Agenda City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 4, 2004

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108 http://www.lasvegasnevada.gov

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the October 7, 2004 Planning Commission Meeting minutes by reference (____vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TMP-4921 - TENTATIVE MAP - SPRING MOUNTAIN TWILIGHT - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LLC** - Request for a Tentative Map FOR A 100-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).

2. **TMP-5118 - TENTATIVE MAP - DEER SPRINGS TWILIGHT - APPLICANT/OWNER: DR HORTON, INC.** - Request for a Tentative Map FOR A 94-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.17 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APN 125-20-301-006, 007 and 015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and T-C (Town Center) Zone, Ward 6 (Mack).

3. **TMP-5271 - TENTATIVE MAP - TWIN LAKES BUSINESS PARK - APPLICANT: INTEGRITY ENGINEERING - OWNER: PMD ASSOCIATES** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 7.21 acres adjacent to the southeast corner of Simmons Street and Holly Avenue (APN 139-20-801-006), M (Industrial) Zone, Ward 5 (Weekly).

4. **TMP-5290 - TENTATIVE MAP - CLIFF'S EDGE POD 201 & 203 - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE, LLC, ET AL** - Request for a Tentative Map FOR A 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 41.10 acres adjacent to the southeast corner of Grand Teton Drive and Puli Road (APN 126-13-101-001 through 004; 126-13-101-009 through 011 and a portion of 126-13-201-019), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designations], Ward 6 (Mack).

5. **TMP-5303 - TENTATIVE MAP - VALLEY HOSPITAL (A COMMERCIAL SUBDIVISION) - APPLICANT: CARTER & BURGESS, INC. - OWNER: VALLEY HEALTH SYSTEM, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 19.84 acres adjacent to the southwest corner of Shadow Lane and Pinto Lane (APN 139-33-303-019, 020, 023, 024, 025 and 139-33-401-001, 002, 004 thru 007), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

6. **TMP-5308 - TENTATIVE MAP - DESERT VIEW LOFTS - APPLICANT: BLUE HERON PROPERTIES - OWNER: W.M. LAND DEVELOPMENT** - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN 163-03-201-001 and 002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development – 5 Units per Acre), Ward 1 (Moncrief).

7. **TMP-5316 - TENTATIVE MAP - VERDE ACRES - APPLICANT/OWNER: LEONIDAS P. FLANGAS AND WANDA M. FLANGAS** - Request for a Tentative Map FOR A 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.88 acres adjacent to the southeast corner of La Madre Way and Jones Boulevard (APN 125-36-401-017), R-E (Residence Estates) Zone under Resolution of Intent to R-D (Single-Family Residential-Restricted) Zone, Ward 6 (Mack).

8. **TMP-5318 - TENTATIVE MAP - CENTENNIAL-JONES - APPLICANT: TANEY ENGINEERING - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP, ET AL** - Request for a Tentative Map FOR A 161-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 47.46 acres adjacent to the northeast corner of Centennial Parkway and Jones Boulevard (APN 125-24-401-001, 002, 010 and 011; 125-24-302-014), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

9. **TMP-5320 - TENTATIVE MAP - SPINNAKER VILLAGE III - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA LLC** - Request for a Tentative Map FOR A 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 3.70 acres on the west side of Shady Timber Street 900 feet north of Cheyenne Avenue (APN a portion of 137-12-401-022 and a portion of 137-12-801-001), PD (Planned Development) Zone [Medium-Low Attached Residential Lone Mountain Special Land Use Designation], Ward 6 (Mack).

10. **TMP-5321 - TENTATIVE MAP - CIMARRON/US 95 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER LLC** - Request for a Tentative Map FOR A 70-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 12.11 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use-Town Center) Town Center Land Use Designation], Ward 6 (Mack).

11. **TMP-5375 - TENTATIVE MAP - NEWPORT LOFTS - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A MIXED-USE DEVELOPMENT on 0.48 acres at 821 South Casino Center Boulevard (APN: 139-34-410-062,063,064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial, Ward 1 (Moncrief).

ONE MOTION – ONE VOTE:

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

12. **SUP-5276 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 21-FOOT X 32-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1720 South Main Street (APN 162-03-301-003), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

13. **SUP-5291 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLCANT/OWNER: HENRIK NAZERIAN** - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) at 5001 West Charleston Boulevard (APN 163-01-502-011) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

14. **MSP-5311 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: NORTHBROOKE, LLC** - Request for a Master Sign Plan FOR AN APPROVED OFFICE AND RETAIL DEVELOPMENT on 7.86 acres at 4301 North Rancho Drive (APN 138-02-712-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

15. **SDR-5283 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CW GROUP - OWNER: JIM MARSH, INC.** - Request for a Site Development Review and Waivers of perimeter setback buffering and landscaping requirements and to allow a zero-foot setback along the west property line FOR A PROPOSED 8,346 SQUARE-FOOT AUTO BODY SHOP AND A PROPOSED 1,976 SQUARE-FOOT OFFICE WITH A 5,205 SQUARE-FOOT CANOPY AS ADDITIONS TO AN EXISTING AUTO DEALERSHIP on 4.28 acres at 8555 West Centennial Parkway (APN 125-29-510-003), T-C (Town Center) Zone [GC-TC (General Use Commercial) Town Center Land Use Designation], Ward 6 (Mack).

16. **SDR-5309 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 224-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-001 and a portion of 126-13-601-018), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

17. **SDR-5310 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONGFORD AT LAKE MEAD, LLC** - Request for a Site Development Plan Review and a Waiver of Title 19.12.050.E to eliminate a required minimum five-foot landscape buffer between the street curb and sidewalk FOR A PROPOSED 41,863 SQUARE-FOOT COMMERCIAL CENTER WITH A DRIVE-THROUGH RESTAURANT on 4.85 acres adjacent to the south side of Lake Mead Boulevard, approximately 300 feet east of Tonopah Drive (APN 139-21-314-001), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

18. **SDR-5314 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STANLEY CONSULTANTS, INC - OWNER: SNIP ST CROIX, LP** - Request for Site Development Plan Review FOR A 256-UNIT RESIDENTIAL CONDOMINIUM CONVERSION on 10.62 acres at 6661 Silverstream Avenue (APN 138-26-302-002 and 138-26-401-002), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

19. **VAC-5265 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC.** - Petition to Vacate a portion of Moccasin Road east of Durango Drive, Ward 6 (Mack).

20. **SDR-5297 - SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC HEARING - APPLICANT/OWNER: CONQUISTADOR PLAZA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 12,250 SQUARE FOOT SINGLE-STORY OFFICE BUILDING on 1.23 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way (APN a portion of 138-07-411-011), PD (Planned Development) Zone [Neighborhood Commercial Lone Mountain Special Land Use Designation], Ward 4 (Brown).

PUBLIC HEARING ITEMS:

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

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

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

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

25. **ABEYANCE - MSP-4622 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: AUTO NATION – OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER** - Request for a Master Sign Plan FOR TWO EXISTING AUTO DEALERSHIPS on 9.39 acres at 5050 West Sahara Avenue (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

26. **ABEYANCE - SUP-5112 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAINBOW STUDIOS, LLC - OWNER: 1ST RAINBOW, LLC** - Request for a Special Use Permit FOR A PROPOSED 12-STORY MIXED-USE DEVELOPMENT at 116 South 1st Street (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

27. **ABEYANCE - SDR-5116 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5112 - PUBLIC HEARING - APPLICANT: 1ST RAINBOW, LLC - OWNER: RAINBOW STUDIOS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 12-STORY, 134-FOOT TALL MIXED-USE DEVELOPMENT CONSISTING OF EIGHT RESIDENTIAL UNITS AND 350 SQUARE FEET OF RETAIL SPACE at 116 South 1st Sreet (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

28. **ABEYANCE - GPA-5102 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 3.40 acres adjacent to the north side of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).

29. **VAR-5113 - VARIANCE RELATED TO GPA-5102 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 3.40 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre) Zone], Ward 3 (Reese).

30. **ZON-5106 - REZONING RELATED TO GPA-5102 AND VAR-5113 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).

31. **VAR-5110 - VARIANCE RELATED TO GPA-5102, VAR-5113 AND ZON-5106 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.61 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 37-lot single family residential development on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre)], Ward 3 (Reese).

32. **WVR-5294 - WAIVER RELATED TO GPA-5102, VAR-5113, ZON-5106 AND VAR-5110 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Waiver of TITLE 18.12.100 TO ALLOW 32-FOOT WIDE PRIVATE STREETS WHERE 39 FEET IS THE MINIMUM REQUIRED WITH ROLL CURBS, AND OF TITLE 18.12.130, TO ALLOW A DRIVE IN EXCESS OF 150 FEET WITHOUT A CIRCULAR TURNAROUND OR EMERGENCY ACCESS GATE on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development – 11 Units per Acre)], Ward 3 (Reese).

33. **SDR-5108 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5102, VAR-5113, ZON-5106, VAR-5110 AND WVR-5294 - PUBLIC HEARING - APPLICANT: CHARLEST-ON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Site Development Plan Review FOR A 37-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development – 11 Units per Acre)], Ward 3 (Reese).

34. **MOD-5254 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PR-OS (PARK/SCHOOL/RECREATION/OPEN SPACE) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-101-002 and 004), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

35. **ZON-5256 – REZONING RELATED TO MOD-5254 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) AND [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATIONS] TO: PD (PLANNED DEVELOPMENT) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-101-002 and 004), Ward 4 (Brown).

36. **SDR-5257 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5254 AND ZON-5256 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED BASEBALL AND SOFTBALL PARK on approximately 102.6 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-201-006, 138-07-102-001, 138-07-201-010, 138-07-103-002, 138-07-101-002 and 004), U (Undeveloped) Zone [PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) General Plan Designations] [PROPOSED: PD (Planned Development)], U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development), C-V (Civic) Zone under Resolution of Intent to PD (Planned Development) Zone, and PD (Planned Development) Zone, Ward 4 (Brown).

37. **MOD-5497 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: TRIPLE FIVE DEVELOPMENT NEVADA - OWNER: GREAT MALL OF LAS VEGAS, LLC** - Request for a Major Modification to the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan TO CHANGE THE LAND USE DESIGNATION FROM: MS-TC (MAIN STREET MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 24.91 acres adjacent to the northwest corner of Deer Springs Way and U.S. Highway 95 (APN 125-21-201-001), Ward 6 (Mack).

38. **VAR-5099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.40 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

39. **ZON-5092 - REZONING RELATED TO VAR-5099 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), Ward 3 (Reese).

40. **VAR-5300 - VARIANCE RELATED TO VAR-5099 AND ZON-5092 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.68 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 41-lot single-family residential development on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN a portion of 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

41. **WVR-5299 - WAIVER RELATED TO VAR-5099, ZON-5092 AND VAR-5300 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Waiver of Title 18.12.130 TO ALLOW A PUBLIC STREET TO TERMINATE WITHOUT A CIRCULAR CUL-DE-SAC OR EMERGENCY ACCESS GATE WHERE ONE IS REQUIRED FOR STREETS TERMINATING OTHER THAN AT AN INTERSECTION WITH ANOTHER PUBLIC STREET in conjunction with a proposed 41-lot single-family residential development on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN a portion of 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

42. **SDR-5098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5099, ZON-5092, VAR-5300 AND WVR-5299 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 41-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

43. **SUP-5096 - SPECIAL USE PERMIT RELATED TO VAR-5099, ZON-5092, VAR-5300, WVR-5299 AND SDR-5098 - PUBLIC HEARING – APPLICANT/OWNER: BON BON, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the south of Bonanza Road approximately 290 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone , Ward 3 (Reese).

44. **SDR-5093 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5099, ZON-5092, VAR-5300, WVR-5299, SDR-5098 AND SUP-5096 - PUBLIC HEARING – APPLICANT/OWNER: BON BON, LLC** - Request for a Site Development Plan Review FOR A SUPPERCLUB on 1.58 acres south of Bonanza Road approximately 290 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

45. **ZON-5222 - REZONING - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.58 acres located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004), Ward 5 (Weekly).

46. **SUP-5225 - SPECIAL USE PERMIT RELATED TO ZON-5222 - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST** - Request for Special Use Permit FOR A PROPOSED AUTO SMOG CHECK AND CARWASH, SELF SERVICE located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

47. **SDR-5223 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5222 AND SUP-5225 - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST** - Request for Site Development Plan Review and a Waiver of perimeter buffering and landscaping standards FOR A PROPOSED SMOG CHECK AND CAR WASH, SELF SERVICE on 0.58 acres located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004),

48. **ZON-5302 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [RE (RURAL ESTATES) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATIONS] TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), Ward 6 (Mack).

49. **VAR-5306 - VARIANCE RELATED TO ZON-5302 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.54 ACRES OF OPEN SPACE IS REQUIRED in conjunction with a proposed 33-lot single-family residential development on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), U (Undeveloped) Zone [RE (Rural Estates) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).

50. **SDR-5304 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5203 AND VAR-5306 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Request for a Site Development Plan FOR A PROPOSED 33-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), U (Undeveloped) Zone [RE (Rural Estates) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).

51. **ZON-5313 - REZONING - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: DANIEL M. CARPINO** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) [L-TC (LOW DENSITY RESIDENTIAL) TOWN CENTER SPECIAL LAND USE DESIGNATION] TO: T-C (TOWN CENTER) on 2.50 acres adjacent to the southwest corner of Fort Apache Road and Dorrell Lane (APN 125-19-602-002), Ward 6 (Mack).

52. **SDR-5317 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5313 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: DANIEL M. CARPINO AND PARDEE HOMES OF NEVADA** - Request for a Site Development Plan FOR A PROPOSED 108-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.18 acres adjacent to the southwest corner of Fort Apache Road and Dorrell Lane (APN 125-19-602-001 thru 011), U (Undeveloped) Zone [TC (Town Center) L-TC (Low Density Residential Town Center General Plan Designation)] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).

53. **VAR-5288 - VARIANCE - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.** - Request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 71-unit multi-family live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial), Ward 3 (Reese).

54. **SUP-5287 - SPECIAL USE PERMIT RELATED TO VAR-5288 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.** - Request for a Special Use Permit FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).

55. **WVR-5289 - WAIVER RELATED TO VAR-5288 AND SUP-5287 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.** - Request for a Waiver of Title 18.12.100 TO ALLOW 32-FOOT PRIVATE STREETS WHERE 39 FEET IS THE MINIMUM WIDTH REQUIRED on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).

56. **SDR-5286 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5288, SUP-5287 AND WVR-5289 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND ACQISITION, INC.** - Request for a Site Development Review and a Waiver of streetscape and build-to requirements FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).

57. **VAR-5211 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHARD MORENO - OWNER: JOHN DAVIS GAUGHAN AND BARBARA ANGELA GAUGHAN** - Request for a Variance TO ALLOW TWO ACCESSORY STRUCTURES IN A FRONT YARD, WHERE ONLY ONE IS PERMITTED AND TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED on 1.06 acres at 1940 South Tomsik Street (APN 163-04-304-007), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

58. **VAR-5216 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OSTEOPATHIC MEDICAL ASSOCIATES OF NEVADA** - Request for a Variance TO ALLOW A MONUMENT SIGN TO BE SET BACK SIX INCHES FROM THE FRONT PROPERTY LINE WHERE A FIVE-FOOT SETBACK IS REQUIRED on 0.69 acres adjacent to the northwest corner of Sahara Avenue and Mohawk Street (APN 163-01-810-004), P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

59. **VAR-5227 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COKE AND MAGGIE L.L.C.** - Request for a Variance TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND TO ALLOW A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street (APN 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Mack).

60. **VAR-5281 - VARIANCE - PUBLIC HEARING - APPLICANT: WELLES PUGSLEY ARCHITECTS, LLP - OWNER: DAVID A. CARTER AND CAROL FREW** - Request for a Variance TO ALLOW A TWO-FOOT NINE INCH SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING DWELLING on 0.26 acres at 2812 Mason Avenue (APN 162-05-514-007), R-1 (Single Family Residential) Zone, Ward 1 (Moncrief).

61. **VAR-5298 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANDREW MOLASKY** - Request for a Variance TO ALLOW AN EXISTING FOUR-FOOT SOLID BLOCK WALL AND A SIX-FOOT BLOCK AND WROUGHT IRON WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50 PERCENT OPEN) IS THE MAXIMUM ALLOWED AND TO ALLOW AN EXISTING SIX-FOOT CHAIN LINK FENCE IN THE FRONT YARD WHERE FOUR FEET IS ALLOWED on 0.91 acres at 809 Shetland Road (APN 139-32-802-013), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

62. **SUP-5230 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC** - Request for Special Use Permit for BEER & WINE SALES, OFF-PREMISE located at 6955 N. DURANGO SUITE #1113 and #1114 (APN 125-20-201-024), T-C (Town Center) Zone, Ward 6 (Mack).

63. **SUP-5231 - SPECIAL USE PERMIT RELATED TO SUP-5230 - PUBLIC HEARING - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC** - Request for a Special Use Permit FOR PACKAGE LIQUOR SALES located at 6955 N. DURANGO SUITE #1115 and #1116 (APN 125-20-201-024), T-C (Town Center) Zone, Ward 6 (Mack).

64. **SUP-5296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit TO ALLOW A DENSITY OF 66.94 UNITS PER ACRE WHERE 50 UNITS PER ACRE IS THE MAXIMUM ALLOWED FOR A PROPOSED 399-UNIT HIGH DENSITY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Mack).

65. **SDR-5295 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5296 - PUBLIC HEARING - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC** - Request for a Site Development Review FOR A PROPOSED 399-UNIT FIVE-STORY HIGH DENSITY RESIDENTIAL DEVELOPMENT on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Mack).

66. **SUP-5305 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the west side of Jones Boulevard, approximately 250 feet north of Cheyenne Avenue (APN 138-11-804-025), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

67. **SDR-5307 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5305 - PUBLIC HEARING - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER** - Request for a Site Development Plan Review and Waivers to allow a zero-foot rear yard setback where 20 feet is required and of the perimeter landscaping requirements FOR A PROPOSED 85,555 SQUARE-FOOT MINI-WAREHOUSE FACILITY on 2.69 acres adjacent to the west side of Jones Boulevard, approximately 250 feet north of Cheyenne Avenue (APN 138-11-804-025), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

68. **SUP-5301 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHN SCHWARY - OWNER: ROBERT T. PASWELL AND ROSALIE PASWELL** - Request for a Special Use Permit FOR AN EXISTING TRANSITIONAL LIVING GROUP HOME acres at 1707 and 1711 Santa Paula Drive (APN 162-03-313-002 and 003) R-4 (High Density Residential) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

69. **DIR-5467 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** – Discussion and possible action on the Planning Commission Meeting Schedule for 2005.

70. **TXT-4602 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.130, "Live/Work Overlay District," in order to expand the boundaries of the Live/Work Overlay to include the East Fremont District of the Downtown Centennial Plan Area.

CITIZENS PARTICIPATION:

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 4, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108 http://www.lasvegasnevada.gov

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **28th** day of **October, 2004**, a copy of the **November 4, 2004** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

1st day of NOVEMBER, 2004

Kathryn M. McDonald

NOTARY PUBLIC in and for said County and State

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

AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 28th day of October, 2004, at the hour of 11:53, there were posted copies of the November 4, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

2. In the Las Vegas Library
   833 Las Vegas Boulevard North

3. In the Grant Sawyer Building
   555 East Washington Boulevard

4. City Clerk's Bulletin Board
   400 Stewart Avenue, 2nd Floor Skybridge
   (In the walkway area next to the entrance to Human Resources)

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

John Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 28th day of October, 2004.

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

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

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 4, 2004

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108 http://www.lasvegasnevada.gov

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the October 7, 2004 Planning Commission Meeting minutes by reference (____vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TMP-4921 - TENTATIVE MAP - SPRING MOUNTAIN TWILIGHT - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LLC** - Request for a Tentative Map FOR A 100-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).

2. **TMP-5118 - TENTATIVE MAP - DEER SPRINGS TWILIGHT - APPLICANT/OWNER: DR HORTON, INC.** - Request for a Tentative Map FOR A 94-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.17 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APN 125-20-301-006, 007 and 015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and T-C (Town Center) Zone, Ward 6 (Mack).

3. **TMP-5271 - TENTATIVE MAP - TWIN LAKES BUSINESS PARK - APPLICANT: INTEGRITY ENGINEERING - OWNER: PMD ASSOCIATES** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 7.21 acres adjacent to the southeast corner of Simmons Street and Holly Avenue (APN 139-20-801-006), M (Industrial) Zone, Ward 5 (Weekly).

4. **TMP-5290 - TENTATIVE MAP - CLIFF'S EDGE POD 201 & 203 - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE, LLC, ET AL** - Request for a Tentative Map FOR A 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 41.10 acres adjacent to the southeast corner of Grand Teton Drive and Puli Road (APN 126-13-101-001 through 004; 126-13-101-009 through 011 and a portion of 126-13-201-019), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designations], Ward 6 (Mack).

5. **TMP-5303 - TENTATIVE MAP - VALLEY HOSPITAL (A COMMERCIAL SUBDIVISION) - APPLICANT: CARTER & BURGESS, INC. - OWNER: VALLEY HEALTH SYSTEM, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 19.84 acres adjacent to the southwest corner of Shadow Lane and Pinto Lane (APN 139-33-303-019, 020, 023, 024, 025 and 139-33-401-001, 002, 004 thru 007), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

6. **TMP-5308 - TENTATIVE MAP - DESERT VIEW LOFTS - APPLICANT: BLUE HERON PROPERTIES - OWNER: W.M. LAND DEVELOPMENT** - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN 163-03-201-001 and 002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development – 5 Units per Acre), Ward 1 (Moncrief).

7. **TMP-5316 - TENTATIVE MAP - VERDE ACRES - APPLICANT/OWNER: LEONIDAS P. FLANGAS AND WANDA M. FLANGAS** - Request for a Tentative Map FOR A 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.88 acres adjacent to the southeast corner of La Madre Way and Jones Boulevard (APN 125-36-401-017), R-E (Residence Estates) Zone under Resolution of Intent to R-D (Single-Family Residential-Restricted) Zone, Ward 6 (Mack).

8. **TMP-5318 - TENTATIVE MAP - CENTENNIAL-JONES - APPLICANT: TANEY ENGINEERING - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP, ET AL** - Request for a Tentative Map FOR A 161-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 47.46 acres adjacent to the northeast corner of Centennial Parkway and Jones Boulevard (APN 125-24-401-001, 002, 010 and 011; 125-24-302-014), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

9. **TMP-5320 - TENTATIVE MAP - SPINNAKER VILLAGE III - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA LLC** - Request for a Tentative Map FOR A 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 3.70 acres on the west side of Shady Timber Street 900 feet north of Cheyenne Avenue (APN a portion of 137-12-401-022 and a portion of 137-12-801-001), PD (Planned Development) Zone [Medium-Low Attached Residential Lone Mountain Special Land Use Designation], Ward 6 (Mack).

10. **TMP-5321 - TENTATIVE MAP - CIMARRON/US 95 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER LLC** - Request for a Tentative Map FOR A 70-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 12.11 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use-Town Center) Town Center Land Use Designation], Ward 6 (Mack).

11. **TMP-5375 - TENTATIVE MAP - NEWPORT LOFTS - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A MIXED-USE DEVELOPMENT on 0.48 acres at 821 South Casino Center Boulevard (APN: 139-34-410-062,063,064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial, Ward 1 (Moncrief).

ONE MOTION – ONE VOTE:

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

12. **SUP-5276 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 21-FOOT X 32-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1720 South Main Street (APN 162-03-301-003), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

13. **SUP-5291 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLCANT/OWNER: HENRIK NAZERIAN** - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) at 5001 West Charleston Boulevard (APN 163-01-502-011) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

14. **MSP-5311 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: NORTHBROOKE, LLC** - Request for a Master Sign Plan FOR AN APPROVED OFFICE AND RETAIL DEVELOPMENT on 7.86 acres at 4301 North Rancho Drive (APN 138-02-712-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

15. **SDR-5283 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CW GROUP - OWNER: JIM MARSH, INC.** - Request for a Site Development Review and Waivers of perimeter setback buffering and landscaping requirements and to allow a zero-foot setback along the west property line FOR A PROPOSED 8,346 SQUARE-FOOT AUTO BODY SHOP AND A PROPOSED 1,976 SQUARE-FOOT OFFICE WITH A 5,205 SQUARE-FOOT CANOPY AS ADDITIONS TO AN EXISTING AUTO DEALERSHIP on 4.28 acres at 8555 West Centennial Parkway (APN 125-29-510-003), T-C (Town Center) Zone [GC-TC (General Use Commercial) Town Center Land Use Designation], Ward 6 (Mack).

16. **SDR-5309 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 224-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-001 and a portion of 126-13-601-018), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

17. **SDR-5310 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONGFORD AT LAKE MEAD, LLC** - Request for a Site Development Plan Review and a Waiver of Title 19.12.050.E to eliminate a required minimum five-foot landscape buffer between the street curb and sidewalk FOR A PROPOSED 41,863 SQUARE-FOOT COMMERCIAL CENTER WITH A DRIVE-THROUGH RESTAURANT on 4.85 acres adjacent to the south side of Lake Mead Boulevard, approximately 300 feet east of Tonopah Drive (APN 139-21-314-001), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

18. **SDR-5314 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STANLEY CONSULTANTS, INC - OWNER: SNIP ST CROIX, LP** - Request for Site Development Plan Review FOR A 256-UNIT RESIDENTIAL CONDOMINIUM CONVERSION on 10.62 acres at 6661 Silverstream Avenue (APN 138-26-302-002 and 138-26-401-002), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

19. **VAC-5265 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC.** - Petition to Vacate a portion of Moccasin Road east of Durango Drive, Ward 6 (Mack).

20. **SDR-5297 - SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC HEARING - APPLICANT/OWNER: CONQUISTADOR PLAZA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 12,250 SQUARE FOOT SINGLE-STORY OFFICE BUILDING on 1.23 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way (APN a portion of 138-07-411-011), PD (Planned Development) Zone [Neighborhood Commercial Lone Mountain Special Land Use Designation], Ward 4 (Brown).

PUBLIC HEARING ITEMS:

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

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

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

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

25. **ABEYANCE - MSP-4622 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: AUTO NATION – OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER** - Request for a Master Sign Plan FOR TWO EXISTING AUTO DEALERSHIPS on 9.39 acres at 5050 West Sahara Avenue (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

26. **ABEYANCE - SUP-5112 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAINBOW STUDIOS, LLC - OWNER: 1ST RAINBOW, LLC** - Request for a Special Use Permit FOR A PROPOSED 12-STORY MIXED-USE DEVELOPMENT at 116 South 1st Street (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

27. **ABEYANCE - SDR-5116 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5112 - PUBLIC HEARING - APPLICANT: 1ST RAINBOW, LLC - OWNER: RAINBOW STUDIOS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 12-STORY, 134-FOOT TALL MIXED-USE DEVELOPMENT CONSISTING OF EIGHT RESIDENTIAL UNITS AND 350 SQUARE FEET OF RETAIL SPACE at 116 South 1st Sreet (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

28. **ABEYANCE - GPA-5102 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 3.40 acres adjacent to the north side of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).

29. **VAR-5113 - VARIANCE RELATED TO GPA-5102 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 3.40 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre) Zone], Ward 3 (Reese).

30. **ZON-5106 - REZONING RELATED TO GPA-5102 AND VAR-5113 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).

31. **VAR-5110 - VARIANCE RELATED TO GPA-5102, VAR-5113 AND ZON-5106 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.61 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 37-lot single family residential development on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre)], Ward 3 (Reese).

32. **WVR-5294 - WAIVER RELATED TO GPA-5102, VAR-5113, ZON-5106 AND VAR-5110 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Waiver of TITLE 18.12.100 TO ALLOW 32-FOOT WIDE PRIVATE STREETS WHERE 39 FEET IS THE MINIMUM REQUIRED WITH ROLL CURBS, AND OF TITLE 18.12.130, TO ALLOW A DRIVE IN EXCESS OF 150 FEET WITHOUT A CIRCULAR TURNAROUND OR EMERGENCY ACCESS GATE on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development – 11 Units per Acre)], Ward 3 (Reese).

33. **SDR-5108 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5102, VAR-5113, ZON-5106, VAR-5110 AND WVR-5294 - PUBLIC HEARING - APPLICANT: CHARLEST-ON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Site Development Plan Review FOR A 37-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development – 11 Units per Acre)], Ward 3 (Reese).

34. **MOD-5254 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PR-OS (PARK/SCHOOL/RECREATION/OPEN SPACE) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-101-002 and 004), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

35. **ZON-5256 – REZONING RELATED TO MOD-5254 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) AND [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATIONS] TO: PD (PLANNED DEVELOPMENT) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-101-002 and 004), Ward 4 (Brown).

36. **SDR-5257 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5254 AND ZON-5256 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED BASEBALL AND SOFTBALL PARK on approximately 102.6 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-201-006, 138-07-102-001, 138-07-201-010, 138-07-103-002, 138-07-101-002 and 004), U (Undeveloped) Zone [PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) General Plan Designations] [PROPOSED: PD (Planned Development)], U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development), C-V (Civic) Zone under Resolution of Intent to PD (Planned Development) Zone, and PD (Planned Development) Zone, Ward 4 (Brown).

37. **MOD-5497 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: TRIPLE FIVE DEVELOPMENT NEVADA - OWNER: GREAT MALL OF LAS VEGAS, LLC** - Request for a Major Modification to the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan TO CHANGE THE LAND USE DESIGNATION FROM: MS-TC (MAIN STREET MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 24.91 acres adjacent to the northwest corner of Deer Springs Way and U.S. Highway 95 (APN 125-21-201-001), Ward 6 (Mack).

38. **VAR-5099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.40 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

39. **ZON-5092 - REZONING RELATED TO VAR-5099 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), Ward 3 (Reese).

40. **VAR-5300 - VARIANCE RELATED TO VAR-5099 AND ZON-5092 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.68 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 41-lot single-family residential development on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN a portion of 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

41. **WVR-5299 - WAIVER RELATED TO VAR-5099, ZON-5092 AND VAR-5300 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Waiver of Title 18.12.130 TO ALLOW A PUBLIC STREET TO TERMINATE WITHOUT A CIRCULAR CUL-DE-SAC OR EMERGENCY ACCESS GATE WHERE ONE IS REQUIRED FOR STREETS TERMINATING OTHER THAN AT AN INTERSECTION WITH ANOTHER PUBLIC STREET in conjunction with a proposed 41-lot single-family residential development on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN a portion of 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

42. **SDR-5098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5099, ZON-5092, VAR-5300 AND WVR-5299 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 41-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

43. **SUP-5096 - SPECIAL USE PERMIT RELATED TO VAR-5099, ZON-5092, VAR-5300, WVR-5299 AND SDR-5098 - PUBLIC HEARING – APPLICANT/OWNER: BON BON, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the south of Bonanza Road approximately 290 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone , Ward 3 (Reese).

44. **SDR-5093 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5099, ZON-5092, VAR-5300, WVR-5299, SDR-5098 AND SUP-5096 - PUBLIC HEARING – APPLICANT/OWNER: BON BON, LLC** - Request for a Site Development Plan Review FOR A SUPPERCLUB on 1.58 acres south of Bonanza Road approximately 290 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

45. **ZON-5222 - REZONING - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.58 acres located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004), Ward 5 (Weekly).

46. **SUP-5225 - SPECIAL USE PERMIT RELATED TO ZON-5222 - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST** - Request for Special Use Permit FOR A PROPOSED AUTO SMOG CHECK AND CARWASH, SELF SERVICE located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

47. **SDR-5223 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5222 AND SUP-5225 - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST** - Request for Site Development Plan Review and a Waiver of perimeter buffering and landscaping standards FOR A PROPOSED SMOG CHECK AND CAR WASH, SELF SERVICE on 0.58 acres located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004),

48. **ZON-5302 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [RE (RURAL ESTATES) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATIONS] TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), Ward 6 (Mack).

49. **VAR-5306 - VARIANCE RELATED TO ZON-5302 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.54 ACRES OF OPEN SPACE IS REQUIRED in conjunction with a proposed 33-lot single-family residential development on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), U (Undeveloped) Zone [RE (Rural Estates) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).

50. **SDR-5304 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5203 AND VAR-5306 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Request for a Site Development Plan FOR A PROPOSED 33-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), U (Undeveloped) Zone [RE (Rural Estates) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).

51. **ZON-5313 - REZONING - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: DANIEL M. CARPINO** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) [L-TC (LOW DENSITY RESIDENTIAL) TOWN CENTER SPECIAL LAND USE DESIGNATION] TO: T-C (TOWN CENTER) on 2.50 acres adjacent to the southwest corner of Fort Apache Road and Dorrell Lane (APN 125-19-602-002), Ward 6 (Mack).

52. **SDR-5317 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5313 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: DANIEL M. CARPINO AND PARDEE HOMES OF NEVADA** - Request for a Site Development Plan FOR A PROPOSED 108-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.18 acres adjacent to the southwest corner of Fort Apache Road and Dorrell Lane (APN 125-19-602-001 thru 011), U (Undeveloped) Zone [TC (Town Center) L-TC (Low Density Residential Town Center General Plan Designation)] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).

53. **VAR-5288 - VARIANCE - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.** - Request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 71-unit multi-family live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial), Ward 3 (Reese).

54. **SUP-5287 - SPECIAL USE PERMIT RELATED TO VAR-5288 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.** - Request for a Special Use Permit FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).

55. **WVR-5289 - WAIVER RELATED TO VAR-5288 AND SUP-5287 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.** - Request for a Waiver of Title 18.12.100 TO ALLOW 32-FOOT PRIVATE STREETS WHERE 39 FEET IS THE MINIMUM WIDTH REQUIRED on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).

56. **SDR-5286 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5288, SUP-5287 AND WVR-5289 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND ACQISITION, INC.** - Request for a Site Development Review and a Waiver of streetscape and build-to requirements FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).

57. **VAR-5211 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHARD MORENO - OWNER: JOHN DAVIS GAUGHAN AND BARBARA ANGELA GAUGHAN** - Request for a Variance TO ALLOW TWO ACCESSORY STRUCTURES IN A FRONT YARD, WHERE ONLY ONE IS PERMITTED AND TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED on 1.06 acres at 1940 South Tomsik Street (APN 163-04-304-007), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

58. **VAR-5216 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OSTEOPATHIC MEDICAL ASSOCIATES OF NEVADA** - Request for a Variance TO ALLOW A MONUMENT SIGN TO BE SET BACK SIX INCHES FROM THE FRONT PROPERTY LINE WHERE A FIVE-FOOT SETBACK IS REQUIRED on 0.69 acres adjacent to the northwest corner of Sahara Avenue and Mohawk Street (APN 163-01-810-004), P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

59. **VAR-5227 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COKE AND MAGGIE L.L.C.** - Request for a Variance TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND TO ALLOW A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street (APN 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Mack).

60. **VAR-5281 - VARIANCE - PUBLIC HEARING - APPLICANT: WELLES PUGSLEY ARCHITECTS, LLP - OWNER: DAVID A. CARTER AND CAROL FREW** - Request for a Variance TO ALLOW A TWO-FOOT NINE INCH SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING DWELLING on 0.26 acres at 2812 Mason Avenue (APN 162-05-514-007), R-1 (Single Family Residential) Zone, Ward 1 (Moncrief).

61. **VAR-5298 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANDREW MOLASKY** - Request for a Variance TO ALLOW AN EXISTING FOUR-FOOT SOLID BLOCK WALL AND A SIX-FOOT BLOCK AND WROUGHT IRON WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50 PERCENT OPEN) IS THE MAXIMUM ALLOWED AND TO ALLOW AN EXISTING SIX-FOOT CHAIN LINK FENCE IN THE FRONT YARD WHERE FOUR FEET IS ALLOWED on 0.91 acres at 809 Shetland Road (APN 139-32-802-013), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

62. **SUP-5230 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC** - Request for Special Use Permit for BEER & WINE SALES, OFF-PREMISE located at 6955 N. DURANGO SUITE #1113 and #1114 (APN 125-20-201-024), T-C (Town Center) Zone, Ward 6 (Mack).

63. **SUP-5231 - SPECIAL USE PERMIT RELATED TO SUP-5230 - PUBLIC HEARING - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC** - Request for a Special Use Permit FOR PACKAGE LIQUOR SALES located at 6955 N. DURANGO SUITE #1115 and #1116 (APN 125-20-201-024), T-C (Town Center) Zone, Ward 6 (Mack).

64. **SUP-5296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit TO ALLOW A DENSITY OF 66.94 UNITS PER ACRE WHERE 50 UNITS PER ACRE IS THE MAXIMUM ALLOWED FOR A PROPOSED 399-UNIT HIGH DENSITY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Mack).

65. **SDR-5295 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5296 - PUBLIC HEARING - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC** - Request for a Site Development Review FOR A PROPOSED 399-UNIT FIVE-STORY HIGH DENSITY RESIDENTIAL DEVELOPMENT on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Mack).

66. **SUP-5305 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the west side of Jones Boulevard, approximately 250 feet north of Cheyenne Avenue (APN 138-11-804-025), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

67. **SDR-5307 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5305 - PUBLIC HEARING - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER** - Request for a Site Development Plan Review and Waivers to allow a zero-foot rear yard setback where 20 feet is required and of the perimeter landscaping requirements FOR A PROPOSED 85,555 SQUARE-FOOT MINI-WAREHOUSE FACILITY on 2.69 acres adjacent to the west side of Jones Boulevard, approximately 250 feet north of Cheyenne Avenue (APN 138-11-804-025), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

68. **SUP-5301 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHN SCHWARY - OWNER: ROBERT T. PASWELL AND ROSALIE PASWELL** - Request for a Special Use Permit FOR AN EXISTING TRANSITIONAL LIVING GROUP HOME acres at 1707 and 1711 Santa Paula Drive (APN 162-03-313-002 and 003) R-4 (High Density Residential) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

69. **DIR-5467 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** – Discussion and possible action on the Planning Commission Meeting Schedule for 2005.

70. **TXT-4602 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.130, "Live/Work Overlay District," in order to expand the boundaries of the Live/Work Overlay to include the East Fremont District of the Downtown Centennial Plan Area.

CITIZENS PARTICIPATION:

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 4, 2004

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108 http://www.lasvegasnevada.gov

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

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO (arrived at 5:47 P.M.), MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

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

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, referenced the following items:

Regarding Item 13 [SUP-5291] the item was on the agenda as a One Motion One Vote item. Staff received a letter from the applicant agreeing to all conditions. However, staff requested the item be brought forward for discussion because some of the conditions relate to the removal of on-site razor wire and removing some non-conforming on-premise signs. MR. CLAPSADDLE indicated he would be more comfortable with the applicant's concurrence to all conditions on the record. Staff also stated that Condition 7 would have to be deleted as it was added erroneously to the application.

Regarding Item 18 [SDR-5314], which is an apartment conversion, the item was on the agenda as a One Motion One Vote item; however, a letter of protest was received and the item would have to be brought forward for discussion.

Regarding Item 16 [SDR-5309], staff received a letter from the applicant agreeing to have the item on the agenda as a One Motion One Vote item; however, there were some minor condition changes such as amending the building separation from 20 feet down to 15 feet. MR. CLAPSADDLE stated the conditions changes are minor enough that the item can remain on One Motion One Vote and he would explain the changes during that portion of the meeting. He indicated the applicant was present.

Regarding Item 22 [ZON-4941], the Commissioners were given a copy of the Traffic Study and of the condition changes proposed by the Public Works Department for Condition 5. The condition removes two issues from the Traffic Study, which has not yet been approved, and

Public Works was comfortable with the change. The applicant concurred with all conditions including the newly amended Condition 5. MR. CLAPSADDLE invited the Commissioners to question Public Works staff during briefing if they had any questions. There were no specific questions with regard to the Traffic Study. DEPUTY CITY ATTORNEY BRYAN SCOTT did point out that he felt the applicant's name was spelled incorrectly on the Agenda Summary Page. The correct applicant name is Ambling not Ambline. MARGO WHEELER, Deputy Director, Planning and Development Department, confirmed the proper name is Ambling and noted the change for the record.

Regarding Item 36 [SDR-5257], the application is for a City Park at Gowan Road and Hualapai Way. Staff is suggesting the addition of language to Condition 5 that states "unless amended by a subsequent General Plan Amendment." The condition refers to a multi-use trail along the north side of Gowan Road. Previously, plan amendments have relocated or abandoned the trail on either side of Gowan Road. The trail still shows on the plan, and at some point it will most likely be removed to make it consistent with the adjacent properties.

MR. CLAPSADDLE reminded the Commission that at the last meeting there was a brief discussion about the proposed changes to the sign code. He opened up the briefing for comments because the topic had not been discussed entirely. CHAIRMAN TRUESDELL explained that the item was not discussed previously due to the lateness of the hour. The Commissioners did not engage in an in-depth discussion of the item but agreed to forward all questions and suggestions to Planning staff for review.

COMMISSIONER McSWAIN confirmed with MR. CLAPSADDLE that he did receive her comment letter. He explained that he understood what she was asking and that he would look into the matter and incorporate her comments into the presentation that would go before City Council on November 17th. She question whether the Commission would be reviewing staff's information before it was presented to Council. CHAIRMAN TRUESDELL explained that it would come back before the Commission in text form.

COMMISSIONER McSWAIN reiterated that she wanted to be invited to the meeting staff was going to organize with industry representatives. MR. CLAPSADDLE informed her that staff intended to make the presentation to Council, which would include the Commission's comments, as well as information on what other municipalities are doing regarding off-premise signs. After that report is given, there will be a process that includes meeting with industry representatives. Staff would bring the information to the Commission in text ordinance form and the billboard industry would be notified as to the hearing date so that they may attend and give feedback at a publicly noticed hearing.

She asked staff if they had any sense of the issues City Council was hoping to address compared to issues the Planning Commission has already raised. MR. CLAPSADDLE stated preliminary comments heard from Council indicated they would like to know what other jurisdictions are doing regarding off-premise signs. Also, when discussing visual clutter of on and off-premise signs, there is a sense of vagueness on the definition of the term "visual clutter" and Council

would like to see that term further defined. There was also concern about not wanting to make existing billboards illegal or non-conforming by the changing the ordinance.

COMMISSIONER McSWAIN confirmed with MR. CLAPSADDLE that if a billboard were to be removed under our current Code, the applicant would have to reapply for a permit for a replacement sign. She felt that the process would, in essence, make all signs on some level capable of becoming non-conforming. She questioned why the issue of non-conformance should be an obstacle in developing Code when it is a relevant issue. MR. CLAPSADDLE gave an example, saying that when the amendments were made to the distance separations for sexually oriented businesses, there was language stating that the business could be made non-conforming if a protected use came into the area and was located within the 1,000-foot distance separation area. That situation was slightly different but perhaps similar terminology could be used. Staff would investigate to find the best way to implement the new standards.

COMMISSIONER McSWAIN did not feel that was a fair comparison. She thought that if a sign were removed and the applicant had to request re-approval, the City should not have provisions in the Code that would not allow the new sign to be designated as non-conforming. If the situation had changed and a new neighborhood was coming into the area, the City should have the ability to refuse a permit for the sign. MR. CLAPSADDLE stated it would be examined and that a comment was received from Council relating to that issue.

DEPUTY CITY ATTORNEY SCOTT pointed out that there is also a Nevada Revised Statute (NRS) provision that says if the City was required to have a non-conforming sign removed, the City would then have to pay for the sign and for the lease of the sign over its lifetime. CHAIRMAN TRUESDELL stated the Code allows for review of off-premise signs whether existing or not, if there were suddenly a residential development within the distance separation area, the sign would become non-conforming. The question is, would something be triggered by any proposed changes that would require removal of an existing sign. COMMISSIONER McSWAIN understood his comments and stated that one thing she does not want to see is the loss of that protection. She noted that staff has made several recommendations of denial in the past on items where an area is designated as being in transition and because of that, the sign would no longer be appropriate. That security is already in place. She was concerned about how to re-define those areas while moving forward in determining what is acceptable.

COMMISSIONER McSWAIN suggested too much emphasis was being placed on distance separations and that distance, by itself, is not definitive enough. As an example, she cited Charleston Boulevard, where there are areas of retail commercial along a byway with residential on the other side. She did not feel those areas were appropriate for billboards regardless of the commercial aspects. By virtue of the way the Code is currently written, the City could give permission to have billboards all the way out to Red Rock Canyon. She wanted to look into the term "arterial streets" and perhaps the further clarification of that definition. COMMISSIONER McSWAIN stated she has never had a problem with signage in industrial areas in certain corridors but she voiced concern over only having a distance separation issue with a C-1 allowed use. She thought more definition of an appropriate area was needed.

CHAIRMAN TRUESDELL said that could be accomplished with definition of the exclusionary area. MR. CLAPSADDLE agreed and added that staff could make further examinations of the exclusionary zone. There may be some places where billboards could be allowed today that the City may want to review and possibly amend so that signs are no longer allowed there.

COMMISSIONER McSWAIN stated that ideally the zones could not be map generated. It would be better defined by stating that if an area develops, some areas could be in the exclusionary zone by virtue of the way they are designed. If a map were relied upon solely for the definition of exclusionary zones, it would have to be revised constantly and the City would always be behind the force that keeps the signs going up. MR. CLAPSADDLE acknowledged her comments.

CHAIRMAN TRUESDELL encouraged all members on the Commission to turn in their comments if they had not already done so. This will allow staff some direction from the board. He stated that there are appropriate areas for billboards and that he hoped the ordinance would include something that would limit or prohibit billboards west of Rainbow Boulevard because there have not been signs in that area and the residents believe that they will not be getting signs in that area.

