Works discussion

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

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

NOTICES MAILED 4 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-499B APN: 137-12-101-009

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

Name of Applicant: **KB HOME**

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 7th day of June, 2004

Amanda Dalton

Notary Public in and for said County and State

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

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4998 APN: 137-12-101-003

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

Name of Applicant: **KB HOME**

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: BRIAN LEE

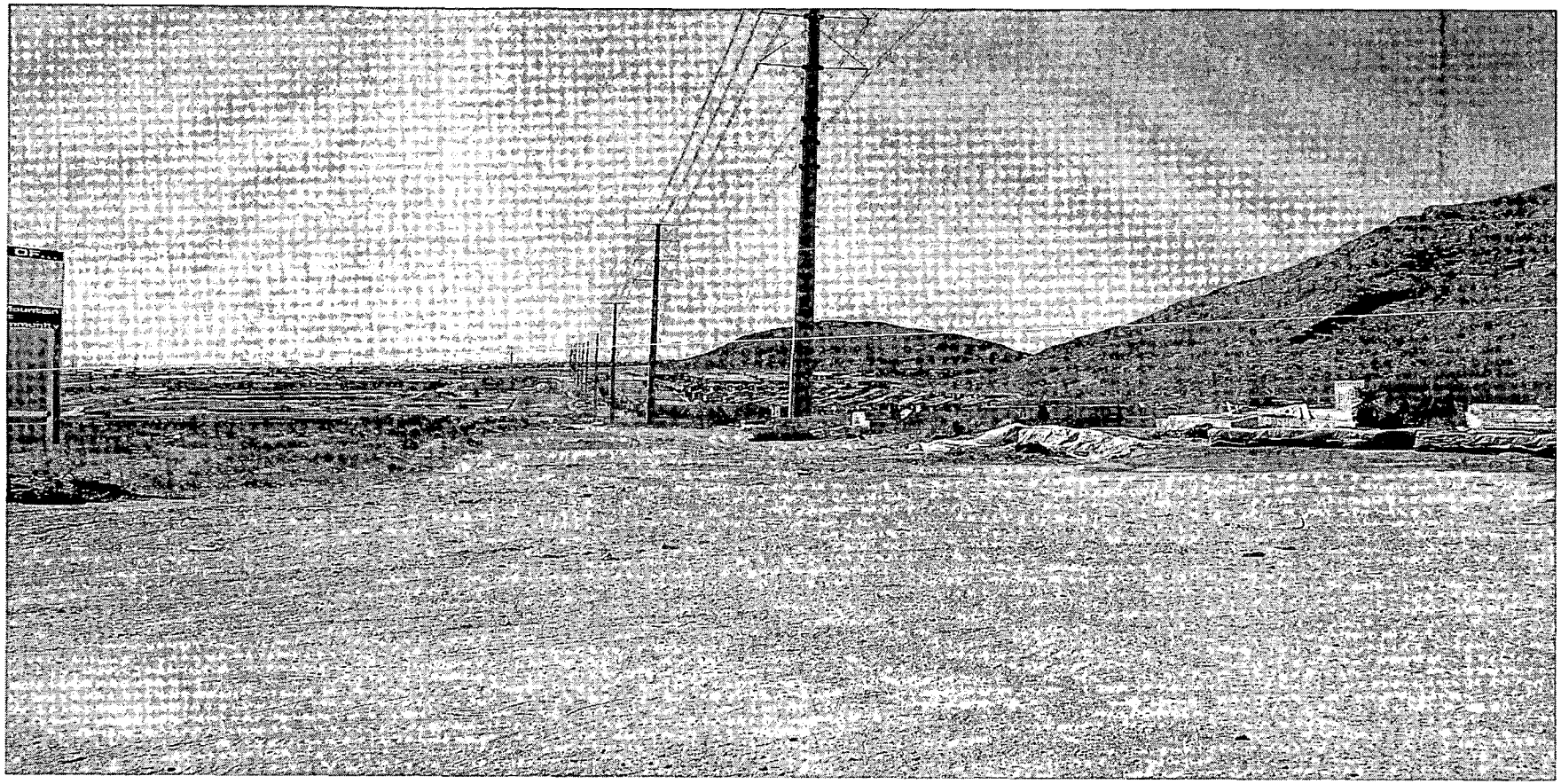
Subscribed and sworn before me

This 4th day of June ,20 04

J. Altman

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

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



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

09/17/04

City of Las Vegas

Agenda Item No. 75

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT GENZER ☐ CONSENT ☒ DISCUSSION

SUBJECT:
VACATION

VAC-5011 - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of Del Juan Street between Jo Marcy Drive and Gilcrease Avenue, and U.S. Government Patent Reservations generally located south of Jo Marcy Drive, west of Del Juan Street, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
MACK - APPROVED subject to conditions -UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open for Item 75 [VAC-5011], Item 76 [VAC-5012] and Item 77 [VAC-5013].

No one appeared on behalf of the applicant. COUNCILMAN MACK verified with MARGO WHEELER, Deputy Director, Planning and Development, this was a routine request.

MAYOR GOODMAN declared the Public Hearing closed for Item 75 [VAC-5011], Item 76 [VAC-5012] and Item 77 [VAC-5013].
(1:35)
3-974

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

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

3. Reservation of easements for the facilities of the various utility companies together with reasonable

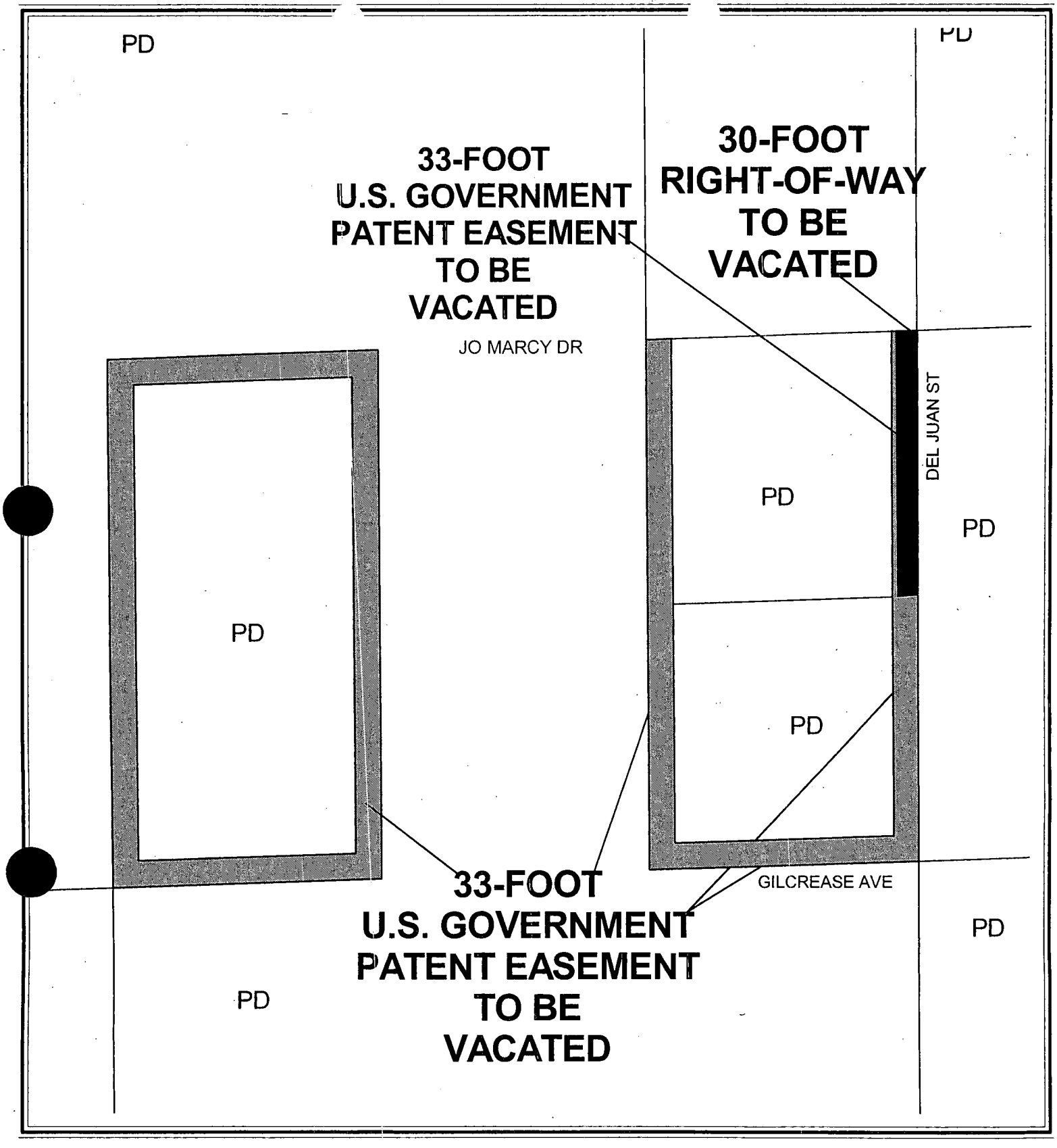
CONDITIONS - Continued:

ingress thereto and egress there from shall be provided if required.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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



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CASE: VAC-5011

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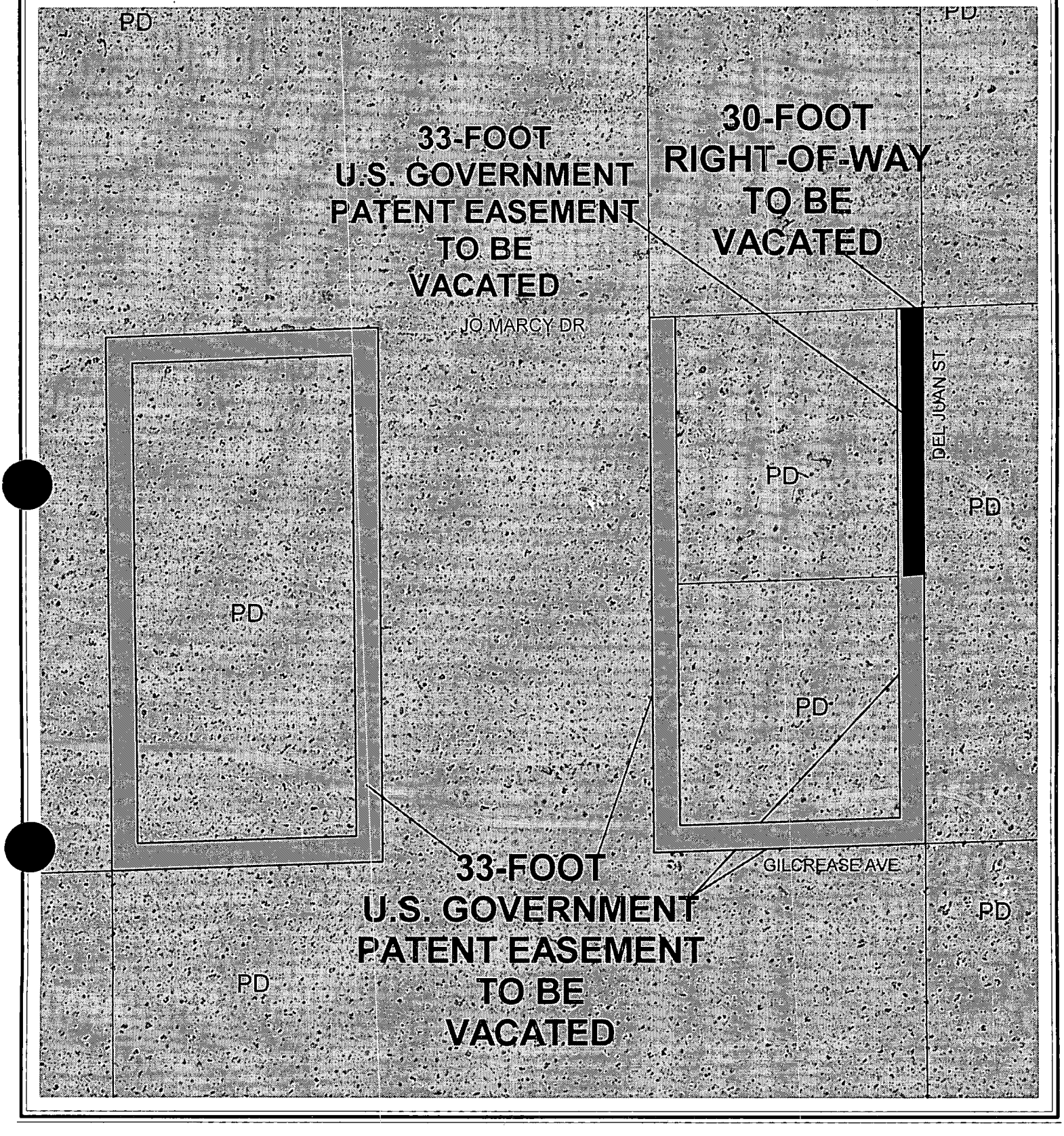

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CASE: VAC-5011

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City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5011 - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

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

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

3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the Cliff's Edge Master Plan area, bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission and staff recommended approval. The effective date of this annexation was 02/14/03.

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

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

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

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

10/07/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #9/ss).

DETAILS OF APPLICATION REQUEST

The above property is legally described as follows:

RIGHT-OF-WAY:

The West Half (W½) of Del Juan Street, thirty feet (30') wide; said property being a portion of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

U.S. GOVERNMENT PATENTS:

The North, East, South and West Thirty-Three Feet (33') of the East Half (E½) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

The North, East and West Thirty-Three Feet (33') of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

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

B) Public Works discussion

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

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Neither, as it is to vacate portions of public right-of-way not currently used.

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is not currently used as a roadway.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Providence (Cliffs Edge) Master Plan.*

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

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

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

NOTICES MAILED 3 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5011 APN: 126-13-501-004 thru 006

Name of Property Owner: Danville Land Investments, LLC

Name of Applicant: Woodside Homes

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Jim Foltz

Subscribed and sworn before me

This 14 day of July, 2004

Regina Bates

Notary Public in and for said County and State

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

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

09/17/04

City of Las Vegas

Agenda Item No. 76

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VACATION

VAC-5012 - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Petition to Vacate Jo Marcy Drive and Gilcrease Avenue west of Hualapai Way, and U.S. Government Patent Reservations generally located adjacent to the southwest corner of Jo Marcy Drive and Hualapai Way, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 75 [VAC-5011] for related discussion.
(1:35)
3-974

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest and the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by TMP-4931 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

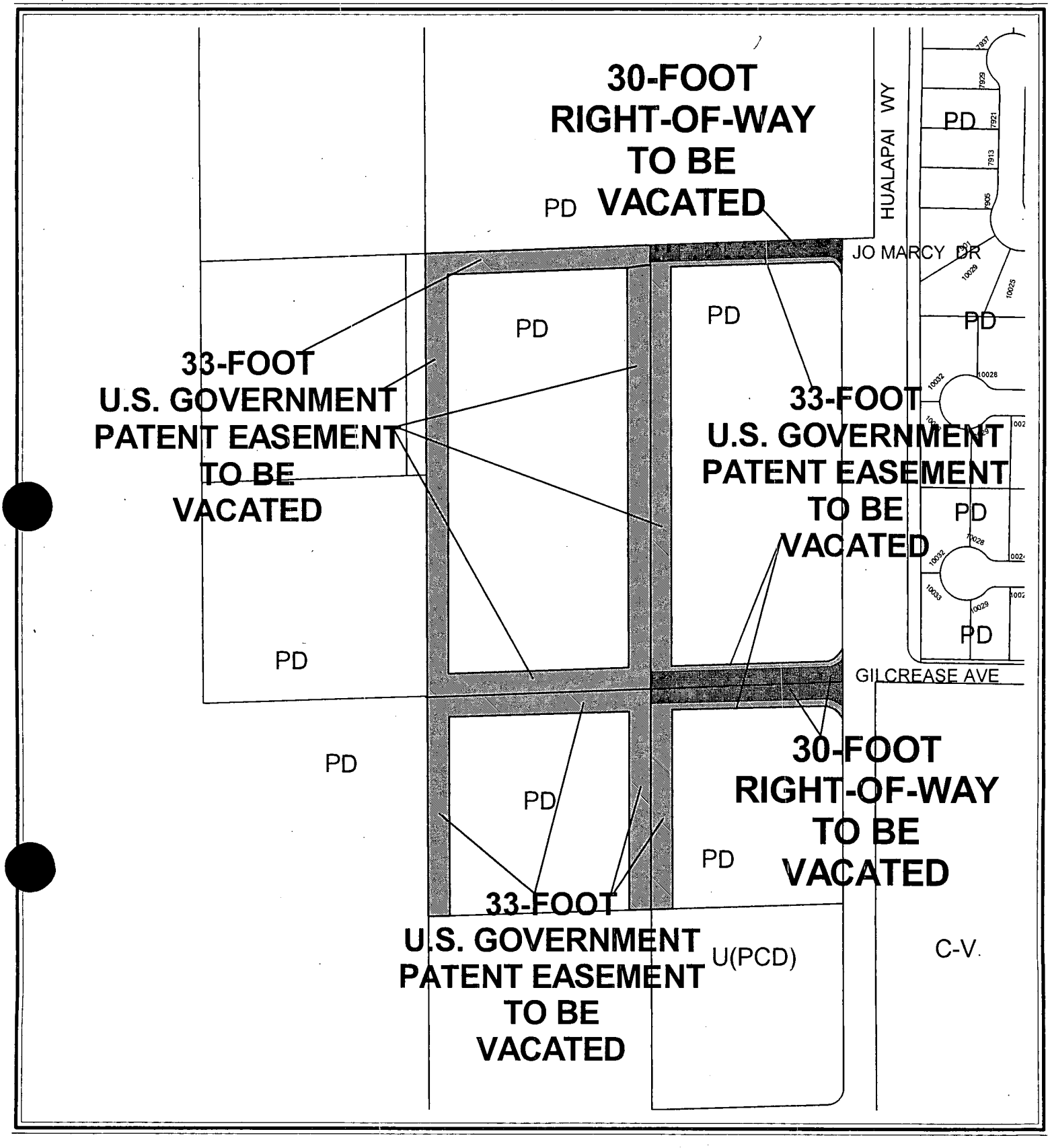
3. All development shall be in conformance with code requirements and design standards of all City Departments.

4. The Order of Relinquishment of Interest and Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff

CONDITIONS - Continued:

is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right of way or easement being vacated must be retained.

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



CASE: VAC-5012

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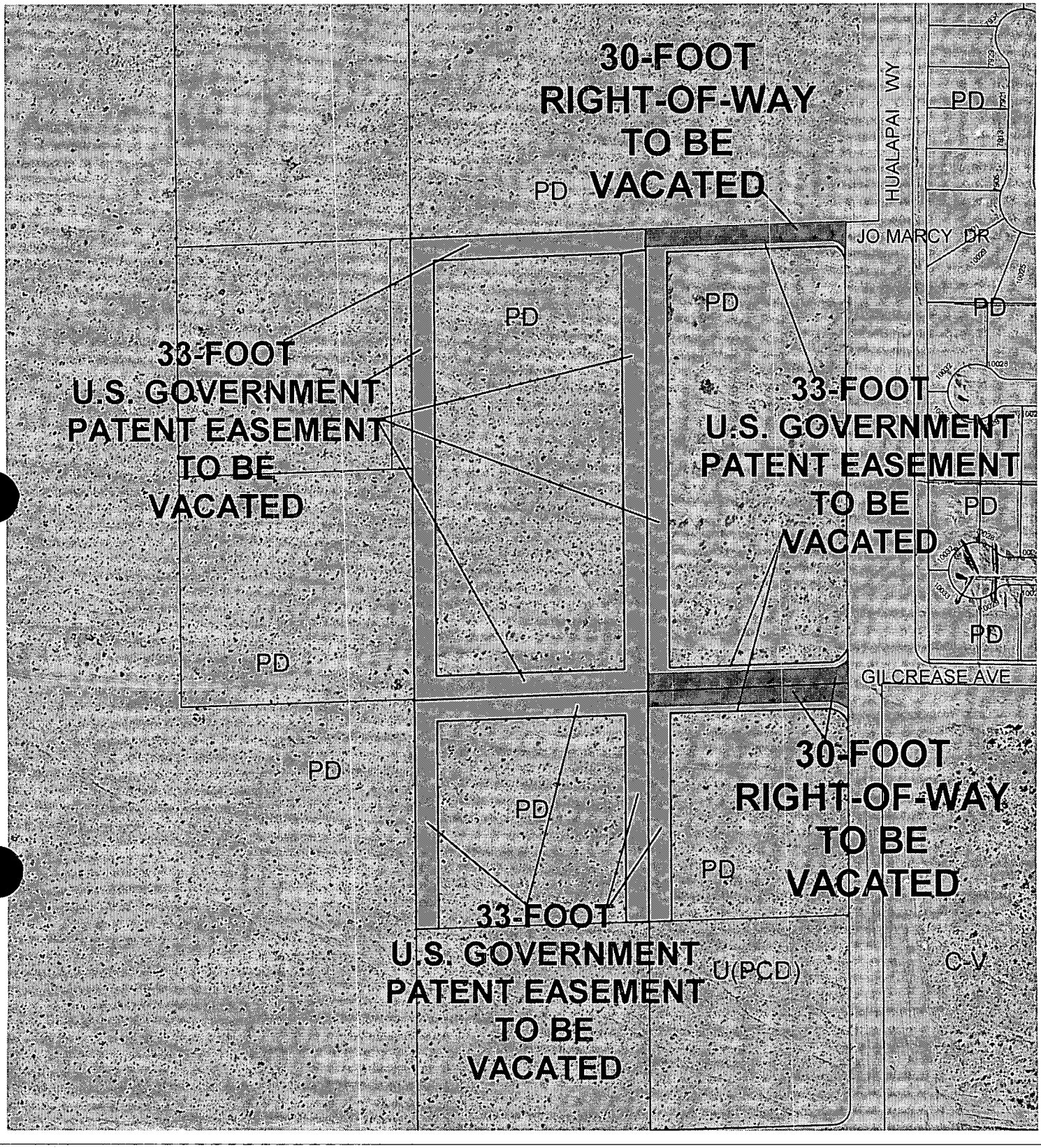


CASE: **VAC-5012**

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5012 - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest and the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by TMP-4931 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

3. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/06/02 The City Council approved an Annexation (A-0026-01) of 95 acres in the northern portion of the Cliff's Edge Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 02/15/02. Staff had recommended approval of this application.

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

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

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

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

04/16/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.

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

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

12/17/03 The City Council approved an Annexation (ANX-3087) of 27.5 acres of land within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval on 10/23/03. The effective date of this annexation was 12/26/03.

02/18/04 The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the Cliff's Edge area. The Planning Commission and staff recommended approval on 01/08/04.

02/18/04 The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission and staff recommended approval on 01/08/04.

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

10/07/04 The Planning Commission approved a Tentative Map (TMP-4931) application for a 246 lot single-family residential subdivision on 40.0 acres adjacent to the north side of Farm Road, approximately 340 feet west of Hualapai Way. Staff is recommending approval.

10/07/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #10/pl).

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as follows:

Right-of-Way:

The South Half (S½) of Jo Marcy Drive, thirty feet (30') wide, including the spandrel area; said property being a portion of the East Half (E½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

The North Half (N½) and South Half (S½) of Gilcrease Avenue, sixty feet (60') wide, including the spandrel areas; said property being a portion of the East Half (E½) of the East Half (E½) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

U.S. Government Patent Reservations:

The North, East, South and West thirty-three feet (33') of the West Half (W½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

The North, South and West thirty-three feet (33'), excepting the East fifty feet (50') of the East Half (E½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

The North, East and West thirty-three feet (33') of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

The North and West thirty-three feet (33'), excepting the East fifty feet (50') of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

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

B) Public Works discussion

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

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Neither, as it is to vacate portions of public right-of-way not currently used.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is not currently used as a roadway.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes, the right-of-way is not necessary.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Tentative Map TMP-4931.*

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

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

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

NOTICES MAILED 5 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Danville Land Investments, LLC

Name of Applicant: Woodside Homes

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Jim Foltz

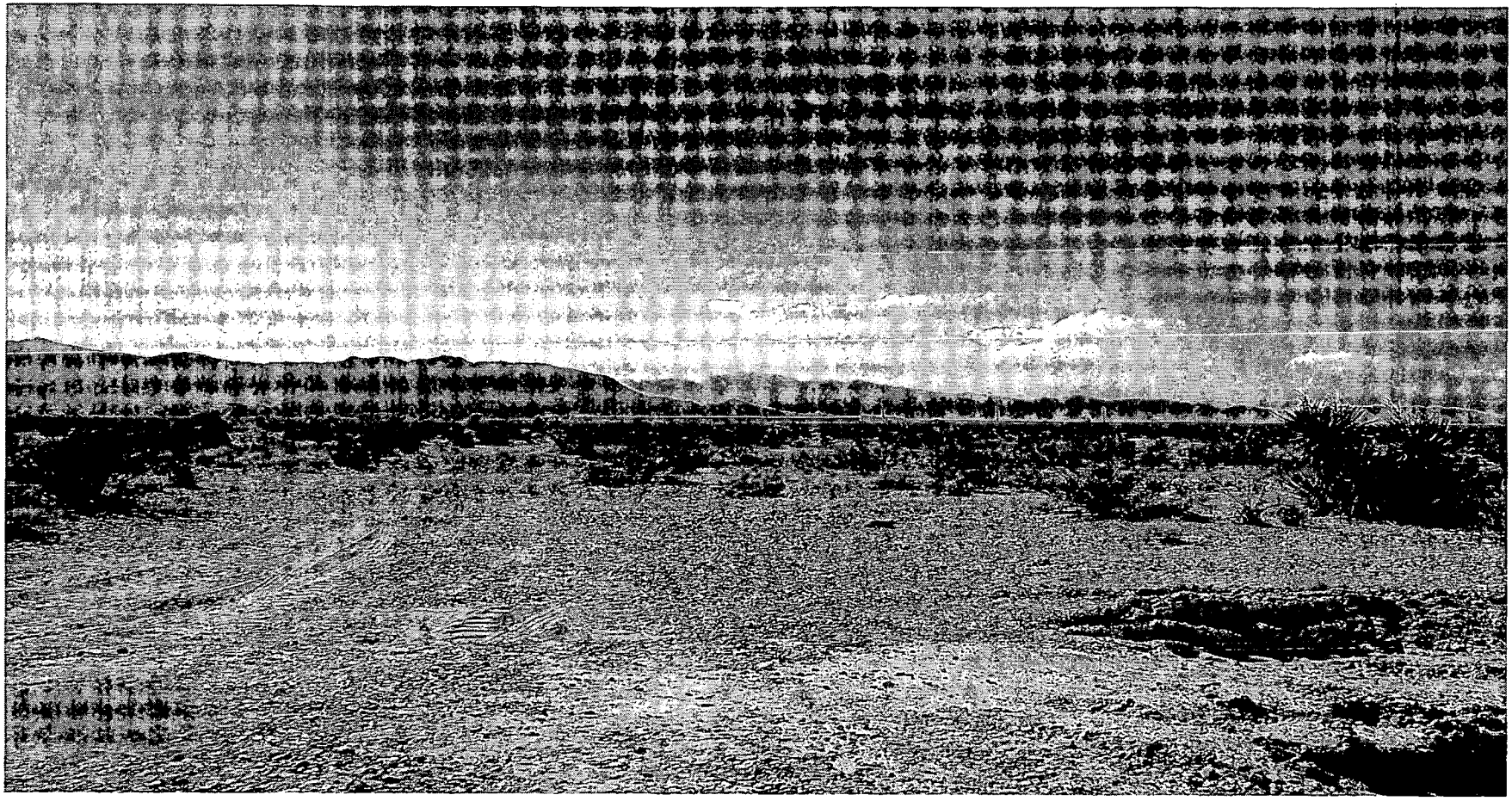
Subscribed and sworn before me

This 14 day of July, 2004

Regina Bates

Notary Public in and for said County and State

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



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

09/17/04

City of Las Vegas

Agenda Item No. 77

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VACATION

VAC-5013 - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Reservations generally located north of Dorrell Lane, west of Hualapai Way, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 75 [VAC-5011] for related discussion.
(1:35)
3-974

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for the Tentative Map TMP 5140 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

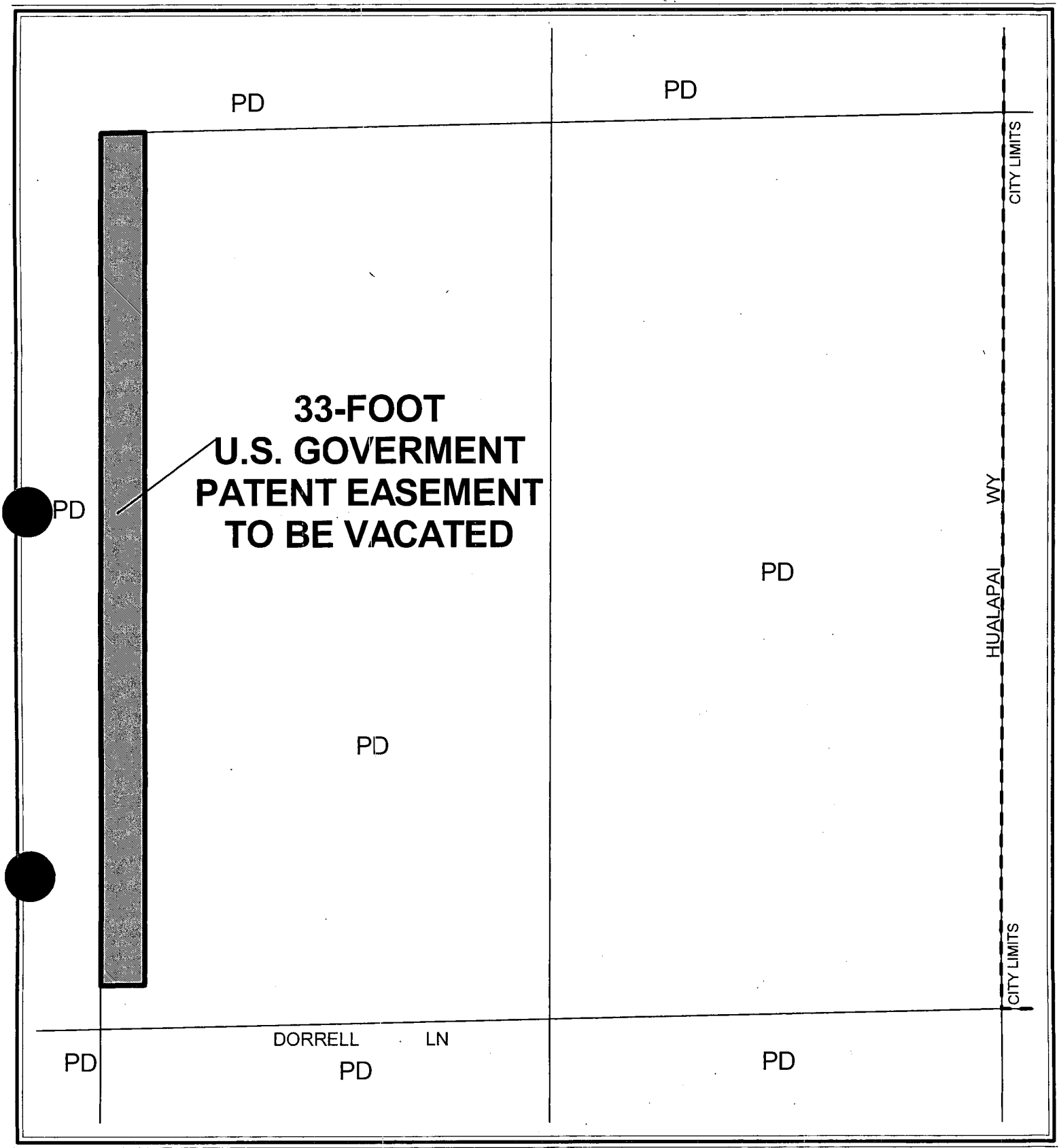
3. All development shall be in conformance with code requirements and design standards of all City Departments.

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as

CONDITIONS - Continued:

long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right of way or easement being vacated must be retained.

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



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CASE: VAC-5013

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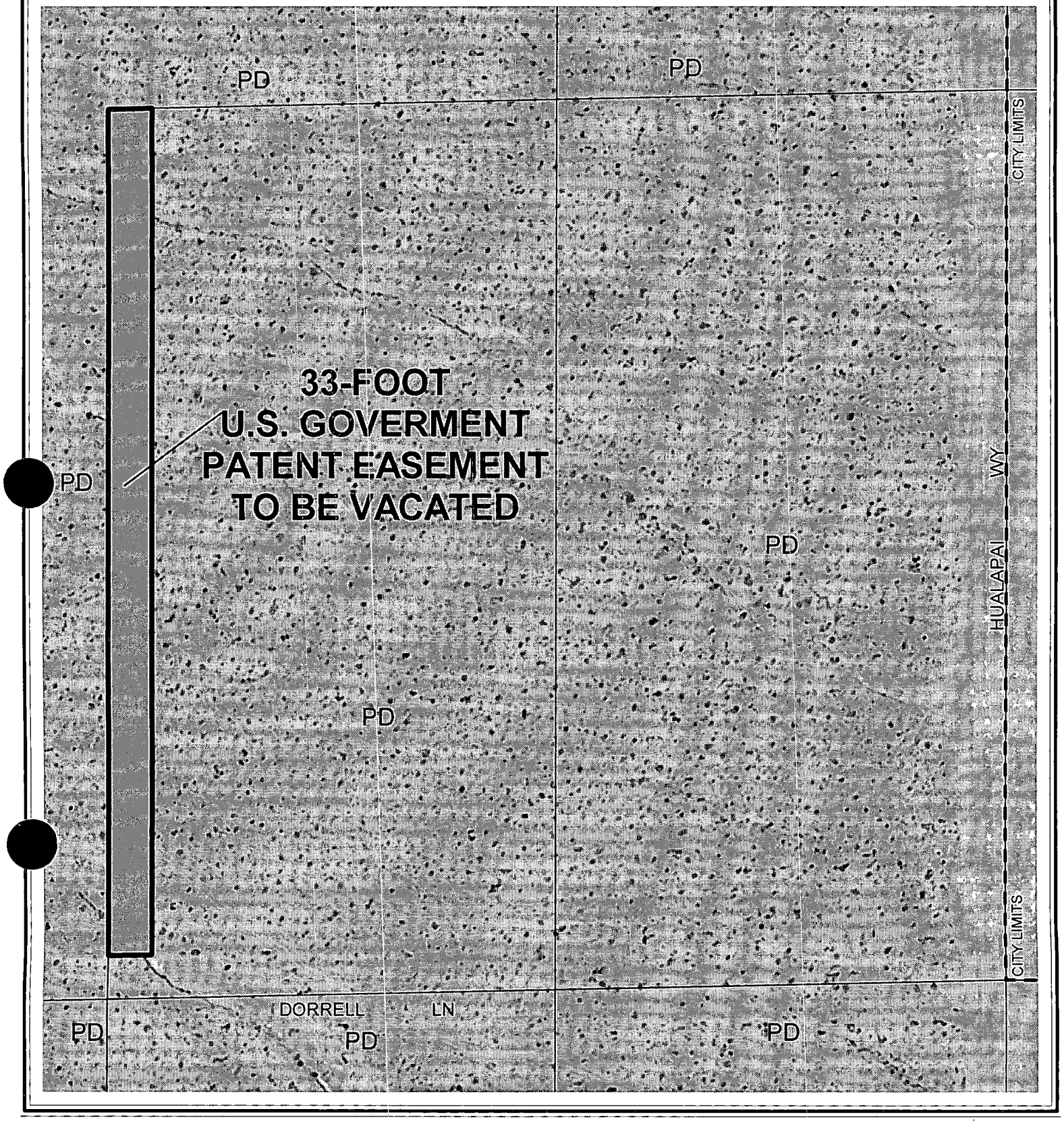

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CASE: VAC-5013

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City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5013 - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for the Tentative Map TMP-5140 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

3. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the Cliff's Edge Master Plan area, bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission and staff recommended approval. The effective date of this annexation was 02/14/03.

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

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

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

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

09/23/04 The Planning Commission approved a Tentative Map (TMP-5140) for a 107-lot single-family residential subdivision (Pod 121 at Providence) on 22.38 acres adjacent to the east side of Egan Crest Way, between Elkhorn Road and Dorrell Lane. Staff recommended approval.

10/07/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #11/ss).

DETAILS OF APPLICATION REQUEST

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

ANALYSIS

A) Planning discussion

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

B) Public Works discussion

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

NOTICES MAILED 2 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Danville Land Investments, LLC

Name of Applicant: Woodside Homes

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Jim Foltz

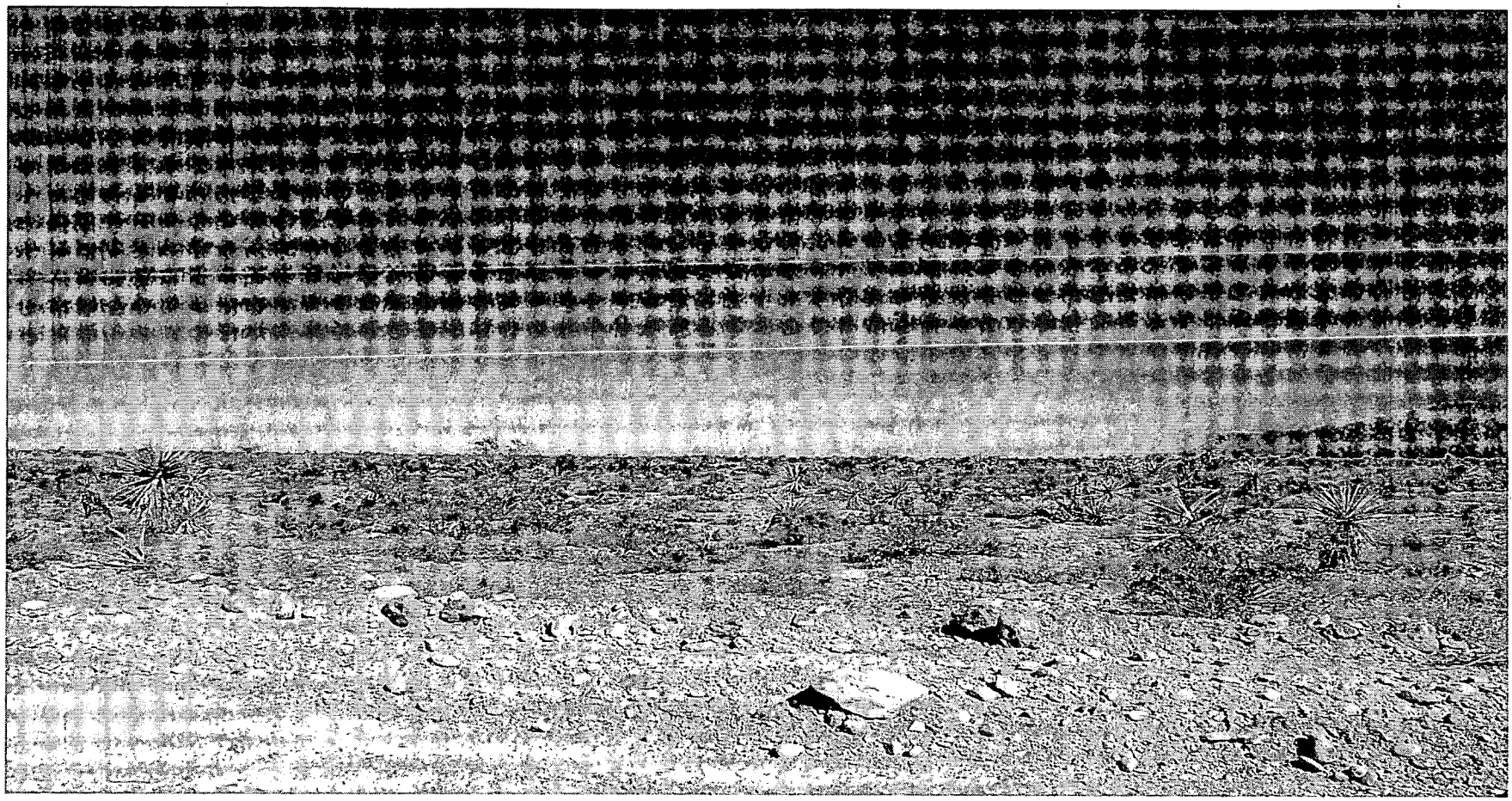
Subscribed and sworn before me

This 14 day of July, 2004

Regina Bates

Notary Public in and for said County and State

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



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

09/17/04

City of Las Vegas

Agenda Item No. 78

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VACATION

VAC-5019 - PUBLIC HEARING - OWNER/APPLICANT: DR HORTON, INC. - Petition to Vacate Chieftain Street north of Gilcrease Avenue, and Jo Marcy Drive east of Tee Pee Lane, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MICHAEL PATREY, Alpha Engineering, 50 South Jones Boulevard, appeared on behalf of the applicant and concurred with staff recommendations.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(1:36)
3-1046

CONDITIONS:

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

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

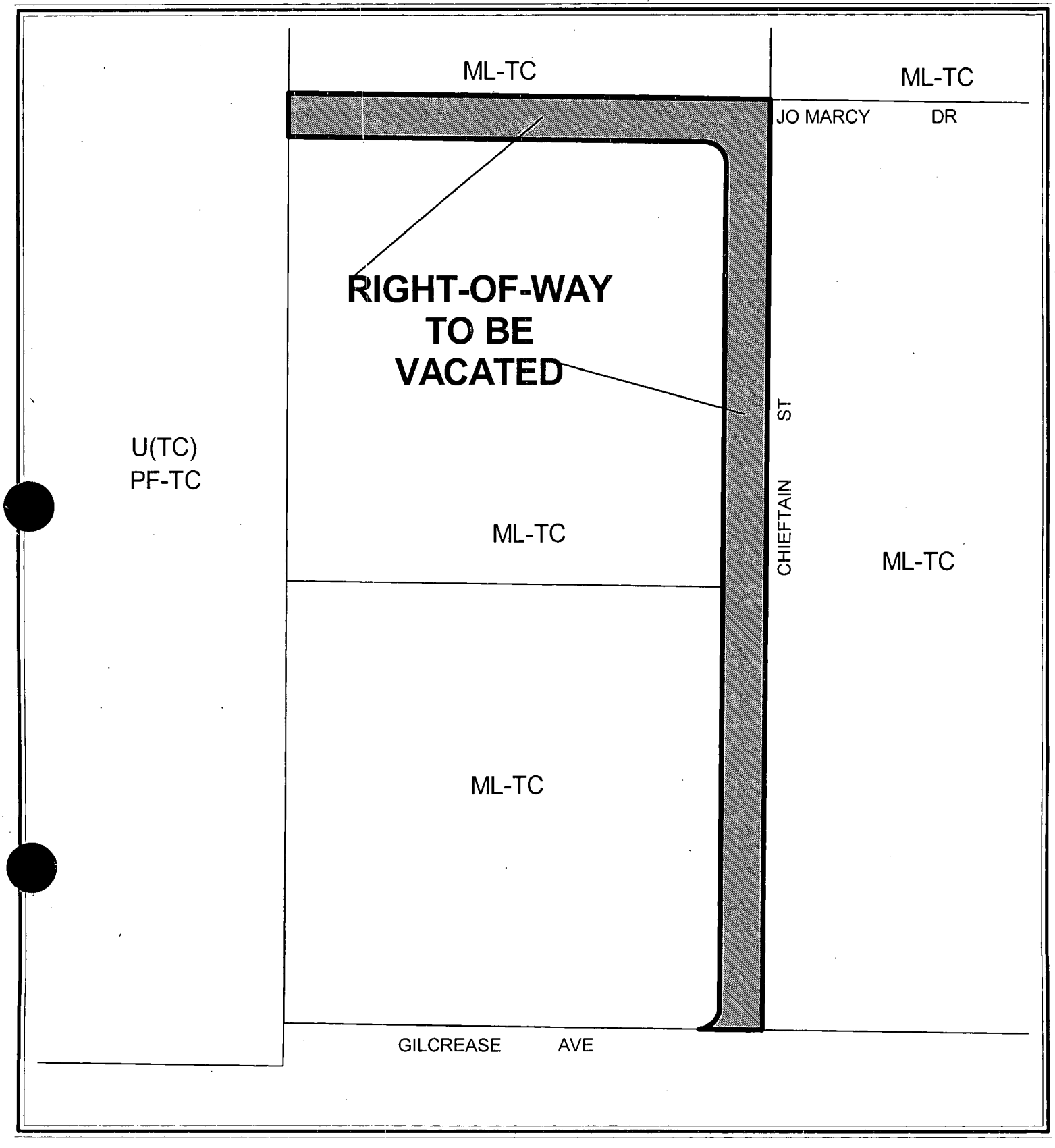
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

CONDITIONS - Continued:

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

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



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CASE: VAC-5019

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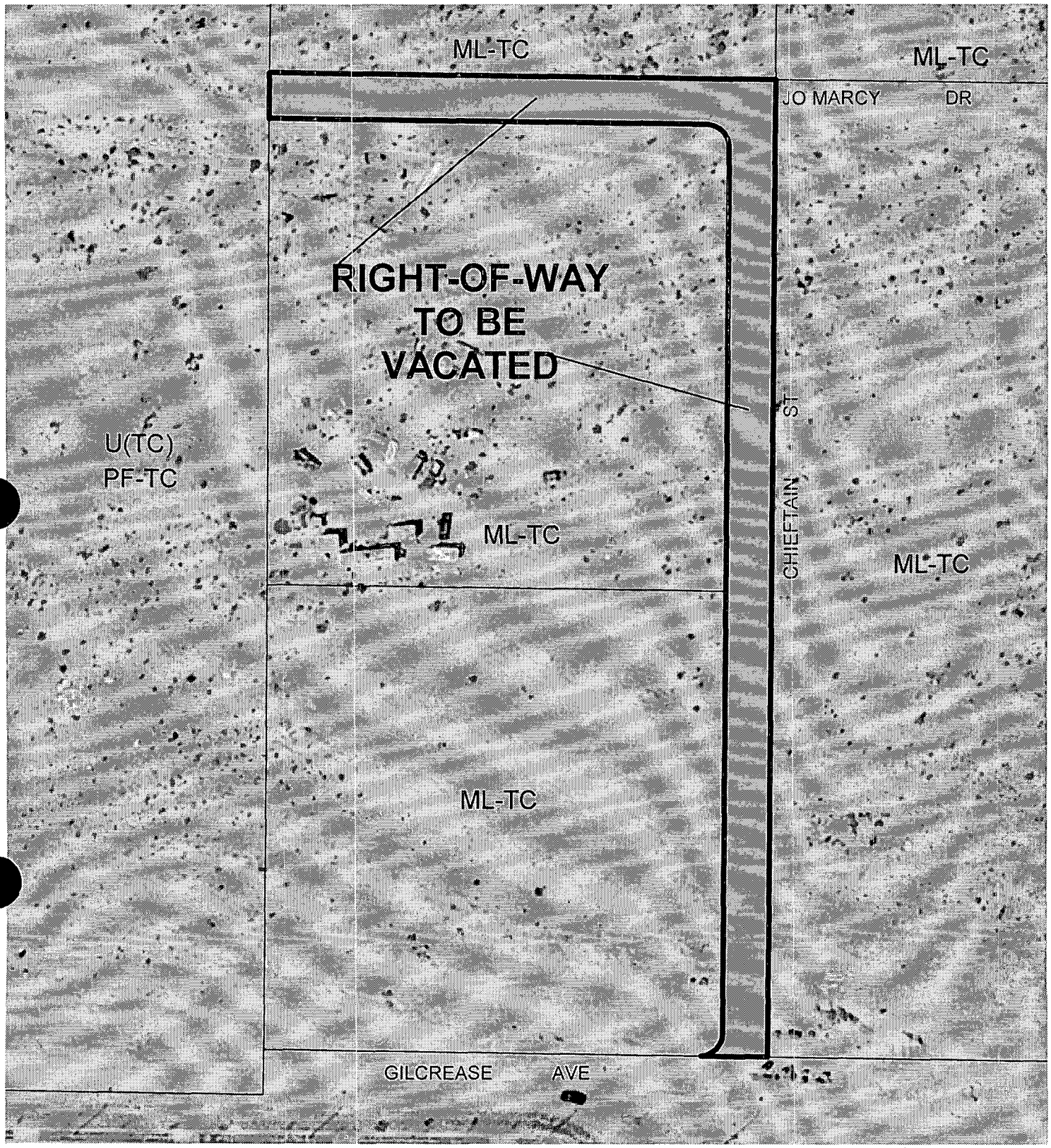

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CASE: VAC-5019

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City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5019 - OWNER/APPLICANT: DR HORTON, INC.

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

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

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

3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-0001-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the parcels were designated as EC-TC (Employment Center Mixed Use – Town Center).
01/17/01	The City Council approved the annexation of adjacent parcels as part of a larger request (A-0003-99). The Planning Commission and staff recommended approval.
11/06/03	The City Council approved the following items on adjacent parcels: a General Plan Amendment (GPA-3066) to ML-TC (Medium-Low Density Residential – Town Center); a Rezoning (ZON-3071) to T-C (Town Center); a Special Use Permit (SUP-3073) for a gated residential subdivision; and a Site Development Plan Review (SDR-3079) for a 195-unit single-family cluster development. The Planning Commission and staff recommended denial of all items except the Rezoning.
03/25/04	The Planning Commission approved a Tentative Map (TMP-3899) for a 195-lot single-family residential subdivision on 25.68 acres adjacent to the south side of Grand Teton Drive, approximately 330 feet east of Tee Pee Lane. Staff recommended approval.
10/07/04	The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #12/ss).

DETAILS OF APPLICATION REQUEST

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

ANALYSIS

A) Planning discussion

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

B) Public Works discussion

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A, as it will completely eliminate some unused rights-of-way that will be incorporated in to a proposed subdivision.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the rights-of-way are unused.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it's for unused right-of-way.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Fort Apache Ranch subdivision.*

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 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5019 APN: 125-18-501-004, 005, 010, 011, 012 & 013

Name of Property Owner: DR Horton

Name of Applicant: DR Horton

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

____Yes ___X___No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Brian P Walsh

Subscribed and sworn before me

This 23 day of June, 2004

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public State of Nevada
No: 98-2673-1
My appt. exp. June 5, 2006

RECEIVED
AUG 13 2004

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

09/17/04

City of Las Vegas

Agenda Item No. 79

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT GENZER ☐ CONSENT ☒ DISCUSSION

SUBJECT:
VACATION

VAC-5024 - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFF'S EDGE, LLC, ET AL - Petition to Vacate U.S. Government Patent Reservations generally located east of Puli Road, between Grand Teton Drive and Jo Marcy Drive, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open for Item 79 [VAC-5024] and Item 80 [VAC-5025].

JEFFERY ARMSTRONG, 2727 South Rainbow Boulevard, appeared on behalf of the applicant to concur with the recommendations.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 79 [VAC-5024] and Item 80 [VAC-5025].
(1:37 - 1:38)
3-1073

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

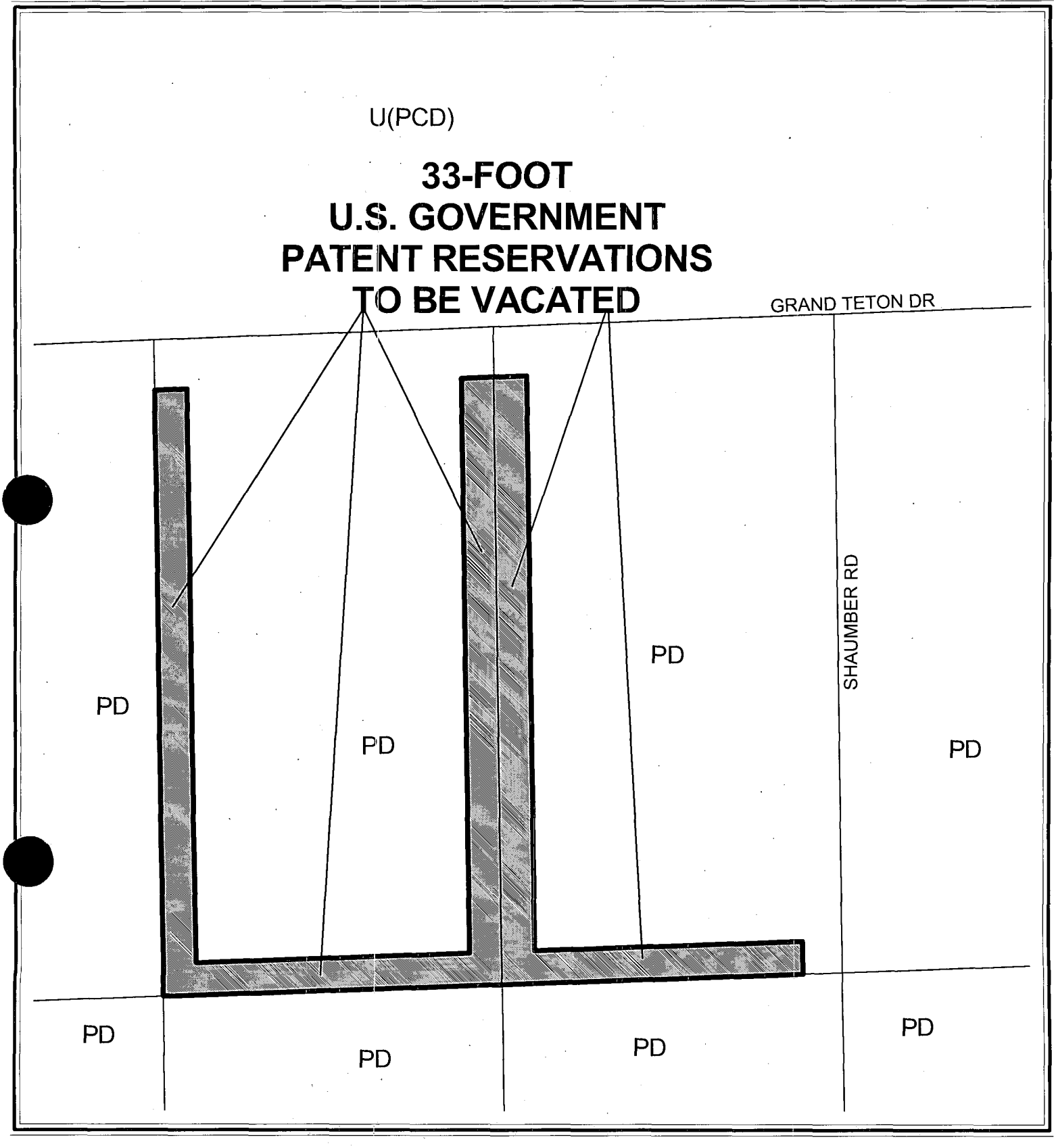
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

CONDITIONS - Continued:

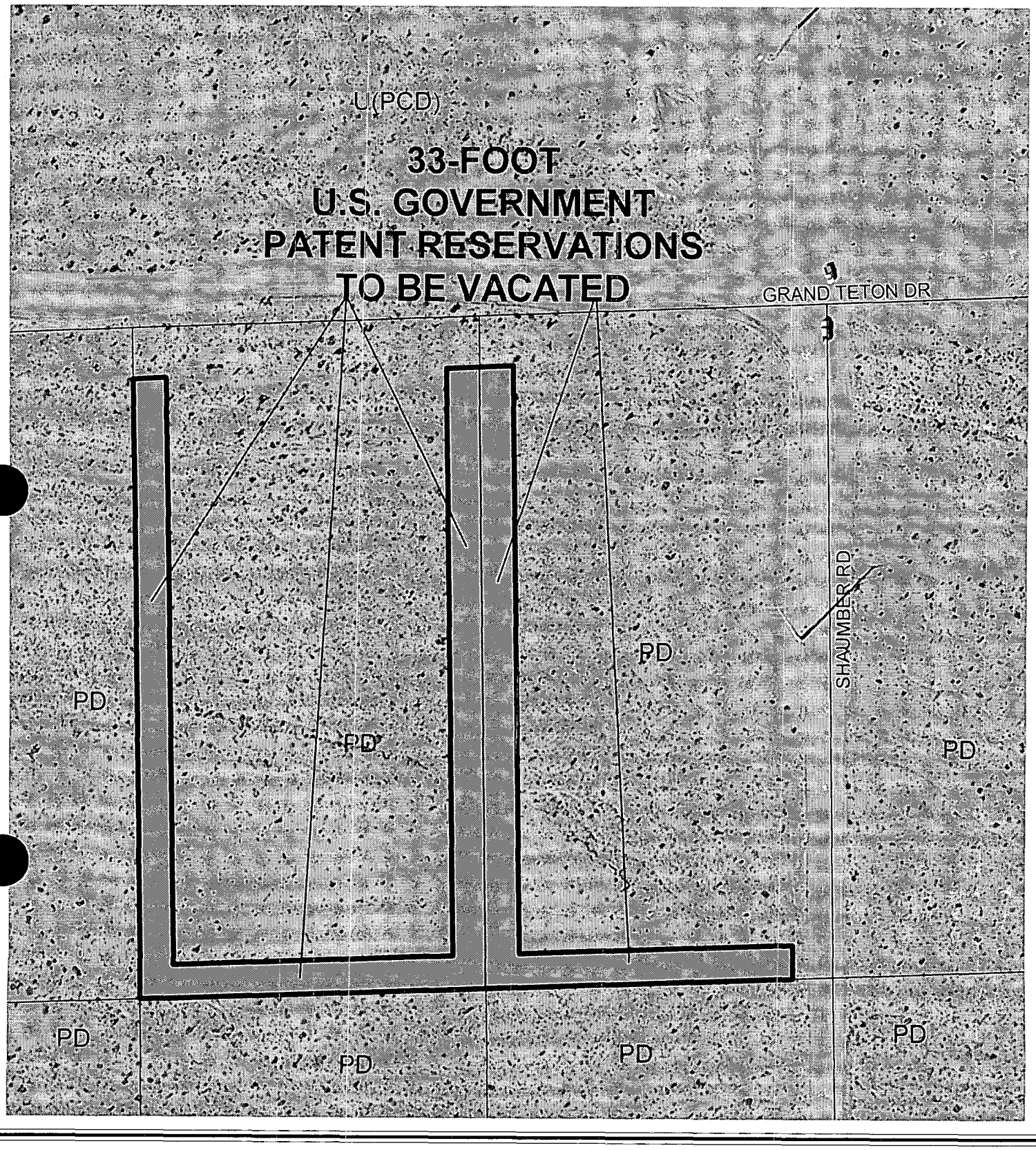
3. All development shall be in conformance with code requirements and design standards of all City departments.

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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



CASE: VAC-5024



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CASE: VAC-5024

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City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5024 - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFFS EDGE, LLC, ET AL

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

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

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

3. All development shall be in conformance with code requirements and design standards of all City departments.

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

02/18/04 The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.

02/18/04 The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval.

08/04/04 The City Council approved an Annexation (ANX-4245) application of property adjacent to the south side of Grand Teton Drive, 660 feet east of Puli Drive. The effective date was August 13, 2004. The Planning Commission and staff both recommended approval.

08/18/04 The City Council approved a Rezoning (ZON-4483) application for the reclassification of 5.00 acres located adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Puli Road from U (Undeveloped) zone [PCD (Planned Community Development) general plan designation] to PD (Planned Development). The Planning Commission and staff both recommended approval.

09/15/04 The City Council approved a Petition to Vacate (VAC-4707) U.S. Government Patent Easements generally located east of Puli Drive between Grand Teton Drive and Farm Road. The Planning Commission and staff both recommended approval.

10/07/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #13/gl).

11/04/04 The Planning Commission will hear a Tentative Map (TMP-5290) application for a 290-lot single-family residential subdivision on 41.1 acres adjacent to the southeast corner of Grand Teton Drive and Puli Road.

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as follows:

The South, East and West thirty-three feet (33'), excepting the north fifty feet (50') of the West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

The South and West thirty-three (33'), excepting the North fifty feet (50') and the East sixty-six and sixty-eight hundredths feet (66.68') of the East Half (E½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

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

B) Public Works discussion

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

NOTICES MAILED 2 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5024 APN: 126-13-101~~-003 &~~ 004

Name of Property Owner: Cliffs Edge LLC

Name of Applicant: KB Homes

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

_____ Yes X No

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

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____ 4-30-04

Print Name: LARRY BROSS

Subscribed and sworn before me

This 4TH day of AUGUST ,20 04

Laura K. Moore

Notary Public in and for said County and State

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5024 APN: 126-13-101-003 ~~& 004~~

Name of Property Owner: Southwest Desert Equities LLC

Name of Applicant: KB Homes

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

_____ Yes __X__ No

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

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature] MS DB

Print Name: JOHN A RITTER

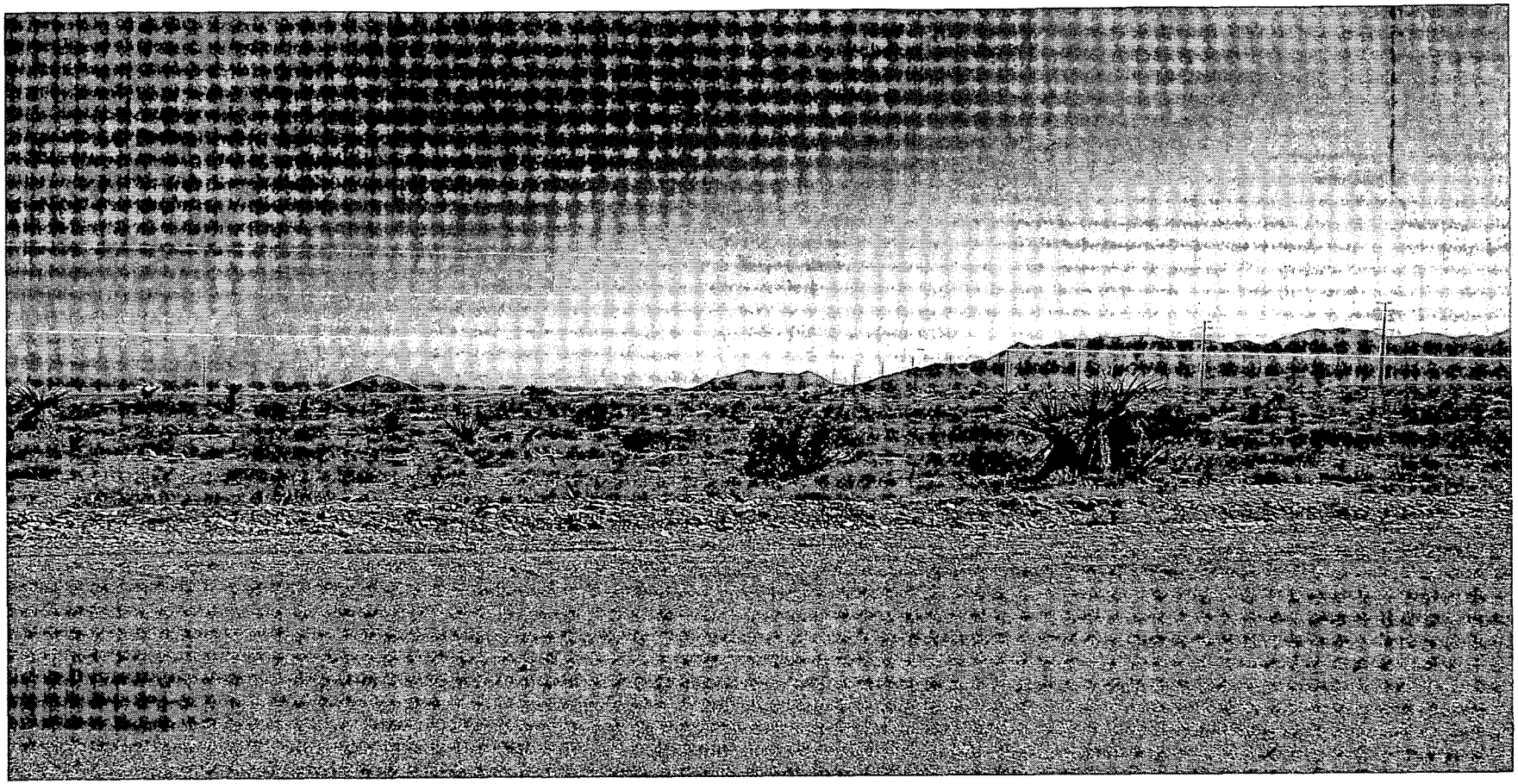
Subscribed and sworn before me

This 5th day of August ,2004

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2008



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

09/17/04

City of Las Vegas

Agenda Item No. 80

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VACATION

VAC-5025 - PUBLIC HEARING - APPLICANT/OWNER: CLIFFS EDGE, LLC - Petition to Vacate U.S. Government Patent Reservations adjacent to the north side of Elkhorn Road between Puli Road and Shaumber Road, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 79 [VAC-5024] for related discussion.
(1:37 - 1:38)
3-1073

CONDITIONS:

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

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

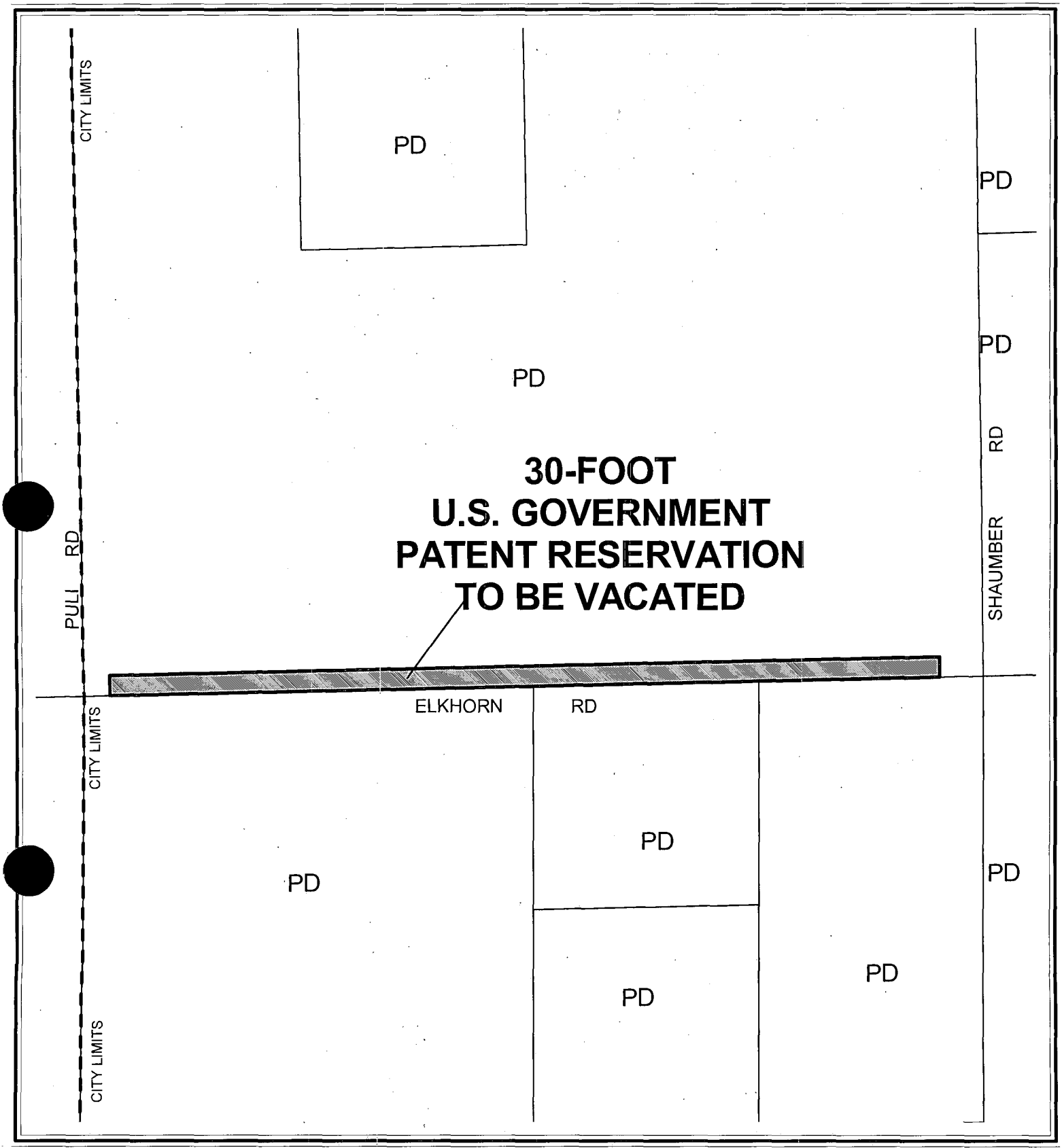
3. All development shall be in conformance with code requirements and design standards of all City departments.

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain

CONDITIONS - Continued:

dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right of way or easement being vacated must be retained.

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



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CASE: VAC-5025

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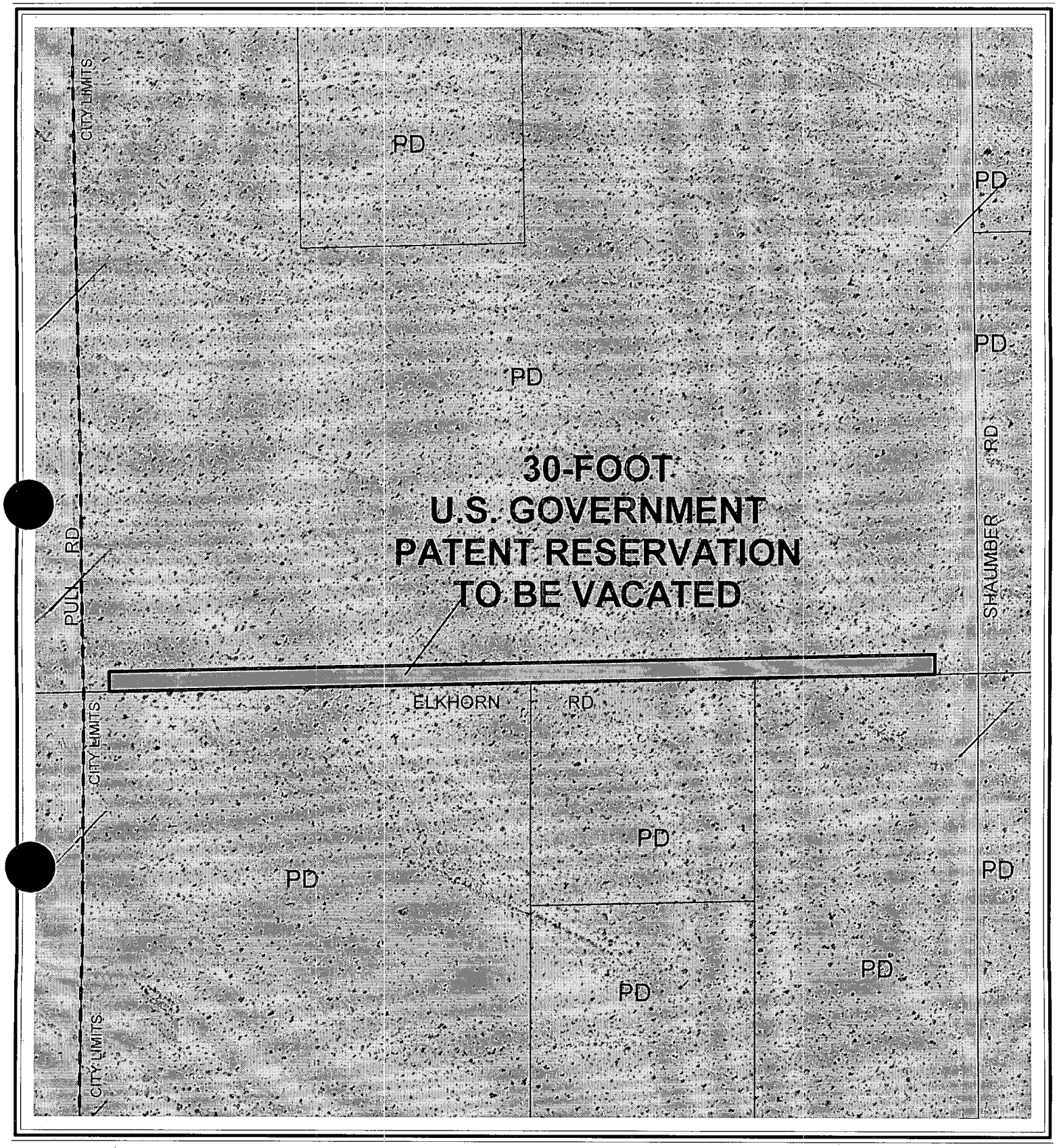

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CASE: VAC-5025

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City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5025 - APPLICANT/OWNER: CLIFFS EDGE, LLC

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

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

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

3. All development shall be in conformance with code requirements and design standards of all City departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate a U.S. Patent Reservation adjacent to the North side of Elkhorn Road between Puli Road and Shaumber Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

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

10/07/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #14/gl).

DETAILS OF APPLICATION REQUEST

The subject property is legally described as the South thirty-feet (30'), excepting the West forty feet (40') and the East Sixty-six and forty-three hundredths feet (66.43') of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

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

B) Public Works discussion

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

NOTICES MAILED 2 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5025 APN: 126-13-401-015

Name of Property Owner: Cliffs Edge LLC

Name of Applicant: Cliffs Edge LLC

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

_____ Yes ✓ No

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

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: MF

Print Name: MARK FIORENTINO

Subscribed and sworn before me

This 8th day of AUGUST ,20 04

Notary Public in and for said County and State

ROGER FRIEND
Notary Public State of Nevada
No. 97-0821-1
My appt. exp.July 16, 2007

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

09/17/04

City of Las Vegas

Agenda Item No. 81

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VACATION

VAC-5043 - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING CORP. - Petition to Vacate a U.S. Government Patent Reservation generally located north of Farm Road, east of Puli Road, Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 81 [VAC-5043] and Item 82 [VAC-5044].

JEFFERY ARMSTRONG, 2727 South Rainbow Boulevard, appeared on behalf of the applicant to concur with the recommendations.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 81 [VAC-5043] and Item 82 [VAC-5044].
(1:38 - 3:39)
3-1128

CONDITIONS:

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

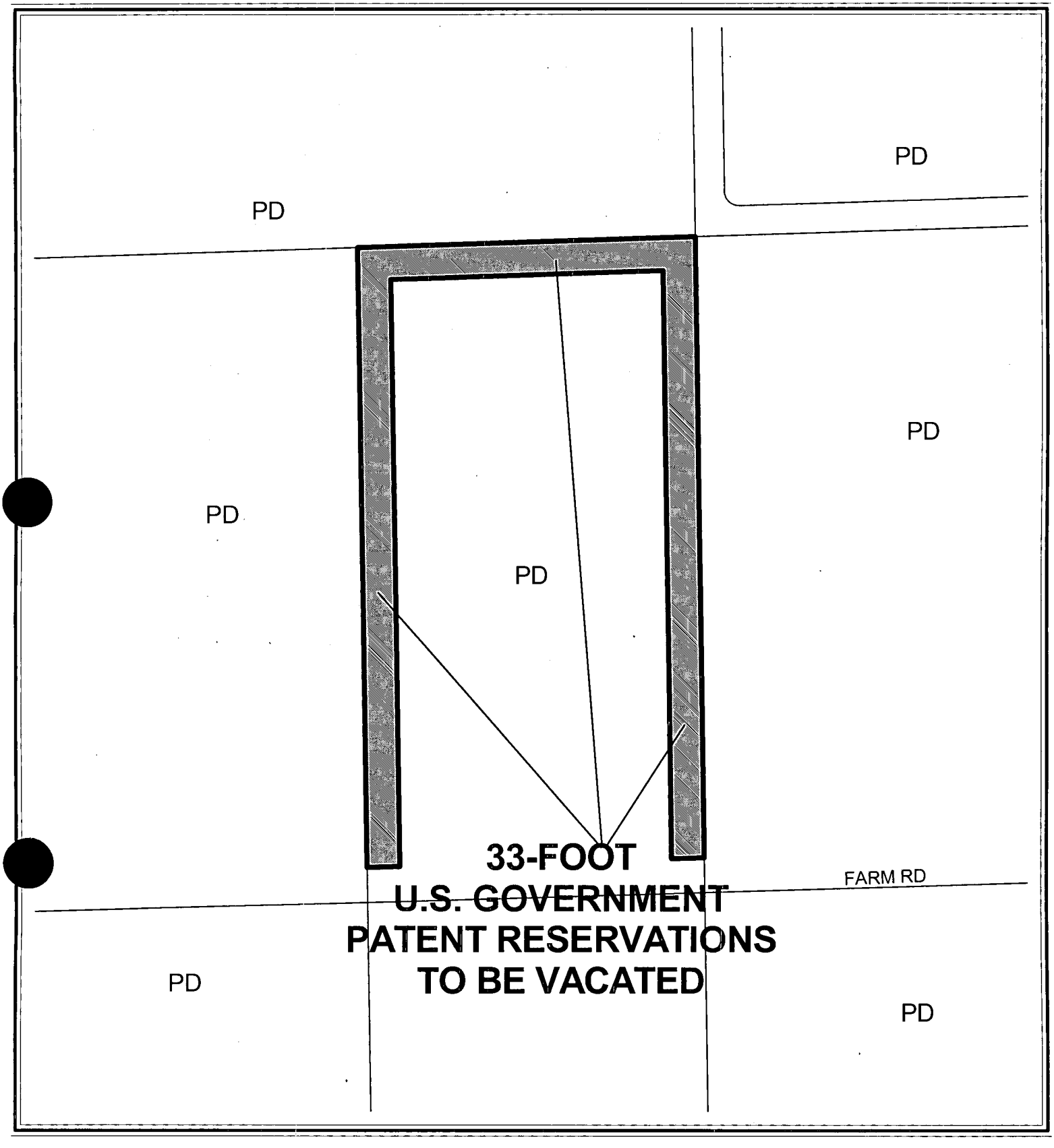
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

CONDITIONS - Continued:

3. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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



CASE: VAC-5043

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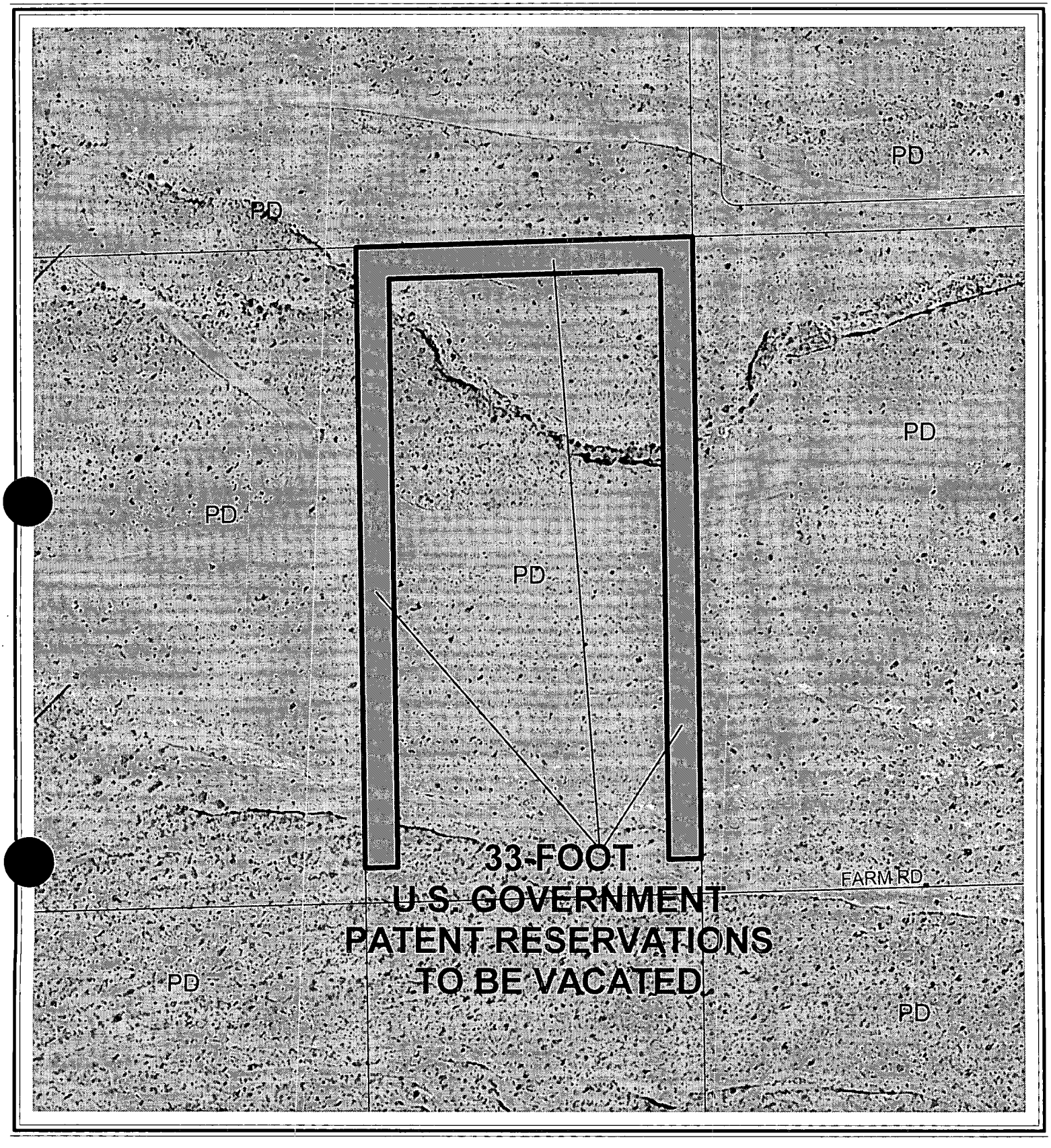

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CASE: VAC-5043

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City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5043 - APPLICANT/OWNER: BEAZER HOMES HOLDING CORP.

** CONDITIONS **

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to:

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

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

3. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

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

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

02/18/04 The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.

05/05/04 The City Council approved a Major Modification (MOD-3955) request to the Cliff's Edge Master Development Plan to change land use designations from: village commercial to: medium low density residential and medium residential; from: medium residential to: residential small lot; and from: medium low density residential to: pump & reservoir; to modify section 6.2.3 regarding retaining walls; and to modify table 1 (section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval on 04/08/04.

06/24/04 The Planning Commission approved a Tentative Map (TMP-4431) application for a proposed 313 lot single-family residential subdivision on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road. Staff recommended approval.

10/07/04 The Planning Commission voted 5-0-2 to recommend APPROVAL (PC Agenda Item #15/pl).

DETAILS OF APPLICATION REQUEST

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

ANALYSIS

A) Planning discussion

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

B) Public Works discussion

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

NOTICES MAILED 2 by City Clerk

APPROVALS 0

PROTESTS 0

PATENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Beazer Homes Holdings Corp

Name of Applicant: Beazer Homes Holdings Corp

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

_____ Yes _____ No

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

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Kirk Bryan Wilson

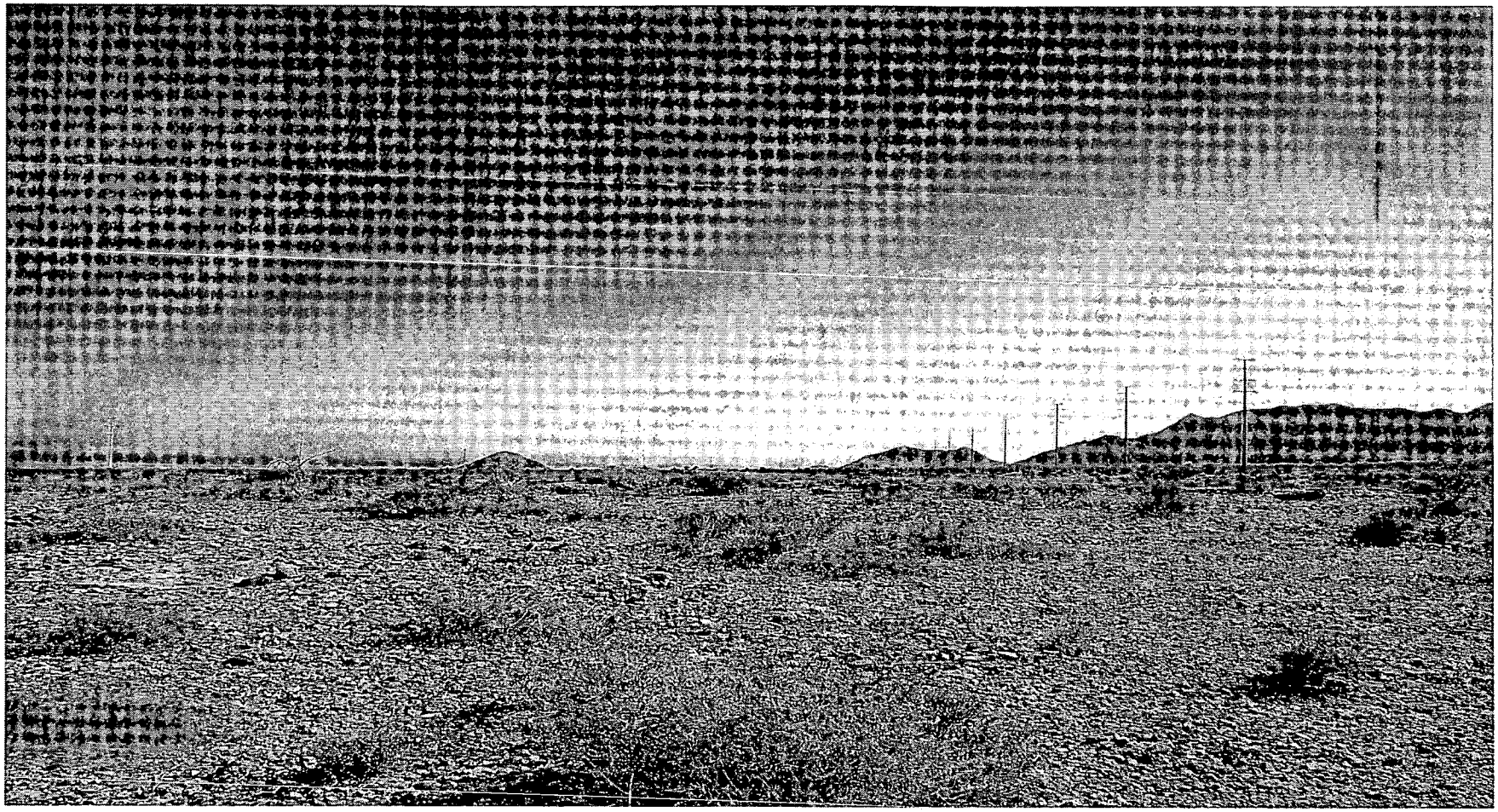
Subscribed and sworn before me

This 9th day of August ,20 04

Rebecca L Fowler

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
REBECCA L. FOWLER
My Appointment Expires
No: 03-94274-1 September 19, 2007



VAC-5043 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING CORP.
NORTH OF FARM ROAD, EAST OF PULI ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No. 82

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VACATION

VAC-5044 - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORP. - Petition to Vacate unused public rights-of-way generally located north of Farm Road, east of Puli Road, Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 81 [VAC-5043] for related discussion.
(1:38 - 3:39)
3-1128

CONDITIONS:

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

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

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

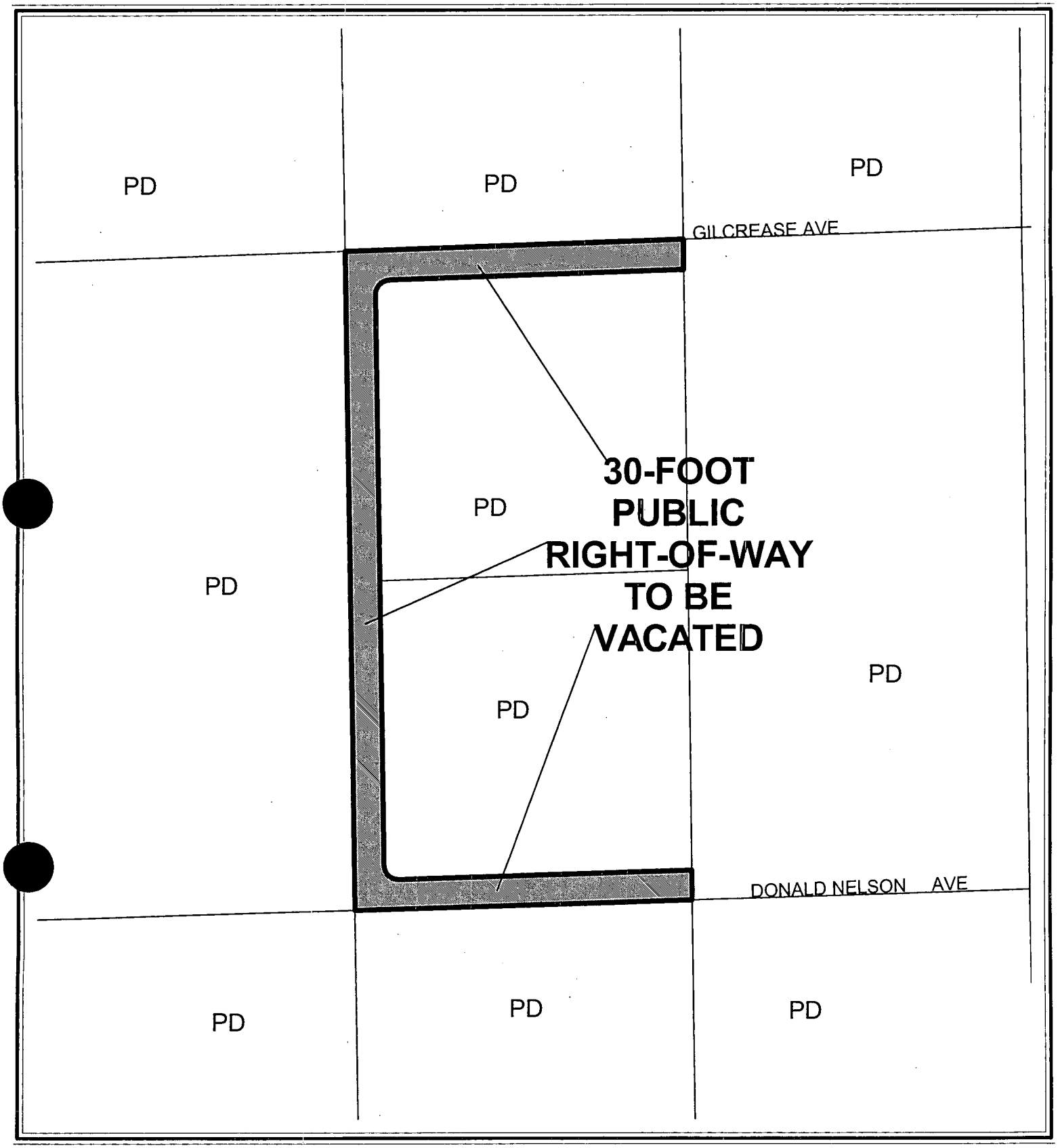
4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application

CONDITIONS - Continued:

if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right of way or easement being vacated must be retained.

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



CASE: VAC-5044

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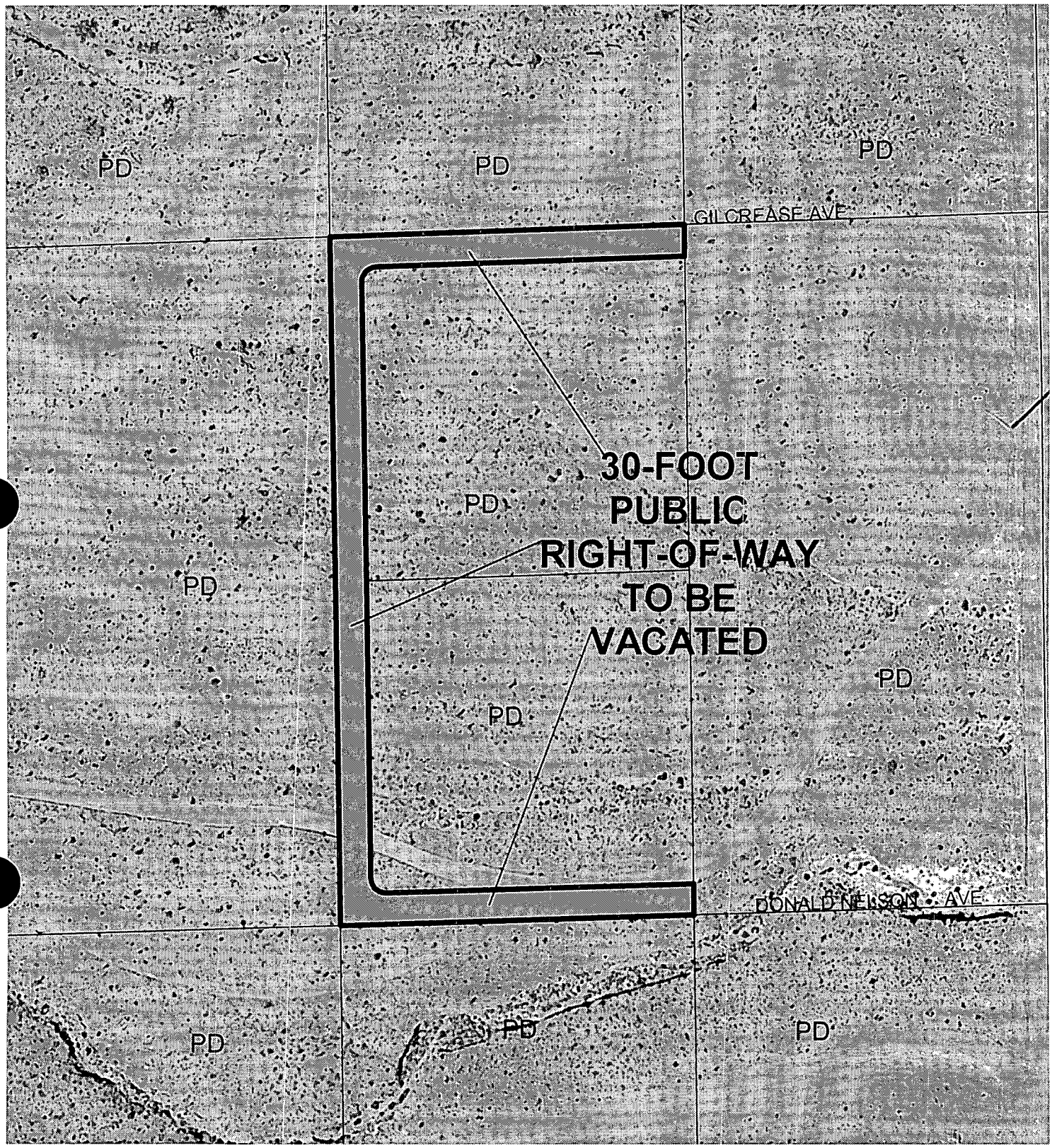


CASE: VAC-5044

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5044 - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORP.

** CONDITIONS **

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to:

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

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

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

4. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

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

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

02/18/04 The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.

05/0504 The City Council approved a Major Modification (MOD-3955) request to the Cliff's Edge Master Development Plan to change land use designations from: village commercial to: medium low density residential and medium residential; from: medium residential to: residential small lot; and from: medium low density residential to: pump & reservoir; to modify section 6.2.3 regarding retaining walls; and to modify table 1 (section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval on 04/08/04.

06/24/04 The Planning Commission approved a Tentative Map (TMP-4431) application for a proposed 313 lot single-family residential subdivision on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road. Staff recommended approval.

10/07/04 The Planning Commission voted 5-0-2 to recommend APPROVAL (PC Agenda Item #16/pl).

DETAILS OF APPLICATION REQUEST

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

ANALYSIS

A) Planning discussion

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

B) Public Works discussion

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it will completely eliminate unused rights-of-way that will be incorporated into a proposed subdivision.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the rights-of-way are unused.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Beazer at Cliff's Edge Pod 205 subdivision.*

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

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

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

NOTICES MAILED 2 by City Clerk

APPROVALS 0

PROTESTS 0

KOW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Beazer Homes Holdings Corp

Name of Applicant: Beazer Homes Holdings Corp

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

_____ Yes _____ No

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

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Kirk Bergstrom

Subscribed and sworn before me

This 9th day of August ,20 04

Rebecca L Fowler

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
REBECCA L. FOWLER
My Appointment Expires
September 19, 2007
No: 03-94274-1

VAC-5044 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORP.
NORTH OF FARM ROAD, EAST OF PULI ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No. 83

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VARIANCE

VAR-5086 - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION, INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN - Request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD AND ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED on 1.38 acres at 1821 Western Avenue (APN: 162-04-703-005 and 006), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	**Planning Commission Mtg.**	1
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Backup referenced from the 10/7/2004 Planning Commission Item 46

MOTION:

MONCRIEF - APPROVED subject to conditions - UNANIMOUS

NOTE: MAYOR GOODMAN disclosed that the applicant, J. EMMETT SULLIVAN, is a friend and neighbor, but he did not believe it would affect his ability to participate in the hearing. He included that STEPHEN QUINN is a friend as well but that also would not affect his judgment on the matter.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 83 [VAR-5086] and Item 84 [SDR-5085].

STEPHEN QUINN, 2319 Western Avenue, appeared and initially shared his regret that ROBERT GENZER, Director, Planning and Development, will be retiring in the near future. He then confirmed staff's findings of 63 properties in the notification area, 40 of which do not have ten-foot side-yard setbacks. The development complies with all other standards except for the side yard setbacks and has combined two blocks that integrate it for a more efficient use. The landscape waivers are merely to reconfigure the layout, making the project more functional and will not affect the amount of plants. He noted there was a minor change to the 8/18/2004 plan which included two roll-up doors at the front building. MARGO WHEELER, Deputy Director, Planning and Development, confirmed those changes were reflected in the plan.

VICTORIA QUINN, 350 South Rancho Drive, expressed her appreciation for development taking place in the Downtown area. She expressed her excitement with being a part of Ward 1 and thanked Council

MINUTES - Continued:
for the consideration.

MAYOR GOODMAN commented on the critical nature of this street as a gateway to the Downtown area and entertainment district. He acknowledged a letter written to the Planning Commission that addressed concern for property depreciation in the area. He stated he believes, if anything, this project will contribute to the appreciation of the area.

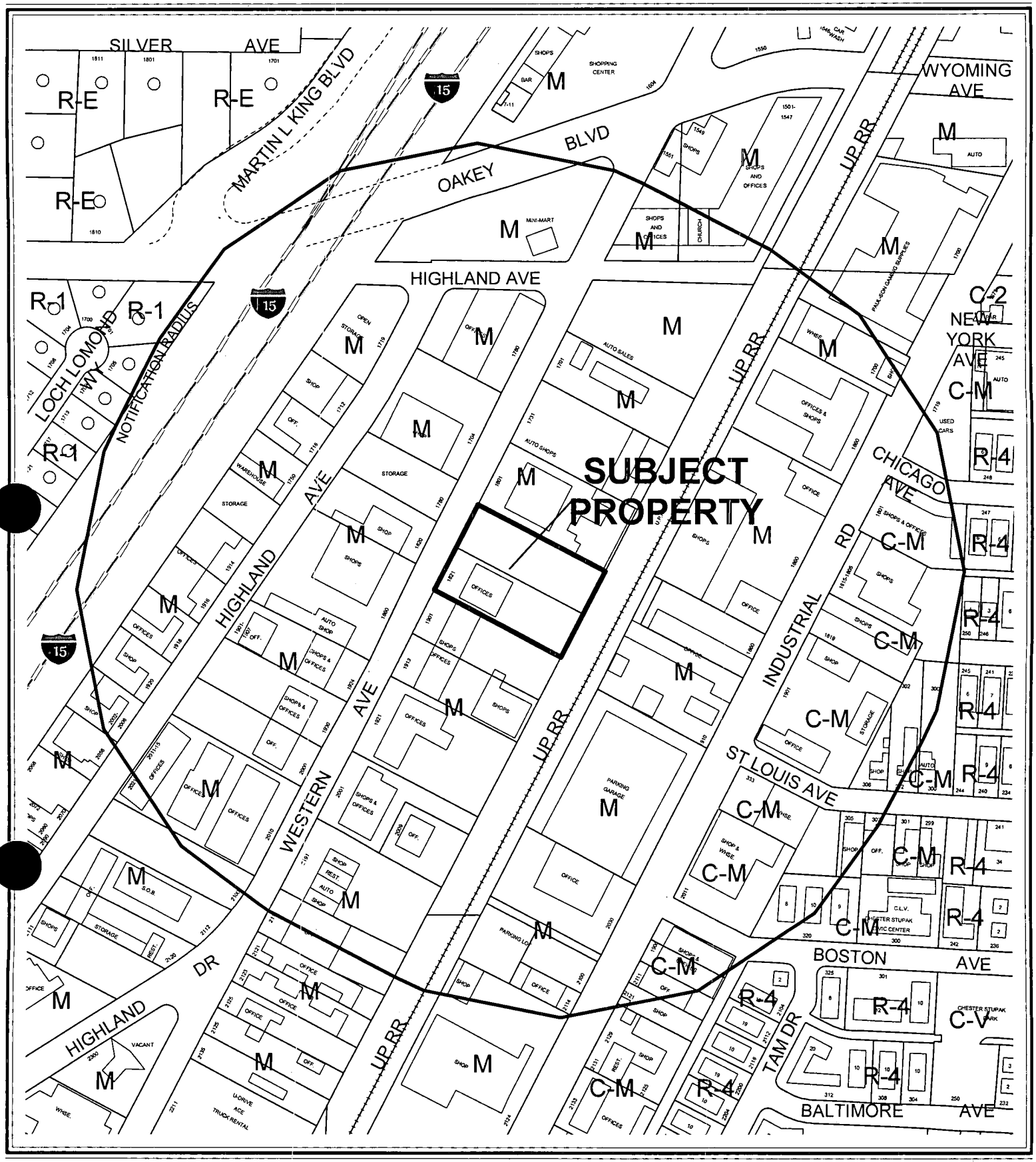
COUNCILWOMAN MONCRIEF stated that little development has occurred for this industrial area and considered the setbacks to be sufficient.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 83 [VAR-5086] and Item 84 [SDR-5085].
(1:41 - 1:46)
3-1172

CONDITIONS:
Planning and Development
1. Approval of and conformance to the Conditions of Approval for an accompanying Site Development Plan Review (SDR-5085).

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

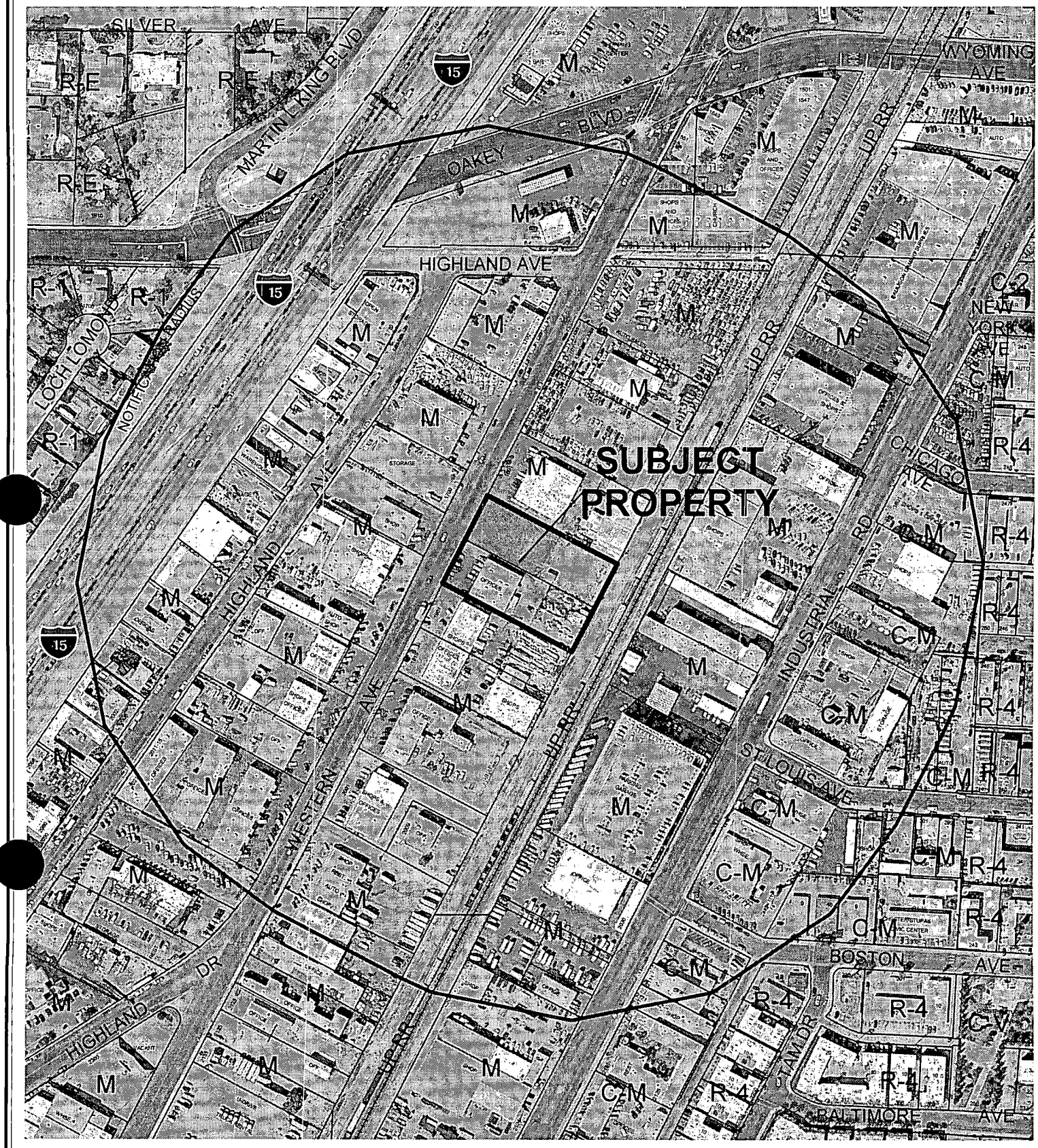


0 200 400 Feet

CASE: **VAR-5086**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **VAR-5086**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5086 - APPLICANT: PRECISION CONSTRUCTION, INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for an accompanying Site Development Plan Review (SDR-5085).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow zero-foot setbacks where 10 feet is the minimum required on 1.38 acres at 1821 Western Avenue.

B) Applicant's Justification

In a letter attached to this application, the applicant presents the following reasons to justify the request for a Variance.

- The parcel, which was laid out years ago, is small in size.
- Numerous buildings in this area have been built along Western Avenue with a zero-foot side yard setback.
- With the large amount of homeless which frequently patrol this area, it would be very problematic to police the side yards, which would be out of our view.
- With the approval of this variance, this project will become a reality along Western Avenue thus increasing the value along this thoroughfare.

BACKGROUND INFORMATION

A) Actions

There are no previous zoning actions recorded for this property.

10/07/04 The Planning Commission recommended approval of a related item (SDR-5085).

10/07/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #46/dds).

B) Pre-Application Meeting

08/13/04 The staff met with the prospective applicant to review a proposal to construct four buildings, containing office and warehouse space on the subject property. Details discussed included the following:

- The parking space requirements for office and warehouse space.
- The need for a Variance for the side yard setbacks.
- Landscaping requirements and the need for a Waiver in the buffer and parking lot tree standards.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.38

B) Existing Land Use

Subject Property:	Undeveloped and office use
North:	Auto shop
South:	Shop
East:	Office use
West:	Storage yard and shop

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/Research)
North:	LI/R (Light Industrial/Research)
South:	LI/R (Light Industrial/Research)
East:	LI/R (Light Industrial/Research)
West:	LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial)
West:	M (Industrial)

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan. The Southeast Sector Map designates the future land use for this property as LI/R (Light Industrial/Research). The property is zoned M (Industrial), which is a zone permitted in the LI/R classification.

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

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

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08.050, the development standards for the subject site are shown in the following table along with an indication of the proposed development's compliance with these standards.

Standards	Required	Proposed	Compliance
Min. Lot Size	NA	NA	NA
Min. Lot Width	100 feet	200 feet	Y
Min. Setbacks			
• Front	10 feet	10 feet	Y
• Side	10 feet	0 feet	N
• Corner	10 feet	NA	Y
• Rear	20 feet	42 feet	Y
Max. Building Height	NA	NA	NA

The proposed development would comply with all the site development standards, except for the side yard setback. Ten feet is required for a side yard; however, no side yard is proposed. Consequently, the applicant is asking for a variance to permit zero-foot side yards.

B) General Analysis and Discussion

This application is a request for approval of a Variance to allow zero-foot side yard setbacks where 10 feet is the minimum required. This proposal would combine two lots into an integrated office and warehouse complex. By the configuration of the buildings on the property with zero side yards, the interior space of the development would be used for parking, loading, drives and aisles, resulting in a more efficient and attractive development.

FINDINGS

Buildings without side yards are predominate in the area; there appear to be more buildings without side yards than buildings that have them within the notice area.

The buildings proposed for this site are intended for office and warehouse uses. By placement of the buildings on the side lot lines, the applicant is able to make more efficient use of the property by using the interior space for parking, loading, drives and aisles. This development configuration should result in no encumbrance upon adjacent properties, particularly for the property to the south, which already is occupied by a building with zero side yards. For these reasons, approval of the variance request is recommended.

NOTICES MAILED 63 by City Clerk

APPROVALS 1

PROTESTS 1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5086 APN: 162-04-703-005 & 006

Name of Property Owner: J. Emmett Sullivan & Patricia Sullivan

Name of Applicant: Sandpiper Strand ~~Quiet Family Trust~~ A.T.C. 8-4-04

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

____ Yes X No

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

City Official: N/A

Partner(s): N/A

APN: _____

Signature of Property Owner/Authorized Agent: William R. Morse

Print Name: WILLIAM R. MORSE, ESQ., Attorney for J. EMMETT & PATRICIA SULLIVAN

Subscribed and sworn before me

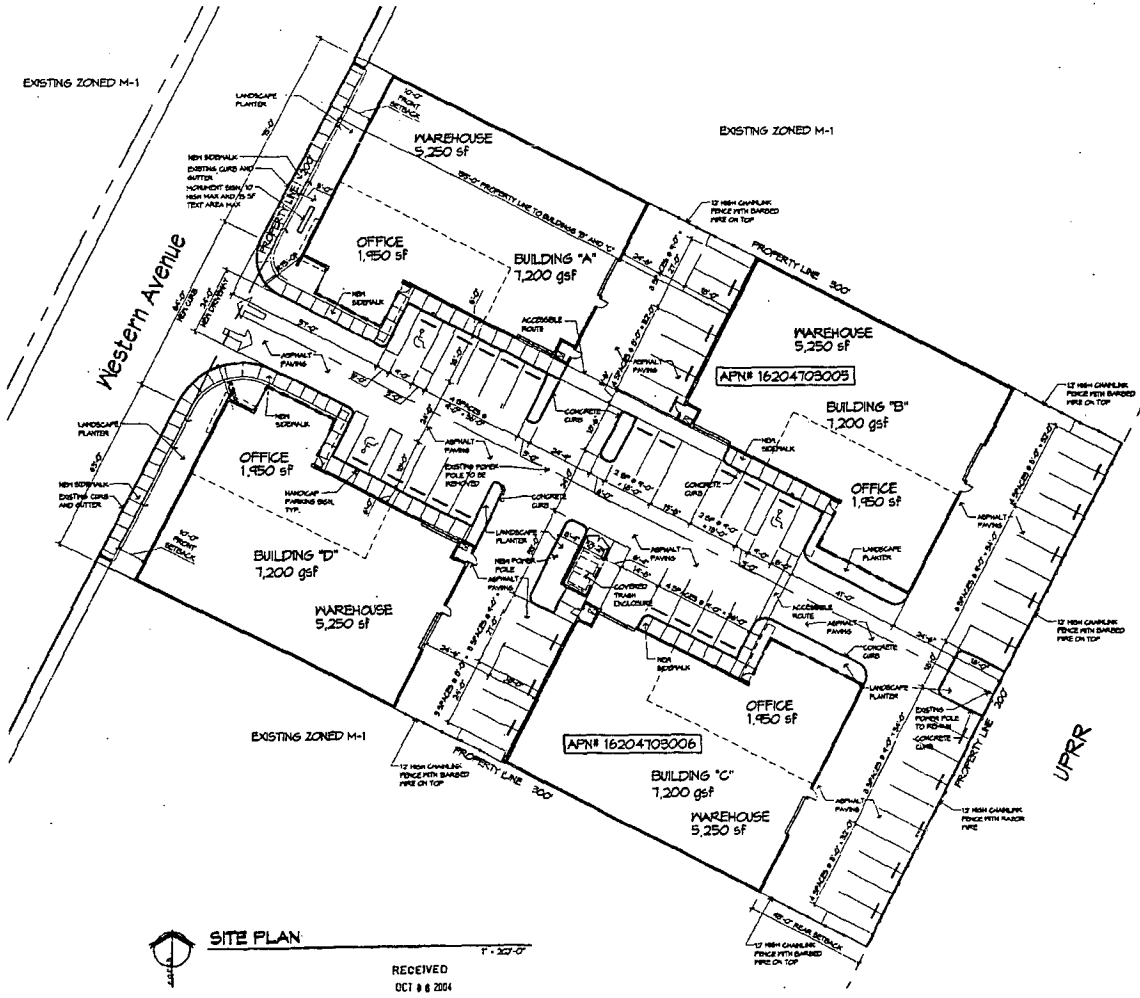
This 5th day of August, 20 04.