(5:40 – 5:54)

MEETING ADJOURNED AT 5:54 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL

CALL TO ORDER: 6:04 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

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

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

Item 4 [TMP-5290]	Abeyance to 11/18/2004 Planning Commission meeting
Item 19 [VAC-5265]	Abeyance to 11/18/2004 Planning Commission meeting
Item 25 [MSP-4622]	TABLED
Item 26 [SUP-5112]	TABLED
Item 27 [SDR-5116]	TABLED
Item 28 [GPA-5102]	Abeyance to 12/02/2004 Planning Commission meeting
Item 29 [VAR-5113]	Abeyance to 12/02/2004 Planning Commission meeting
Item 30 [ZON-5106]	Abeyance to 12/02/2004 Planning Commission meeting
Item 31 [VAR-5110]	Abeyance to 12/02/2004 Planning Commission meeting
Item 32 [WVR-5294]	Abeyance to 12/02/2004 Planning Commission meeting
Item 33 [SDR-5108]	Abeyance to 12/02/2004 Planning Commission meeting
Item 38 [VAR-5099]	Abeyance to 1/13/2005 Planning Commission meeting
Item 39 [ZON-5092]	Abeyance to 1/13/2005 Planning Commission meeting

Item 40 [VAR-5300]	Abeyance to 1/13/2005 Planning Commission meeting
Item 41 [WVR-5299]	Abeyance to 1/13/2005 Planning Commission meeting
Item 42 [SDR-5098]	Abeyance to 1/13/2005 Planning Commission meeting
Item 43 [SUP-5096]	Abeyance to 1/13/2005 Planning Commission meeting
Item 44 [SDR-5093]	Abeyance to 1/13/2005 Planning Commission meeting
Item 59 [VAR-5227]	Abeyance to 12/02/2004 Planning Commission meeting
Item 61 [VAR-5298]	WITHDRAWN WITHOUT PREJUDICE

Regarding Item 4 [TMP-5290], the applicant has requested holding the item in abeyance until the 11/18/2004 Planning Commission meeting.

Regarding Item 19 [VAC-5265], the applicant has requested holding the item in abeyance until the 11/18/2004 Planning Commission meeting.

Regarding Item 25 [MSP-4622], the applicant has requested holding the item in abeyance until the 12/02/2004 Planning Commission meeting. Staff requested the item be tabled instead as this would be the applicant's third abeyance. Historically, when items come forward for a third abeyance, staff has suggested the item be tabled instead of held. DEPUTY CITY ATTORNEY BRYAN SCOTT informed CHAIRMAN TRUESDELL that State law provides that an item may be held twice and if there is good cause, it can be held for a third time. It is at the discretion of board if the item should be tabled or abeyed. VICE CHAIRMAN NIGRO asked the reason given for the abeyance request. MR. CLAPSADDLE explained that the request did not give a specific reason for the request and indicated he was aware that the applicant was having a problem with the Master Sign Plan. VICE CHAIRMAN said that that was not a justified reason for abeyance and he would be motioning to table the item.

Regarding Item 26 [SUP-5112] and Item 27 [SDR-5116], the applicant has requested that these items be tabled.

Regarding Item 28 [GPA-5102], Item 29 [VAR-5113], Item 30 [ZON-5106], Item 31 [VAR-5110], Item 32 [WVR-5294] and Item 33 [SDR-5108], are all related items and the applicant has requested holding these items until the 12/02/2004 Planning Commission meeting.

Regarding Item 38 [VAR-5099], Item 39 [ZON-5092], Item 40 [VAR-5300], Item 41 [WVR-5299], Item 42 [SDR-5098], Item 43 [SUP-5096] and Item 44 [SDR-5093] are all related items and the applicant has requested holding these items until the 1/13/2005 Planning Commission meeting.

Regarding Item 59 [VAR-5227], the applicant has requested holding the item in abeyance until the 12/02/2004 Planning Commission meeting.

Regarding Item 61 [VAR-5298], the applicant has requested that the item be withdrawn without prejudice.

(6:07 – 6:12)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

SUBJECT:
Approval of the minutes of the October 7, 2004, Planning Commission Meeting

MOTION:
NIGRO – APPROVED - UNANIMOUS

MINUTES:
There was no discussion.

(6:06 – 6:07)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:
TMP-4921 - TENTATIVE MAP - SPRING MOUNTAIN TWILIGHT - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LLC - Request for a Tentative Map FOR A 100-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4921], Item 2 [TMP-5118], Item 3 [TMP-5271], Item 5 [TMP-5303], Item 6 [TMP-5308], Item 7 [TMP-5316], Item 8 [TMP-5318], Item 9 [TMP-5320], Item 10 [TMP-5321] and Item 11 [TMP-5375] – UNANIMOUS with NIGRO abstaining on Item 5 [TMP-5303] because he owns property within the notification boundary and Item 7 [TMP-5316] due to litigation with one of the applicants and with McSWAIN abstaining on Item 1 [TMP-4921] and Item 2 [TMP-5118] because her company is bidding work for DR Horton, Item 9 [TMP-5320] because her company is under contract with Royal Construction and Item 10 [TMP-5321] because her company is currently under contract with Richmond American Homes.

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area; however, the property is located outside of the notification area for Item 11 [TMP-5375] and he would be voting on the item.

This is Final Action

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 1 – TMP-4921

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant of Item 8 [TMP-5318], and asked for clarification on Condition 4, which pertained to a multi-use trail. He wanted assurance that it was clarified that the trail is located within the beltway right-of-way and that it was to be built as part of the beltway, funded by Clark County. DAVID CLAPSADDLE, Planning and Development, stated the report stipulates that the trail is going to be in the right-of-way and would be constructed by Clark County, not the applicant. The intent of the condition was to put the applicant on notice that there would be a trail constructed there.

(6:12 – 6:15)

CONDITIONS:
Planning and Development

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

2. All development shall conform to the Conditions of Approval for applications for Rezoning ZON-4640, Site Development Plan Review SDR-4641, and a Variance VAR-4642.

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

4. All development is subject to the conditions of City departments and state subdivision statutes.

Public Works

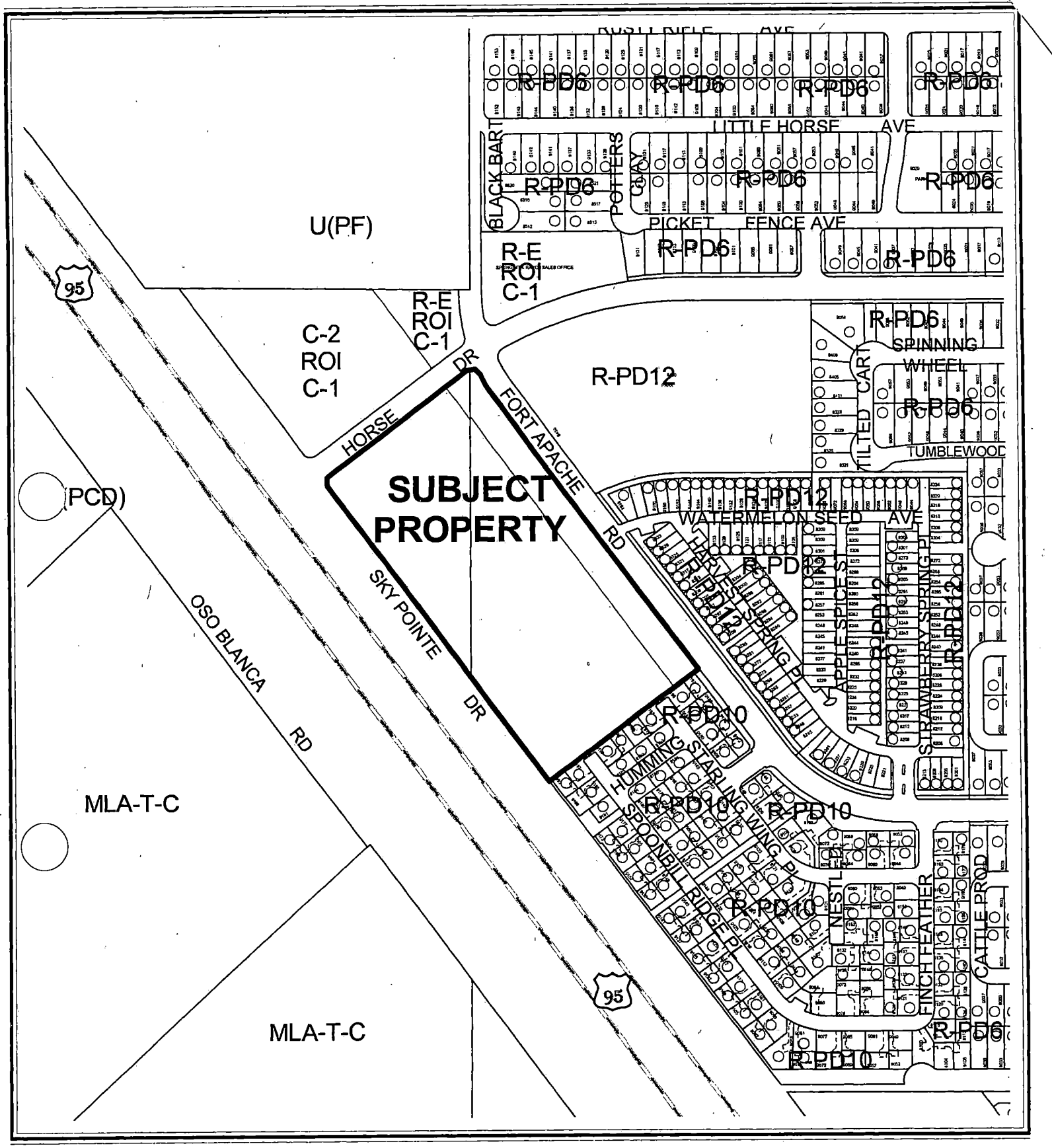
5. Grant a Traffic Signal Chord Easement at the southwest corner of Horse Drive and Fort Apache Road.

6. Coordinate the design of Horse Drive and Sky Pointe Road with the City Engineer's Division of the Department of Public Works. Issues such as, but not limited to, the location of Sky Point Road and Horse Drive as well as any additional right-of-way required for their location shall be resolved prior to the submittal of a Final Map for this site.

CONDITIONS – Continued:

7. Site development to comply with all applicable conditions of approval for ZON-4640 and all other subsequent site-related actions.

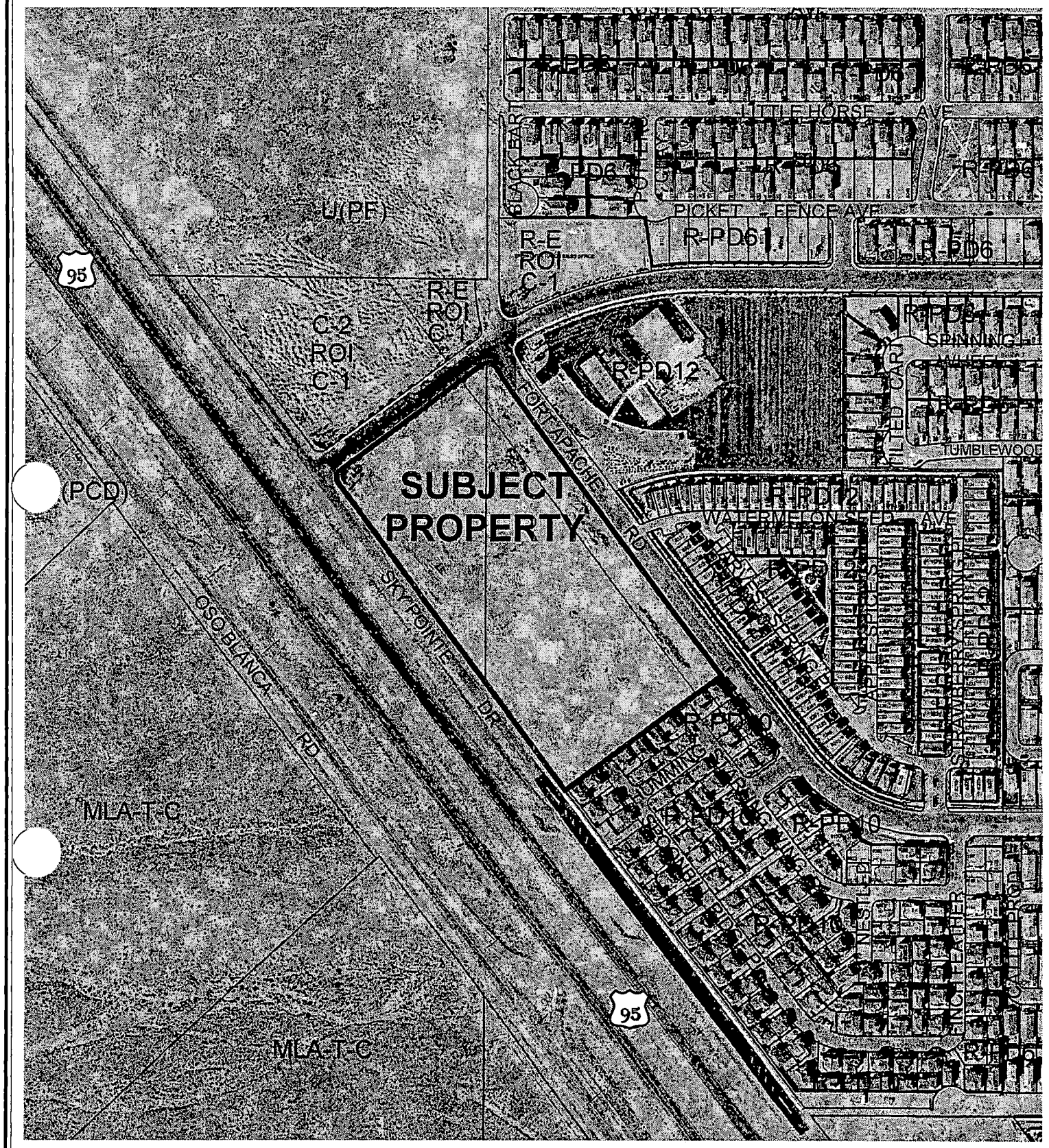
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: **TMP-4921**

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)


SUBJECT PROPERTY
U(PF)
R-E
ROI
C-1
C-2
ROI
C-1
R-E
ROI
C-1
R-PD6
R-PD6
R-PD6
R-PD6
R-PD6
R-PD12
R-PD12
R-PD12
R-PD10
R-PD10
R-PD10

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4921 - SPRING MOUNTAIN TWILIGHT - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for applications for Rezoning ZON-4640, Site Development Plan Review SDR-4641, and a Variance VAR-4642.

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

4. All development is subject to the conditions of City departments and state subdivision statutes.

Public Works

5. Grant a Traffic Signal Chord Easement at the southwest corner of Horse Drive and Fort Apache Road.

6. Coordinate the design of Horse Drive and Sky Pointe Road with the City Engineer's Division of the Department of Public Works. Issues such as, but not limited to, the location of Sky Point Road and Horse Drive as well as any additional right-of-way required for their location shall be resolved prior to the submittal of a Final Map for this site.

7. Site development to comply with all applicable conditions of approval for ZON-4640 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a proposed 77 lot single-family residential subdivision on 17.83 acres adjacent to the southwest and northwest corners of Horse Drive and Fort Apache Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

01/13/94 The City Council approved an application for Rezoning (Z-0132-93) the subject property from C-2 (General Commercial) and R-E (Residence Estates) to R-PD3 (Residential Planned Development), R-PD6 (Residential Planned Development), R-PD12 (Residential Planned Development) and C-1 (Limited Commercial). The Planning Commission and staff recommended approval of this request.

09/01/04 The City Council approved applications for development of the subject property including the following: a General Plan Amendment (GPA-4634) to change the land use designation from SC (Service Commercial) to ML (Medium-Low Density Residential); a Rezoning (ZON-4640) from C-2 (General Commercial) and R-E (Residence Estates), under Resolution of Intent to C-1 (Limited Commercial), to R-PD6 (Residential Planned Development – 6 Units Per Acre); a Site Development Plan Review (SDR-4641) for a proposed 103-lot single-family residential subdivision; and a Variance (VAR-4642) to allow zero open space where 1.65 acres is required. The Planning Commission and Department of Planning and Development recommended denial of these applications on July 22, 2004.

DS

B) Pre-Application Meeting

07/15/04 The prospective applicant was informed of the need to submit detailed drawings of perimeter walls with the map. The applicant was also informed of the need to show street names other than "A," "B," "C," etc. on the corrected map.

DETAILS OF APPLICATION REQUEST

Site Area: 17.83 Acres

EXISTING LAND USE

Subject Property	Vacant
North	Vacant
South	Single Family Residences
East	Private Park, Single Family Residences, and Vacant
West	U.S. 95 and Vacant

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	PF (Public Facilities)
South	SC (Service Commercial)
East	SC (Service Commercial)
West	ROW (Right-of-Way), TC (Town Center), and PCD (Planned Community Development)

EXISTING ZONING

Subject Property	C-2 (General Commercial) and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
South	R-PD10 (Residential Planned Development – 10 Units Per Acre)
East	R-PD12 (Residential Planned Development – 12 Units Per Acre)
West	R-PD12 (Residential Planned Development – 12 Units Per Acre); TC (Town Center); and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

DS

E) General Plan Compliance

The subject site is designated ML (Medium-Low Density Residential) within the Centennial Hills Sector Interlocal Land Use Map of the General Plan which permits up to eight dwelling units per acre. The property is zoned R-PD6 (Residential Planned Development – 6 Units Per Acre) and is in conformance with the General Plan designation.

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

There are no special plans or districts that are applicable to this particular development.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for an R-PD (Residential Planned Development) zoning district are established at the time of Site Development Plan Review. Accordingly the following development standards were approved with SDR-4641:

Standards	Proposed	Acceptable
Min. Setbacks		
• Front to House	10 Foot	Y
• Front to Arch. Feature	9 Foot	Y
• Side	5 Foot	Y
• Corner	10 Foot	Y
• Rear	15 Foot	Y
Building Height	2 Stories/ 35-Feet	

The Tentative Map will comply with these development.

DS

B) General Analysis Discussion

- General information

The proposed project is a 77-unit Z-lot configured single-family residential subdivision on 17.83 acres located adjacent to the southwest corner of Horse Drive and Fort Apache Road. Horse Drive, an 80-foot Secondary Collector street, according to the Master Plan of Streets and Highways, separates the subject parcels that compose the proposed residential subdivision. The northern portion of the subject site will have access to Horse Drive. The southern portion of the subject site will have access from Fort Apache Road, which also is an 80-foot wide Secondary Collector street. The proposed subdivision will consist of lots ranging in size from approximately 3,691 to 5,674 square feet, which results in a density of 4.32 units per acre.

- Cross Section

The submitted north/south cross sections depict a maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110, a development with natural slope between 2% to 4% is allowed a maximum six-foot high retaining wall. The retaining wall along the north side of Horse Drive is depicted with a maximum six-foot high retaining wall with a 6-foot screen wall above, resulting in a vertical wall face greater than eight-feet in height.

The submitted east/west cross sections depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110, a development with natural slope between 0% to 2% is allowed a maximum four-foot high retaining wall. The standards of Title 18 are met.

- Special Conditions of Approval (from ZON-4640, SDR-4640, and VAR-4642)
  - At such time of the right-of-way (along Sky Pointe Drive and Horse Drive) taking the required perimeter landscaping shall be provided along the newly established property lines of the subject parcels.
  - Coordinate with the Clark County School District to discuss issues related to pedestrian access.
  - The setbacks for this development shall be 10 feet to the front of the garage and house as measured from back of sidewalk or from back of curb if no sidewalk is provided, 9 feet to the front architectural features, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

DS

- Coordinate with the City Engineer's Division to determine what impacts, if any, the proposed Horse Drive interchange may have on this site. Final right-of-way and required improvements for Horse Drive and Sky Pointe Drive (AKA U.S. 95 Frontage Road) adjacent to this site shall be determined at the time of approval of the Tentative Map. 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). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

- Extend public sewer in Fort Apache Road to the northern edge of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

- In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $285,755.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4921 APN: 125-07-710-001 & 125-08-322-001

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 19th day of July, 204

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4921 APN: 125-07-710-001 & 125-08-322-001

Name of Property Owner: Spring Mtn Ranch LLC

Name of Applicant: D.R. Horton, 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: [signature]

Print Name: Erik S. Lassar

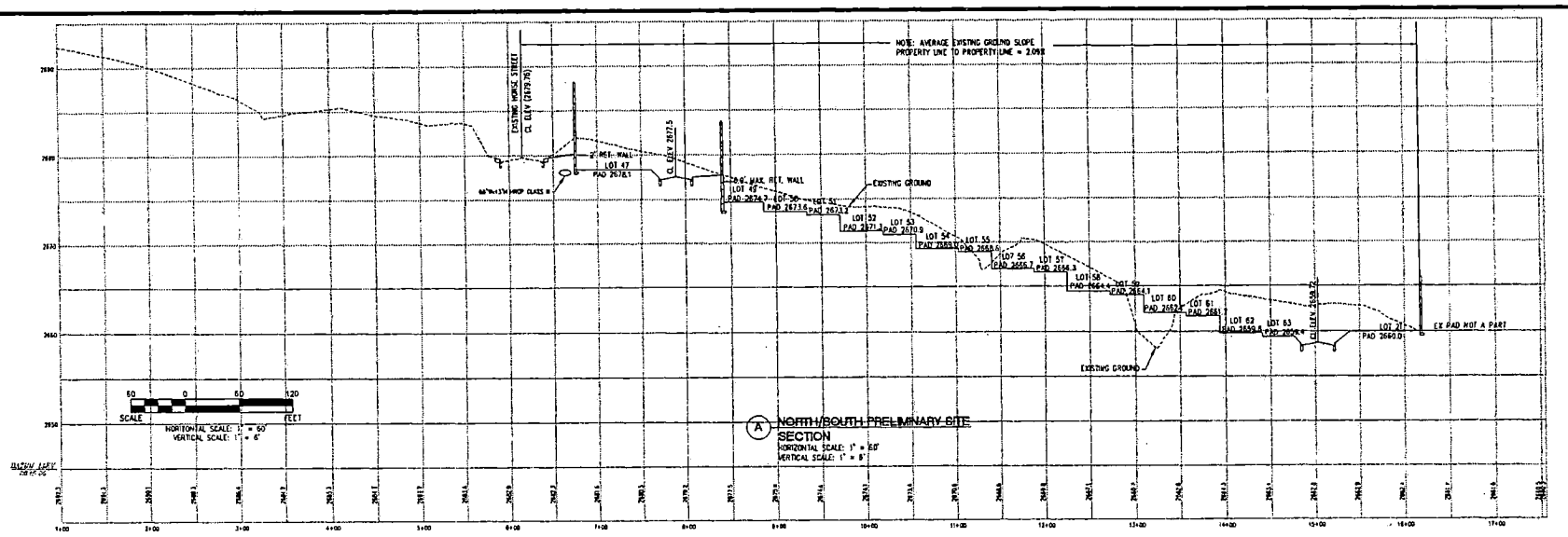
Subscribed and sworn before me

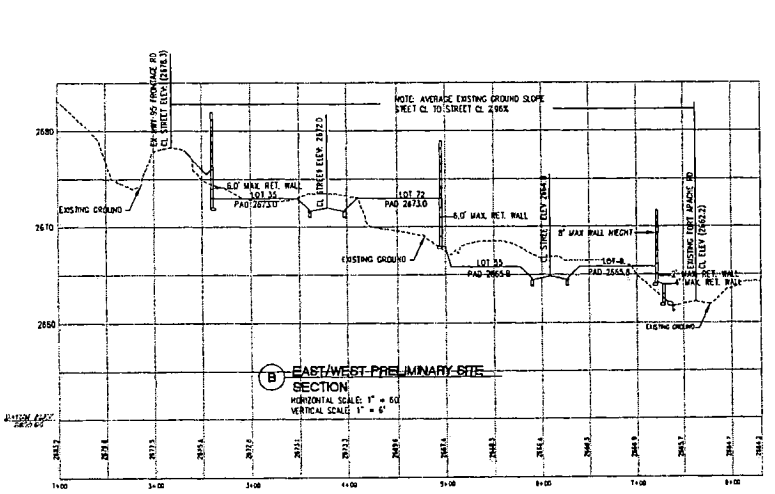
This 26 day of July 2004

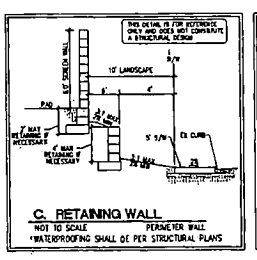
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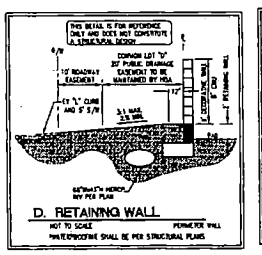
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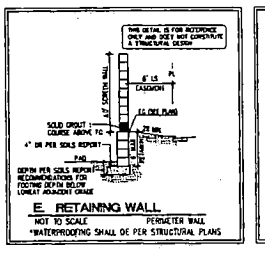
G. SVABENIK
Commission # 1396844
Notary Public - California
San Francisco County
My Comm. Expires Jan 28, 2007

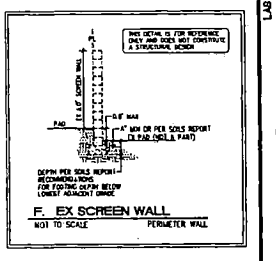


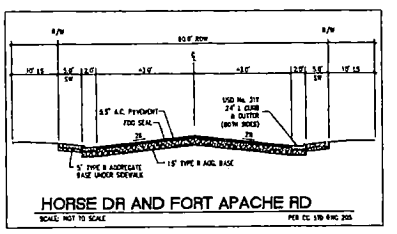


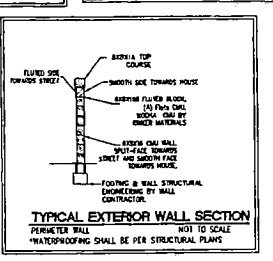


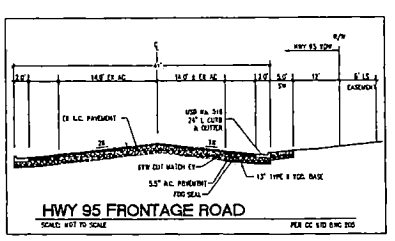


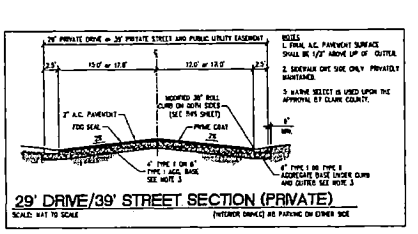


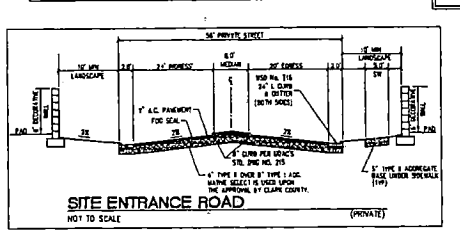












TMP-4921
11-04-04 PC
REVISED 10-19-04

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5710 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-5300 FAX (702) 384-5393

NO.	DESCRIPTION	DATE	BY	APP.

LAS VEGAS, NEVADA

RANCHERS A Division of DRHorton, Inc.

SPRING MOUNTIAN TWILIGHT
TENTATIVE MAP

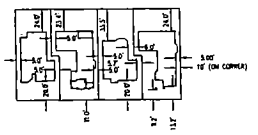
DATE: 9/14/04
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO.
DRH0405

TM-2
SHEET 2 OF 2

TENTATIVE MAP
FOR
SPRING MOUNTAIN TWILIGHT

A.P.N. 125-06-322-001

A PORTION OF THE NE 1/4 SE 1/4 SECTION 1, AND A PORTION OF THE NW 1/4 SW1/4 SECTION 6 T19S, R60E, M.D.M., CITY OF LAS VEGAS, NEVADA

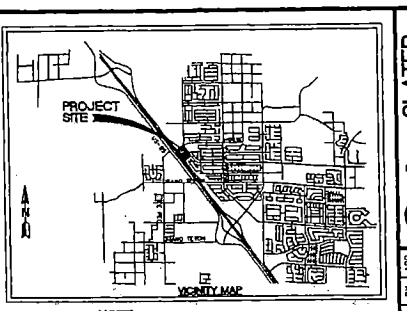


TYPICAL LOTS
N.T.S.

LEGEND
- LOT LINE
- STREET CENTERLINE
- WATER LINE
- SEWER LINE W/FLOW DIRECTION ARROW
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING SEWER MH
- EXISTING STORM DRAIN MH
- EXISTING STREET LIGHT
- PROPOSED SEWER MH

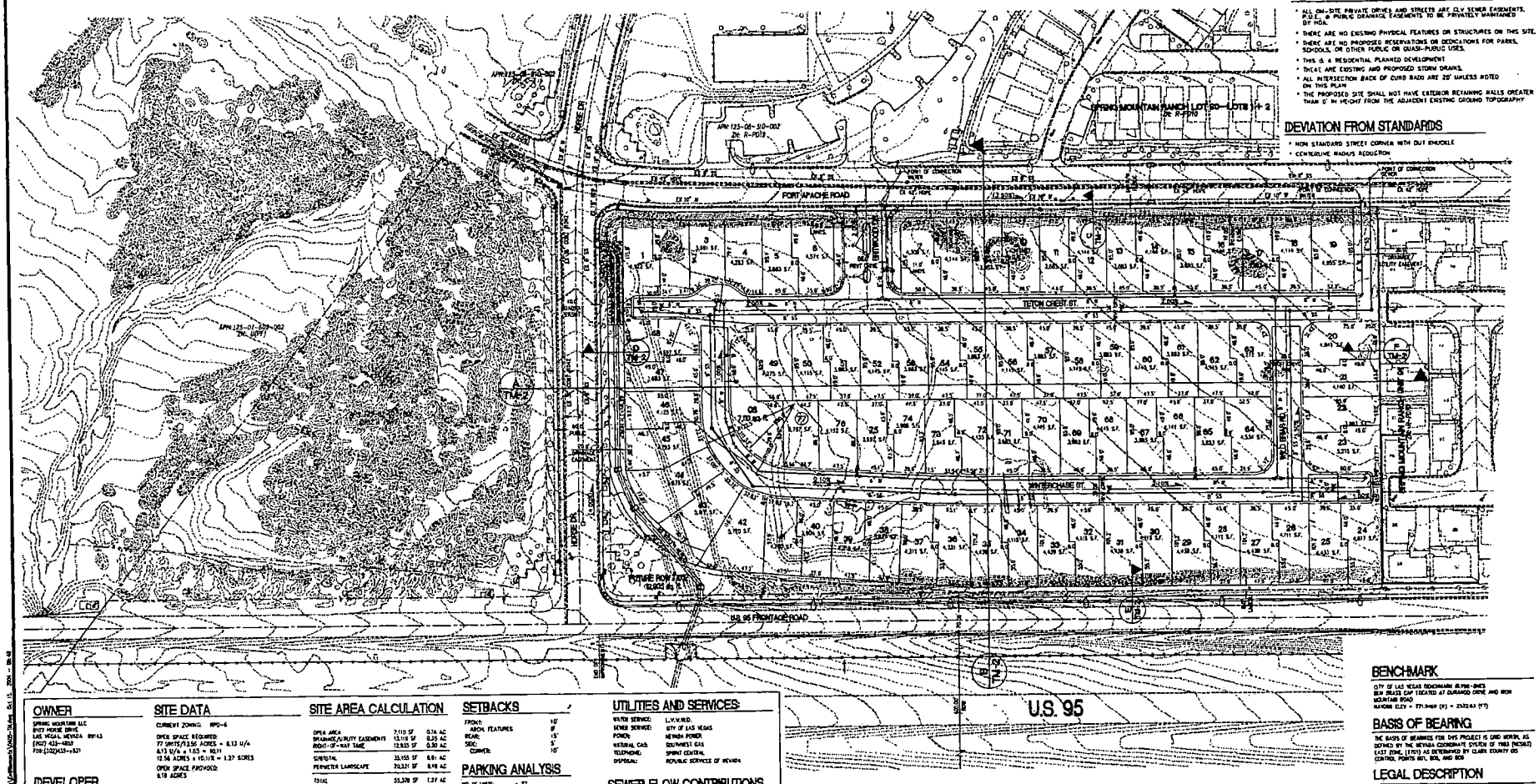
RANCHERS
A DIVISION OF D·R HORTON

SCALE: 60 0 60 120 FEET



NOTE:
- ALL ON-SITE PRIVATE DRIVES AND STREETS ARE CLV SEWER EASEMENTS. P.U.E., & PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.
- THERE ARE NO EXISTING PHYSICAL FEATURES OR STRUCTURES ON THIS SITE.
- THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
- THIS IS A RESIDENTIAL PLANNED DEVELOPMENT
- THERE ARE EXISTING AND PROPOSED STORM DRAINS.
- ALL INTERSECTION BACK OF CURB RADII ARE 20' UNLESS NOTED ON THIS PLAN
- THE PROPOSED SITE SHALL NOT HAVE EXTERIOR RETAINING WALLS GREATER THAN 0' IN HEIGHT FROM THE ADJACENT EXISTING GROUND TOPOGRAPHY

DEVIATION FROM STANDARDS
- NON STANDARD STREET CORNER WITH OUT KNUCKLE
- CENTERLINE RADIUS REDUCTION



OWNER
SPRING MOUNTAIN LLC
8901 MOSE DRIVE
LAS VEGAS, NEVADA 89143
(702) 435-4852
FAX (702)435-4831

DEVELOPER
D R HORTON
5440 ENCINADO STREET
BLDG. B, SUITE 105
LAS VEGAS, NEVADA 89119
(702) 435-1200
FAX (702)435-1631

SITE DATA
CURRENT ZONING: RPD-6

OPEN SPACE REQUIRED:
77 UNITS/12.56 ACRES = 6.13 U/a
6.13 U/a x 1.65 = 10.11
12.56 ACRES x 10.11% = 1.27 ACRES

OPEN SPACE PROVIDED:
0.78 ACRES

SITE AREA CALCULATION

OPEN AREA	7,113 SF	0.16 AC
DRAINAGE/UTILITY EASEMENTS	13,115 SF	0.30 AC
RIGHT-OF-WAY TAKE	12,935 SF	0.30 AC
SUBTOTAL	33,155 SF	0.81 AC
PERIMETER LANDSCAPE	20,321 SF	0.46 AC
TOTAL	53,376 SF	1.27 AC

SETBACKS

FRONT:	10'
ARCH. FEATURES	8'
REAR:	15'
SIDE:	5'
CORNER:	10'

PARKING ANALYSIS
NO OF UNITS: = 77
PARKING PARAMETER = 2 SPACES/UNIT
REQUIRED PARKING = 154 SPACES **

** MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING

UTILITIES AND SERVICES

WATER SERVICE:	L.V.V.W.D.
SEWER SERVED:	CITY OF LAS VEGAS
POWER:	NEVADA POWER
NATURAL GAS:	SOUTHWEST GAS
TELEPHONE:	SPRINT CENTRAL
DISPOSAL:	REPUBLIC SERVICES OF NEVADA

SEWER FLOW CONTRIBUTIONS
AVERAGE DAILY FLOW=250 GPD x 77 = 19,250 GPD
PEAK DAILY FLOW = 3.33 x 19,250 = 63,910 GPD

BENCHMARK
CITY OF LAS VEGAS BENCHMARK (ELEV=3963)
BRASS CAP LOCATED AT DURANGO DRIVE AND IRON MOUNTAIN ROAD
ELEVATION ELEV = 3731.969 (ft) = 2332.63 (YT)

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS GRID NORTH, AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83) EAST ZONE, (1701) AS DETERMINED BY CLARK COUNTY GIS CONTROL POINTS 601, 606, AND 608

LEGAL DESCRIPTION
A PORTION OF THE NE 1/4 SE 1/4 SECTION 1, AND A PORTION OF THE NW 1/4 SW1/4 SECTION 6 T19S, R60E, M.D.M., CITY OF LAS VEGAS, NEVADA

SLATER HANIFAN GROUP
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PHONE (702) 284-5300 FAX (702) 284-5399

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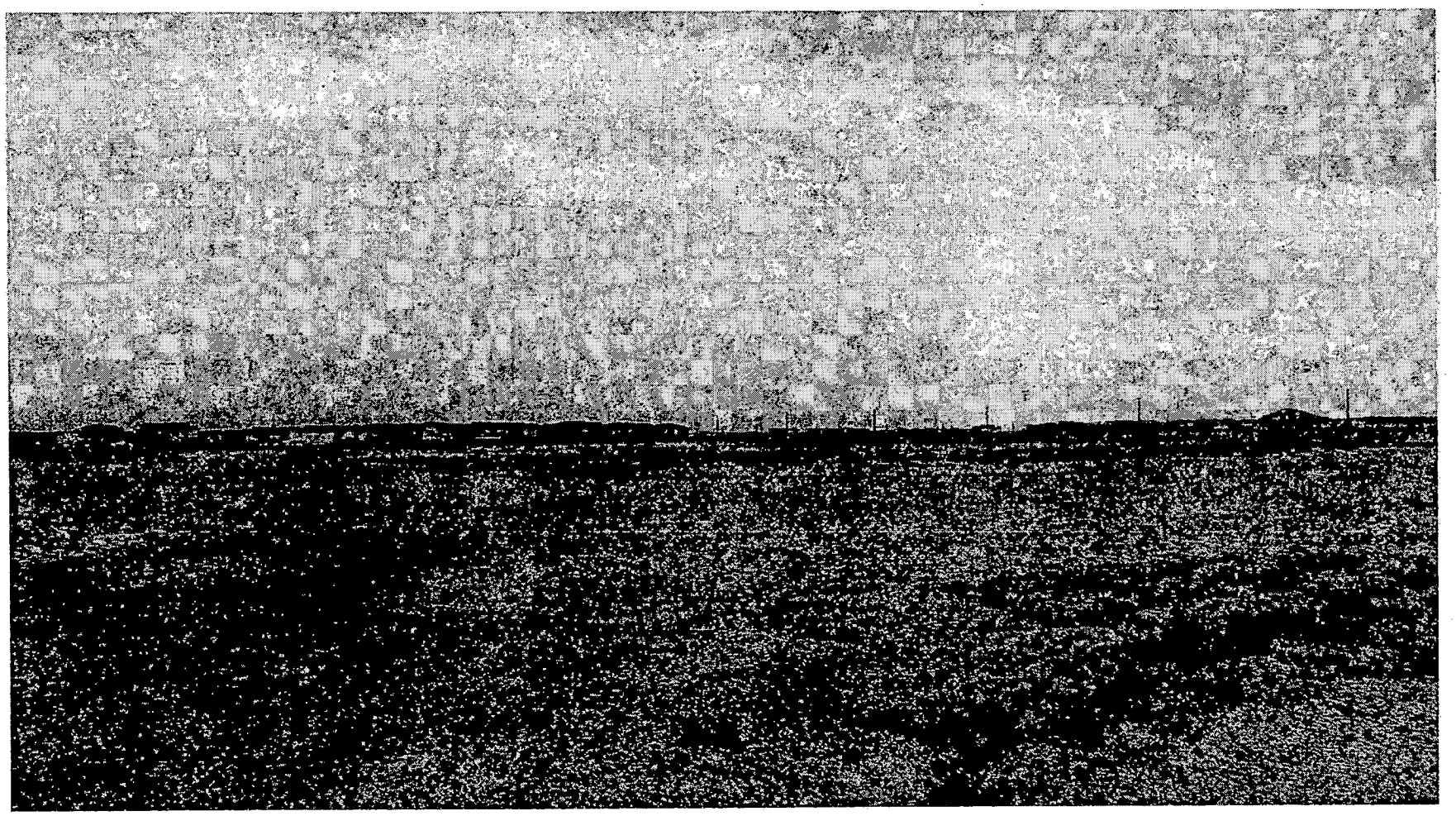
RANCHERS A Division of DRHorton, Inc.
LAS VEGAS, NEVADA

SPRING MOUNTIAN TWILIGHT
TENTATIVE MAP

DATE: 9/14/04
DRAFTER: NV
DESIGNER: DCL
CHECKED: DCL
PROJECT NO.
DRH0405

TM-1
SHEET 1 OF 2

TMP-4921
11-04-04 PC
REVISED 10-19-04



TMP-4921 - SPRING MOUNTAIN TWILIGHT - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LLC
SOUTHWEST CORNER OF HORSE DRIVE AND FORT APACHE ROAD
NOVEMBER 4, 2004 PLANNING COMMISSION

08/17/04

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:
TMP-5118 - TENTATIVE MAP - DEER SPRINGS TWILIGHT - APPLICANT/OWNER: DR HORTON, INC. - Request for a Tentative Map FOR A 94-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.17 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APN 125-20-301-006, 007 and 015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and T-C (Town Center) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4921], Item 2 [TMP-5118], Item 3 [TMP-5271], Item 5 [TMP-5303], Item 6 [TMP-5308], Item 7 [TMP-5316], Item 8 [TMP-5318], Item 9 [TMP-5320], Item 10 [TMP-5321] and Item 11 [TMP-5375] – UNANIMOUS with NIGRO abstaining on Item 5 [TMP-5303] because he owns property within the notification boundary and Item 7 [TMP-5316] due to litigation with one of the applicants and with McSWAIN abstaining on Item 1 [TMP-4921] and Item 2 [TMP-5118] because her company is bidding work for DR Horton, Item 9 [TMP-5320] because her company is under contract with Royal Construction and Item 10 [TMP-5321] because her company is currently under contract with Richmond American Homes.

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area; however, the property is located outside of the notification area for Item 11 [TMP-5375] and he would be voting on the item.

This is Final Action

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 2 – TMP-5118

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant of Item 8 [TMP-5318], and asked for clarification on Condition 4, which pertained to a multi-use trail. He wanted assurance that it was clarified that the trail is located within the beltway right-of-way and that it was to be built as part of the beltway, funded by Clark County. DAVID CLAPSADDLE, Planning and Development, stated the report stipulates that the trail is going to be in the right-of-way and would be constructed by Clark County, not the applicant. The intent of the condition was to put the applicant on notice that there would be a trail constructed there.

(6:12 – 6:15)

CONDITIONS:
Planning and Development

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

2. All development shall conform to the Site Development Plan Review (SDR-4992) date stamped August 21, 2004 and approved by City Council on October 20, 2004.

3. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 4 feet on the side, 5 feet on the corner side, and 15 feet in the rear, and 20 feet to the garage door from the common private drive.

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

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

6. The Final Map shall indicate that the walls along the side yards shall follow the "Z" configuration of the lot lines.

7. The Final Map shall indicate the Town Center trail on the north and south side of Deer Springs Way.

CONDITIONS – Continued:

8. The Final Map shall indicate a 7.5-foot amenity zone and a 7-foot sidewalk along Campbell Road.

Public Works

9. If not already constructed at the time of development, construct all required offsite sewer to connect with the existing sewer within El Capitan Way. If the sewer line is constructed within the I-215 Beltway right-of-way, obtain a 20-foot wide offsite sanitary sewer easement between its northern right-of-way line and the north edge of the existing drainage facility. This easement may narrow in areas that would produce overlap with the existing flood control facility. Provide a plan to the Department of Public Works for approval prior to submittal of a Final Map for this site. Coordinate with Clark County to obtain an Encroachment Permit for all improvements within the Beltway right-of-way. Surface improvements and maintenance shall be as required by the Clark County Public Works Department and shall also meet City of Las Vegas requirements for public sewer access. Provide documentation acceptable to the City Engineer that Clark County agrees to placement of the sewer line within the Beltway right-of-way prior to the approval of construction drawings or the issuance of any permits for this site, whichever may occur first. If the sewer line cannot be placed within the I-215 Beltway right-of-way, obtain a 20-foot wide offsite sanitary sewer easement across the two adjacent parcels to the east to connect with the existing sewer within El Capitan Way, unless an alternative sanitary sewer alignment is accepted by the Collection Systems Planning Section. The sewer line shall be at a location and depth acceptable to the City Engineer. Provide a public sewer stub to the west in the southwest corner of this development.