Suzanne Jerome

Notary Public in and for said County and State

SUZANNE JEROME
Notary Public - State of Nevada
Appt. Recorded in Clark County
My Appointment Expires 11-20-04

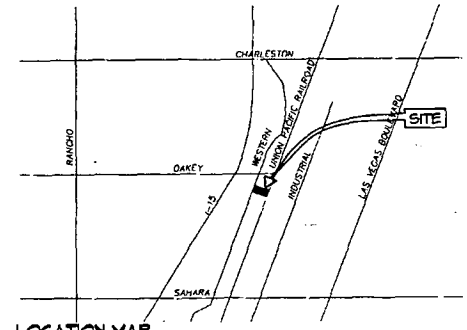
Nevada # 00-66022-1



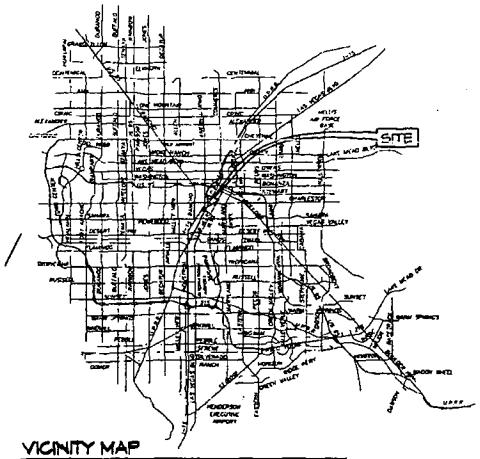
SITE PLAN

1" = 20'-0"

RECEIVED
OCT 0 6 2004



LOCATION MAP



VICINITY MAP

ACCESSOR'S PARCEL NUMBERS 162-04-703-005
162-04-703-006

SITE INFORMATION

BUILDING AREA		REQ'D PARKING	PROVIDED
Office	7,800 SF	1: 300 = 26	26
Warehouse	20,800 SF	1: 1000 = 21	23
	28,600 SF	47	49

15 Compact Spaces Allowed (52 sp * 30% = 15.6)
15 Compact Spaces Provided

Handicapped Parking	1-50 UP TO 100 = 3	3
TOTAL PARKING PROVIDED		52

ZONING INFORMATION

Zoning District: M

Minimum Lot Size N/A
Lot Size: 60,000 SF or 1.38 Acres
Maximum Lot Coverage Allowed N/A
(F.A.R.) Lot Coverage Provided 47.7% = 28,600 SF

	REQUIRED	PROVIDED
Front Yard	10'	10'
Side Yard	10'	0' (Variance Requested)
Rear Yard	0'	49'

Maximum Building Height Allowed	N/A	
Actual Building Height		35'

VAR-5086
SDR-5085
10-07-04 PC
REVISED 10-06-04

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

RBSA
R Brandon Sprague Architects
1208 South 4th Street, Suite 304
Las Vegas, Nevada 89104
P 702.831.1308
F 702.834.1313

RBSA PROJECT NO. 04.031

ARCHITECT

ENGINEER

NOTES

COPYRIGHT © R BRANDON SPRAGUE ARCHITECT

NO.	DESCRIPTION	DATE
1	SITE DEV. SUBMITTAL	8.18.04

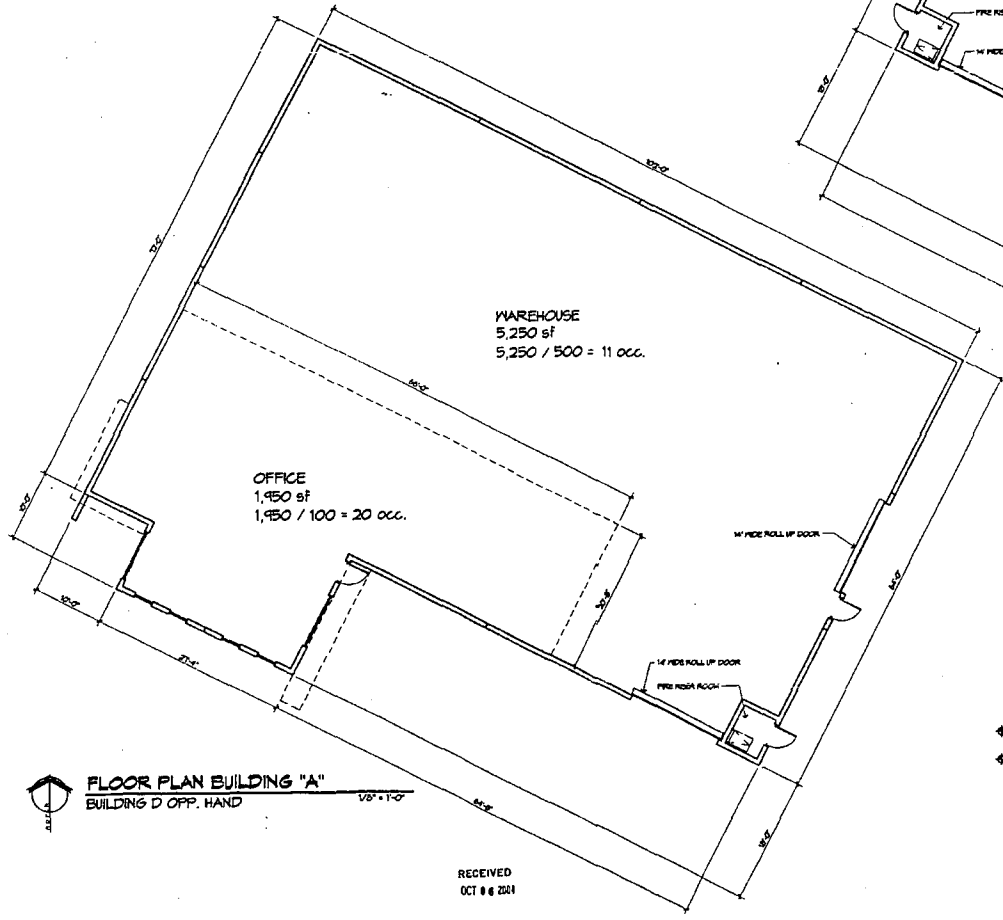
ISSUED

TITLE
SITE PLAN
VICINITY MAP
SITE INFO

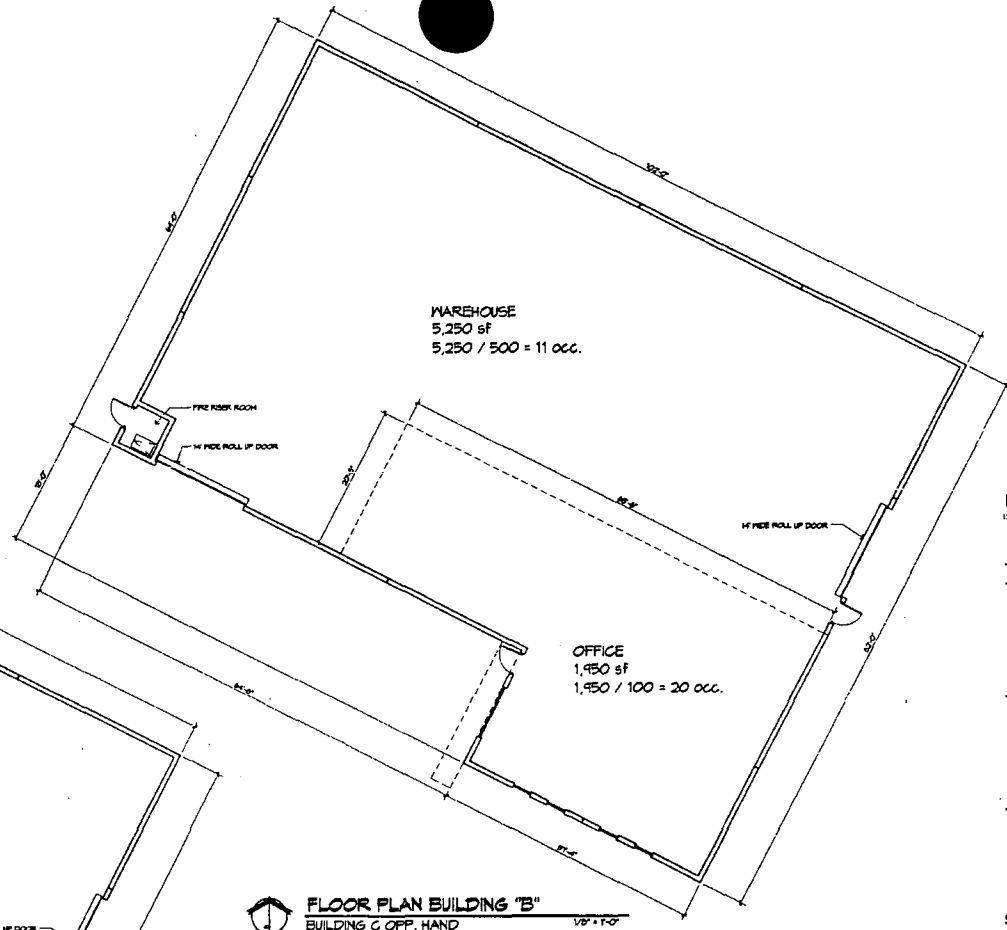
RECEIVED
OCT 0 6 2004

DRAWING NO.
AC100

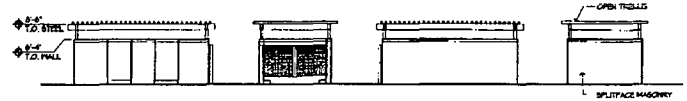
VAR-5086 10-7-04 PC
SDR-5085 REVISED 10-6-04



FLOOR PLAN BUILDING "A"
BUILDING D OPP. HAND
1/8" = 1'-0"



FLOOR PLAN BUILDING "B"
BUILDING C OPP. HAND
1/8" = 1'-0"



ELEVATIONS
TRASH ENCLOSURE
1/8" = 1'-0"

RECEIVED
OCT 0 6 2004

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

DDSA
R Brandon Spragal Architects
1300 South 4th Street Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1313
rbsa@cox.net

RBSA PROJECT NO. 04.031

ARCHITECT

ENGINEER

NOTES

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NO.	DESCRIPTION	DATE
1	SITE DEV. SUBMITTAL	8.18.04

ISSUED

TITLE

FLOOR PLAN

RECEIVED
OCT 0 6 2004

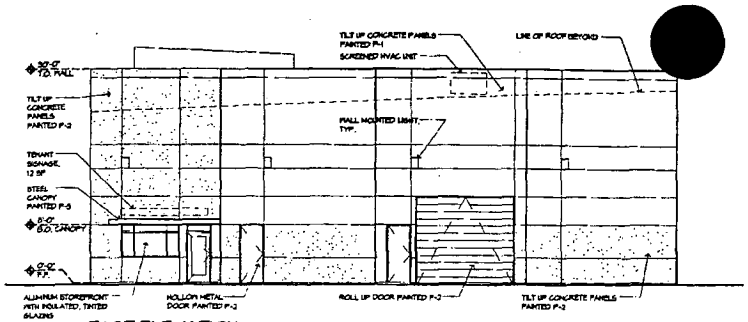
DRAWING NO.

A100

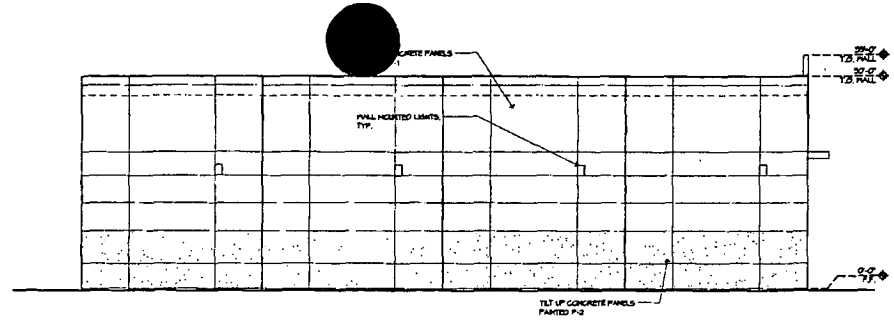
VAR-5086
SDR-5085
10-07-04 PC
REVISED 10-06-04

VAR-5086
SDR-5085

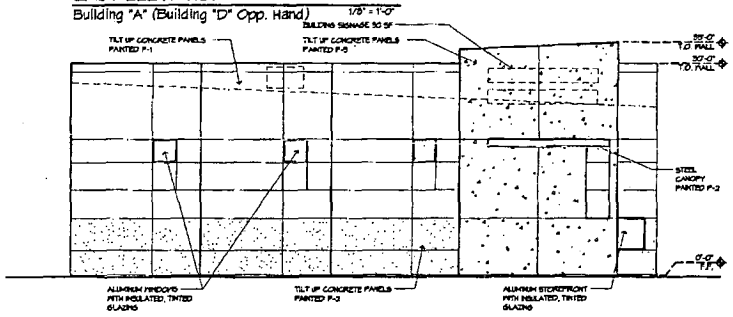
10-7-04 PC
REVISED 10-6-04



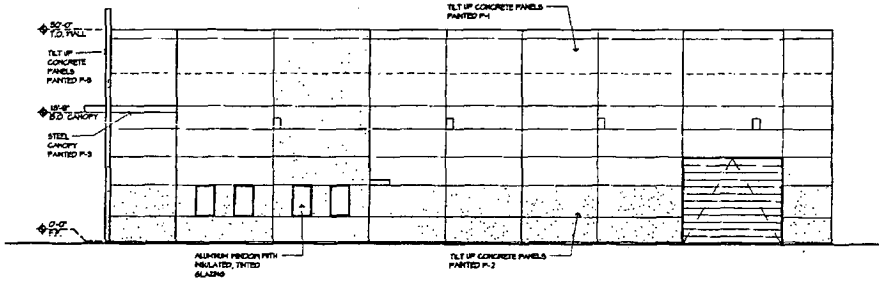
EAST ELEVATION
Building "A" (Building "D" Opp. Hand) 1/8" = 1'-0"



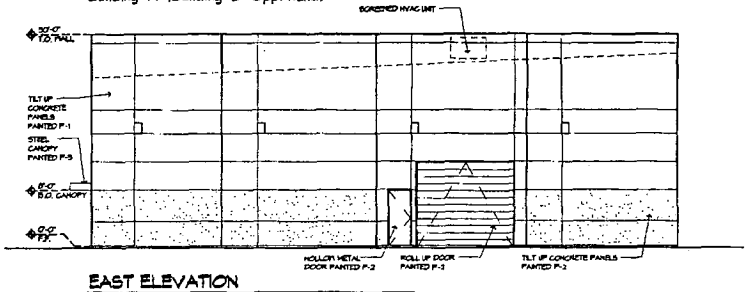
NORTH ELEVATION
Building "A" (Building "D" Opp. Hand) 1/8" = 1'-0"



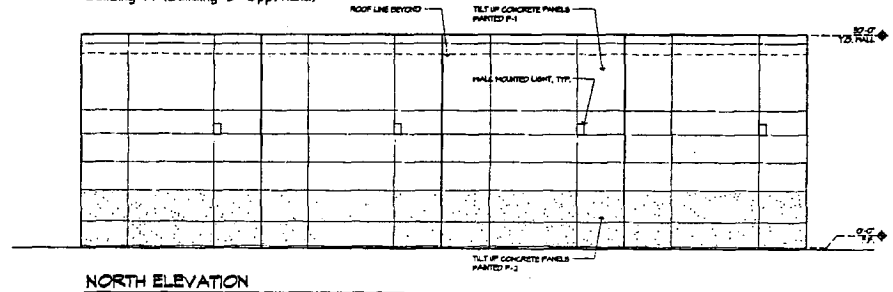
WEST ELEVATION
Building "A" (Building "D" Opp. Hand) 1/8" = 1'-0"



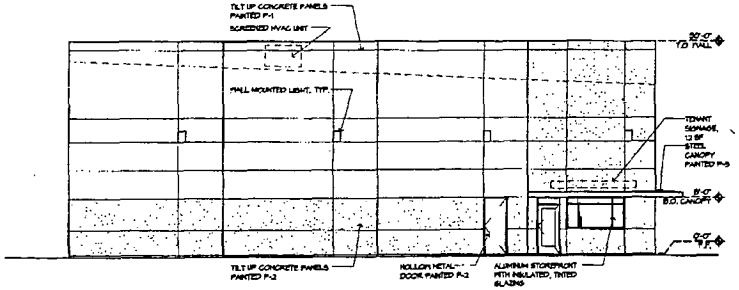
SOUTH ELEVATION
Building "A" (Building "D" Opp. Hand) 1/8" = 1'-0"



EAST ELEVATION
Building "B" (Building "C" Opp. Hand) 1/8" = 1'-0"

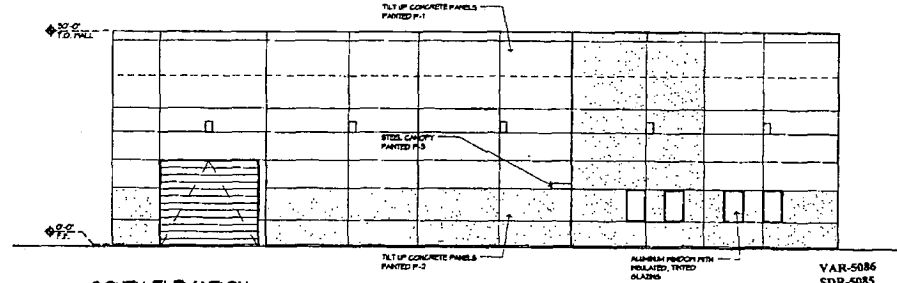


NORTH ELEVATION
Building "B" (Building "C" Opp. Hand) 1/8" = 1'-0"



WEST ELEVATION
Building "B" (Building "C" Opp. Hand) 1/8" = 1'-0"

RECEIVED
OCT 0 6 2004



SOUTH ELEVATION
Building "B" (Building "C" Opp. Hand) 1/8" = 1'-0"

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

R Brandon Sprague Architects
1300 South 4th Street Suite 206
Las Vegas, Nevada 89104
P 702.839.1300
F 702.839.1313
rbsa@cox.net

RBSA PROJECT NO. 04.031

ARCHITECT

ENGINEER

NOTES

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NO.	DESCRIPTION	DATE
1	SITE DEV. SUBMITTAL	8.18.04

ISSUED

TITLE
EXTERIOR ELEVATIONS BUILDINGS A&B C & D OPP. HAND

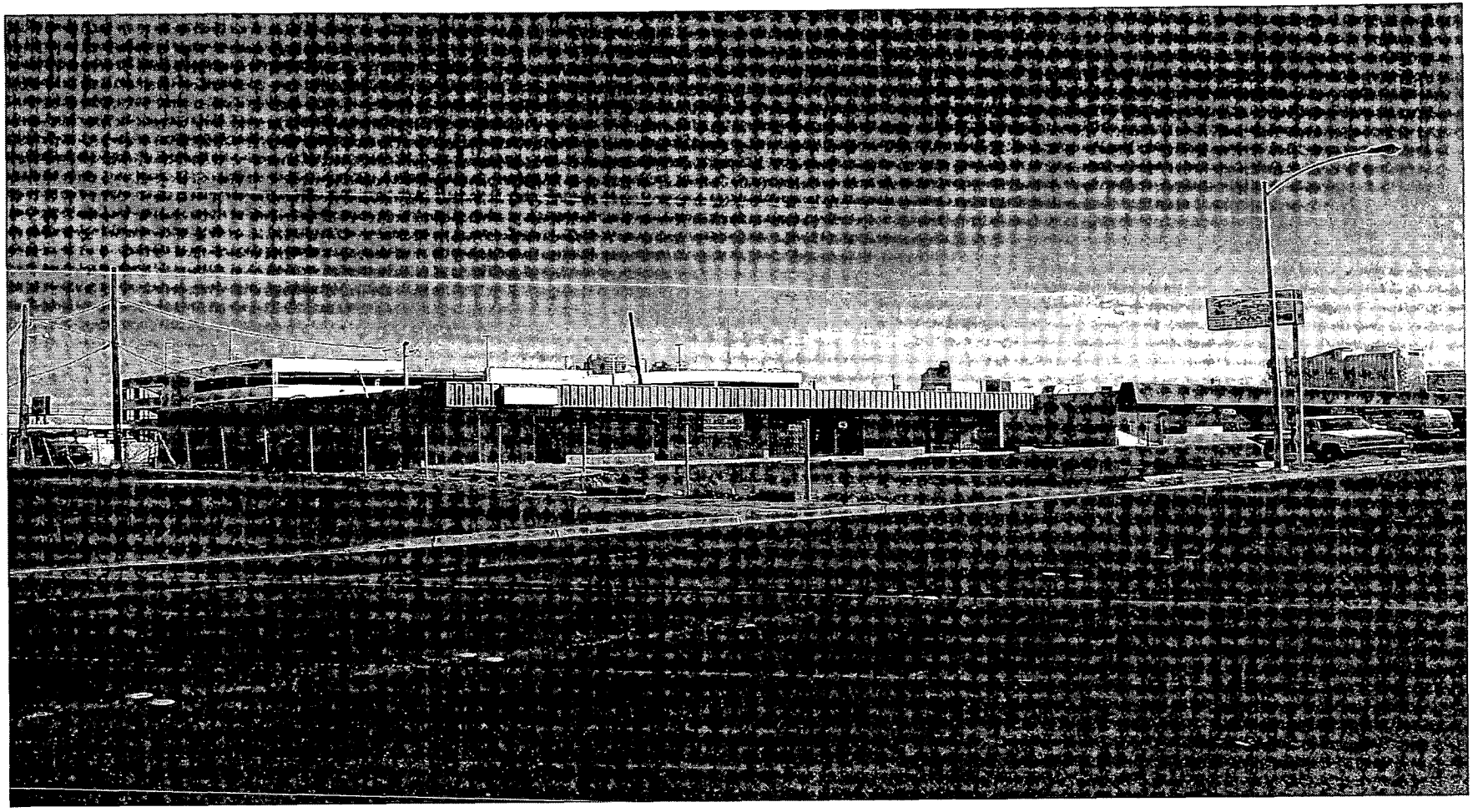
RECEIVED
OCT 0 6 2004

DRAWING NO.
A200

VAR-5086
SDR-5085
10-07-04 PC
REVISED 10-06-04

VAR-5086
SDR-5085

10-7-04 PC
REVISED 10-6-04



VAR-5086 - VARIANCE - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION, INC. -
OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN
1821 WESTERN AVENUE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

O'Rourke Plumbing, Inc.

1716 S. Highland Drive ♣ Las Vegas, Nevada 89102
(702) 870-1053 ♣ Fax (702) 385-7370

September 30, 2004

Planning & Development Dept.
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RE: VARIANCE – 5086

Dear Members of the Planning Commission:

We support Mr. Quinn's request for the proposed variance 5086.

Our property on Western is #162-04-702-003 situated across the street from the proposed project.

We are confident Mr. Quinn's project will be a significant improvement to our community. Thank you.

Sincerely,

Tim O'Rourke

Representing: 1710 S. Highland
1712 S. Highland
1716 S. Highland
1750 S. Highland
1920 S. Highland
1800 Western Avenue

VAR-5086
A

D & L DEVELOPMENT

COMMERCIAL AND INDUSTRIAL DEVELOPERS

MANAGING PARTNER FOR: KRALOW LEVIN COMPANY • DLW DEVELOPMENT

LAS VEGAS, NEVADA

RECEIVED
SEP 3 0 2004

September 27, 2004

Gary M. Leobold, Senior Planner
PLANNING & DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 South 4th Street
Las Vegas, Nevada 89101

Re: VAR-5086 & SDR 5085

Dear Sir;

As property owners of the WESTERN & OAKEY CENTER located at 1501-1551 West Oakey Blvd. we object to the above variances. It appears to us that, if allowed, these variances will result in reduced market values for the other properties in this area for the following reasons:

1) If this owner builds to lot line, avoiding perimeter buffering and landscaping, it seems unlikely to us that he will be able to control graffiti which is common in this area or even maintain the exterior of his building. He would have to enter another person's property to even inspect his own building. This seems unlikely.

2) His reduction in parking requirements would impact other properties nearby. Those customers and employees have to park somewhere.

3) In this area, many of the properties are older and do not have landscaping. And it seems to us that if someone was going to build a new building in the area it should be an "improvement." That does not seem to be what is proposed here.

Thank you for your consideration.

Very truly yours,

Bruce Levin

Bruce A. Levin
PARTNER

VAR-5086
SDR-5085
P

17910 Sky Park Circle, Suite 200, Irvine, California 92614 • (949) 250-1050 • Fax (949) 250-3106

City of Las Vegas

Agenda Item No. 84

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5086

SDR-5085 - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN - Request for a Site Development Plan Review and Waivers of the Perimeter and Parking Lot Landscape Requirements FOR A PROPOSED 28,600 SQUARE FOOT OFFICE/WAREHOUSE on 1.38 acres at 1821 Western Avenue (APN: 162-04-703-005 and 006), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Backup referenced from the 10/7/2004 Planning Commission Item 47

MOTION:

MONCRIEF - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 83 [VAR-5086] for related discussion.
(1:41 - 1:46)
3-1172

CONDITIONS:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 10/07/04, except as amended by conditions herein.

2. Prior to the issuance of a building permit, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the addition of two trees, one each in each island at the ends of the front parking rows.

3. A Variance (VAR-5086) approved by the City Council.

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

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved

CONDITIONS - Continued:

address plan shall be submitted with any future building permit applications related to the site.

6. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems is cause for revocation of a business license.)

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize "shoe-box" fixtures and downward-directed lights. Wall pack lighting shall utilize "shoe-box" fixtures and downward-directed lights on the proposed building.

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

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

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

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

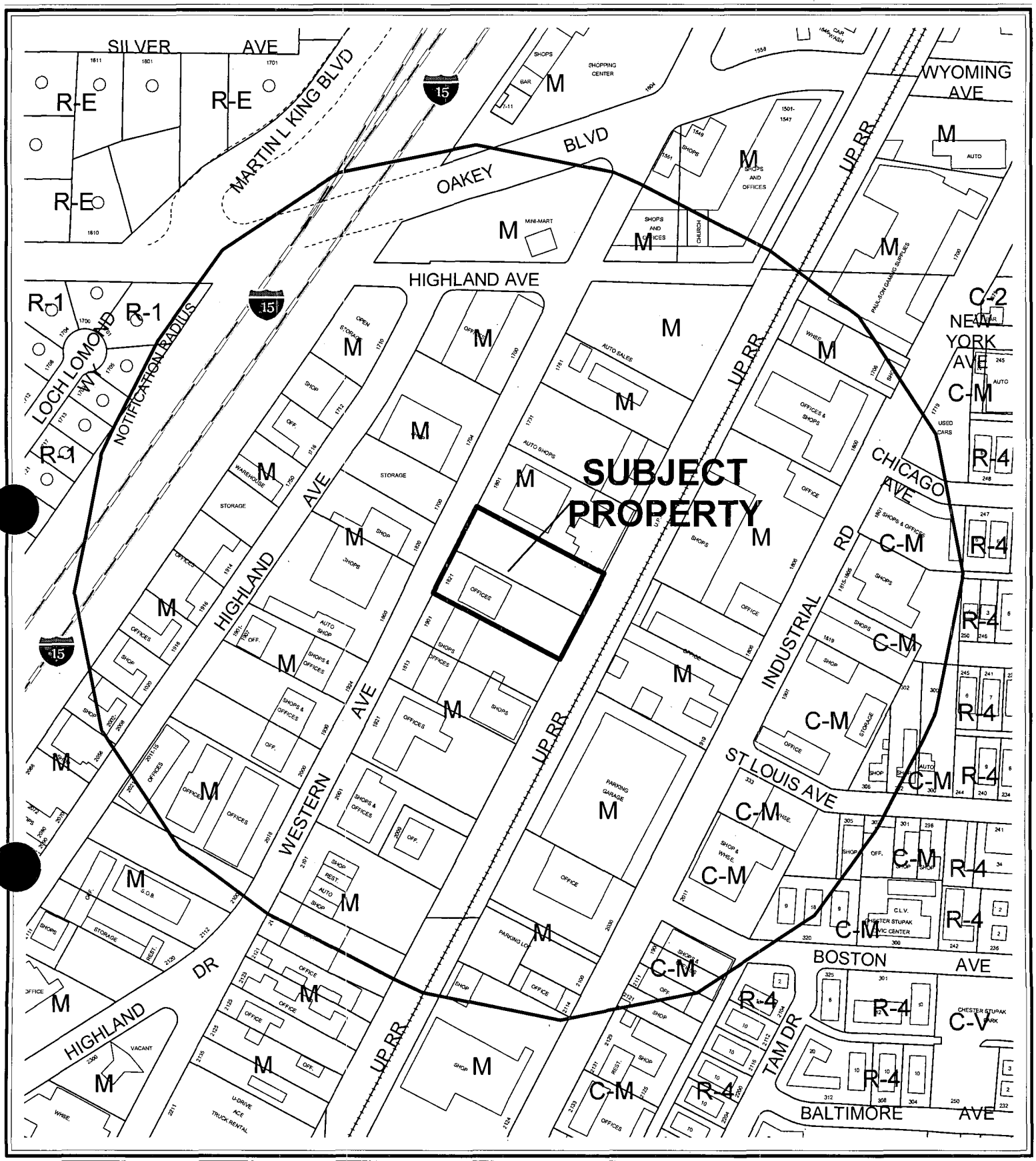
Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

14. Construct all incomplete half-street improvements on Western Avenue adjacent to this site concurrent with development of this site.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction plans for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.



0 200 400 Feet

CASE: **SDR-5085**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5085 - APPLICANT: PRECISION CONSTRUCTION INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 10/07/04, except as amended by conditions herein.

2. Prior to the issuance of a building permit, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the addition of two trees, one each in each island at the ends of the front parking rows.

3. A Variance (VAR-5086) approved by the City Council.

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

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

6. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems is cause for revocation of a business license.)

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize "shoe-box" fixtures and downward-directed lights. Wall pack lighting shall utilize "shoe-box" fixtures and downward-directed lights on the proposed building.

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

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

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

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

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

14. Construct all incomplete half-street improvements on Western Avenue adjacent to this site concurrent with development of this site.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction plans for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and Waivers of the perimeter and parking lot landscape requirements for a proposed 28,600 square foot office/warehouse development on 1.38 acres at 1821 Western Avenue.

B) Applicant's Justification

In a letter attached to this application, the applicant indicates that the proposed development will increase the value of property along Western Avenue.

BACKGROUND INFORMATION

A) Actions

10/07/04 The Planning Commission recommended approval of a related request for a Variance (VAR- 5086) as part of this agenda.

10/07/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #47/dds).

B) Pre-Application Meeting

08/13/04 The staff met with the prospective applicant to review a proposal to construct four buildings containing office and warehouse space on the subject property. Details discussed included the following:

- The parking space requirements for office and warehouse space.
- The need for a Variance for the side yard setbacks.
- Landscaping requirements and the need for a Waiver in the buffer and parking lot tree standards.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.38

B) Existing Land Use

Subject Property:	Undeveloped and office use
North:	Auto shop
South:	Shop
East:	Office use
West:	Storage yard and shop

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/Research)
North:	LI/R (Light Industrial/Research)
South:	LI/R (Light Industrial/Research)
East:	LI/R (Light Industrial/Research)
West:	LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial)
West:	M (Industrial)

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan. The Southeast Sector Map designates the future land use for this property as LI/R (Light Industrial/Research). The property is zoned M (Industrial), which is a zone permitted in the LI/R classification.

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

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

PROJECT DESCRIPTION

The site consists of 28,600 square feet of office/warehouse development in four, 30 foot high buildings on this 1.38 acre site at 1821 Western Avenue. The buildings are located along the side lot lines, which will open up the interior to internal parking and loading areas. Substantive landscaping is provided along Western Avenue.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08.050, the development standards for the subject site are shown in the following table along with an indication of the proposed development's compliance with these standards.

Standards	Required	Proposed	Compliance
Min. Lot Size	NA	NA	NA
Min. Lot Width	100 feet	200 feet	Y
Min. Setbacks			
• Front	10 feet	10 feet	Y
• Side	10 feet	0 feet	N
• Corner	10 feet	NA	Y
• Rear	20 feet	42 feet	Y
Max. Building Height	NA	NA	NA
Max. Lot Coverage	NA	NA	NA

The proposed development would comply with the site development standards, except for the side yard setback. Ten feet is required for a side yard; however, no side yard is proposed. Consequently, the applicant is asking for a Variance (VAR-5086) to permit zero-foot side yards.

A3) Parking and Traffic Standards

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

Uses	**GFA** (SF)	**Required**			**Provided**	
		Ratio Space/GFA	Parking Spaces		Parking Spaces	
			Regular	Handicap	Regular	Handicap
Office	7,800	1/300	26		26	
Warehouse	21,000	1/1,000	21		23	
Total	28,800		47	2	49	3

The proposed development has the required number of parking spaces.

A4) Landscape Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	Spaces/6 + islands/2	17	5
Street Buffer	1 tree/ 20 linear feet + 1	8	11
Total		25	16

The proposed development is required to be provided with trees and shrubs within parking areas and along the street frontage. According to the Landscape, Wall and Buffer Standards of Title 19, there are required to be trees provided within tree planters at the ends of parking rows of no more than six spaces. To meet the requirement, 16 tree planters are required, but only four planter areas that meet the minimum width and length requirement are being proposed.

The street frontage along Western Avenue is provided with a street buffer, but it is only 10 feet wide, not the required 15 feet. Eight trees are required within the buffer area and 11 are being provided.

The plans do not show a solid wall around the perimeter. Consequently, planting areas are not required along the rear and side lot lines.

The applicant has submitted a request for a waiver of these provisions, stating: "These parcels which were laid out years ago are small in size." The accompanying letter to this application goes on to say "...no property along Western Avenue from Oakey to Sahara Avenue, have been built to these standards."

Accompanying this application is a request for a Variance (VAR-5086) to reduce the 10-foot side yard requirement to zero. This variance is requested to place four large buildings, two each along each of the two side lot lines. With this proposed arrangement, the parking areas are placed within the center of the development and along the rear property line. A bulk of the parking is not visible to Western Avenue. Many of the parking row landscape islands terminate at the buildings where an abundance of foundation plants are being provided.

The streetscape and view of the overall development from Western Avenue is presented with an abundance of landscaping, including 11 Coast Live Oak and Chilean Mesquite trees along the frontage. Upon entering the development, the driver's view is of an abundance of landscaping within strategically located planters along the aisles and building frontages. Two tree islands have been placed in the center of a parking area along the rear of the lot as a backdrop to the aisle that extends through the center of the development. Overall, the landscaping scheme appears to meet the intent of the landscape provisions of Title 19 and a waiver of requirements to comply with the landscape plan dated August 24, 2004 is recommended, provided that the two five-foot wide planters at the ends of the front parking rows are provided with 24" box trees.

B) General Analysis and Discussion

- Zoning

The development does not comply with the 10-foot side yard requirement of Title 19. Consequently, accompanying this application is a request for a Variance (VAR-5086) to reduce the 10-foot side yard requirement to zero. This variance is requested to place four large buildings, two each along each of the two side lot lines. It is recommended that the variance be granted.

- Site Plan

The overall site plan is carefully conceived to present an attractive office/warehouse development along Western Avenue. The configuration of the buildings along the side lot lines is consistent with numerous other developments within the notice area.

- Landscape Plan

The development does not comply with many of the landscape provisions of Title 19. In particular, planting islands with trees have not been provided at the ends of all parking rows. Consequently, the development is deficient eight trees for the parking areas. The parking areas, however, are located at the center of the development where they are not visible from the front of the development. Strategically placed islands have been provided in interior sites and along building frontages to present a desirable view.

- Waivers

The applicant has submitted a request for a waiver in the landscape standards addressed above. Staff is recommending approval of the waivers for these reasons:

1. The overall development meets the intent of the landscape standards if two additional trees are provided, one in each island at the end of the front parking rows.
2. The parking areas are located at the center of the development and are not visible from the front of the project.
3. Placement of the building along the side property line would allow for a more efficient and attractive development.

FINDINGS

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

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

   The subject property and the properties around it are in the future land use classification of LI/R (Light Industrial/Research). The property is zoned M (Industrial), which is a zone permitted in the LI/R classification. The existing land uses in the area are offices, warehouses, or light industrial uses, which are similar to or compatible with the uses, proposed for this site.

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

The site does not comply with the landscape provisions of Title 19. However, as mentioned above, the development is designed and configured to meet the intent of the landscape standards of Title 19.

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

The subject site abuts Western Avenue, a 60-foot wide street that provides adequate access to the property. The street should not be impacted by the traffic from this site, as office and warehouse uses are relatively low generators of commercial traffic.

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

The building and landscape materials are appropriate for the area.

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

Existing developments in the area are fairly typical of light industrial areas where buildings are fairly plain with little architectural embellishment. By comparison, the proposed buildings would consist of a similar block style architecture composed of tilt up concrete panels colored tan at the top and brown at the bottom. The steel canopy over the entrances would be colored sand. These earth tone colors are fairly subdued, which results in 30-foot high buildings that appear fairly unobtrusive. The exterior walls extend high enough to conceal roof top HVAC units. Small aluminum windows with insulated, tinted glazing provide light to the office areas. The buildings are attractive, harmonious and compatible with other developments in the area.

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

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

NOTICES MAILED 60 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5085 APN: 162-04-703-005 & 006

Name of Property Owner: J. Emmett Sullivan & Patricia Sullivan

Name of Applicant: Sandpiper Strand ~~OR Quint Family Trust~~ A.T.C. 8-15-04

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

____ Yes X No

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

City Official: N/A

Partner(s): N/A

APN: _____

Signature of Property Owner/Authorized Agent: William R. Morse

Print Name: William R. Morse ESQ. Attourney for J. Emmett & Patricia Sullivan

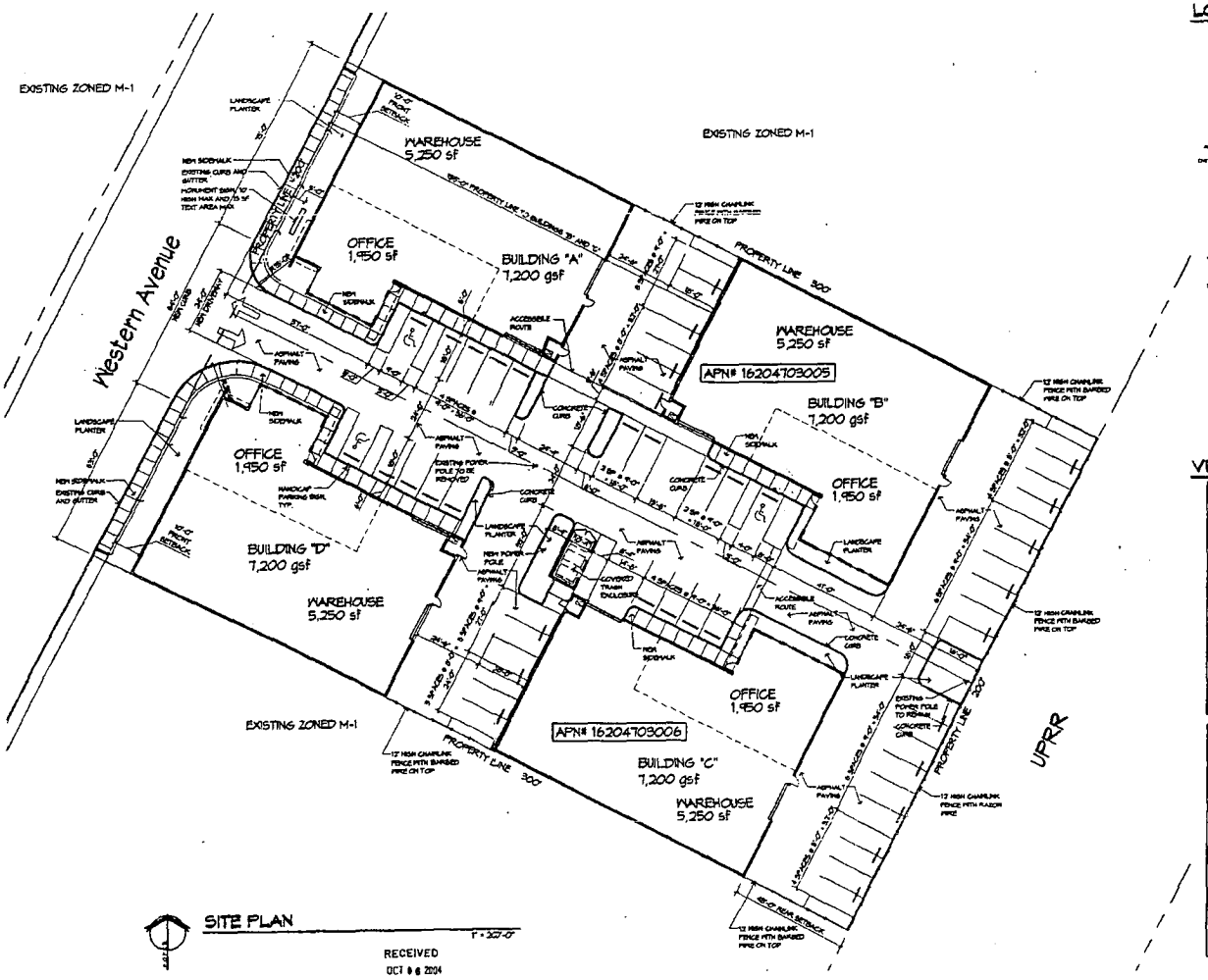
Subscribed and sworn before me

This 16th day of August, 20 04

Livia Epling

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
LIVIA EPLING
My Appointment Expires
August 4, 2006



SITE PLAN

1" = 30'-0"

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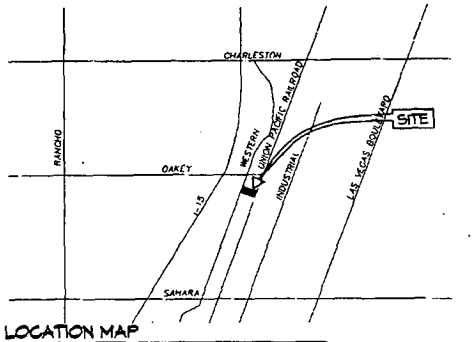
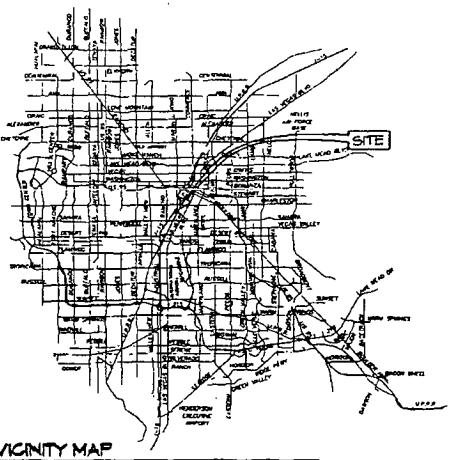


LOCATION MAP



VICINITY MAP

ACCESSOR'S PARCEL NUMBERS 162-04-703-005
162-04-703-006

SITE INFORMATION

BUILDING AREA		REQ'D PARKING	PROVIDED
Office	1,800 SF	1: 300 = 26	26
Warehouse	20,800 SF	1: 1000 = 21	23
	28,600 SF	47	49

15 Compact Spaces Allowed (52 sp * 30% = 15.6)
15 Compact Spaces Provided

Handicapped Parking	1-50 UP TO 100 = 3	3
TOTAL PARKING PROVIDED		52

ZONING INFORMATION

Zoning District: M

Minimum Lot Size N/A
Lot Size: 60,000 SF or 1.38 Acres
Maximum Lot Coverage Allowed N/A
(F.A.R.) Lot Coverage Provided 47.7% = 28,600 SF

	REQUIRED	PROVIDED
Front Yard	10'	10'
Side Yard	10'	0' (Variance Requested)
Rear Yard	0'	43'
Maximum Building Height Allowed	N/A	
Actual Building Height		33'

VAR-5086
SDR-5085
10-07-04 PC
REVISED 10-06-04

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

RBSA

R Brandon Sprague Architects

RBSA PROJECT NO. 04.031

ARCHITECT

ENGINEER

NOTES

NO.	DESCRIPTION	DATE
1	SITE DEV. SUBMITTAL	8.18.04

ISSUED

TITLE
SITE PLAN
VICINITY MAP
SITE INFO

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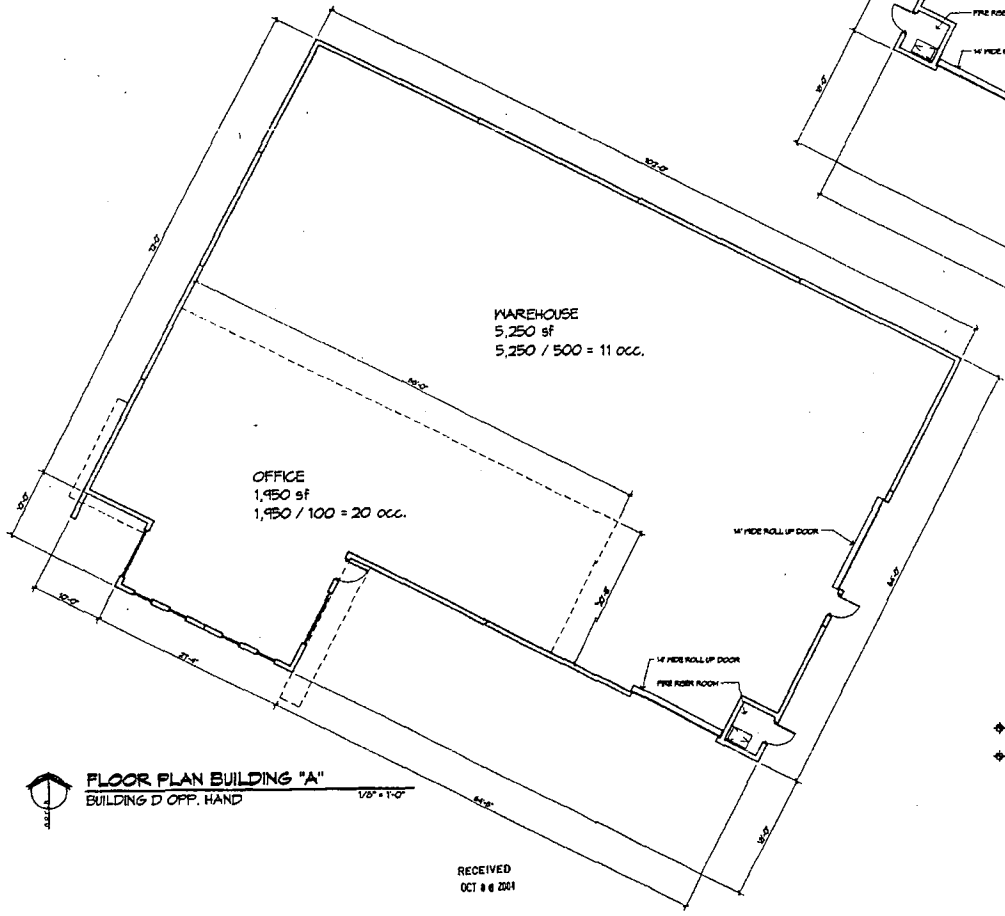
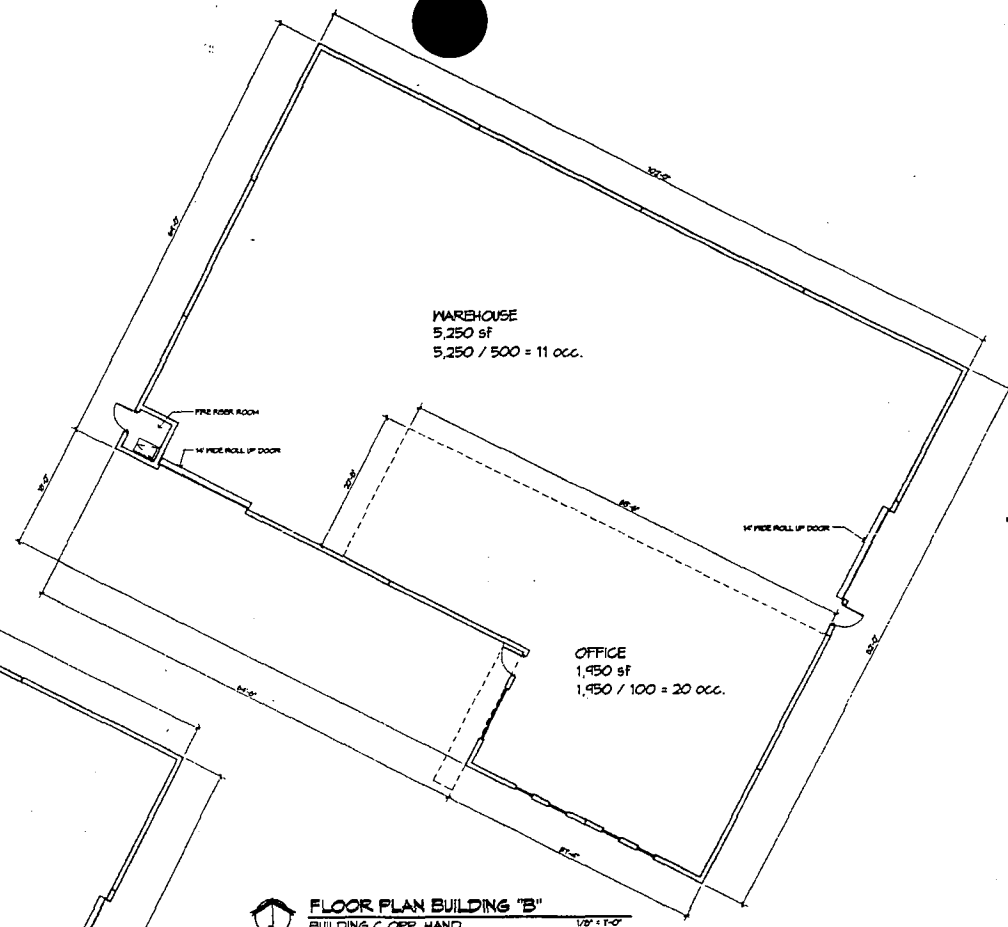
DRAWING NO. AC100

VAR-5086 10-7-04 PC
SDR-5085 REVISED 10-6-04



FLOOR PLAN BUILDING "A"
BUILDING D OPP. HAND
1/8" = 1'-0"



FLOOR PLAN BUILDING "B"
BUILDING C OPP. HAND
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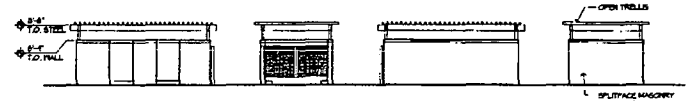

ELEVATIONS
TRASH ENCLOSURE
1/8" = 1'-0"

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OCT 0 6 2004

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

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R Brandon Sprague Architects
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F 702.879.1.213
rbsa@aol.com

RBSA PROJECT NO. 04.031

ARCHITECT

ENGINEER

NOTES

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NO.	DESCRIPTION	DATE
1	SITE DEV. SUBMITTAL	8.18.04

ISSUED

TITLE

FLOOR PLAN

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OCT 0 6 2004

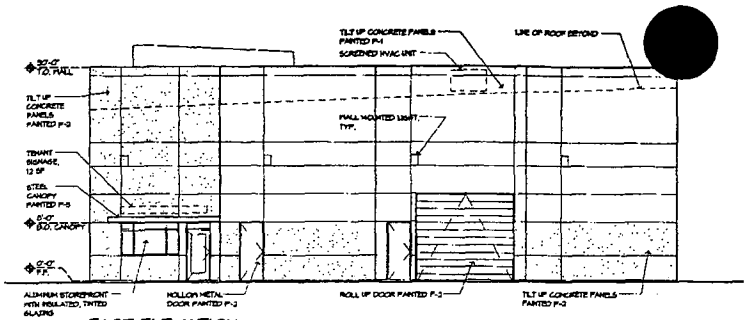
DRAWING NO.

A100

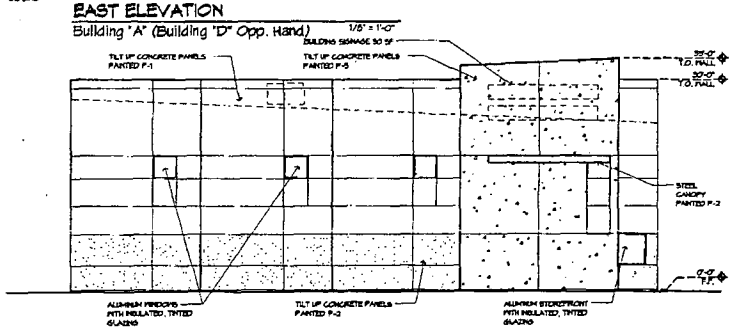
VAR-5086
SDR-5085
10-07-04 PC
REVISED 10-06-04

VAR-5086
SDR-5085

10-7-04 PC
REVISED 10-6-04



EAST ELEVATION
Building "A" (Building "D" Opp. Hand) 1/8" = 1'-0"



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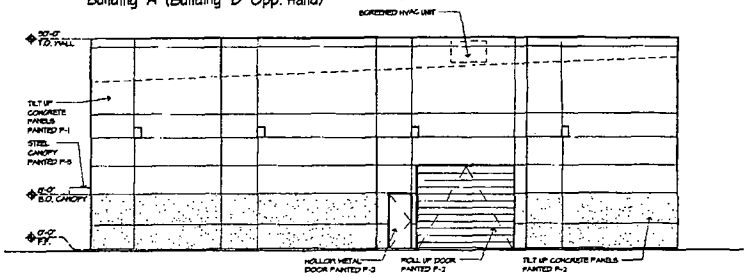

EAST ELEVATION
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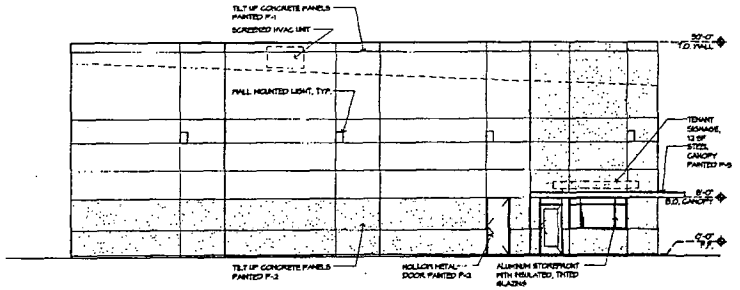

WEST ELEVATION
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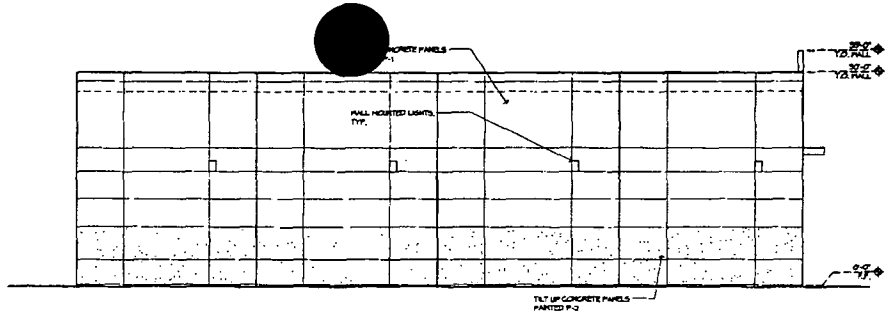
OCT 0 6 2004



NORTH ELEVATION
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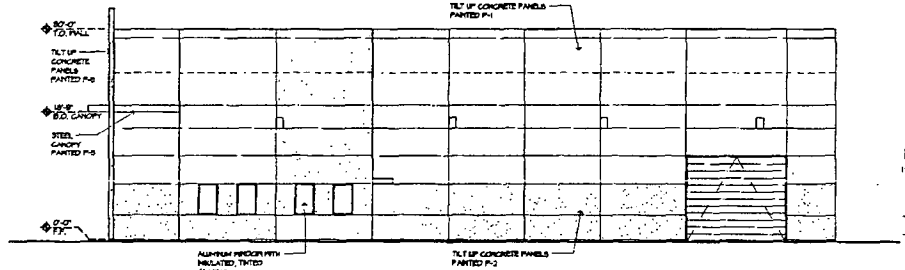

SOUTH ELEVATION
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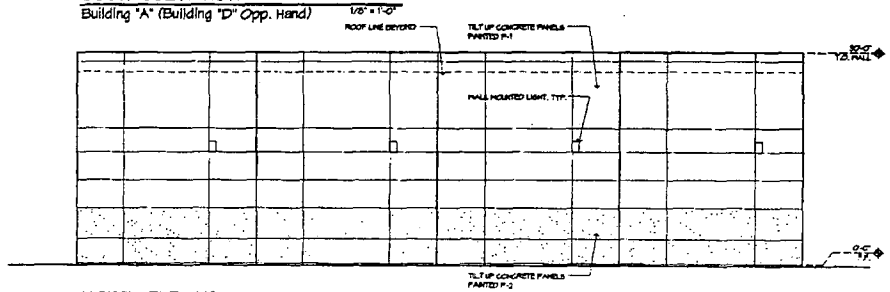

NORTH ELEVATION
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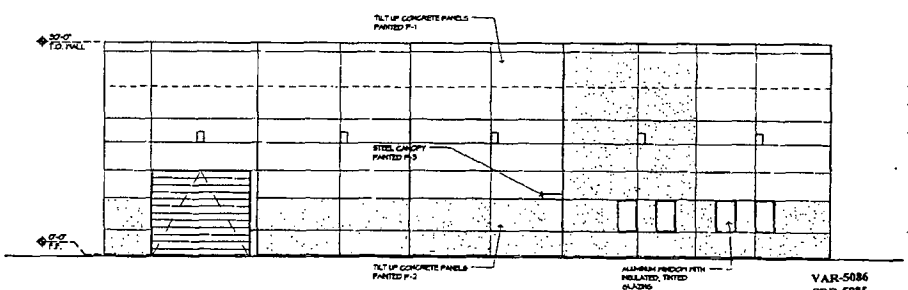

SOUTH ELEVATION
Building "B" (Building "C" Opp. Hand) 1/8" = 1'-0"

Western Flex Warehouse

Sandpiper Strand LLC

1821 Western Ave.
Las Vegas, Nevada 89102

RBSA
R Brandon Sprague Architects
1280 South 4th Street Suite 206
Las Vegas, Nevada 89104
P 702.629.1280
F 702.629.1211
rbsa@qwest.net

RBSA PROJECT NO. 04.031
ARCHITECT

ENGINEER

NOTES

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NO.	DESCRIPTION	DATE
1	SITE DEV. SUBMITTAL	8.18.04

ISSUED

TITLE
EXTERIOR ELEVATIONS BUILDINGS A&B C & D OPP. HAND

DRAWING NO.
A200

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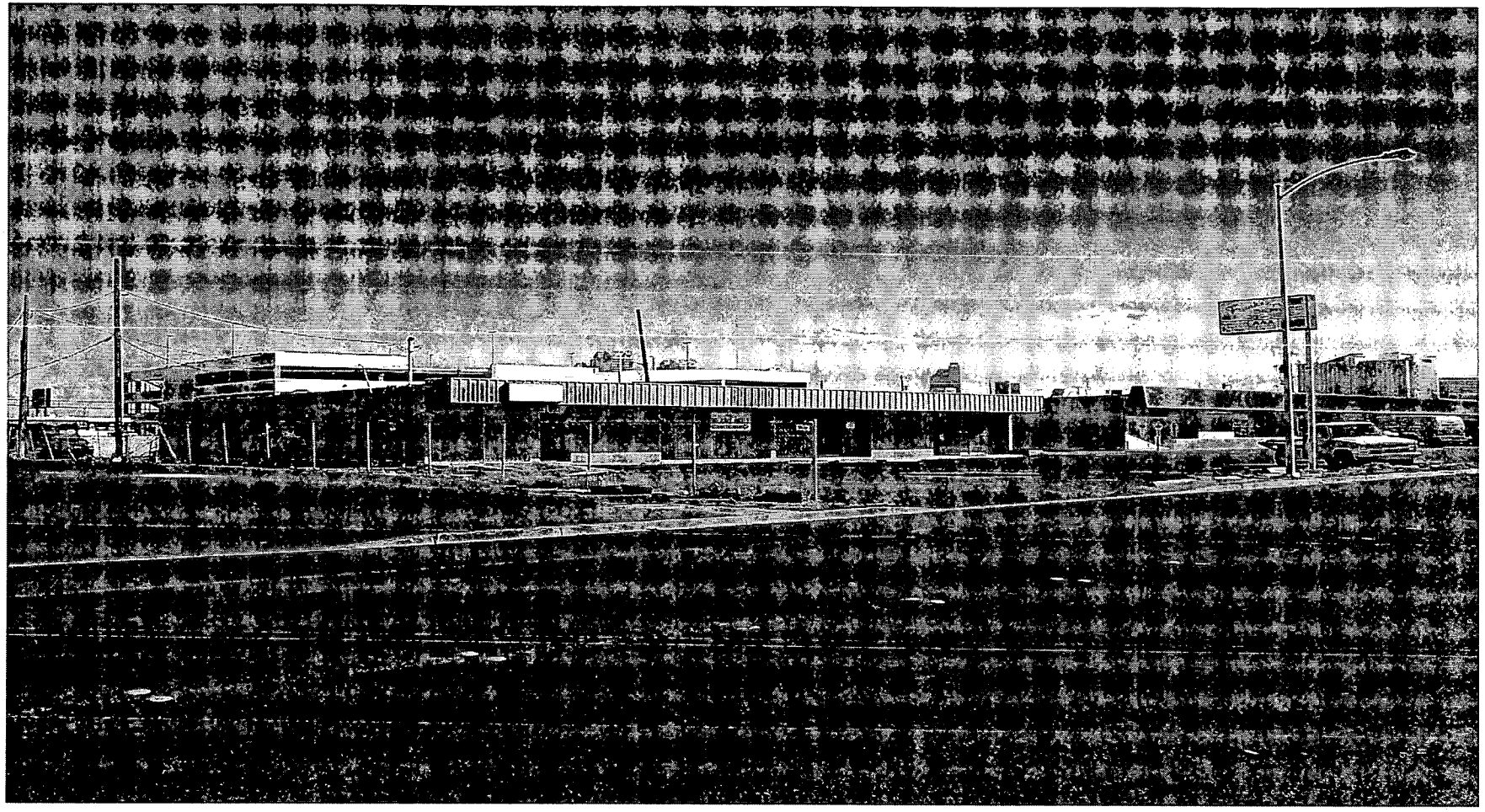
OCT 0 6 2004

VAR-5086
SDR-5085
10-07-04 PC
REVISED 10-06-04

VAR-5086
SDR-5085

10-7-04 PC
REVISED 10-6-04



SDR-5085 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION, INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN
1821 WESTERN AVENUE
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

D & L DEVELOPMENT

COMMERCIAL AND INDUSTRIAL DEVELOPERS

MANAGING PARTNER FOR · KRALOW LEVIN COMPANY • DLW DEVELOPMENT

LAS VEGAS, NEVADA

RECEIVED
SEP 3 0 2004

September 27, 2004

Gary M. Leobold, Senior Planner
PLANNING & DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 South 4th Street
Las Vegas, Nevada 89101

Re: VAR-5086 & SDR 5085

Dear Sir;

As property owners of the WESTERN & OAKEY CENTER located at 1501-1551 West Oakey Blvd. we object to the above variances. It appears to us that, if allowed, these variances will result in reduced market values for the other properties in this area for the following reasons:

1) If this owner builds to lot line, avoiding perimeter buffering and landscaping, it seems unlikely to us that he will be able to control graffiti which is common in this area or even maintain the exterior of his building. He would have to enter another person's property to even inspect his own building. This seems unlikely.

2) His reduction in parking requirements would impact other properties nearby. Those customers and employees have to park somewhere.

3) In this area, many of the properties are older and do not have landscaping. And it seems to us that if someone was going to build a new building in the area it should be an "improvement." That does not seem to be what is proposed here.

Thank you for your consideration.

Very truly yours,

Bruce Levin

Bruce A. Levin
PARTNER

VAR-5086
SDR-5085
P

17910 Sky Park Circle, Suite 200, Irvine, California 92614 · (949) 250-1050 · Fax (949) 250-3106

City of Las Vegas

Agenda Item No. 85

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT

SUP-4807 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 51 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MONCRIEF - APPROVED subject to conditions and amending Condition 1 as follows:

1. The signs shall conform to the elevations date-stamped on 8/18/2004; the Meadows Mall logo shall not be permitted on the signs.

- UNANIMOUS

NOTE: MAYOR GOODMAN disclosed that pursuant to the opinion of DEPUTY CITY ATTORNEY BRYAN SCOTT he would not need to abstain on Item 85 [SUP-4807] despite his partnership interests with ATTORNEY JAY BROWN inasmuch as ATTORNEY BROWN was not present to represent these applications.

MINUTES:

MAYOR PRO TEM REESE declared the public hearing open.

BEAU PALLEY, Orion Outdoor Media, 7942 Rock Bridge Circle, appeared on behalf of the applicant.

COUNCILWOMAN MONCRIEF supported billboard locations that are on interstates. Because there were no issues with this billboard, she motioned for approval.

COUNCILMAN WEEKLY inquired whether constituents in Ward 5 have commented on this location, and MR. PALLEY confirmed no additional comments were received.

DEPUTY CITY ATTORNEY BRYAN SCOTT advised MAYOR GOODMAN that he would be able to vote if he chose to since ATTORNEY JAY BROWN was not present. If he were present today and represented the item, as he did during the Planning Commission meeting, MAYOR GOODMAN would not be able to vote. MAYOR GOODMAN stated he would then vote.

MINUTES - Continued:

MARGO WHEELER, Deputy Director of Planning and Development, noted a change to Condition 1 necessary to reflect the revised elevation as 8/18/2004.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed.
(1:46 - 1:48)
3-1407

CONDITIONS:

Planning and Development

1. The signs shall conform to the elevations date stamped 08/17/04; the Meadows Mall logo shall not be permitted on the signs.

2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

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

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

5. If a Site Development Plan Review for new development includes property in which an off-premise advertising (billboard) sign is located the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.

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

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

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

CONDITIONS - Continued:

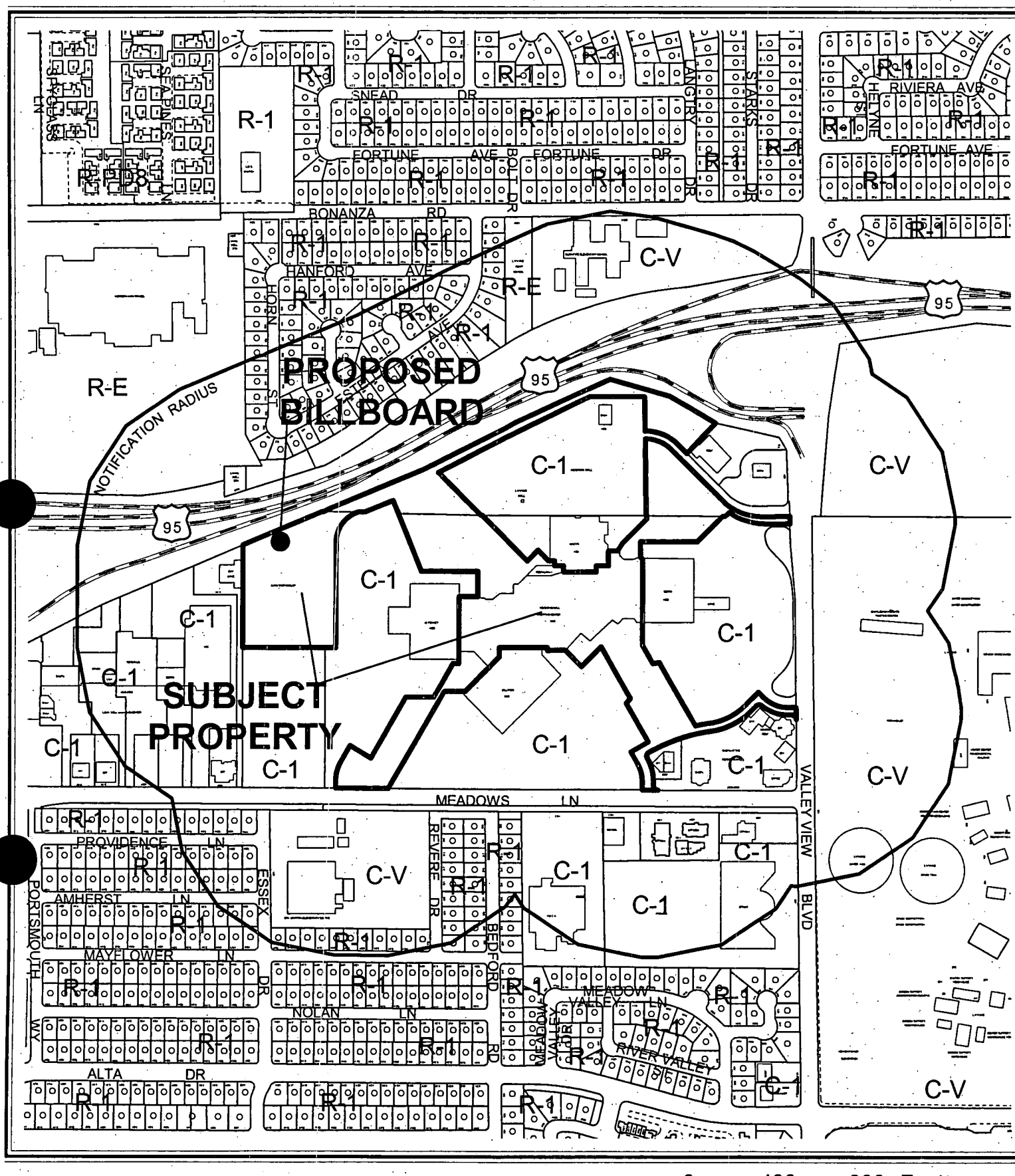
9. All City Code requirements and design standards of all City departments must be satisfied.

10. The sign shall be limited to 51 feet in height pursuant to plans and elevations for sign #1 as shown on plans date stamped August 6, 2004.

11. No off-premise advertising (billboard) signs may be located along the Valley View Boulevard side of the property.

Public Works

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



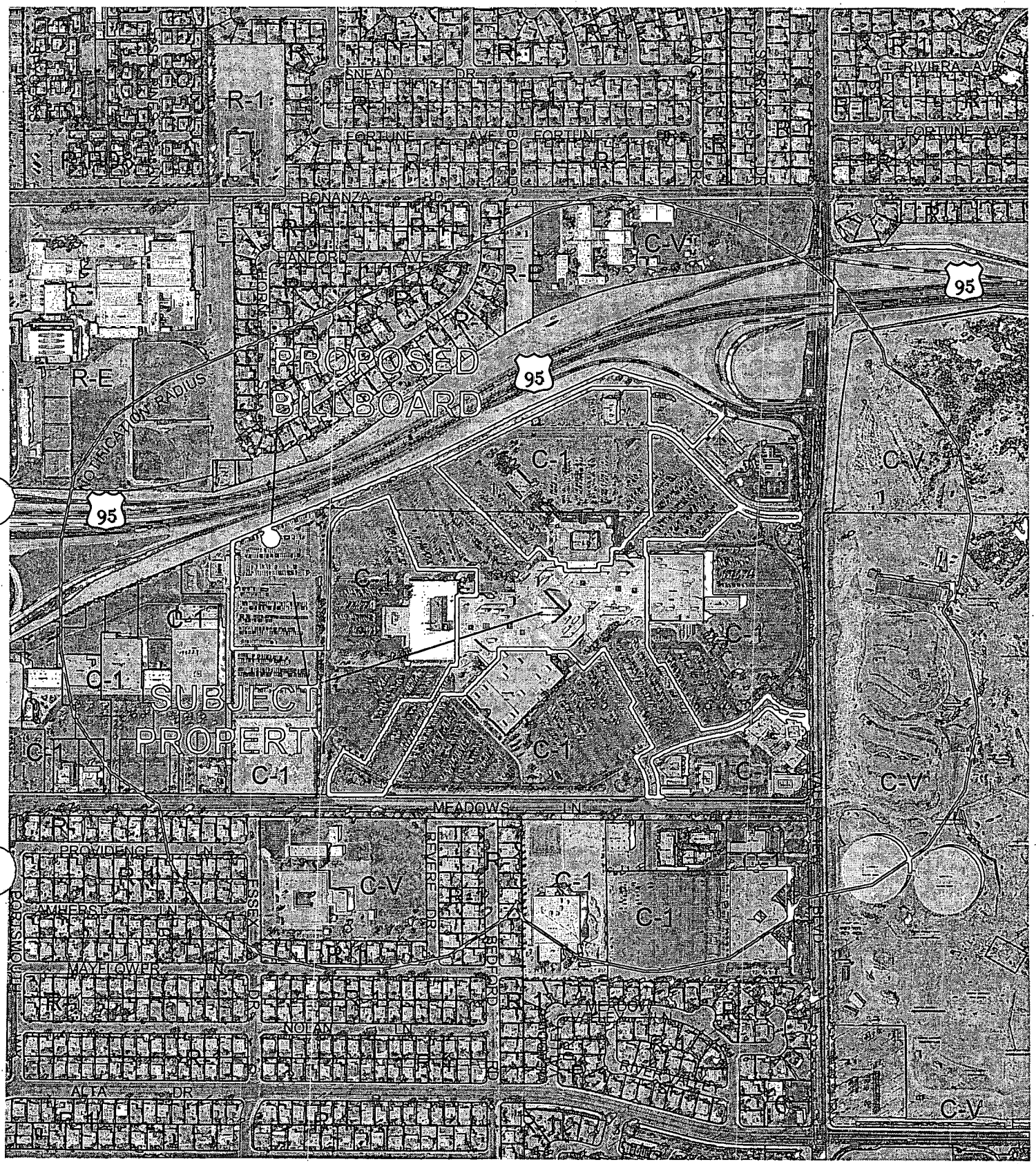
0 400 800 Feet

CASE: **SUP-4807**

RADIUS: 750 FT

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

N



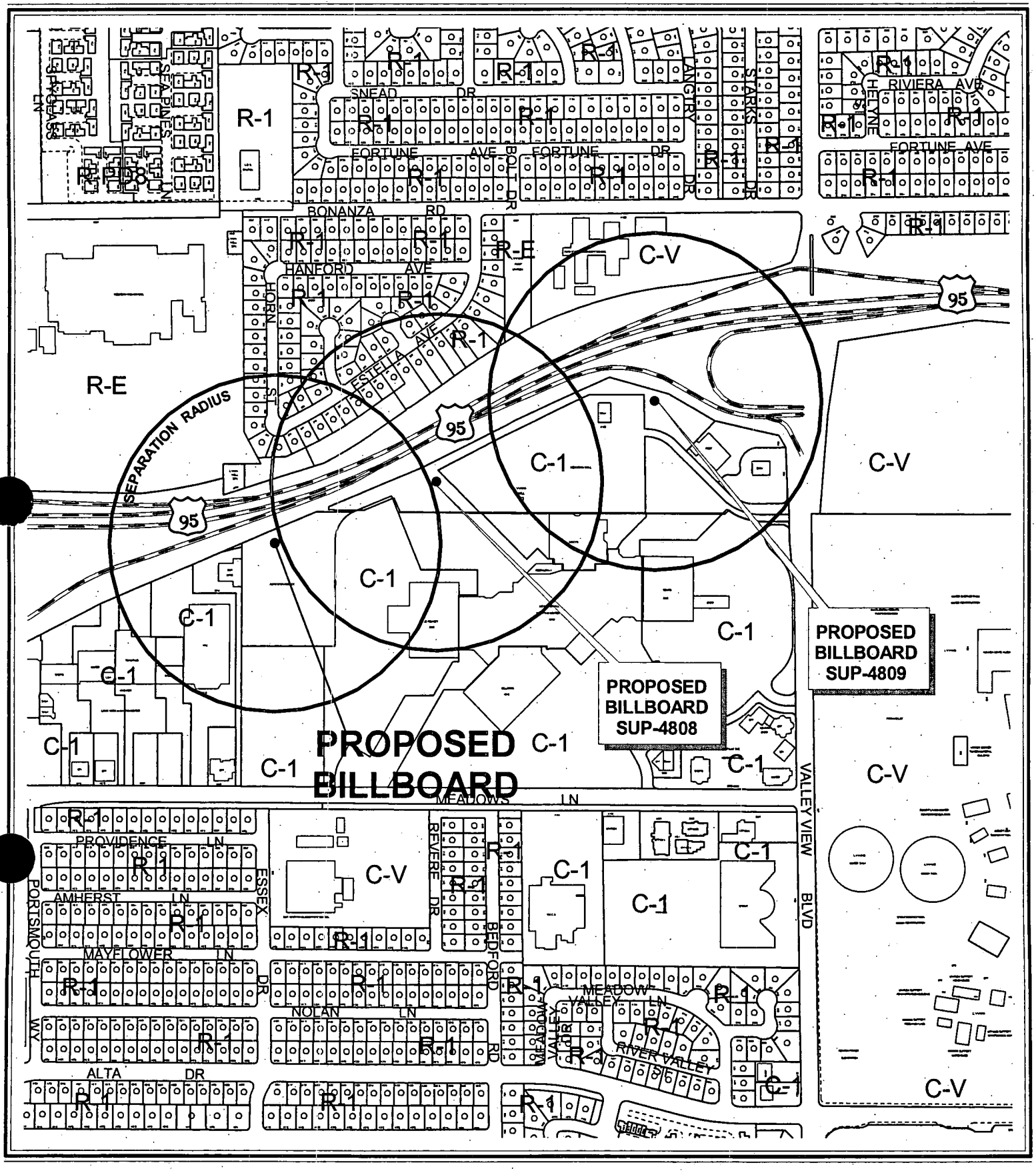
CASE: SUP-4807

RADIUS: 750 FT

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

0 400 800 Feet

N



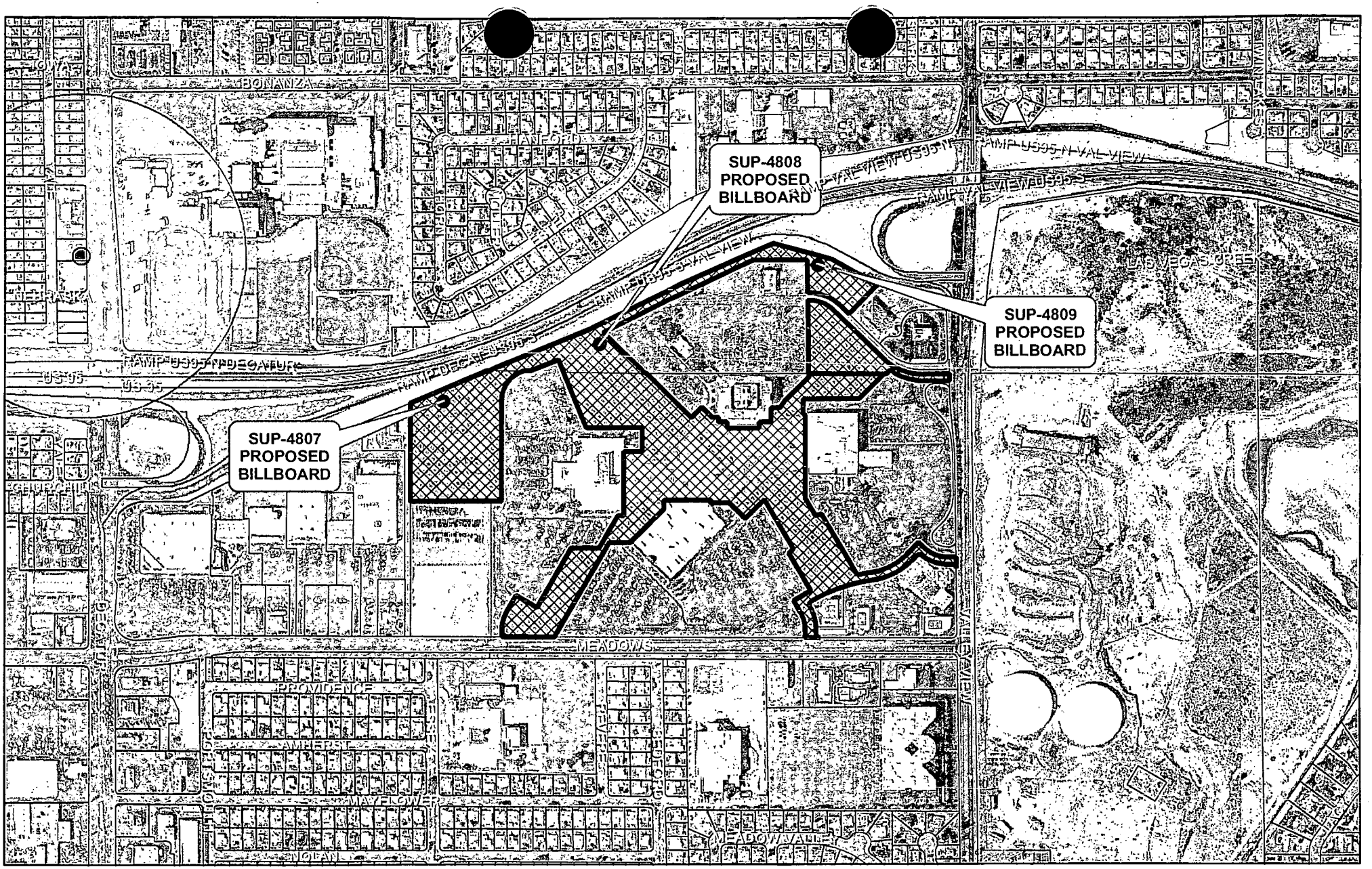
CASE: **SUP-4807**

SEPARATION RADIUS: 750 FT

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

0 400 800 Feet

N



SUP-4807,SUP-4808, and SUP-4809

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SUP-4807 – APPLICANT: ORION OUTDOOR MEDIA – OWNER: G G P IVANHOE II, INC.

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 6, 2004 CITY COUNCIL MEETING AT COUNCILWOMAN MONCRIEF'S REQUEST.

** CONDITIONS **

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The signs shall conform to the elevations date stamped 08/17/04; the Meadows Mall logo shall not be permitted on the signs.

2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

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

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

5. If a Site Development Plan Review for new development includes property in which an off-premise advertising (billboard) sign is located the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.

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

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

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

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

10. The sign shall be limited to 51 feet in height pursuant to plans and elevations for sign #1 as shown on plans date stamped August 6, 2004.

11. No off-premise advertising (billboard) signs may be located along the Valley View Boulevard side of the property.

Public Works

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting the approval of Special Use Permit to allow a 51-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign at 4300 Meadows Lane. The applicant is requesting that the sign be raised to a height of 51 feet, where 40 feet is the maximum permitted.

B) Applicant's Justification

The applicant justifies this application by stating that the sign conforms to all City standards and justifies the increased height request as being a result elevation changes from the proposed location of the site and the US 95.

BACKGROUND INFORMATION

A) Previous Actions

04/19/95 The City Council approved a Special Use Permit (U-0021-95) application for a class III secondhand dealership to allow the sale of used records, tapes and compact discs at 4300 Meadows Lane. The Board of Zoning Adjustment and staff recommended approval.

12/18/96 The City Council approved a Special Use Permit (U-0132-96) application on property located at 4300 Meadows Lane, Suite 2430 in the Meadows Mall for beer and wine sales in conjunction with a proposed restaurant. The Board of Zoning Adjustment and staff recommended approval.

05/02/01 The City Council approved a Special Use Permit (U-0030-01) application for auto dealer inventory storage at 4300 Meadows Lane. The Planning Commission and staff recommended approval.

09/19/01 The City Council approved a Special Use Permit (U-0110-01) application for a 60-foot tall wireless communications monopole at 4300 meadows lane. The Planning Commission and staff recommended approval.

08/26/04 The Planning Commission recommended approval of two other Special Use Permits (SUP-4808 and SUP-4809) to allow a 51-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign and a 40-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign at 4300 Meadows Lane, respectively.

08/26/04 The Planning Commission voted 5-1-1 to recommend APPROVAL (PC Agenda Item #33/pl).

B) Pre-Application Meeting

06/23/04 A pre-application conference was held resulting in the following:

1. Special Use Permit requirements for an off-premise advertisement (billboard) sign were discussed.
2. The 750-foot minimum distance separation was discussed, relative to the location of the three proposed signs.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 27.25

B) Existing Land Use

Subject Property:	Commercial Center (Meadows Mall)
North:	US 95
South:	Residential Dwellings
	Public School (Griffith Elementary)
	YMCA; Office Park
East:	Undeveloped (Las Vegas Valley Water District)
West:	Commercial Center

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	ROW (Right-of-Way)
South:	L (Low Density Residential)
	PF (Public Facilities)
	SC (Service Commercial)
East:	PF (Public Facilities)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	Right-of-Way
South:	R-1 (Single-Family Residential)
	C-V (Civic)
	C-1 (Limited Commercial)
East:	C-V (Civic)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Southeast Sector Land Use Map of the General Plan.

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

The site is not subject to any special area plans, overlay districts, study areas or trail requirements.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise signs in the right-of-way	Sign is not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in C-1 Zoning District	Y
Off-premise sign area (max.)	672 SF	672 SF	Y
Separation distance from other off-premise sign (min.)	750 Feet	770 Feet	Y
Separation distance from "U" or "R" zoning district	300 Feet	309 Feet	Y
Off-premise sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	51 Feet	N*
Setbacks (min.)	50 Feet from nearest ROW intersection	32 feet	Y

* The applicant is requesting an increase in height of the sign to 51 feet as to increase the visibility. The three signs meet the separation standards of the Code.

B) General Analysis and Discussion

- Zoning

The subject billboard is an allowed use within the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

- Use

Staff has some concerns regarding clutter if three off-premise signs are approved. Two would be more appropriate, given that three signs barely meet Code standards and there are residentially zoned properties within 310 feet. The revised elevations are decorative and mitigate some of the concerns pertaining to their appearance. The recommendation for approval is based on one of the signs being eliminated and conformance to the revised elevations. The Meadows Mall logo cannot be placed on the off-premise billboard. The proposed off-premise sign meets all other Code standards.

FINDINGS

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

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

   The off-premise signs proposed can be harmonious and compatible with the surrounding area if one of them is eliminated so visual clutter is reduced and they conform to the revised elevations.

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

   There are no physical constraints to the permissibility of the off-premise advertising (billboard) sign use on this site.

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

The site has adequate access from Valley View Boulevard, an 80-foot Secondary Collector as indicated by the Master Streets and Highway Plan, and Meadows Lane, a public right-of-way.

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."**

If approved, the off-premise advertising (billboard) sign will be subject to regular inspection and will not compromise the public health, safety or welfare, as it will be subject to the provisions of the Sign Code and the Uniform Building Code.

NOTICES MAILED 155 by City Clerk

APPROVALS 0

PROTESTS 0

#1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4807** APN: 139-31-510-016

Name of Property Owner: General Growth Properties

Name of Applicant: ORion Outdoor Media

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: Gregory K. Sims

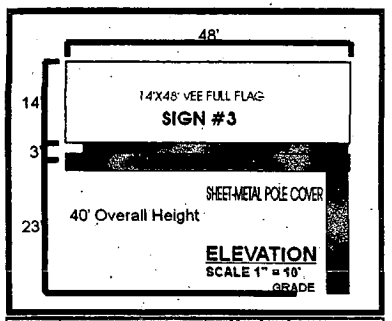
Subscribed and swom before me

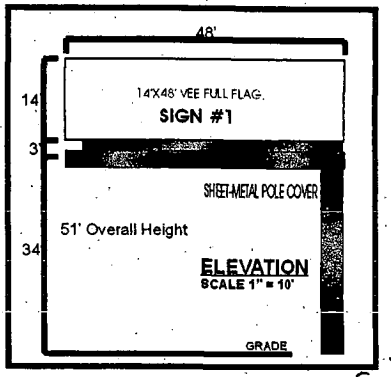
This 3rd day of June, 2004

Naomi J Fabis

Notary Public in and for said County and State

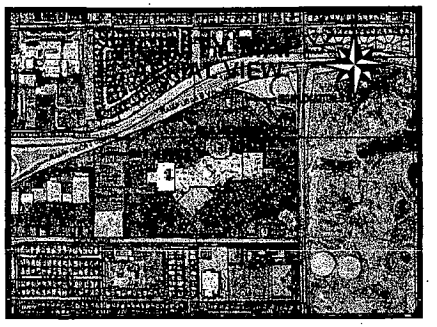
Notary Public - State of Nevada
County of Clark
NAOMI J. FABIS
My Appointment Expires
January 27, 2005
No: 96-6118-1

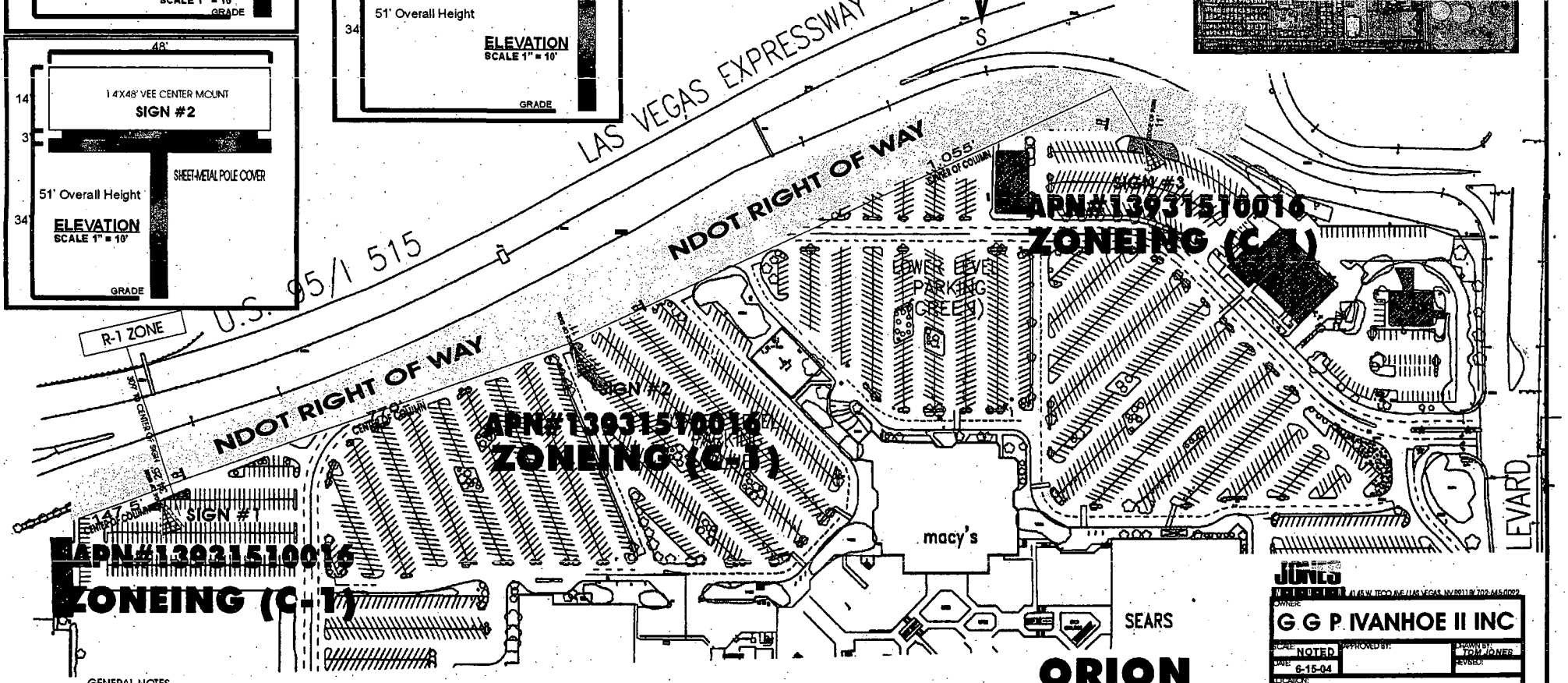




TOP VIEW
SCALE 1" = 80'

DETAIL





GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3. No parking spaces will be taken for this location.

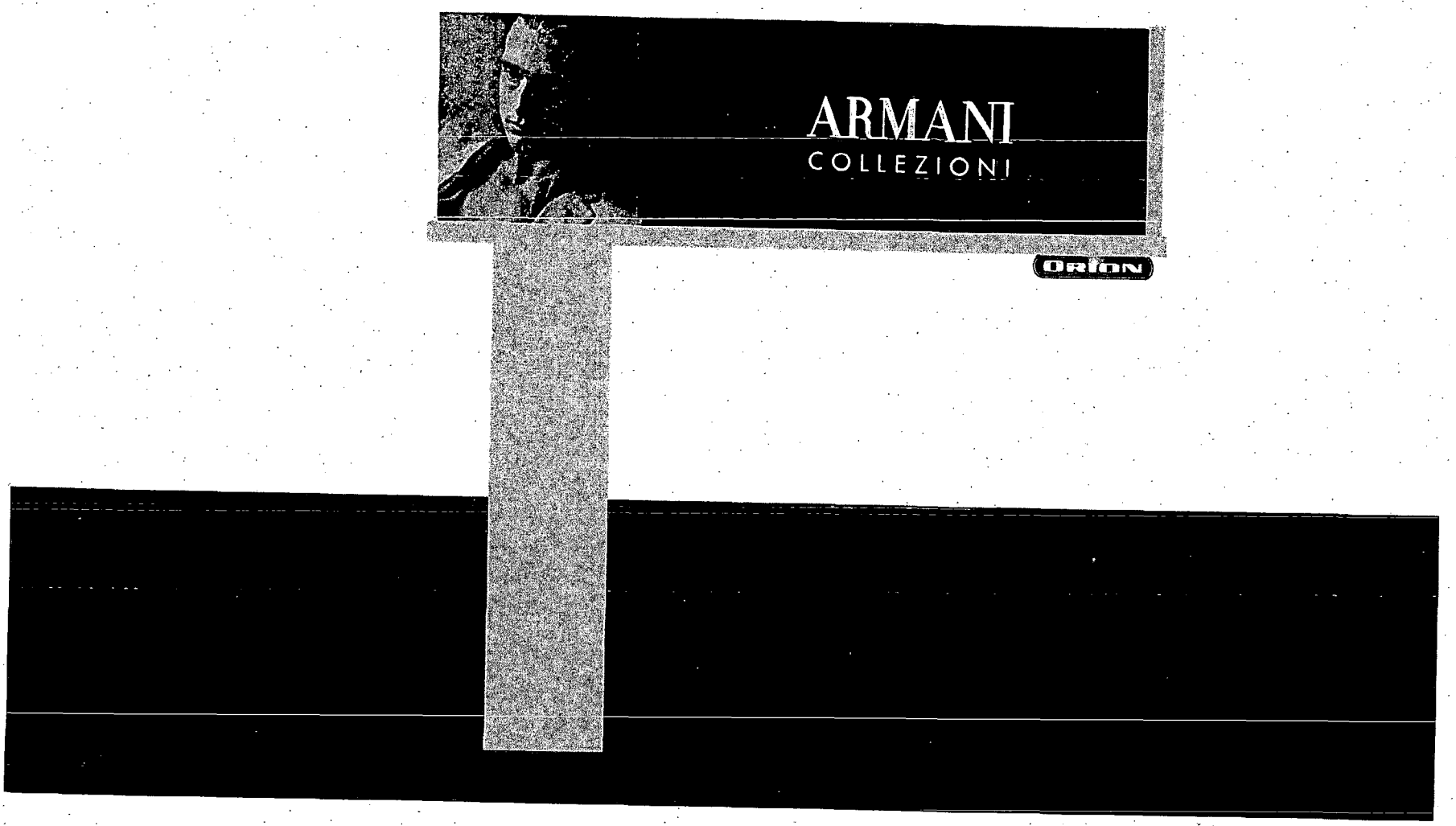
RECEIVED
AUG 05 2008

ORION
OUTDOOR MEDIA
GLENDA LIPPMAN
595-4896

JONES
OWNER: G G P IVANHOE II INC
SCALE: NOTED | APPROVED BY: | DRAWN BY: TOM JONES
DATE: 6-15-04 | REVISED:
LOCATION: 4300 MEADOWS LN
APN#13931510016 | DRAWING NUMBER: 299

REVISED
8.6.04

SUP-4807
8/26/04 PC

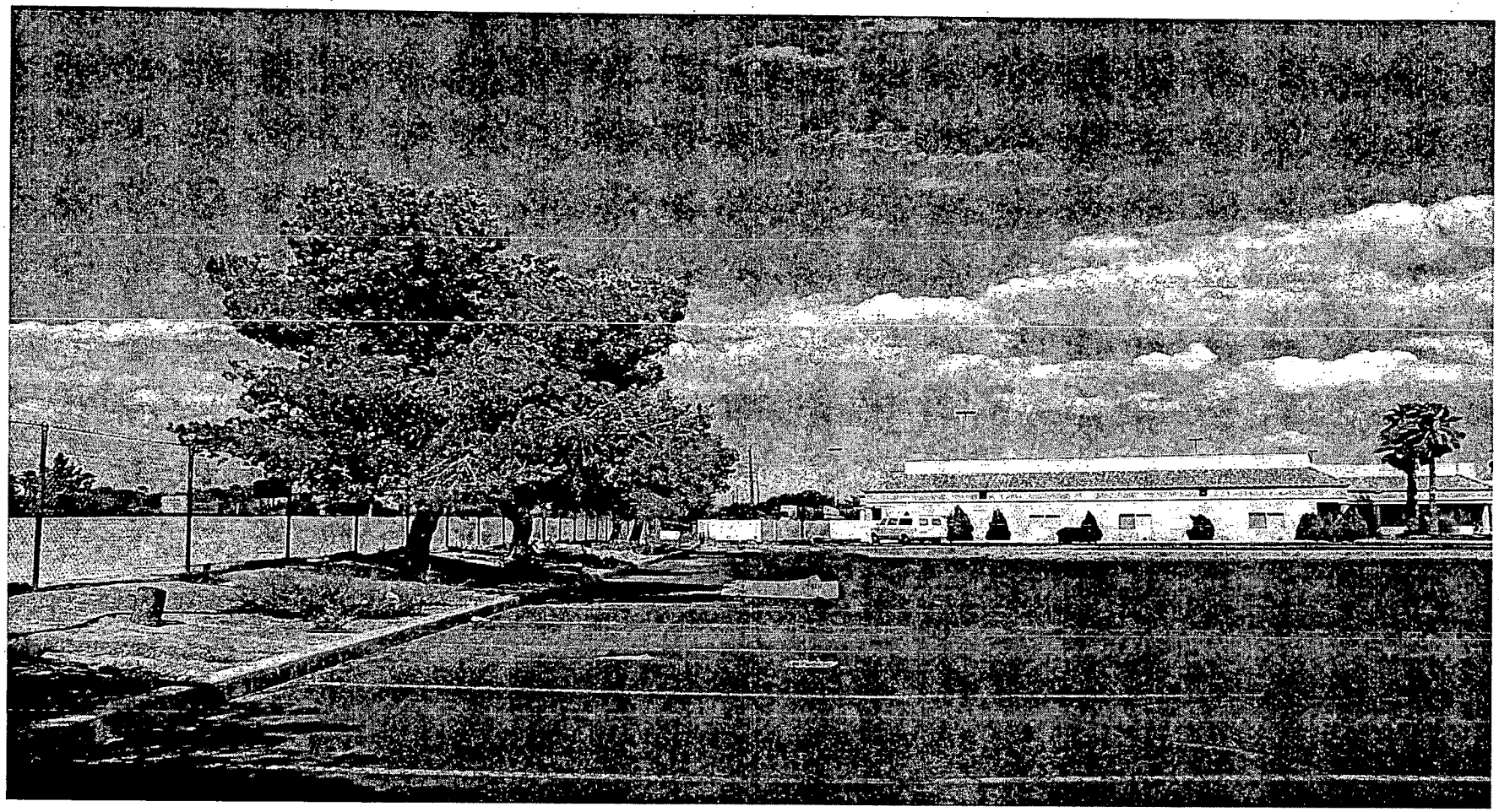


ORION
OUTDOOR MEDIA

SUP-4807
8/26/04 PC

REVISED
8.18.04

RECEIVED
AUG 18 2004



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4807 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC.
4300 MEADOWS LANE
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4807 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC.
4300 MEADOWS LANE
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04

City of Las Vegas

Agenda Item No. 86

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT

SUP-4809 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance letter from Singer & Brown and revised abeyance letter from Singer & Brown

MOTION:

REESE - Motion to HOLD IN ABEYANCE to 12/1/2004 - UNANIMOUS with GOODMAN abstaining because JAY BROWN, with whom he is in a partnership, represents the applicant

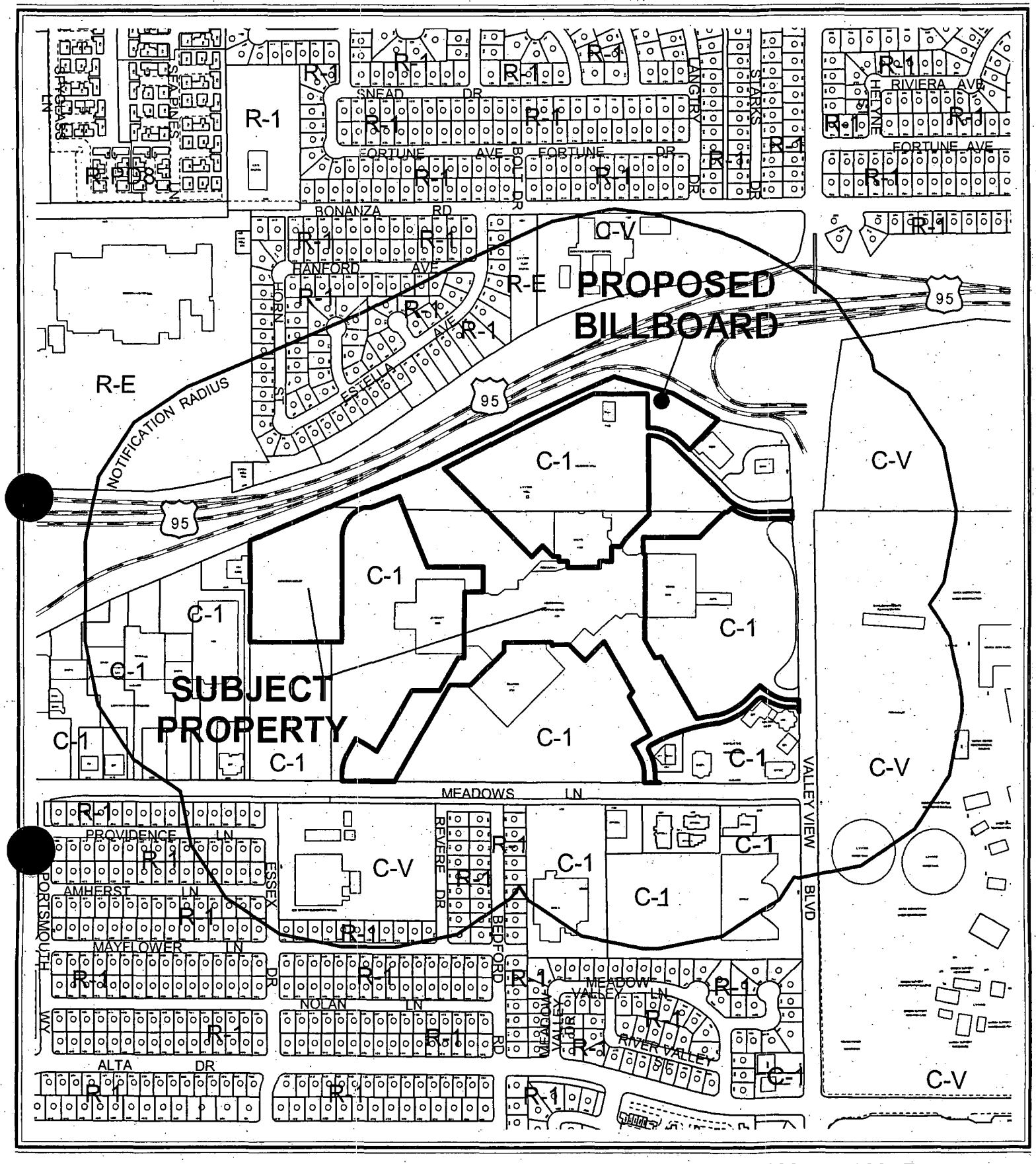
NOTE: The initial motion under Item 62, which carried unanimously with MACK not voting, was rescinded only for Item 86 [SUP-4809] upon a subsequent motion by REESE, which also carried unanimously.

NOTE: MAYOR GOODMAN disclosed he was informed by COUNCILWOMAN MONCRIEF'S office of his need to abstain. ATTORNEY JAY BROWN, with whom he shares a partnership interest, represents Item 86 [SUP-4809], as well as Item 87 [SUP-4830].

MINUTES:

ROBERT GENZER, Director, Planning and Development, informed the Council that Item 86 [SUP-4809] was held in abeyance until 11/17/2004. The City Clerk's Office has now received a letter from that applicant asking that the item be held until 12/1/2004. He requested a rescission of the previous motion to abey to 11/17/2004 and have a new motion to abey to 12/1/2004.

No one appeared in opposition.
(1:40-1:41)
3-1172

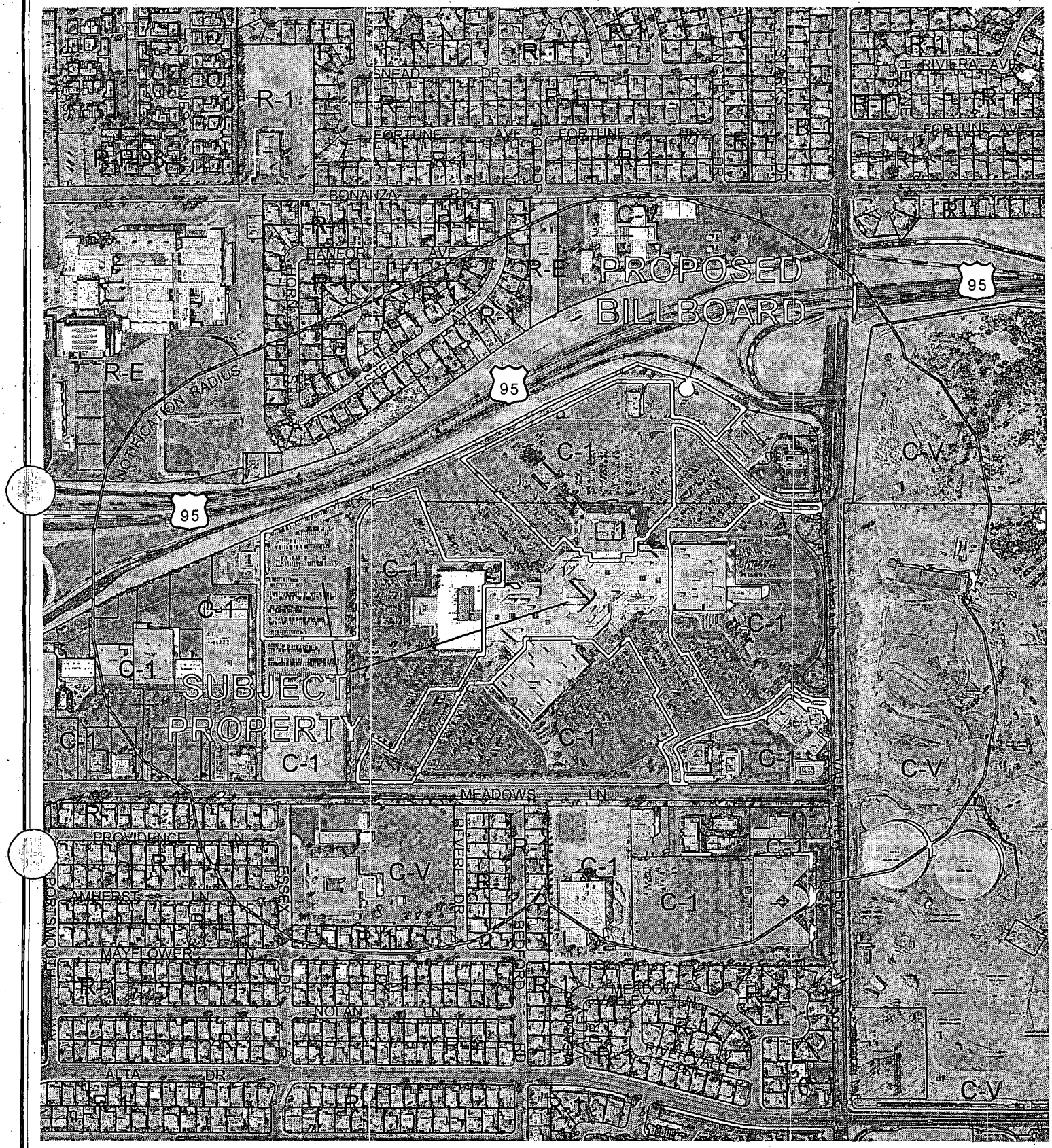


0 400 800 Feet

CASE: **SUP-4809**

RADIUS: 750 FT

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



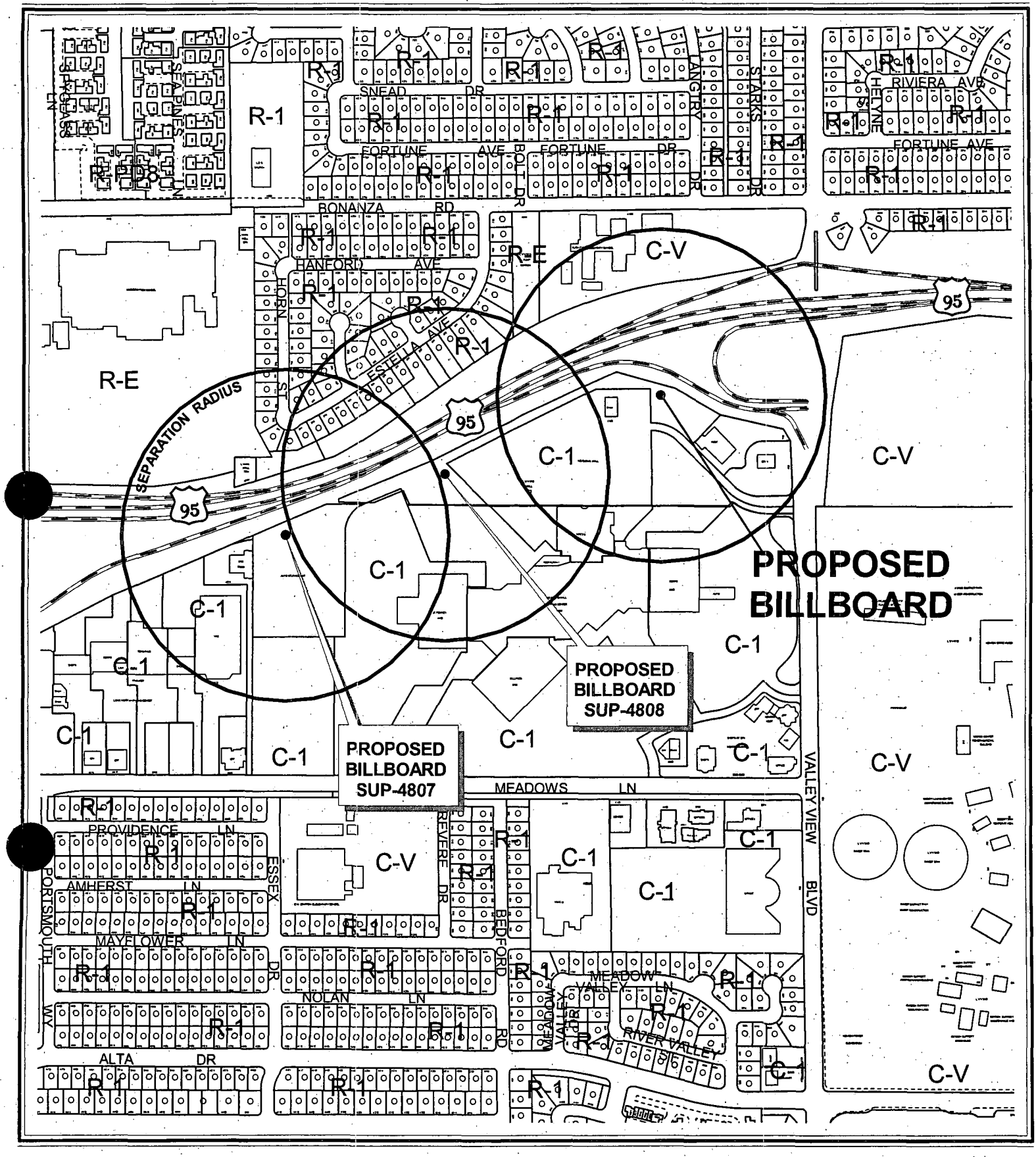
0 400 800 Feet

CASE: SUP-4809

RADIUS: 750 FT

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

N



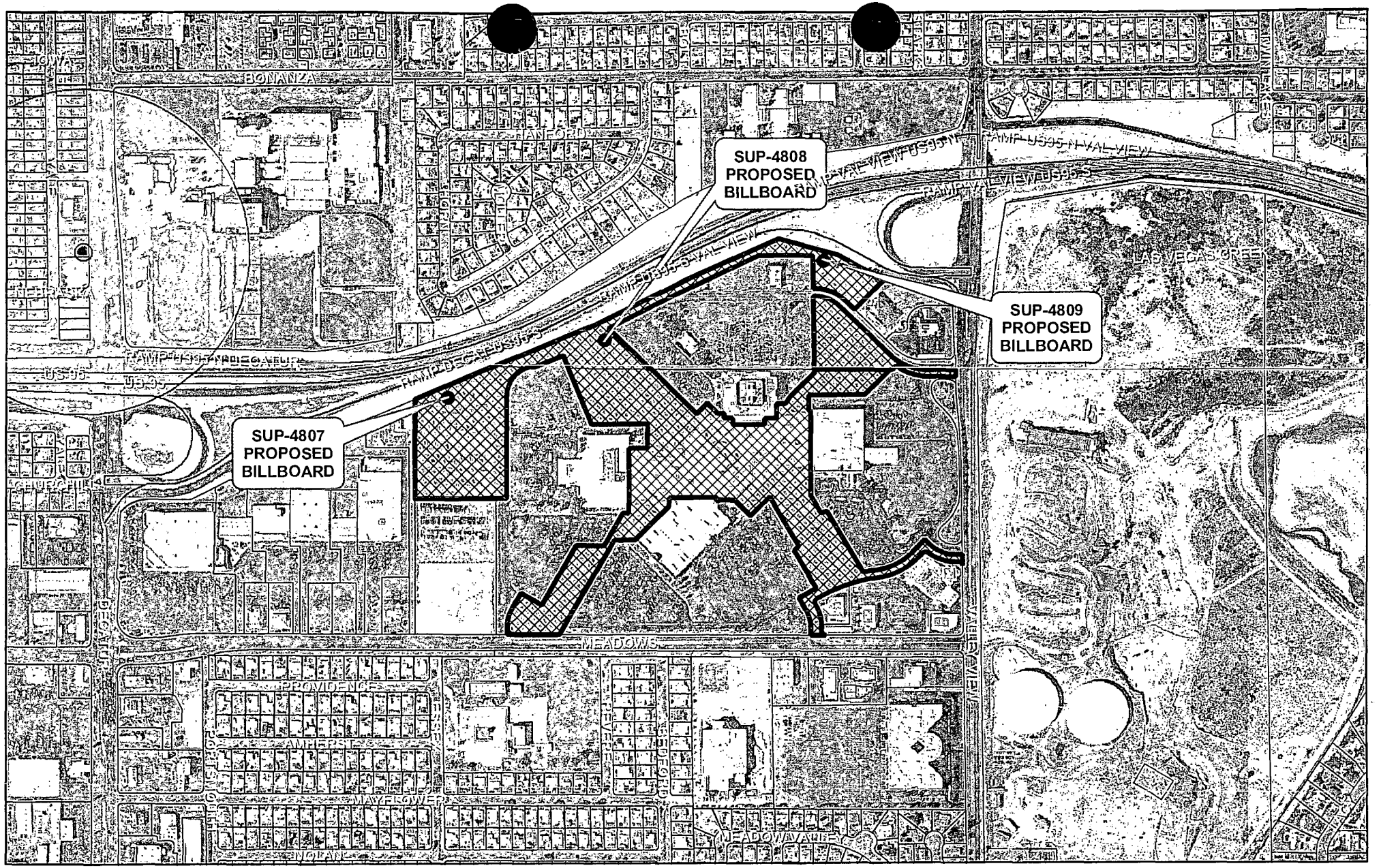
CASE: **SUP-4809**

0 400 800 Feet

SEPARATION RADIUS: 750 FT

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

N



SUP-4807,SUP-4808, and SUP-4809

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SUP-4809 – APPLICANT: ORION OUTDOOR MEDIA – OWNER: G G P IVANHOE II, INC.