10. Common elements must be defined as private drives offered as public utility easements (P.U.E.'s), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

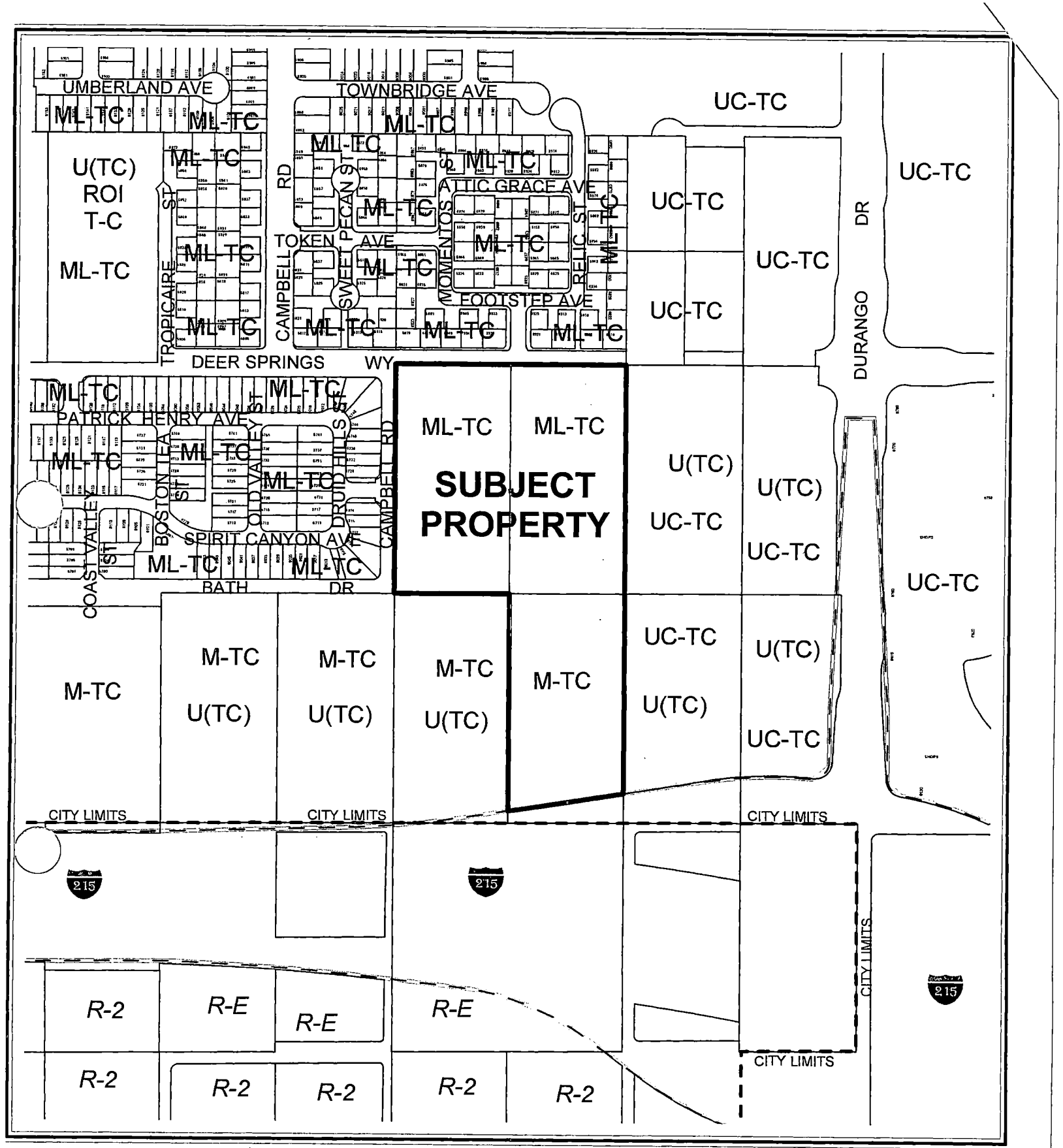
11. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

13. Site development to comply with all applicable conditions of approval for Z-69-02, ZON-2970 and all other subsequent site-related actions.

CONDITIONS – Continued:

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



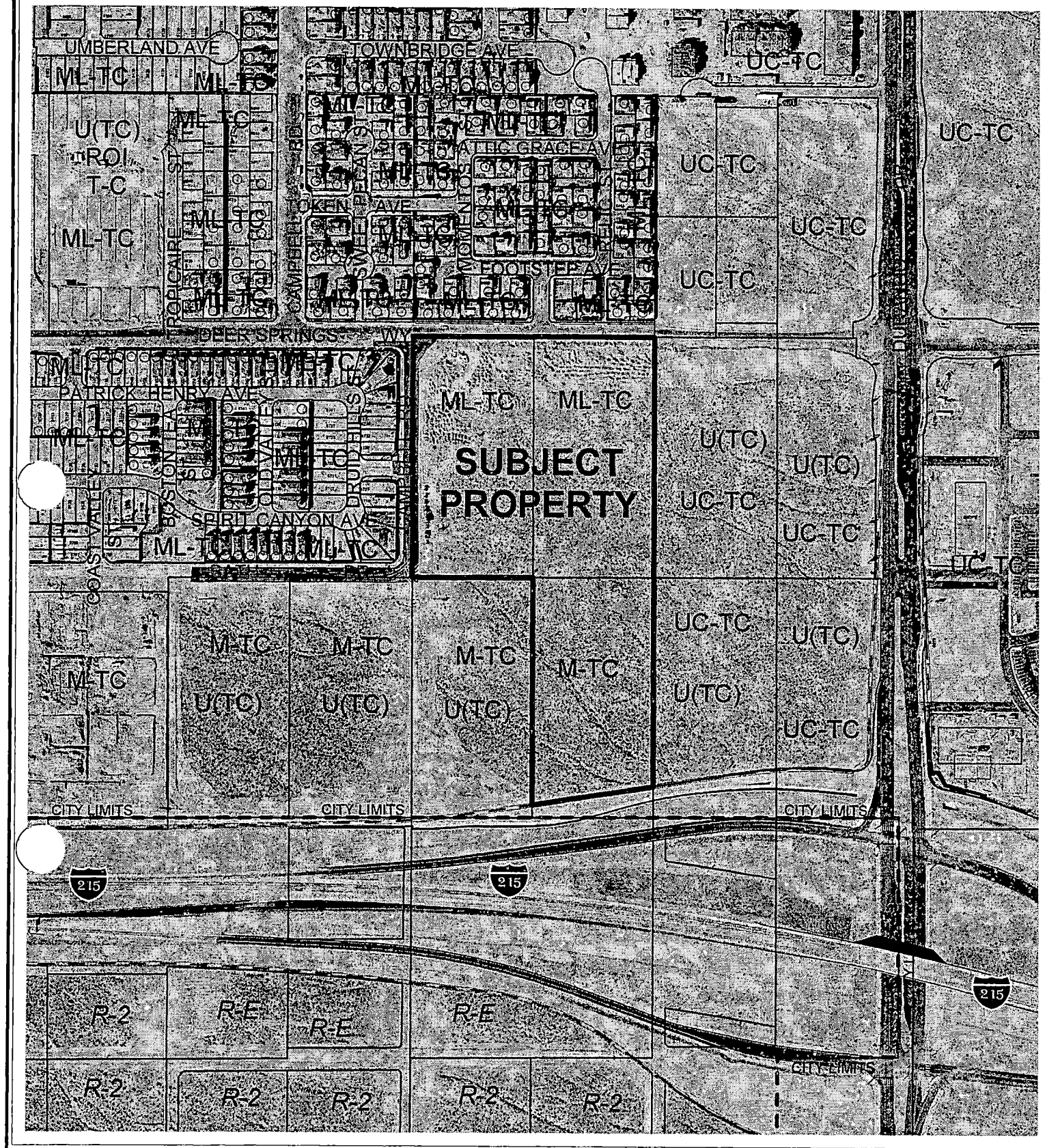
CASE: **TMP-5118**

0 300 600 Feet

N

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER) [M-TC (MEDIUM DENSITY RESIDENTIAL) TOWN CENTER LAND USE DESIGNATION] AND T-C (TOWN CENTER) [ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL) TOWN CENTER LAND USE DESIGNATION]



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N

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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5118 - TENTATIVE MAP - DEER SPRINGS TWILIGHT -
APPLICANT/OWNER: DR HORTON, INC.

** CONDITIONS **

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

Planning and Development

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

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SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 94-lot single-family residential subdivision on 15.17 acres adjacent to the southeast corner of Deer Springs Way and Campbell.

B) Applicant's Justification

A justification letter is not required of this type of application.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved the Annexation [A-19-02(A)] of this property. The annexation became effective on January 31, 2001.

10/20/04 The City Council approved the Site Development Plan Review for this project (SDR-4992). The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

08/06/04 The applicant was informed that a different open space calculation is used for non-gated subdivisions and requested to include the perimeter wall detail to the map. This requests was fulfilled.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15.17
Net Acres:	13.54

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residence
South:	Right of Way
East:	Undeveloped
West:	Single Family Residences

SRS

C) Planned Land Use

Subject Property:	ML-TC (Medium Low Density Residential- Town Center)
North:	ML-TC (Medium Low Density Residential- Town Center)
South:	Right of way
East:	UC-TC (Urban Center Mixed Use-Town Center)
West:	ML-TC (Medium Low Density Residential- Town Center) M-TC (Medium Density Residential- Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center) U (Undeveloped) [TC (Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center)
North:	T-C (Town Center)
South:	Right of Way
East:	T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The proposal is consistent with the TC (Town Center) zoning and the ML-TC Plan Designation.

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

Town Center Plan

This site is located within the Town Center Master Plan Area with a Planned Land Use of Medium Residential, which has an allowed density of up to 25 units per acre and Medium Low Residential at 8 units per acre. The proposed development has a density of 6.38 units per acre, which is in compliance with the Town Center Master Plan and in harmony with the land use densities.

Trails

The Town Center Plan standards require a Town Center trail on the north and south side of Deer Springs Way. The plan requires a 7.5-foot amenity zone as well as a 7-foot sidewalk along Campbell Road, a Town Center Residential Collector. This map does not clearly indicate any trails. A Condition of Approval has been added to ensure implementation of these required trails.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08 and revised conditions from the Site Development Review (SDR 4992), the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	3,715	Y
Min. Lot Width	N/A	40.5'	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	4 Feet	4 Feet	Y
• Corner	5 Feet	5 Feet	Y
• Rear	15 Feet	15 Feet	Y
• Garage Door	20 Feet	20 Feet	Y
Max. Lot Coverage	N/A	0.51 FAR	Y

The Tentative Map shows conformance to all standards imposed at the time of site development plan review.

B) General Analysis Discussion

- **General information**

The subject Tentative Map consists of a 94-lot subdivision with two-story residential single-family homes on 15.17 gross acres. Access to the subdivision is provided by one entrance to a public drive from Deer Springs Way on the northern perimeter of the development.

- **Cross Section**

The cross-sections provided depict a maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope of between 2% and 4%, such as this development, is allowed a maximum six-foot retaining wall. No retaining walls are proposed to be greater than six feet in height.

- **Trails**

The Town Center Plan standards require a Town Center trail on the north and south side of the street. The plan requires a 7.5-foot amenity zone as well as a 7-foot sidewalk along Campbell Road, a Town Center Residential Collector. This Tentative Map does not clearly indicate these trails. Special Conditions of Approval has been added requiring that the Final map indicate these trails.

- **Special Conditions of Approval**

These are the revised and additional conditions of approval, per City Council on 10/20/04, from SDR-4992:

- The setbacks for this development shall be a minimum of 10 feet to the front of the house, 4 feet on the side, 5 feet on the corner side, and 15 feet in the rear, and 20 feet to the garage door from the common private drive. (Condition of Approval #6 of SDR-4992)

- The Final Map shall indicate that the walls along the side yards shall follow the "Z" configuration of the lot lines. (Condition of Approval #12 of SDR-4992)

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5118 APN: 125-20-301-006.007 & 015

Name of Property Owner: D.R. Horton Inc.

Name of Applicant: D.R. 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

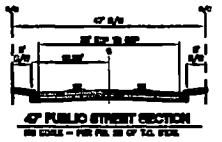
This 23 day of August, 2004

Barbara A Bross

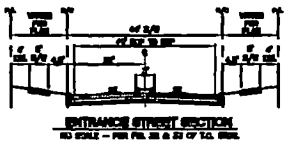
Notary Public in and for said County and State

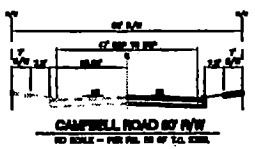
BARBARA A. BROSS
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No. 98-2673-1
My appt. exp. June 5, 2006

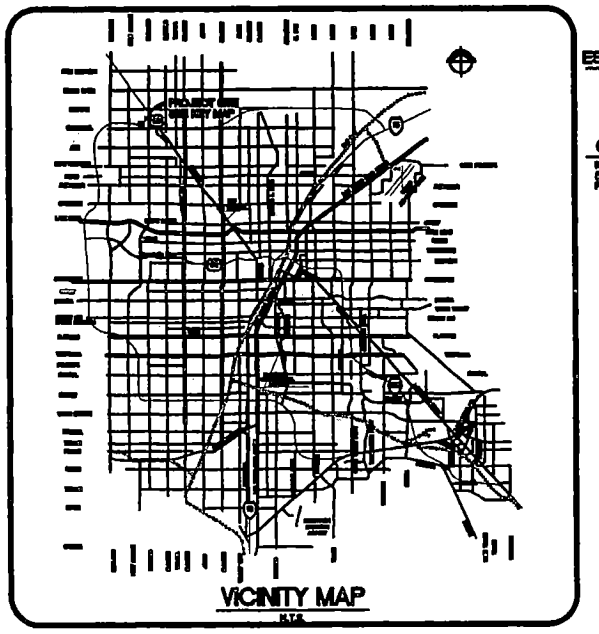
TENTATIVE MAP
FOR
DEER SPRINGS TWILIGHT
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS
STATE OF NEVADA

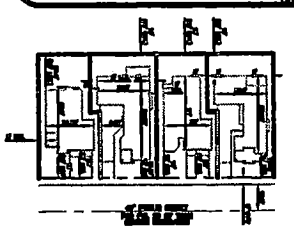


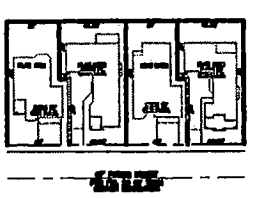












ESTIMATED SEWER CONTIBUTIONS

OPEN SPACE REQUIREMENTS

SITE DATA

UTILITY SERVICES

OWNER

DEVELOPER

ENGINEER / SURVEYOR

BENCHMARK

BASIS OF BEARING

LEGAL DESCRIPTION

COVENANTS AND RESTRICTIONS

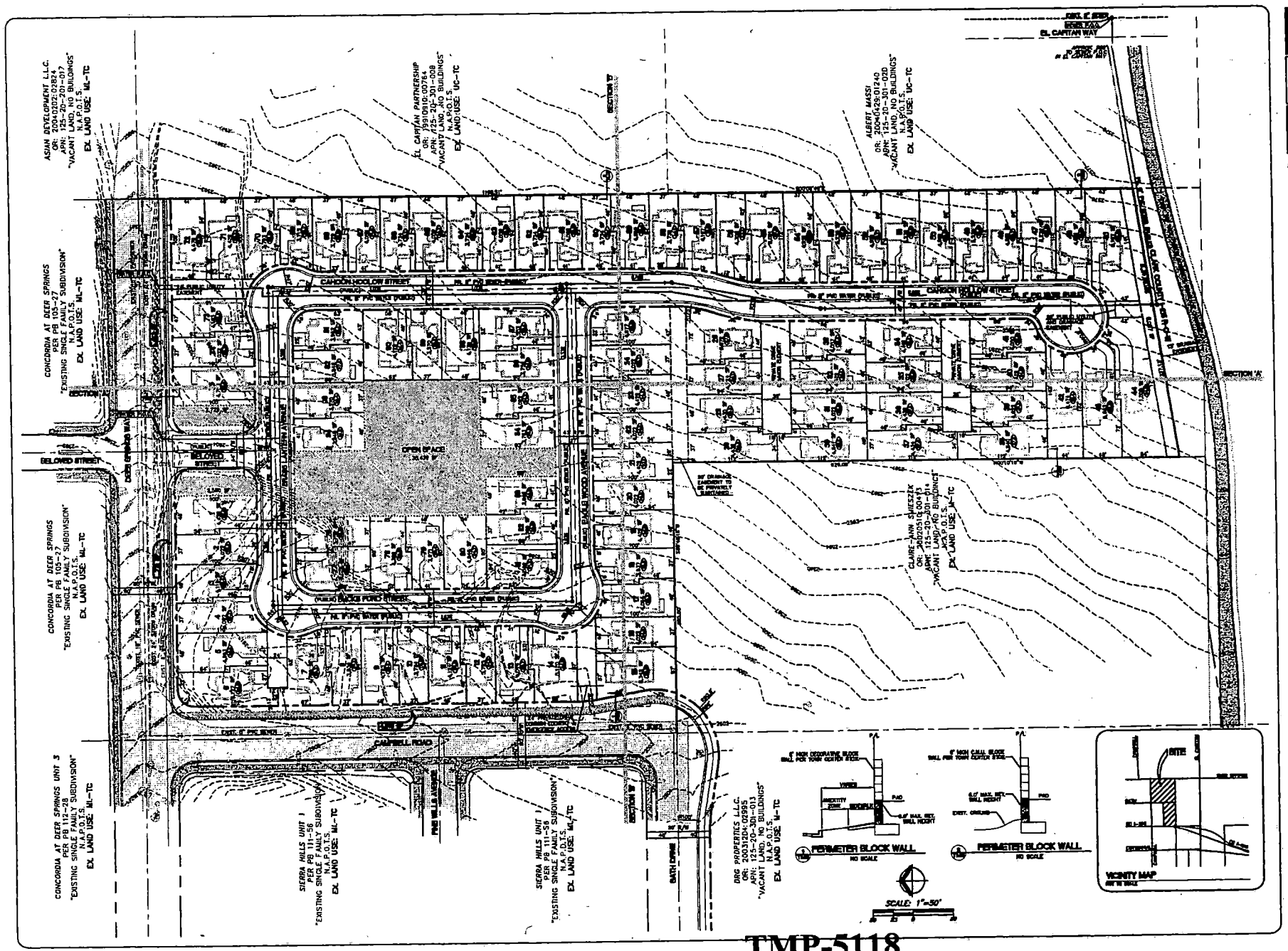
NOTES:

TENTATIVE MAP - COVER SHEET
DEER SPRINGS TWILIGHT
DR HORTON HOMES
CITY OF LAS VEGAS, NEVADA

COVER SHEET
1 of 2

TMP-5118
10-07-04 PC

RECEIVED
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TENTATIVE MAP
DEER SPRINGS TWILIGHT
D.R. HORTON
CITY OF LAS VEGAS, NEVADA

W R DESIGN INC

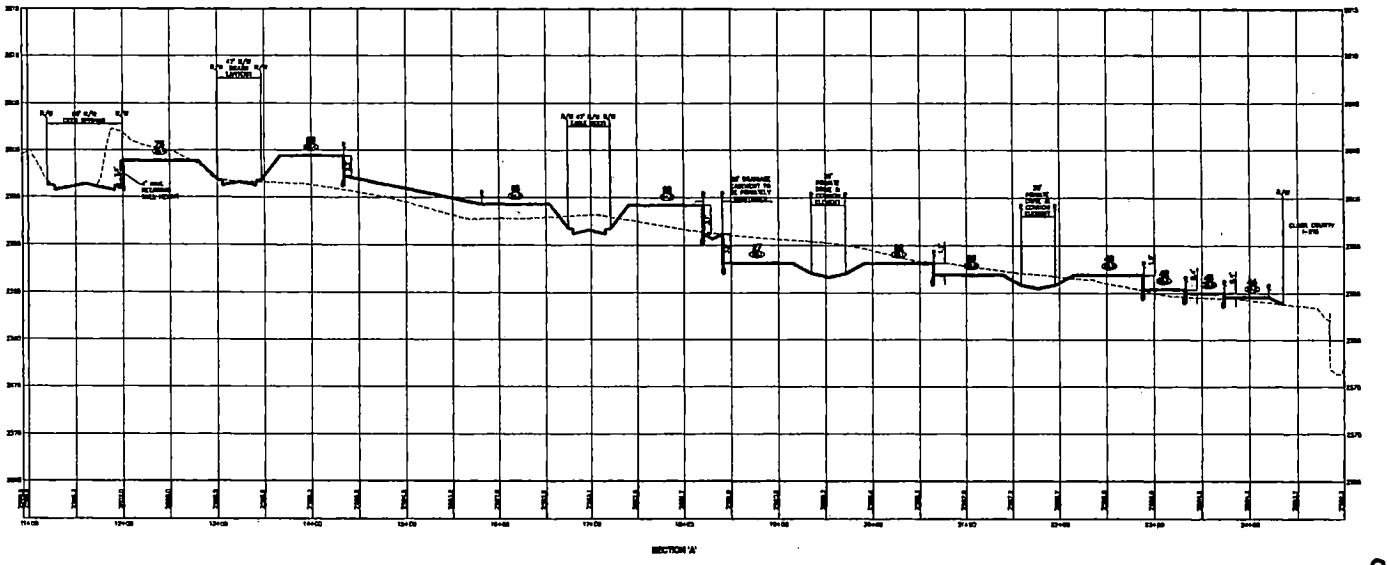
RANCHERS

PROJECT NO:	03RANCH
DATE:	8/25/04
DESIGNED BY:	RW
DRAWN BY:	RW
CHECKED BY:	RAS

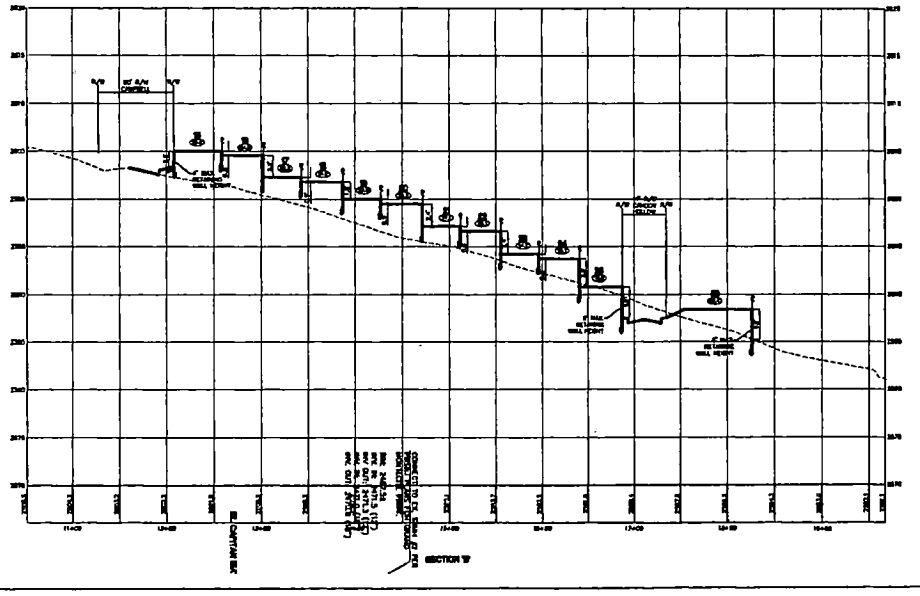
TENT. MAP
2 of 2

TMP-5118
10-07-04 PC

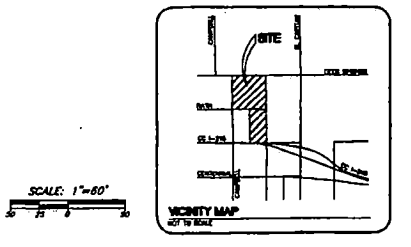
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TMP-5118
11-04-04 PC
REVISED 10-21-04



SCALE: 1"=60'

W R C DESIGN INC

RANCHERS DEVELOPMENT

TENTATIVE MAP - CROSS SECTIONS
DEER SPRINGS TWILIGHT
D.R. HORTON
CITY OF LAS VEGAS, NEVADA

PROJECT NO: DRHA341
DATE: 10.18.04
DESIGNED BY: RWF
DRAWN BY: RWF
CHECKED BY: RAB

CROSS SECTIONS
1 of 1

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:

TMP-5271 - TENTATIVE MAP - TWIN LAKES BUSINESS PARK - APPLICANT: INTEGRITY ENGINEERING - OWNER: PMD ASSOCIATES - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 7.21 acres adjacent to the southeast corner of Simmons Street and Holly Avenue (APN 139-20-801-006), M (Industrial) Zone, Ward 5 (Weekly).

P.C. FINAL ACTION

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4921], Item 2 [TMP-5118], Item 3 [TMP-5271], Item 5 [TMP-5303], Item 6 [TMP-5308], Item 7 [TMP-5316], Item 8 [TMP-5318], Item 9 [TMP-5320], Item 10 [TMP-5321] and Item 11 [TMP-5375] – UNANIMOUS with NIGRO abstaining on Item 5 [TMP-5303] because he owns property within the notification boundary and Item 7 [TMP-5316] due to litigation with one of the applicants and with McSWAIN abstaining on Item 1 [TMP-4921] and Item 2 [TMP-5118] because her company is bidding work for DR Horton, Item 9 [TMP-5320] because her company is under contract with Royal Construction and Item 10 [TMP-5321] because her company is currently under contract with Richmond American Homes.

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area; however, the property is located outside of the notification area for Item 11 [TMP-5375] and he would be voting on the item.

This is Final Action

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 3 – TMP-5271

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant of Item 8 [TMP-5318], and asked for clarification on Condition 4, which pertained to a multi-use trail. He wanted assurance that it was clarified that the trail is located within the beltway right-of-way and that it was to be built as part of the beltway, funded by Clark County. DAVID CLAPSADDLE, Planning and Development, stated the report stipulates that the trail is going to be in the right-of-way and would be constructed by Clark County, not the applicant. The intent of the condition was to put the applicant on notice that there would be a trail constructed there.

(6:12 – 6:15)

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

3. All development is subject to the conditions of City Departments and State Subdivision Statutes. Specifically this map shall conform to the City's Industrial District Development Standards and Residential Adjacency Standards.

Public Works

4. All appropriate Notes per Las Vegas Municipal Code Title 18 Subdivisions section 18.10.230 shall appear on the recorded Final Map. All Notes per sections (A), (B), and (C) as required shall appear on the Final Map.

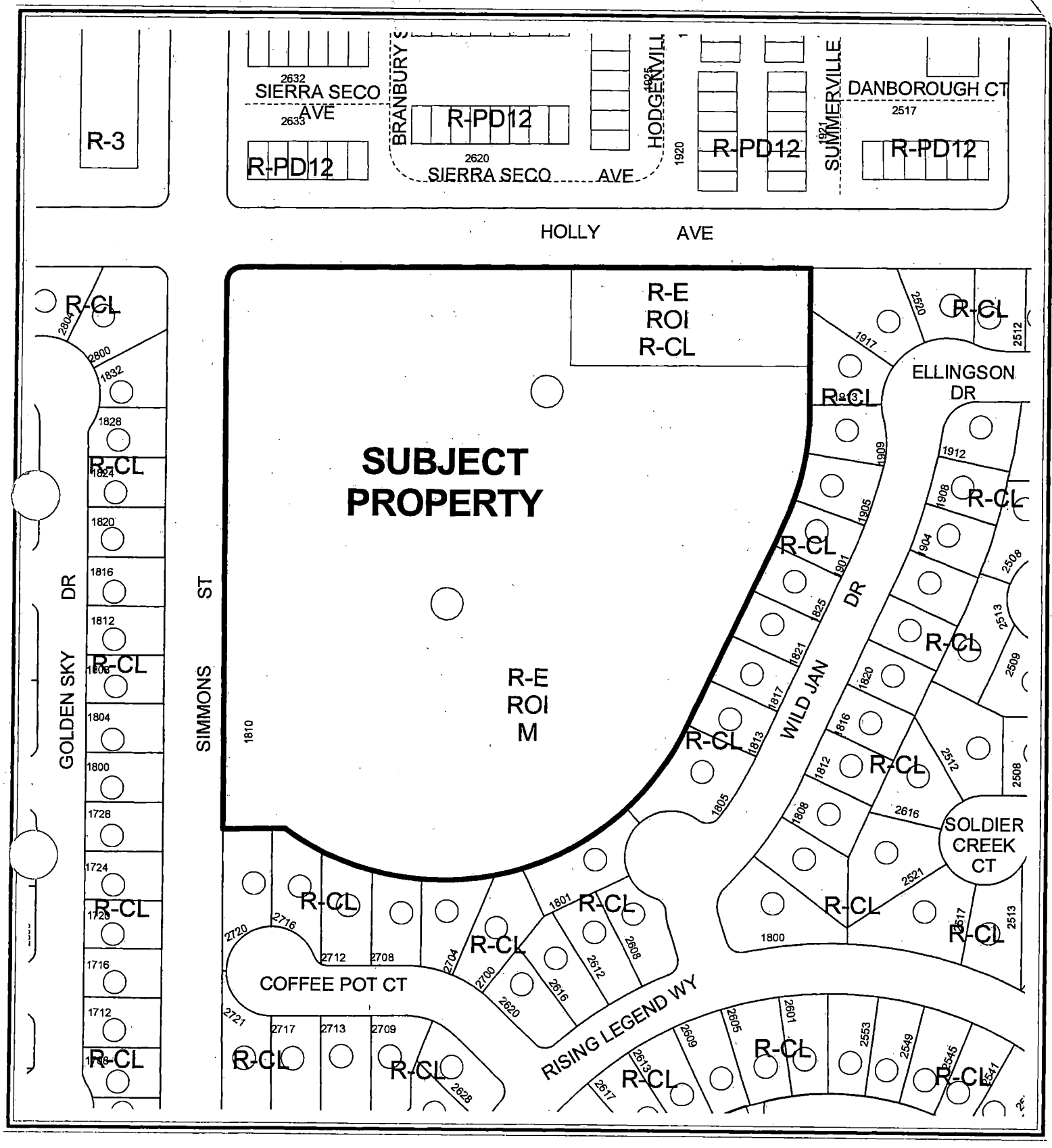
5. Construct half-street improvements on Simmons Street and Holly Avenue adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within unimproved public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

CONDITIONS – Continued:

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

7. Site development to comply with all applicable conditions of approval for Z-103-97 and all other subsequent site-related actions.

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

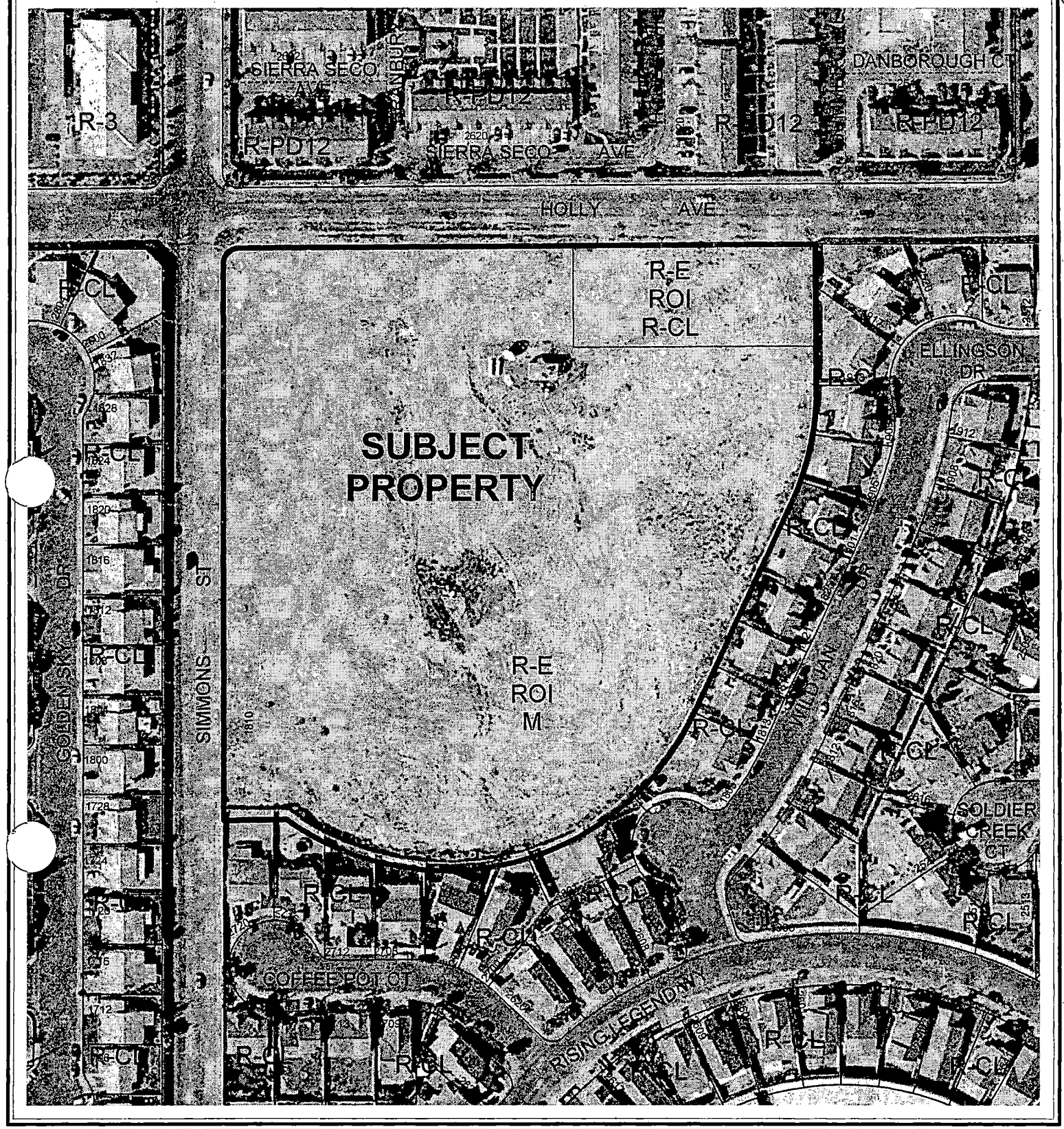


0 100 200 Feet

CASE: TMP-5271

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO M (INDUSTRIAL) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-CL (SINGLE FAMILY COMPACT-LOT)

N



0 100 200 Feet

CASE: TMP-5271

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO M (INDUSTRIAL) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-CL (SINGLE FAMILY COMPACT-LOT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5271 - TENTATIVE MAP - TWIN LAKES BUSINESS PARK - APPLICANT: INTEGRITY ENGINEERING - OWNER: PMD ASSOCIATES

** CONDITIONS **

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

Planning and Development

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

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

3. All development is subject to the conditions of City Departments and State Subdivision Statutes. Specifically this map shall conform to the City's Industrial District Development Standards and Residential Adjacency Standards.

Public Works

4. All appropriate Notes per Las Vegas Municipal Code Title 18 Subdivisions section 18.10.230 shall appear on the recorded Final Map. All Notes per sections (A), (B), and (C) as required shall appear on the Final Map.

5. Construct half-street improvements on Simmons Street and Holly Avenue adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within unimproved public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

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

7. Site development to comply with all applicable conditions of approval for Z-103-97 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a one-lot commercial subdivision on 7.21 acres adjacent to the southeast corner of Simmons Street and Holly Avenue.

B) Applicant's Justification

A justification letter is not required of this type of application.

BACKGROUND INFORMATION

A) Previous Actions

07/17/96 The City Council approved a request for a Rezoning to M (Industrial) for a 68,560 square-foot Industrial Park on this site. (Z-49-96). The Planning Commission and staff recommended approval.

8/15/97 The City Council approved a request for an Extension of Time for this site. [Z-0049-96 (1)].

12/06/97 The City Council approved a request for a Rezoning to R-CL (Single family Compact Lot) on a 0.55 acre portion of the site for six single family dwellings. (Z-0103-97).

B) Pre-Application Meeting

09/18/04 The applicant was informed that this proposal's parcel is multi-zoned M and R-CL. Applicant wants to do this Tentative Map for the entire project (residential and commercial) and have two separate final maps for each type of use. The City Surveyor later approved this method of subdivision.

The applicant was informed of the need to include cross sections, showing existing and proposed walls in profile and detail, with emphasis on the eastern perimeter adjacent to the existing residential lots. These have been accomplished on the submitted Tentative Map.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	7.11
Net Acres:	6.99

B) Existing Land Use

Subject Property:	Undeveloped with Radio Towers
North:	Town Homes
South:	Residences
East:	Residences
West:	Residences

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/Research)
North:	H (High Density Residential)
South:	Medium (Medium Density Residential)
East:	Medium (Medium Density Residential)
West:	Medium (Medium Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent (with no expiration) to M (industrial) and R-CL.
North:	R-PD12 (Residential Planned Development, 12 lots/acre)
South:	R-CL (Residential Compact Lot)
East:	R-CL (Residential Compact Lot)
West:	R-CL (Residential Compact Lot)

E) General Plan Compliance

This site is located within the Southeast Sector Plan of the General Plan. The site is designated LI/R (Light Industrial/Research) on the Land Use Map, which allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. The proposed single-family compact lot development is not usually within the range of uses permitted in this land use designation. However, on 12/06/97 City Council approved a request for a Rezoning (Z-0103-97) to R-CL (Residential-Compact Lot) of 0.55 acres of subject property for six single family dwellings.

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

This Tentative Map falls within the West Las Vegas Plan, which identifies the general area located between Owens Avenue and Lake Mead Boulevard, west of Martin Luther King Boulevard, as "Parcel A." The plan recommends that light industrial use be developed on the eastern portion of this 160 acre mixed-designation area.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	**Required**	
	M Zone	R-CL Zone
Min. Lot Size	N/A	3,500 SF
Min. Lot Width	N/A	35 Feet
Min. Setbacks		
• Front	50 Feet	20 Feet
• Side	50 Feet	5 Feet
• Corner	50 Feet	10 Feet
• Rear	50 Feet	10 Feet
Max. Lot Coverage	N/A	50%
Max. Building Height	1 Stories / 15 Feet (M)	

All buildings within the proposed business park and single family residences in the R-CL portion of the project will be required to meet all Code standards

B) General Analysis Discussion

- General information

The proposed Tentative Map meets all Code standards and the conditions of approval imposed at the time of Site Development Plan approval.

SRS

- Cross Section

The submitted cross sections do not show sufficient information to indicate whether retaining walls are proposed or required. However, because the site is surrounded by existing homes and right-of-way, retaining walls are not anticipated.

- Trails

No trails are associated with this site.

- Special Conditions of Approval

There are no Special Conditions from previous Rezonings or Site Development Plan Reviews.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5271 APN: 139-20-801-006

Name of Property Owner: P M D Associates, LLC

Name of Applicant: Integrity Engineering -

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: By [signature] _____

Print Name: ERIC L. HORN _____

Subscribed and sworn before me

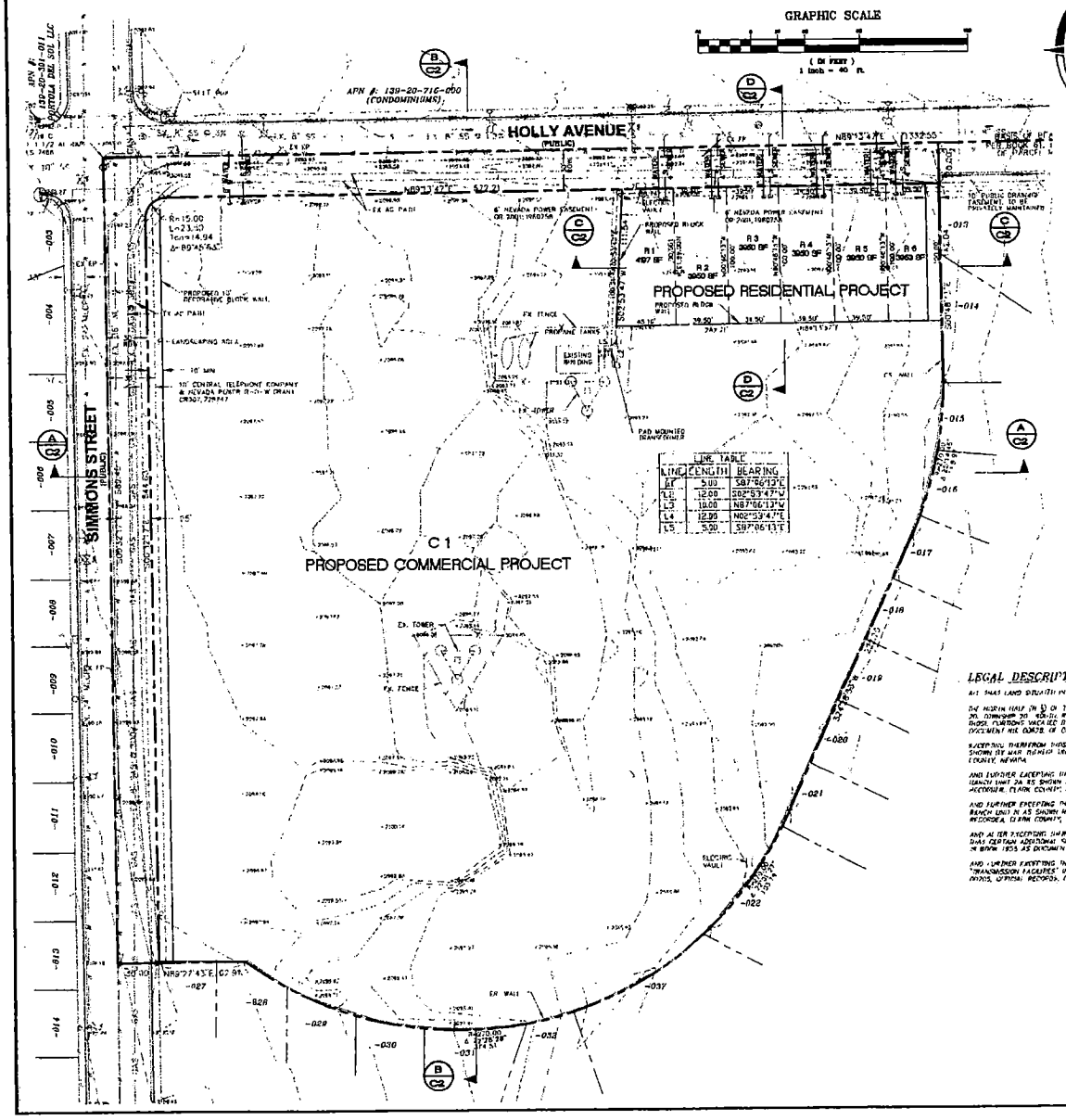
This _____day of _____, 20__

_____

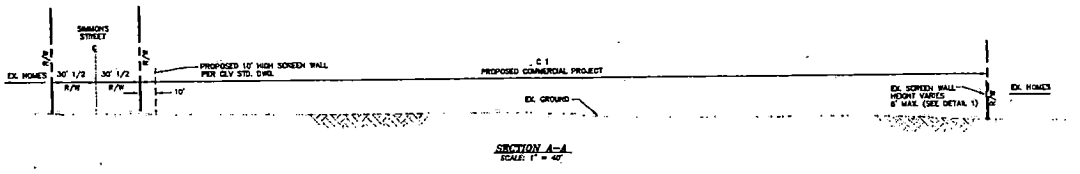
Notary Public in and for said County and State

TENTATIVE MAP FOR
TWIN LAKES BUSINESS PARK
(MIXED USE)
APN #: 139-20-801-006

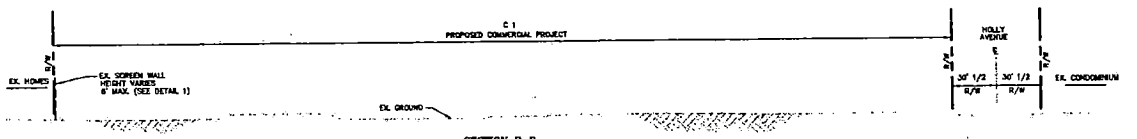
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.