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 6, 2004 CITY COUNCIL MEETING AT COUNCILWOMAN MONCRIEF'S REQUEST.

** CONDITIONS **

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The signs shall conform to the elevations date stamped 08/17/04; the Meadows Mall logo shall not be permitted on the signs.

2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

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

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

5. If a Site Development Plan Review for new development includes property in which, an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.

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

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

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

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

10. The sign shall be limited to 40 feet in height pursuant to submitted plans date stamped August 6, 2004 for sign #3.

11. No off-premise advertising (billboard) signs may be located along the Valley View Boulevard side of the property.

Public Works

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting the approval of Special Use Permit to allow a 51-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign at 4300 Meadows Lane. The applicant is requesting that the sign be raised to 51 feet from the required 40 feet.

B) Applicant's Justification

The applicant justifies this application by stating that the sign conforms to all City standards and justifies the increased height request as being a result elevation changes from the proposed location of the site and the US 95.

BACKGROUND INFORMATION

A) Previous Actions

04/19/95 The City Council approved a Special Use Permit (U-0021-95) application for a class III secondhand dealership to allow the sale of used records, tapes and compact discs at 4300 Meadows Lane. The Board of Zoning Adjustment and staff recommended approval.

12/18/96 The City Council approved a Special Use Permit (U-0132-96) application on property located at 4300 Meadows Lane, Suite 2430 in the Meadows Mall for beer and wine sales in conjunction with a proposed restaurant. The Board of Zoning Adjustment and staff recommended approval.

05/02/01 The City Council approved a Special Use Permit (U-0030-01) application for auto dealer inventory storage at 4300 Meadows Lane. The Planning Commission and staff both recommended approval.

09/19/01 The City Council approved a Special Use Permit (U-0132-01) application for a 60-foot tall wireless communications monopole at 4300 meadows lane. The Planning Commission and staff recommended approval.

08/26/04 The Planning Commission recommended approval of two other Special Use Permits (SUP-4807 and SUP-4809) to allow a 51-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign and a 40-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign at 4300 Meadows Lane, respectively. Staff is recommending denial.

08/26/04 The Planning Commission voted 5-1-1 to recommend APPROVAL (PC Agenda Item #35/pl).

B) Pre-Application Meeting

06/23/04 A pre-application conference was held resulting in the following:

1. Special Use Permit requirements for an off-premise advertisement (billboard) sign were discussed.
2. The 750-foot minimum distance separation was discussed, relative to the location of the three proposed signs.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 27.25

B) Existing Land Use

Subject Property:	Commercial Center (Meadows Mall)
North:	US 95; Residential Dwellings
	Public School (Fyfe Elementary)
South:	Residential Dwellings
	Public School (Griffith Elementary)
	YMCA
	Office Park
East:	Undeveloped (Las Vegas Valley Water District)
West:	Commercial Center

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	ROW (Right-of-Way)
	L (Low Density Residential)
	PF (Public Facilities)
South:	L (Low Density Residential)
	PF (Public Facilities)
	SC (Service Commercial)
East:	PF (Public Facilities)
West:	SC (Service Commercial)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Southeast Sector Land Use Map of the General Plan.

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

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise signs in the right-of-way	Sign is not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in C-1 Zoning District	Y
Off-premise sign area (max.)	672 SF	672 SF	Y
Separation distance from other off-premise sign (min.)	750 Feet	1,055 Feet	Y

Separation distance from "U" or "R" zoning district	300 Feet	±640 Feet	Y
Off-premise sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet	Y
Setbacks (min.)	50 Feet from nearest ROW intersection	32 feet	Y

The proposed off-premise advertisement (billboard) sign meets all of the requirements set forth by Title 19.14.100.

B) General Analysis and Discussion

- Zoning

The subject billboard is an allowed use within the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

- Use

Staff has some concerns regarding clutter if three off-premise signs are approved. Two would be more appropriate, given that three signs barely meet Code standards and there are residentially zoned properties within 310 feet. The revised elevations are decorative and mitigate some of the concerns pertaining to their appearance. The recommendation for approval is based on one of the signs being eliminated and conformance to the revised elevations. The Meadows Mall logo cannot be placed on the off-premise billboard. The proposed off-premise sign meets all other Code standards.

FINDINGS

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

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

   The off-premise signs proposed can be harmonious and compatible with the surrounding area if one of them is eliminated so visual clutter is reduced and they conform to the revised elevations.

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

   There are no physical constraints to the permissibility of the off-premise advertising (billboard) sign use on this site.

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

   The site has adequate access from Valley View Boulevard, an 80-foot Secondary Collector as indicated by the Master Streets and Highway Plan, and Meadows Lane, a public right-of-way.

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."**

   If approved, the off-premise advertising (billboard) sign will be subject to regular inspection and will not compromise the public health, safety or welfare, as it will be subject to the provisions of the Sign Code and the Uniform Building Code.

NOTICES MAILED 155 by City Clerk

APPROVALS 0

PROTESTS 0

#1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4809 APN: 139-31-510-016

Name of Property Owner: General Growth Properties

Name of Applicant: ORion Outdoor Media

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: Robert A. Michaels, President

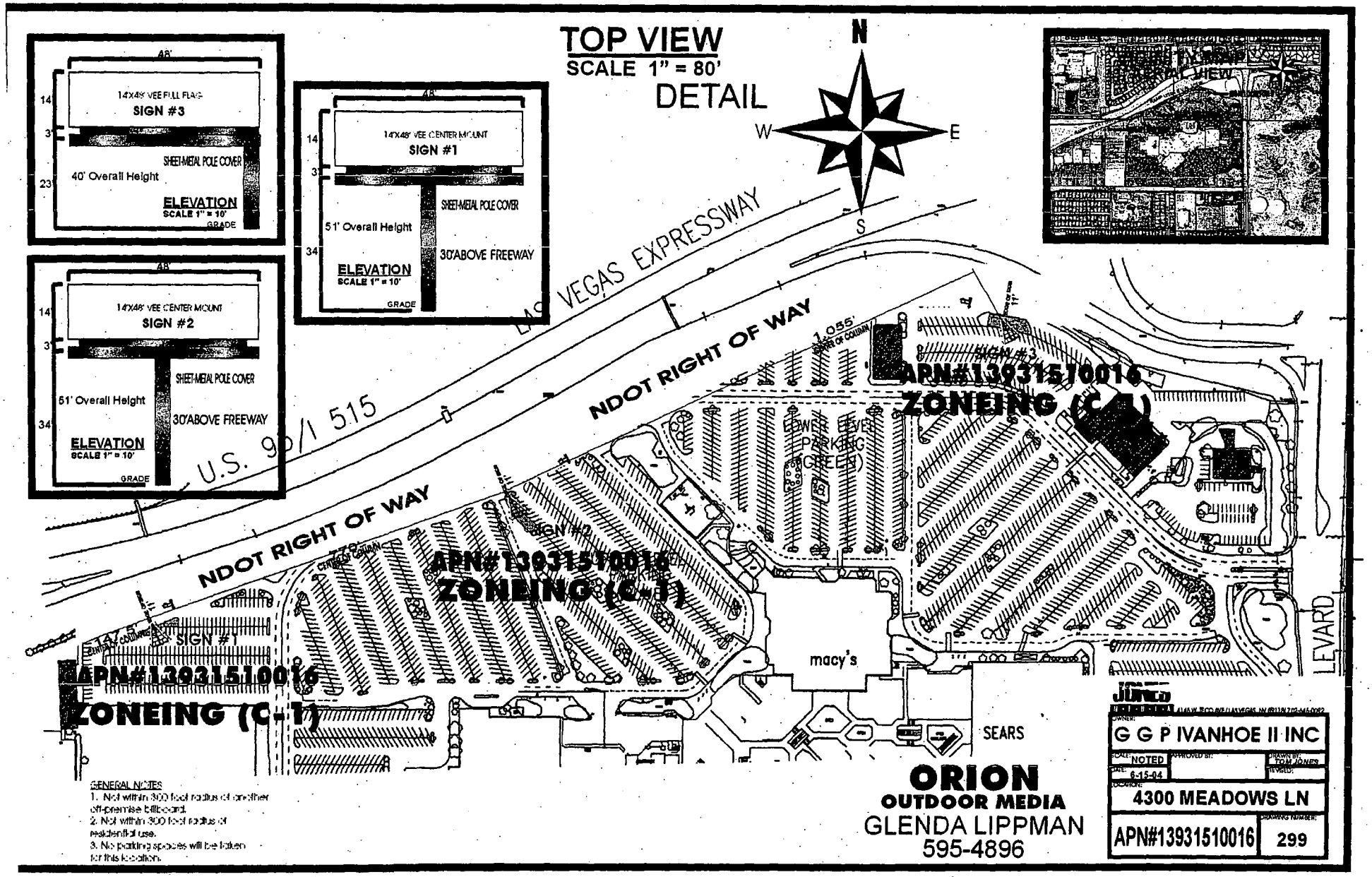
Subscribed and sworn before me

This 12th day of July, 2004

_____
Notary Public in and for said County and State

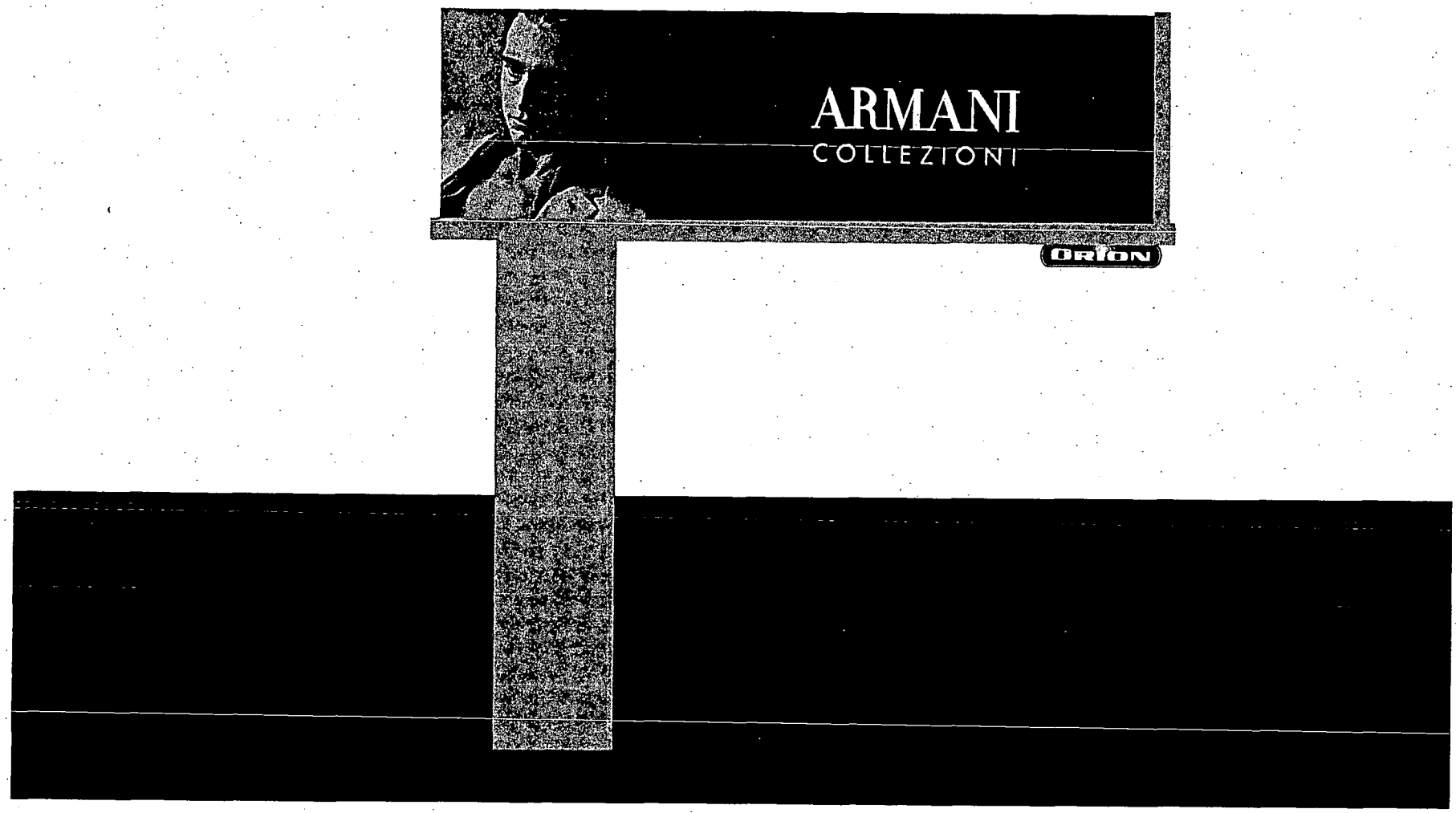
OFFICIAL SEAL
LAURA E SMYTH
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP SEPT. 2,2006

RHC
APPROVAL



SUP-4809

8/26/04 PC



ORION
OUTDOOR MEDIA

SUP-4809
8/26/04 PC

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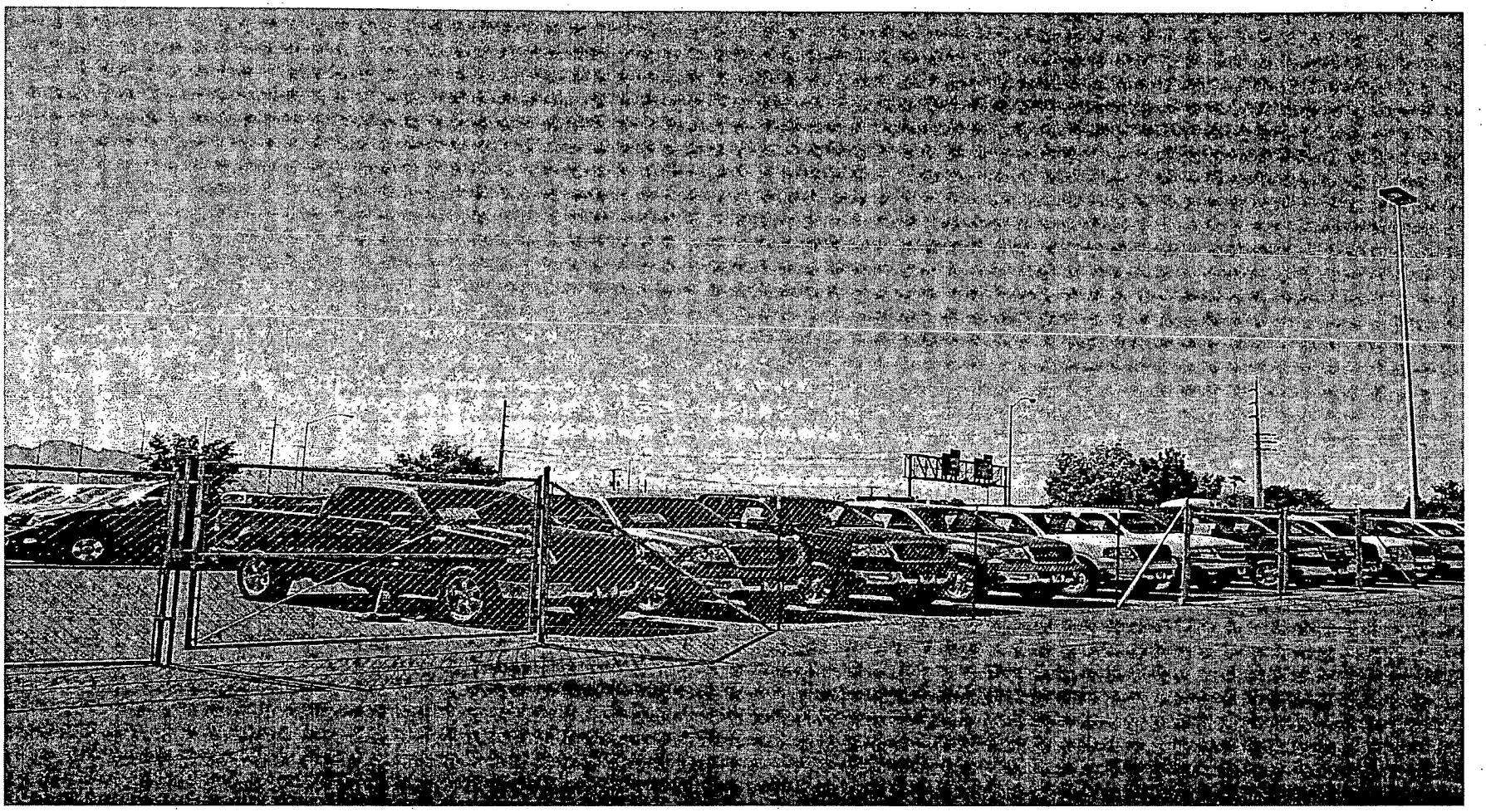
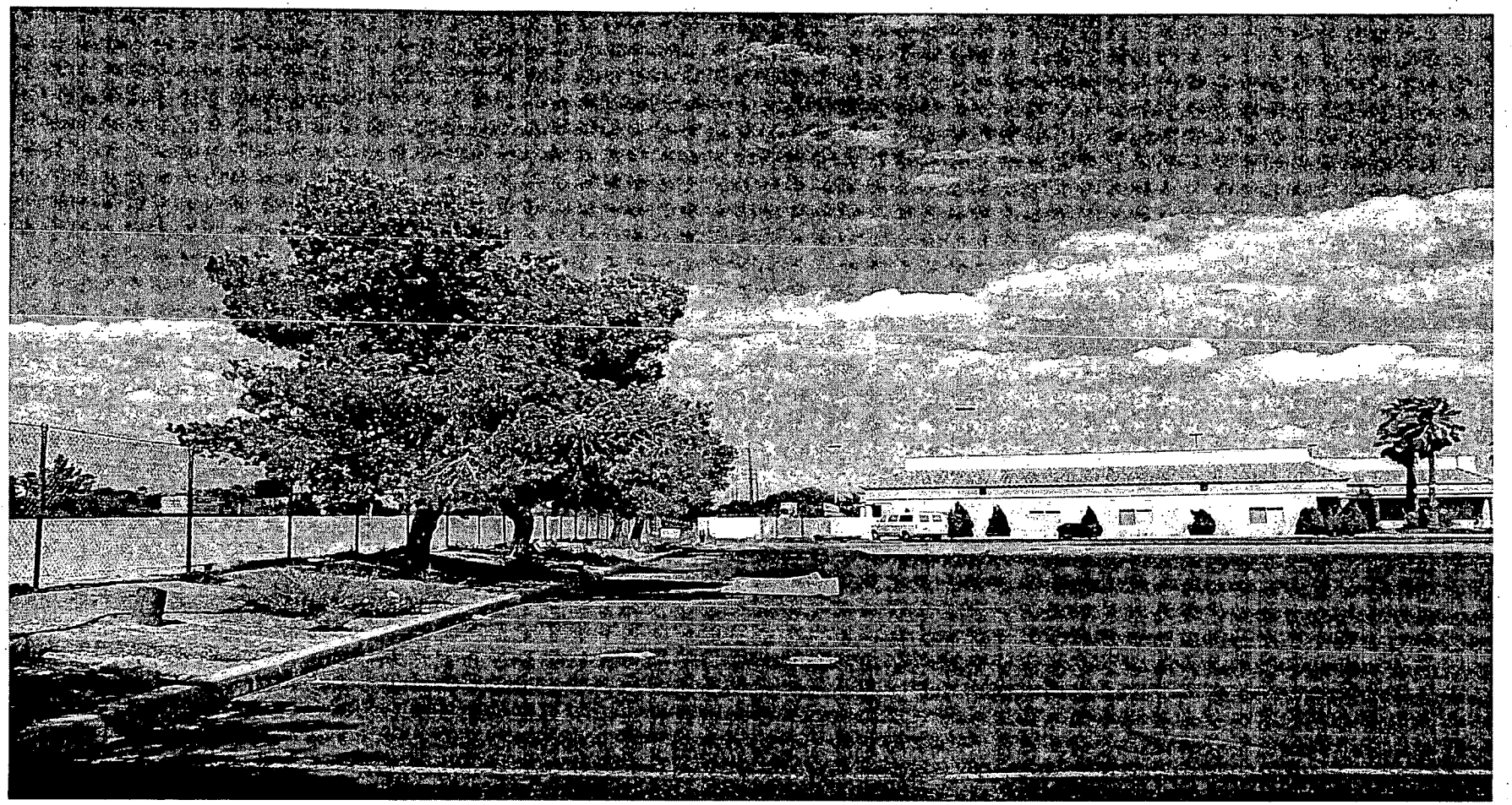
AUG 18 2004

REVISED
8.18.04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4809 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC.
4300 MEADOWS LANE
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4809 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC.
4300 MEADOWS LANE
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04

LAW OFFICES
Singer & Brown
A NEVADA LLC

MICHAEL H. SINGER
JAY H. BROWN

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6593

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
Brownltd@earthlink.net

November 1, 2004

FAX: 382-4803

Las Vegas City Clerk
400 E Stewart Avenue
Las Vegas, Nevada 89101
Attn: Barbara Jo Ronemus
City Clerk

2004 NOV -2 P 12:41
RECEIVED
CITY CLERK

Re: Item No. 86 City County Agenda of November 3, 2004
SUP-4809 Special Use Permit- Orion Outdoor Media
on behalf of G G P Ivanhoe II, Inc.

Dear Ms. Ronemus:

Please be advised that I represent Orion Outdoor Media in connection with the above referenced application.

On behalf of our client, we respectfully request that this item be held in abeyance from the City Council agenda of November 3, 2004 and reset for the November 17, 2004 City Council meeting.

Very truly yours,

Jay H. Brown

JHB:cc

Submitted after final agenda
Date 11/2/04 Item # 86

LAW OFFICES
Singer & Brown
A NEVADA LLC

MICHAEL H. SINGER
JAY H. BROWN

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6593

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
Brownltd@earthlink.net

November 3, 2004

FAX: 382-4803

Las Vegas City Clerk
400 E Stewart Avenue
Las Vegas, Nevada 89101
Attn: Barbara Jo Ronemus
City Clerk

RECEIVED
CITY CLERK
2004 NOV -3 P 1:21

Re: Item No. 86 City County Agenda of November 3, 2004
SUP-4809 Special Use Permit- Orion Outdoor Media
on behalf of G G P Ivanhoe II, Inc.

Dear Ms. Ronemus:

Please be advised that I represent Orion Outdoor Media in connection with the above referenced application.

On behalf of our client, we respectfully request that this item be held in abeyance from the City Council agenda of November 3, 2004 and reset for the December 1, 2004 City Council meeting.

Very truly yours,

Jay H. Brown

JHB:cc

Cc: Las Vegas City Planning & Development, Attn: Shelley

Submitted after final agenda

Date 11/03/04 Item # 86

City of Las Vegas

Agenda Item No. 87

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT

SUP-4830 - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Appeal filed by the applicant from the Denial by the Planning Commission on a request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	**Planning Commission Mtg.**	2
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by Kummer Kaempfer Bonner & Renshaw
5. Submitted after final agenda - Abeyance letter from Kummer Kaempfer Bonner & Renshaw
6. Backup referenced from the 10/7/2004 Planning Commission Item 17

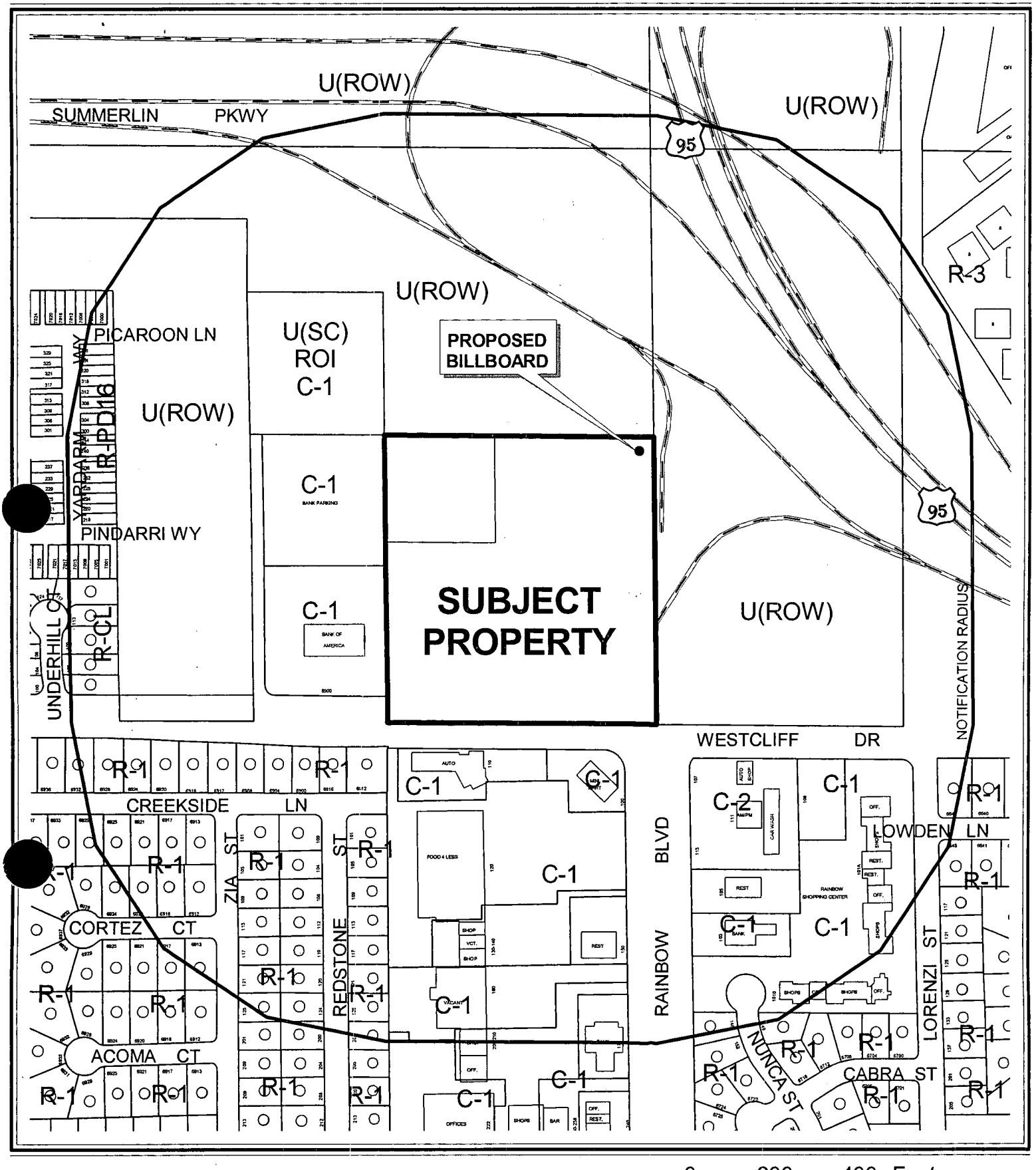
MOTION:

REESE - Motion to TABLE Item 101 [GPA-5264] and HOLD IN ABEYANCE Item 87 [SUP-4830], Item 97 [SUP-5228], Item 98 [SDR-5094], Item 111 [GPA-5120], Item 112 [ZON-5121], Item 113 [VAR-5124], and Item 114 [SDR-5122] to 11/17/2004, and Item 105 [GPS-5082] and Item 106 [VAC-5101] to 2/16/2005 - UNANIMOUS with MACK not voting and GOODMAN abstaining on Item 87 [SUP-4830] becase JAY BROWN, with whom he is in a partnership, represents the applicant

NOTE: MAYOR GOODMAN disclosed he was informed by COUNCILWOMAN MONCRIEF'S office of his need to abstain. ATTORNEY JAY BROWN, with whom he shares a partnership interest, represents Item 86 [SUP-4809], as well as Item 87 [SUP-4830].

MINUTES:

There was no discussion.
(1:04 - 1:07)
3-1



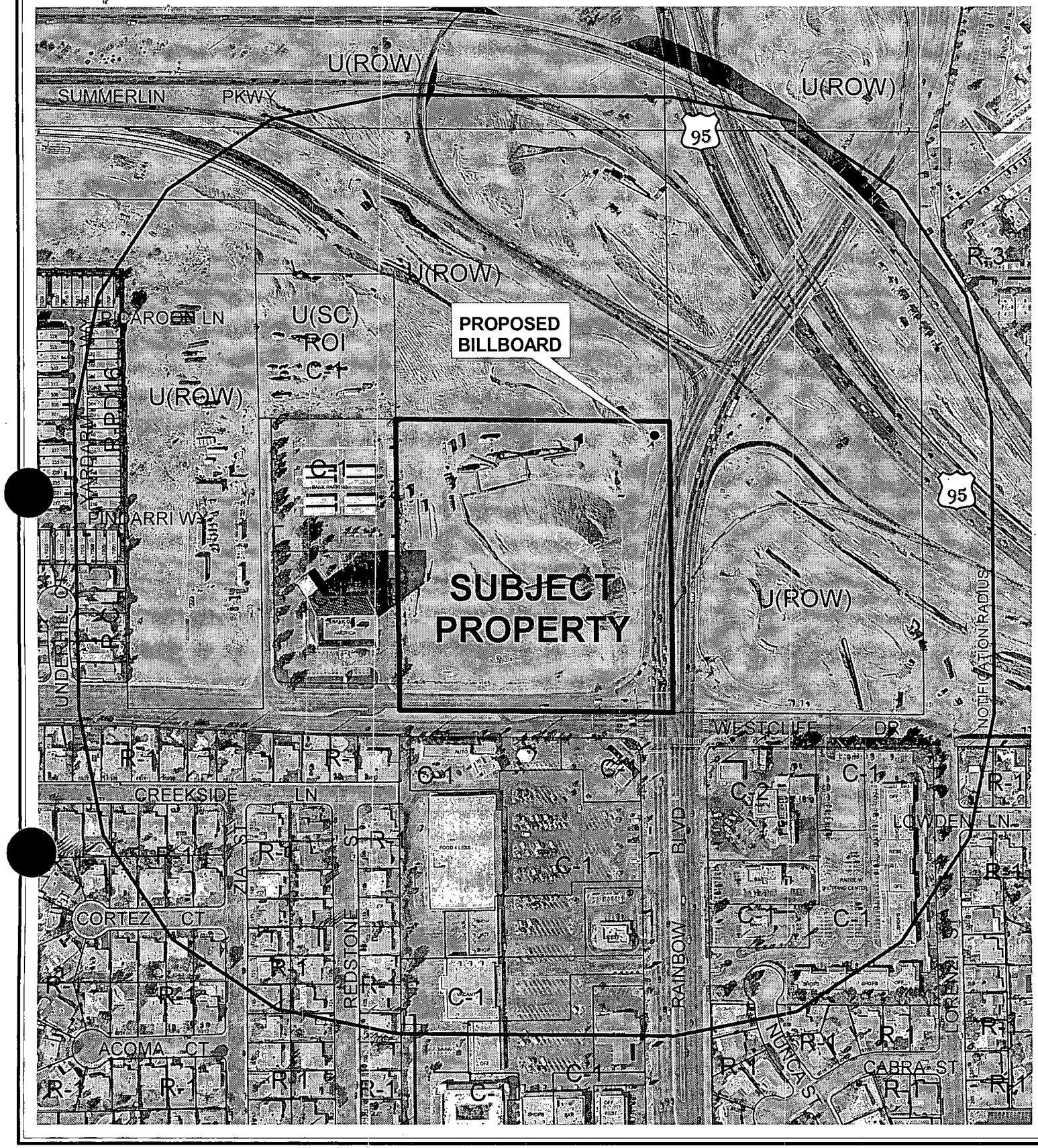
0 200 400 Feet

CASE: **SUP-4830**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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



0 200 400 Feet

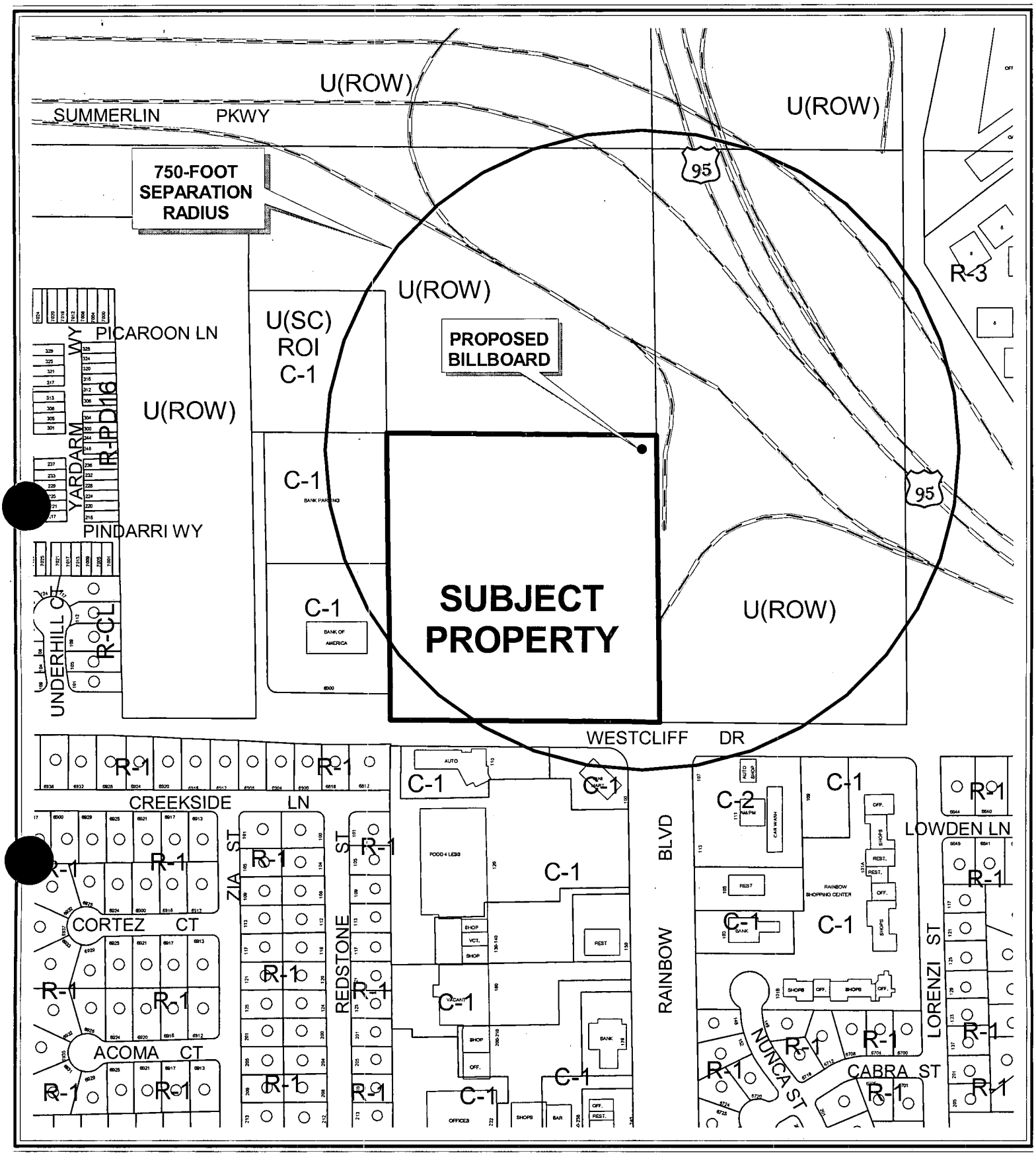
CASE: **SUP-4830**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

N

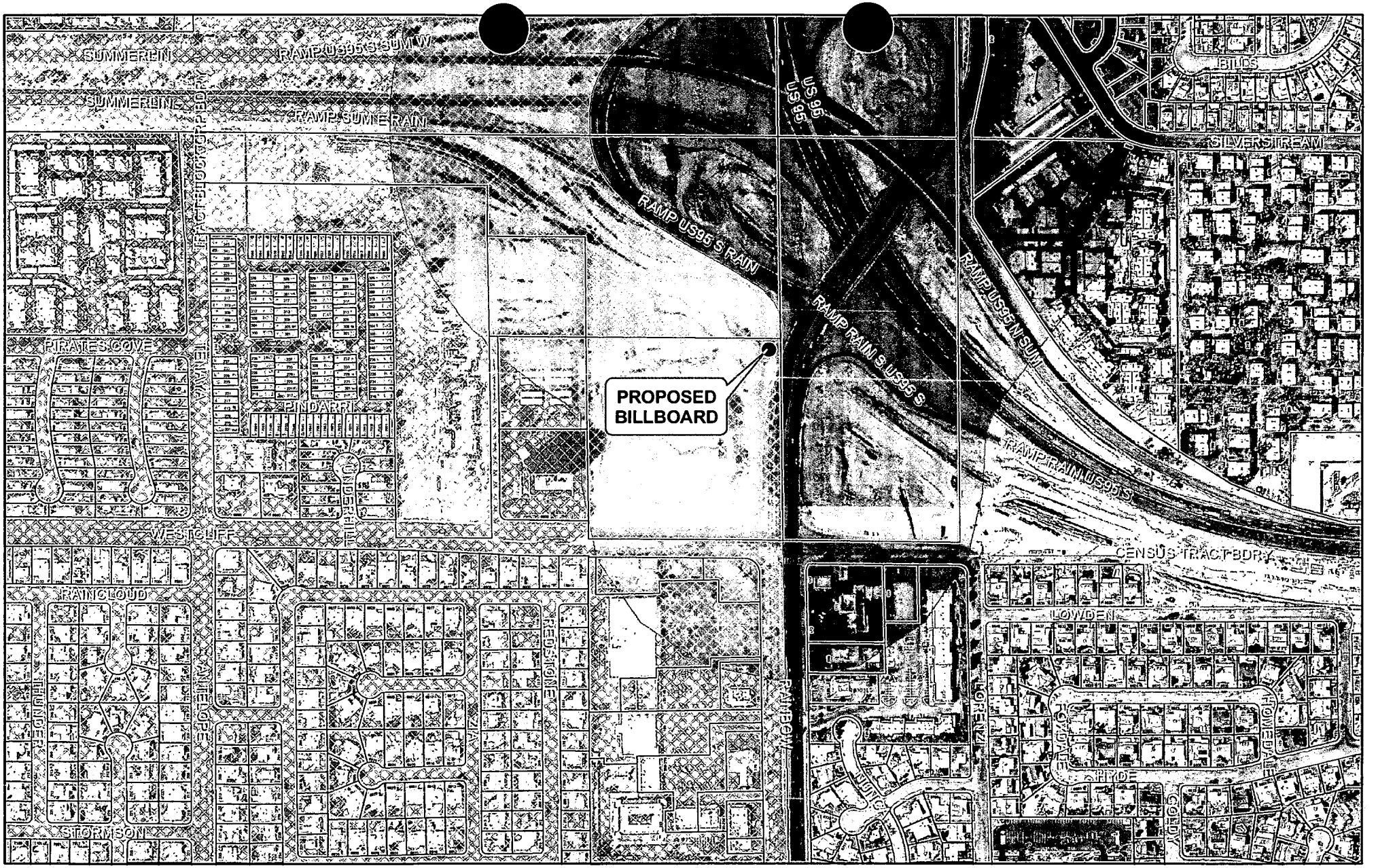


CASE: **SUP-4830**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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



SUP-4830

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

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4830 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH

** CONDITIONS **

The Planning Commission (6-1 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

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

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.

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

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

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

Public Works

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is an Appeal filed by the applicant from the Denial by the Planning Commission on a request for a Special Use Permit for a 40 foot high, 10 foot x 40 foot off-premise advertising (billboard) sign at the northwest corner of Westcliff Drive and Rainbow Boulevard.

Since the September 23rd Planning Commission meeting, the applicant submitted a rendering showing where the billboard will be placed in relation to the final design of the interchange. Also submitted was a line-of sight drawing indicating the perspective of motorist traveling on Summerlin Parkway looking east, 95 South looking south, 95 West looking west and Rainbow Boulevard looking north. The drawing showing the line of sight on Summerlin Parkway includes a church and five story parking garage, which has never been approved by the Planning Commission or City Council.

B) Applicant's Justification

The proposed location of the sign does not obstruct existing or proposed sidewalks or trails. The sign is oriented to US-95.

BACKGROUND INFORMATION

A) Previous Actions

11/27/90	The Board of Zoning Adjustment approved a Special Use Permit for the construction of a church on this property. This was final action; staff recommended approval (U-0168-90).
05/05/04	The City Council approved a rezoning of the site (ZON-3995) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) and a site plan review request (SDR-3997) for a proposed church and a temporary building. The Planning Commission and staff recommended approval.
08/26/04	The Planning Commission voted to hold this item in abeyance to the September 23, 2004 Planning Commission meeting in an effort to provide the applicant an opportunity to work with staff.
09/23/04	The Planning Commission voted to hold this item in abeyance to the 10/07/04 Planning Commission meeting at the request of the applicant.
10/07/04	The Planning Commission voted 6-1 to recommend DENIAL (PC Agenda Item #17/kw).

B) Pre-Application Meeting

06/25/04 Elements of this type of special use permit were discussed.

C) Neighborhood Meetings

Neighborhood meetings are not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 12.50

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Right-of-Way
South:	Vacant, Commercial
East:	Vacant
West:	Vacant, Commercial

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
North:	U (Undeveloped)
South:	C-1 (Limited Commercial)
East:	U (Undeveloped)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The parcel is designated as SC (Service Commercial) on the Southwest Sector Map of the General Plan. The C-1 (Limited Commercial) zoning of the site is in conformance to this designation. The proposed billboard is an allowed use in the C-1 (Limited Commercial) zoning district.

Trails		**X**
Rural Preservation Neighborhood		**X**
County/North Las Vegas/HOA Notification		**X**
Development Impact Notification Assessment		**X**
Project of Regional Significance		**X**

There are no special plans or reviews that are applicable to the proposed billboard.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in any "R" zoning district	No residential areas within 300 feet of the sign.
	No off-premise sign may be in the Exclusionary Zone unless the sign is oriented to US 95.	Sign is oriented to US 95.
	No off-premise sign may be oriented to Summerlin Parkway.	Sign will not be oriented to Summerlin Parkway.
	No off-premise sign may be within 300 feet of any other off-premise sign and within 750 feet of an off-premise sign on the same side of US 95.	The sign will not be within 300 feet of any other off-premise sign and within 750 feet of an off-premise sign on the same side of US 95.

This proposed Off-Premise Advertising (Billboard) Sign is in conformance with spacing and location requirements of Title 19.14.

B) General Analysis and Discussion

- Zoning

The subject billboard is an allowed use within the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

- Use

The proposed use is not harmonious and compatible with the immediate area. There are no other off-premise signs in the neighborhood and there is a minimal amount of existing signage. Introduction of an off-premise sign in the neighborhood will invite similar signs that would encourage an unattractive amount of visual clutter. The request is also premature, since the intersection of Westcliff Drive and Rainbow Boulevard is evolving because of the construction of US 95.

FINDINGS

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

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

   Title 19.14.100(B)(2) states that the Planning Commission and City Council may consider the aesthetic impact of the sign on the area and all other aspects of the sign's compatibility with the surrounding area, including the existence or nonexistence of other signage in the area. Introduction of off-premise signage in the area will contribute to undesirable visual clutter. While this proposed billboard meets the technical requirements of the City of Las Vegas Zoning Code, the aesthetic impact of the sign will have a negative effect on the area.

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

   The site is physically suitable for the type and intensity of land use proposed.

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

   Not applicable to this type of special use.

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

   This proposed use is inconsistent with the overall objectives of the Master Plan 2020. Specifically the Plan states that "...the visual image of the streetscape and roadscape environments is perhaps the most important single factor in the perception of quality of life for both the resident and the visitor to Las Vegas."

NOTICES MAILED 98 by City Clerk

APPROVALS 2

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4830 APN: 138-27-802-004

Name of Property Owner: Twin Lakes Baptist Church

Name of Applicant: Twin Lakes Baptist Church

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

_____ Yes _____ ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Carl Fleming

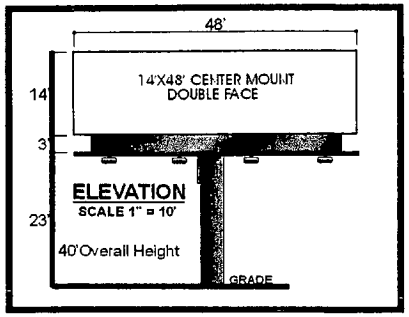
Print Name: Carl Fleming

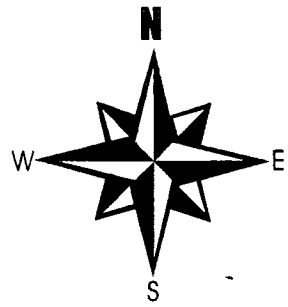
Subscribed and sworn before me

This 6th day of July, 2004

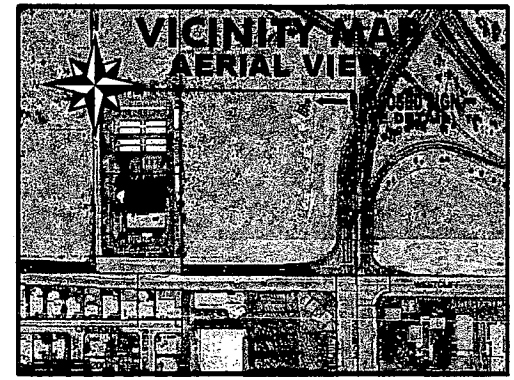
Notary Public in and for said County and State

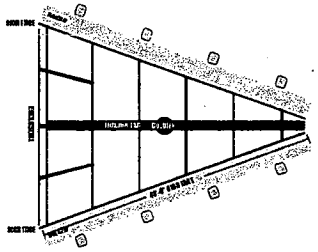
MARY KATHRYN TAYLOR
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 05-19-2007
Certificate No: 99-55260-1

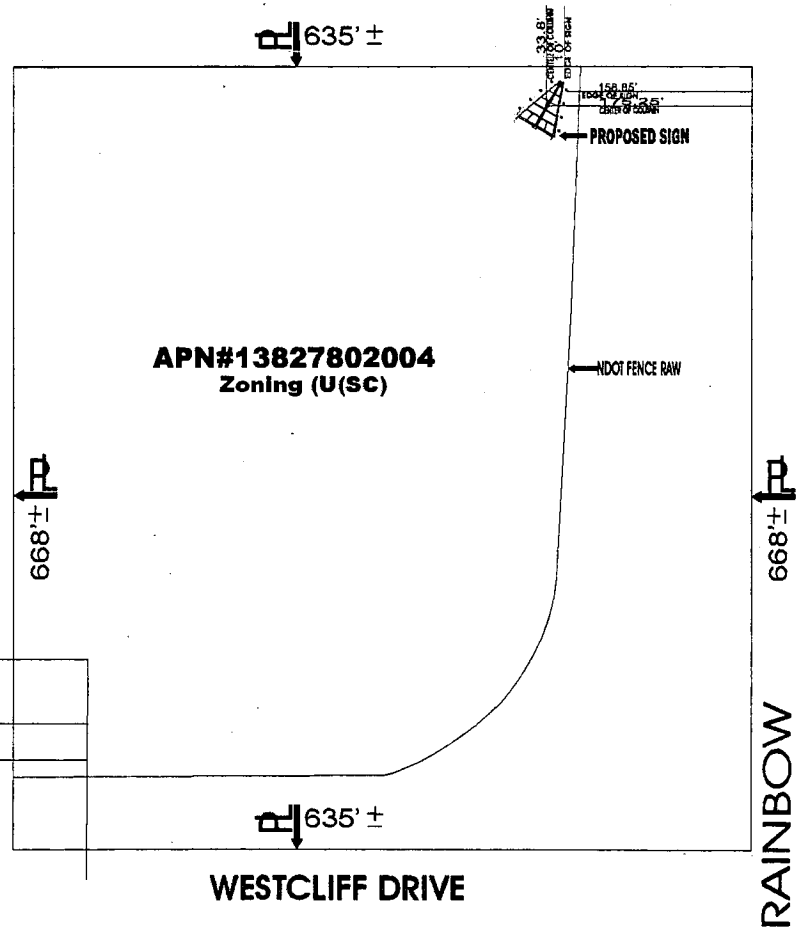




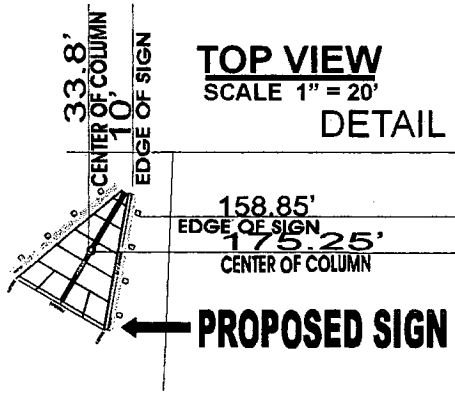
TOP VIEW
SCALE 1" = 50'
DETAIL







GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3. No parking spaces will be taken for this location.



TOP VIEW
SCALE 1" = 20'
DETAIL

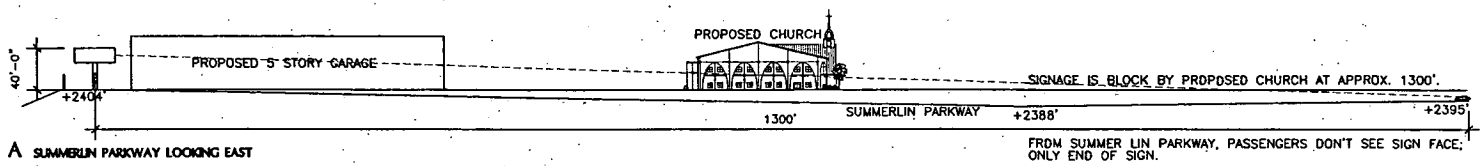
PAT KELLY
496-4966

JONES
4145 W. TECO AVE / LAS VEGAS, NV 89118 / 702-445-0092

OWNER: CHURCH BAPTIST TWIN LAKES
SCALE: NOTED
APPROVED BY:
DRAWN BY: TOM JONES
DATE: 5-19-04
REVISED:
LOCATION:
APN# 13827802004
DRAWING NUMBER: 310

SUP-4830

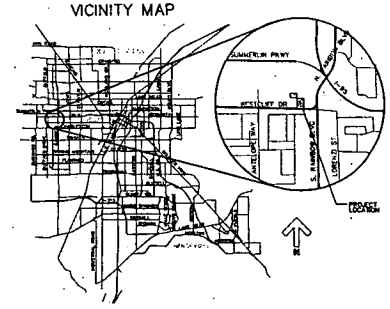
9/23/04 PC

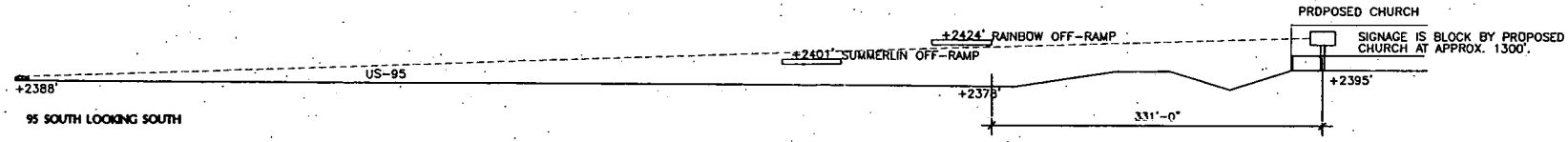


A SUMMERLIN PARKWAY LOOKING EAST

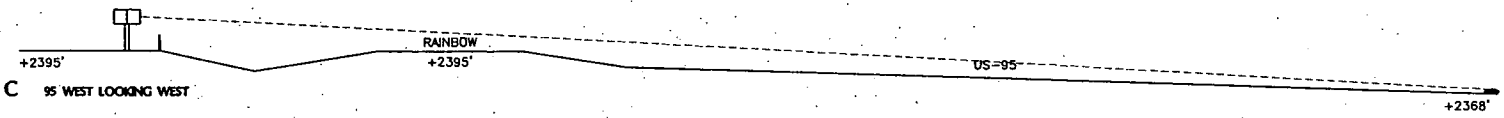
FROM SUMMER LIN PARKWAY, PASSENGERS DON'T SEE SIGN FACE; ONLY END OF SIGN.

VICINITY MAP





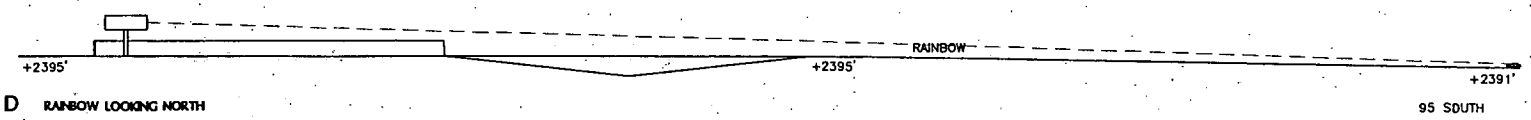
B 95 SOUTH LOOKING SOUTH



C 95 WEST LOOKING WEST

RECEIVED

SEP 27 2004



D RAINBOW LOOKING NORTH

95 SOUTH

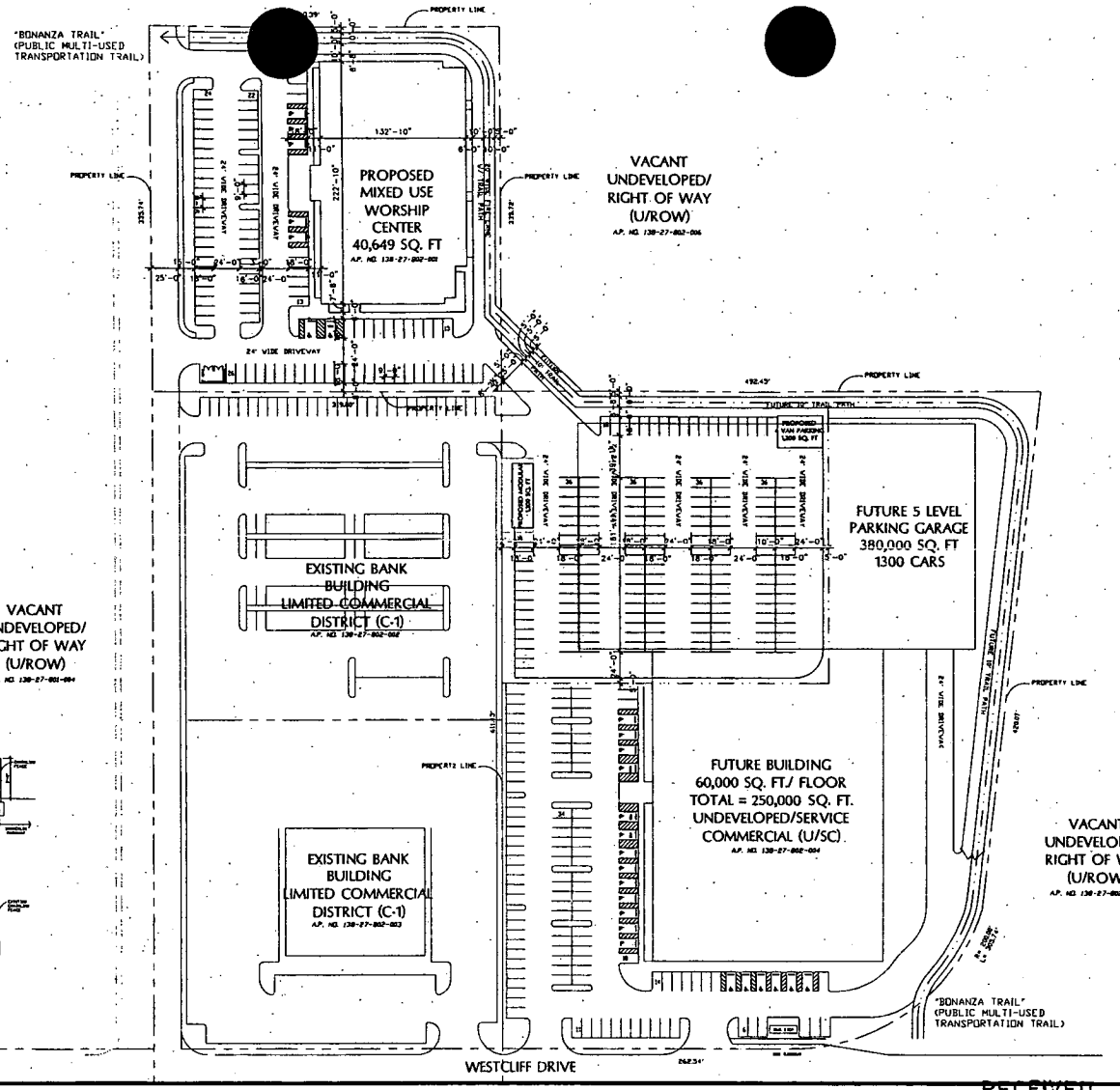
0 240 480
120 360
GRAPHIC SCALE IN FEET

SUP4830
10/7/04 pc

TWIN LAKES BAPTIST CHURCH

SHEET No.

SIGN-2



PROPOSED SITE PLAN- PHASE 1 (revised 3-31-04)

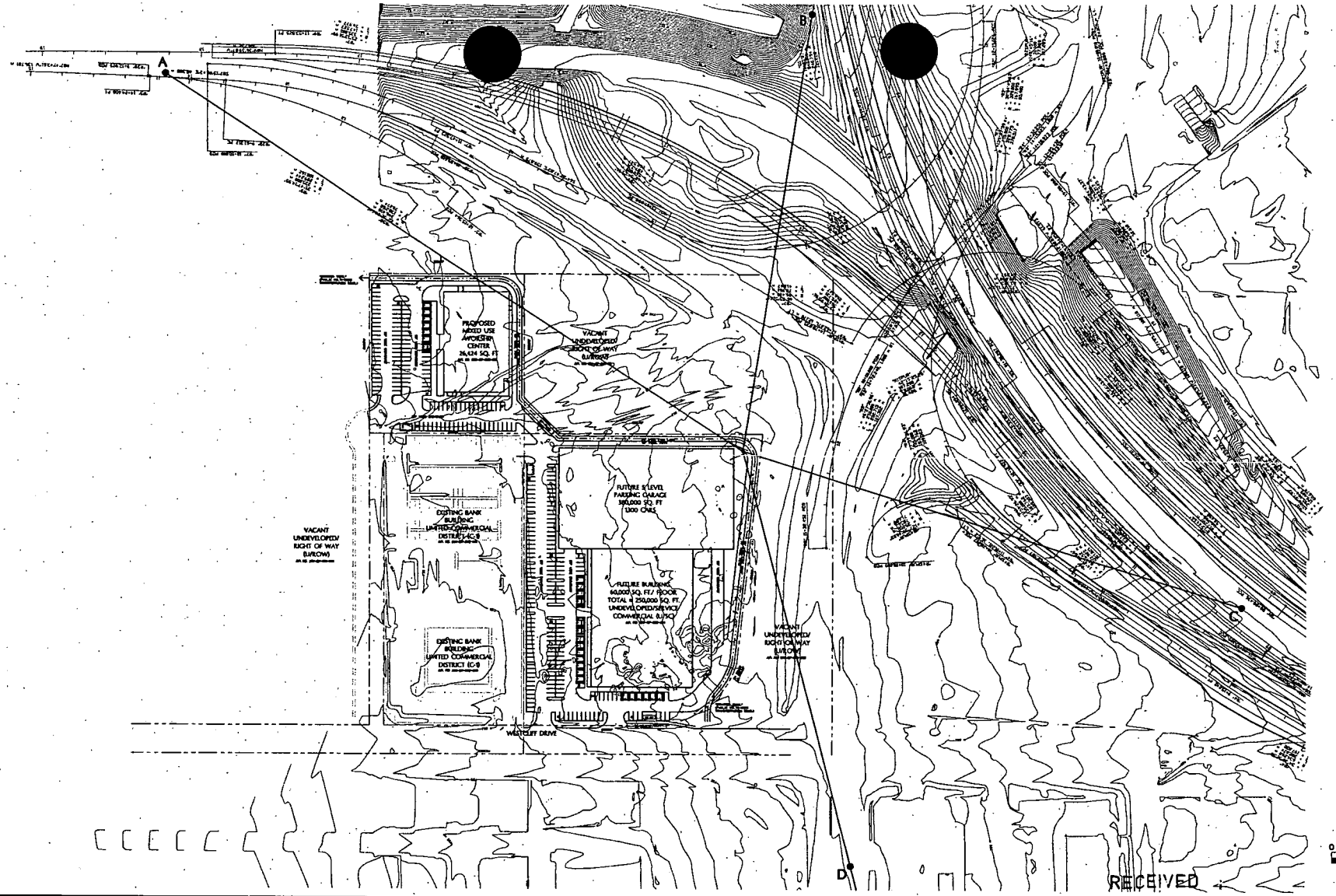
TWIN LAKES BAPTIST CHURCH

RECEIVED
SEP 27 2004

Sep 4830
10/7/04 pc

LENDALL MAINS
ARCHITECT
10224 S. Eastern Ave.
Suite A332
Henderson, Nevada 89052
Phone: 702.610.8080
Fax: 702.898.1639

SHEET No.
AS-1



RECEIVED

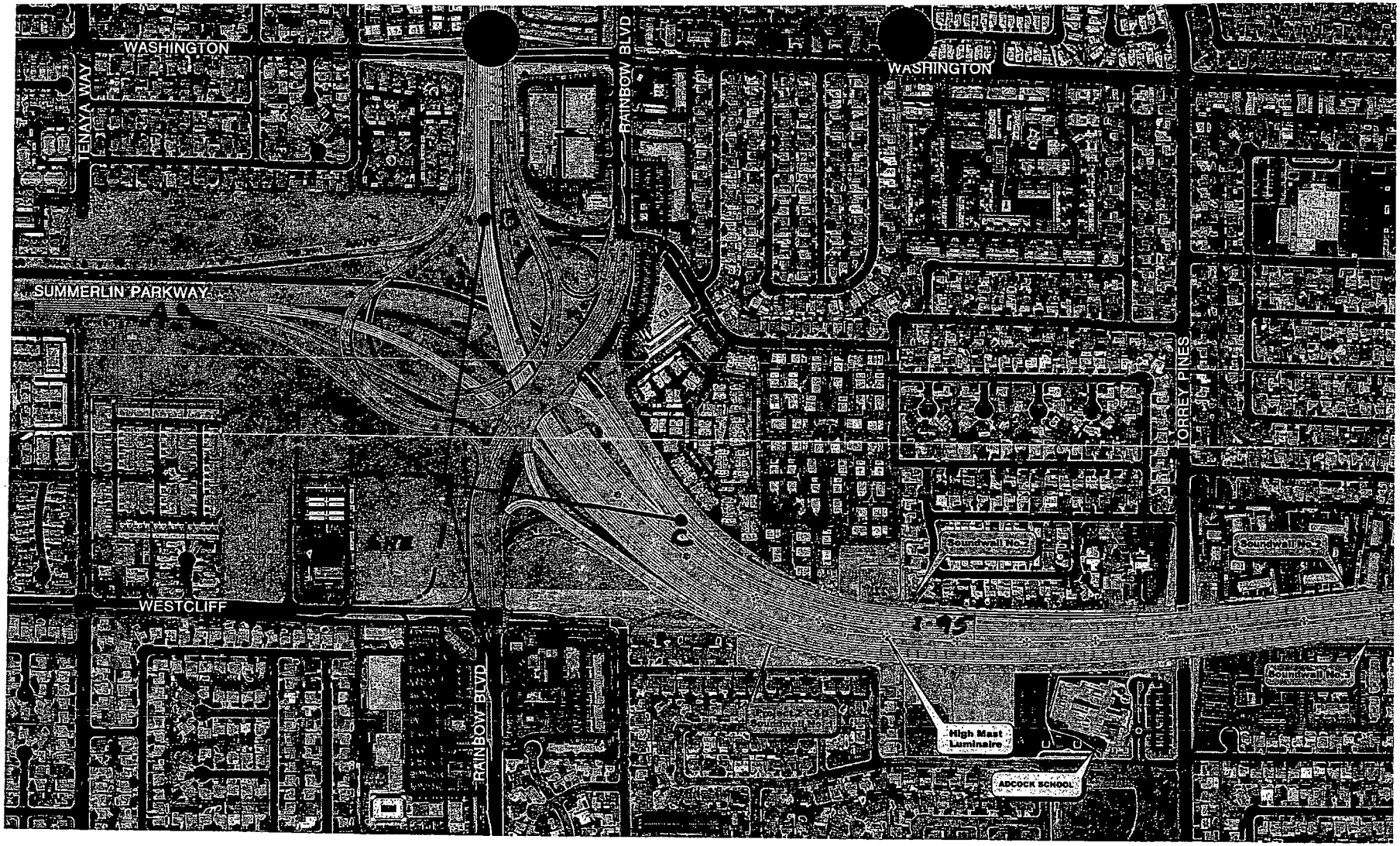
SEP 27 2004

SUP-430
10/7/04 PC

TWIN LAKES BAPTIST CHURCH

SHEET No.

SIGN-1

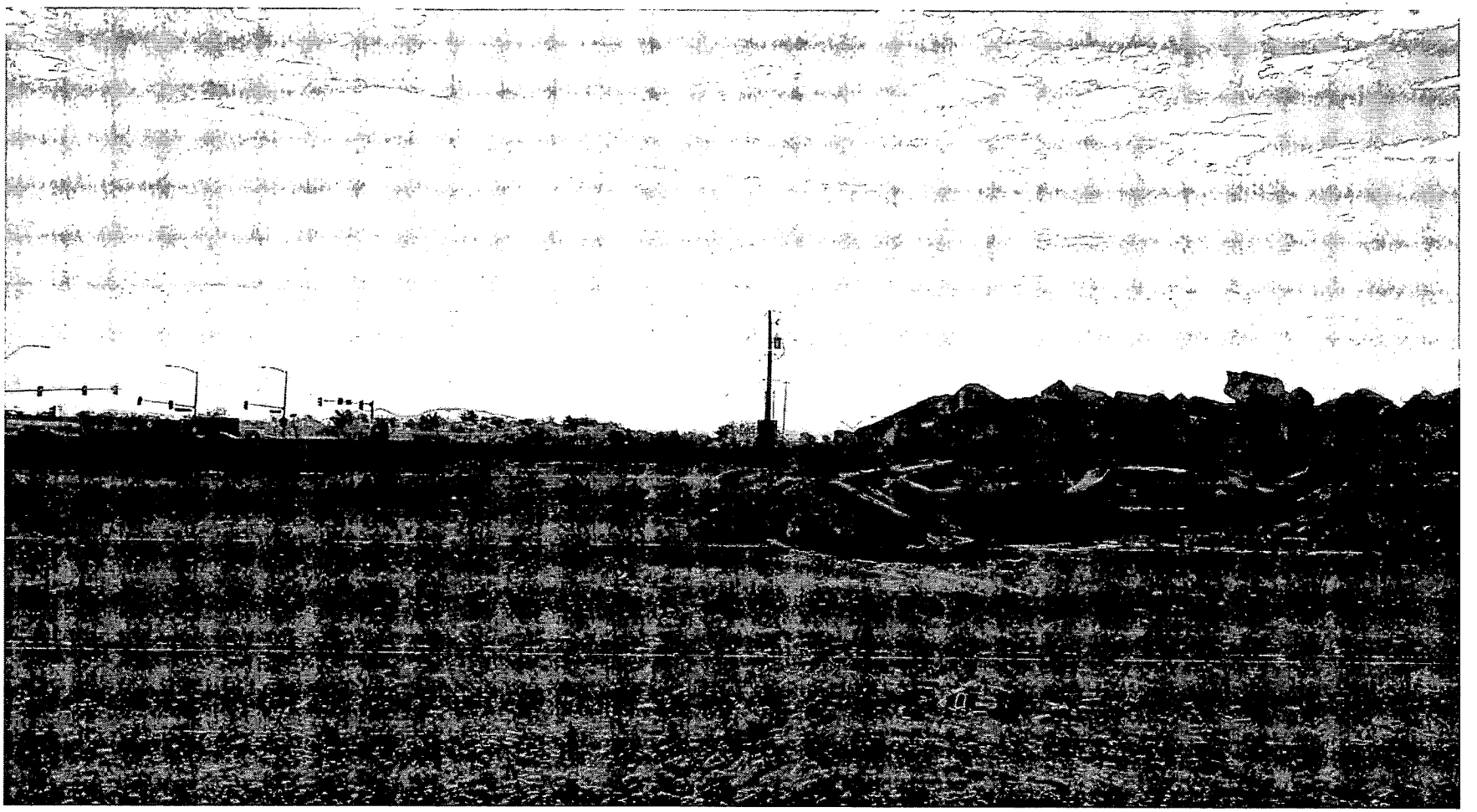


NEVADA DOT

US 95 WIDENING PROJECT
PROJECT 5

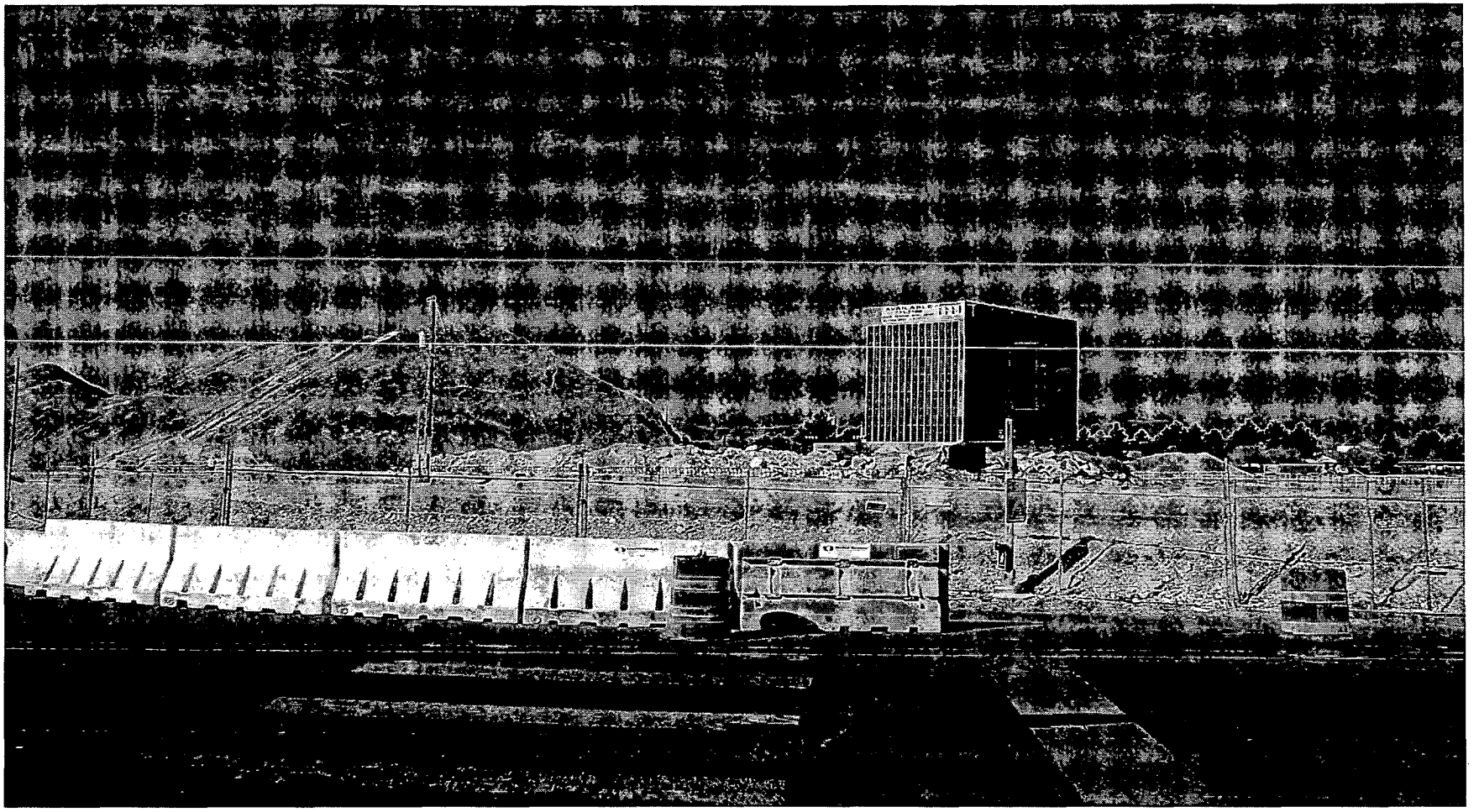
RECEIVED
SEP 27 2004
10/7/04 - RC

PBS&J



SUP-4830 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

8/9/04



SUP-4830 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

8/9/04

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

ROBERT J. GRONAUER
rgronauer@kkbr.com

October 11, 2004

RECEIVED
CITY CLERK
2004 OCT 11 A 10:58

VIA FACSIMILE & HAND DELIVERY
382-4803

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

Re: SUP-4830
Applicant/Owner – Twin Lakes Baptist Church

Dear Ms. Ronemus:

Our office represents the applicant in the above-referenced matter. This item was heard by the City of Las Vegas Planning Commission on October 7, 2004 and was denied. We hereby appeal the Planning Commission's decision.

Please schedule this matter for the November 3, 2004 City Council hearing.

Thank you for your assistance. Please call if you need anything further.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Robert J. Gronauer

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

ROBERT J. GRONAUER
rgronauer@kkbr.com

November 2, 2004

RECEIVED
CITY CLERK
2004 NOV -2 P 2:26

VIA FACSIMILE
382-4803

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

Re: SUP-4830
Twin Lakes Baptist Church

Dear Ms. Ronemus:

Our office represents the applicant in the above-referenced matter. We respectfully request that this item be continued from the presently scheduled City Council hearing of November 3, 2004 until November 17, 2004.

Thank you for your cooperation and please call if you have any questions.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

BJBGronauer

Robert J. Gronauer

RJG/mlt

cc: Audrey Dodge (via fax: 382-8558)

Submitted after final agenda
Date 11/2/04 Item #87

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

PHONE: (702) 259-3094

23 Sept 2004

Regarding SUP -4830

Charleston Neighborhood Preservation humbly requests that this Special Use Permit be approved by the COMMISSIONERS of this CLV Planning Commission.

The Twin Lakes Baptist Church has a past history of improvement, stability and a major resource of resident and community enhancement—40 years at Vegas Drive being the most recent.

Income from this billboard which, due to the ownership and the responsibility of decency which these owners have guaranteed with their lengthy past history, will :

Help to pay the taxes on their property,
Shorten the time line for construction completion,
Increase their contribution to charitable endeavors,
Provide a beautification program for this area in a shorter time,
Alleviate coverage of doubled construction costs and trippeled steel costs, etc.

This edifice will be a major esthetic addition for many miles of this entire area,
By attracting responsible people,
By increasing the responsible attitude of residents,
Traffic patterns are typically at times which are off-peak from other businesses,
Enriches the balance of services and opportunities in this keystone area,
Contributes in a major way the spiritual nature of the area,
Encourages shopping in the area, etc.

Vicki Arnold –CNP secretary and June Ingram –CNP president

SUP-4830

MEMBERS
Vicki Arnold – Juanita Clark – Miriam Ben – Marcus Gobel – Rose Honrath – June Ingram – Rick Johnson
Gene & Pearl Lonardo – Sherry Mason – Dorothy Orr – Barbara Roth – Layne Rushforth – Pamela Stancliffe - Others

#17

To whom it May Concern, 8-14-04

We approve of the request for a 40' High Sign on the Corner of West Cliff Dr & Rainbow Blvd by the Twin Lakes Baptist Church.

CASE # SUP-4830

Doreen K. Thomas
Cortez
6920
LV, NV 89145

8/20/04

Telephone Protest/ Approval Log

Meeting Date: 8/26/04 **Case Number:** SUP-4830

Date: 8/17/04
Name: Juanita Clark
Address: 137 Lorenzi St.
Las Vegas NV 89107
Phone: 877-2438
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

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. 88

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT

SUP-5028 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Request for a Special Use Permit FOR A PROPOSED 73-STORY MIXED-USE DEVELOPMENT at 2423 and 2417 Las Vegas Boulevard (APN 162-04-813-070 and 071; 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	**Planning Commission Mtg.**	1
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting - Letter from Chris Giunchigliani regarding conditional approval of Item 88 [SUP-5028], Item 89 [VAC-5029] and Item 90 [SDR-5027] filed under Item 88 [SUP-5028]

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 88 [SUP-5028], Item 89 [VAC-5029] and Item 90 [SDR-5027].

GREG BORGEL, 300 South Fourth Street, appeared on behalf of the developer and was accompanied by TOM SHULMAN, representative from JMA Architecture Studios, and JOSEPH DIMARO. MR. BORGEL cited the developer being nationally recognized for design in hope of encouraging the Council's faith that the difficult design plan at hand will be wonderful. He pointed out key facts that the Council has requested in the past, including a significant residential component of 900 units, a very high-end facility, the location in the redevelopment area that benefits tax increments and noted it will function as the icon of the City of Las Vegas. MR. BORGEL stated this would be the tallest residential structure on the west coast and noted concurrence with all conditions involved. He elaborated on the design which includes a bus turnout at the intersection of Sahara Avenue at Las Vegas Boulevard, the dedication of additional right-of-way to create a free right-turn lane from Sahara Avenue onto Las Vegas Boulevard and the inclusion of dual left-turns from Sahara Avenue south onto Las Vegas Boulevard; all of which will help reduce existing congestion points. The additional lanes would help traffic flow more freely and, at the same time, the new bus turnout would serve as a pocket to allow the residents to turn into the proposed project. In the future they hope to be able to participate in a pedestrian crossover with nearby properties as they improve and redevelop their locations. He clarified that the Holy Cow has been remodeled and will reopen as a sales center for Liberty Tower and eventually for this project.

MINUTES - Continued:

COUNCILMAN REESE commented on the color of the Holy Cow, and MR. BORGEL stated the intent was to inform the public that it is a new Holy Cow with a different purpose. COUNCILMAN REESE voiced concern for the completion of similar projects and noted his appreciation for the location chosen, as it will serve as a guiding light into the Downtown area.

BEN CONTINE, 553 Barbara Way, President of the Beverly Green Association, shared comments of support for the project but addressed apprehension for the helicopter path interfering with the project. On behalf of residents in the area who already experience this issue, he noted genuine concern for the new residents and how they may be required to adjust. He described how the path would be altered and what the helicopters would need to do to compensate for the very tall project proposed. He reiterated the association's support of the project but expressed fear that the alternate path of the helicopters would push further east, directly affecting the very same residents. He acknowledged that this problem has been previously addressed but involves complex jurisdictional issues that have not been easily resolved. He asked that the Council take note of this concern and unite with the association to find resolution.

MAYOR GOODMAN validated the discussion presented because he too lives in an area directly affected by helicopter flight paths. He mentioned a meeting he had with ASSEMBLYWOMAN CHRIS GIUNCHIGLIANI and confirmed the complex issues involved with jurisdiction that also includes the County. He stated the City does have a vested interest with the helicopter traffic that will affect numerous projects involved in the Manhattanization of Downtown Las Vegas. MAYOR GOODMAN requested assistance from the City Manager to address the problem. He provided a letter from ASSEMBLYWOMAN GIUNCHIGLIANI that emphasized the request of a condition to abate helicopters but, instead, MAYOR GOODMAN would rather have a condition forcing the City to work hand-in-hand with developers, neighborhoods, the County and the airport FAA to stop this type of traffic that impacts the City. He confirmed with MR. BORGEL that a traffic study has been conducted, but MR. BORGEL clarified it had not yet been approved by City staff to indicate if adjustments were going to be needed. MAYOR GOODMAN noted that he recently requested CITY MANAGER DOUG SELBY to enforce an ordinance requiring a traffic study on dense projects for the Planning Commission and Council, in order to make proper recommendations. MAYOR GOODMAN agreed with COUNCILMAN REESE overall and commented on how this project will be a phenomenal gateway to the City of Las Vegas.

COUNCILMAN REESE acknowledged a meeting held with MR. CONTINE and ASSEMBLYWOMAN GIUNCHIGLIANI in hopes to instigate another meeting with SENATOR HARRY REID and CONGRESSWOMAN SHELLEY BERKLEY to obtain their support to stop helicopter traffic at Sahara Avenue altogether.

MAYOR GOODMAN was interested in the date of completion and the certainty of the project. MR. BORGEL informed the Council the developers are world-renowned from Australia and have every intention of completing the project but cautioned the Council that an interest rate increase could affect the project. MR. BORGEL confirmed groundbreaking in 2006 and completion in 2008. At COUNCILMAN WOLFSON'S request MR. BORGEL clarified that parking for the 971 units is sufficient as these types of facilities are not typically occupied fulltime. As a comparison, Turnberry Place has experienced only 35 percent occupancy of the units.

MINUTES - Continued:

BART ANDERSON, Engineering Project Manager, Public Works, stated that a vacation filed with the original application was withdrawn and, as a result, two conditions needed to be modified. He recommended Condition 19 be deleted and Condition 28 modified to remove the second parcel listed (162-03-411-011) from the requirement for a joint access agreement since that vacation will not be recorded. MR. BORGEL agreed with the amendments and clarified they are still working on the withdrawn issue which does not interfere with the development of the project.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 88 [SUP-5028], Item 89 [VAC-5029] and Item 90 [SDR-5027].
(1:56 - 2:18)
3-1826

CONDITIONS:

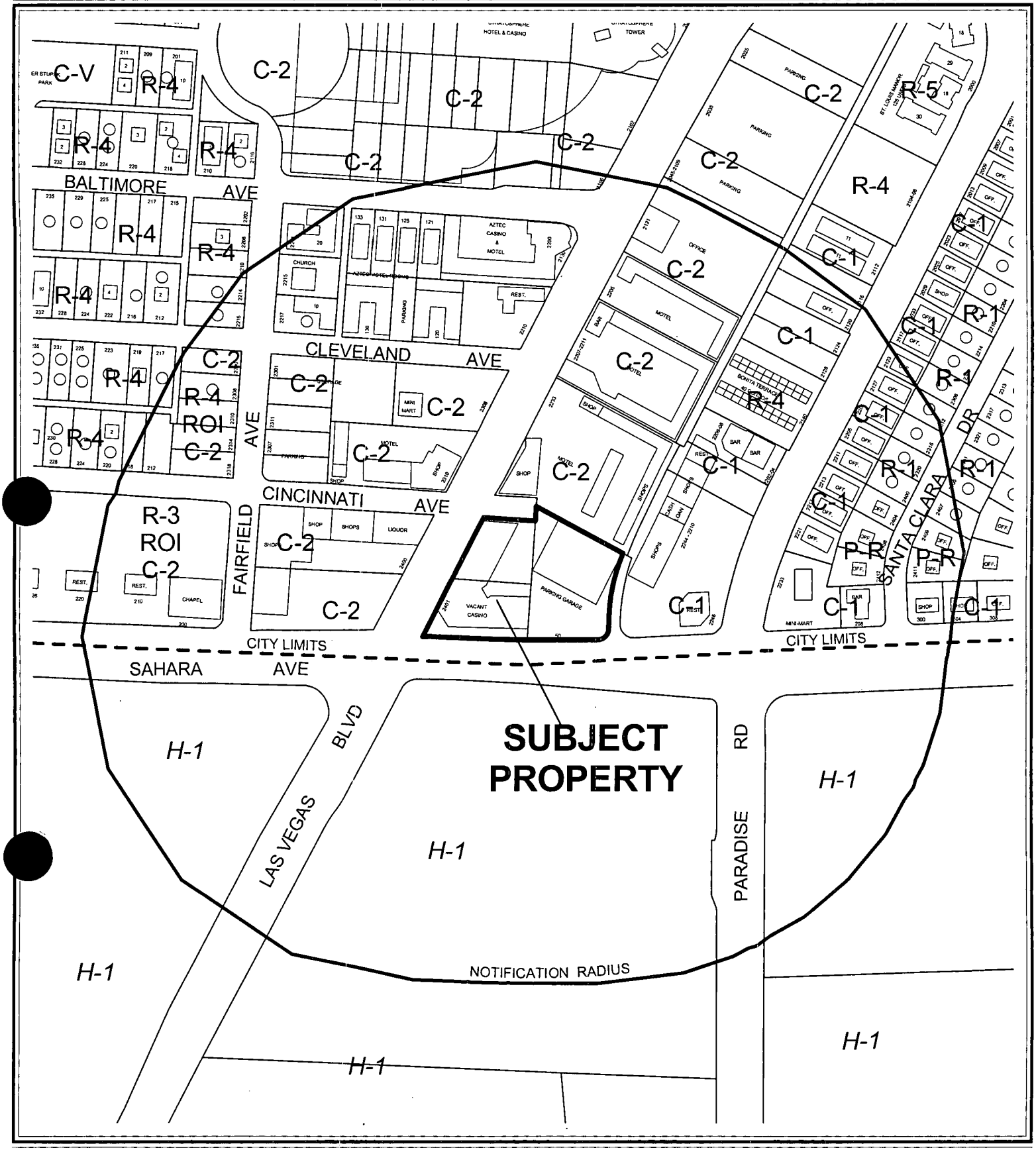
Planning and Development

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

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-5027).

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

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



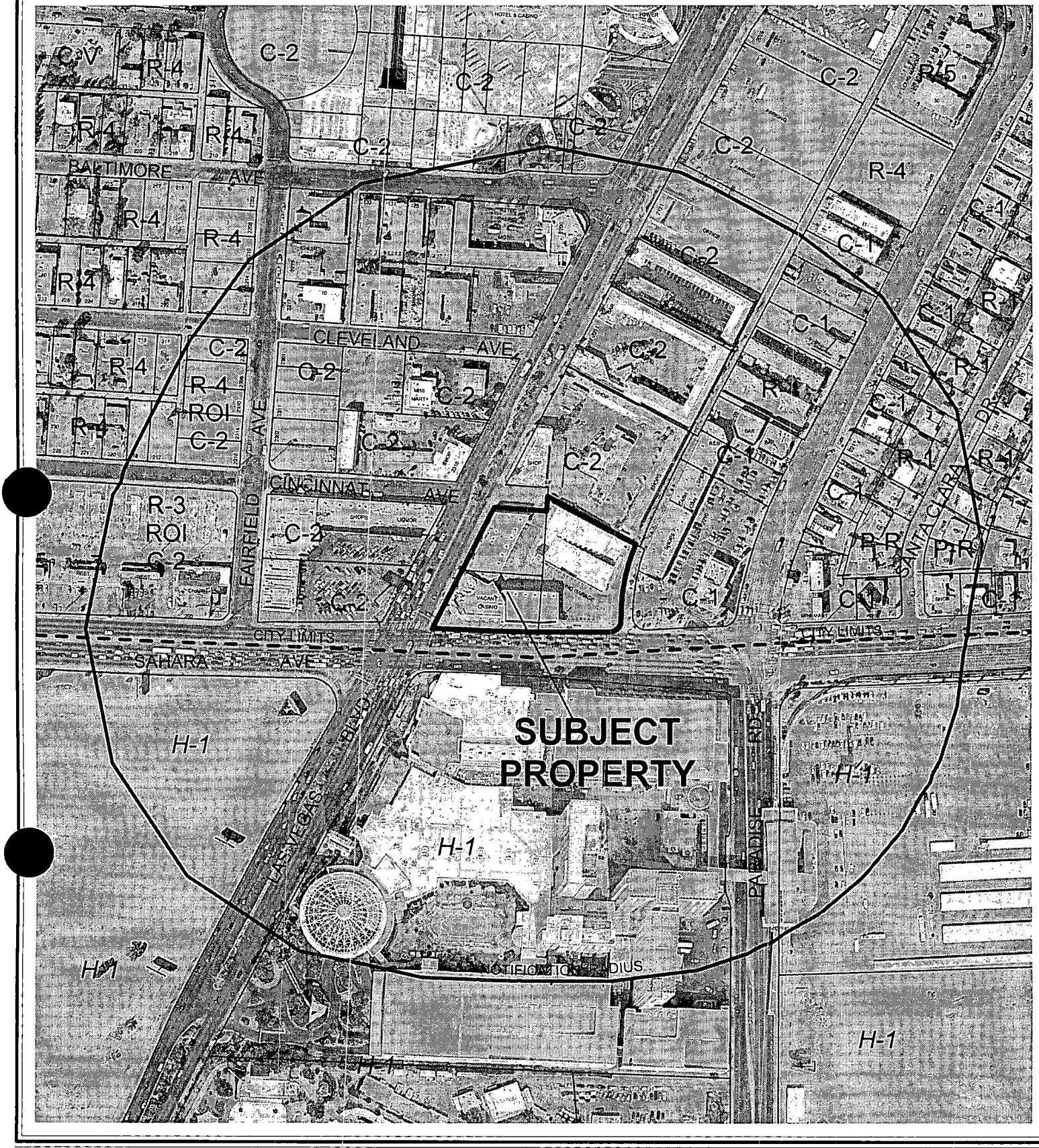
0 200 400 Feet

CASE: **SUP-5028**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SUP-5028**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5028 - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-5027).

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Special Use Permit for a Mixed-Use development including commercial and residential uses on 2.17 acres located at 2417 and 2423 Las Vegas Boulevard South.

B) Applicant's Justification

The applicant states that the project is appropriate for the site and will strengthen the existing goals for the development of the Downtown Centennial Plan area.

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 related items (VAC-5029 and SDR-5027).

10/07/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #51/ff).

B) Pre-Application Meeting

08/05/04 At the pre-application conference, it was noted that additional right-of-way would be needed to provide a right-turn lane on Sahara Avenue and a deceleration lane on Las Vegas Boulevard. In addition, it was noted that a radius dedication would be needed at the intersection, and that a traffic study would be required in order to assess the impact of the project on adjacent roadways. Waivers from the streetscape standards, stepback requirements, and glazing requirements were noted. The applicant was informed that the property is subject to the Scenic Byway Overlay, and any signage will need to comply with the Overlay standards.

C) Neighborhood Meetings

09/30/04 Although a neighborhood meeting is not required as part of this application request, the applicant has voluntarily scheduled a meeting on September 30, 2004. There were six members of the public in attendance at the meeting; the following comments were made:

- The concern was raised about the possibility that the height of the tower would result in the diversion of helicopter traffic over the Beverly Green/Southridge Neighborhood.
- One of the attendees welcomed the project and praised the fact that it was oriented towards pedestrians.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.17

B) Existing Land Use

Subject Property:	Gaming Use, Restaurant Use, Retail Use (Vacant)
North:	Motel Use
South:	Gaming Use, Hotel Use
East:	Retail Use, Restaurant Use
West:	Retail Use

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	Unincorporated Clark County
East:	C-1 (Limited Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a Commercial land use designation. The Commercial designation permits office uses, limited commercial uses, and general commercial uses. The proposed mixed-use development is consistent with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
Las Vegas Boulevard Scenic Byway Overlay	X	
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment	X	
Project of Regional Significance	X	

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Commercial land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Northern Strip District, which encourages major hotel-casino projects along Las Vegas Boulevard and Sahara Avenue. Height, setback, parking requirements and other development regulations are not automatically applied to properties within the Downtown Centennial Plan area; however, additional streetscape and architectural requirements are applicable.

Las Vegas Boulevard Scenic Byway Overlay District
The subject property is located within the Scenic Byway Overlay, which is intended to preserve the character of Las Vegas Boulevard as a nighttime urban scenic byway. The Overlay requires the use of neon or animation for all signage, and prohibits new off-premise signage.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5227, the proposed project is deemed to be a "Project of Significant Impact" for the following reasons:

1) A Final Map or Planned Unit Development of 500 units or more.

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

1) A Special Use Permit application concerning property within 500 feet of the City boundary with Clark County.

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

1) The Las Vegas Valley Water District has determined that the project will not have a significant impact on the capacity of the District's water supply system.

2) The Regional Transportation Commission has determined that the project's proximity to major arterial streets and transit services will obviate any negative regional impacts.

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. The following table details the parking figures for the development:

Uses	GFA	Provided Parking	
		Regular	Handicap
Multifamily Residential • Studio • 1 Bedroom • 2 Bedroom • 3+ Bedroom	 160 units 504 units 256 units 31 units	891	
Commercial	41,000 SF	279	
Total:		1,170	Not indicated

A total of 1,170 parking spaces will be provided on the site for the development. 891 spaces will be designated for the residential units, and 279 spaces will be allocated for the commercial uses. It should be noted that 267 spaces will be in tandem spaces; the submitted documentation indicates that valet service will be provided to service the tandem spaces.

Public works has indicated that additional right-of-way will be required along Sahara Avenue and Las Vegas Boulevard in order to address capacity issues; the site plan incorporates the requested dedications. It has also been noted that the access driveway on Sahara Avenue will need to be approved by the Nevada Department of Transportation (NDOT).

A2) Minimum Distance Separation Requirements

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

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

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

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

B) General Analysis and Discussion

- Zoning

The parcels comprising the development are zoned C-2 (General Commercial), and are located within the boundaries of the Downtown Centennial Plan. The proposed structure generally complies with the applicable setbacks and lot coverage requirements specified by the Centennial Plan; height limits and parking requirements are not automatically applied.

- Use

Within the Neighborhood Revitalization Area, as defined by the General Plan, residential uses permitted by right in the R-4 (High Density Residential) District are permitted in the C-2 (General Commercial) District upon approval of a Special Use Permit. Commercial uses are permitted by right in the C-2 (General Commercial) District. The development will include a total of 951 residential units and 41,000 square feet of commercial space.

- Conditions

The design of the structure conforms to the minimum Mixed-Use development requirements contained in Title 19.04, and no additional conditions of approval are necessary.

FINDINGS

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

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

   The design of the structure provides adequate vertical separation between the commercial and residential components, and will not be significantly impacted by the adjacent land uses. The Centennial Plan admonishes a broad diversity of uses in the downtown area, and integrating residential units is vital to the success of the area.

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

   The proposed development will result in a residential density of 438 units per acre, which is generally appropriate for an urban area, provided there is convenient access to public transportation and traffic capacity issues can be addressed. The site has convenient access to the Las Vegas Monorail through the Sahara Casino across the street, and traffic capacity issues will be addressed as part of the Site Development Plan Review.

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."**

On-site circulation is designed so as to minimize impacts to the flow of traffic on Sahara Avenue and Las Vegas Boulevard, additional right-of-way will be dedicated to increase capacity, and the project has convenient access to the monorail station at the Sahara Casino across the street.

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

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

NOTICES MAILED 52 by City Clerk

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5028 APN: 162048130?0/162048130?1/162034100?8

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: _____

State of CALIFORNIA. Print Name: KUN SAM KIM

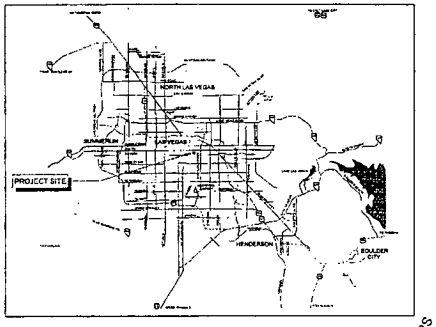
County of SAN FRANCISCO.
Subscribed and sworn before me

This 26TH day of AUGUST, 2004

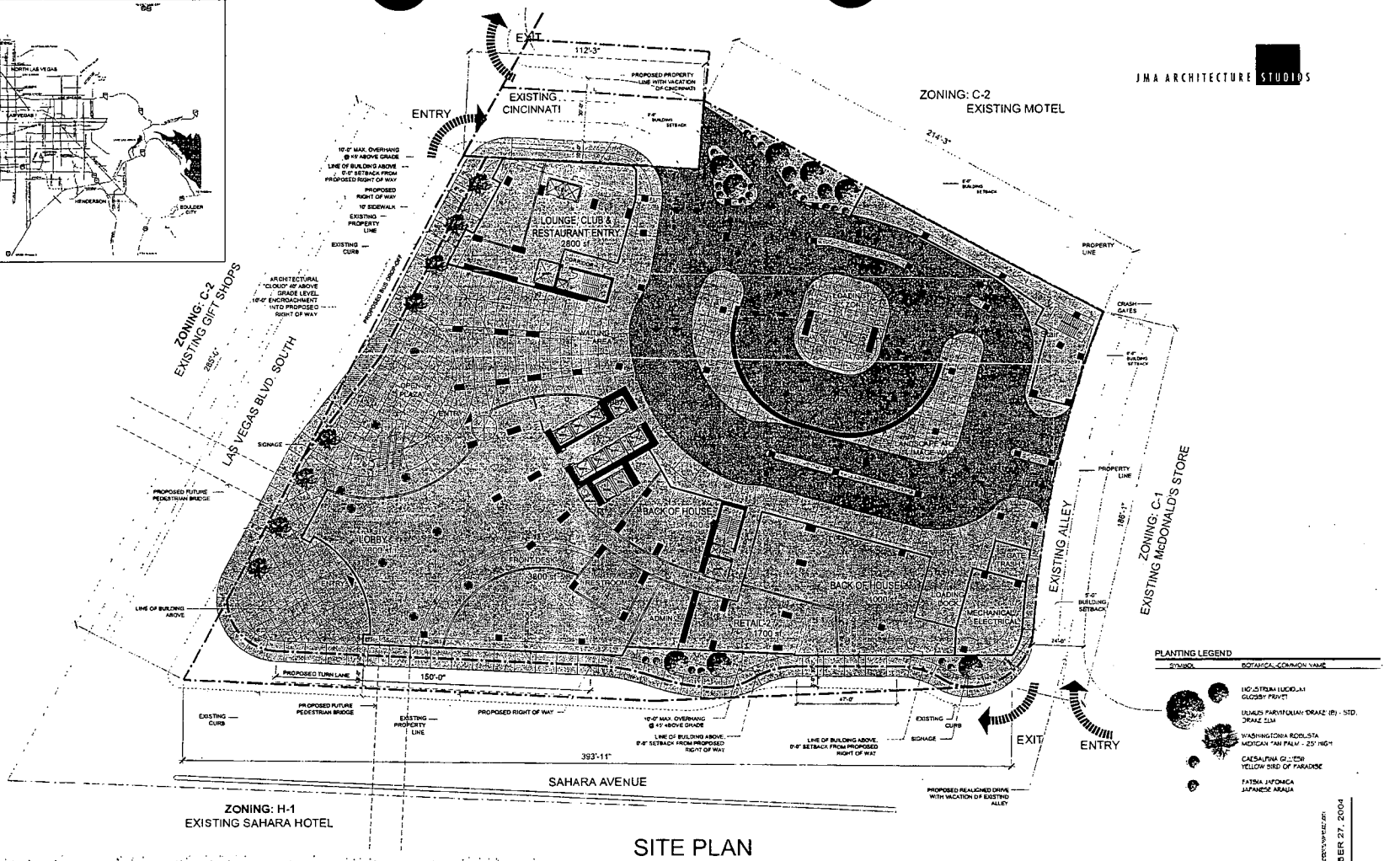
KEN LEE, Notary Public
Notary Public in and for said County and State

Signature of Notary Public _____

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



JMA ARCHITECTURE STUDIOS



SITE PLAN
SCALE: 1"= 50'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential and Hotel Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110

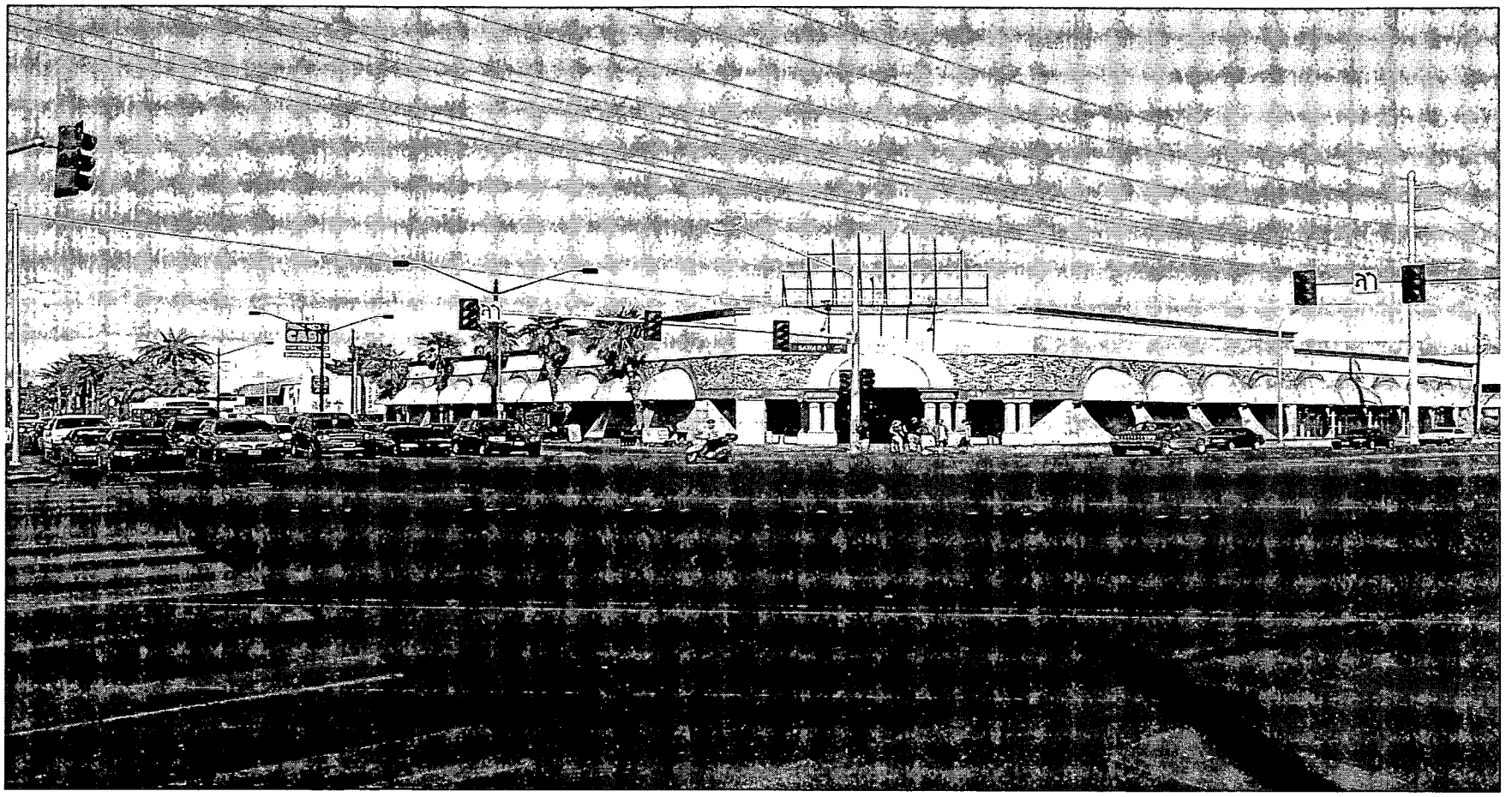
NORTH

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

Date: SEPTEMBER 27, 2004

DR-01

SUP-5028
SDR-5027
10-07-04 PC
REVISED 09-29-04



SUP-5028 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.
2423 AND 2417 LAS VEGAS BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

Elena Perez

From: Giunchigliani@aol.com
Sent: Wednesday, November 03, 2004 11:30 AM
To: ogoodman@lasvegasnevada.gov
Cc: bencontine@yahoo.com; john.delakanakis@bullivant.com
Subject: letter for today's meeting

helicopterhighrise.doc

I am attaching a letter for the Mayor and council members for public record for this afternoon's council meeting. Thanks, Chris

Submitted at City Council
Date 11/3/04 Item # 88-90

November 1, 2004

Dear Mayor and Council Members,

I am writing to ask that as you consider high-rise condominiums in our area that you recognize that we are on a collision course with helicopters flying over our neighborhoods. Any and all efforts must be made to stop commercial helicopter flights within the redevelopment neighborhoods. Before any approvals of these high-rise projects, the Council must make the approval contingent upon prohibiting helicopter flight in these neighborhoods. The owners of these properties should be asked to help you with getting the FAA and the County to stop the strip flights and from the return flights from the Grand Canyon.

I know the commercial companies have claimed that they bring in millions of dollars in tourist money. They get to pocket the millions that they collect as profit and not much is passed onto local governments. I must also point out the tourists have already chosen to come to Las Vegas and while here, they may simply choose to pay for a flight as they would a show. The local governments do not reap any real taxes from these companies. Statewide, 12 commercial companies have paid $315,000 in sales and use taxes and $65,000 in business taxes. That is a minimal amount of revenue that goes into state coffers and doesn't help our constituents.

Finally, there is an issue of safety that can no longer be ignored. By approving more high-rises you put the people on the ground at risk and those in the towers. I urge you to please make approval of these projects conditional upon ending the commercial helicopter traffic.

Thank you for your attention to this very serious matter.

Sincerely,

Chris Giunchigliani

City of Las Vegas

Agenda Item No. 89

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VACATION RELATED TO SUP-5028

VAC-5029 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Petition to Vacate Cincinnati Avenue east of Las Vegas Boulevard, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	**Planning Commission Mtg.**	1
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting - Letter from Chris Giunchigliani regarding conditional approval of Item 88 [SUP-5028], Item 89 [VAC-5029] and Item 90 [SDR-5027] filed under Item 88 [SUP-5028]

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS with MACK not voting

MINUTES:

NOTE: See Item 88 [SUP-5028] for related discussion.
(1:37 - 1:39)
3-1237

CONDITIONS:

1. This Petition of Vacation shall include the existing 55-feet of Cincinnati Avenue right-of-way generally located east of Las Vegas Boulevard, north of Sahara Avenue.

2. Provide a plan acceptable to the City Engineer depicting how the northern half of the Cincinnati Avenue vacated right-of-way will be incorporated into Assessor's Parcel Number 162-03-410-007, 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.

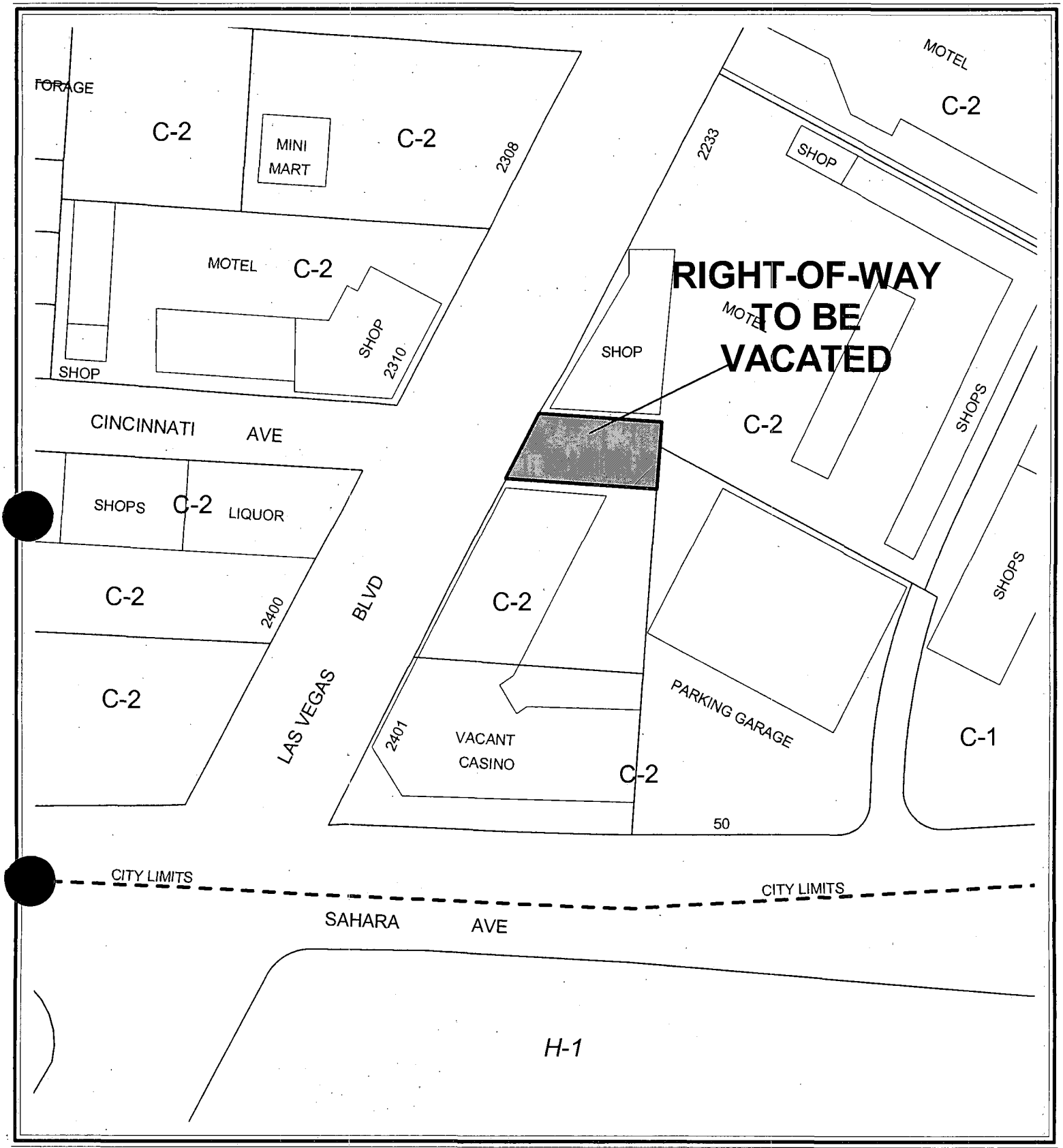
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

CONDITIONS - Continued:

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 162-03-410-007. Such agreement shall record immediately after the recordation of the Order of Vacation.



0 80 160 Feet

CASE: VAC-5029

N

0 80 160 Feet

CASE: VAC-5029

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5029 - APPLICANT: JMA ARCHITECTURE STUDIO – OWNER: RINKAI AMERICA, INC.

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

1. This Petition of Vacation shall include the existing 55-feet of Cincinnati Avenue right-of-way generally located east of Las Vegas Boulevard, north of Sahara Avenue.

2. Provide a plan acceptable to the City Engineer depicting how the northern half of the Cincinnati Avenue vacated right-of-way will be incorporated into Assessor's Parcel Number 162-03-410-007, 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 162-03-410-007. 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 the stubbed portion of Cincinnati Avenue, east of Las Vegas Boulevard.