HOLLY AVENUE
(PUBLIC)
SIMMONS STREET
(PUBLIC)
APN #: 139-20-716-060
(CONDOMINIUMS)
APN #: 139-20-301-011
PORTOLA DEL SOL LLC
PROPOSED RESIDENTIAL PROJECT
PROPOSED COMMERCIAL PROJECT
C1
R1 497 SF
R2 3950 SF
R3 3950 SF
R4 3950 SF
R5 3950 SF
R6 95983 SF
PROPOSED BLOCK WALL
EXISTING BUILDING
PAD MOUNTED TRANSFORMER
ELECTRIC VAULT
EX. TOWER
EX. FENCE
EX. WALL
EX. AC PAVE
LANDSCAPING AREA
10' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
8' NEVADA POWER EASEMENT (IN 2ND1 HORIZ)
10' CENTRAL TELEPHONE COMPANY & NEVADA POWER R-O-W DRAIN (BK307, PG#447)
PROPANE TANKS
R=15.00
L=23.50
Tan=14.94
Δ=89°45'55"
N89°13'47"E 1332.55
N89°13'47"E 527.21
S00°46'13"E 60.00
S00°46'13"E 1332.55
S00°46'13"E 1332.55
N89°13'47"E 1332.55
S00°46'13"E 1332.55
N89°13'47"E 1332.55
S00°46'13"E 1332.55
N89°13'47

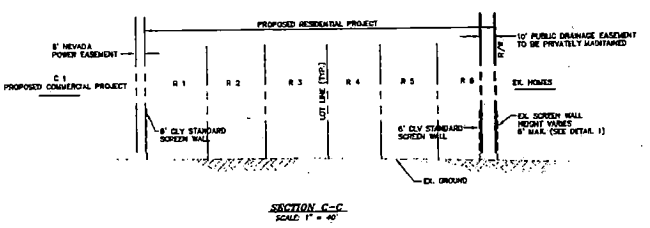
TENTATIVE MAP FOR
TWIN LAKES BUSINESS PARK
(MIXED USE)
APN #: 139-20-801-006



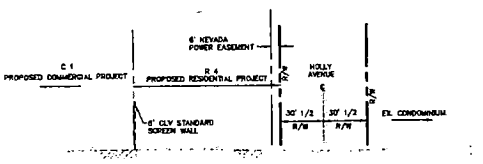
SECTION A-A
SCALE: 1" = 40'



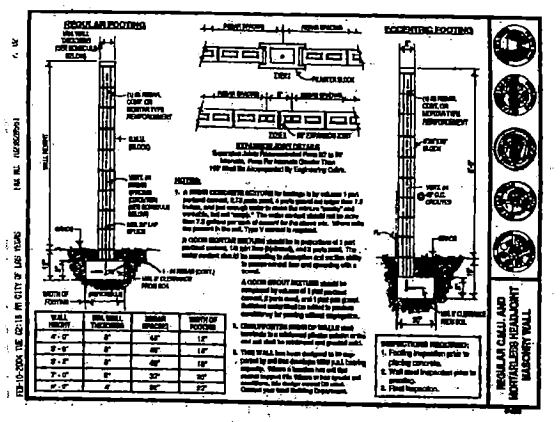
SECTION B-B
SCALE: 1" = 40'



SECTION C-C
SCALE: 1" = 40'



SECTION D-D
SCALE: 1" = 40'



DETAIL 1

TMP-5271
11-04-04 PC

SCALE: AS SHOWN
DRAWN BY: C.A.
DESIGNED BY: C.A.
CHECKED BY: D.M.
SUBMITTAL DATE: 09/15/04
JOB NO: 45-101

NO.	DESCRIPTION	DATE	APP
1	REVISED PER CITY COMMENTS	11/15/04	

REVISION APPROVAL BLOCK

2488 E. Tompkins Ave.
Suite # 232
Las Vegas, NV 89121
phone: 702.456.4864
fax: 702.456.4919

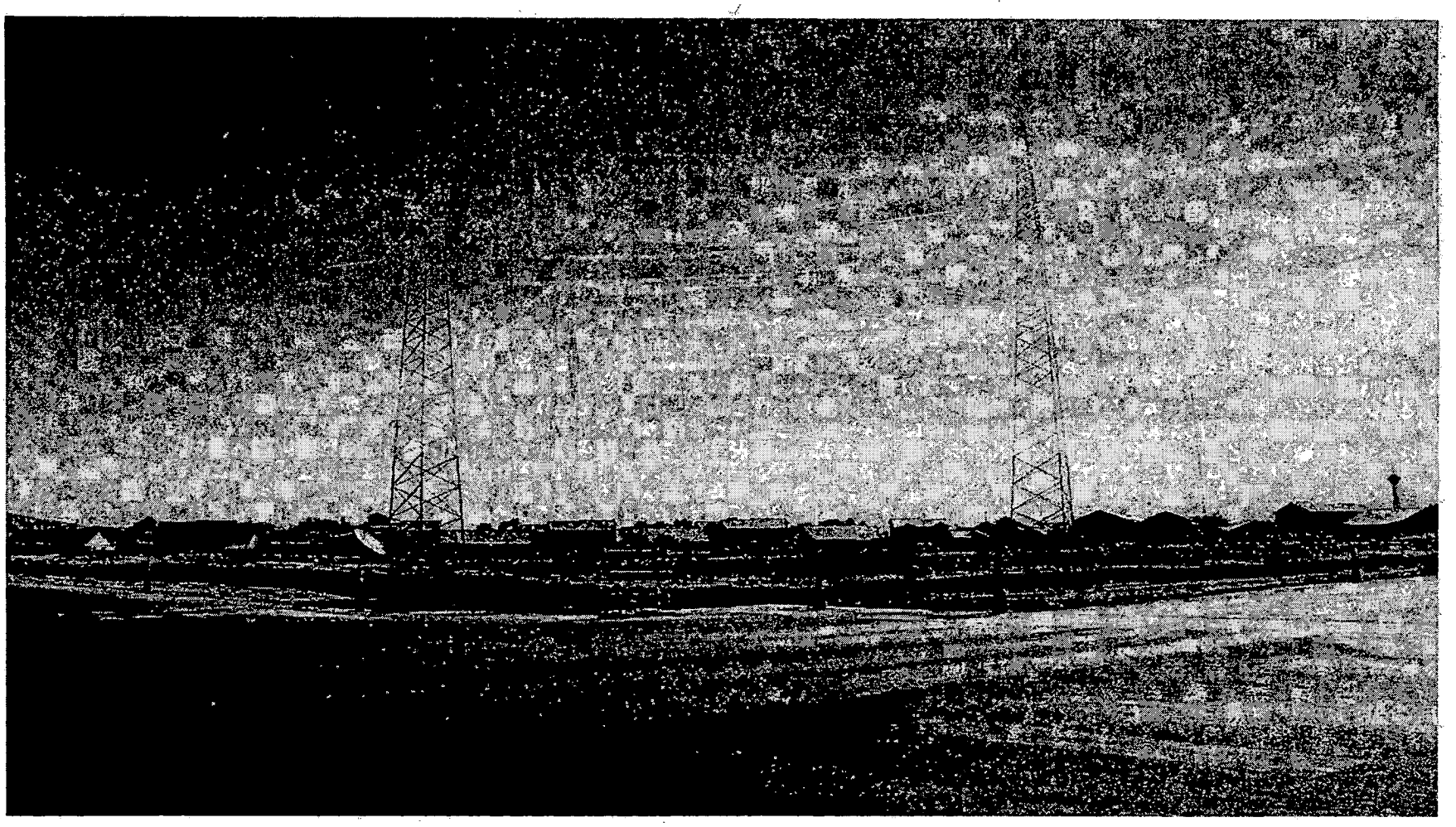
INTEGRITY ENGINEERING

TWIN LAKES BUSINESS PARK
LAS VEGAS, NV

TENTATIVE MAP

TIMOTHY S. MORENO
DIR. 12-31-05
CIVIL
No. 9087
STATE OF NEVADA
11/15/04

SHEET
C2
2 OF 2 SHEETS
DRAWING NO



TMP-5271 - TWIN LAKES BUSINESS PARK - APPLICANT: INTEGRITY ENGINEERING - OWNER: PMD ASSOCIATES
SOUTHEAST CORNER OF SIMMONS STREET AND HOLLY AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:

TMP-5290 - TENTATIVE MAP - CLIFF'S EDGE POD 201 & 203 - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE, LLC, ET AL - Request for a Tentative Map FOR A 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 41.10 acres adjacent to the southeast corner of Grand Teton Drive and Puli Road (APN 126-13-101-001 through 004; 126-13-101-009 through 011 and a portion of 126-13-201-019), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designations], Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-5290] and Item 19 [VAC-5265] to 11/18/2004 Planning Commission meeting, Item 28 [GPA-5102], Item 29 [VAR-5113], Item 30 [ZON-5106], Item 31 [VAR-5110], Item 32 [WVR-5294], Item 33 [SDR-5108] and Item 59 [VAR-5227] to 12/02/2004 Planning Commission meeting, Item 38 [VAR-5099], Item 39 [ZON-5092], Item 40 [VAR-5300], Item 41 [WVR-5299], Item 42 [SDR-5098], Item 43 [SUP-5096] and Item 44 [SDR-5093] to 1/13/2005 Planning Commission meeting, to TABLE Item 25 [MSP-4622], Item 26 [SUP-5112] and Item 27 [SDR-5116] and to accept the request to WITHDRAW WITHOUT PREJUDICE Item 61 [VAR-5298] – UNANIMOUS with McSWAIN abstaining on Item 19 [VAC-5265] because her company is bidding on work with DR Horton and on Item 4 [TMP-5290] and Item 61 [VAR-5298] because her company is under contract with each of the applicants (see Note below)

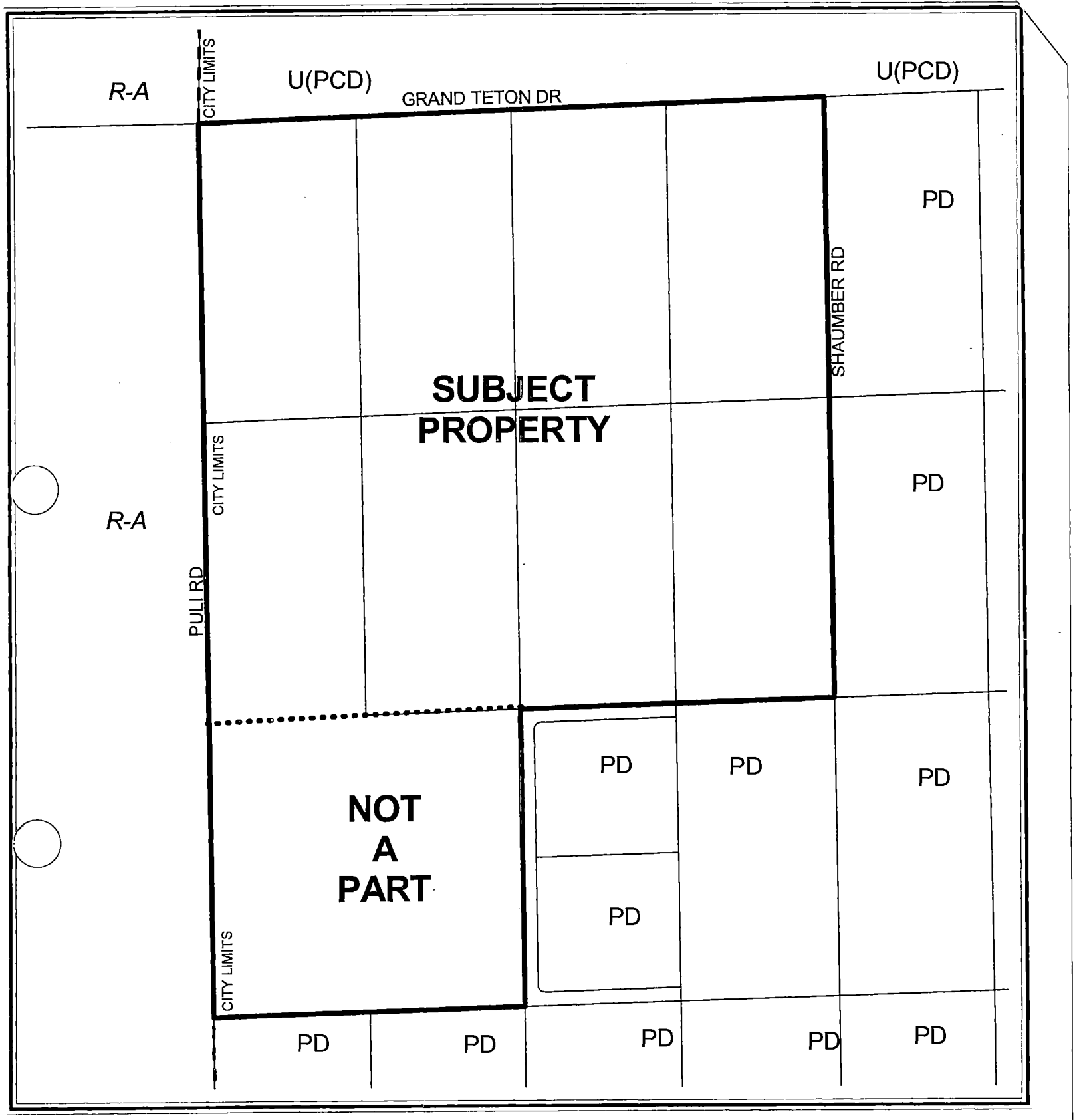
PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 4 – TMP-5290

MOTION – Continued:
NOTE: CHAIRMAN TRUESDELL disclosed that he does own property in the downtown area; however, it is not located within the notification area for Item 26 [SUP-5112] and Item 27 [SDR-5116] so he would be comfortable voting on both items.

NOTE: COMMISSIONER McSWAIN indicated she would abstain on Item 4 [TMP-5290] because her company is currently under contract with the KB Home and Item 61 [VAR-5298] because her company is currently under contract with the Molaskys.

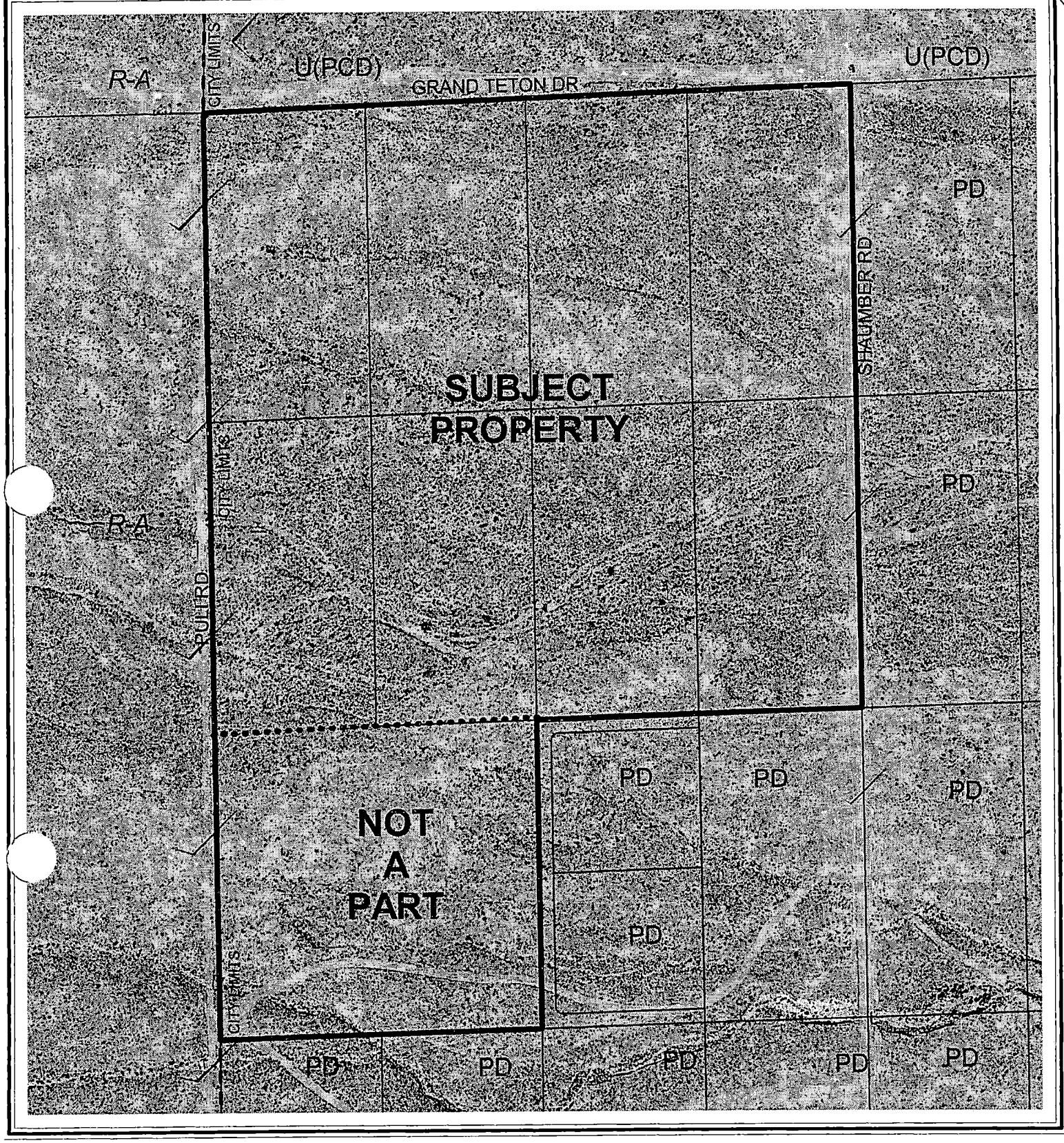
MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests.

(6:07 – 6:12)



CASE: **TMP-5290**

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) CLIFFS EDGE SPECIAL LAND USE DESIGNATIONS]



0 200 400 Feet

N

CASE: TMP-5290

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) CLIFFS EDGE SPECIAL LAND USE DESIGNATIONS]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5290 - TENTATIVE MAP - CLIFF'S EDGE POD 201 & 203 - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE, LLC, ET AL

** CONDITIONS **

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

Planning and Development

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

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

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

Public Works

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

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

6. Prior to the submittal of a Final Map for this site, coordinate with the City Engineer's Division to determine impacts to this development from the future parkway alignment, if any. Revise the intersection of Puli Road and Grand Teton Drive as necessary.

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

SRS

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

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

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

11. A 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.

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

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

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

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

16. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).

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

18. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

SRS

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

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

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

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 290 lot single-family residential subdivision on 41.10 acres adjacent to the southeast corner of Grand Teton Drive and Puli Road.

B) Applicant's Justification

A justification letter is not required of this type of application.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved the Annexation (A-0035-02) of this property. The effective date of this annexation was 02/14/03.

04/16/03 The City Council approved a request for a Rezoning (ZON-1520) to PD (Planned Development) for this site as part of a larger request. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

09/20/04 The applicant was informed that the trail along Grand Teton Drive needs be ten feet wide plus six feet of landscaping. Other elements of a Tentative Map were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 41.1

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	RSL (Residential Small Lot, up to 15 DUA) special land use designation, ML (Medium Low, up to 8 DUA) special land use designation & PCD (Planned Community Development) general plan designation
North:	PCD (Planned Community Development)
South:	ML (Medium Low, up to 8 DUA) special land use designation, and PCD (Planned Community Development)
East:	ML (Medium Low, up to 8 DUA) special land use designation, PCD (Planned Community Development)
West:	P-F (Public Facility) Clark County designation

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	P-F (Public Facility) Clark County Designation

E) General Plan Compliance

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The allowable density range for lands so designated is between two and eight units per acre. The proposed PD (Planned Development) zone is intended to average 7.05 units per acre, which is in conformance with the overall density provisions of the PCD (Planned Community Development) land use designation.

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

This map is located within the Cliff's Edge Master Planned Community. The master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines" guides the Cliff's Edge Design Review Committee in approval of developer's proposals for each "Pod," and a Design Guideline Certification letter is sent to the Planning and Development Department. This process essentially replaces the City's Site Development Plan Review. A Multiuse Trail runs east-west along Grand Teton Road, within the property lines of this map.

SRS

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2,891 SF	Yes
Min. Lot Width	N/A	35 Feet	Yes
Min. Setbacks			
• Front	N/A	5 Feet	Yes
• Side	N/A	3 Feet	Yes
• Corner	N/A	5 Feet	Yes
• Rear	N/A	3 Feet	Yes
Max. Lot Coverage	N/A	N/A	Yes
Max. Building Height	N/A	N/A	Yes
Number of Lots	N/A	290 Lots	Yes
Max. Density	N/A	7.05 DUA	Yes
Private/Public Street	N/A	Private	Yes
Min. Street Width	N/A	39 Feet	Yes

As a PD (Planned Development) with Master Plan Design Guideline Certification from the Community's Design Review Committee, this Tentative Map proposal meets from the requirements of Title 19.08.

B) General Analysis Discussion

- General information

This Tentative Map conforms to the Cliff's Edge Development Standards.

- Cross Section

The submitted north/south cross sections depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. Although some retaining walls are greater than 4-foot in height, they are internal to the subdivision.

The submitted east/west cross sections depict a maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. Although some retaining walls are greater than 6-foot in height, they are internal to the subdivision. The wall adjacent to Shaumber Road has a stepped landscape buffer.

- Trails

A Multi-Use Non-Equestrian (Transportation) Trail is required along the south side of Grand Teton Drive. An Equestrian Trail is required along the north side of Grand Teton Drive, from Puli Road to US 95. The master developer is responsible for the installation and maintenance of these trails.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5290 APN: Pod 201: 126-13-101-001,002,004
Pod 203: 126-13-101-009 thru 011;
126 ~~13~~ 201 019

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: [signature] VP DB

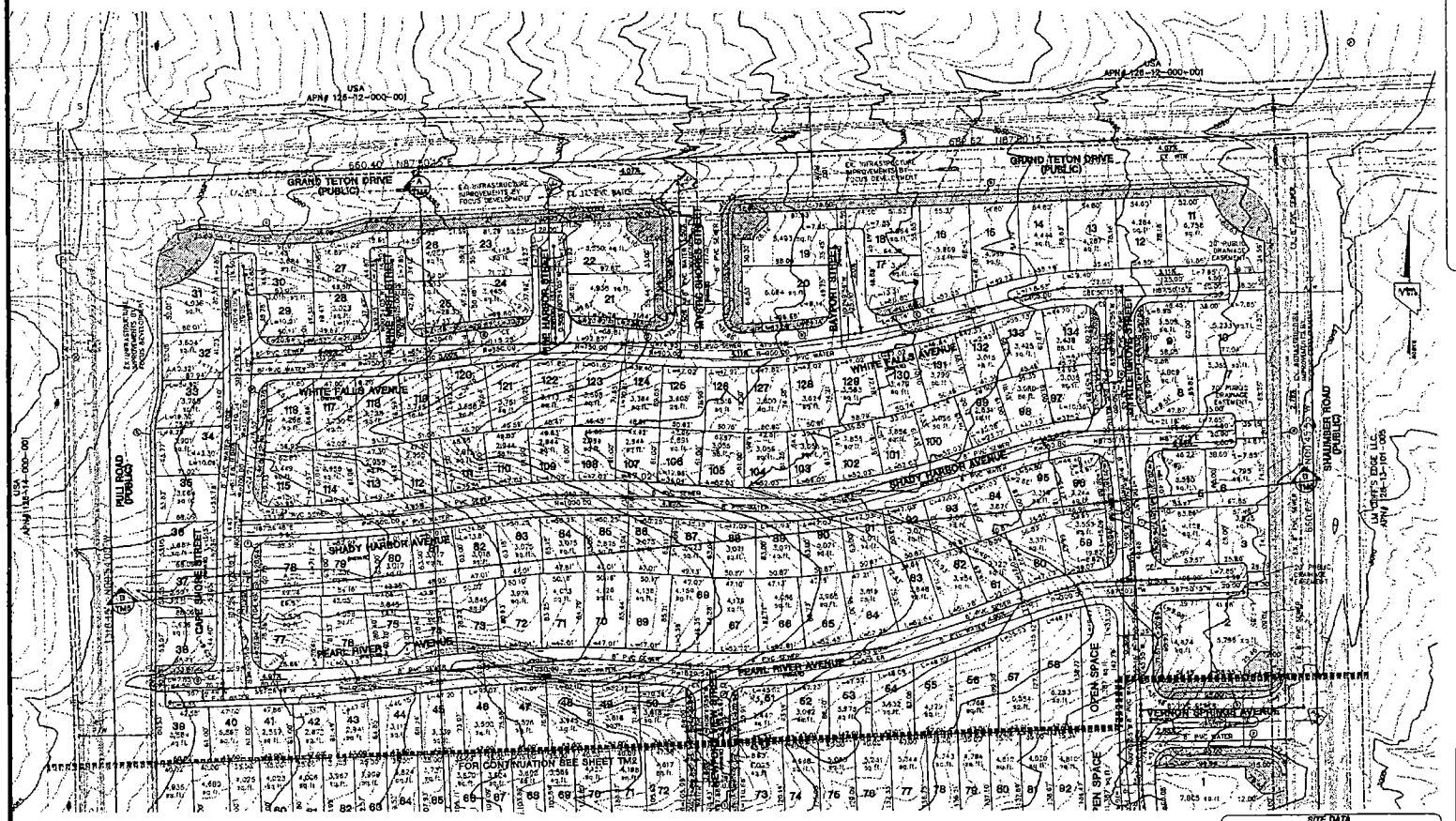
Print Name: LARRY BROSS

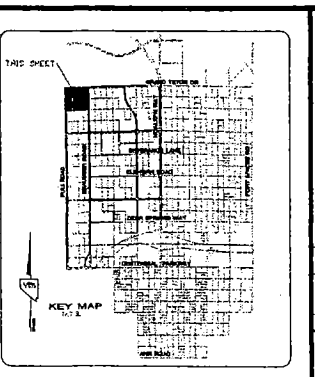
Subscribed and sworn before me

This 4TH day of AUGUST ,20 04

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

SHAUNA L. MOORE
Notary Public State of Nevada
No.97-2638-1
My appt. exp. June 19, 2005





GRAPHIC SCALE

1" = 80'

NOTE
SEE SHEET TM2 FOR TYPICAL SECTIONS

DEVELOPER
KB HOME
790 PILOT RD. SUITE F
LAS VEGAS, NV. 89119
(702) 914-2900

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.A. "A" — COMMON AREA LOT
- ADD — POINT OF CONNECTION TO EXIST. UTILITIES
- R=0.04 — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO JOHN STREET AND SEWER UNLESS OTHERWISE INDICATED)
- 1675 — EXISTING GROUND CONTOUR LINE
- BLOCK WALL
- PROPOSED / EXISTING STREET LIGHT
- PROPOSED / EXISTING FIRE HYDRANT
- MB — PROPOSED MAIL BOXES FOR LOTS
- C.G. — CURB AND GUTTER
- S/W — SIDEWALK
- R/W — RIGHT-OF-WAY

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 PERSPECTIVE AGENCIES.
4. SEWER CONTRIBUTION : (BASED ON 260 LOTS)
   AVERAGE DAILY FLOW = 0.0729 MGD
   PEAK FLOW (PF=2.83) = 0.23 MGD
5. BUILDING SETBACKS TO COMPLY WITH CLIFFS EDGE DESIGN GUIDELINES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS A PORTION OF A MASTER PLAN KNOWN AS CLIFFS EDGE PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA PNL NO. 32003C1301 E
9. ALL EXTERIOR SEWER AND WATER MAINS ARE 8" UNLESS SHOWNOTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE 32' WIDE UNLESS OTHERWISE SHOWN
11. ALL INTERIOR PROPERTY LINE RADIUS = 20', AT INTERSECTIONS AND 30' AT ENTRY PROPERTY LINE RADIUS
12. THIS SUBDIVISION WILL HAVE CC&RS & TO MAINTAIN LANDSCAPING BY AGREEMENT BY THE HOME OWNER'S ASSOCIATION
13. COMMON ELEMENTS AND LANDSCAPING PER CLIFFS EDGE DESIGN GUIDELINES
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY. ALL LOT DIMENSIONS ARE PRELIMINARY AND WILL VARY FROM FINAL MAP.
17. NO EXISTING STRUCTURES ON SITE LOCATION

SITE DATA

CURRENT ZONING : R-PD7
PROPOSED ZONING : R-PD7

POD 201
GROSS AREA : 20.32 ACRES
NUMBER OF LOTS : 156
PROPOSED DENSITY (CAP=8.0 DU/AC) 6.62 DU/AC
NUMBER OF COMMON ELEMENTS 12
OPEN SPACE (134 LOTS x 25 sf) 3350 sf
APN#'S 126-13-101-001, 004, 003, 004

POD 203
GROSS AREA : 20.36 ACRES
NUMBER OF LOTS : 104
PROPOSED DENSITY (CAP=8.0 DU/AC) 7.3 DU/AC
NUMBER OF COMMON ELEMENTS 11
OPEN SPACE (104 LOTS x 25 sf) 3500 sf
APN#'S 126-13-101-002, 010, 011, 017

OPEN SPACE REQUIRED 7200 sf
OPEN SPACE PROVIDED: 11,269 sf

EDMUNDS ELEMENTS 23
28,833 sf

SEWER CONTRIBUTION: (BASED ON 260 LOTS)
AVERAGE DAILY FLOW = 0.0729 MGD
PEAK FLOW (PF=2.83) = 0.23 MGD

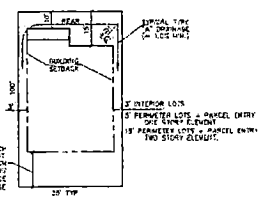
Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

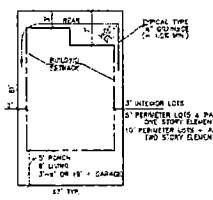
BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°03'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 12 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY VERTICAL CONTROL: 1000-816
CALIBRE ELEVATION: 2157.794 (METERS) (7334.62 FEET)
RIVET AND SQUARE ALUMINUM PLATE, IN A CONCRETE CYLINDER, LOCATED 25' SOUTH & 53' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

Call before you Underground
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM



TYPICAL LOT DETAIL
POD 203
NOT TO SCALE
10' REAR OR PARCEL PROP. LINE



TYPICAL LOT DETAIL
POD 201 VILLAS 2-CAR
NOT TO SCALE

DRAWN BY:	AR, TM
DESIGNED BY:	AR, TM
CHECKED BY:	AR, TM
PROJECT NO.	SCALE: 1"=80' HORIZ. 1"=8' VERT.
6335	

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KB HOME
CITY OF LAS VEGAS
630 PILOT RD. SUITE F
LAS VEGAS, NV. 89119
(702) 914-2900

2322 SOUTH JONES BOULEVARD LAS VEGAS, NEVADA 89146-5418
PH. (702) 873-7550 FAX (702) 367-2691
vtn nevada CIVIL ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

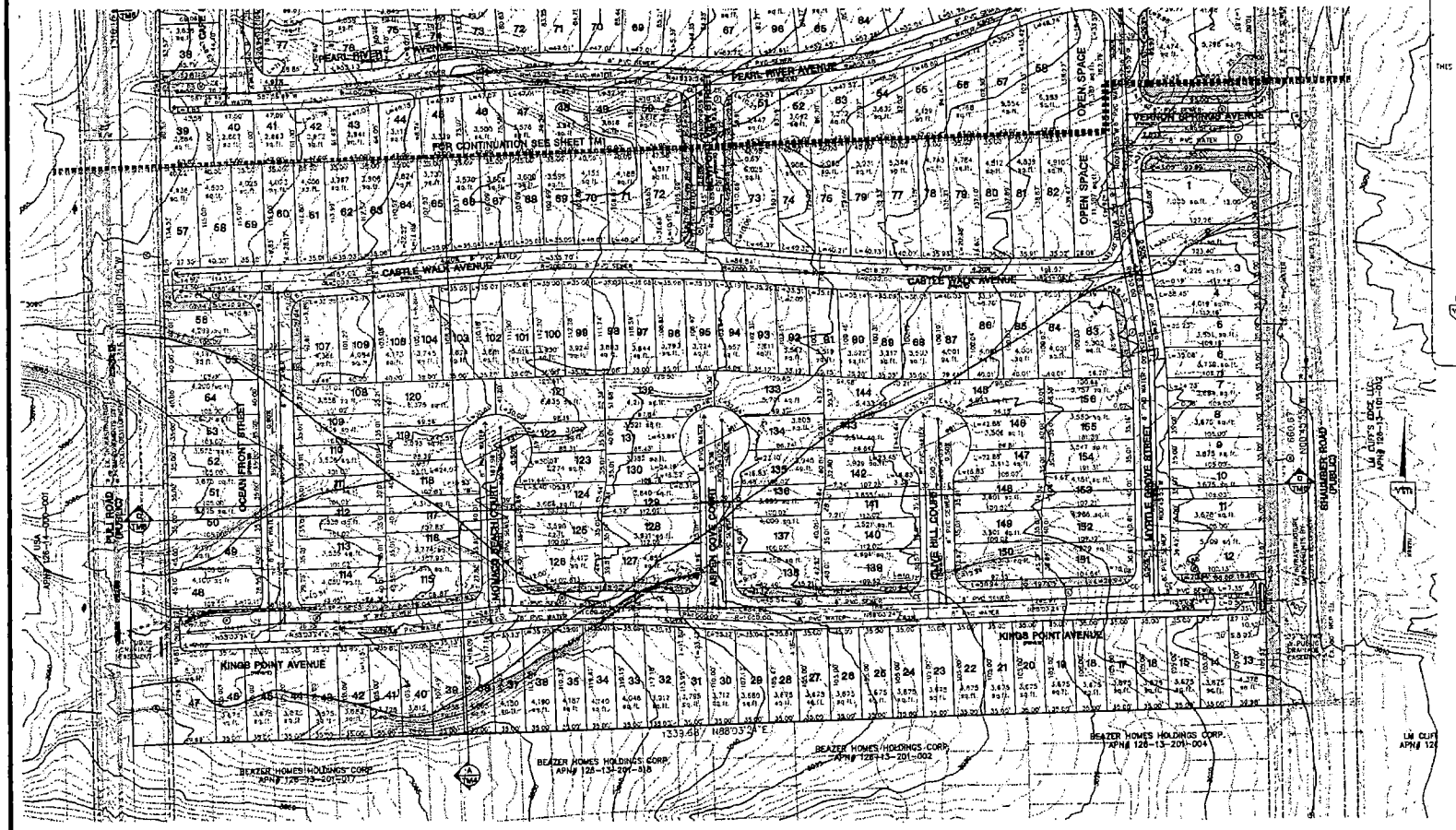
CLIFFS EDGE
PODS 201 & 203

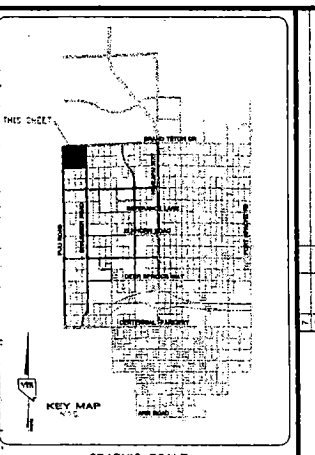
REVETHE NICHOLSON 10539 CIVIL NEVADA
EXPIRES 12-31-05

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1 OF 6 SHEETS
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TMP-5290
11-04-04 PC





GRAPHIC SCALE

1" = 80'

NOTE
SEE SHEET TM3 FOR TYPICAL SECTIONS

DEVELOPER
KB HOME
730 PILOT RD. SUITE F
LAS VEGAS, NV. 89119
(702) 914-3500

LEGEND

- STREET CENTERLINE
- BACK OF CURB LINE
- LOT LINE
- PARCEL BOUNDARY
- SETBACK LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- 29 LOT NUMBER
- BLOCK NUMBER
- C.A. "A" COMMON AREA LOT
- POINT OF CONNECTION TO EXIST. UTILITIES
- RATE OF SLOPE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- EXISTING GROUND CONTOUR LINE
- BLOCK WALL
- PROPOSED / EXISTING STREET LIGHT
- PROPOSED / EXISTING FIRE HYDRANT
- PROPOSED MAIL BOXES PER USPS
- C.C. CURB AND GUTTER
- S/W SIDEWALK
- R/W RIGHT-OF-WAY

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

Call before you Underground 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS AND 1-702-229-5611 LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 90°53'56" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 26, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 124 AT PAGE 32.

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
CLARK COUNTY VERTICAL CONTROL: FCD2 AND "NAVD88 ELEVATION: 787.794 METERS (2584.62 FEET)
PK NAIL AND SQUARE ALUMINUM PLATE IN A CONCRETE CRUMBER, ESCAPE 33' SOUTH & 20' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

KB HOME
730 PILOT RD. SUITE F
LAS VEGAS, NEVADA
(702) 914-3500

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5144
PH. (702) 873-7500 FAX (702) 362-2187
nevada CONSULTING ENGINEERS ■ PLANNERS ■ LAND SURVEYORS

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TENTATIVE MAP

CLIFF'S EDGE
PODS 201 & 203

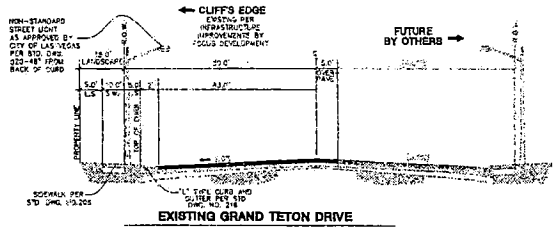
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DESIGNED BY: MHD — JUL '04
CHECKED BY: KFM — JUL '04
PROJECT NO.: 5335 — SCALE: 1"=80' HORIZ. 1"=40' VERT.

KENNETH F. MADDISON — No. 10529 — CIVIL — EXPIRES 12-31-05 — PROFESSIONAL ENGINEER

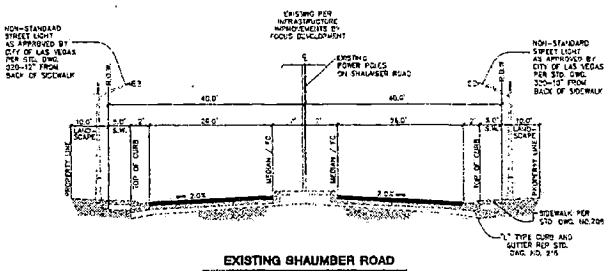
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2 OF 6 SHEETS
DRAWING NO.

TMP-5290
11-04-04 PC

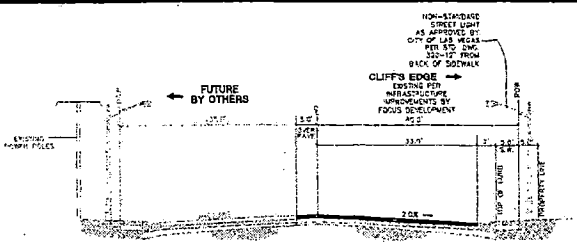
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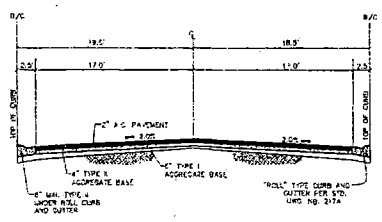
EXISTING GRAND TETON DRIVE
DEVIATION FROM STANDARDS
100.0' R.O.W.
N.T.S.



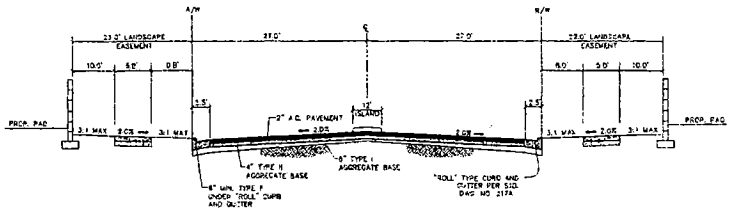
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N.T.S.



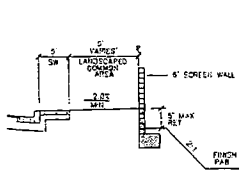
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N.T.S.



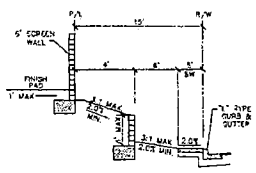
TYPICAL INTERIOR STREET SECTION
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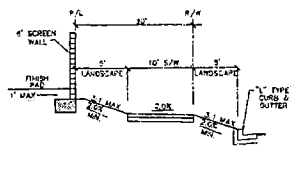
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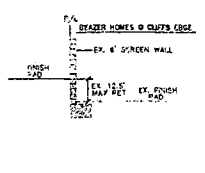
WEST PERIMETER WALL SECTION
PULI ROAD



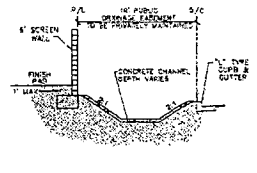
EAST PERIMETER WALL SECTION
SHAUMBER ROAD



NORTH PERIMETER WALL SECTION
GRAND TETON



SOUTH PERIMETER WALL SECTION



STORM DRAIN CHANNEL
KINGS POINT AVENUE

* All PERIMETER WALLS CONFORM TO CLIFF'S EDGE STANDARDS

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KB HOME
180 PILOT RD., SUITE J
LAS VEGAS, NEVADA 89119
(702) 914-2500

CITY OF LAS VEGAS

VTN nevada
3777 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2991
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP DETAILS

CLIFFS EDGE
PODS 201 & 203

DRAWN BY: MRD
DESIGNED BY: MRD
CHECKED BY: KFN
PROJECT NO: 5335
SCALE: AS NOTED
DATE: 09/04
HORIZ. VERT.

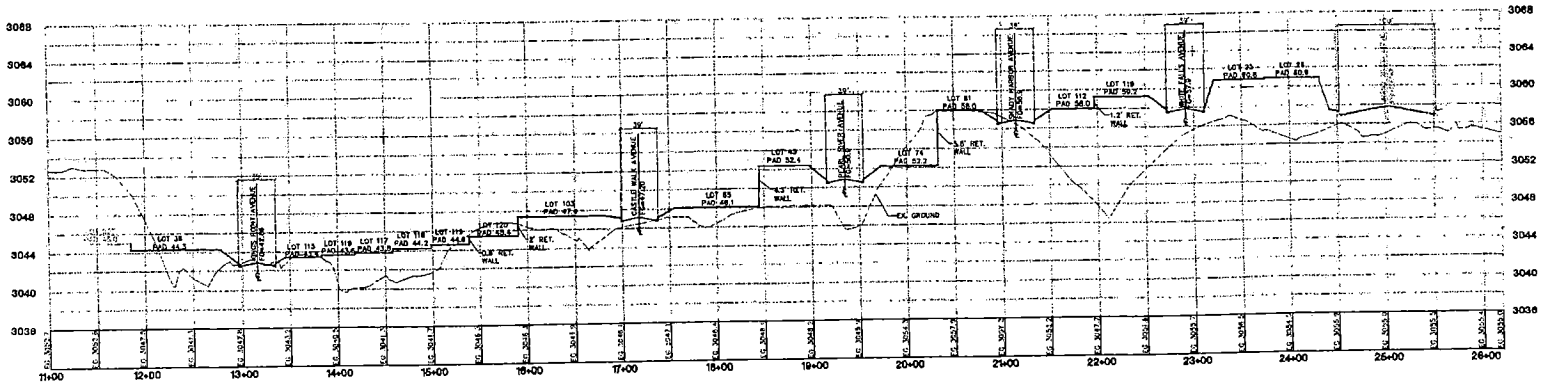
PROFESSIONAL ENGINEER
KENNETH F. NICHOLSON
CIVIL
No. 10633
EXPIRES 12-31-05

SHEET
TM3
3 OF 6 SHEETS
DRAWING NO.