B) Applicant's Justification

The applicant states that Cincinnati Avenue does not meet City street standards, and that the vacated right-of-way will still be used for access by both abutting property owners.

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 related items (SUP-5028 and SDR-5027). A related Vacation (VAC-5030) was abeyed to the October 21, 2004 Planning Commission.
10/07/04	The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #52/ff).

DETAILS OF APPLICATION REQUEST

The subject vacation is legally described as the North Half (N½) and the South Half (S½) of Cincinnati Avenue, fifty feet (50') wide, commencing at the east right-of-way line of Las Vegas Boulevard, extending easterly to the eastern section boundary; said property being a portion of the southeast quarter (SE¼) of the southeast quarter (SE¼) of the southeast quarter (SE¼) of the southeast quarter (SE¼) of Section 4, Township 21 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant has requested to vacate the stubbed portion of Cincinnati Avenue east of Las Vegas Boulevard as part of the development plan for their site, which abuts the street segment to the south and east. The vacated street will still be used for access for both of the abutting properties, and will be modified accordingly. As the street segment is only 110 feet long and only serves the two abutting properties, its vacation will not impact the traffic capacity of adjacent streets, eliminate public street access, or adversely affect adjacent parcels.

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 right-of-way 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 driveway 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 a street 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 3 by City Clerk

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5029 APN: 162048130?0/162048130?1/16203410008

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: _____

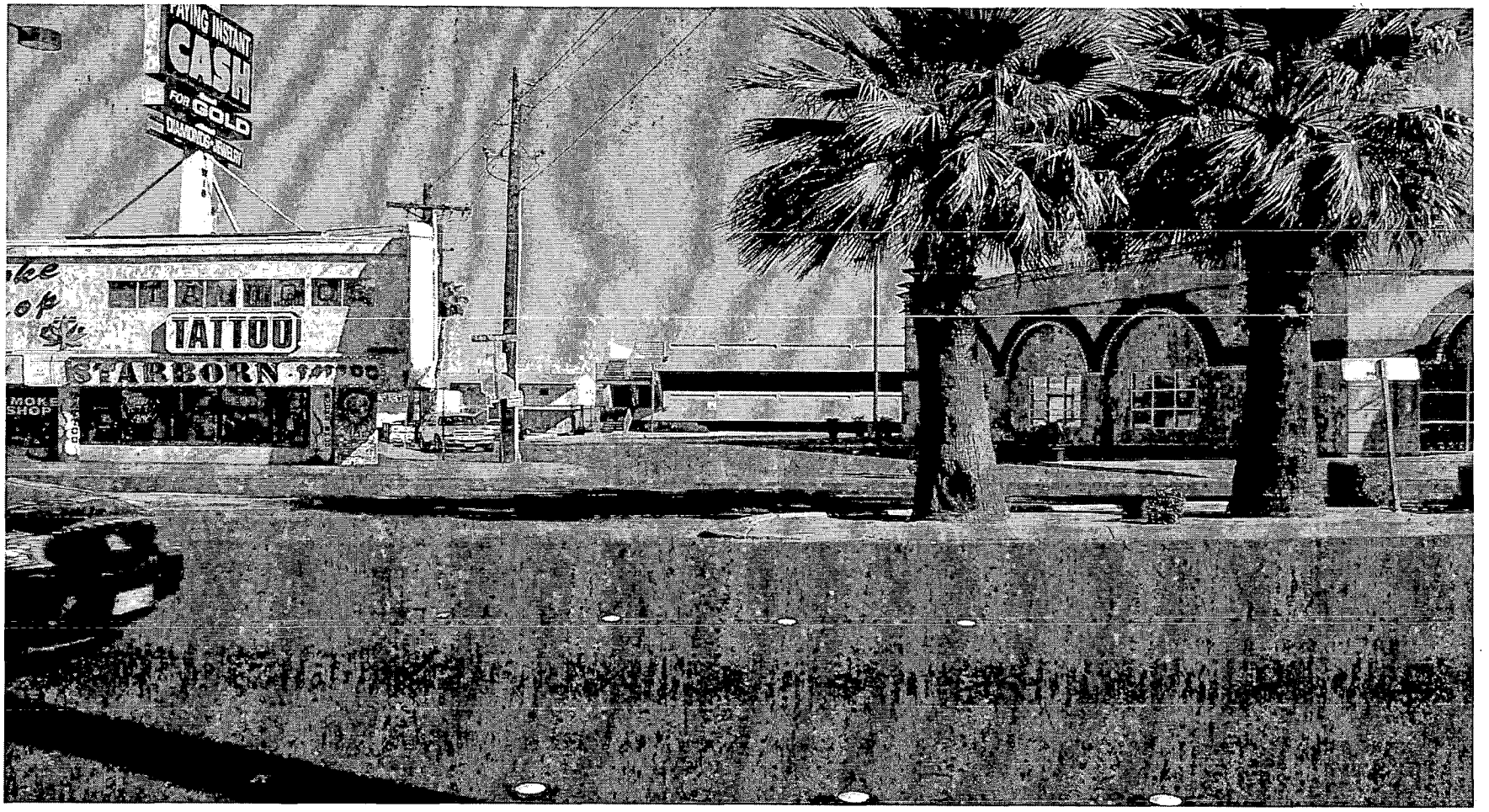
Signature of Property Owner/Authorized Agent: [signature]

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-5029 - VACATION RELATED TO SUP-5028 - PUBLIC HEARNG - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.
CINCINNATI AVENUE EAST OF LAS VEGAS BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No. 90

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5028 AND VAC-5029

SDR-5027 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Request for a Site Development Review and Waivers of Downtown Centennial Plan Standards for streetscaping, building stepbacks, and reflective glazing FOR A 73-STORY, 863-FOOT TALL, 1,300,000 SQUARE-FOOT MIXED USE DEVELOPMENT CONSISTING OF 951 CONDOMINIUM UNITS AND 41,000 SQUARE FEET OF COMMERCIAL USES on 2.17 acres at 2423 and 2417 Las Vegas Boulevard (APN 162-04-813-070 and 071; 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	**Planning Commission Mtg.**	1
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter from Applicant regarding elimination of Condition 19
4. Submitted at meeting - Letter from Chris Giunchigliani regarding conditional approval of Item 88 [SUP-5028], Item 89 [VAC-5029] and Item 90 [SDR-5027] filed under Item 88 [SUP-5028]

MOTION:

REESE - APPROVED subject to conditions, deleting Condition 19 and amending Condition 28 to read:

28. Provide a copy of a recorded Joint Access Agreement between this site and Assessor Parcel Number 162-03-410-007 prior to the issuance of any permits.

- UNANIMOUS with MACK not voting

MINUTES:

NOTE: See Item 88 [SUP-5028] for related discussion.

(1:37 - 1:39)

3-1237

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-5028) to allow Mixed-Use development approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped

CONDITIONS - Continued:

10/07/04, except as amended by conditions herein.

4. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and level of detail of the elevations.

5. The Waiver for the use of glazing with 34% reflectivity is approved for the central vertical band on the tower façade only. Glazing at the ground floor level shall be clear, and all other glazing shall be limited to 22% reflectivity in accordance with Code requirements.

6. 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 application related to the site.

7. 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, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.

8. The existing utilities and power service lines in the abutting alley and the abutting Cincinnati Avenue right-of-way shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan.

9. The Waiver from the Downtown Centennial Plan streetscape standards is hereby approved, allowing for a five-foot sidewalk and five-foot amenity zone along Las Vegas Boulevard and Sahara Avenue in place of the required width, due to the additional right-of-way that will be dedicated to the City.

10. The sidewalk shall include a decorative paving treatment at the intersections in accordance with Subsection DS4.2 of the Downtown Centennial Plan. All streetscape treatments shall conform to match the Fourth Street improvements installed by the City of Las Vegas.

11. Palm trees shall be installed in the public right-of-way along Las Vegas Boulevard at a maximum spacing of 35 feet on center in accordance with Subsection DS4.2.a of the Downtown Centennial Plan. The palm trees shall have a minimum height of 25 feet upon installation. Shade trees shall be installed along Sahara Avenue at a maximum spacing of 30 feet on center. Minimum tree size shall be a 24-inch box; a 36-inch box size is preferred.

12. The 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.

13. Standard Fourth Street style fixtures shall be installed in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.

CONDITIONS - Continued:

14. A parking attendant shall be on duty during business hours as required by Title 19.10.010(J)(8) for tandem parking spaces.

15. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

Public Works

17. Dedicate a 54 foot radius at the northeast corner of Sahara Avenue and Las Vegas Boulevard. Also, dedicate and construct appropriate public right of way in accordance with Standard Drawings #201.1 and #245.1 for dedicated right turn lanes and dual left turn lanes, and Standard Drawings #234.1, #234.2 and #234.3 for bus turnouts unless specifically allowed otherwise by the City Engineer.

18. A petition to vacate Cincinnati Avenue, such as VAC-5029, must be recorded prior to the issuance of any permits or the recordation of a map for this site, whichever may occur first.

19. A petition to vacate the alley adjacent to this site, such as VAC-5030, must be recorded prior to the issuance of any permits or the recordation of a map for this site, whichever may occur first.

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

21. This site shall be designed to accommodate future pedestrian access bridges. All submitted drawings shall show connection points and annotate this feature as "FUTURE PEDESTRIAN ACCESS BRIDGE".

22. Coordinate the connection to public sewer line, in Sahara Avenue, with the Collection Systems Planning Section of the Department of Public Works. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site.

23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to City Council approval. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for

CONDITIONS - Continued:

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.

24. 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 Final Map for this site, whichever may occur first, as required by the Department of Public Works. 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.

25. Landscape and maintain all unimproved right(s) of way adjacent to this site concurrent with development.

26. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site prior to the issuance of any permits.

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

28. Provide a copy of a recorded Joint Access Agreement between this site and Assessor Parcel Numbers 162-03-410-007 and 162-03-411-011 prior to the issuance of any permits.

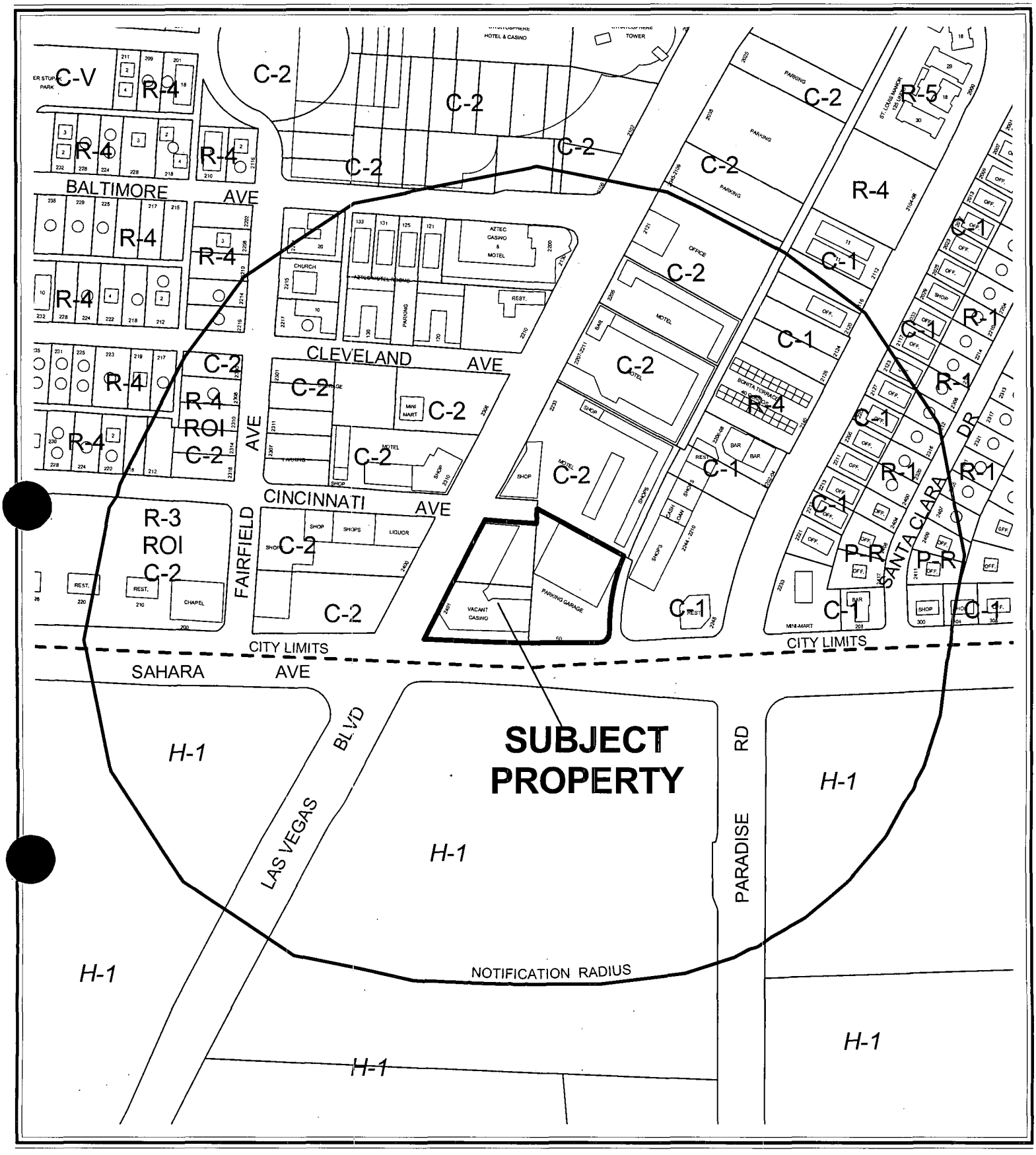
29. Coordinate with the Clark County School District to determine the impact this density has on the District's schools, and to identify possible methods to mitigate the impacts.

30. 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.

31. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall intersect the adjacent streets at a 90 degree angle, unless otherwise allowed by the City Traffic Engineer. The driveway along Sahara Avenue, shall also receive approval from the Nevada Department

CONDITIONS - Continued:

of Transportation.



CASE: **SDR-5027**

RADIUS: 750 FT

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

90

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5027 - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Special Use Permit (SUP-5028) to allow Mixed-Use development approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped 10/07/04, except as amended by conditions herein.

4. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and level of detail of the elevations.

5. The Waiver for the use of glazing with 34% reflectivity is approved for the central vertical band on the tower façade only. Glazing at the ground floor level shall be clear, and all other glazing shall be limited to 22% reflectivity in accordance with Code requirements.

6. 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 application related to the site.

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10. The sidewalk shall include a decorative paving treatment at the intersections in accordance with Subsection DS4.2 of the Downtown Centennial Plan. All streetscape treatments shall conform to match the Fourth Street improvements installed by the City of Las Vegas.

11. Palm trees shall be installed in the public right-of-way along Las Vegas Boulevard at a maximum spacing of 35 feet on center in accordance with Subsection DS4.2.a of the Downtown Centennial Plan. The palm trees shall have a minimum height of 25 feet upon installation. Shade trees shall be installed along Sahara Avenue at a maximum spacing of 30 feet on center. Minimum tree size shall be a 24-inch box; a 36-inch box size is preferred.

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25. Landscape and maintain all unimproved right(s)-of-way adjacent to this site concurrent with development.

26. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site prior to the issuance of any permits.

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

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

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31. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall intersect the adjacent streets at a 90 degree angle, unless otherwise allowed by the City Traffic Engineer. The driveway along Sahara Avenue, shall also receive approval from the Nevada Department of Transportation.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review and Waivers of the Downtown Centennial Plan standards for streetscaping, building stepbacks, and reflective glazing for a 73-story mixed-use development containing 951 condominium units and 41,000 square feet of commercial uses on 2.17 acres at 2417 and 2423 Las Vegas Boulevard. A companion Special Use Permit (SUP-5028) and Vacations (VAC-5029 and VAC-5030) will be considered concurrently.

B) Applicant's Justification

The applicant notes that the Downtown Centennial Plan allows exceptions where merited, and that the proposed project conforms as closely as possible to the standards despite the constraints of the site. The applicant also states that the glazing used on the structure will be less reflective than other buildings along Las Vegas Boulevard, and that it will reduce solar heat gain by reflecting solar energy.

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 related items SUP-5028 and VAC-5029 on this agenda. A related Vacation (VAC-5030) was abeyed to the October 21, 2004 Planning Commission.

10/07/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #54/ff).

B) Pre-Application Meeting

08/05/04 At the pre-application conference, it was noted that additional right-of-way would be needed to provide a right-turn lane on Sahara Avenue and a deceleration lane on Las Vegas Boulevard. In addition, it was noted that a radius dedication would be needed at the intersection, and that a traffic study would be required in order to assess the impact of the project on adjacent roadways. Waivers from the streetscape standards, stepback requirements, and glazing requirements were noted. The applicant was informed that the property is subject to the Scenic Byway Overlay, and any signage will need to comply with the Overlay standards.

C) Neighborhood Meetings

09/30/04 Although a neighborhood meeting is not required as part of this application request, the applicant has voluntarily scheduled a meeting on September 30, 2004. There were six members of the public in attendance at the meeting; the following comments were made:

- The concern was raised about the possibility that the height of the tower would result in the diversion of helicopter traffic over the Beverly Green/Southridge Neighborhood.
- One of the attendees welcomed the project and praised the fact that it was oriented towards pedestrians.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.17

B) Existing Land Use

Subject Property:	Gaming Use, Restaurant Use, Retail Use (Vacant)
North:	Motel Use
South:	Gaming Use, Hotel Use
East:	Retail Use, Restaurant Use
West:	Retail Use

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	Unincorporated Clark County
East:	C-1 (Limited Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a Commercial land use designation. The Commercial designation permits office uses, limited commercial uses, and general commercial uses. The proposed mixed-use development is consistent with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
Las Vegas Boulevard Scenic Byway Overlay	X	
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment	X	
Project of Regional Significance	X	

Redevelopment Plan Area
As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Commercial land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Downtown Centennial Plan
The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Northern Strip District, which encourages major hotel-casino projects along Las Vegas Boulevard and Sahara Avenue. Height, setback, parking requirements and other development regulations are not automatically applied to properties within the Downtown Centennial Plan area; however, additional streetscape and architectural requirements are applicable.

Las Vegas Boulevard Scenic Byway Overlay District
The subject property is located within the Scenic Byway Overlay, which is intended to preserve the character of Las Vegas Boulevard as a nighttime urban scenic byway. The Overlay requires the use of neon or animation for all signage, and prohibits new off-premise signage.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5227, the proposed project is deemed to be a "Project of Significant Impact" for the following reasons:

1) A Final Map or Planned Unit Development of 500 units or more.

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

1) A Special Use Permit application concerning property within 500 feet of the City boundary with Clark County.

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

1) The Las Vegas Valley Water District has determined that the project will not have a significant impact on the capacity of the District's water supply system.

2) The Regional Transportation Commission has determined that the project's proximity to major arterial streets and transit services will obviate any negative regional impacts.

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

PROJECT DESCRIPTION

The proposed project entails the demolition of the existing building and parking structure on the site, and the construction of a new 73-story tower. The project will include 41,000 square feet of retail and restaurant uses on the lower floors of the building, ten levels of parking above ground, two levels of parking below ground, and a total of 951 residential units. Swimming pools, sun decks, a fitness center and other amenities for the residents will be located on 12th floor of the building, directly above the parking levels. A total of 1,170 parking spaces will be provided on site for the development.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2.17 Acres	N/A
Min. Lot Width	N/A	186 Feet	N/A
Min. Setbacks			
• Front (LV Blvd.)	0 Feet	10 Feet	Y
• Side	N/A	0 Feet	N/A
• Corner	0 Feet	5 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	Up to 100%	Not indicated	Y
Max. Building Height	N/A	923' (antenna) 863' (rooftop)	N/A
Building Stepback	4th, 11th, 18th Stories	11th, 55th	N
Trash Enclosure	Walled/roof	Interior	Y
Loading Zone	2 Spaces	2 Spaces	Y
Mech. Equipment	Screened	Screened	Y

The project complies with most of the development standards established by the Downtown Centennial Plan, with the exception of the stepback requirement, for which a Waiver has been requested. The front and corner side yard setbacks are shown at ten feet and five feet respectively, where no setback is preferred; however, the setbacks are shown from the existing property line and do not account for the right-of-way that is to be dedicated to the City.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Residential Adjacency Standards. The nearest single-family residential property is approximately 600 feet to the northeast of the subject site.

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. The following table details the parking figures for the development:

Uses	GFA	Provided Parking	
		Regular	Handicap
Multifamily Residential • Studio • 1 Bedroom • 2 Bedroom • 3+ Bedroom	 160 units 504 units 256 units 31 units	891	
Commercial	41,000 SF	279	
Total:		1,170	Not indicated

A total of 1,170 parking spaces will be provided on the site for the development. 891 spaces will be designated for the residential units, and 279 spaces will be allocated for the commercial uses. It should be noted that 267 spaces will be in tandem spaces; the submitted documentation indicates that valet service will be provided to service the tandem spaces, as is required by Title 19.10.010(J)(8).

Public works has indicated that additional right-of-way will be required along Sahara Avenue and Las Vegas Boulevard in order to address capacity issues; the site plan incorporates the requested dedications. It has also been noted that the access driveway on Sahara Avenue will need to be approved by the Nevada Department of Transportation (NDOT).

A4) Landscape and Open Space Standards

The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan as listed below:

Standards	Required		Provided
	Ratio	Trees	
East/West Street Sahara Avenue	1 Shade Tree @ 30' o.c. max. (min. 24" box)	14 Trees	15 Trees
North/South Street Las Vegas Boulevard	1 Palm Tree @ 35' o.c. max. (min. 25' height)	9 Trees	11 Trees
Sidewalk	11' Sidewalk		Sahara: 5' Las Vegas: 5' (excl. 5' amenity zone)

The site plan indicates that the correct number of trees will be provided in the right-of-way area; the shade trees shown along Las Vegas Boulevard will need to be changed to palm trees in order to conform to the Centennial Plan. The sidewalk does not meet the minimum width, due to the fact that the City is requiring additional right-of-way along both streets. The applicant has requested a Waiver from the Centennial Plan standards in order to provide a five-foot sidewalk and five-foot amenity zone.

A5) Sign Standards

No specific information has been provided relative to signage for the development. It is intended that wall signage will be utilized on the lower portion of the building; signage will be addressed under a separate permit. All signage will be subject to the Las Vegas Boulevard Scenic Byway Overlay regulations.

B) General Analysis and Discussion

- Zoning

The proposed commercial uses are permitted in the C-2 (General Commercial) District by right; the residential component is permitted upon approval of a Special Use Permit. A separate Special Use Permit application (SUP-4728) has been filed concurrently with this Site Development Plan Review application.

The structure generally conforms with the development standards of the Downtown Centennial Plan; a Waiver has been requested from the Centennial Plan building stepback requirement. Other Waiver requests are addressed below.

- Site Plan

The site plan depicts the principal entrance to the building located at the southwest corner of the site facing the intersection, with an open plaza immediately north on Las Vegas Boulevard. The pedestrian entrance to the restaurant and lounge spaces will be directly from the plaza area; ground-floor retail space will be located facing Sahara Avenue. The entrances to the parking structure and valet area will be located at the northwest corner of the site on Las Vegas Boulevard and at the southeast corner of the site on Sahara Avenue; there is sufficient stacking room at the interior of the site to prevent impediments to the flow of traffic on both streets. The applicant will be dedicating additional right-of-way to accommodate the additional traffic generated by the development. Loading spaces and trash facilities will be located at the interior of the site.

- Waivers

The applicant has requested a Waiver from the Centennial Plan requirement for building stepbacks at the 4th, 11th, and 18th stories of the building. The Centennial Plan requirement is intended to avoid box-like structures and to encourage a greater degree of façade articulation. Staff recommends approval of the Waiver request for the following reasons:

- The building is clearly divided into base and tower elements, which assists in vertically defining the functions of the building and providing variety to the massing;
- The design uses a variety of horizontal and vertical elements on the façade of the parking levels in order to prevent the appearance of a box-like structure; and
- The tower portion of the structure also incorporates horizontal and vertical elements that project from the plane of the façade and provide the degree of articulation required by the Centennial Plan.

A Waiver has also been requested from the restriction on the use of reflective glazing; the design of the building incorporates a combination of low-reflective glass on the first 50 levels of the building, and mid-reflective glass on the upper stories of the building, with a vertical band of mid-reflective glazing utilized at the center of the tower. As the central vertical band of glazing is an accent element, the 34% reflectivity will not have the same impact as if it were utilized for all of the tower façade; however, the remaining glazing should be limited to 22% in accordance with Title 19.08 and the Downtown Centennial Plan.

An additional Waiver has been requested from the Centennial Plan streetscape requirements, due to the amount of additional right-of-way that will be required to be dedicated to the City. The applicant will be able to provide a five-foot wide sidewalk with a five-foot amenity zone for street trees, instead of the 11-foot wide sidewalk required by the Centennial Plan. Staff recommends approval of the Waiver for the following reasons:

- The applicant if voluntarily dedicating a portion of the site for additional right-of-way in order to assist with capacity issues on Las Vegas Boulevard and Sahara Avenue;
- The proposed sidewalk width along Las Vegas Boulevard will be comparable to the sidewalk width immediately north of the site;
- The proposed sidewalk area should be sufficient to accommodate the existing and proposed pedestrian traffic adjacent to the site; and
- A pedestrian plaza will be provided in front of the building on Las Vegas Boulevard in order to accommodate any overflow pedestrian traffic generated by the proposed restaurant and lounge uses.

- Landscape Plan

The landscape plan depicts the use of shade trees in the public right-of-way along Las Vegas Boulevard and Sahara Avenue; the Centennial Plan requires the use of palm trees on Las Vegas Boulevard. The trees will otherwise comply with the spacing requirements. The sidewalk treatment at the intersection of Las Vegas Boulevard and Sahara Avenue and the driveways will need to be modified to comply with the Centennial Plan requirements.

- Elevation

The elevations clearly define each building function through changes in massing and fenestration details, which assists in providing variety and character. On the lower floors of the building, façade elements are offset, which assists in reducing the massing of the parking structure portion of the building and gives greater attention to the commercial spaces. The tower portion of the building is set back from the base, and its footprint only occupies a limited portion of the overall site. Each of the residential units in the tower will have balconies, which will either be inset or cantilevered from the wall plane of the tower, giving the façade additional depth. Glazing on the tower will have different levels of reflectivity, which is intended to offset certain elements of the building. Cream and gray metal panels will be utilized on the non-glazed portions of the structure.

- Floor Plan

The floor plan locates the entrance to the principal lobby at the intersection of the two streets, with the entrance to the restaurant and lounge spaces across a pedestrian plaza to the north, and will retail space to the east along Sahara Avenue. The valet area and entrance to the parking levels is located at the interior of the site, along with loading and other service functions. The residents' amenity level is located on the 12th story above the parking structure. The residential floors will include 16 units on the lower floors of the building, decreasing to six units per floor on the upper stories of the building, with a penthouse on the uppermost story.

FINDINGS

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

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

   The proposed development is compatible with the adjacent Sahara Hotel and Casino and the Stratosphere Casino Hotel, and is appropriate for Las Vegas Boulevard.

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

   The proposed development is consistent with the General Plan, and is substantially consistent with Title 19 and the Downtown Centennial Plan. Waivers have been requested from the streetscape standards and architectural design standards.

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

   The proposed site access and on-site circulation will minimize impacts to adjacent roadways. The applicant will be dedicating additional right-of-way in order to address capacity issues, and has submitted a traffic analysis, which may require additional mitigation.

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

   The proposed building and landscape materials are generally appropriate for the area and are substantially in compliance with the City's requirements. The proposed mid-reflective glazing may be appropriate as an accent material, but not as a principal element of the façade.

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 are generally appropriate for the use of the structure, and will be compatible with other development along Las Vegas Boulevard.

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.

PLANNING COMMISSION ACTION

One neighborhood representative spoke in favor of the project at Planning Commission. The Planning Commission removed the prohibition against aerial encroachment recommended by the Public Works Department.

NOTICES MAILED 47 by Planning Department

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SPR--5027 APN: 162048130 70/162048130 71/162034100 08

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]

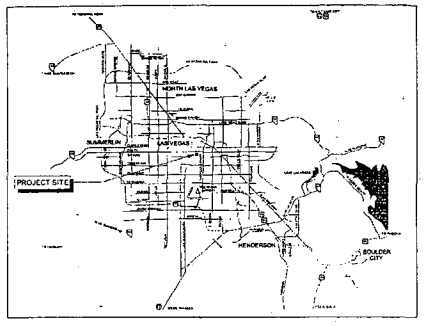
State of CALIFORNIA, Print Name: KUN SAM KIM
County of SAN FRANCISCO,
Subscribed and sworn before me

This 26TH day of AUGUST, 2004

KEN LEE, Notary Public
Notary Public in and for said County and State

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

Signature of Notary Public [signature]



JMA ARCHITECTURE STUDIOS

ZONING: C-2
EXISTING MOTEL

ZONING: C-2
EXISTING GIFT SHOPS

LAS VEGAS BLVD. SOUTH

ZONING: C-1
EXISTING McDONALD'S STORE

EXISTING ALLEY

ZONING: H-1
EXISTING SAHARA HOTEL

SAHARA AVENUE

ENTRY

EXIT

LOUNGE, CLUB & RESTAURANT ENTRY
3600 SF

LOBBY
3600 SF

BACK OF HOUSE
1400 SF

RETAIL
1700 SF

MECHANICAL / ELECTRICAL

RESTROOMS

PROPOSED FUTURE PEDESTRIAN BRIDGE

PROPOSED TURN LANE

PROPOSED RIGHT OF WAY

PROPOSED REALIGNED DRIVE WITH VACATION OF EXISTING ALLEY

PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME
	LAGERSTROEMIA INDICA GLOSSY PRIVET
	ULMUS PARVIFOLIA 'DRAKE' (B) - STD. DRAKE ELM
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM - 25' HIGH
	CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE
	FATSIA JAPONICA JAPANESE ARALIA

SITE PLAN
SCALE: 1"= 50'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential and Hotel Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110

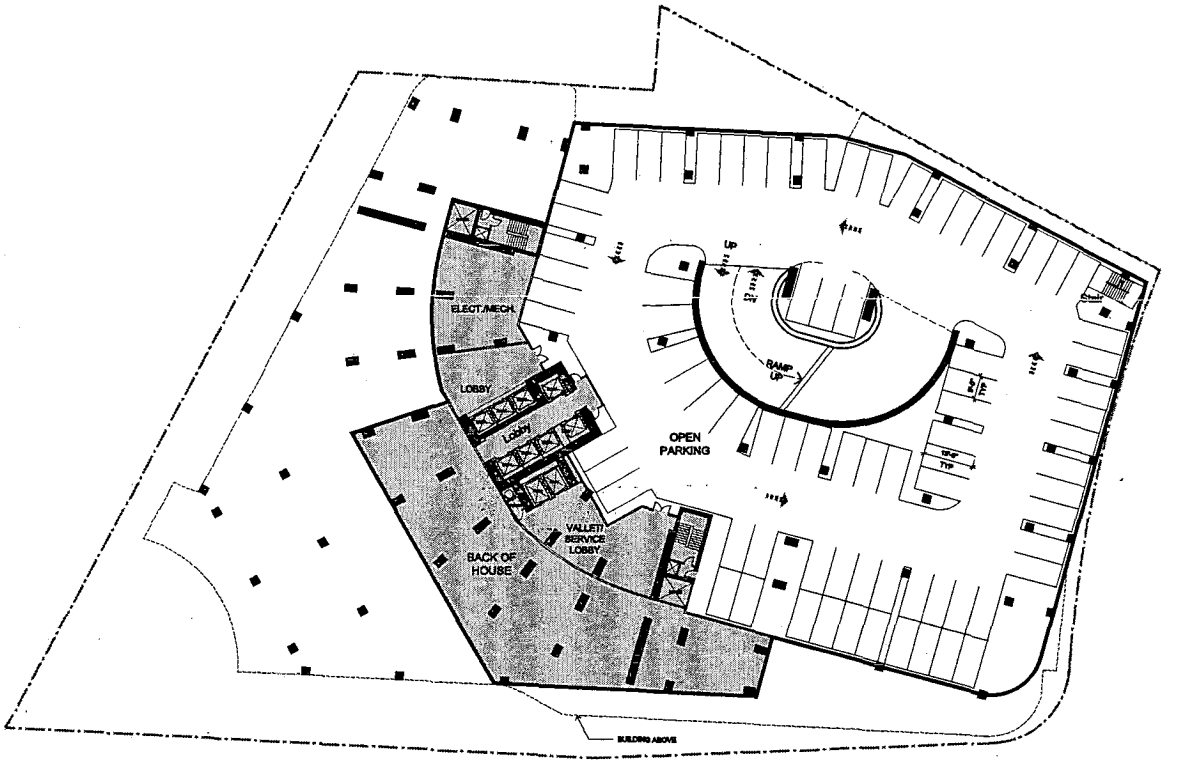
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

Date: SEPTEMBER 27, 2004

DR-01

SUP-5028
SDR-5027
10-07-04 PC
REVISED 09-29-04

JMA ARCHITECTURE STUDIOS



PARKING SPACES PER LEVEL:

OPEN PARKING	
SINGLE SPACE PARKING:	58 (OPEN)
DOUBLE SPACE / TANDEM PARKING:	10/10 (OPEN)
TOTAL:	78

TYPICAL SUB-GRADE LEVEL (SUB FLOOR 1 and 2)

SCALE: 1"= 20'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110

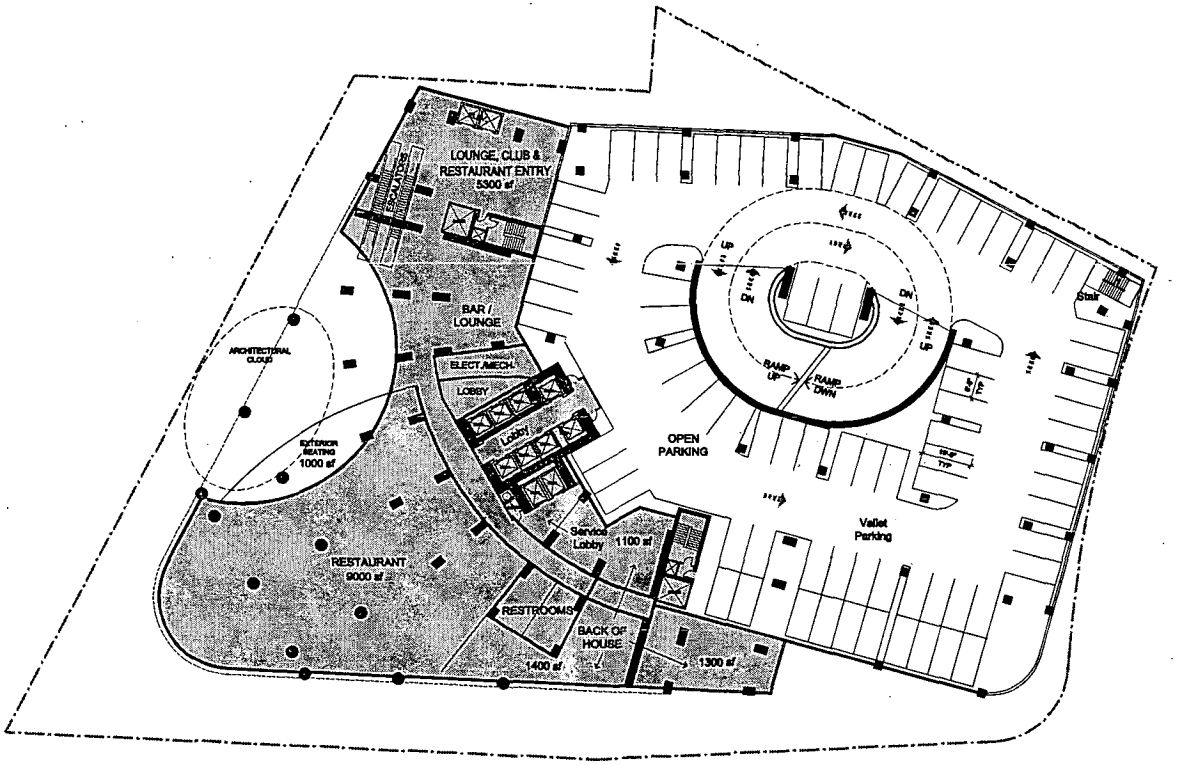
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

DATE: AUGUST 12 2004

DR-02

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



PARKING SPACES PER LEVEL:

OPEN PARKING:	
SINGLE SPACE PARKING:	58 (OPEN)
DOUBLE SPACE / TANDEM PARKING:	10/10 (VALLET)
TOTAL:	78

RESTAURANT LEVEL (FLOOR 2)

SCALE: 1"= 20'

SITE DEVELOPMENT PLAN REVIEW / SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110

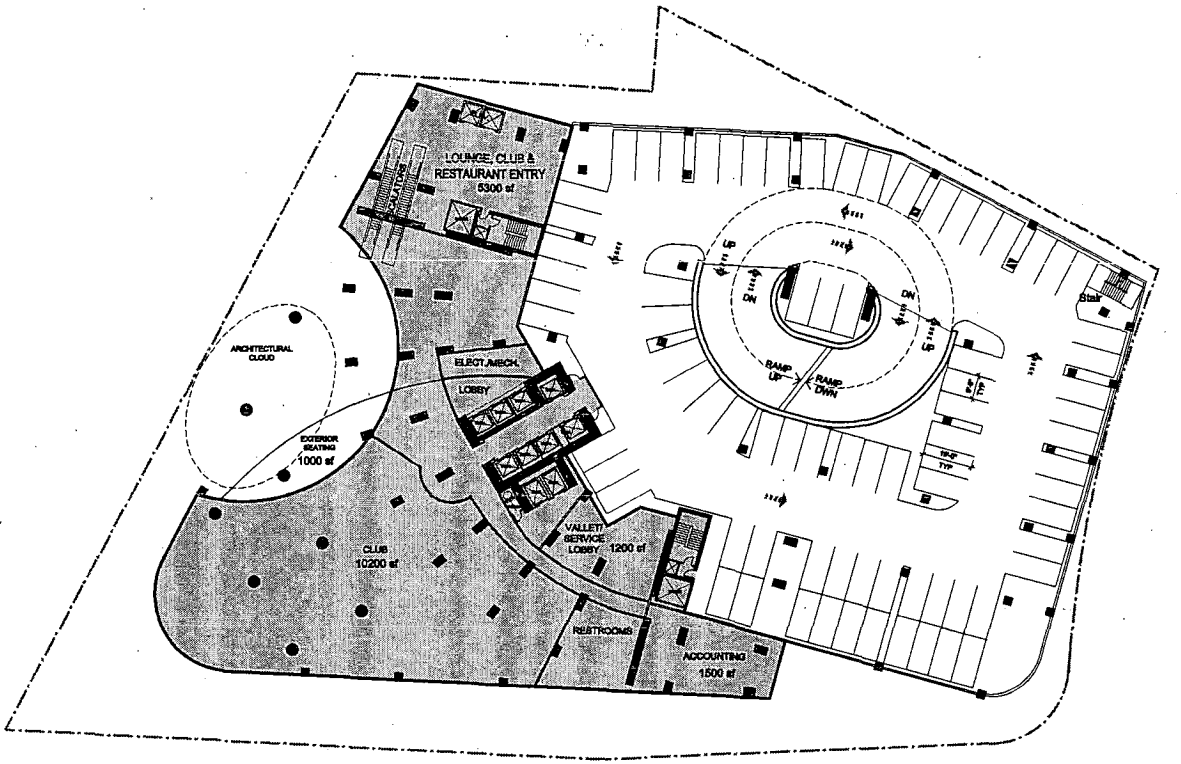
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

DATE: AUGUST 12, 2004

DR-03

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



PARKING SPACES PER LEVEL:	
SINGLE SPACE PARKING:	58
DOUBLE SPACE / TANDEM PARKING:	10/10
TOTAL:	78

CLUB LEVEL (FLOOR 3)

SCALE: 1"= 20'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110

NORTH

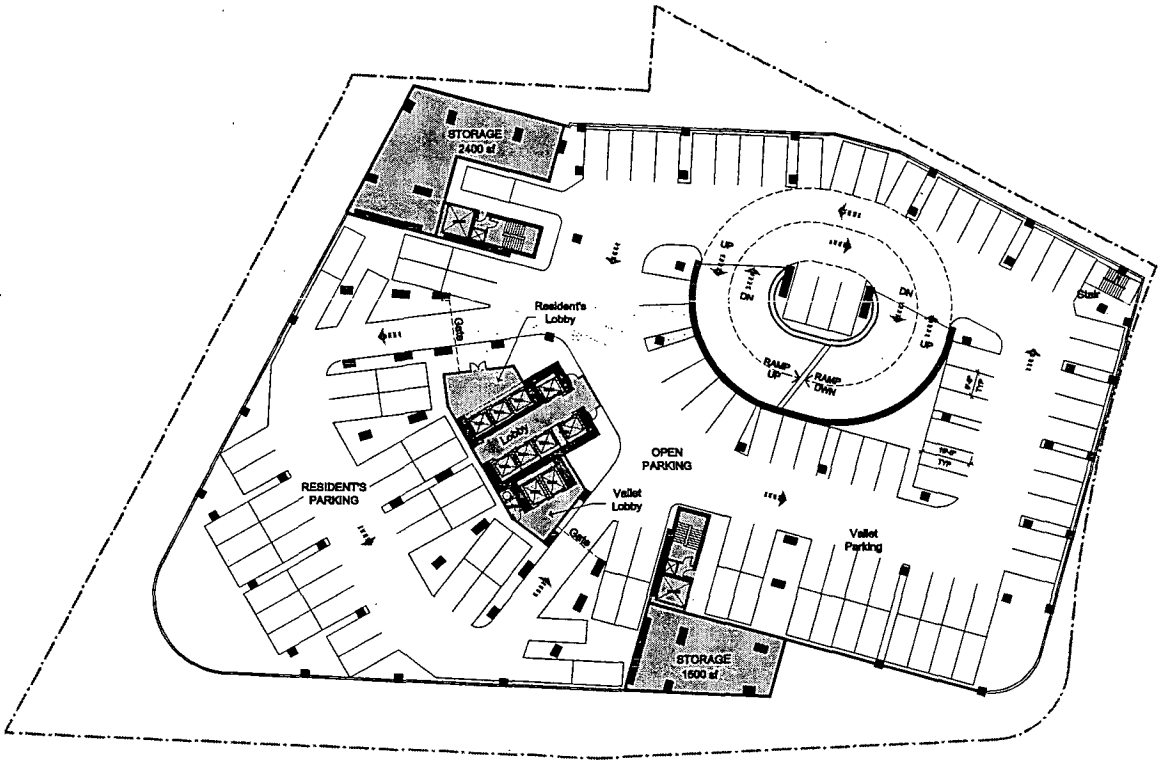
DATE: AUGUST 12, 2004

DR-04

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



PARKING SPACES PER LEVEL:

OPEN PARKING	
SINGLE SPACE PARKING:	80 (OPEN)
DOUBLE SPACE / TANDEM PARKING:	15/15 (VALLET)
RESIDENT'S PARKING	
SINGLE SPACE PARKING:	6
DOUBLE SPACE / TANDEM PARKING:	16/16
TOTAL:	118

TYPICAL PARKING LEVEL (FLOOR 4 - 11) 8 LEVELS

SCALE: 1"= 20'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110

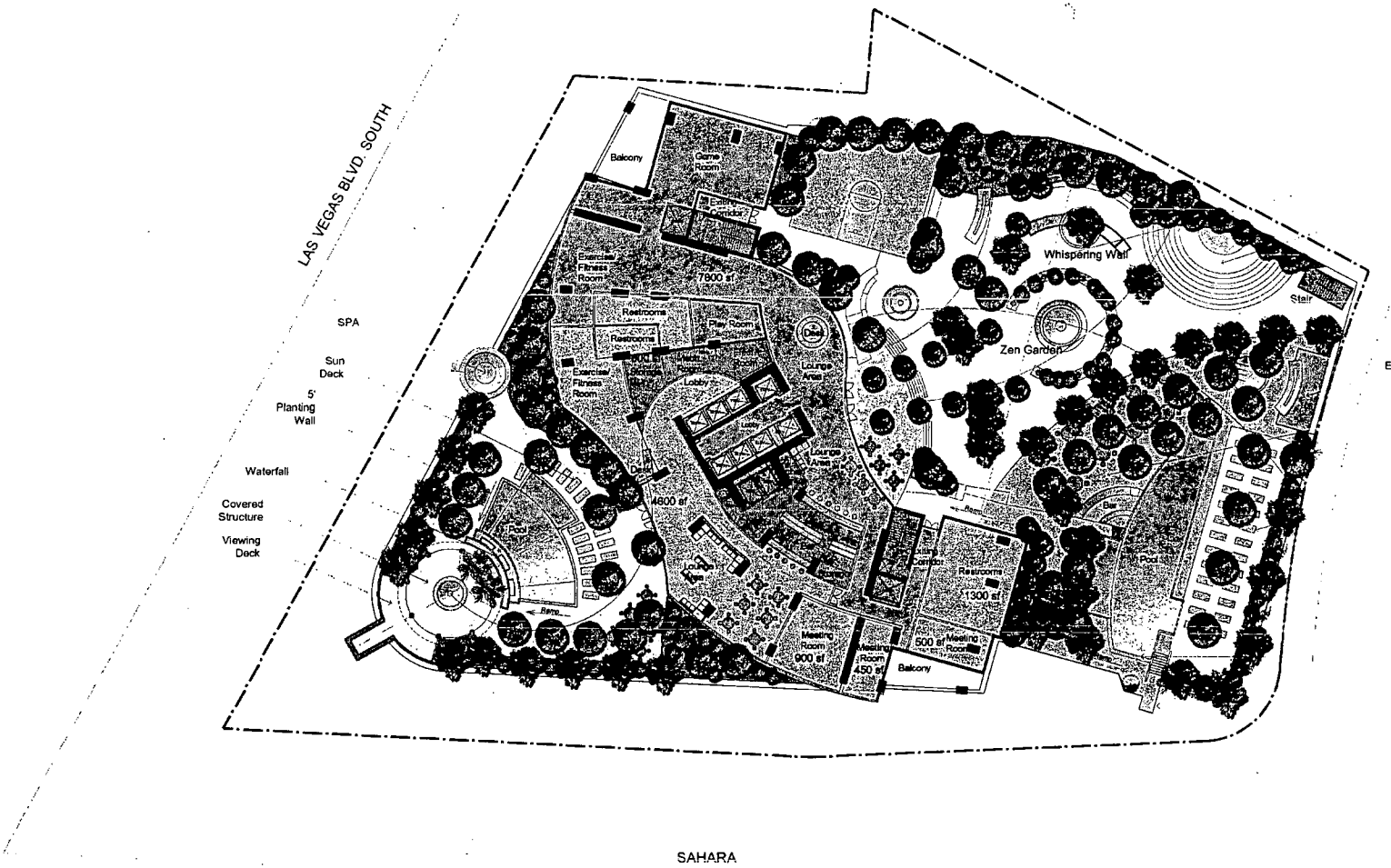
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

DATE: AUGUST 12, 2004

DR-05

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



PLANTING LEGEND

SYMBOL	BOTANICAL-COMMON NAME
	LIGUSTRUM LUCIDUM GLOSSY PRIVET
	ULMUS PARVIFOLIAN DRAGE (B) - STD. DRAKE ELM
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM - 25' HIGH
	CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE
	FATSIA JAPONICA JAPANESE ARALIA

PODIUM LEVEL (FLOOR 12)
SCALE: 1"= 20'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

SUP-5028
SDR-5027
10-07-04 PC

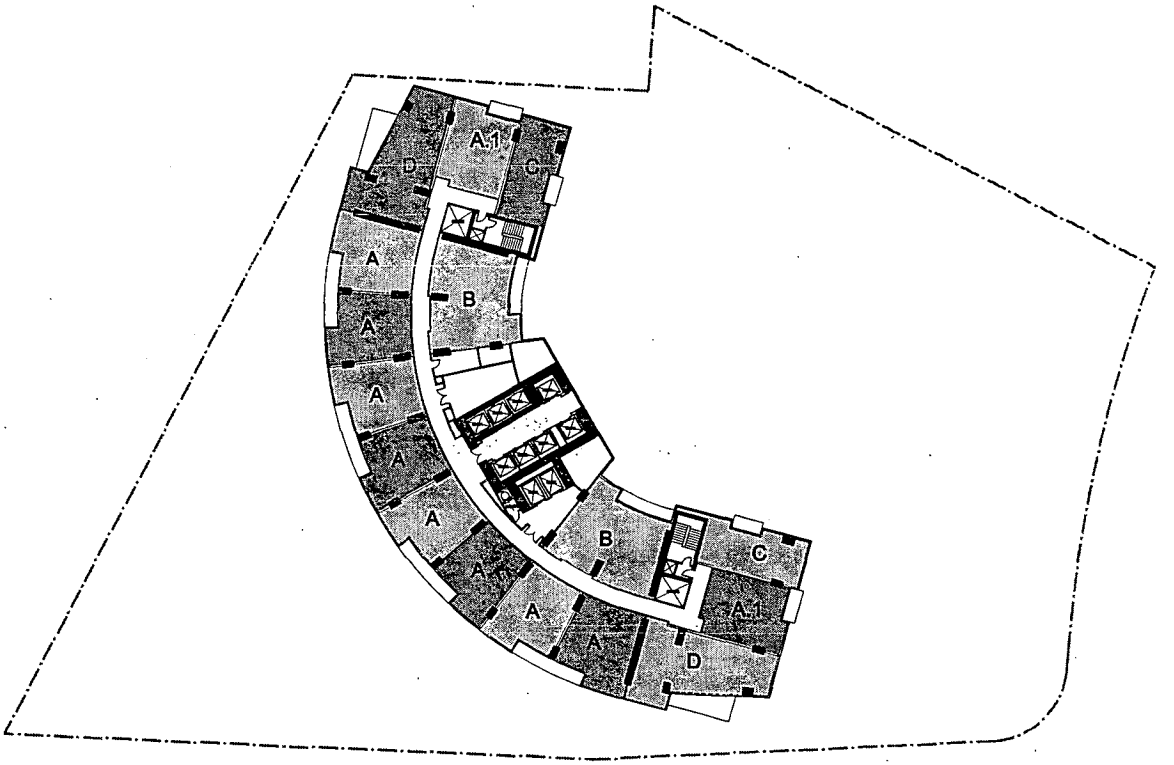
Project # 200401166
Proposal # 200401901.110
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

NORTH

Date: AUGUST 12, 2004

DR-06

JMA ARCHITECTURE STUDIOS



TYPICAL CITY HOME RESIDENTIAL CONDO LEVEL(FLOOR 13-52) 40 LEVELS

SCALE: 1"= 20'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901 110

NORTH

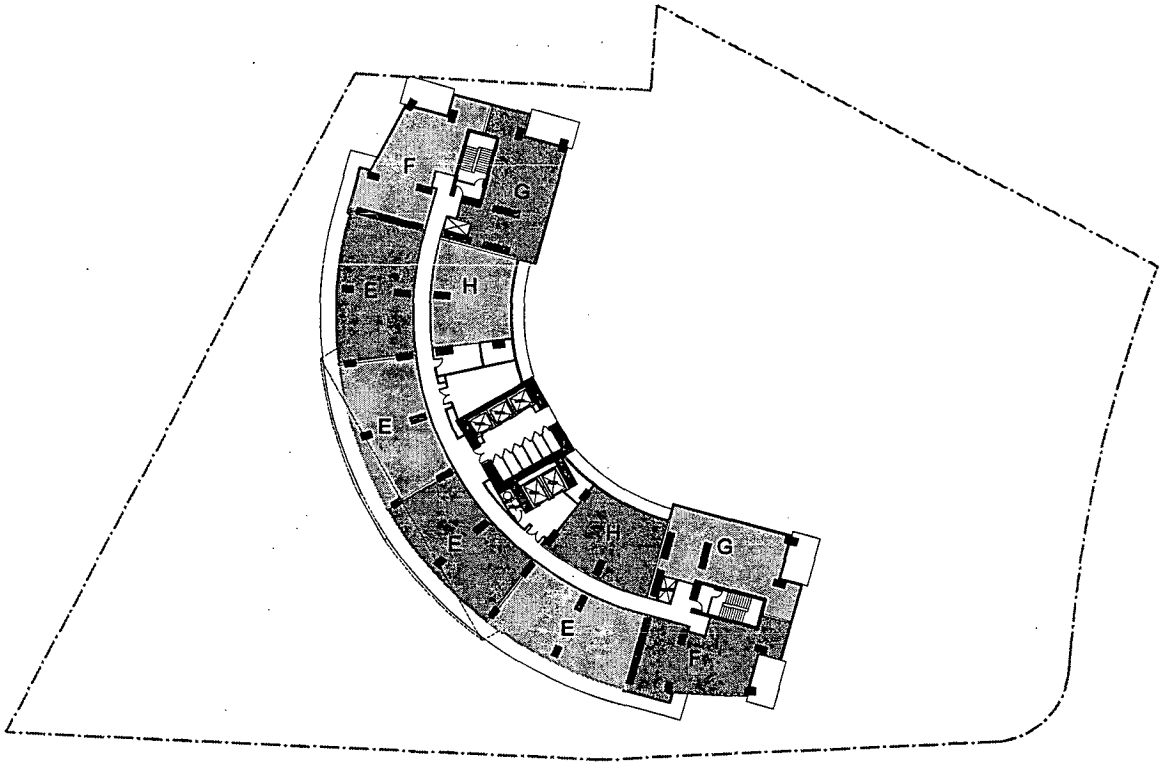
DATE: AUGUST 24, 2004

DR-07

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



TYPICAL SKY HOME RESIDENTIAL CONDO LEVEL(FLOOR 54-65) 12 LEVELS

SCALE: 1"= 20'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901:110

NORTH

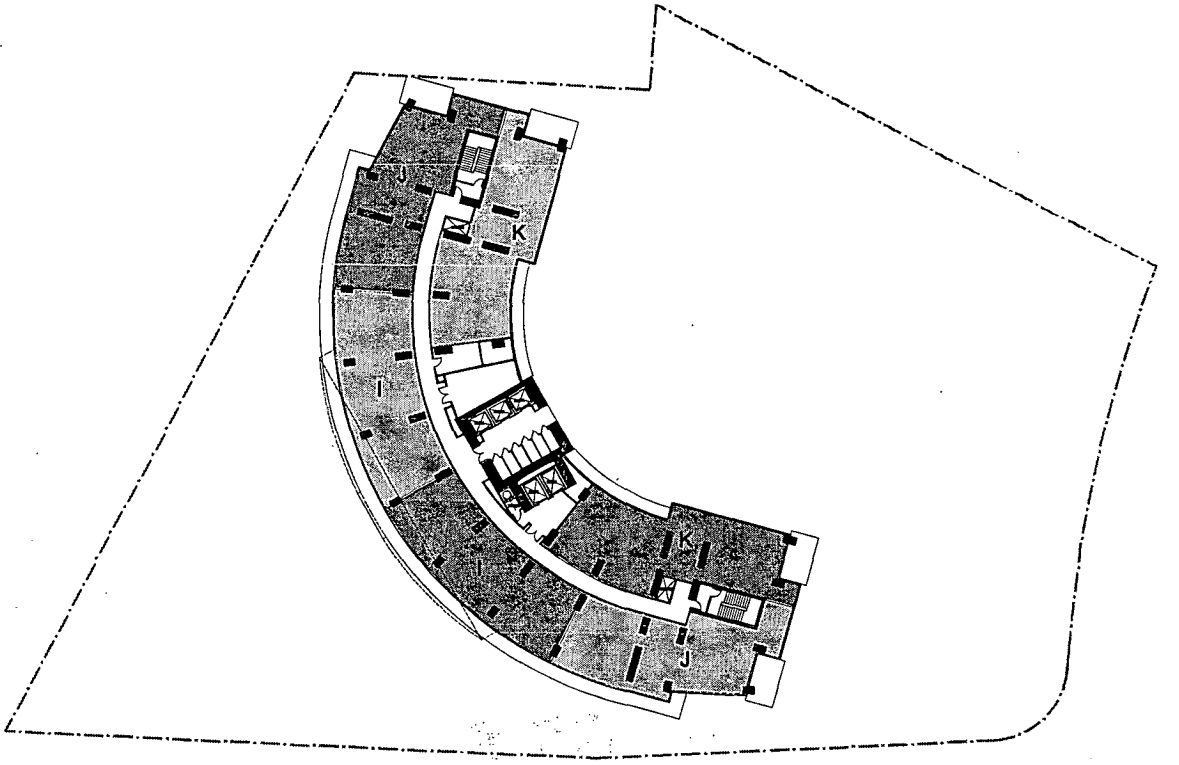
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