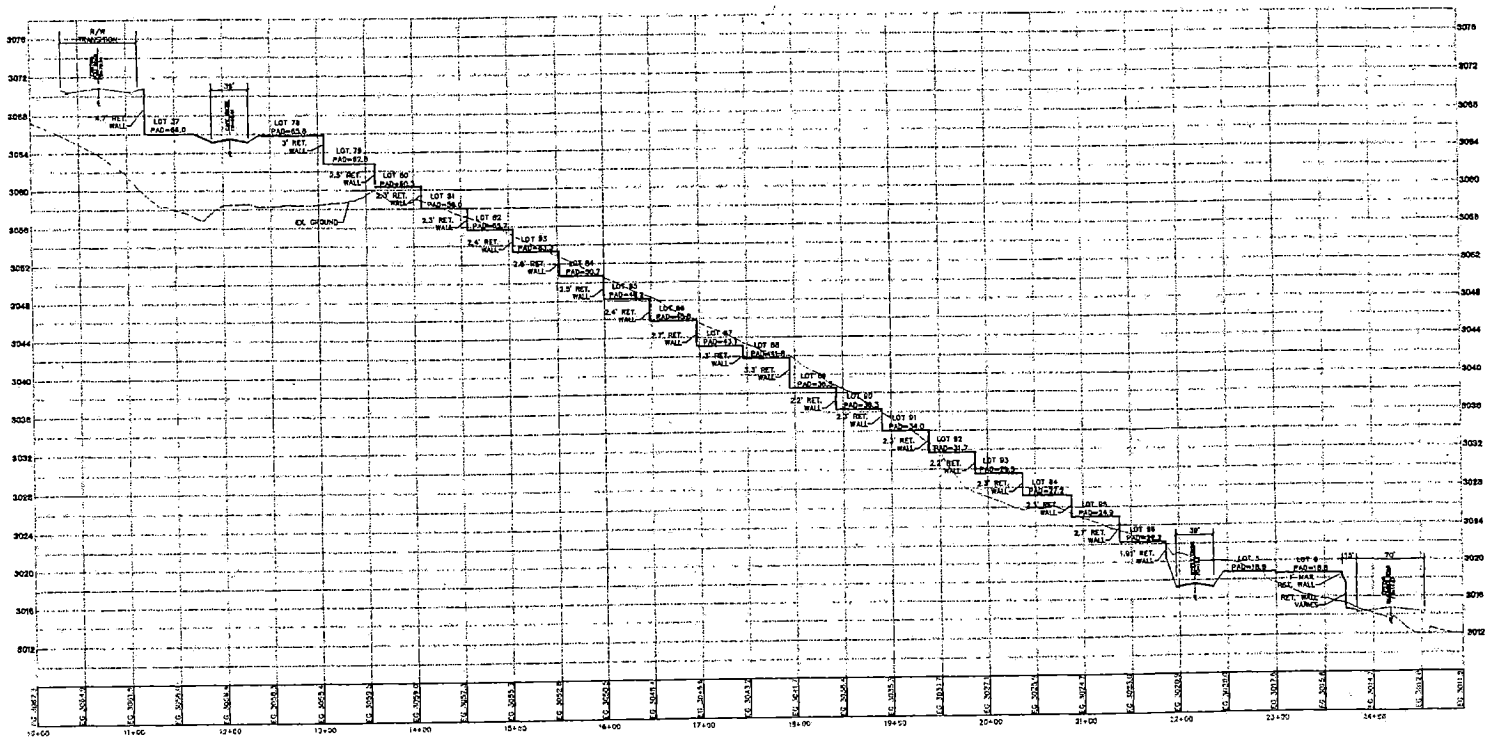
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CROSS SECTION A


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12+00
13+00
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21+00
22+00
23+00
24+00
25+00
26+00
LOT 38 PAD 44.1
LOT 113 PAD 44.6
LOT 119 PAD 44.6
LOT 117 PAD 43.8
LOT 115 PAD 44.2
LOT 111 PAD 44.6
LOT 109 PAD 45.4
LOT 107 PAD 45.4
LOT 105 PAD 46.4
LOT 103 PAD 47.2
LOT 101 PAD 48.1
LOT 99 PAD 48.7
LOT 97 PAD 49.4
LOT 95 PAD 50.4
LOT 93 PAD 51.4
LOT 91 PAD 52.4
LOT 89 PAD 53.2
LOT 87 PAD 54.0
LOT 85 PAD 54.9
LOT 83 PAD 55.8
LOT 81 PAD 56.6
LOT 112 PAD 56.0
LOT 110 PAD 56.7
LOT 108 PAD 57.4
LOT 106 PAD 58.1
LOT 104 PAD 58.8
LOT 102 PAD 59.4
LOT 100 PAD 60.1
LOT 98 PAD 60.8
LOT 96 PAD 61.5
LOT 94 PAD 62.2
LOT 92 PAD 62.9
LOT 90 PAD 63.6
LOT 88 PAD 64.3
LOT 86 PAD 65.0
LOT 84 PAD 65.7
LOT 82 PAD 66.4
LOT 80 PAD 67.1
LOT 78 PAD 67.8
LOT 76 PAD 68.5
LOT 74 PAD 69.2
LOT 72 PAD 69.9
LOT 70 PAD 70.6
LOT 68 PAD 71.3
LOT 66 PAD 72.0
LOT 64 PAD 72.7
LOT 62 PAD 73.4
LOT 60 PAD 74.1
LOT 58 PAD 74.8
LOT 56 PAD 75.5
LOT 54 PAD 76.2
LOT 52 PAD 76.9
LOT 50 PAD 77.6
LOT 48 PAD 78.3
LOT 46 PAD 79.0
LOT 44 PAD 79.7
LOT 42 PAD 80.4
LOT 40 PAD 81.1
LOT 38 PAD 81.8
LOT 36 PAD 82.5
LOT 34 PAD 83.2
LOT 32 PAD 83.9
LOT 30 PAD 84.6
LOT 28 PAD 85.3
LOT 26 PAD 86.0
LOT 24 PAD 86.7
LOT 22 PAD 87.4
LOT 20 PAD 88.1
LOT 18 PAD 88.8
LOT 16 PAD 89.5
LOT 14 PAD 90.2
LOT 12 PAD 90.9
LOT 10 PAD 91.6
LOT 8 PAD 92.3
LOT 6 PAD 93.0
LOT 4 PAD 93.7
LOT 2 PAD 94.4
LOT 1 PAD 95.1
LOT 3 PAD 95.8
LOT 5 PAD 96.5
LOT 7 PAD 97.2
LOT 9 PAD 97.9
LOT 11 PAD 98.6
LOT 13 PAD 99.3
LOT 15 PAD 100.0
LOT 17 PAD 100.7
LOT 19 PAD

CROSS SECTION B



PROFILE SCALES:
HORZ. = 1"=60'
VERT. = 1"=6'

KB HOME
3883 HOWARD HUGHES PKWY, SUITE 790
LAS VEGAS, NV, 89169
(702) 316-2500

CITY OF LAS VEGAS

vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX (702) 363-7297
CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

M:\53356\335-TM.dwg, 09/17/2004 01:11:54 PM, mdod

TENTATIVE MAP
CROSS SECTION B

CLIFF'S EDGE
PODS 201 & 203

DRAWN BY: MD — JUL '04
DESIGNED BY: MD — JUL '04
CHECKED BY: KN — JUL '04
PROJECT NO: 5335 — SCALES: 1"=60' HORIZ. 1"=6' VERT. N/A

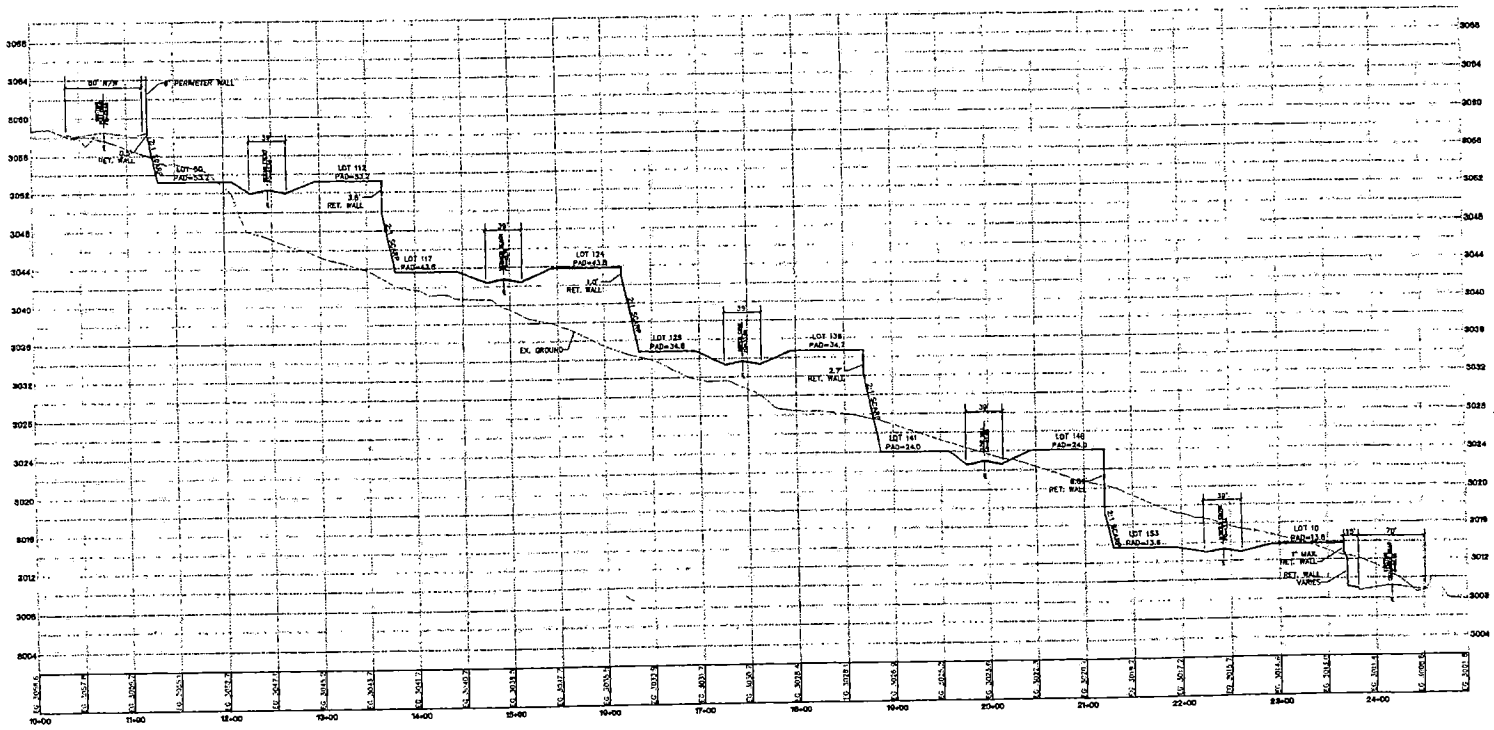
KENNETH NICHOLSON
CIVIL
No. 10539
EXPIRES 12-31-05

SHEET
TM5
5 OF 6 SHEETS
DRAWING NO.

TMP-5290
11-04-04 PC

RECEIVED
SEP 20 2004

CROSS SECTION C



PROFILE SCALES:
HORZ. = 1"=50'
VERT. = 1"=6'

KB HOME
CITY OF LAS VEGAS
TENTATIVE MAP
CROSS SECTION C
CLIFF'S EDGE
PODS 201 & 203
DRAWN BY: MD
DESIGNED BY: MD
CHECKED BY: DTS
PROJECT NO: 1035
SCALE: 1"=40' HORIZ. 1"=4' VERT.
KENNETH F. NICHOLSON
No. 10539
CIVIL
EXPIRES 12-31-05
SHEET TM6
6 OF 6 SHEETS
DRAWING NO.

TMP-5290
11-04-04 PC

RECEIVED
SEP 20 2004

Providence

C/O LANDTEK, LLC
Development and Construction Management Services
3455 Cliff Shadows Parkway, Suite 290
Las Vegas, Nevada 89129
Phone (702) 777-1221, Fax (702) 216-2037

Providence Master Plan
Design Guideline Certification

Builder Name: **KB HOME**
Project Name: **Cambridge Villas**
Location: **Southeast corner of Puli Road and Grand Teton Drive**
Pod Number: **201**
Application Type: **Tentative Map**
Proposed Land Use: **PD**
Density Allowed: **15 Units / Acre**
Density Proposed: **6.6 Units / Acre**
Units Allowed: **304 Units**
Units Proposed: **134Units**
Reviewed By: **Dave Browning, Landtek, LLC**
Dated Reviewed: **8-02-04**

Design Standards Compliance:

Project Complies **X** Project Does Not Comply ☐

Details of Noncompliance:

Required Revisions:

-None

Other Comments:
- Future plans need to show pedestrian access points coinciding with drainage and or utility easements.
- Applicant should provide DRC with revised copies once submitted, and again once approved.

Design Review Committee Signature — Date 7/30/2004

Landtek, LLC — Date 7/30/2004

Providence

C/O LANDTEK, LLC
Development and Construction Management Services
3455 Cliff Shadows Parkway, Suite 290
Las Vegas, Nevada 89129
Phone (702) 777-1221, Fax (702) 216-2037

Providence Master Plan
Design Guideline Certification

Builder Name: **KB HOME**
Project Name: **Cambridge Crossing**
Location: **Southeast corner of Puli Road and Grand Teton Drive**
Pod Number: **203**
Application Type: **Tentative Map**
Proposed Land Use: **PD**
Density Allowed: **8 Units / Acre**
Density Proposed: **7.5 Units / Acre**
Units Allowed: **166 Units**
Units Proposed: **156 Units**
Reviewed By: **Dave Browning, Landtek, LLC**
Dated Reviewed: **8-02-04**

Design Standards Compliance:

Project Complies **X** Project Does Not Comply ☐

Details of Noncompliance:

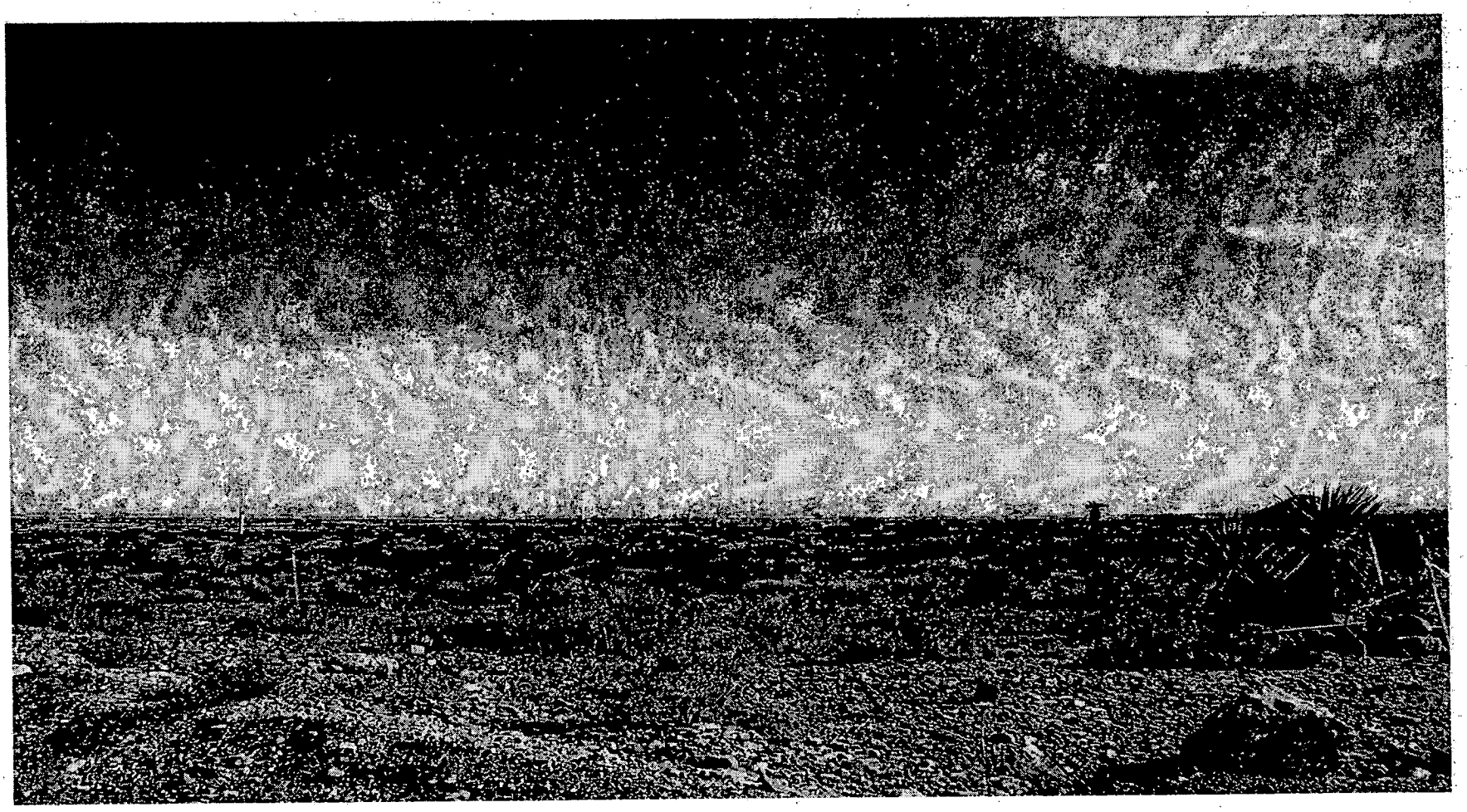
Required Revisions:

-None

Other Comments:
- Future plans need to show pedestrian access points coinciding with drainage and or utility easements.
- Applicant should provide DRC with revised copies once submitted, and again once approved.

Design Review Committee Signature — Date: 7/30/2004

Landtek, LLC — Date: 7/30/2004



TMP-5290 - CLIFF'S EDGE POD 201 & 203 - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE, LLC, ET AL
SOUTHEAST CORNER OF GRAND TETON DRIVE AND PULI DRIVE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:

TMP-5303 - TENTATIVE MAP - VALLEY HOSPITAL (A COMMERCIAL SUBDIVISION) - APPLICANT: CARTER & BURGESS, INC. - OWNER: VALLEY HEALTH SYSTEM, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 19.84 acres adjacent to the southwest corner of Shadow Lane and Pinto Lane (APN 139-33-303-019, 020, 023, 024, 025 and 139-33-401-001, 002, 004 thru 007), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

P.C. FINAL ACTION

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4921], Item 2 [TMP-5118], Item 3 [TMP-5271], Item 5 [TMP-5303], Item 6 [TMP-5308], Item 7 [TMP-5316], Item 8 [TMP-5318], Item 9 [TMP-5320], Item 10 [TMP-5321] and Item 11 [TMP-5375] – UNANIMOUS with NIGRO abstaining on Item 5 [TMP-5303] because he owns property within the notification boundary and Item 7 [TMP-5316] due to litigation with one of the applicants and with McSWAIN abstaining on Item 1 [TMP-4921] and Item 2 [TMP-5118] because her company is bidding work for DR Horton, Item 9 [TMP-5320] because her company is under contract with Royal Construction and Item 10 [TMP-5321] because her company is currently under contract with Richmond American Homes.

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area; however, the property is located outside of the notification area for Item 11 [TMP-5375] and he would be voting on the item.

This is Final Action

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 5 – TMP-5303

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant of Item 8 [TMP-5318], and asked for clarification on Condition 4, which pertained to a multi-use trail. He wanted assurance that it was clarified that the trail is located within the beltway right-of-way and that it was to be built as part of the beltway, funded by Clark County. DAVID CLAPSADDLE, Planning and Development, stated the report stipulates that the trail is going to be in the right-of-way and would be constructed by Clark County, not the applicant. The intent of the condition was to put the applicant on notice that there would be a trail constructed there.

(6:12 – 6:15)

CONDITIONS:

Planning and Development

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

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

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

Public Works

4. Dedicate a 15 foot radius on the southeast corner of Rose Street and Pinto Lane, dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southwest corner of Shadow Lane and Pinto Lane, and an additional 5 feet for a total radius of 15 feet on the northwest corner of Goldring Avenue and Shadow Lane.

5. Grant a five foot pedestrian easement along Goldring Avenue and Tonopah Drive where not previously granted.

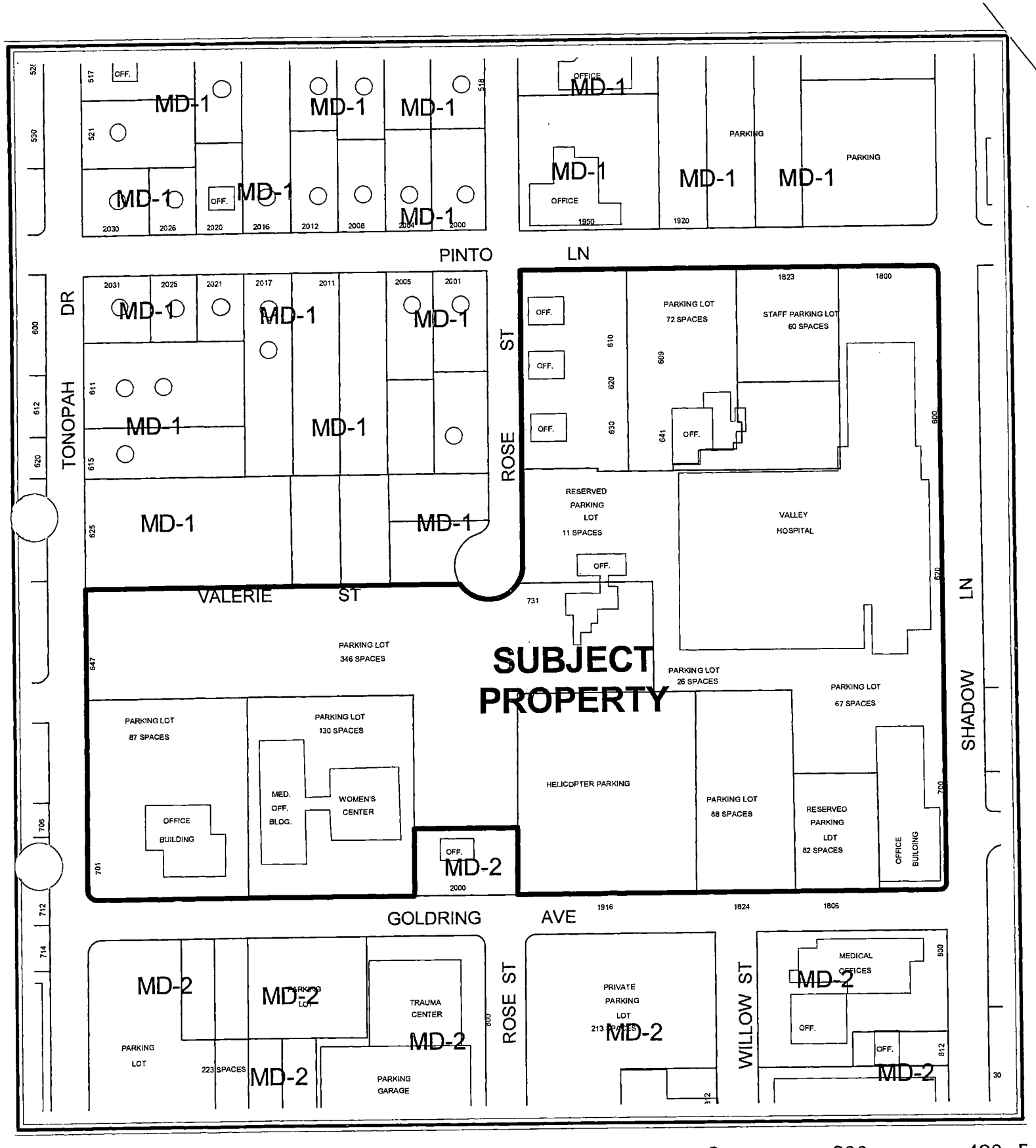
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

CONDITIONS – Continued:

7. All appropriate Notes per Las Vegas Municipal Code Title 18 Subdivisions section 18.10.230 shall appear on the recorded Final Map. All Notes per sections (A), (B), and (C) as required shall appear on the Final Map.

8. Site development to comply with all applicable conditions of approval for Z-20-97, the Las Vegas Medical District Neighborhood Plan, and all other subsequent site-related actions.

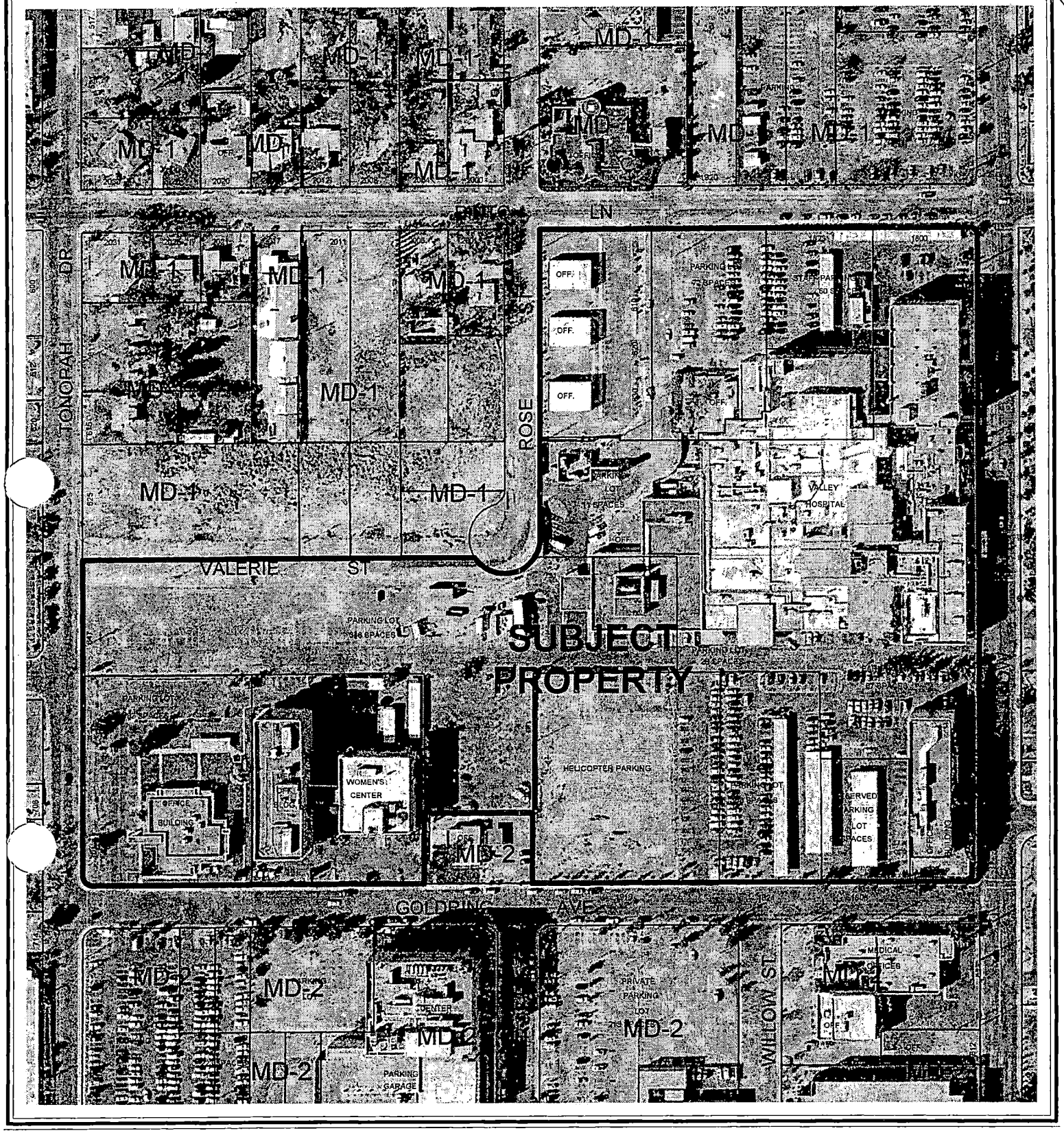
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: **TMP-5303**

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [MD-2 (MAJOR MEDICAL) LAS VEGAS MEDICAL DISTRICT SPECIAL LAND USE DESIGNATION]

N



CASE: **TMP-5303**

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [MD-2 (MAJOR MEDICAL) LAS VEGAS MEDICAL DISTRICT SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5303 - TENTATIVE MAP - VALLEY HOSPITAL (A COMMERCIAL SUBDIVISION) - APPLICANT: CARTER & BURGESS, INC. - OWNER: VALLEY HEALTH SYSTEM, LLC

** CONDITIONS **

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

Planning and Development

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

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

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

Public Works

4. Dedicate a 15 foot radius on the southeast corner of Rose Street and Pinto Lane, dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southwest corner of Shadow Lane and Pinto Lane, and an additional 5 feet for a total radius of 15 feet on the northwest corner of Goldring Avenue and Shadow Lane.

5. Grant a five foot pedestrian easement along Goldring Avenue and Tonopah Drive where not previously granted.

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

7. All appropriate Notes per Las Vegas Municipal Code Title 18 Subdivisions section 18.10.230 shall appear on the recorded Final Map. All Notes per sections (A), (B), and (C) as required shall appear on the Final Map.

8. Site development to comply with all applicable conditions of approval for Z-20-97, the Las Vegas Medical District Neighborhood Plan, and all other subsequent site-related actions.

SRS

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

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a one lot commercial subdivision on 19.84 acres adjacent to the southwest corner of Shadow Lane and Pinto Lane.

B) Applicant's Justification

No justification letter is required of this type of application.

BACKGROUND INFORMATION

A) Previous Actions

04/21/71 The City Council approved a Site Development Plan Review [Z-0053-65(3)] for a proposed hospital and convalescent home on this site.

04/27/76 The Planning Commission approved a request for Rezoning C-1 (Limited Commercial). (Z-0027-76).

11/29/79 The Board of Zoning Adjustment approved a request for a Variance (V-0085-79) to allow a second freestanding on-premise sign where only one sign is permitted and for this second sign to be five times the allowed height, at 647 Tonopah Drive.

06/19/02 The City Council approved a request for a Major Modification [Z-0020-97 (33)] to the Las Vegas Medical District Neighborhood Plan. The Planning Commission and staff recommended approval.

09/18/02 The City Council approved a request for a Site Development Plan Review for a 27,000 square foot addition to an existing hospital on 9.51 acres at 620 Shadow Lane. [Z-0020-97 (38)] The Planning Commission and staff recommended approval.

07/22/04 The Planning Commission approved a request for a Master Sign Plan on property located at 620 Shadow Lane (MSP-4481). Staff recommended approval.

B) Pre-Application Meeting

09/03/04 Elements of the Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area
Net Acres: 19.84

B) Existing Land Use
Subject Property: Hospital
North: Medical Offices
South: Hospital
East: Hospital
West: Medical Offices

B) Proposed Land Use
Subject Property: MD-2 (Major Medical) Special Land Use Designation
North: MD-1 (Medical Support) Special Land Use Designation
South: MD-2 (Major Medical) Special Land Use Designation
East: MD-2 (Major Medical) Special Land Use Designation
West: P-O (Professional Offices) Special Land Use Designation
[All are designated U-MC (Las Vegas Medical District) in the General Plan]

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

D) General Plan Compliance

The Las Vegas Medical District Plan provides for a regional medical district which provides a complete range of medically-related services. The Plan encourages compatible and supporting uses to be located within the area.

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

SRS

This Tentative Map represents a location within the Las Vegas Medical District Plan, a part of the City's General Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Development Standards pursuant to Title 19.08 do not apply to the subject proposal. The Las Vegas Medical District Plan provides development standards.

Standards	**Required** MD-2 (Major Medical) Special Land Use Designation	**Provided**
Min. Lot Size	1 acre	19.84 acres
Min. Lot Width	100 Feet	460 Feet
Min. Setbacks		
• Front	5 - 15 Feet*	14.6 Feet
• Side	10 Feet	48.9 Feet
• Corner	15 Feet	N/I
• Rear	15 Feet	N/I
Max. Lot Coverage	50 %	N/I
Max. Building Height	unlimited	N/I

This proposal meets the development standards of The Las Vegas Medical District Plan. *The front setback range of 5 – 15 feet allows flexibility of design and the creation of a more urban environment.

B) General Analysis Discussion

- General information

The site will receive access via seven access points along Goldring Avenue (a 60-foot wide right-of-way),three access points along Shadow Lane (a 60-foot wide right-of-way), and single access points on Pinto Lane and Rose Street (60-foot and 50-foot wide rights-of-way).

- Cross Section

The submitted cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are shown and none are anticipated.

- Trails / Sidewalks

Pursuant to the Las Vegas Medical District Neighborhood Plan design development standards, the sidewalk on the west side of Shadow Lane should be 10 feet wide. A Condition of Approval has been provided ensure compliance. No Trails are required as a part of this development.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5303 APN: _____

Name of Property Owner: **Valley Health System Inc.**

Name of Applicant: _____

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: DONALD PYSTRACEK

Subscribed and sworn before me

This 16th day of September ,20 04

Marie Haven, Montgomery County, Pennsylvania

Notary Public in and for said County and State

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marie Haven, Notary Public
Upper Merion Twp, Montgomery County
My Commission Expires Sept. 1, 2007
Member, Pennsylvania Association Of Notaries

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5303 APN: _____

Name of Property Owner: **UHS Delaware Inc.**

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: DONALD PISCACEK

Subscribed and sworn before me

This 16th day of September ,20 04

Marie Haven

Notary Public in and for said County and State

Montgomery County

Pennsylvania

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Marie Haven, Notary Public
Upper Merion Twp, Montgomery County
My Commission Expires Sept. 1, 2007

Member, Pennsylvania Association Of Notaries

TENTATIVE MAP
FOR
VALLEY HOSPITAL

LEGAL DESCRIPTION

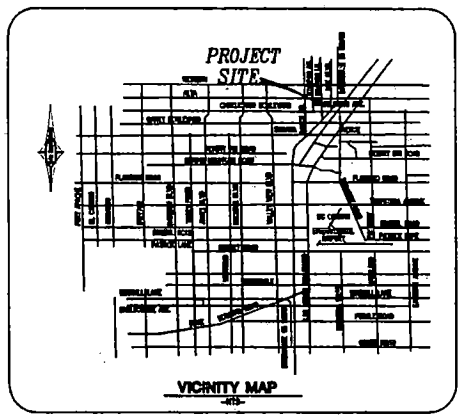
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NORTHWEST QUARTER (NW 1/4) OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 00°16'12" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4), COINCIDENT WITH THE CENTERLINE OF TONOPAH DRIVE, A DISTANCE OF 146.15 FEET TO THE NORTH LINE OF SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SAID NORTHWEST QUARTER (NW 1/4); THENCE DEPARTING SAID WEST LINE AND SAID CENTERLINE, SOUTH 89°58'07" EAST ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°58'07" EAST, A DISTANCE OF 556.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSE STREET, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 50.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 57°25'01" WEST; THENCE EASTERLY 129.71 FEET ALONG SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 147°10'05" TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROSE STREET; THENCE NORTH 00°14'05" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 437.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PINTO LANE; THENCE SOUTH 89°54'49" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 611.19 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY 15.73 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'28" TO THE WESTERLY RIGHT-OF-WAY LINE OF SHADOW LANE; THENCE SOUTH 00°13'39" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 815.73 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°11'25" WEST, A DISTANCE OF 291.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY 15.05 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°09'32" TO THE NORTHERLY RIGHT-OF-WAY LINE OF GOLDRING AVENUE; THENCE NORTH 89°58'01" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 421.67 FEET TO THE EAST LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 33; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°13'40" EAST ALONG SAID EAST LINE, A DISTANCE OF 101.58 FEET TO THE NORTH LINE OF SOUTH 131.58 FEET OF THE EAST 168.00 FEET OF SAID NORTH HALF (N 1/2); THENCE DEPARTING SAID EAST LINE, NORTH 89°58'01" WEST ALONG SAID NORTH LINE, A DISTANCE OF 156.00 FEET TO THE WEST LINE OF SAID EAST 168.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°13'39" WEST ALONG SAID WEST LINE, A DISTANCE OF 101.58 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°58'01" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY 23.62 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'56" TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID TONOPAH DRIVE; THENCE NORTH 00°15'54" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 295.40 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°10'12" EAST, A DISTANCE OF 153.31 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.84 ACRES.

BASIS OF BEARINGS

NORTH 89°58'01" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 84, PAGES 84 OF SURVEYS IN THE RECORDERS OFFICE OF CLARK COUNTY, NEVADA.



ENGINEER

CARTER & BURGESS, INC.
6385 BERMUDA ROAD
LAS VEGAS, NEVADA 89119
7028958400

OWNERS

APNs 139-33-303-019, 020, -035, -084, -085 and 139-33-401-001, 003, -004:
Valley Health System, LLC
A Delaware Limited Liability Company
630 Shadow Lane
Las Vegas, NV 89106
7028958000

APNs 139-33-401-005, 006, -007
UNS of Delaware, Inc.
A Nevada Corporation
630 Shadow Lane
Las Vegas, NV 89106
7028958000

SITE INFORMATION

ASSESSOR'S PARCEL NUMBERS: 139-33-303-019, -020, -035, -084, -085 AND 139-33-401-001,003, 004-007
AREA: 10.84 ACRES +/-
NUMBER OF LOTS: 1 LOT

STREET NAMES:
- 60' ROSE STREET (EXISTING)
- 60' SHADOW LANE (EXISTING)
- 66' GOLDRING AVENUE (EXISTING)
- 60' PINTO LANE (EXISTING)

EXISTING ZONING: PD (PLANNED DEVELOPMENT DISTRICT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT DISTRICT)

SERVICES

SANITARY SEWER: CITY OF LAS VEGAS
WATER: LAS VEGAS VALLEY WATER DISTRICT
POWER: NEVADA POWER COMPANY
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: SPRINT
CABLE T.V.: COX COMMUNICATION
REFUSE: CITY OF LAS VEGAS

FLOOD ZONE:

THIS SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

NOTES:

1. THIS DEVELOPMENT WILL HAVE AN ASSOCIATION WHICH WILL DESIGNATE THE CODES, COVENANTS, AND RESTRICTIONS (CC&R'S) TO BE ENFORCED.
2. MAINTENANCE OF COMMON AREAS TO BE PROVIDED BY THE ASSOCIATION.
3. THERE IS NO KNOWN FAULT OR FISSURES THROUGH THIS PROJECT.
4. SEE DRAWING NO. TM-04 (SHEET 3 OF 3) FOR ALL EASEMENTS WITHIN THE BOUNDARY OF THE SITE.
5. EXISTING DRIVEWAYS AND ACCESS POINTS ARE TO REMAIN.
6. EXISTING BUILDINGS ARE TO REMAIN. EXISTING SET BACK DIMENSIONS ARE SHOWN ON DRAWING NO. TM-02 (SHEET 2 OF 3).
7. EXISTING ON-SITE UTILITIES TO REMAIN.
8. THIS MAP WAS PREPARED ON SEPTEMBER 20, 2004.

NO.	REVISION	BY	DATE

Carter:Burgess
Consultants in Planning, Engineering, Construction Management, and Related Services
6385 Bermuda Road
Las Vegas, NV 89119
(702) 895-5600 Fax (702) 895-5644

COVER SHEET

VALLEY HOSPITAL
TENTATIVE MAP

DRAWN BY: CBH DATE: 09/20/04
DESIGNED BY: CBH DATE: 09/20/04
CHECKED BY: CBH DATE: 09/20/04
SCALE: NONE
HORIZ. NONE VERT.
PROJECT NO. 341127

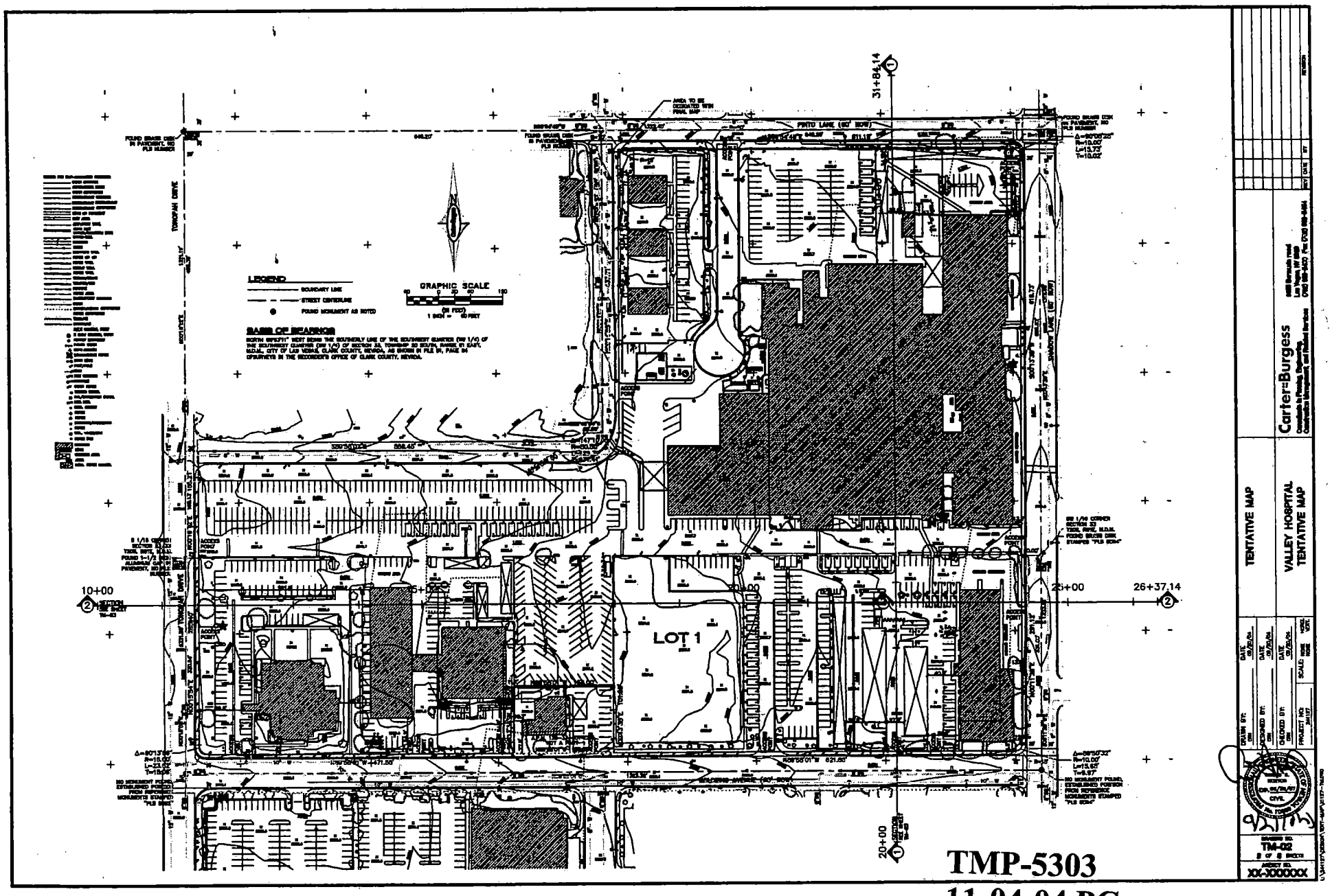
CURTIS P. HOSKINS EXP. 06/30/07 CIVIL

9/21/04

DRAWING NO. TM-01
1 OF 8 SHEET
AGENCY NO. XX-XXXXXX

D:\341127\DESIGN\TENT-MAP\TCD-TM.DWG

TMP-5303
11-04-04 PC



TENTATIVE MAP

VALLEY HOSPITAL
TENTATIVE MAP

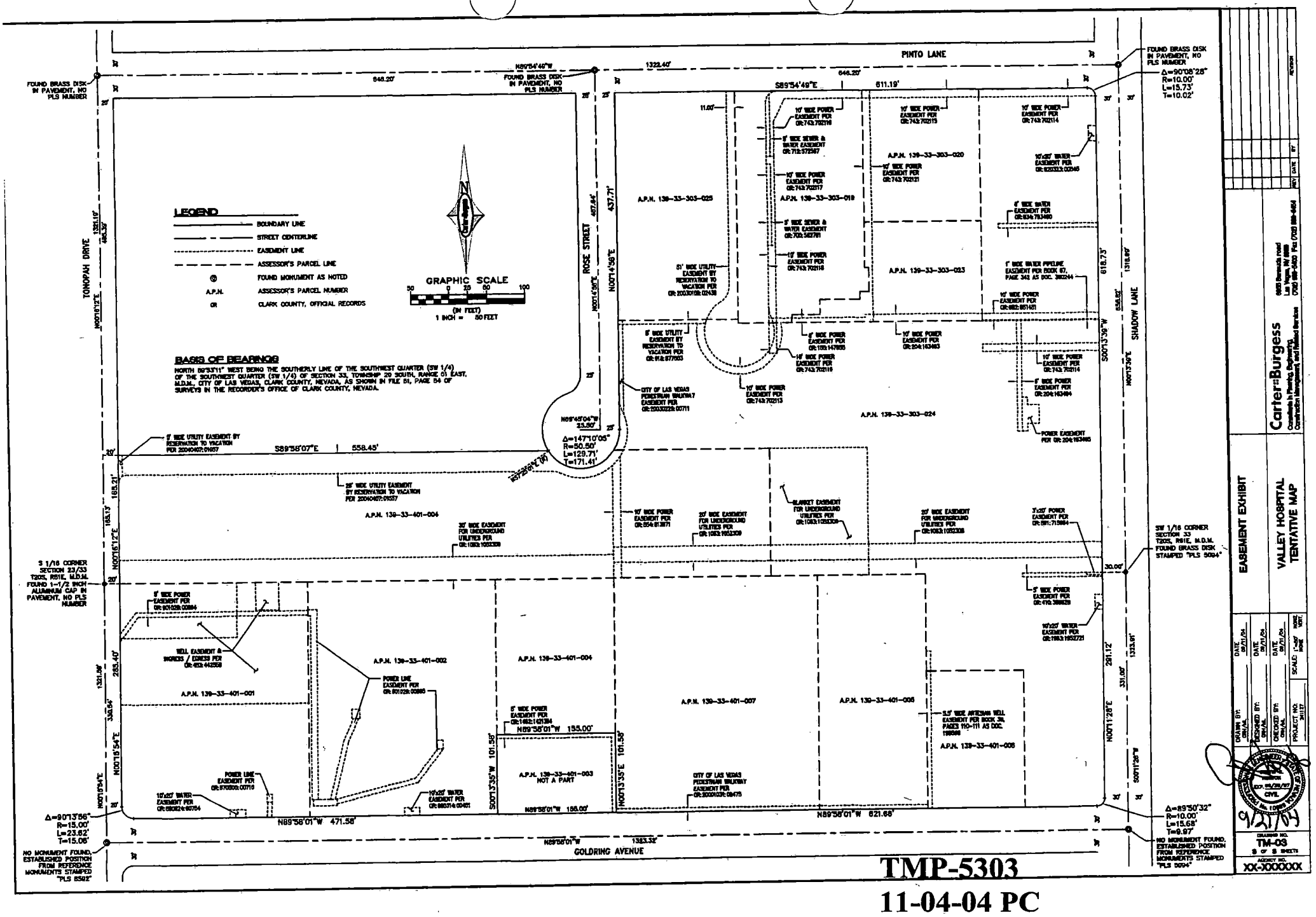
Carter=Burgess

TM-02

XX-XXXXXX

TMP-5303

11-04-04 PC



EASEMENT EXHIBIT

VALLEY HOSPITAL
TENTATIVE MAP

Carter::Burgess
Consultants in Planning, Engineering, Construction Management, and Professional Services
6835 Bermuda road
Las Vegas, NV 89119
(702) 896-5400 Fax (702) 896-4464

DRAWN BY: BMA
DESIGNED BY: BMA
CHECKED BY: DM/ML
DATE: 09/01/04
SCALE: 1"=50' HORIZ.
PROJECT NO: 341137

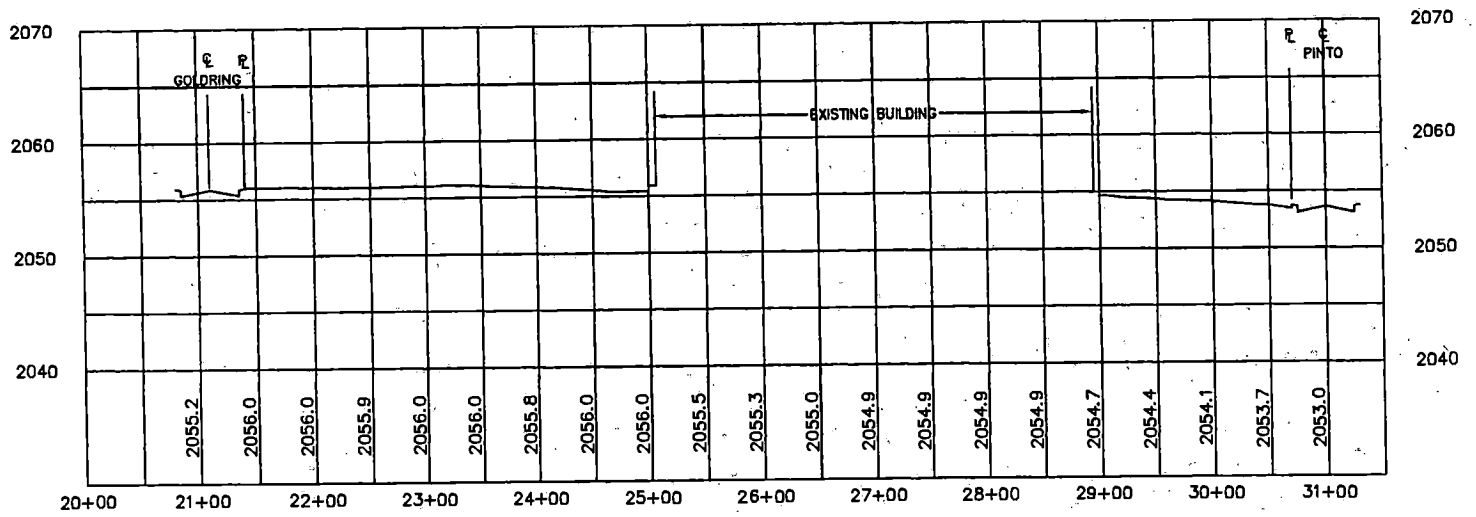
DATE: 09/01/04
DATE: 09/01/04
DATE: 09/01/04

REVISION
NO. BY DATE

DRAWING NO.
TM-03
5 OF 5 SHEETS
AGENCY NO.
XX-XXXXXX

TMP-5303

11-04-04 PC



SECTION 1 – NORTH–SOUTH

SECTION 2 – EAST–WEST

Carter-Burgess

CROSS SECTIONS

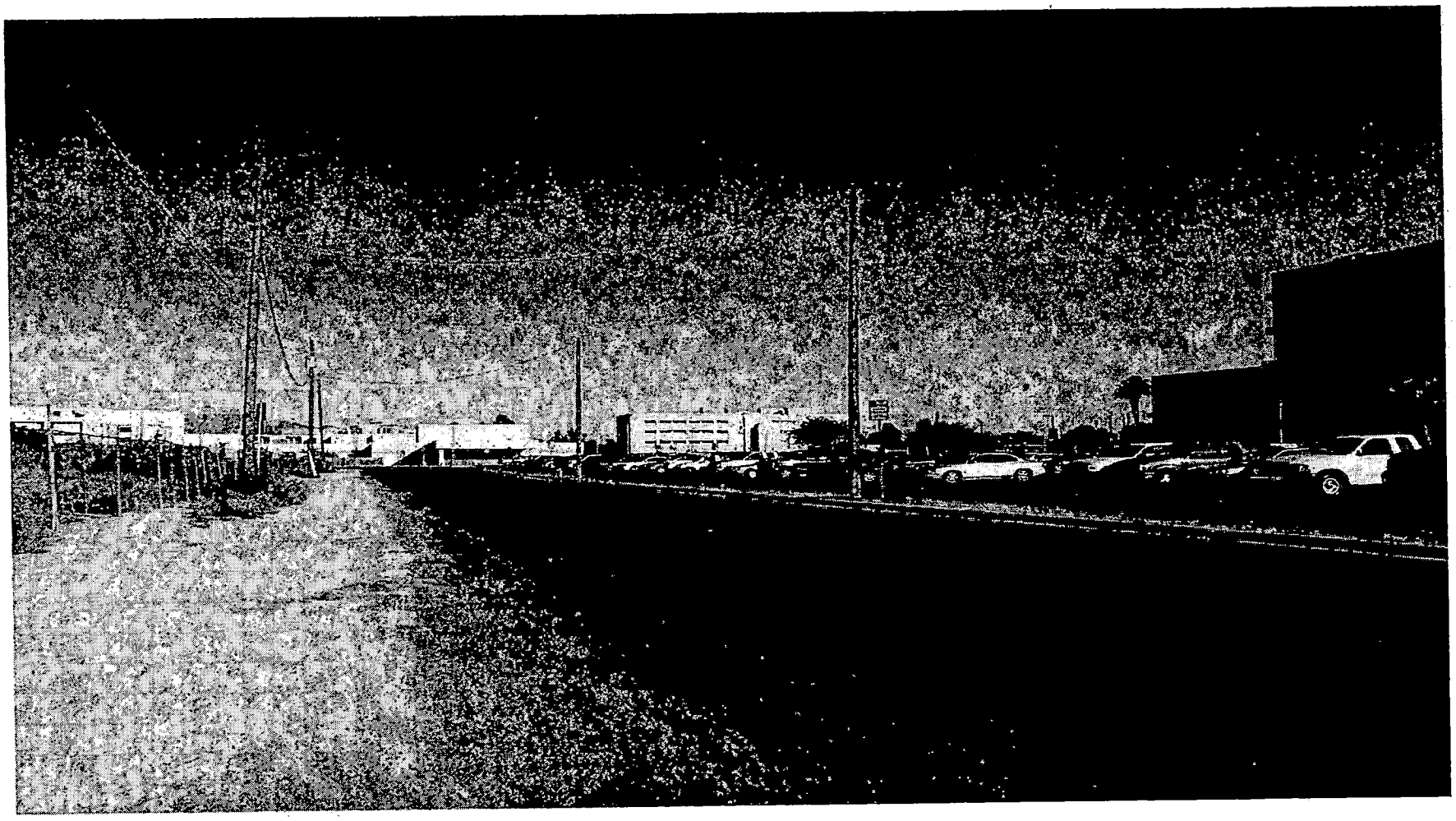
VALLEY HOSPITAL
TENTATIVE MAP

DRAWN BY: MR
DESIGNED BY: DR
CHECKED BY: DR
PROJECT NO. 34167
DATE 09/29/04
SCALE: 1"=50' HORIZ. 1"=5' VERT.

XS-01
1 OF 1 SHEETS

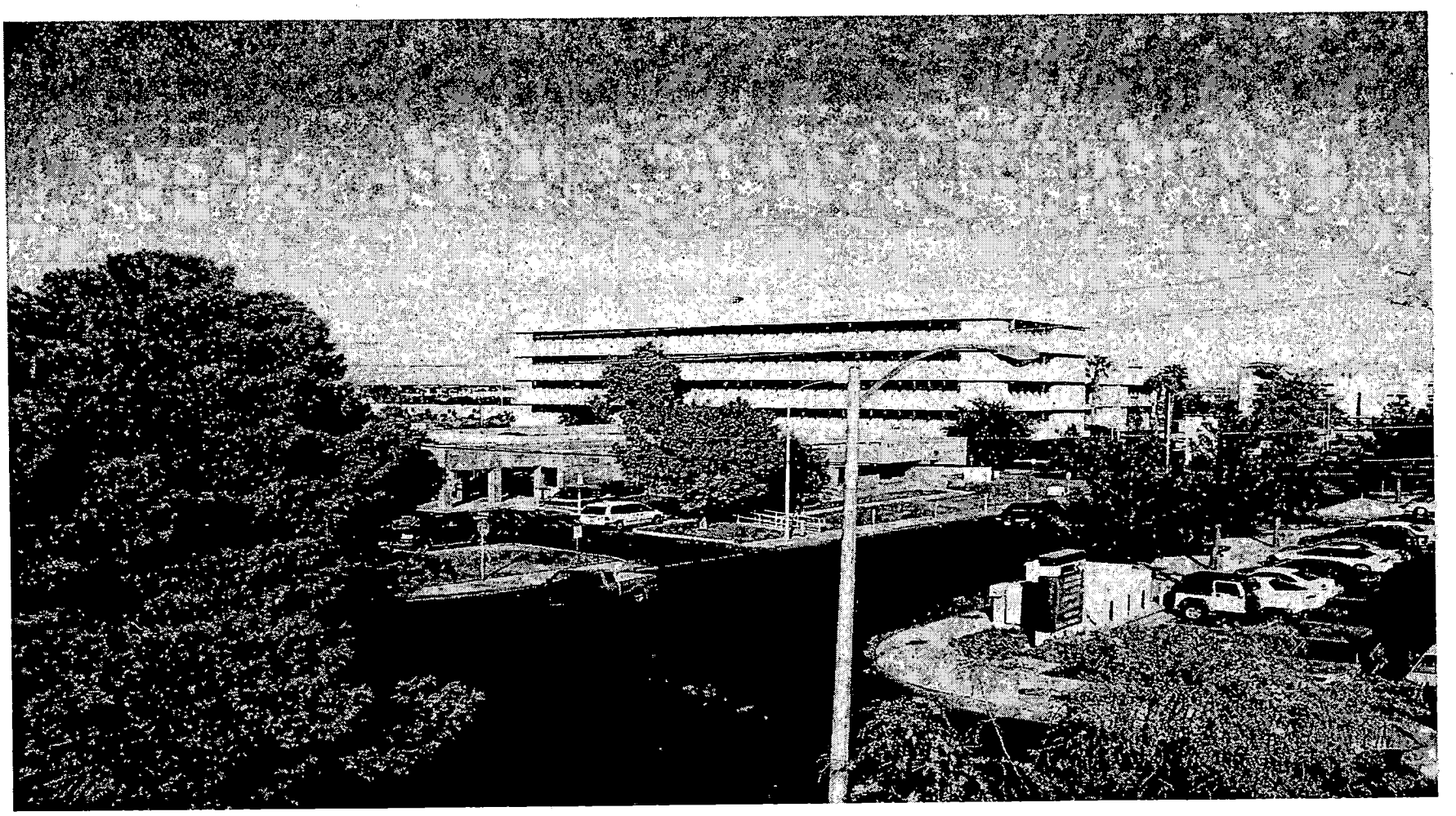
ASSOC. DR. XX-XXXXXX

TMP-5303
11-04-04 PC



TMP-5303 - VALLEY HOSPITAL (A COMMERCIAL SUBDIVISION) - APPLICANT: CARTER & BURGESS, INC. - OWNER: VALLEY HEALTH SYSTEM, LLC
SOUTHWEST CORNER OF SHADOW LANE AND PINTO LANE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04



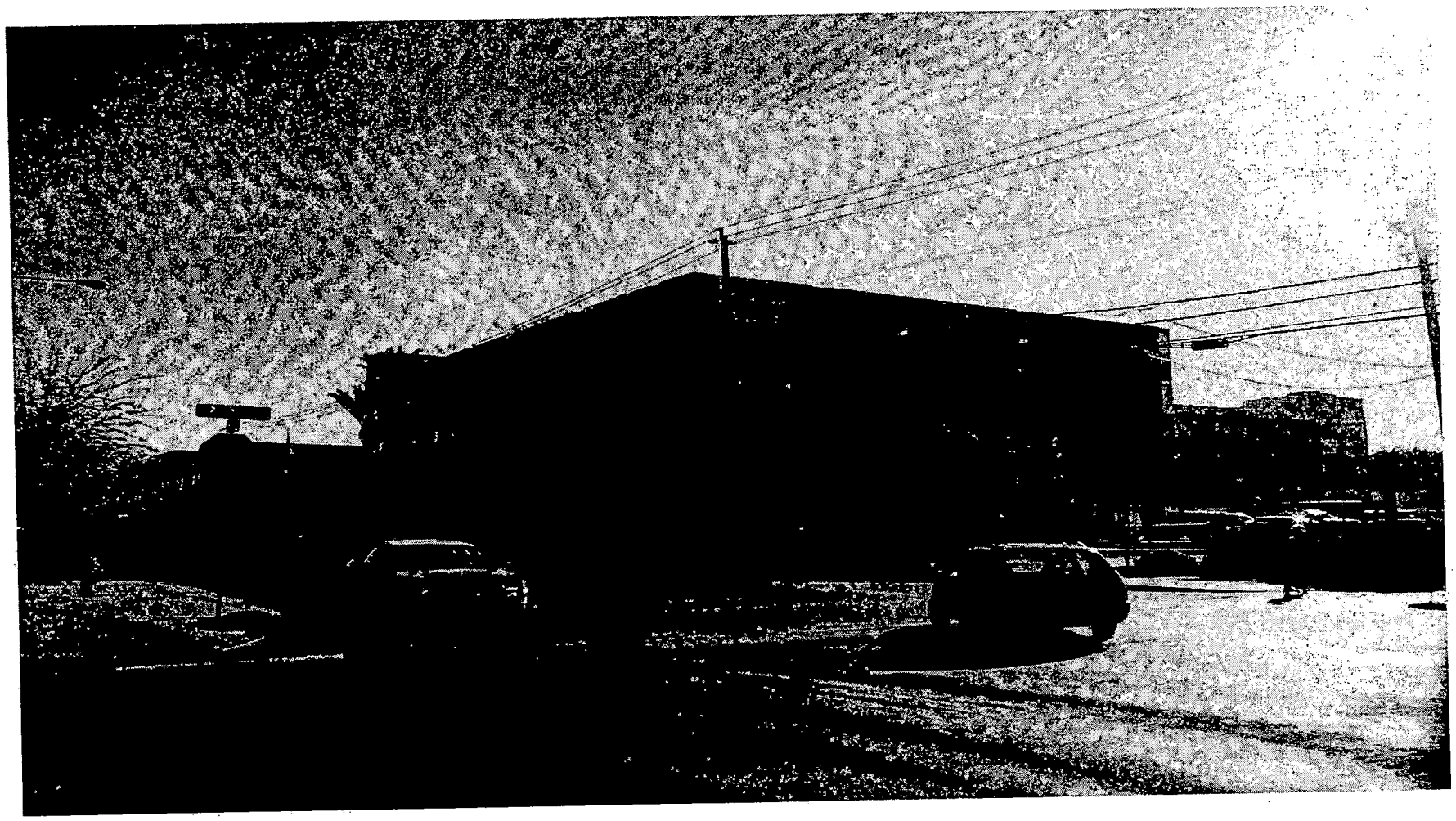
TMP-5303 - VALLEY HOSPITAL (A COMMERCIAL SUBDIVISION) - APPLICANT: CARTER & BURGESS, INC. - OWNER: VALLEY HEALTH SYSTEM, LLC
SOUTHWEST CORNER OF SHADOW LANE AND PINTO LANE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04



TMP-5303 - VALLEY HOSPITAL (A COMMERCIAL SUBDIVISION) - APPLICANT: CARTER & BURGESS, INC. - OWNER: VALLEY HEALTH SYSTEM, LLC
SOUTHWEST CORNER OF SHADOW LANE AND PINTO LANE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04



TMP-5303 - VALLEY HOSPITAL (A COMMERCIAL SUBDIVISION) - APPLICANT: CARTER & BURGESS, INC. - OWNER: VALLEY HEALTH SYSTEM, LLC
SOUTHWEST CORNER OF SHADOW LANE AND PINTO LANE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:

TMP-5308 - TENTATIVE MAP - DESERT VIEW LOFTS - APPLICANT: BLUE HERON PROPERTIES - OWNER: W.M. LAND DEVELOPMENT - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN 163-03-201-001 and 002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development – 5 Units per Acre), Ward 1 (Moncrief).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4921], Item 2 [TMP-5118], Item 3 [TMP-5271], Item 5 [TMP-5303], Item 6 [TMP-5308], Item 7 [TMP-5316], Item 8 [TMP-5318], Item 9 [TMP-5320], Item 10 [TMP-5321] and Item 11 [TMP-5375] – UNANIMOUS with NIGRO abstaining on Item 5 [TMP-5303] because he owns property within the notification boundary and Item 7 [TMP-5316] due to litigation with one of the applicants and with McSWAIN abstaining on Item 1 [TMP-4921] and Item 2 [TMP-5118] because her company is bidding work for DR Horton, Item 9 [TMP-5320] because her company is under contract with Royal Construction and Item 10 [TMP-5321] because her company is currently under contract with Richmond American Homes.

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area; however, the property is located outside of the notification area for Item 11 [TMP-5375] and he would be voting on the item.

This is Final Action

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 6 – TMP-5308

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant of Item 8 [TMP-5318], and asked for clarification on Condition 4, which pertained to a multi-use trail. He wanted assurance that it was clarified that the trail is located within the beltway right-of-way and that it was to be built as part of the beltway, funded by Clark County. DAVID CLAPSADDLE, Planning and Development, stated the report stipulates that the trail is going to be in the right-of-way and would be constructed by Clark County, not the applicant. The intent of the condition was to put the applicant on notice that there would be a trail constructed there.

(6:12 – 6:15)

CONDITIONS:
Planning and Development

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

2. All development shall conform to the Conditions of Approval for a Rezoning and a Site Development Plan Review (ZON-4537) and (SDR-4539).

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

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

Public Works

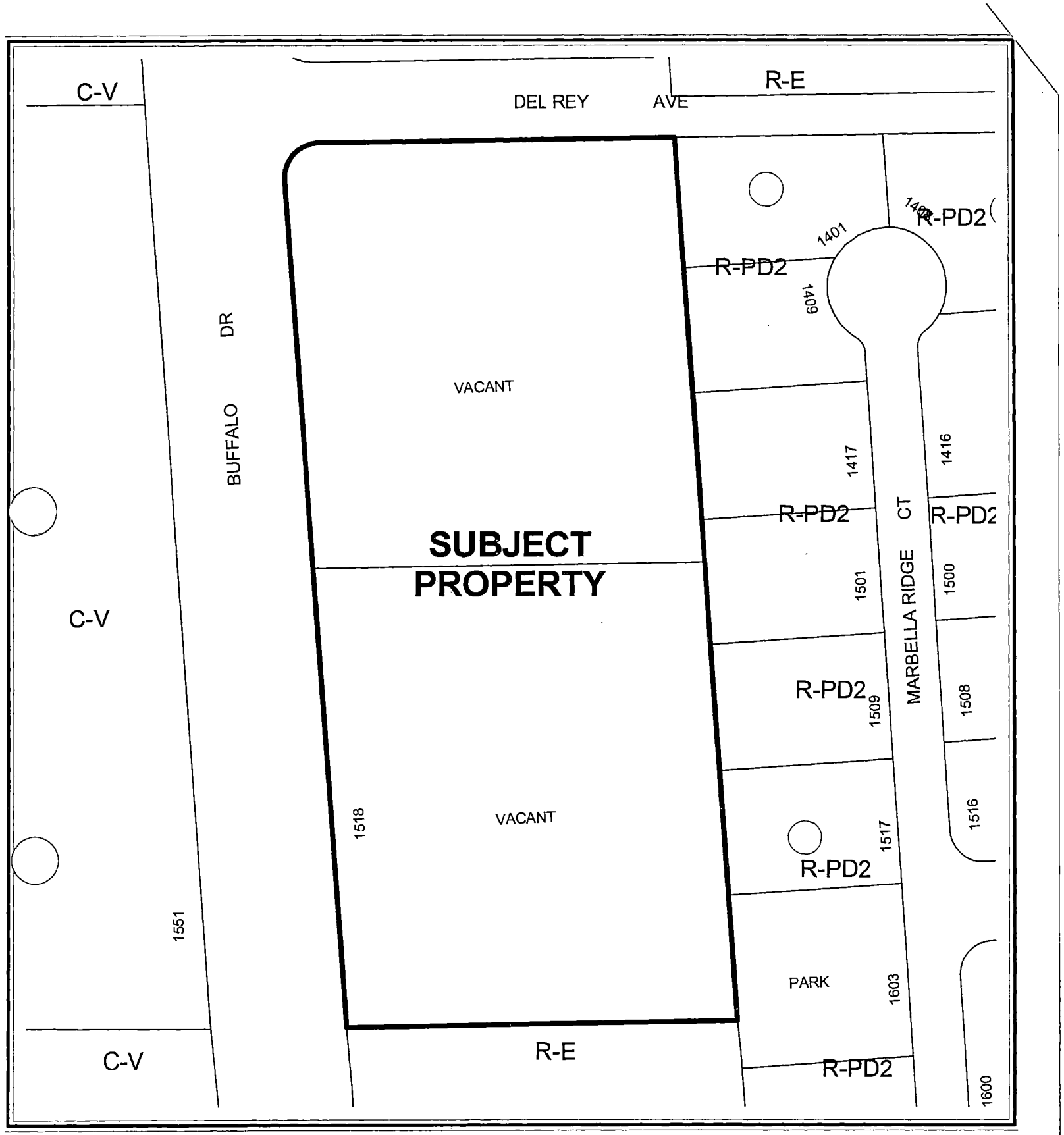
5. The Final Map for this site shall be labeled as a "Merger and Re-subdivision".

6. Site development to comply with all applicable conditions of approval for ZON-4537 and all other subsequent site-related actions.

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

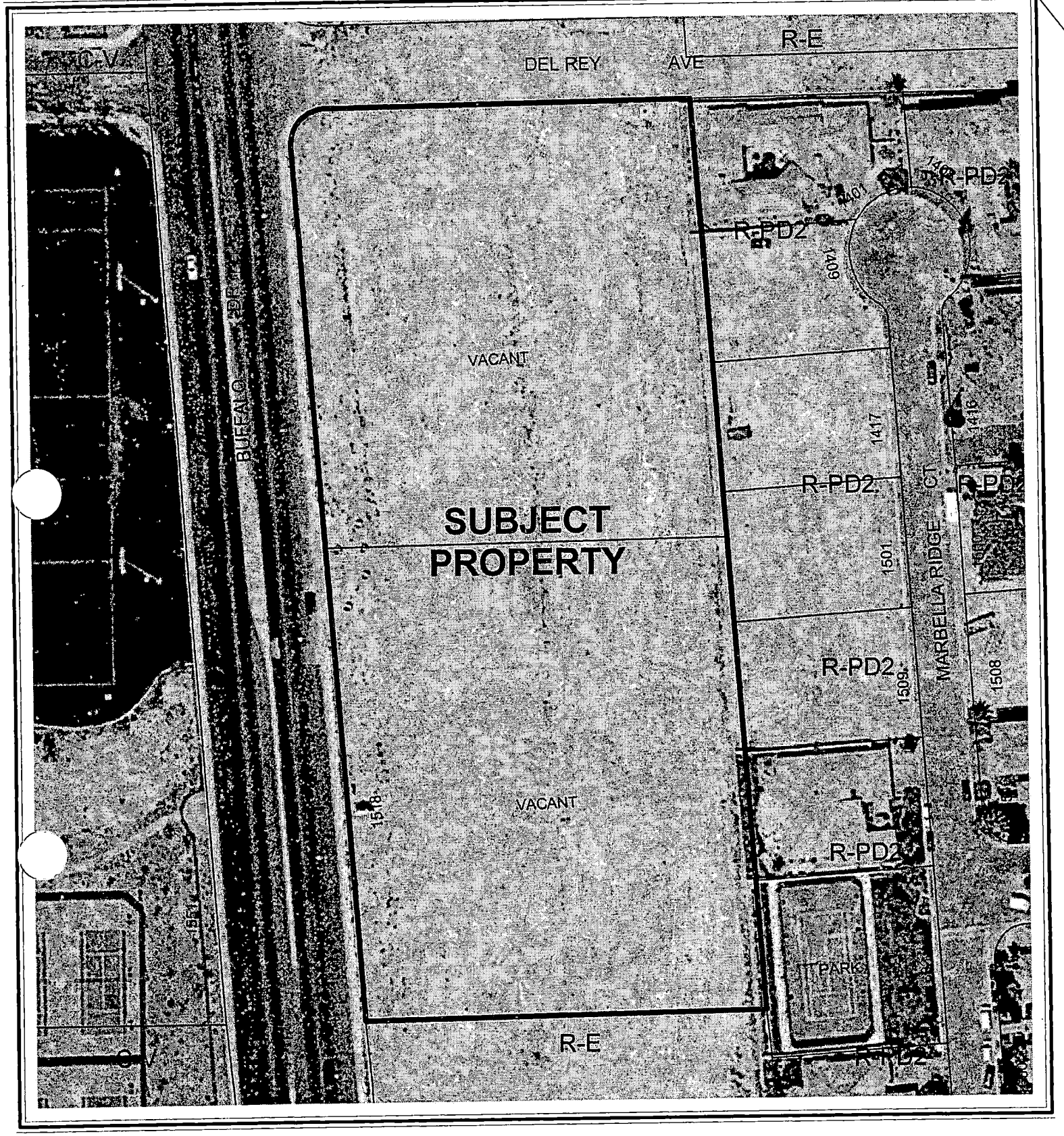
CONDITIONS – Continued:

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



CASE: TMP-5308

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)



0 80 160 Feet

CASE: TMP-5308

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5308 - TENTATIVE MAP - DESERT VIEW LOFTS -
APPLICANT: BLUE HERON PROPERTIES - OWNER: W.M. LAND DEVELOPMENT

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for a Rezoning and a Site Development Plan Review (ZON-4537) and (SDR-4539).

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

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

Public Works

5. The Final Map for this site shall be labeled as a "Merger and Re-subdivision".

6. Site development to comply with all applicable conditions of approval for ZON-4537 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 23 lot single-family subdivision on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

03/19/86	The City Council approved a request to Annex approximately 1,509 acres of land, including the subject site (A-0009-85). The effective date was 03/28/86.
03/20/96	The City Council denied a request for a Rezoning on what was then the northern portion of the overall subject site (north of Del Rey Avenue) from R-E (Residence Estates) to P-R (Professional Office and Parking) (Z-0091-95). The Planning Commission recommended approval on 11/30/95.
11/23/98	The City Council approved a request to amend the Southwest Sector Map of the General Plan from R (Rural Density Residential) to DR (Desert Rural Density Residential) on this site. (GPA-0027-98). The Planning Commission and staff recommended approval on 10/22/98.
08/15/01	The City Council denied a request to amend the Southwest Sector Map of the General Plan from DR (Desert Rural Density Residential) to O (Office) on 5.4 Acres on the east side of Buffalo Drive, approximately 1,450 feet south of Charleston Boulevard (GPA-0017-01). The Planning Commission had recommended approval on 07/12/01. Staff had recommended denial.

09/15/04 The City Council approved a request for a General Plan Amendment from the DR (Desert Rural Density Residential) to the L (Low Density Residential) land use designation, a Variance to allow Residential Planned Development zoning to be used on a parcel smaller than five acres, a Title 18 Waiver to allow substandard street widths, a Rezoning from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) on the subject site, and a Site Development Plan Review for a proposed 24-lot single family residential subdivision on 4.75 acres; (GPA-4535), (VAR-4536), (WVR-4748), (ZON-4537) and (SDR-4539). The Planning Commission and staff recommended approval on August 12, 2004.

B) Pre-Application Meeting

08/31/04 The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.44 acres
Net Acres: 4.63 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped and Single Family Residential
West:	City Park

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	O (Office)
South:	MLA (Medium Low Attached Residential)
East:	DR (Desert Rural Residential)
West:	PR (Parks/Recreation/Open Space)

D) Existing Zoning

Subject Property:	R-E (Residential Estates)
North:	O (Office)
South:	R-PD5 (Residential Planned Development - 5 Units per Acre)
East:	R-PD2 (Residential Planned Development - 2 Units per Acre)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is currently designated on the Southwest Sector Plan map as L (Low Density Residential) The Low Density Residential category has a density range of 3.6 to 5.5 units per acre. This tentative map as conditioned conforms to this site development plan.

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

There are no Special Area Plans or Overlay Districts that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	**Proposed**
Min. Lot Size	6,435 SF
Min. Lot Width	53 Feet
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 4.5 Feet N/A 30 Feet
Max. Lot Coverage	57% (approx)
Max. Building Height	2 Stories / 29 Feet
Number of Lots	23
Max. Density	4.6 du/ac
Private/Public Street	Private
Min. Street Width	33 Feet

BTS

These standards are appropriate for this type and scale of development. They reflect the conditions of approval imposed at the time of site plan review.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
4.63 acres	4.96	1.65	8.18 %	16,497 SF	8.39%	16,927 SF

As currently configured, the site plan slightly exceeds the open space requirements of the Code.

B) General Analysis Discussion

- General information

The R-PD5 (Residential Planned Development – 5 Units per Acre) zoning district is compatible with the L (Low Density Residential) General Plan designation for the site, which allows a density of up to 5.5 dwelling units per acre. The zoning and General Plan categories are compatible with adjacent low-density development, most of which is zoned and developed at two units per acre.

- Cross Section

The north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. Only one 2-foot retaining wall is shown along Buffalo Drive and with a 6-foot block wall on top of the retaining wall, the total wall height will be 8-feet high.

- Trails

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

- Waivers

No waivers of this tentative map were submitted, but a separate Waiver application was previously approved to allow a 33 feet private street where 39 feet are required (WVR-4748).

- Special Conditions of Approval

The standards for this development shall include the following: minimum distance between buildings of nine feet, and building height shall not exceed two stories or 29 feet, whichever is less.

The setbacks for this development shall be a minimum of 14.5 feet (Model A) and 10 feet (Model B) to the front of the house, 18 feet to the front of the garage as measured from back of curb, 4.5 feet on the side and 30 feet (Model A) and 34 feet (Model B) feet in the rear (except for the two southernmost lots on the hammerhead, which will be allowed 20-foot rear setback on the east lot and 15-foot rear setback on the west lot).

The tentative map implements these conditions imposed at the time of site development plan review.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5308 APN: 163-03-201-001 + 002

Name of Property Owner: W. M. Land Development

Name of Applicant: Blue Heron Properties

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: Marnina Courland

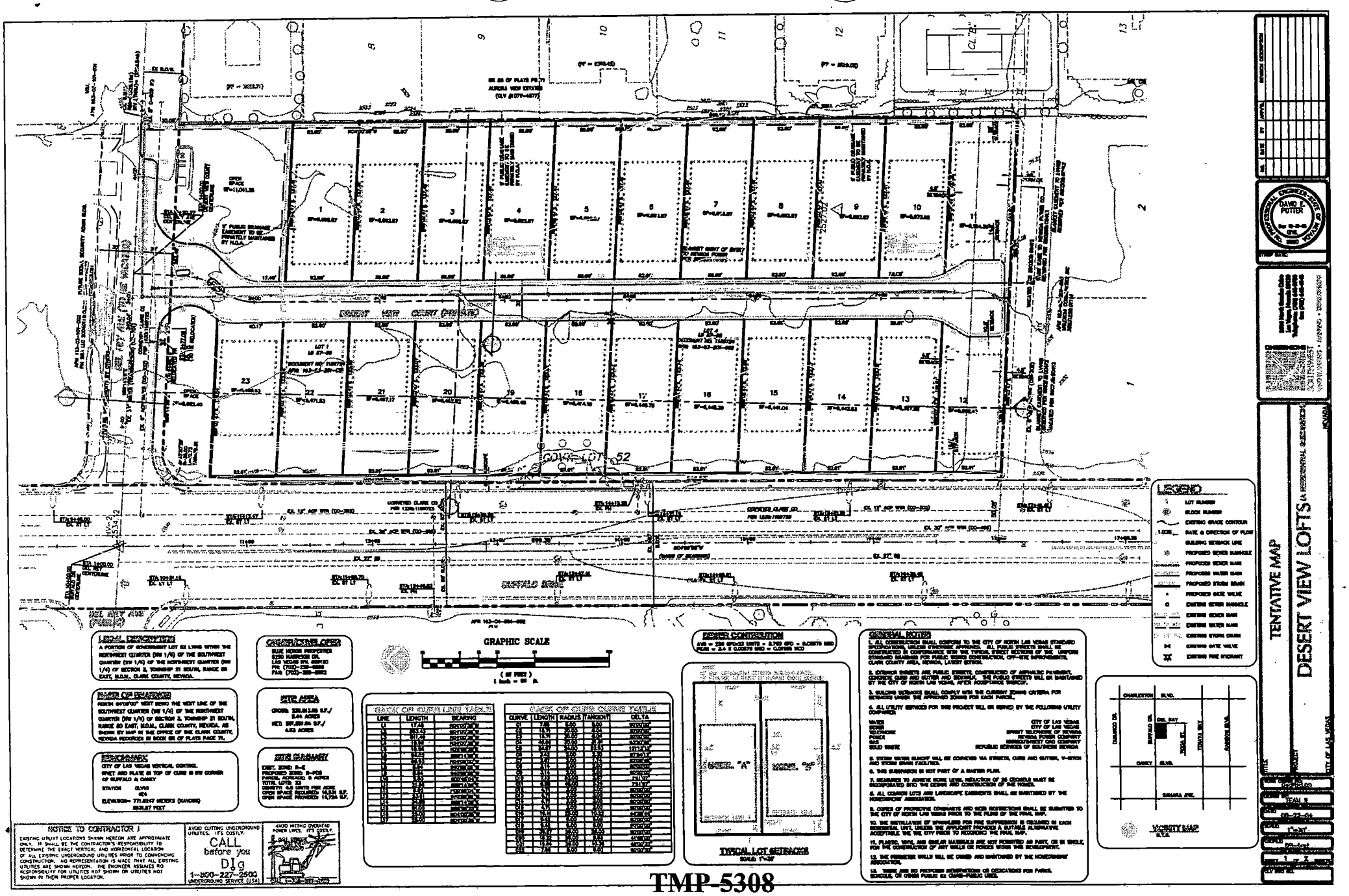
Print Name: Marina Courland

Subscribed and sworn before me

This 28th day of June, 2004

Notary Public in and for said County and State

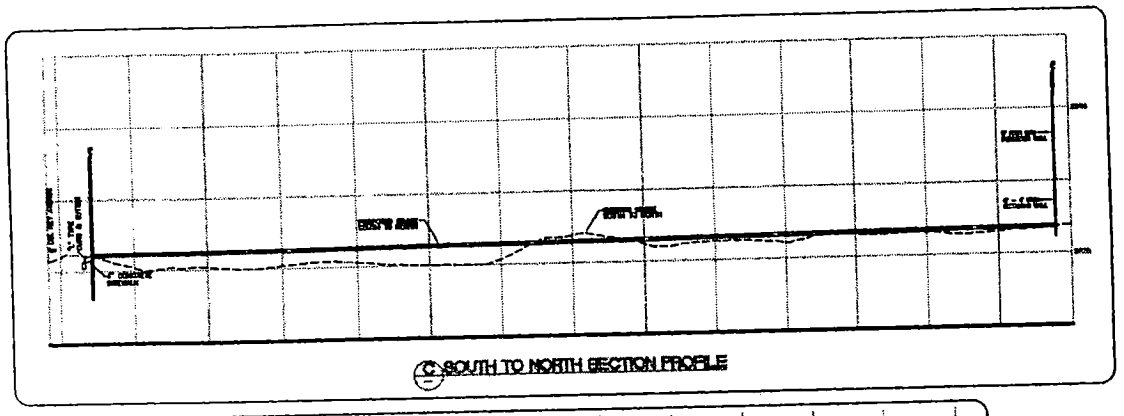
R. CLAYTON JR
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 03-84534-1
MY APPT. EXPIRES SEPT. 15, 2007



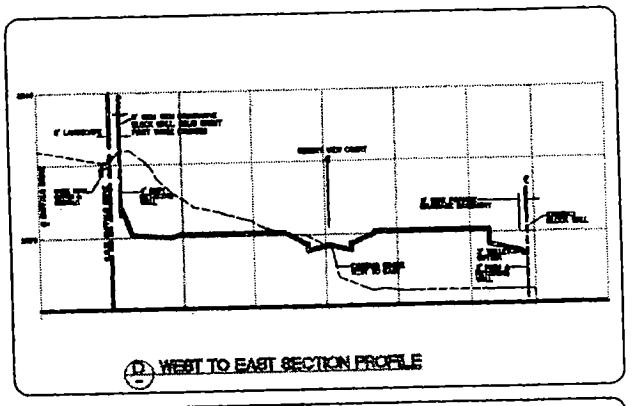
TMP-5308

11-04-04 PC

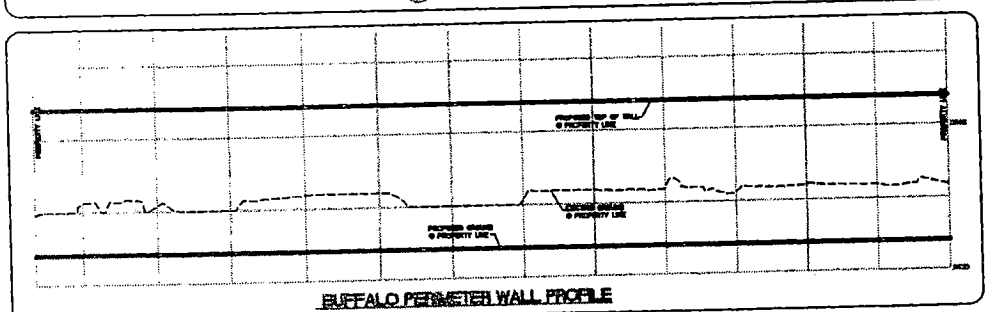
REVISED 10-11-04



C SOUTH TO NORTH SECTION PROFILE

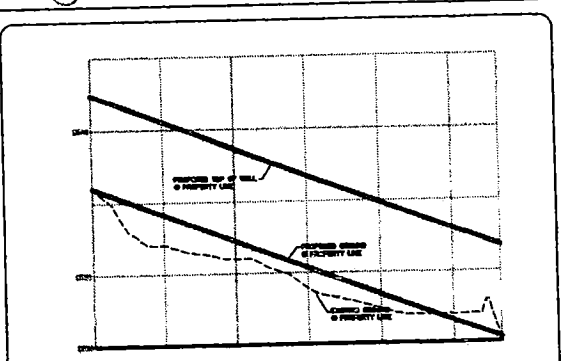


D WEST TO EAST SECTION PROFILE

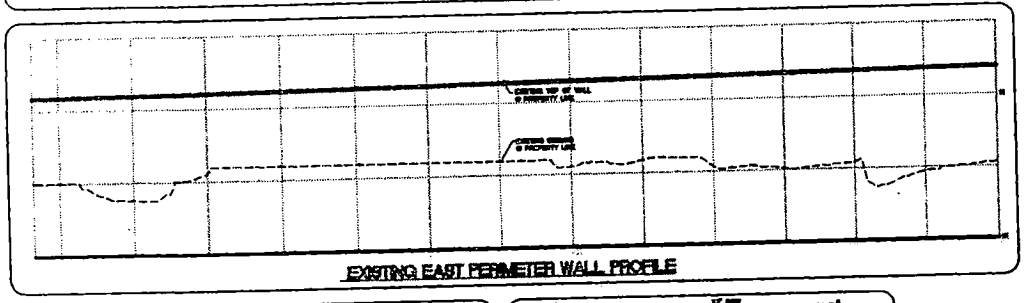


BUFFALO PERIMETER WALL PROFILE

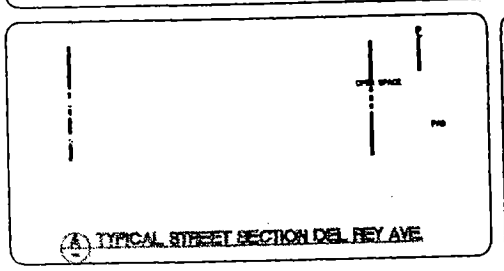
PLAN AND PROFILES



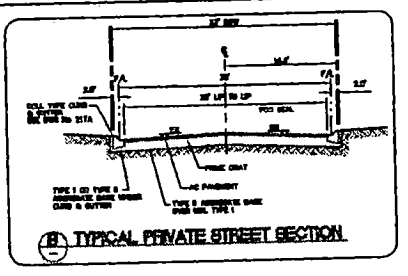
SOUTH PERIMETER WALL PROFILE



EXISTING EAST PERIMETER WALL PROFILE



A TYPICAL STREET SECTION DEL REY AVE.

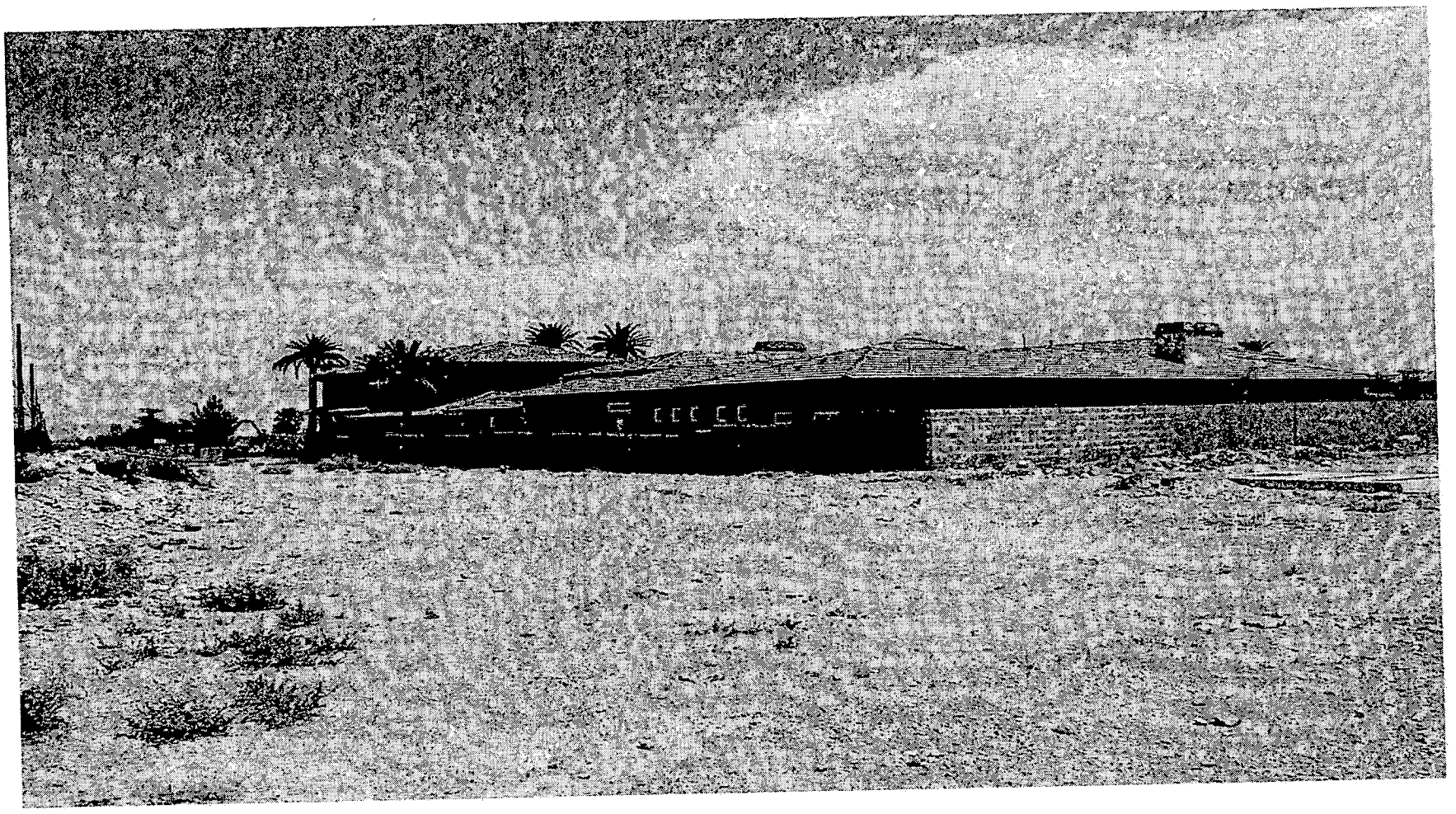


B TYPICAL PRIVATE STREET SECTION

TMP-5308
11-04-04 PC
REVISED 10-11-04

TENTATIVE MAP

DESERT VIEW LOFTS



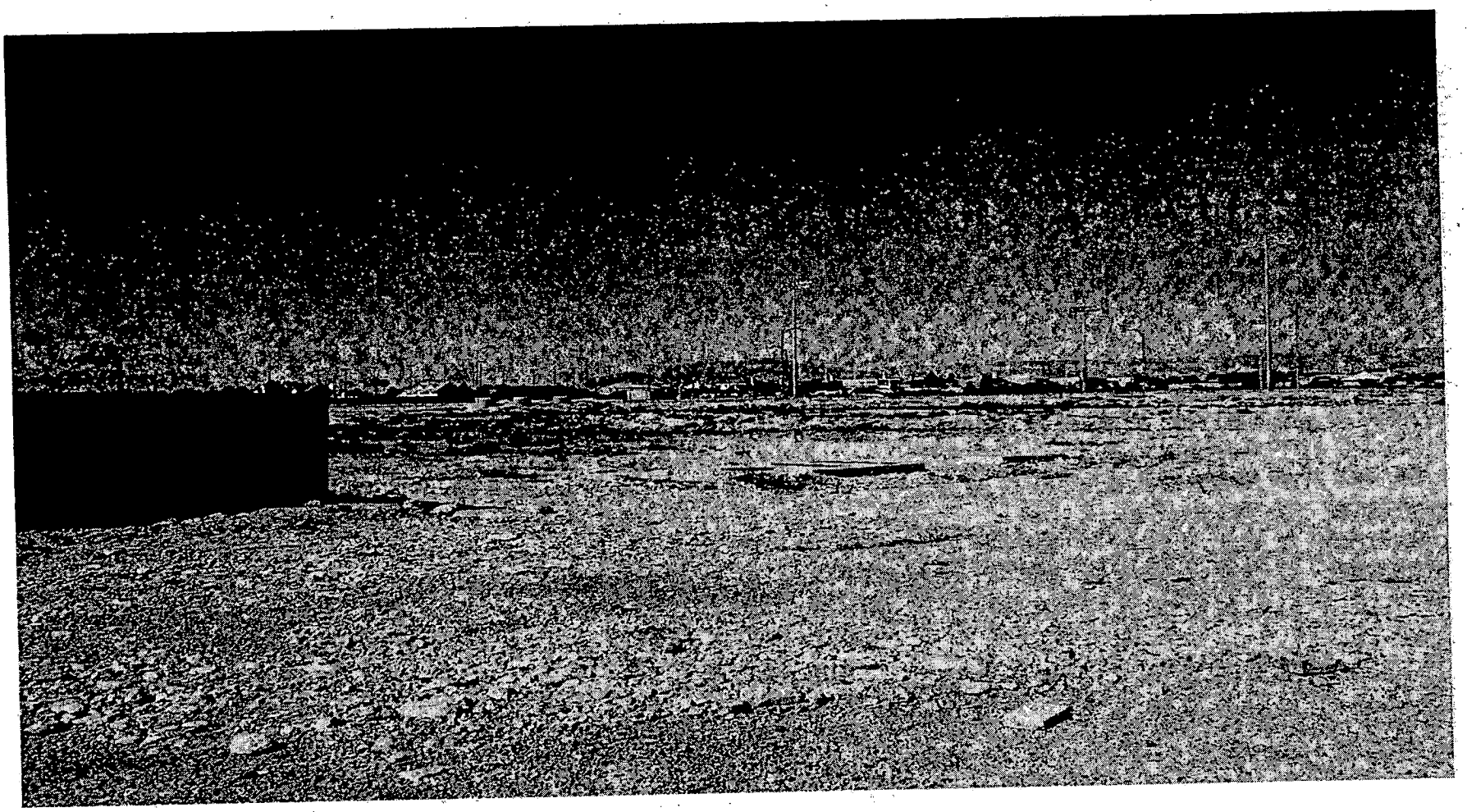
TMP-5308 - DESERT VIEW LOFTS - APPLICANT: BLUE HERON PROPERTIES - OWNER: W.M. LAND DEVELOPMENT
SOUTHEAST CORNER OF BUFFALO DRIVE AND DEL REY AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04



TMP-5308 - DESERT VIEW LOFTS - APPLICANT: BLUE HERON PROPERTIES - OWNER: W.M. LAND DEVELOPMENT
SOUTHEAST CORNER OF BUFFALO DRIVE AND DEL REY AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04



TMP-5308 - DESERT VIEW LOFTS - APPLICANT: BLUE HERON PROPERTIES - OWNER: W.M. LAND DEVELOPMENT
SOUTHEAST CORNER OF BUFFALO DRIVE AND DEL REY AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:
TMP-5316 - TENTATIVE MAP - VERDE ACRES - APPLICANT/OWNER: LEONIDAS P. FLANGAS AND WANDA M. FLANGAS - Request for a Tentative Map FOR A 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.88 acres adjacent to the southeast corner of La Madre Way and Jones Boulevard (APN 125-36-401-017), R-E (Residence Estates) Zone under Resolution of Intent to R-D (Single-Family Residential-Restricted) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4921], Item 2 [TMP-5118], Item 3 [TMP-5271], Item 5 [TMP-5303], Item 6 [TMP-5308], Item 7 [TMP-5316], Item 8 [TMP-5318], Item 9 [TMP-5320], Item 10 [TMP-5321] and Item 11 [TMP-5375] – UNANIMOUS with NIGRO abstaining on Item 5 [TMP-5303] because he owns property within the notification boundary and Item 7 [TMP-5316] due to litigation with one of the applicants and with McSWAIN abstaining on Item 1 [TMP-4921] and Item 2 [TMP-5118] because her company is bidding work for DR Horton, Item 9 [TMP-5320] because her company is under contract with Royal Construction and Item 10 [TMP-5321] because her company is currently under contract with Richmond American Homes.