DATE: AUGUST 12, 2004

DR-08

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



TYPICAL SIGNATURE RESIDENTIAL CONDO LEVEL (FLOOR 66-70) 5 LEVELS

SCALE: 1"= 20'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

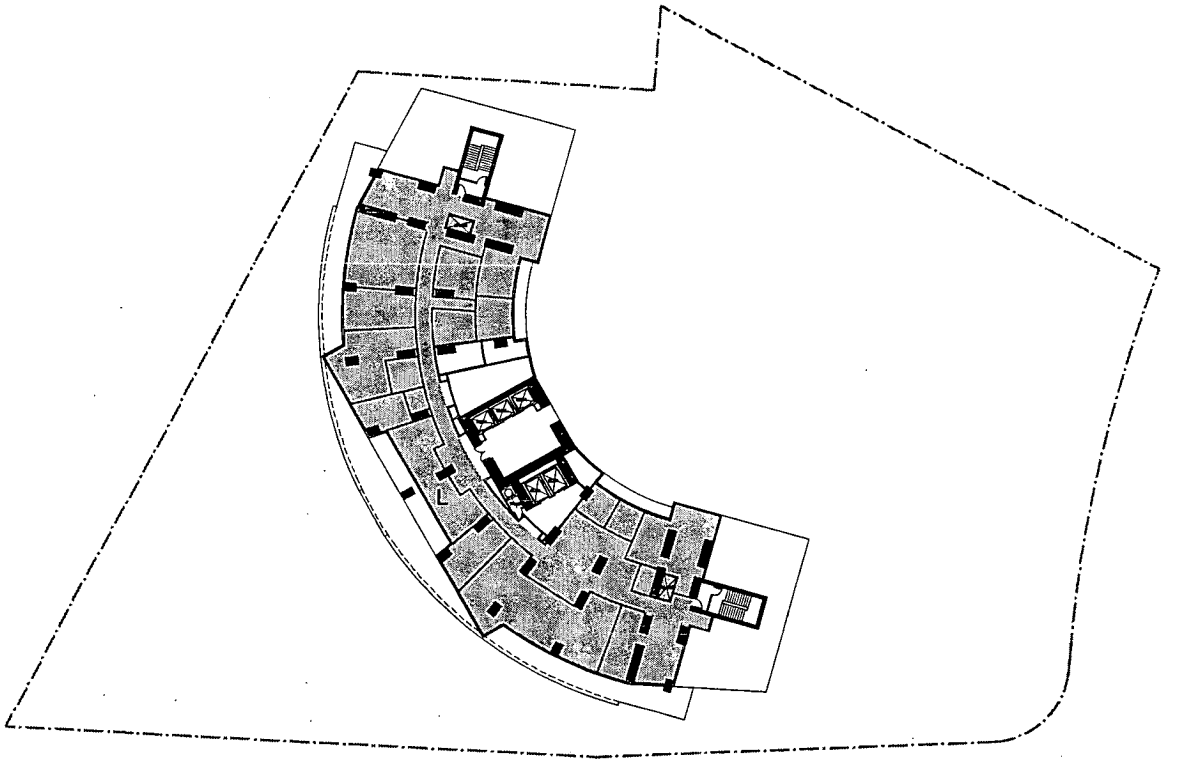
Project # 200401166
Proposal # 200401901.110
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

DATE: AUGUST 12, 2004

DR-09

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



PENTHOUSE RESIDENTIAL CONDO LEVEL (FLOOR 71)

SCALE: 1"= 20'

SITE DEVELOPMENT PLAN REVIEW
& SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110

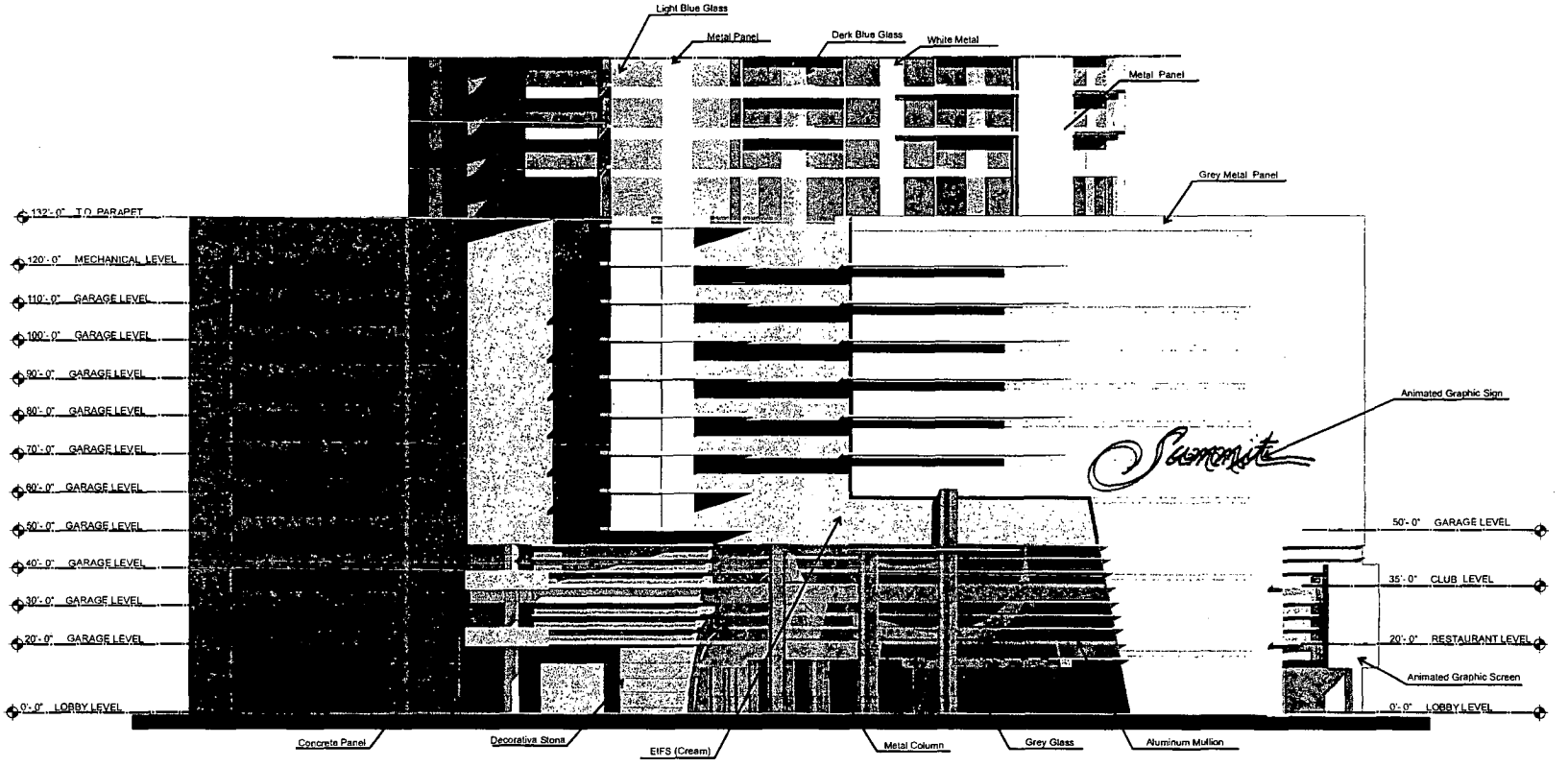
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

DATE: AUGUST 12, 2004

DR-10

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



LAS VEGAS BOULEVARD ELEVATION

SCALE: 1/16"= 1'-0"

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

SUP-5028
SDR-5027
10-07-04 PC

Project # 200401166
Proposal # 200401901.110

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

NORTH

Date: AUGUST 12, 2004

DR-11

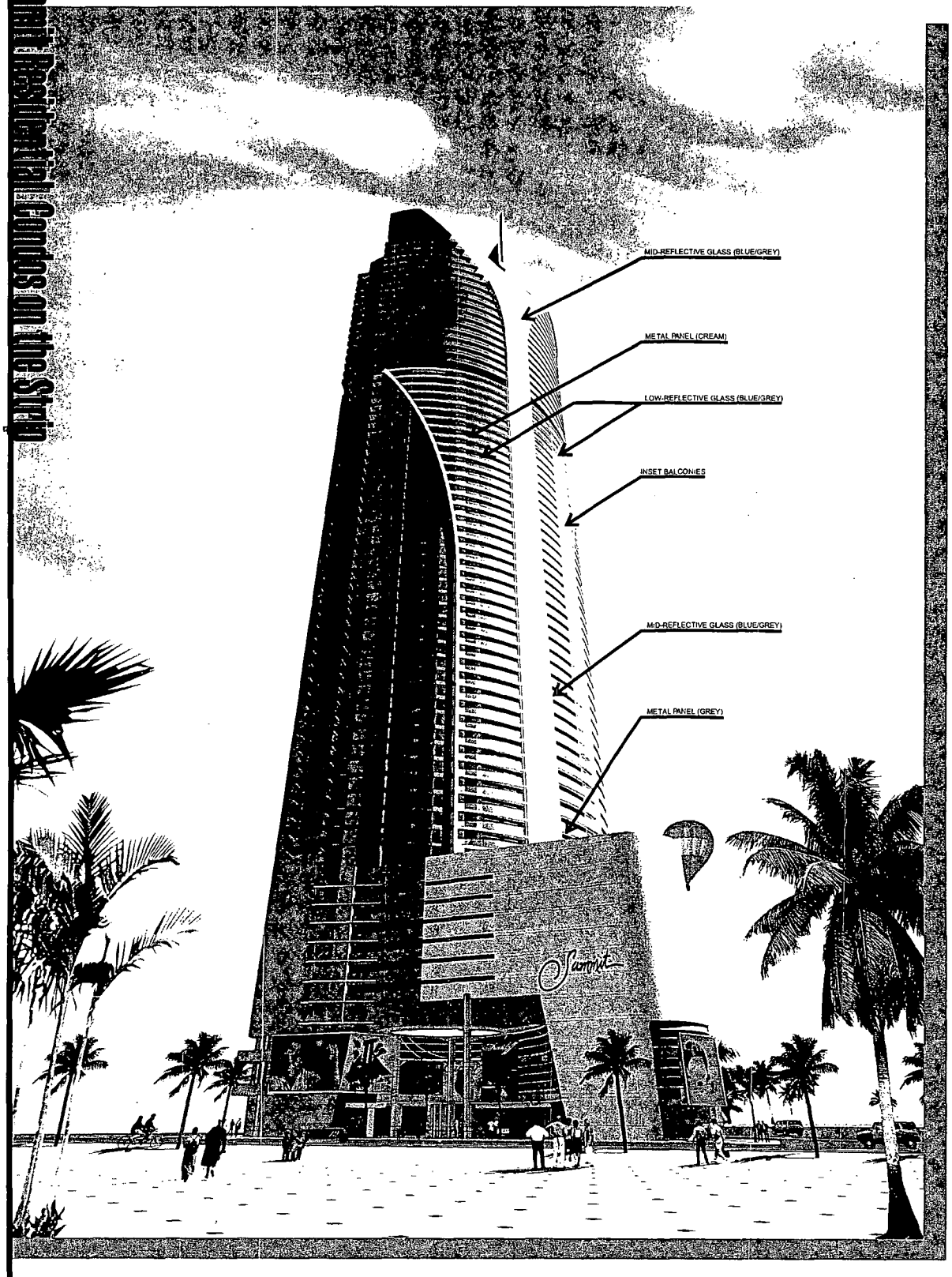
SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

JMA ARCHITECTURE STUDIOS

SUMMERLIN RESIDENTIAL CONDOS ON THE STRIP

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE



VIEW FROM LAS VEGAS BOULEVARD

Project # 200401166
Proposal # 200401901.110

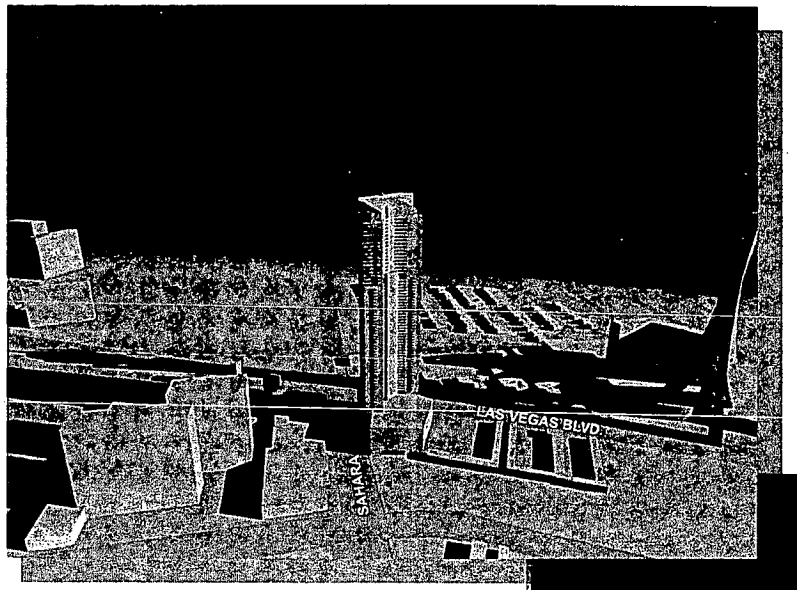
10150 COVINGTON CROSS DRIVE -- LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

Date: AUGUST 12, 2004

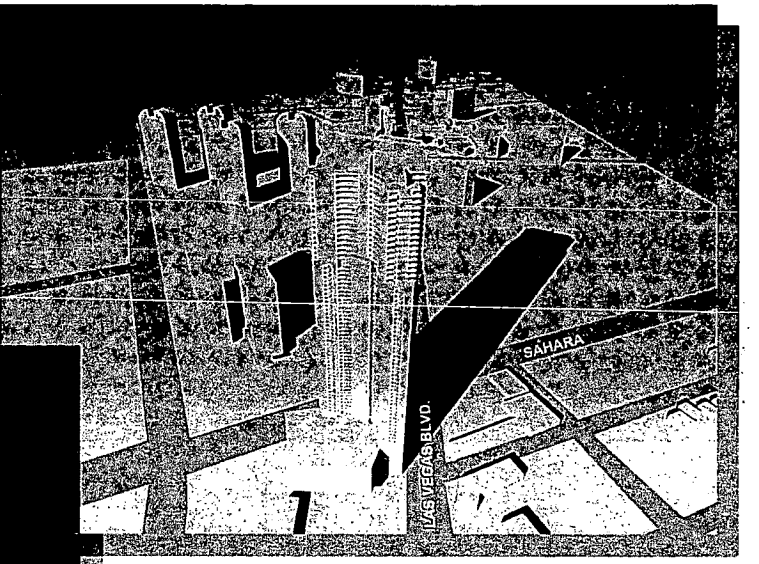
DR-12

SUP-5028
SDR-5027
10-07-04 PC

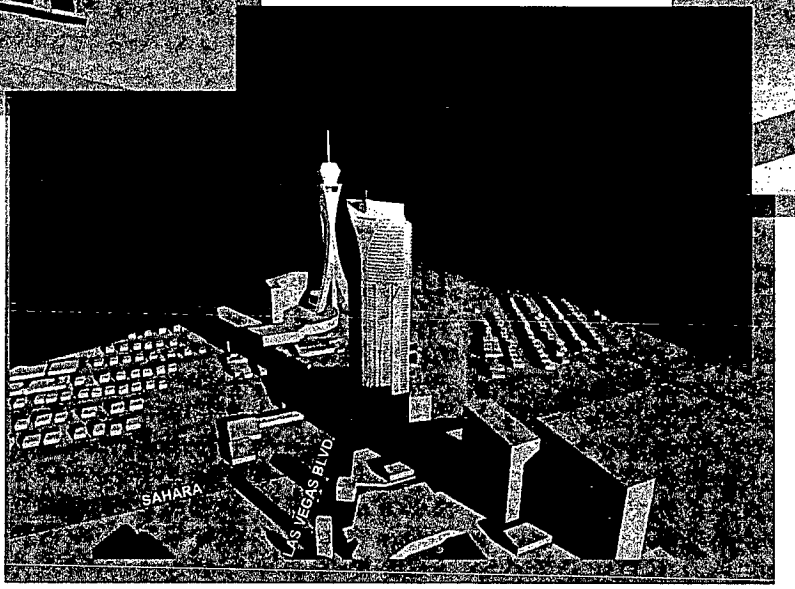
JMA ARCHITECTURE STUDIOS



VIEW FROM THE EAST



VIEW FROM THE NORTH



VIEW FROM THE SOUTH

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

MASSING PERSPECTIVES

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

SUP-5028
SDR-5027
10-07-04 PC

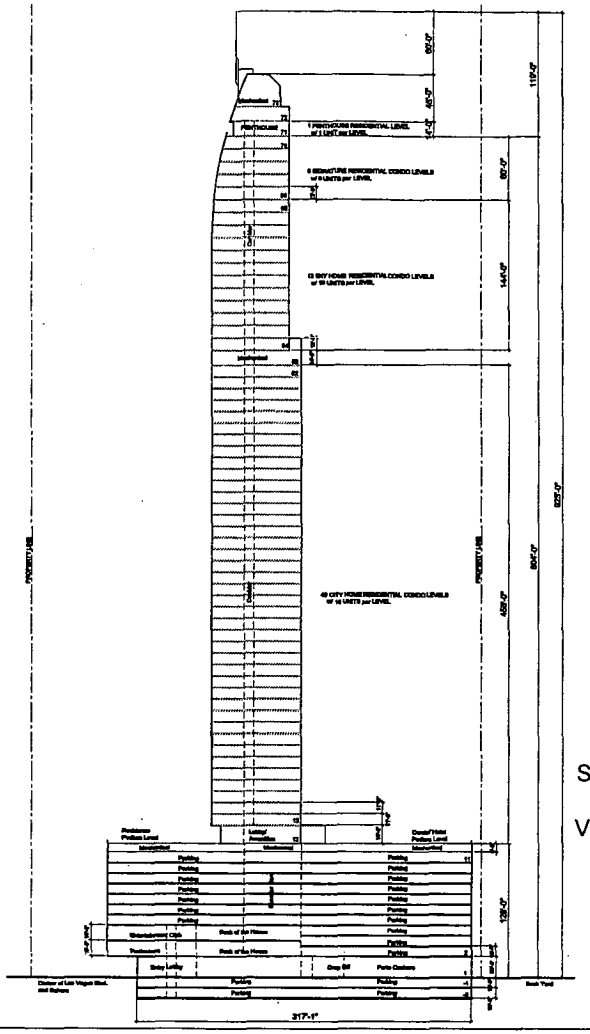
Project # 200401166
Proposal # 200401901.110

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

Date: AUGUST 10, 2004

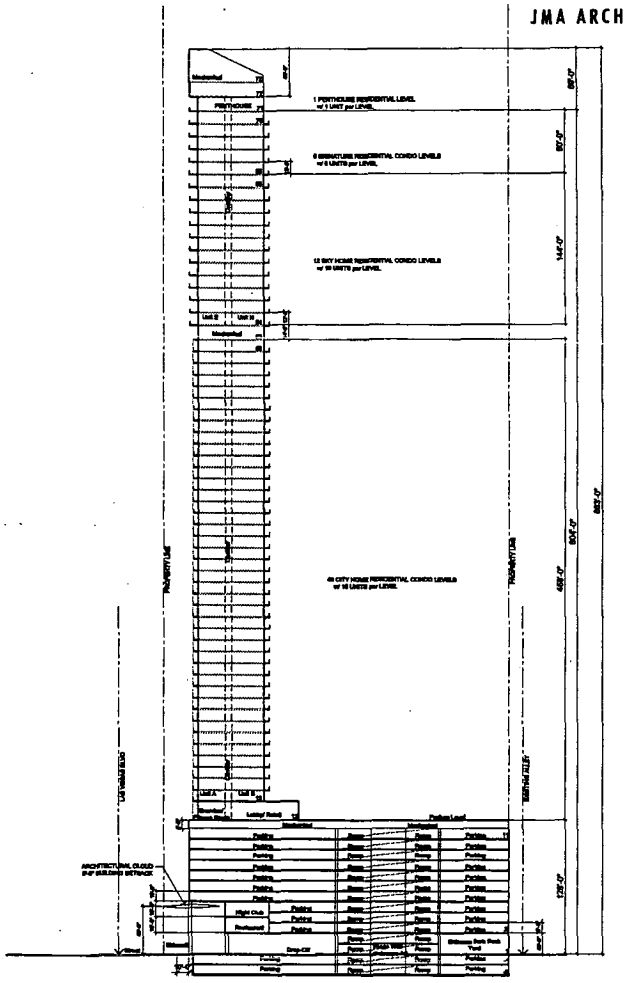
DR-13

JMA ARCHITECTURE STUDIOS



SECTION thru the corner of LAS VEGAS BLVD and SAHARA

SCALE: 1"= 50'



SECTION thru LAS VEGAS BLVD and EXISTING ALLEY

SCALE: 1"= 50'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901:110

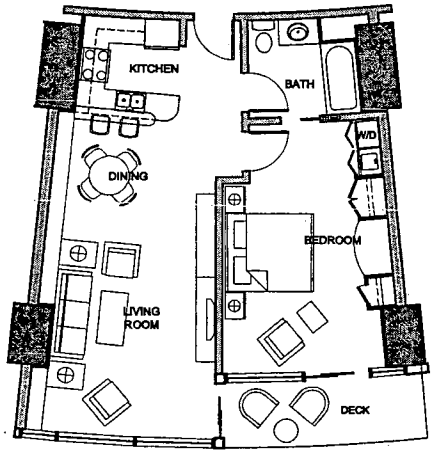
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

DATE: AUGUST 12 2004

DR-14

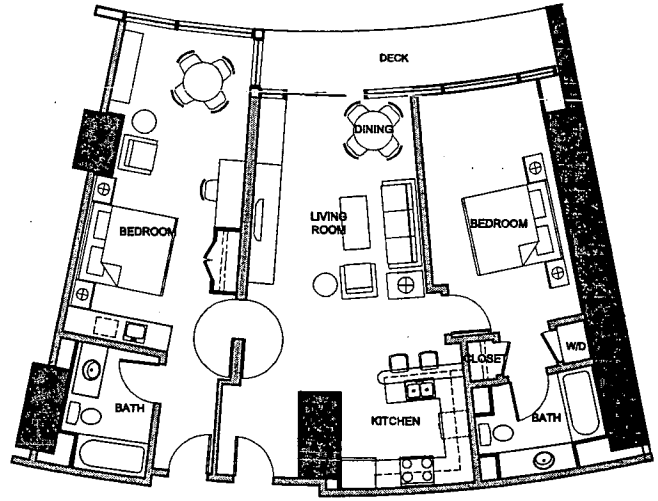
SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



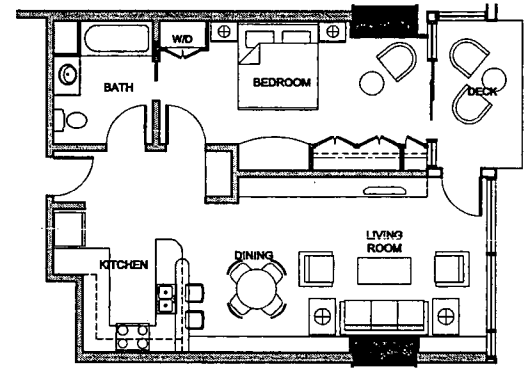
UNIT A

CITY HOME RESIDENTIAL CONDO
40 FLOOR LEVELS (FLOOR 13-52)
1 BEDROOM UNIT
827 SF and
79 SF BALCONY



UNIT B

CITY HOME RESIDENTIAL CONDO
40 FLOOR LEVELS (FLOOR 13-52)
2 BEDROOM UNIT
1,276 SF and
100 SF BALCONY



UNIT A1

CITY HOME RESIDENTIAL CONDO
40 FLOOR LEVELS (FLOOR 13-52)
1 BEDROOM UNIT
919 SF and
73 SF BALCONY

FLOOR PLANS UNITS A, A1, B

SCALE: 1/4"= 1'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110

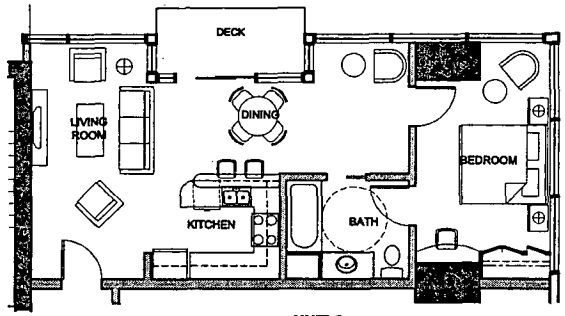
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

DATE: AUGUST 12, 2004

DR-15

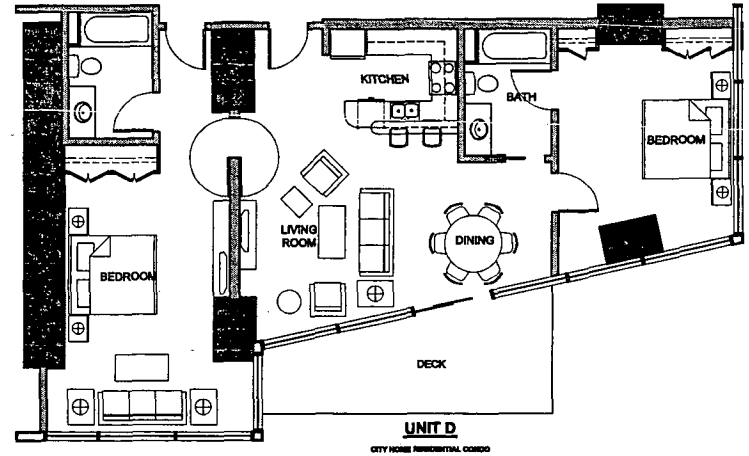
SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



UNIT C

CITY HOME RESIDENTIAL CONDO
40 FLOOR LEVELS (FLOOR 13-52)
1 BEDROOM UNIT
740 SF and
89 SF BALCONY



UNIT D

CITY HOME RESIDENTIAL CONDO
40 FLOOR LEVELS (FLOOR 13-52)
2 BEDROOM UNIT
1,236 SF and
161 SF BALCONY

FLOOR PLANS UNITS C, D

SCALE: 1/4"= 1'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
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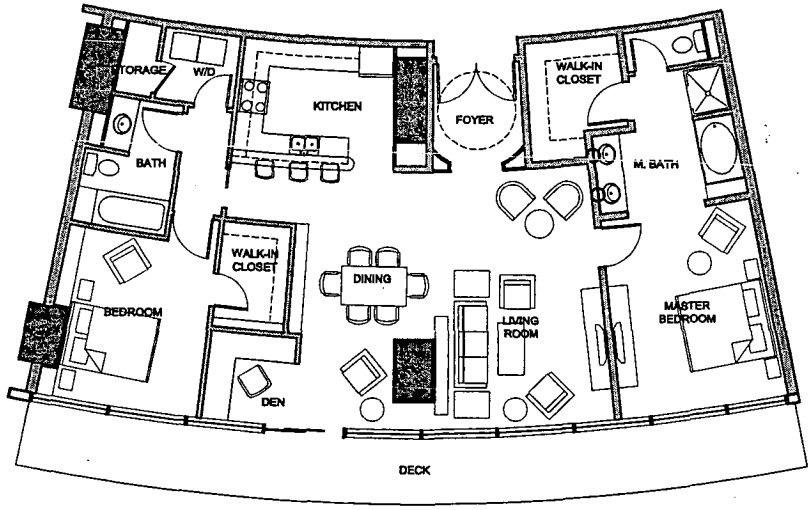
DATE: AUGUST 12, 2004

DR-16

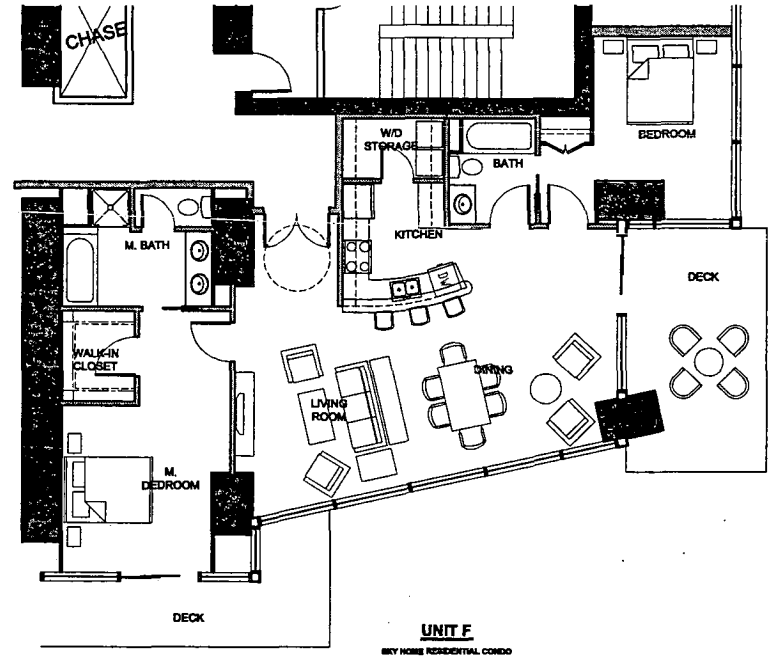
SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



UNIT E

SKY HOME RESIDENTIAL CONDO
12 LEVELS (FLOOR 84-95)
2 BEDROOM UNIT W/ DEN
1,580 SF
256 SF BALCONY



UNIT F

SKY HOME RESIDENTIAL CONDO
12 LEVELS (FLOOR 84-95)
2 BEDROOM UNIT W/ DEN
1,452 SF (est)
253 SF BALCONY

FLOOR PLANS UNITS C, D

SCALE: 1/4"= 1'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110

DATE: AUGUST 12, 2004

DR-17

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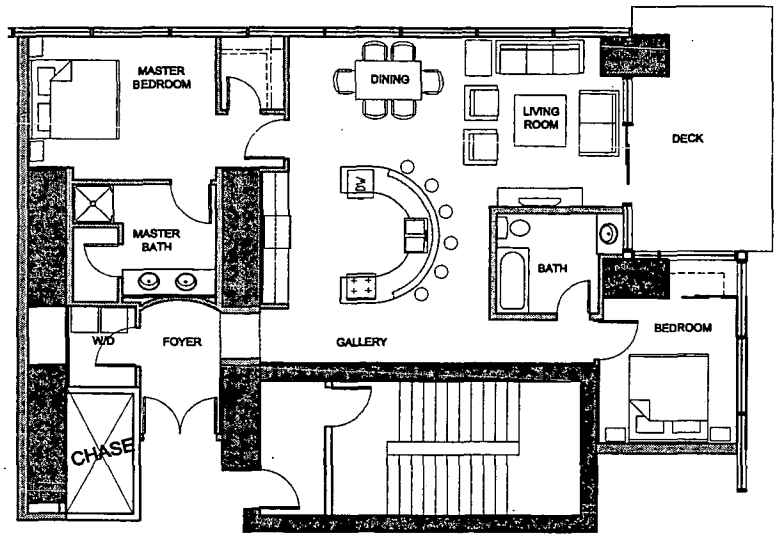
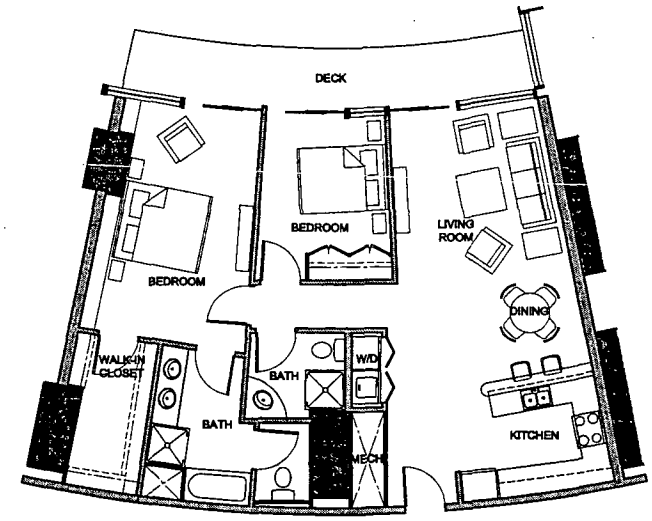
SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



UNIT G

SKY NOBE RESIDENTIAL CONDO
12 LEVELS (FLOOR 64-66)
2 BEDROOM UNIT
1,362 SF unit
159 SF BALCONY



UNIT H

SKY NOBE RESIDENTIAL CONDO
12 LEVELS (FLOOR 64-66)
2 BEDROOM UNIT
1,171 SF unit
139 SF BALCONY

FLOOR PLANS UNITS G, H

SCALE: 1/4"= 1'

SITE DEVELOPMENT PLAN REVIEW
* * * SPECIAL USE PERMIT * * *

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
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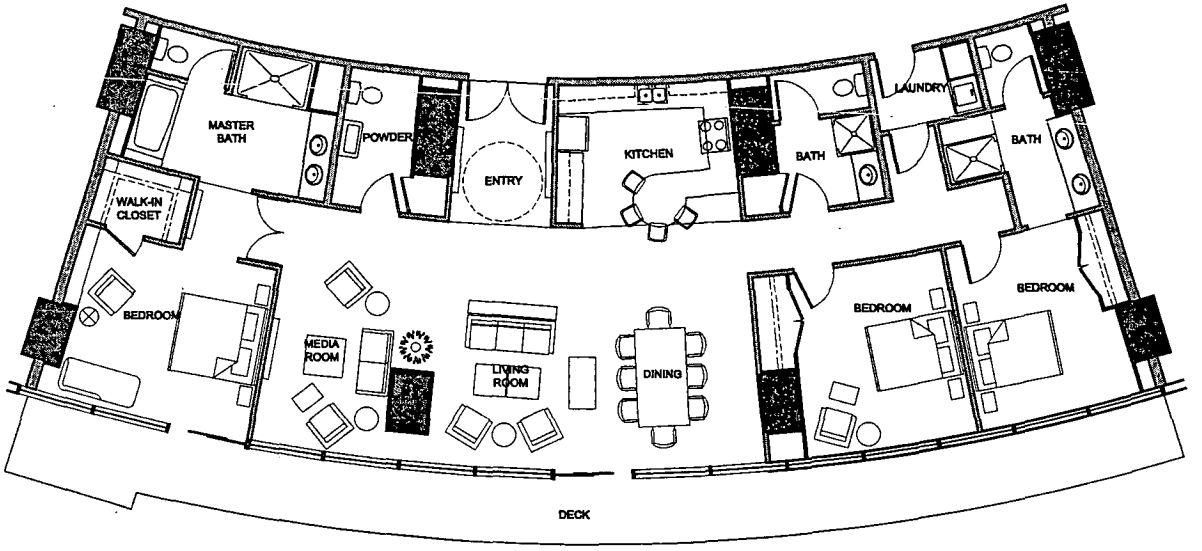
DATE: AUGUST 24, 2004

DR-18

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



UNIT I

SIGNATURE RESIDENTIAL CONDOS
8 LEVELS (FLOOR 69-70)
3 BEDROOM UNIT
2,401 SF
486 SF BALCONY

FLOOR PLAN UNIT I

SCALE: 1/4"= 1'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 20040190I-110

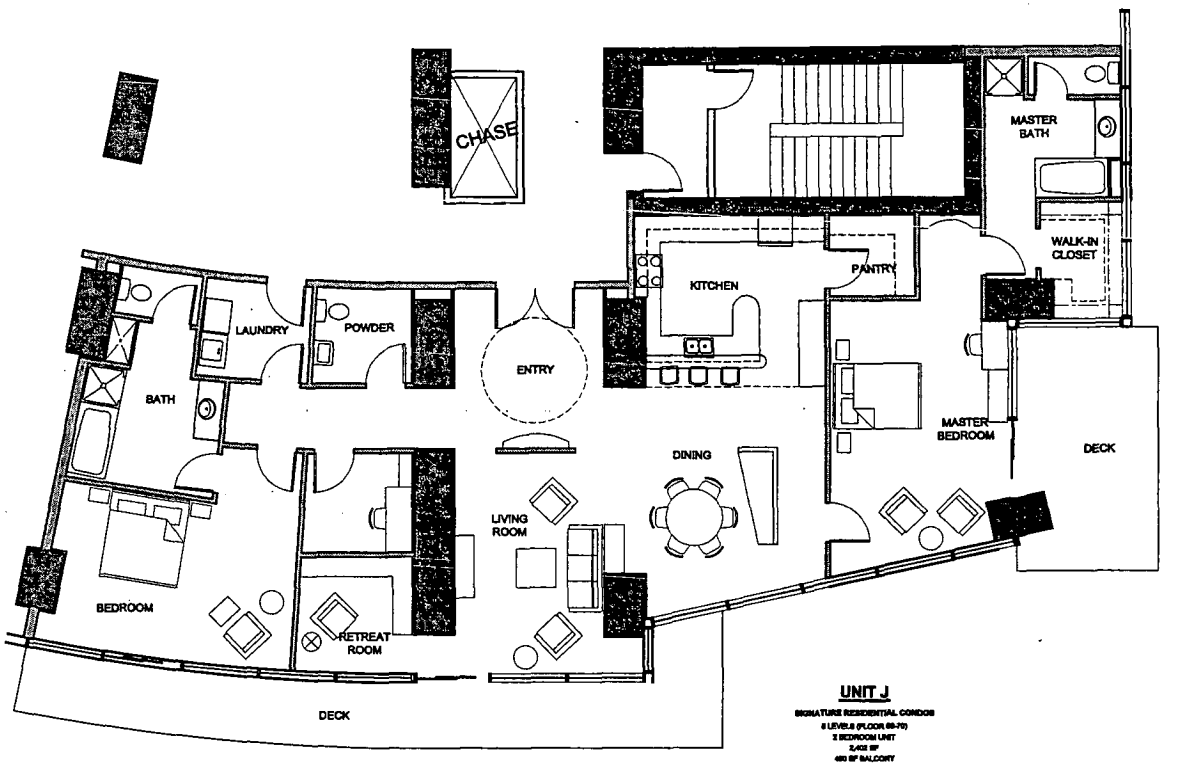
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

DATE: AUGUST 12, 2014

DR-19

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



FLOOR PLAN UNIT J

SCALE: 1/4"= 1'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901.110
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
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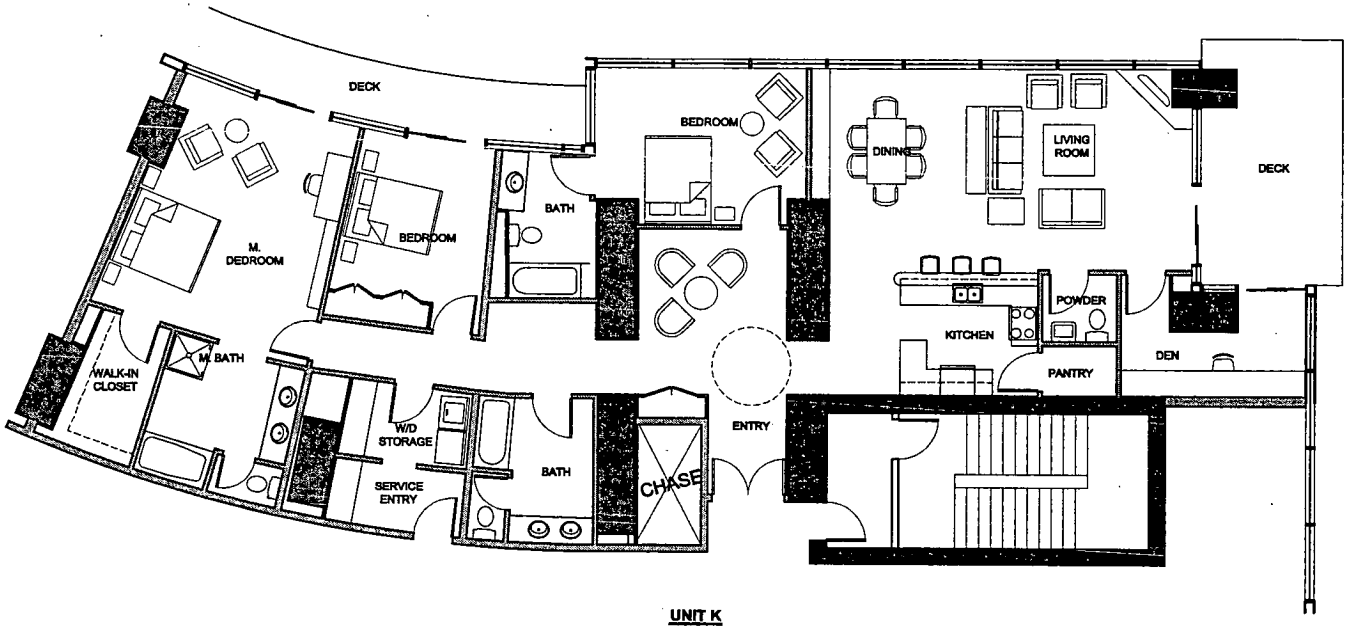
DATE: AUGUST 12, 2004

DR-20

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



UNIT K

SIGNATURE RESIDENTIAL CONDOS
5 LEVELS (FLOOR 66-70)
3 BEDROOM UNIT
2,015 SF and
340 SF BALCONY

FLOOR PLAN UNIT L

SCALE: 1/4"= 1'

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

Project # 200401166
Proposal # 200401901 110

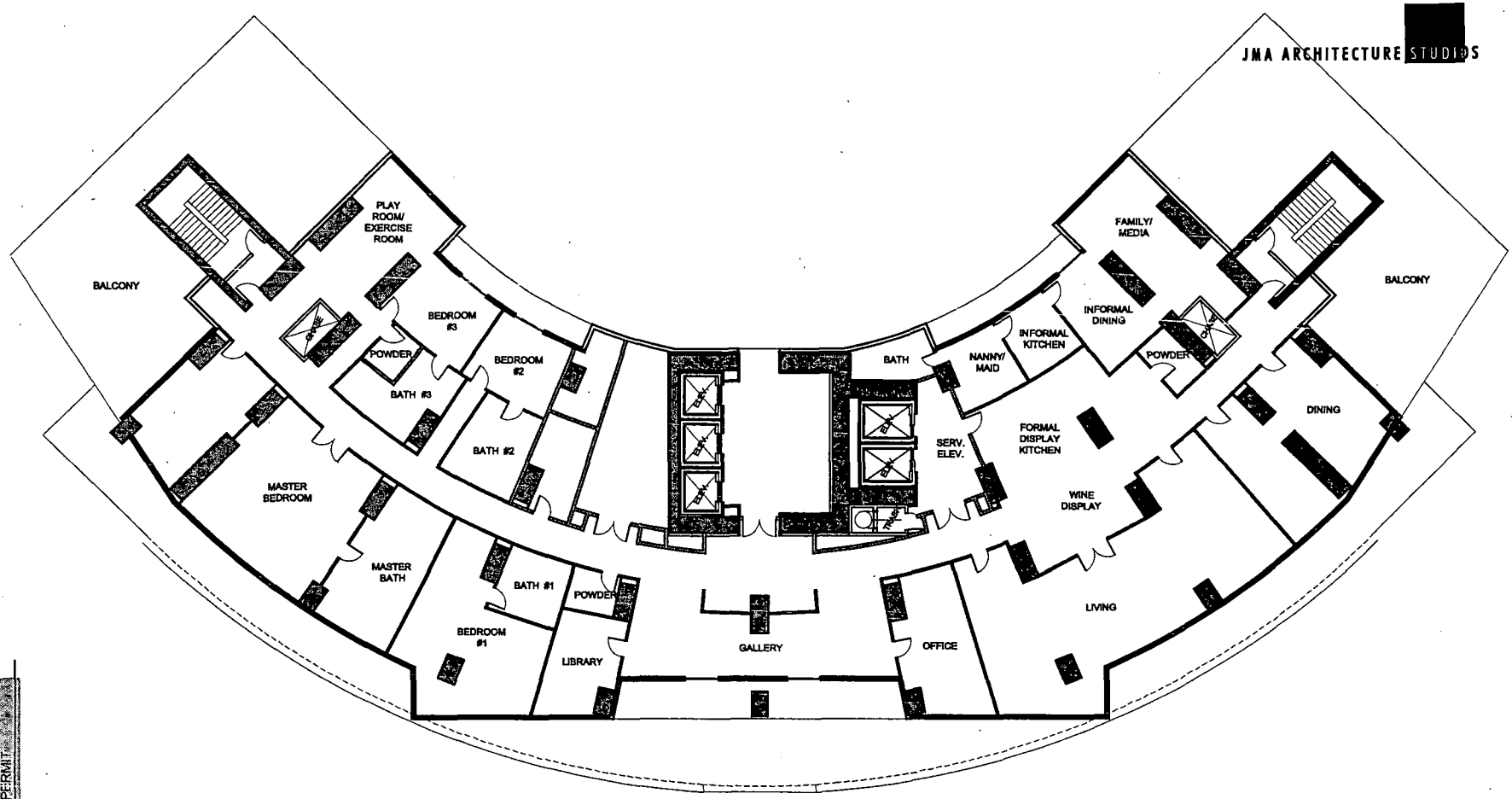
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

DATE: AUGUST 12, 2004

DR-21

SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS



FLOOR PLAN UNIT K

SCALE: 1/4"= 1'

UNIT L

PENTHOUSE RESIDENTIAL CONDO

1 LEVELS (FLOOR 71)
4 BEDROOM UNIT
11,795 SF
3,703 SF BALCONY

SITE DEVELOPMENT PLAN REVIEW
* SPECIAL USE PERMIT *

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

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Project # 20040116
Proposal # 20040190.110

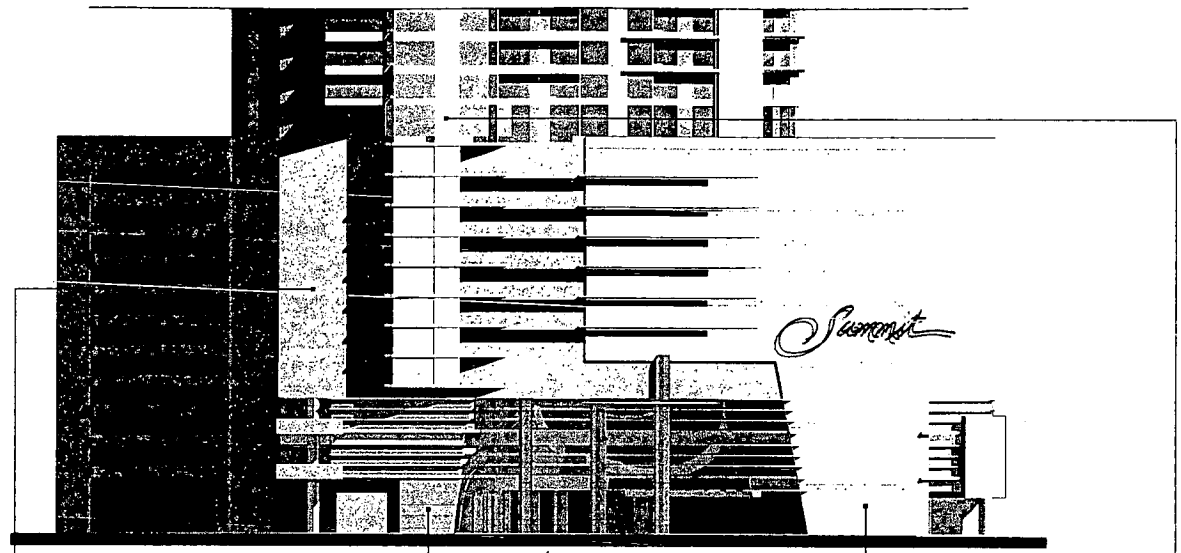
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

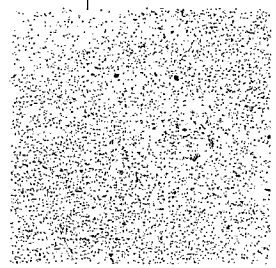
DATE: AUGUST 12, 2004

DR-22

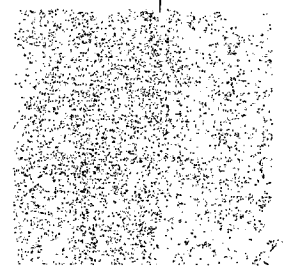
SUP-5028
SDR-5027
10-07-04 PC

JMA ARCHITECTURE STUDIOS

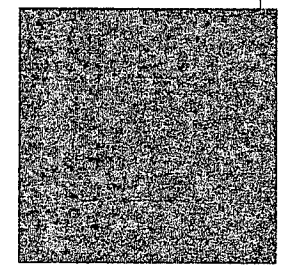




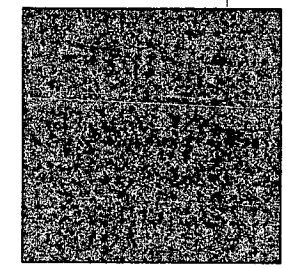
St. Hubert SLG
220 Grit Finish



Natural Stone
Dual Cream



Alucobond Material
Platinum A2006-M



Alucobond Material
Copper Metallic

EXTERIOR COLOR SCHEME

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

SOUTH LAS VEGAS BOULEVARD/ SAHARA AVENUE

SUP-5028
SDR-5027
10-07-04 PC

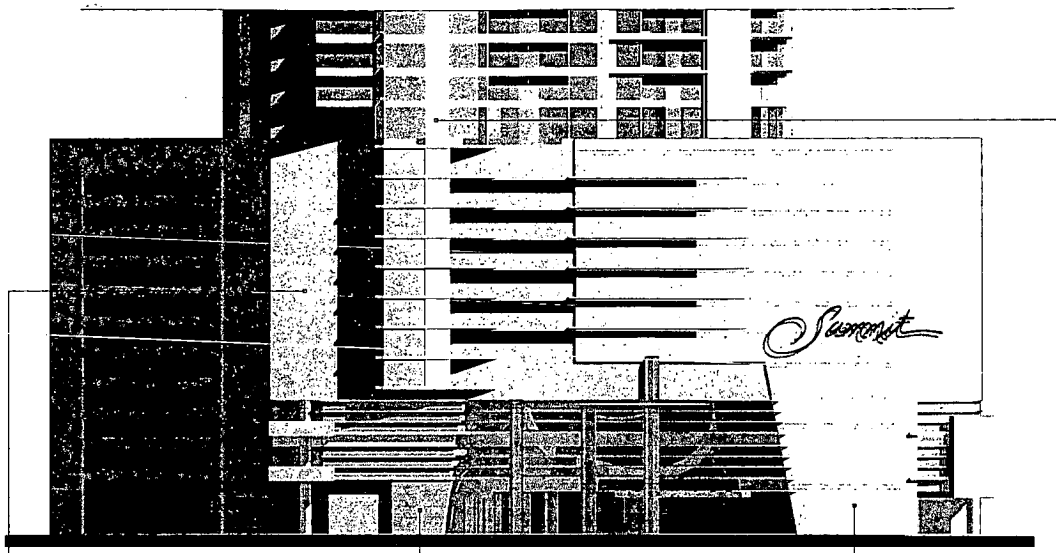
Project # 200401166
Proposal # 200401901.110

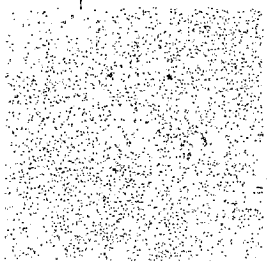
NORTH

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

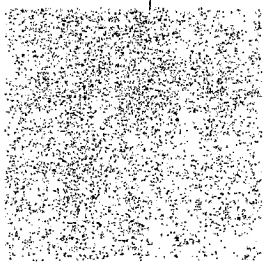
Date: AUGUST 12, 2004

JMA ARCHITECTURE STUDIOS

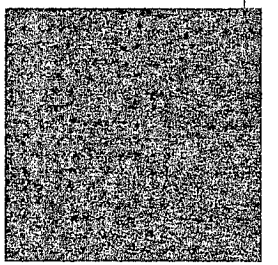




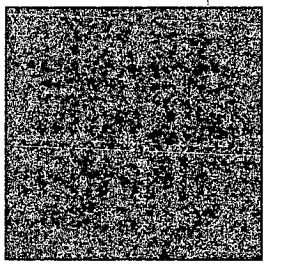
St. Hubert SLG
220 Grit Finish



Natural Stone
Dual Cream



Alucobond Material
Platinum A2006-M



Alucobond Material
Copper Metallic

EXTERIOR COLOR SCHEME

SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

Summit Residential Condos on the Strip

City of Las Vegas
LAS VEGAS, NEVADA

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10-07-04 PC

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NORTH

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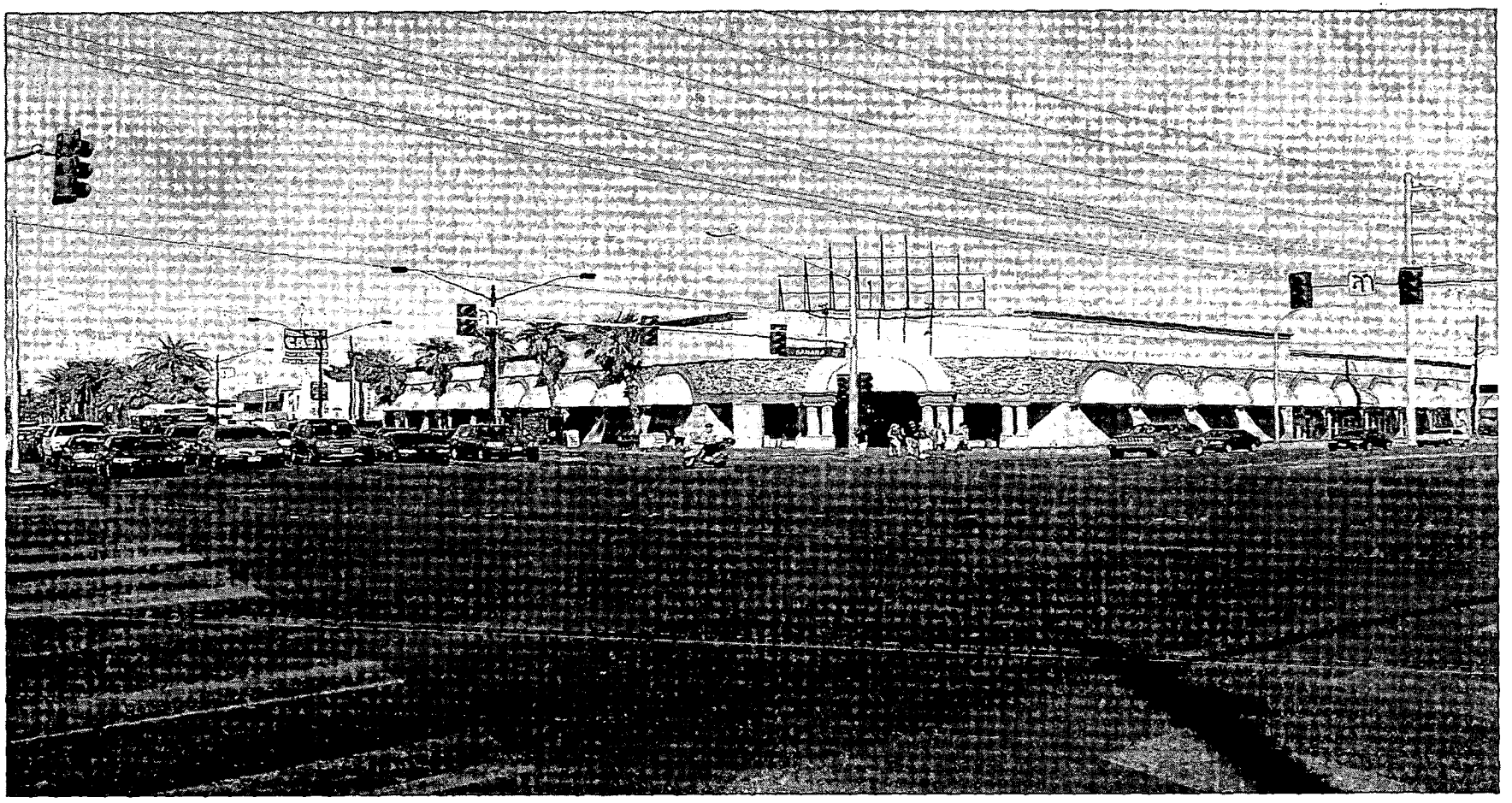
Date: AUGUST 12, 2004



SDR-5027 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.
2423 AND 2417 LAS VEGAS BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

JMA ARCHITECTURE STUDIOS

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Clerk's copy

October 25, 2004

Shelley Dinicola
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

Re: The Summit SDR-5027
JMA Project # 200401166

Shelly,

This letter is in reference to the SDR-5027 that will be heard on November 3, 2004 at the City Council Meeting. We would like to request that condition number 19 from the Staff report to be removed from the list of conditions.

Your assistance is greatly appreciated. If you have any questions or desire additional information please feel free to give my office a telephone call.

Sincerely,

Nic Niccum

Fax: 385-7268

Thomas J. Schoeman, AIA
President

Edward A. Vance, AIA
Executive
Vice President

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144 (702) 731 2033 facsimile (702) 731 2039