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area; however, the property is located outside of the notification area for Item 11 [TMP-5375] and he would be voting on the item.

This is Final Action

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 7 – TMP-5376

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant of Item 8 [TMP-5318], and asked for clarification on Condition 4, which pertained to a multi-use trail. He wanted assurance that it was clarified that the trail is located within the beltway right-of-way and that it was to be built as part of the beltway, funded by Clark County. DAVID CLAPSADDLE, Planning and Development, stated the report stipulates that the trail is going to be in the right-of-way and would be constructed by Clark County, not the applicant. The intent of the condition was to put the applicant on notice that there would be a trail constructed there.

(6:12 – 6:15)

CONDITIONS:
Planning and Development

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

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

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

Public Works

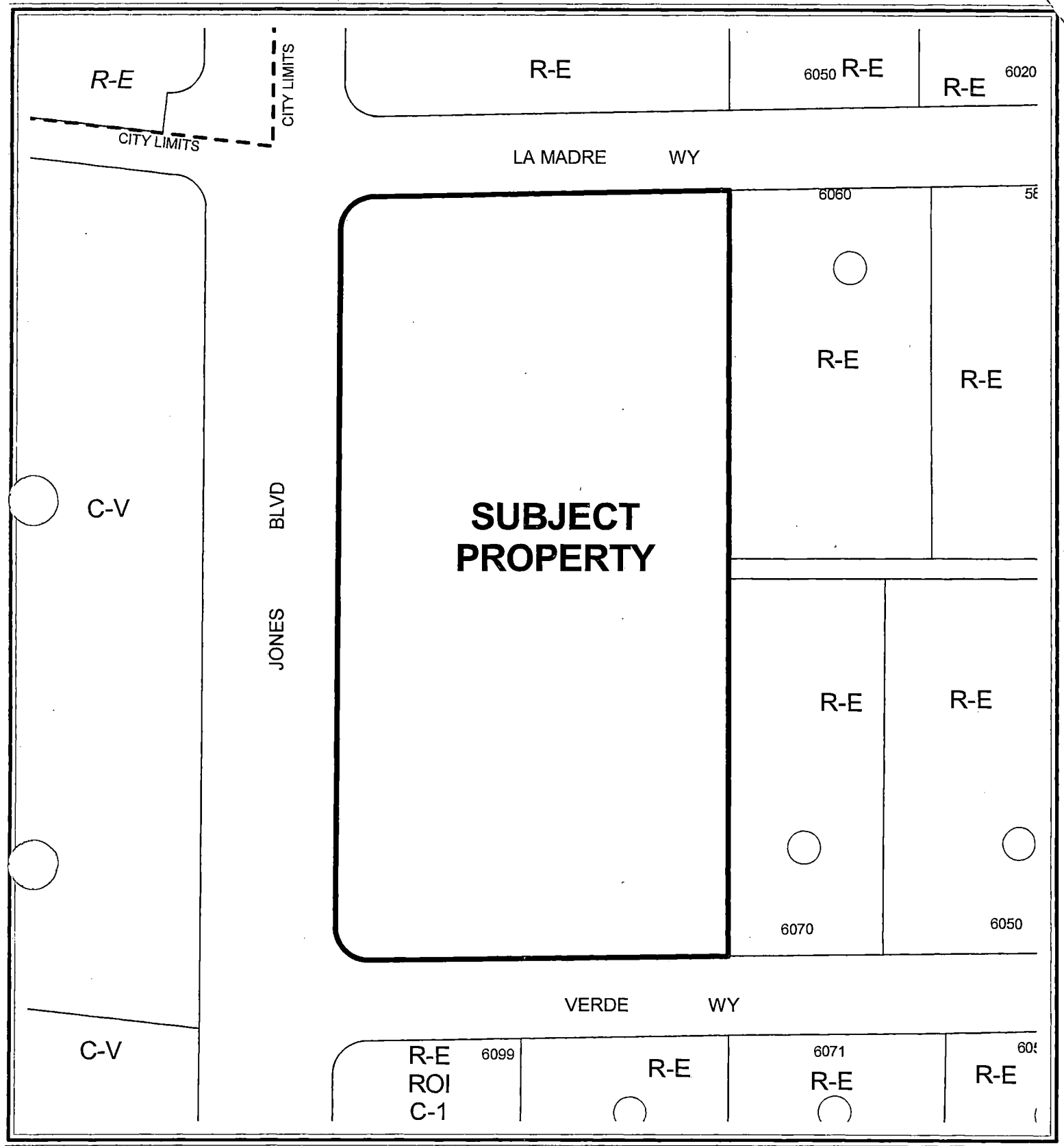
4. If any asphalt cuts into Jones Boulevard are allowed all saw cuts shall be perpendicular or parallel to the flow of traffic and all street patches shall be from lip of gutter to lip of gutter and extend a minimum of 25 feet unless allowed otherwise by the City Engineer.

5. Site development to comply with all applicable conditions of approval for ZON-4987 and all other subsequent site-related actions.

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

CONDITIONS – Continued:

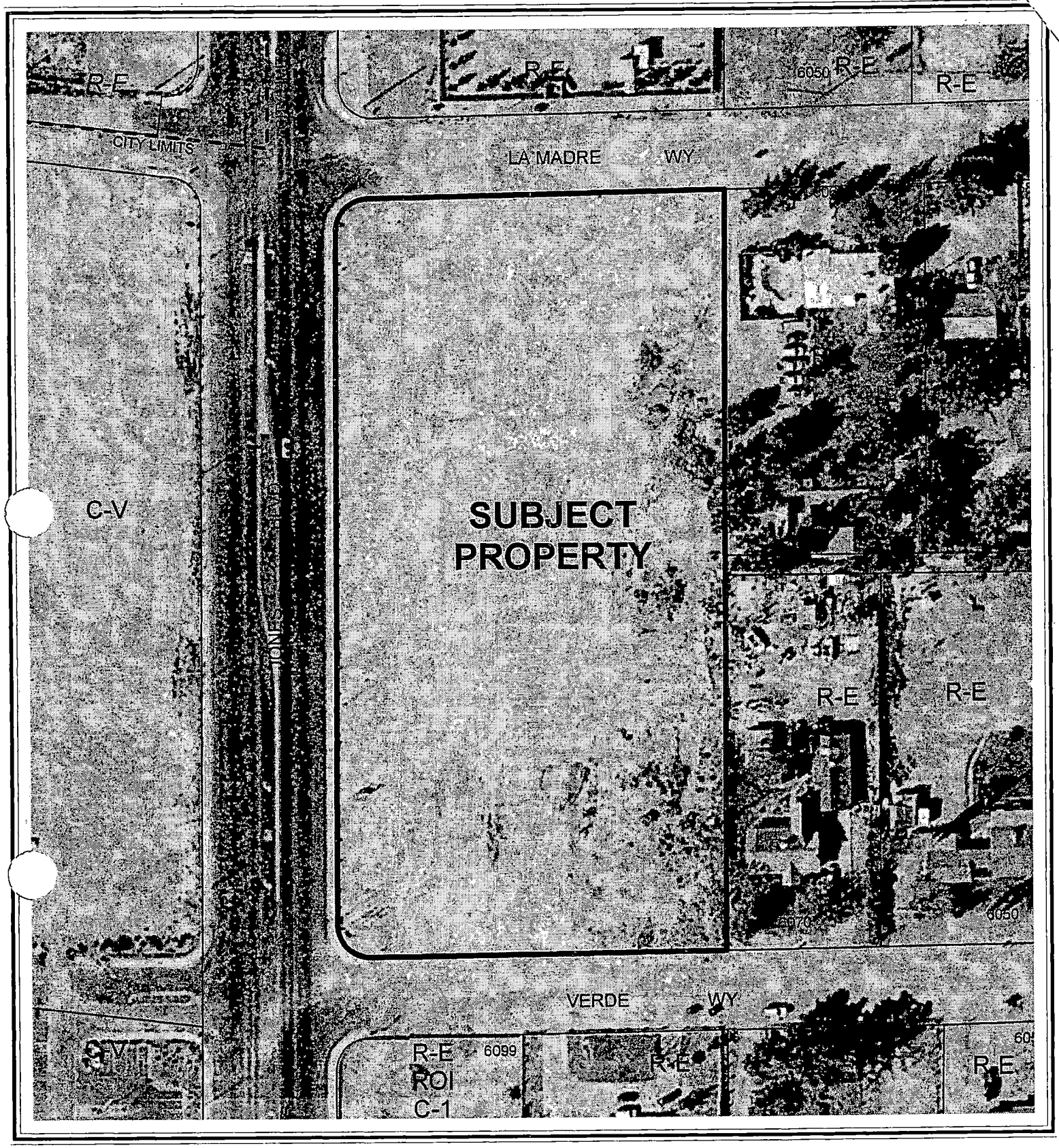
Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: TMP-5316

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-D (SINGLE-FAMILY RESIDENTIAL - RESTRICTED)

N



0 80 160 Feet

CASE: TMP-5316

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-D (SINGLE-FAMILY RESIDENTIAL - RESTRICTED)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5316 - TENTATIVE MAP - VERDE ACRES -
APPLICANT/OWNER: LEONIDAS P. FLANGAS AND WANDA M. FLANGAS

** CONDITIONS **

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

Planning and Development

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

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

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

Public Works

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 12 lot single-family subdivision on 3.88 acres adjacent to the southeast corner of La Madre Way and Jones Boulevard.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

00/00/64	This property was annexed into the City of Las Vegas (A-63-64).
10/20/04	The City Council approved the request for Rezoning from R-E (Residence Estates) to R-D (single-family residential-restricted), the related Waiver for a reduction in the minimum distance required for street intersections, and Special Use Permit for private streets (ZON-4987; WVR-4989 and SUP-4988). The Planning Commission and staff recommended approval on 9/23/04.

B) Pre-Application Meeting

09/01/04	The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.88 acres

BTS

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	R (Rural)
North:	R (Rural)
South:	SC (Service Commercial)
East:	R (Rural)
West:	PF (Public Facilities)

D) Existing Zoning

Subject Property:	R-E (Residential Estates)
North:	R-E (Residential Estates)
South:	R-E (Residential Estates)
East:	R-E (Residential Estates)
West:	C-V (Civic)

E) General Plan Compliance

The Centennial Hills General Plan R (Rural Density Residential) category allows a maximum of 3.5 dwelling units per gross acre. This tentative map conforms to this land use designation.

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

The subject site is located within the North Las Vegas Airport Overlay District. The maximum height allowed in this area is 175 feet. Therefore, the applicant complies with the overlay district height standards. The overall height of the homes is 2 stories 35 feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	11,000Feet	11,111Feet	Y
Min. Lot Width	90 Feet	93 Feet	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	30 Feet	30 Feet	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories/35 Feet	Y
Number of Lots	12	12	Y
Max. Density	3.09	3.09	Y
Private/Public Street	Private	Private	Y
Min. Street Width	39 Feet	39 Feet	Y

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

B) General Analysis Discussion

- General information

The R-D (Single-family Residential-Restricted) district is compatible with the L (Low Density Residential) General Plan designation for the site.

- Cross Section

The submitted north/south cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. None of the retaining walls shown are greater than 4-foot in height.

- Trails

No Trails are associated with this development.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5316 APN: 125-36-401-017

Name of Property Owner: Leo Flangas

Name of Applicant: _____

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Leo Flangas

Print Name: Leo Flangas

Subscribed and sworn before me

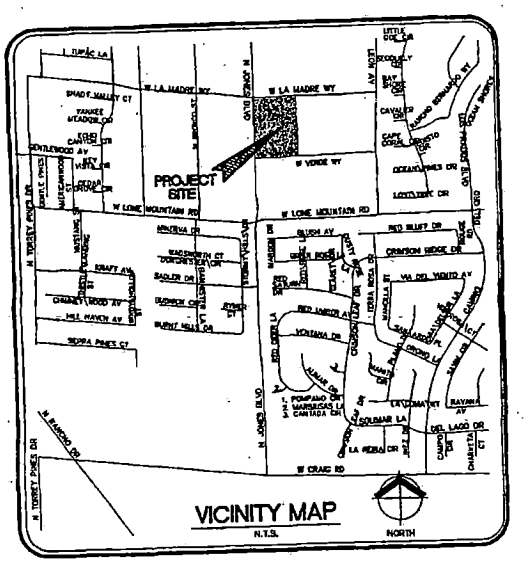
This 9th day of August, 2004

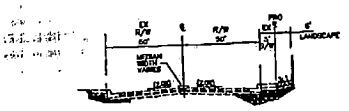
Amy Joens

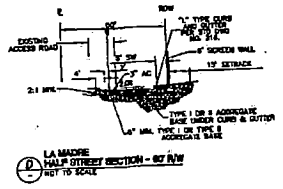
Notary Public in and for said County and State

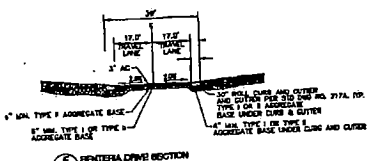
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMY JOENS
No. 97-1
My Appointment Expires Dec. 21, 2005

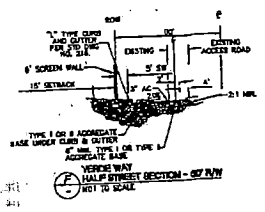
TENTATIVE MAP
FOR
VERDE ACRES
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS
STATE OF NEVADA











SITE DATA

ASSESSOR'S PARCEL #	125-36-401-017
PROPOSED UNITS	11
GROSS ACREAGE	3.88 ACRES
GROSS DENSITY	2.84 UNITS / ACRE
EXISTING ZONING	RUD
PROPOSED ZONING	RUD
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PERIMETER LANDSCAPE BUFFER:	6' LANDSCAPE EASEMENT ADJACENT TO JONES BLVD.
BUILDING SETBACKS (SEE TYPICAL BUILDING SETBACKS THIS SHT.)	FRONT = 15' INTERIOR SIDE = 5' CORNER LOT = 15' REAR = 30' MAXIMUM HEIGHT = 2 STORIES/36 FEET
MINIMUM LOT SIZE:	11,133 SF
MAXIMUM LOT SIZE:	15,161 SF
AVERAGE LOT SIZE:	12,940 SF

OWNER

WTO LONGO
6853 SPENCER STREET
LAS VEGAS, NV 89101

DEVELOPER

VEGAS HEIGHTS DEVELOPMENT
6853 SPENCER STREET
LAS VEGAS, NEVADA 89101
PHONE # (702) 458-1700
FAX (702) 838-2000
CONTACT: DAVID FENTONA

ENGINEER / SURVEYOR

WRG DESIGN, INC.
3011 W. HORIZON RIDGE PKWY., STE 100
HENDERSON, NEVADA 89052
(702) 990-6300

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL STATION #LV00 2650RE, BRASS CAP FLUSH IN TOP OF CURB AT THE NORTHEAST CORNER OF LA MADRE AND LEON.

ELEVATION
FEET = 2264.70' (NAVD88)
METERS = 690.3283 M (NAVD88)

BASIS OF BEARING

NORTH 00°01'08" EAST, BEING THE CENTERLINE OF A PORTION OF JONES BOULEVARD, AND THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 106, PAGE 83 OF PARCEL MAPS.

LEGAL DESCRIPTION

PROVIDED BY PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF NEVADA, ORDER NO.: 04090229 LAS.

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST (SW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF (W 1/2) OF PARCEL 3, AS DELINEATED ON THAT CERTAIN RECORD OF SURVEY MAP ON FILE IN FILE 11 OF SURVEYS, PAGE 38, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTH 60 FEET AND THE SOUTH 30 FEET OF SAID PARCEL 3 THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS FOR ROADWAY AND UTILITY PURPOSES.

FURTHER EXCEPTING THEREFROM THE WEST 30 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD AND UTILITY PURPOSES.

FURTHER EXCEPTING THEREFROM THE EAST 30 FEET OF THE WEST 60 FEET OF SAID PARCEL 3, AND THOSE CERTAIN SPANDREL AREAS IN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER THEREOF AS ABANDED TO THE CITY OF LAS VEGAS BY THOSE CERTAIN FINAL ORDERS OF CONDEMNATION RECORDED AUGUST 14, 2000, IN BOOK 20000814, AS DOCUMENT NOS. 01354 AND 01352, OFFICIAL RECORDS.

NOTES:

1. ALL IMPROVEMENTS SHALL COMPLY WITH CLARK COUNTY UNIFORM STANDARDS AND SPECIFICATIONS.

2. THERE IS NO KNOWN GROUNDWATER WITHIN 20 FEET OF THE EXISTING GROUND SURFACE OF THE PROJECT SITE.

3. THERE ARE NO KNOWN FAULTS OR FISSURES, MAPPED OR OBSERVABLE, LOCATED ON THE PROJECT SITE.

4. THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

5. THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

6. SUBDIVISION TO BE AN ENERGY EFFICIENT DESIGN.

7. NO PROPOSED STORM DRAIN IN THE VICINITY OF THIS PROJECT.

8. NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

TMP-5316
11-04-04 PC
REVISED 10-27-04

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

WRG DESIGN
3011 W. HORIZON RIDGE PARKWAY #100, HENDERSON, NV. 89052
TEL: 702.990.6300 FAX: 702.990.6305
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

VERDE ACRES
600 S. THIRD ST.
LAS VEGAS, NV 89101

TENTATIVE MAP
VERDE ACRES
VEGAS HEIGHTS DEVELOPMENT
LAS VEGAS, NEVADA

MICHAEL D. DAILY
ERR, LS/S/N
CIVIL
No. 10724
10/27/04

PROJECT NO:	VTD4324
DATE:	10/20/04
DRAWN BY:	JPS
DESIGNED BY:	JPS
CHECKED BY:	EKB

COVER SHEET
1 of 3

RECEIVED
OCT 27 2004

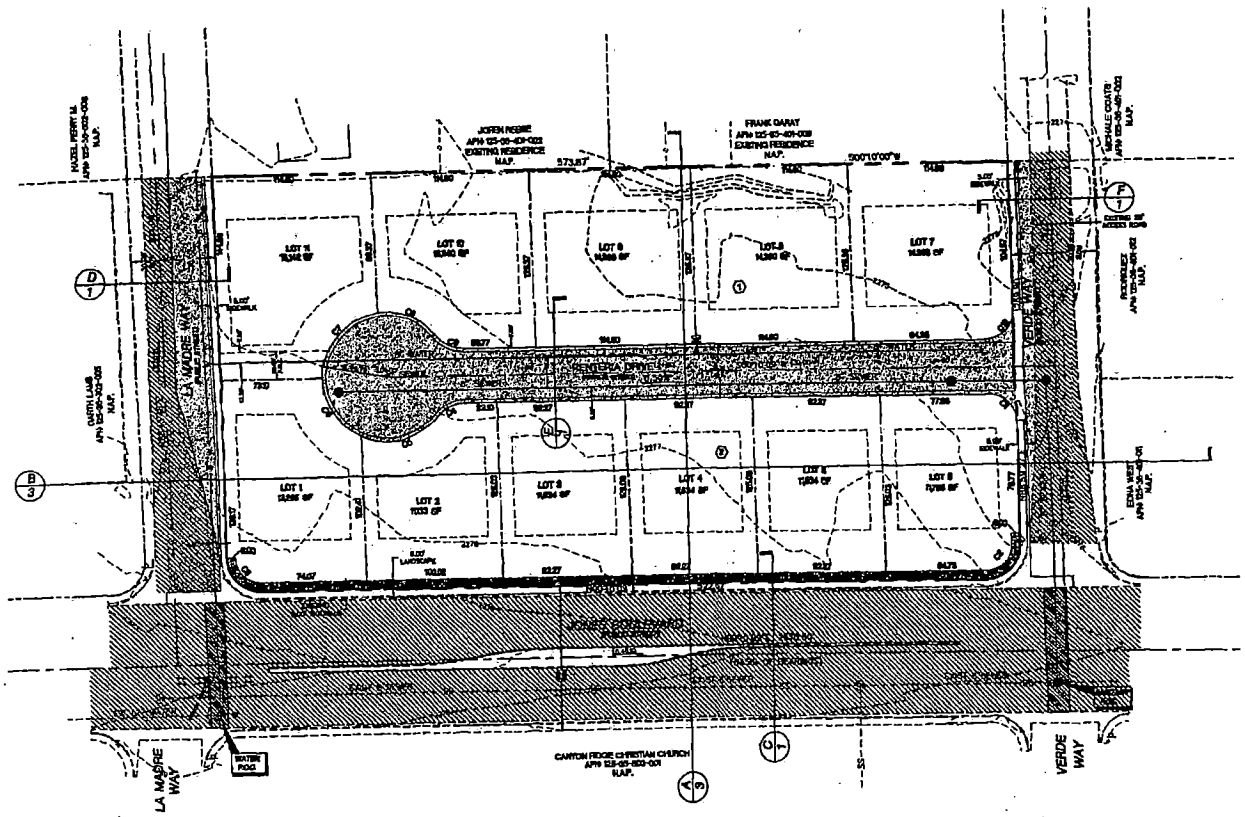
LEGEND

BOUNDARY
RIGHT-OF-WAY
PROPERTY LINE / WALL
PROPOSED ROLL TYPE CURB AND GUTTER
EXISTING RIGHT-OF-WAY
EXISTING "L" TYPE CURB AND GUTTER
EXIST 8" SEWER — SS —
EXISTING SEWER LINE
EXISTING WATER LINE
PROPOSED 8" SEWER LINE AND DIRECTION OF FLOW
PROPOSED 8" WATER LINE
EXISTING FENCE
PROPOSED BUILDING SETBACK
LOT LINE

R/W RIGHT-OF-WAY
PROPOSED FIRE HYDRANT LOCATION
EXISTING FIRE HYDRANT
EXISTING SEWER MANHOLE
PROPOSED SEWER MANHOLE
PROPOSED WATER SLOW-OFF VALVE
EXISTING WATER VALVE
EXISTING STREETLIGHT
EXISTING STORM DRAIN MANHOLE
EXISTING SIGN

5 LOT NUMBER
PROPOSED STREET GRADES
EXIST STREET GRADES
SQ FT LOT AREA
BLOCK NUMBER
PROPOSED A.C. PAVEMENT
EXISTING A.C. PAVEMENT
LANDSCAPE AREA

SCALE: 1"= 40'
40 20 0 40



OWNERS:
VTD LOMCO
8453 SPRINGER STREET
LAS VEGAS, NV. 89108

DEVELOPER:
DAVID RIVEIRA
VEGAS HEIGHTS DEVELOPMENT
8453 SPRINGER STREET
LAS VEGAS, NV. 89108

Call Underground 1-800-227-2600
Call before you Dig. 1-800-227-2600
Call before you OVERHEAD 1-702-593-6111

W R G
D E S I G N I N G
2211 W. HORIZON RIDGE PKWY, HENDERSON, NEVADA 89052
TEL 702.990.9300 FAX 702.990.9006
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

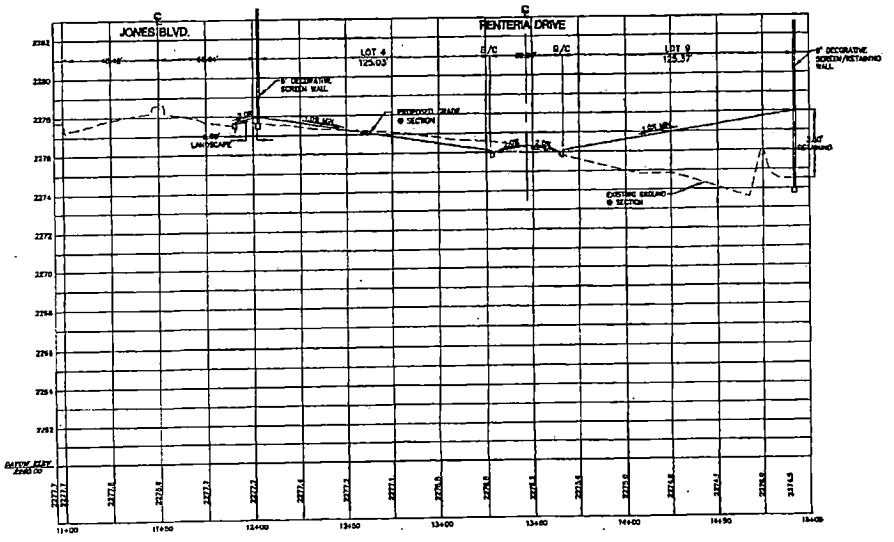
TENTATIVE MAP
VERDE ACRES
VEGAS HEIGHTS DEVELOPMENT
LAS VEGAS, NEVADA

BY | DATE | DESCRIPTION

MICHAEL R. BAILEY CERTIFICATE NO. 10764 10/27/04

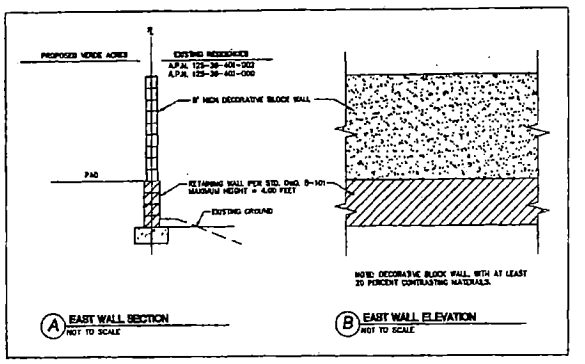
DATE 10/20/04
DRAWN JPS
DESIGNED JPS
CHECKED EDS
PROJECT # 1VTD04033A
SHEET TITLE TENTATIVE MAP
SHEET NUMBER TM1
1 OF 3 SHEETS

TMP-5316
11-04-04 PC
REVISED 10-27-04



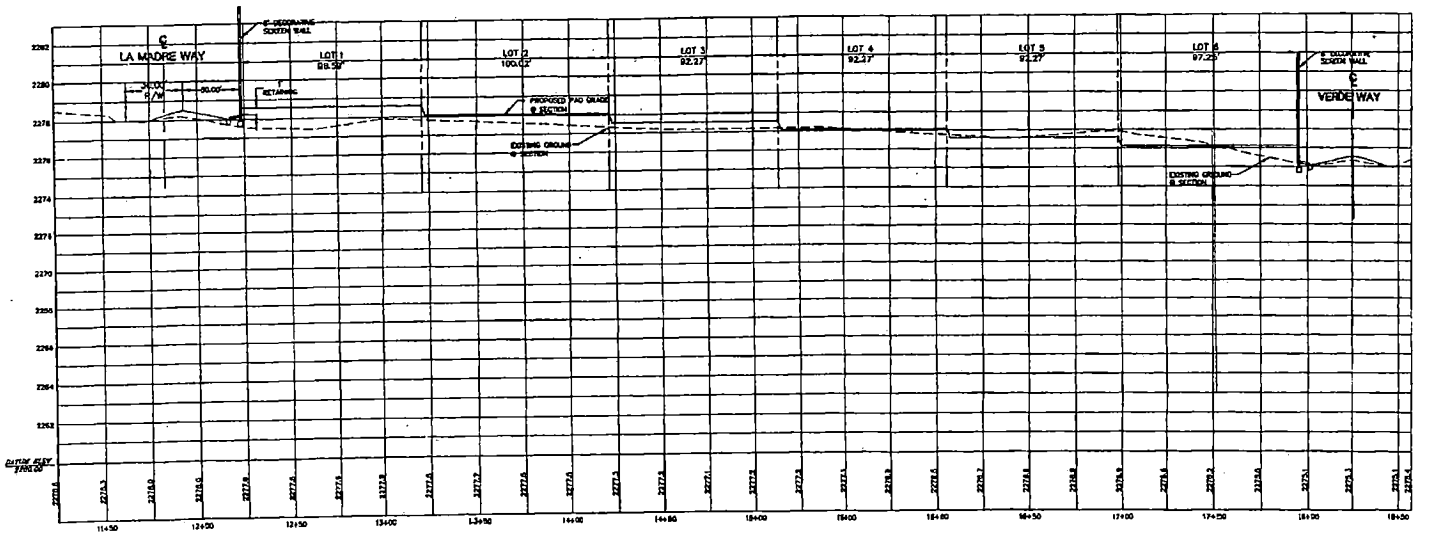
SECTION A

VERTICAL SCALE: 1"=3'
HORIZONTAL SCALE: 1"=30'



A EAST WALL SECTION
NOT TO SCALE

B EAST WALL ELEVATION
NOT TO SCALE



SECTION B

VERTICAL SCALE: 1"=3'
HORIZONTAL SCALE: 1"=30'

W R G
DESIGN INC.
375 N. STEPHANIE STREET, SUITE 111, HENDERSON, NEVADA 89014
PH. (702) 990-2910 FAX (702) 990-2909
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

SECTIONS
VERDE ACRES
VEGAS HEIGHTS DEVELOPMENT
LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	BY
1			

MICHAEL P. BAILEY
EXP. 12/31/04
CIVIL
No. 10264
10/27/04

DATE	12/30/04
DRAWN	JPS
DESIGNED	JPS
CHECKED	DSB
PROJECT #	VTD00443304.00

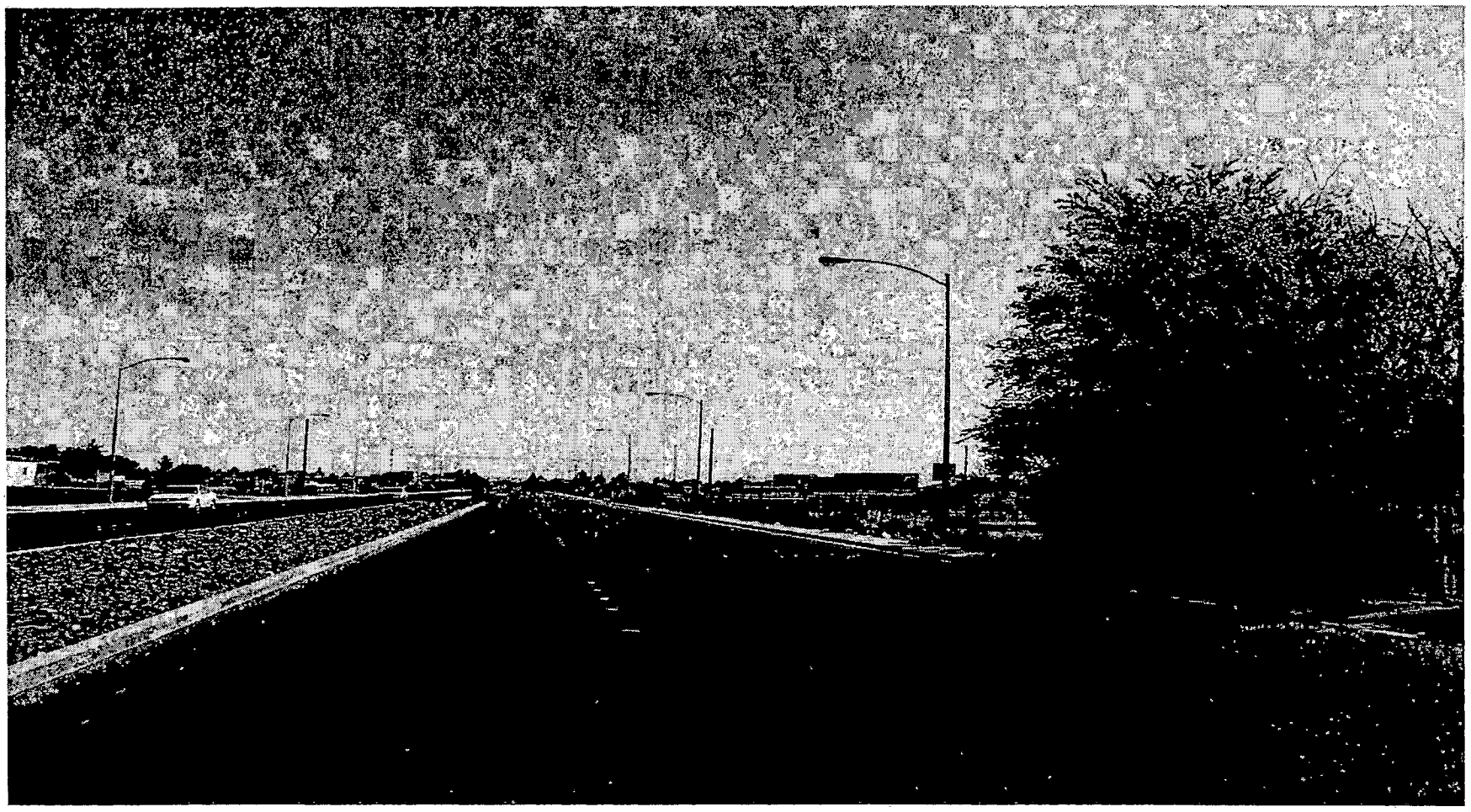
SHEET TITLE
CROSS SECTIONS
SHEET NUMBER
SECT
3 OF 5 SHEETS

TMP-5316
11-04-04 PC
REVISED 10-27-04



TMP-5316 - VERDE ACRES - APPLICANT/OWNER: LEONIDAS P. FLANGAS AND WANDA M. FLANGAS
SOUTHEAST CORNER OF LA MADRE WAY AND JONES BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04



TMP-5316 - VERDE ACRES - APPLICANT/OWNER: LEONIDAS P. FLANGAS AND WANDA M. FLANGAS
SOUTHEAST CORNER OF LA MADRE WAY AND JONES BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:

TMP-5318 - TENTATIVE MAP - CENTENNIAL-JONES - APPLICANT: TANEY ENGINEERING - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP, ET AL - Request for a Tentative Map FOR A 161-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 47.46 acres adjacent to the northeast corner of Centennial Parkway and Jones Boulevard (APN 125-24-401-001, 002, 010 and 011; 125-24-302-014), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4921], Item 2 [TMP-5118], Item 3 [TMP-5271], Item 5 [TMP-5303], Item 6 [TMP-5308], Item 7 [TMP-5316], Item 8 [TMP-5318], Item 9 [TMP-5320], Item 10 [TMP-5321] and Item 11 [TMP-5375] – UNANIMOUS with NIGRO abstaining on Item 5 [TMP-5303] because he owns property within the notification boundary and Item 7 [TMP-5316] due to litigation with one of the applicants and with McSWAIN abstaining on Item 1 [TMP-4921] and Item 2 [TMP-5118] because her company is bidding work for DR Horton, Item 9 [TMP-5320] because her company is under contract with Royal Construction and Item 10 [TMP-5321] because her company is currently under contract with Richmond American Homes.

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area; however, the property is located outside of the notification area for Item 11 [TMP-5375] and he would be voting on the item.

This is Final Action

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 8 – TMP-5318

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant of Item 8 [TMP-5318], and asked for clarification on Condition 4, which pertained to a multi-use trail. He wanted assurance that it was clarified that the trail is located within the beltway right-of-way and that it was to be built as part of the beltway, funded by Clark County. DAVID CLAPSADDLE, Planning and Development, stated the report stipulates that the trail is going to be in the right-of-way and would be constructed by Clark County, not the applicant. The intent of the condition was to put the applicant on notice that there would be a trail constructed there.

(6:12 – 6:15)

1-256

CONDITIONS:
Planning and Development

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

1. All development shall conform to the Conditions of Approval for Site Development Plan Review, Variance, and a Rezoning (SDR-4461), (VAR-4462), and (ZON-4459).

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

4. The applicant shall provide the required Multi-Use Transportation Trail adjacent to the Centennial Parkway alignment in accordance with Code standards.

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

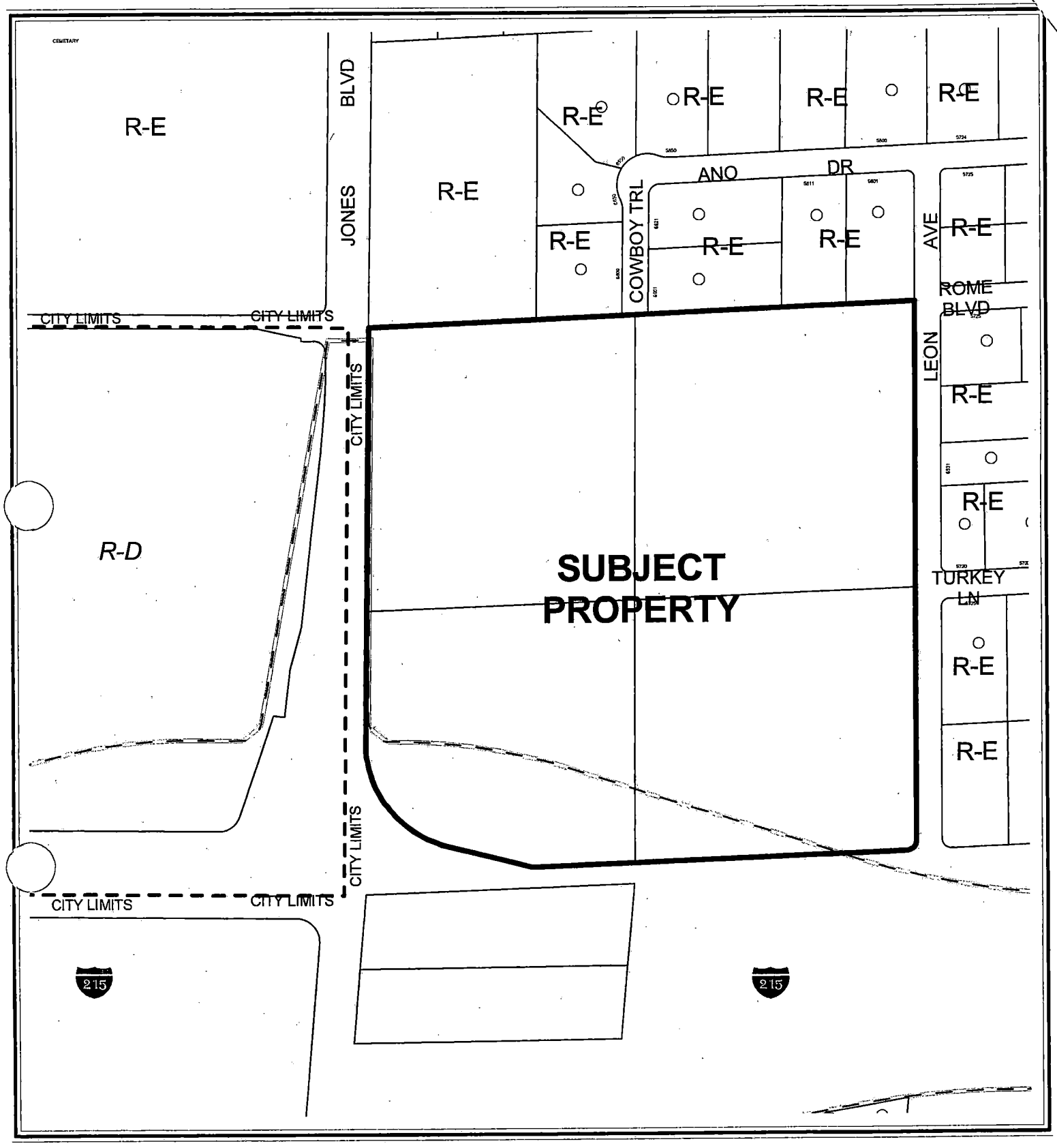
Public Works

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

7. Site development to comply with all applicable conditions of approval for ZON-4459 and all other subsequent site-related actions.

CONDITIONS – Continued:

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

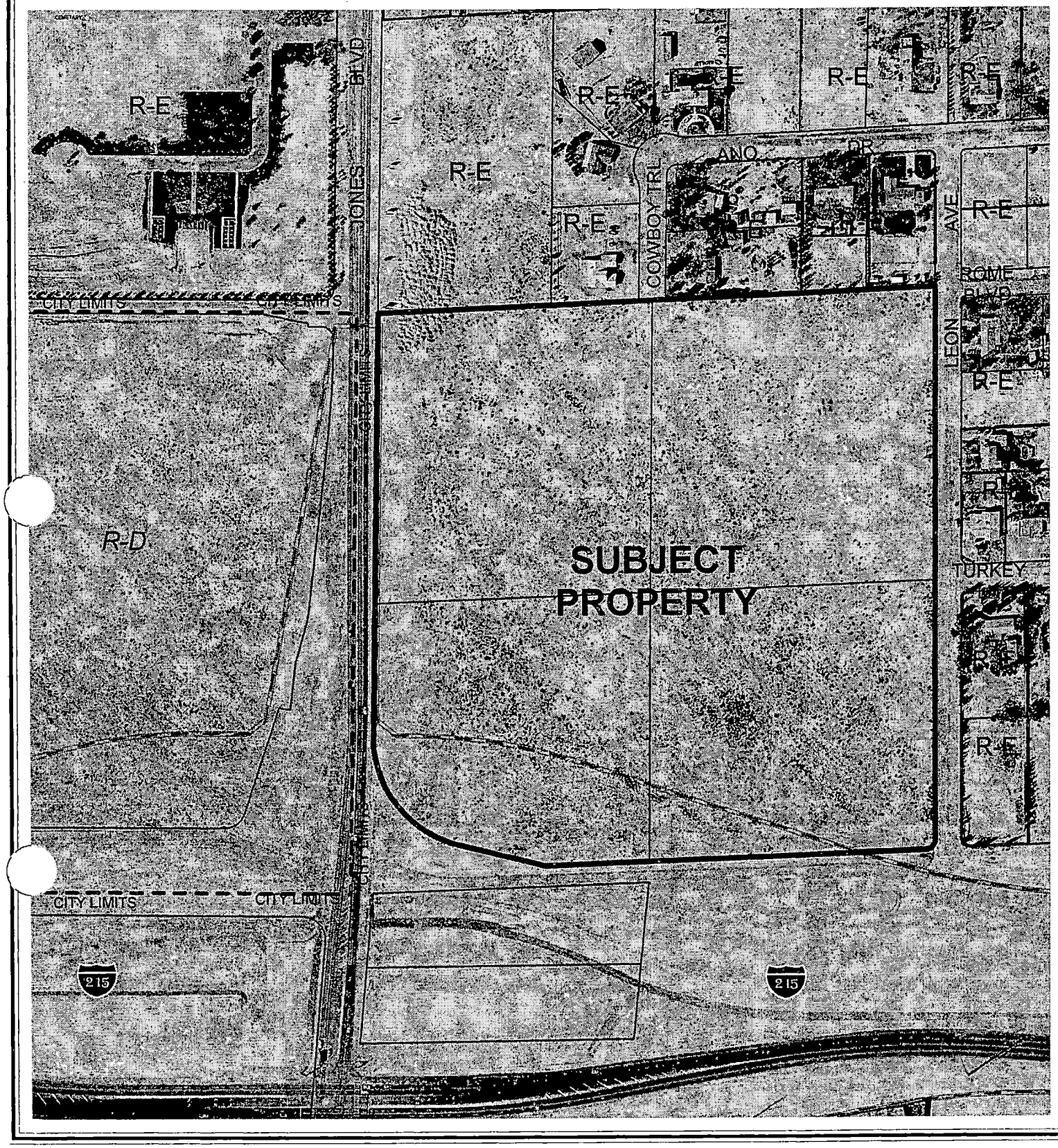


0 300 600 Fe

CASE: TMP-5318

ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



0 300 600 Fe

CASE: TMP-5318

ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5318 - TENTATIVE MAP - CENTENNIAL-JONES -
APPLICANT: TANEY ENGINEERING - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP, ET AL

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review, Variance, and a Rezoning (SDR-4461), (VAR-4462), and (ZON-4459).

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

4. The applicant shall provide the required Multi-Use Transportation Trail adjacent to the Centennial Parkway alignment in accordance with Code standards.

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

Public Works

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

7. Site development to comply with all applicable conditions of approval for ZON-4459 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 161-lot single-family subdivision on 47.46 acres adjacent to the northeast corner of Centennial Parkway and Jones Boulevard.

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

BACKGROUND INFORMATION

A) Previous Actions

1964	The subject property was annexed into the City of Las Vegas (A-03-64).
08/18/04	The City Council approved the following on the subject site: Site Development Plan Review for a 161 lot single-family residential subdivision; Variance to allow 2.44 acres of open space where 2.7 is required; and to allow a 10-foot wall height where 8 feet is the maximum height allowed; and Rezoning from R-E (Residence Estate) to R-PD3 (Residential Planned Development – 3 units per acre) (SDR-4461), (VAR-4462), and (ZON-4459). The Planning Commission recommended approval. Staff recommended denial on 7/22/04.

B) Pre-Application Meeting

09/03/04	The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 47.76 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	ROW [215 Beltway]
East:	Single Family Dwellings
West:	Palm Mortuary, Undeveloped

BTS

C) Existing Zoning

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	ROW (Right of Way)
East:	L (Low Density Residential)
West:	R (Rural Density) and DR (Desert Rural Density Residential)

D) General Plan Compliance

The subject site is located within the Centennial Hills Sector Plan of the General Plan. The site is designated as R (Rural Density Residential) within the Plan. The tentative map conforms to this land use designation.

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

Multi-Use Transportation Trail

A proposed multi-use transportation trail is required along the entire length of the southern property adjacent to the Centennial Parkway alignment. A multi-use transportation trail refers to paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles. A multi-use transportation trail consists of a five-foot transition strip and a five-foot private landscaped corridor that are separated by a ten-foot public transportation trail path. The trail in question will be taken out of the public right-of-way.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed
Min. Lot Size	7,080 Feet
Min. Lot Width	60 Feet
Min. Setbacks • Front • Side • Corner • Rear	 15/20 Feet* 5 Feet 10 Feet 20 Feet
Max. Building Height	2Stories / 35Feet
Number of Lots	163
Max. Density	3.41 du/ac
Private/Public Street	Private
Min. Street Width	39 Feet

* A 15-foot setback is measured to the side loaded garage and the front of the house. A 20-foot setback is measured to the front of the garage as measured from the back of the sidewalk or from the back of the curb.

The proposal meets all requirements as approved by the Site Development Review (SDR-4461).

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
47.46 acres	3.39	1.65	5.59 %	115,638 SF	5.62%	116,305 SF

The tentative map meets the open space standards.

B) General Analysis Discussion

- General information

The request is for a Tentative Map for a 161-lot single-family subdivision on 47.46 acres. The site will receive access via Jones Boulevard, and 39-foot wide private streets, which provide internal circulation for the development.

- Cross Section

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

BTS

- Trails

A proposed multi-use transportation trail is slated to run the entire length of the southern property adjacent to the Centennial Parkway alignment. A multi-use transportation trail refers to paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles. A multi-use transportation trail consists of a five-foot transition strip and a five-foot private landscaped corridor that are separated by a ten-foot public transportation trail path. The trail in question will be taken out of the public right-of-way.

- Special Conditions of Approval

The setbacks for this development are a minimum of 15 feet to the side loaded garage and the front of the house, 20 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 20 feet in the rear.

The lots immediately adjacent to the existing R-E (Residence Estates) lots on the north and northeast portion of the project shall be limited to single story (Lots 62 through 73).

There shall be an eight (8) foot decorative block wall along the northern (next to the open space) and the northeastern boundary (lots 62 through 73) of the project immediately adjacent to the existing R-E (Residence Estates) lots.

There shall be no ingress or egress on Leon Avenue subject to the approval of the Fire Department and/or Traffic Department. However, there will be an emergency access gate on Leon Avenue. The interior of the project shall use lamplights only and no streetlights. The open space area shall be illuminated with either lamplight or bollard lighting.

The developer shall provide a livestock disclosure statement to each buyer, which advises them of the possibility of livestock on R-E (Residence Estates) lots.

The developer shall ask the City of Las Vegas to defer the sidewalk and streetlight requirements on Leon Avenue. The developer shall propose a roll curb on Leon Avenue.

Dedicate 60 feet of right-of-way adjacent to this site for any remaining portion of Cowboy Trail and the appropriate cul-de-sac radius. Dedicate appropriate right-of-way necessary for a knuckle acceptable to the Department of Public Works at the intersection of Leon Avenue and Centennial Parkway, unless otherwise allowed by the City Engineer.

The Tentative Map shows these conditions will be implemented.

BTS

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53318 APN: 125-24-302-014

Name of Property Owner: JONES BELTWAY LLC

Name of Applicant: MAY CRAWFORD, TANEY ENGINEERING

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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, Planning Commission or Hearings Officer 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: May Crawford

Subscribed and sworn before me

This 21st day of September, 2004

Sylvia A. Mota

Notary Public in and for said County and State

SYLVIA A. MOTA
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 04-88426-1 - Expires April 22, 2008

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5318 APN: 125-24-401-001, 002, 010 & 011

Name of Property Owner: BOYD FAMILY PARTNERSHIP LP

Name of Applicant: MAY CRAWFORD, TANEY ENGINEERING

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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, Planning Commission or Hearings Officer 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: _____

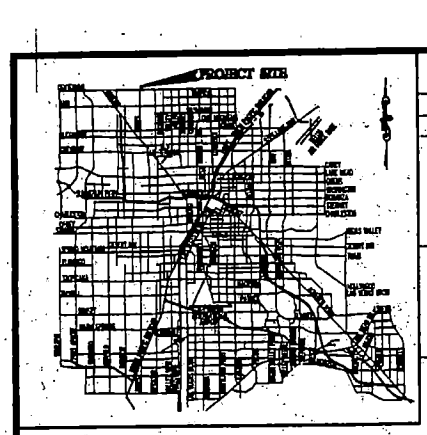
Signature of Property Owner/Authorized Agent: May Crawford

Subscribed and sworn before me

This _____day of _____, 20__

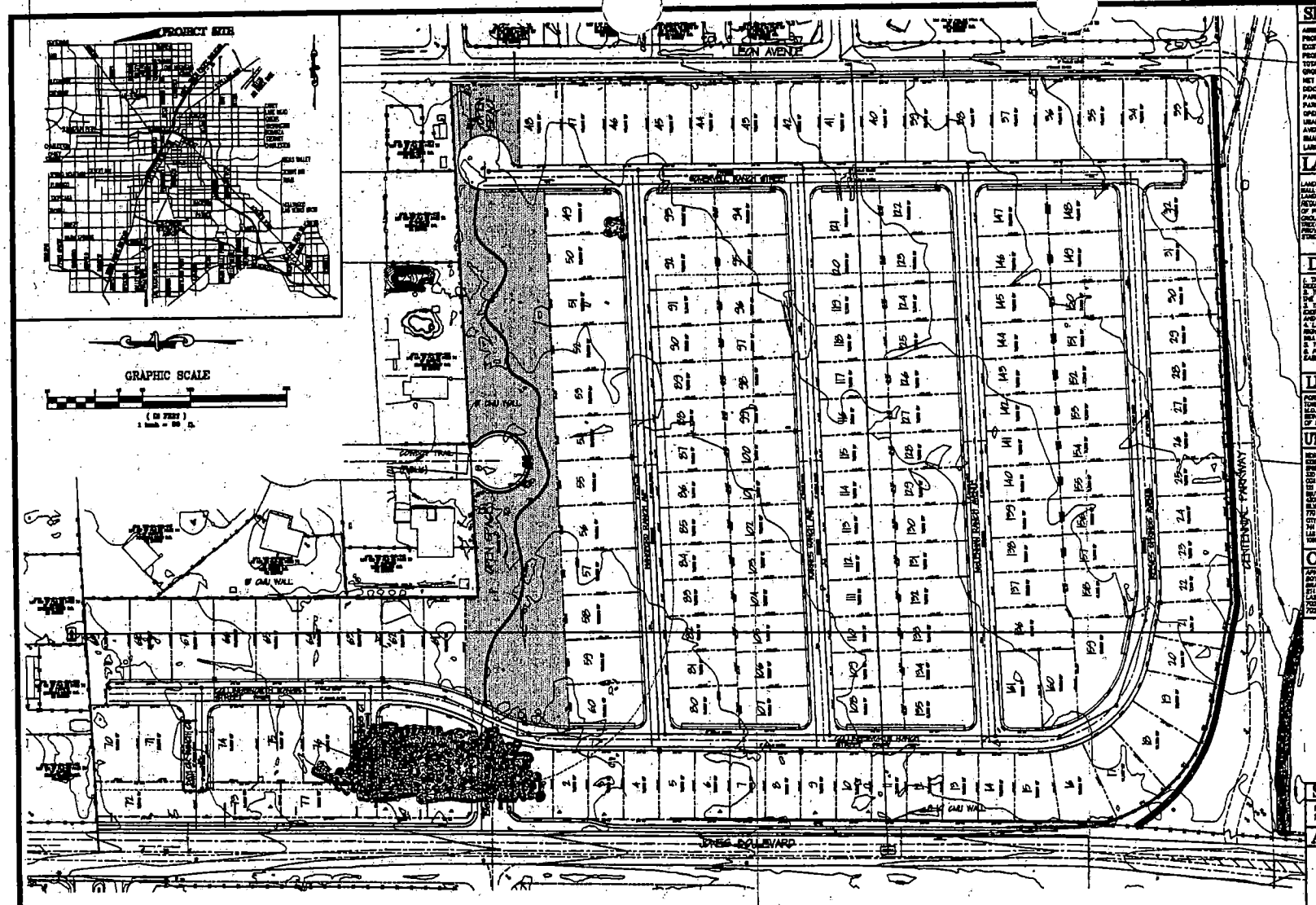
_____

Notary Public in and for said County and State



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



SITE INFORMATION

ASSESSORS PARCEL NUMBER	125-34-302-014 & 125-34-401-001,002,010,011
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	R-E (RURAL ESTATES RESIDENTIAL DISTRICT)
PROPOSED ZONING	R-PD3 (RESIDENTIAL-PLANNED DEVELOPMENT)
TOTAL PROPOSED LOTS	161 LOTS
GROSS ACREAGE	47.49±
NET ACREAGE	41.97±
DENSITY (BASED ON GROSS ACREAGE)	3.39 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 324 SPACES
PARKING PROVIDED	324 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
OPEN SPACE REQUIRED	5.67 ACRES
USABLE OPEN SPACE PROVIDED	5.17 ACRES
AVERAGE LOT SIZE	9,466 SF
SMALLEST LOT SIZE	7,050 SF
LARGEST LOT SIZE	19,241 SF

LANDSCAPING REQUIREMENTS

LANDSCAPE REQUIREMENTS PER URBAN DESIGN GUIDELINES & STANDARDS – LANDSCAPING, WALLS, BUFFER STANDARDS ALONG JONES, CENTENNIAL & LEON FRONTAGE 15 & 5 FT LANDSCAPE STRIP WITH WALL
REQUIRED: (1) 24-INCH BOX DECIDUOUS TREE OR EVERGREEN TREE EVERY (30) LINEAR FT OF PLANTER PLUS (1) ADDITIONAL 24-INCH BOX TREE = (2488 LF PLANTER)= 84 TREES & GROUND COVER OF FOUR SHRUBS OF (5) GALLON MINIMUM SIZE PER 24-INCH BOX
EACH TREE SHRUBS
PROVIDED: 93 TREES FOR 2940 LF OF PLANTER & 320 SHRUBS IN PLANTER ADJACENT TO STREETS

DEVELOPMENT NOTES:

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND PURSUANT TO A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THE SITE HAS NO KNOWN GROUND WATER DEPTHS HISTORICALLY WITHIN 30 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
4. LOTS 1-17, 73, 74, 75 AND 79 MAKE REAR AND SIDE YARDS ADJACENT TO PUBLIC RIGHT-OF-WAYS. THESE LOTS ARE KNOWN AS DOUBLE FRONTAGE LOTS. NO DIRECT ACCESS WILL BE PERMITTED TO THESE LOTS FROM ADJACENT PUBLIC RIGHT-OF-WAY.
5. THERE ARE NO EXISTING STRUCTURES ON THE SITE.
6. PRIVATE STREETS TO BE P.U.E., D.E., CLV SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE H.O.A.

LEGAL DESCRIPTION

PORTION OF THE SE 1/4 OF SECTION 34, TOWNSHIP 19 S, RANGE 60 EAST, M.D.M.
BEING LOTS 155, 156, 157, 167 AND PT 168 OF SURVEY FILE 83 PAGE 70

FLOOD ZONE

SITE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 500-YEAR FLOOD PLAIN.

ENGINEER

TANEY ENGINEERING
5240 SOUTH JONES BLVD.
LAS VEGAS, NEVADA 89118
702-362-8844 PHONE
702-362-8533 FAX

UTILITY COMPANIES

NEVADA POWER COMPANY
6226 W. SAHARA AVE. 367-5555
SPRINT TELEPHONE COMPANY
330 N. VALLEY VIEW BLVD. 544-7400
COX COMMUNICATIONS
301 E. SAHARA AVE. 369-2300
SOUTHWEST GAS CORP.
5241 SPRING MOUNTAIN RD. 365-2211
NEVADA STATE DIVISION, DEPOT RD.
770 E. SAHARA AVE. 702-486
CITY OF LAS VEGAS DENTON
731 S. 4th STREET 229-6240
LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD. 870-2011

SUBDIVIDER/DEVELOPER

WILLIAM LYON HOMES
2300 PILOT KNOB ROAD, STE. 0
LAS VEGAS, NV 89119
702-453-1000 PHONE
702-453-2099 FAX

OWNERS

APN: 125-34-401-001,002,010,011
LEON & JONES PARTNERSHIP, LP
9660 SOTO
9313 GILLES AVE.
LAS VEGAS, NEVADA 89123
702-362-3600 PHONE
702-362-3600 FAX

APN: 125-34-302-014
CENTENNIAL HILLS, LLC
DEAN KAZRIS
2300 PILOT KNOB
HENDERSON, NEVADA 89074
702-453-1000 PHONE
702-453-2079 FAX

LEGEND

DESIGN ELEVATION	10.00
EXISTING ELEVATION	(10.00)
SWAMP (SLOPE VARIES)	
EXISTING CONTOUR (1' INTERVAL)	
EXISTING CONTOUR (5' INTERVAL)	
DIRECTION OF FLOW	
WALL 6' MIN., 10' MAX	
CENTERLINE	
RIGHT-OF-WAY	
CUT LINE-ASPHALT	
EASEMENT	
BOUNDARY LINE	
SEWER LINE	
WATER LINE	
PROPERTY LINE	
TOP LIGHT LINE	
FIRE HYDRANT	

SEWER CONTRIBUTION

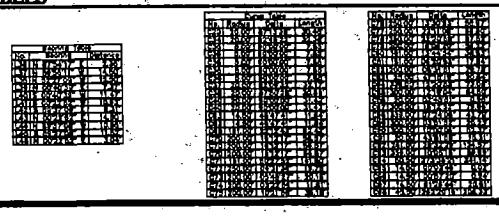
162 LOTS x 250 GPD/LOT = 40,500 GPD (AVERAGE)
162 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 141,750 GPD (PEAK)

ABBREVIATIONS

AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
ADJ	ADJACENT
ARC	ARCHED
BC	BEGIN CURVE
BCR	BEGIN CURVE RADIUS
BLDG	BUILDING
BOC	BACK OF CURB
BOW	BACK OF WALK
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CP	CONCRETE PIPE
CTR	CENTER
DI	DRAIN INLET
DIA	DIAMETER
DW	DRIVEWAY
EC	END CURVE
EL	ELEVATION
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
FC	FACE OF CURB
FF	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
FW	FACE OF WALL
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR ELEVATION
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MAX	MAXIMUM
MB	MAIL BOX
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING WALL
RW	RIGHT-OF-WAY
SAN	SANITARY SEWER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SIDEWALK
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TEL	TELEPHONE
TF	TOP OF FOOTING
TOW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
VERT	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

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TABLES



UTILITY LOCATIONS

WATER – THE NEAREST WATER CONNECTION IS AN ENGLEWOOD MAIN IN CENTENNIAL RIGHT-OF-WAY NEAR BRADLEY APPROX 600' SOUTH SOUTHEAST CORNER OF SITE – LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR.

SEWER – THE NEAREST SEWER CONNECTION IS A 21 INCH IN CENTENNIAL RIGHT-OF-WAY NEAR BRADLEY APPROX 600' FROM THE SOUTHEAST CORNER OF SITE, CITY OF LAS VEGAS IS THE PURVEYOR.

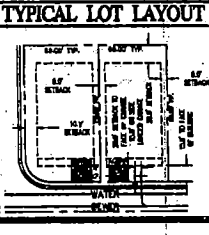
DEVELOPMENT STANDARDS

PER TITLE 19 FOR R-PD 3 ZONING
DENSITY ALLOWED = 3.5 UNITS/GROSS ACRE
MIN. LOT AREA = 7,000 SQ. FT.
MAX. HEIGHT = 35 FEET

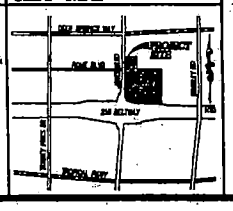
SETBACKS

FRONT YARD – 20 FEET TO GARAGE
– 15 FEET TO SIDE LOADED GARAGE
– 15 FEET TO HOUSE
INTERIOR SIDE YARD
PRINCIPAL STRUCTURE – 5 FEET
ACCESSORY STRUCTURE – 3 FEET
STREET-CORNER SIDE YARD–10 FEET
REAR YARD – 20 FEET
PATIO COVER – 10 FEET(REAR) 3 FEET(SIDE)

TYPICAL LOT LAYOUT



KEY MAP



BOYD FAM TRS/JONES BLTWAY LTD
2300 PILOT KNOB ROAD, STE. 0
LAS VEGAS, NEVADA 89119
702-362-5000 FAX:702-362-5900

TANEY ENGINEERING
5240 S. JONES BLVD. SUITE 81
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX (702) 362-8533

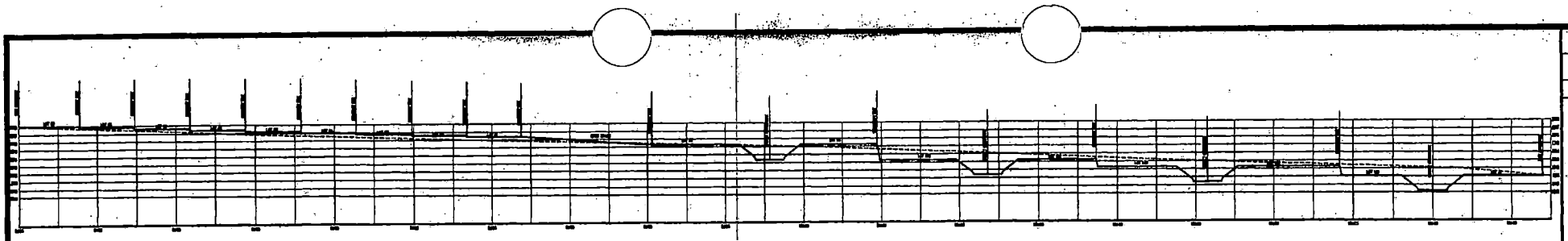
NO.	DESCRIPTION	BY	DATE
	REVISIONS		

CENTENNIAL-JONES
A RESIDENTIAL SUBDIVISION

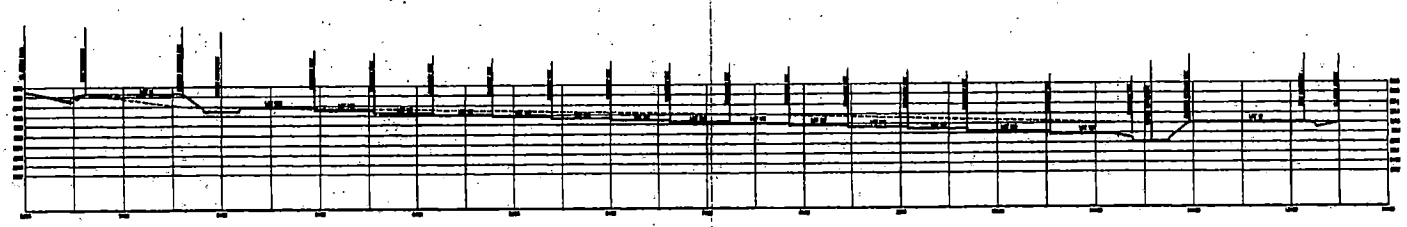
TENTATIVE MAP

DATE: 08.03.04
SCALE: 1"=80'
JOB NO:
DESIGNED BY:
DRAWN BY:
SHEET NAME: TM1
SHEET: 1 OF 2

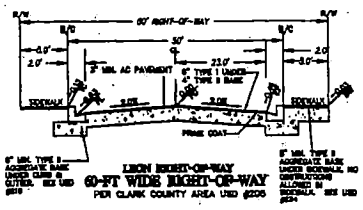
TMP-5318
11-04-04 PC



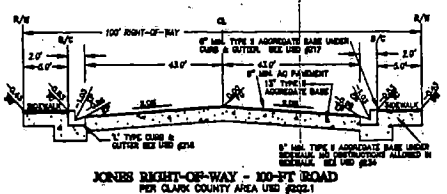
SECTION A



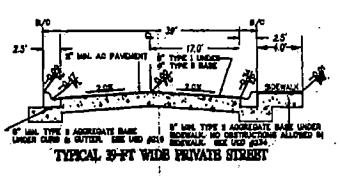
SECTION B



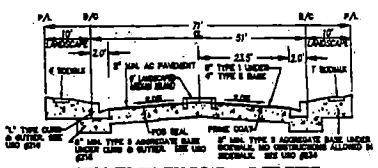
LIBON RIGHT-OF-WAY
60-FT WIDE RIGHT-OF-WAY
PER CLARK COUNTY AREA USD #205



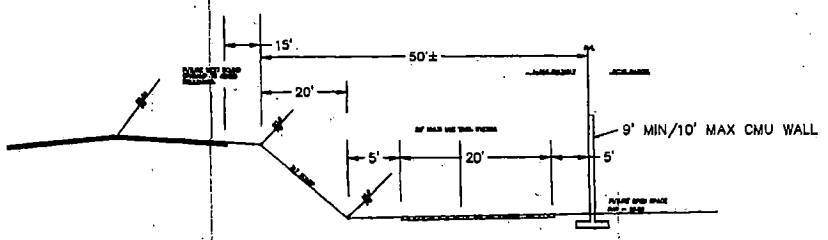
JONES RIGHT-OF-WAY - 100-FT ROAD
PER CLARK COUNTY AREA USD #222.1



TYPICAL 28-FT WIDE PRIVATE STREET



PRIVATE ENTRY ROAD - 51-FT WIDE



SOUTH PROPERTY LINE ADJOINING BELTWAY

LEGEND

DESIGN ELEVATION	10.00
EXISTING ELEVATION	(10.00)
SWAP (SLOPE VARIES)	
EXISTING CONTOUR (1' INTERVAL)	
EXISTING CONTOUR (5' INTERVAL)	
DIRECTION OF FLOW	
WALL HEIGHT GREATER THAN 6'	
LINE TABLE	
CENTERLINE	
RIGHT-OF-WAY	
CUT LINE-ASPHALT	
EASEMENT	
BOUNDARY LINE	
SEWER LINE	
WATER LINE	
PROPERTY LINE	
RAD LIMIT LINE	
FIRE HYDRANT	

SEWER CONTRIBUTION

139 LOTS x 250 GPD/LOT = 34,750 GPD (AVERAGE)
139 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 121,625 GPD (PEAK)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	AHEAD	AHEAD
BC	BACK OF CURB RADIUS	BACK	BACK
BVC	BEGINNING OF VERTICAL CURVE	BRG	BEARING
BM	BENCH MARK	CB	CATCH BASIN
CATV	CABLE TELEVISION	CL	CENTERLINE
CL	CENTERLINE	CO	CLEAN OUT
COBC	CITY OF BOULDER CITY	CONC	CONCRETE
CCNV	CLARK COUNTY	CP	CONTROL POINT
CO	CLEAN OUT	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	CURB	CURB
CP	CONTROL POINT	DI	DRAIN INLET
CMP	CORRUGATED METAL PIPE	DW	DRIVEWAY
DW	DRIVEWAY	EP	EDGE OF PAVEMENT
EP	EDGE OF PAVEMENT	EVC	END OF VERTICAL CURVE
EVC	END OF VERTICAL CURVE	EXIST	EXISTING
EXIST	EXISTING	FF	FINISH FLOOR ELEVATION
FF	FINISH FLOOR ELEVATION	FH	FIRE HYDRANT
FH	FIRE HYDRANT	FLOW	FLOW LINE
FLOW	FLOW LINE	FT	FOOT
FT	FOOT	FFE	FINISH FLOOR ELEVATION
FFE	FINISH FLOOR ELEVATION	LVWD	LAS VEGAS VALLEY WATER DISTRICT
LVWD	LAS VEGAS VALLEY WATER DISTRICT	MAX	MAXIMUM
MAX	MAXIMUM	MIN	MINIMUM
MIN	MINIMUM	NTS	NOT TO SCALE
NTS	NOT TO SCALE	PI	POINT OF INTERSECTION
PI	POINT OF INTERSECTION	PVC	POINT OF VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE	PVI	POINT OF VERTICAL INTERSECTION
PVI	POINT OF VERTICAL INTERSECTION	PL	PROPERTY LINE
PL	PROPERTY LINE	RAD	RADIUS
RAD	RADIUS	RCP	REINFORCED CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE	RW	RIGHT-OF-WAY
RW	RIGHT-OF-WAY	SS	SANITARY SEWER
SS	SANITARY SEWER	SD	STORM DRAIN
SD	STORM DRAIN	SDMH	STORM DRAIN MANHOLE
SDMH	STORM DRAIN MANHOLE	SW	SIDEWALK
SW	SIDEWALK	TC	TOP OF CURB
TC	TOP OF CURB	TW	TOP OF WALL
TW	TOP OF WALL	TYP	TYPICAL
TYP	TYPICAL	VC	VERTICAL CURVE
VC	VERTICAL CURVE	VPC	VERTICAL POINT OF CURVATURE
VPC	VERTICAL POINT OF CURVATURE	VPT	VERTICAL POINT OF TANGENCY
VPT	VERTICAL POINT OF TANGENCY	WM	WATER METER
WM	WATER METER	WV	WATER VALVE
WV	WATER VALVE	WW	WATER WELL
WW	WATER WELL		

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BOYD FAM TRS/JONES BLTWY LLC
2113 SILVER AVE.
LAS VEGAS, NEVADA 89102
702-382-2800 FAX:702-382-5900

TANEY ENGINEERING
4445 S. PECOS ROAD, SUITE 91
LAS VEGAS, NEVADA 89121
(702) 313-8640 FAX:(702) 313-8333

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

CENTENNIAL-JONES
A RESIDENTIAL SUBDIVISION

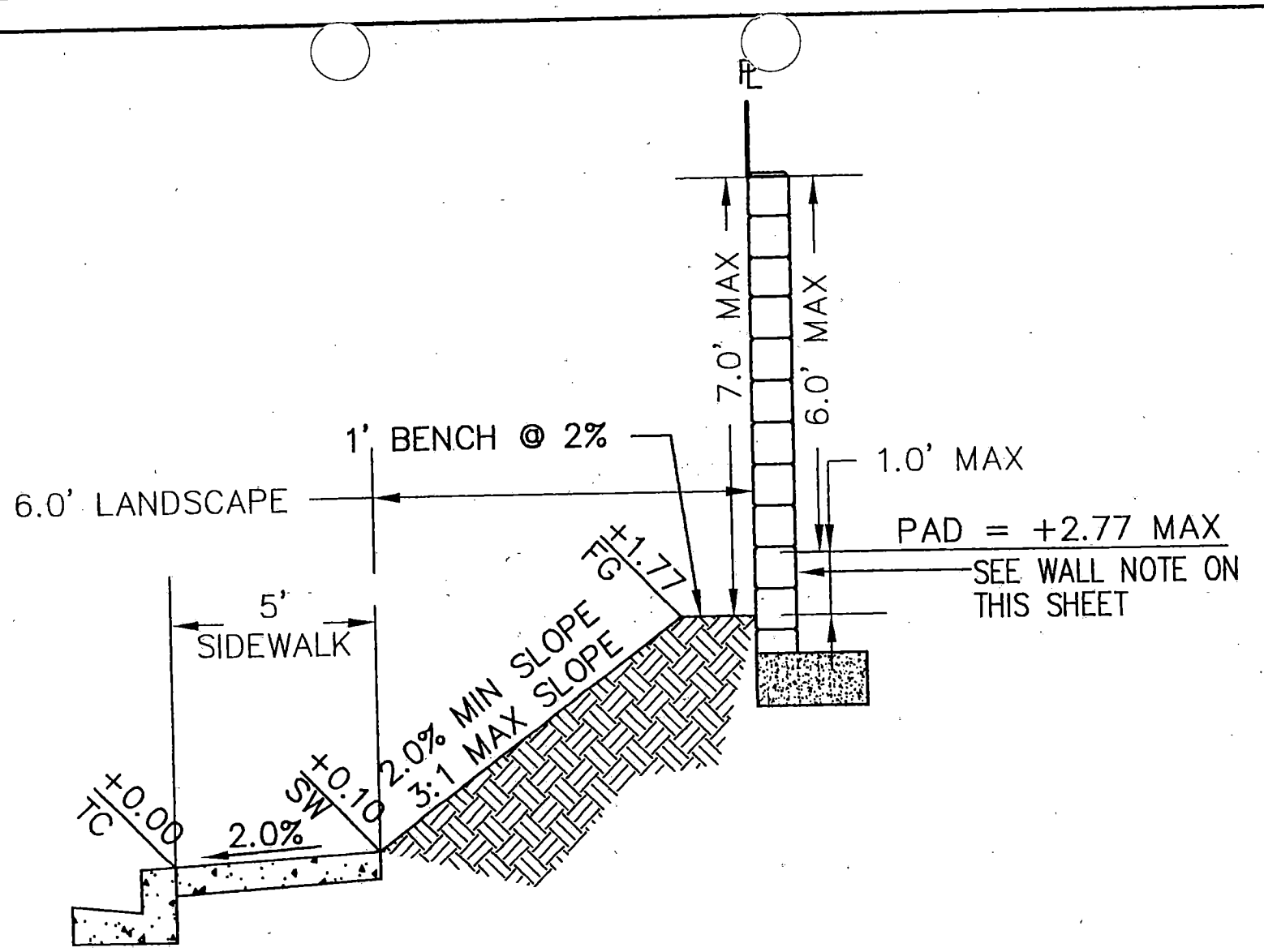
TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
JOSEPH D. CUNNINGHAM
Exp. 12-31-04
CIVIL
No. 10718
STATE OF NEVADA

ENGINEER'S SEAL

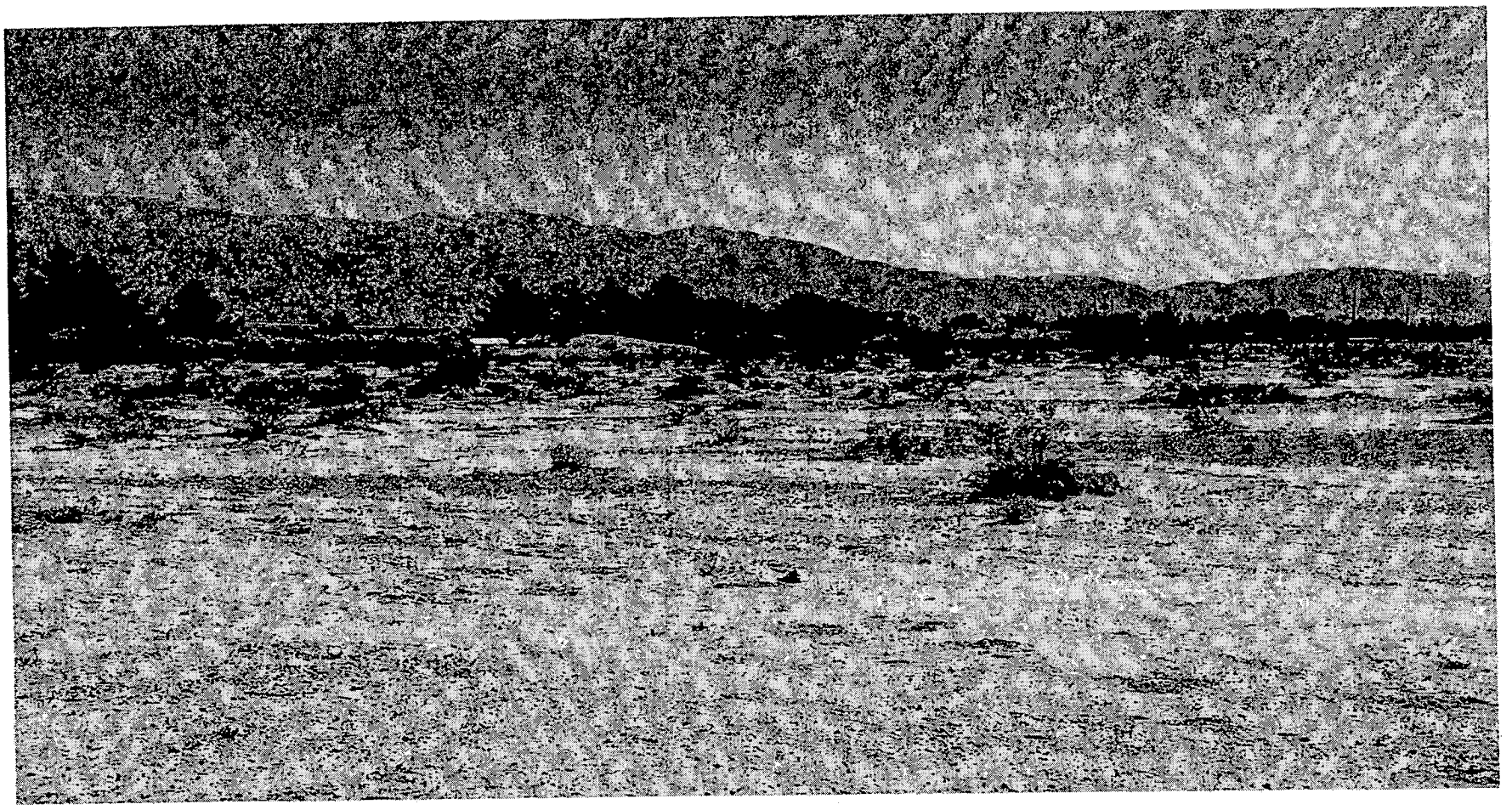
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DESIGNED BY:
DRAWN BY:
SHEET NAME: TM2
SHEET: 2 OF 2

TMP-5318
11-04-04 PC



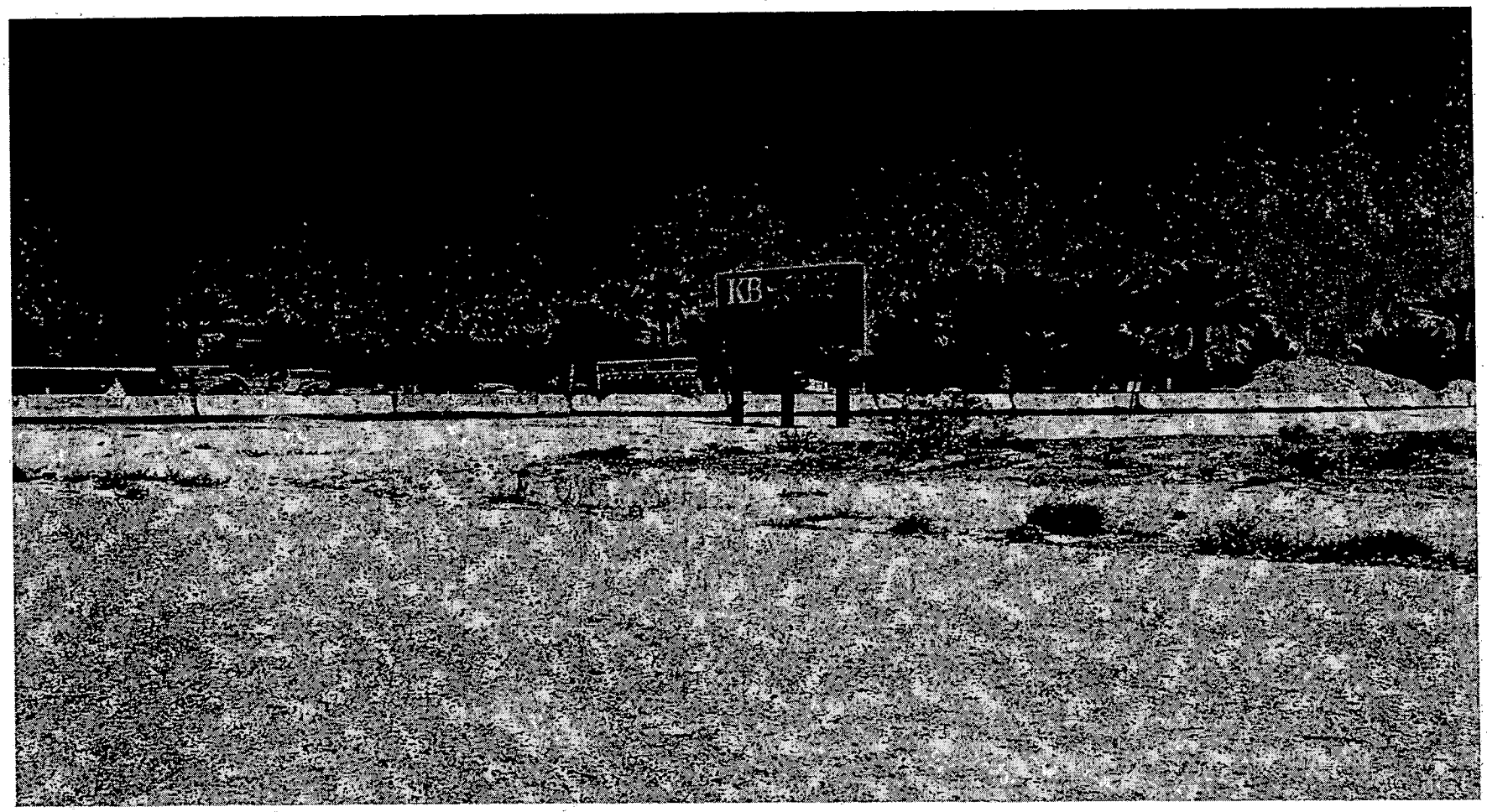
WALL SECTION

TMP-5318
11-04-04 PC



TMP-5318 - CENTENNIAL-JONES - APPLICANT: TANEY ENGINEERING - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP, ET AL
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JONES BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04



TMP-5318 - CENTENNIAL-JONES - APPLICANT: TANEY ENGINEERING - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP, ET AL
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JONES BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:
TMP-5320 - TENTATIVE MAP - SPINNAKER VILLAGE III - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA LLC - Request for a Tentative Map FOR A 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 3.70 acres on the west side of Shady Timber Street 900 feet north of Cheyenne Avenue (APN a portion of 137-12-401-022 and a portion of 137-12-801-001), PD (Planned Development) Zone [Medium-Low Attached Residential Lone Mountain Special Land Use Designation], Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4921], Item 2 [TMP-5118], Item 3 [TMP-5271], Item 5 [TMP-5303], Item 6 [TMP-5308], Item 7 [TMP-5316], Item 8 [TMP-5318], Item 9 [TMP-5320], Item 10 [TMP-5321] and Item 11 [TMP-5375] – UNANIMOUS with NIGRO abstaining on Item 5 [TMP-5303] because he owns property within the notification boundary and Item 7 [TMP-5316] due to litigation with one of the applicants and with McSWAIN abstaining on Item 1 [TMP-4921] and Item 2 [TMP-5118] because her company is bidding work for DR Horton, Item 9 [TMP-5320] because her company is under contract with Royal Construction and Item 10 [TMP-5321] because her company is currently under contract with Richmond American Homes.

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area; however, the property is located outside of the notification area for Item 11 [TMP-5375] and he would be voting on the item.

This is Final Action

MINUTES – Continued:
CHAIRMAN TRUESDELL stated this is a consent item.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant of Item 8 [TMP-5318], and asked for clarification on Condition 4, which pertained to a multi-use trail. He wanted assurance that it was clarified that the trail is located within the beltway right-of-way and that it was to be built as part of the beltway, funded by Clark County. DAVID CLAPSADDLE, Planning and Development, stated the report stipulates that the trail is going to be in the right-of-way and would be constructed by Clark County, not the applicant. The intent of the condition was to put the applicant on notice that there would be a trail constructed there.

(6:12 – 6:15)

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review, Waiver, and a Modification (SDR-4751), (WVR-4754) and (MOD-4632).

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

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

Public Works

5. Extend public sewer into each cluster of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

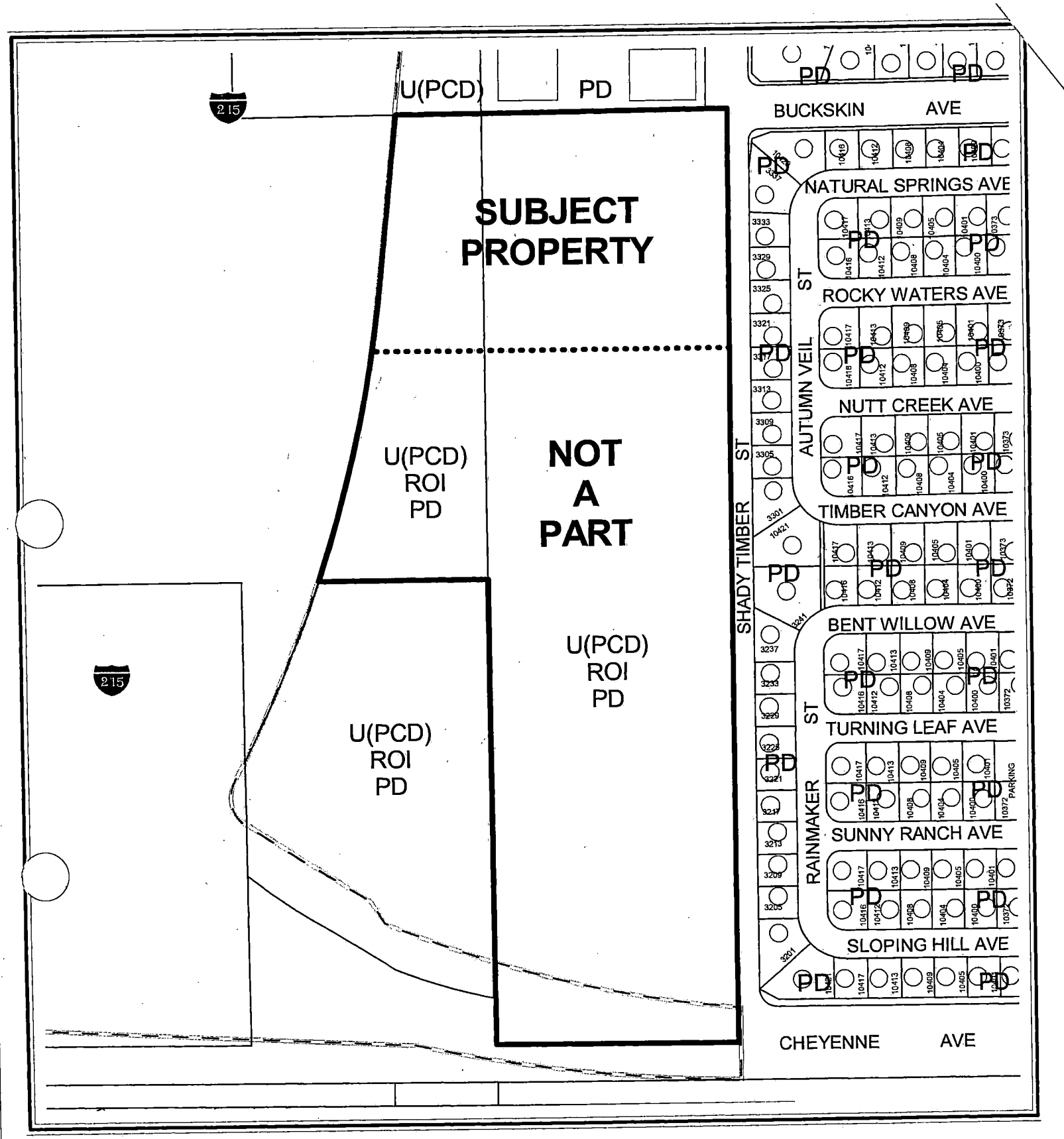
6. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

CONDITIONS – Continued:

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

8. Site development to comply with all applicable conditions of approval for SDR-4751 and all other subsequent site-related actions.

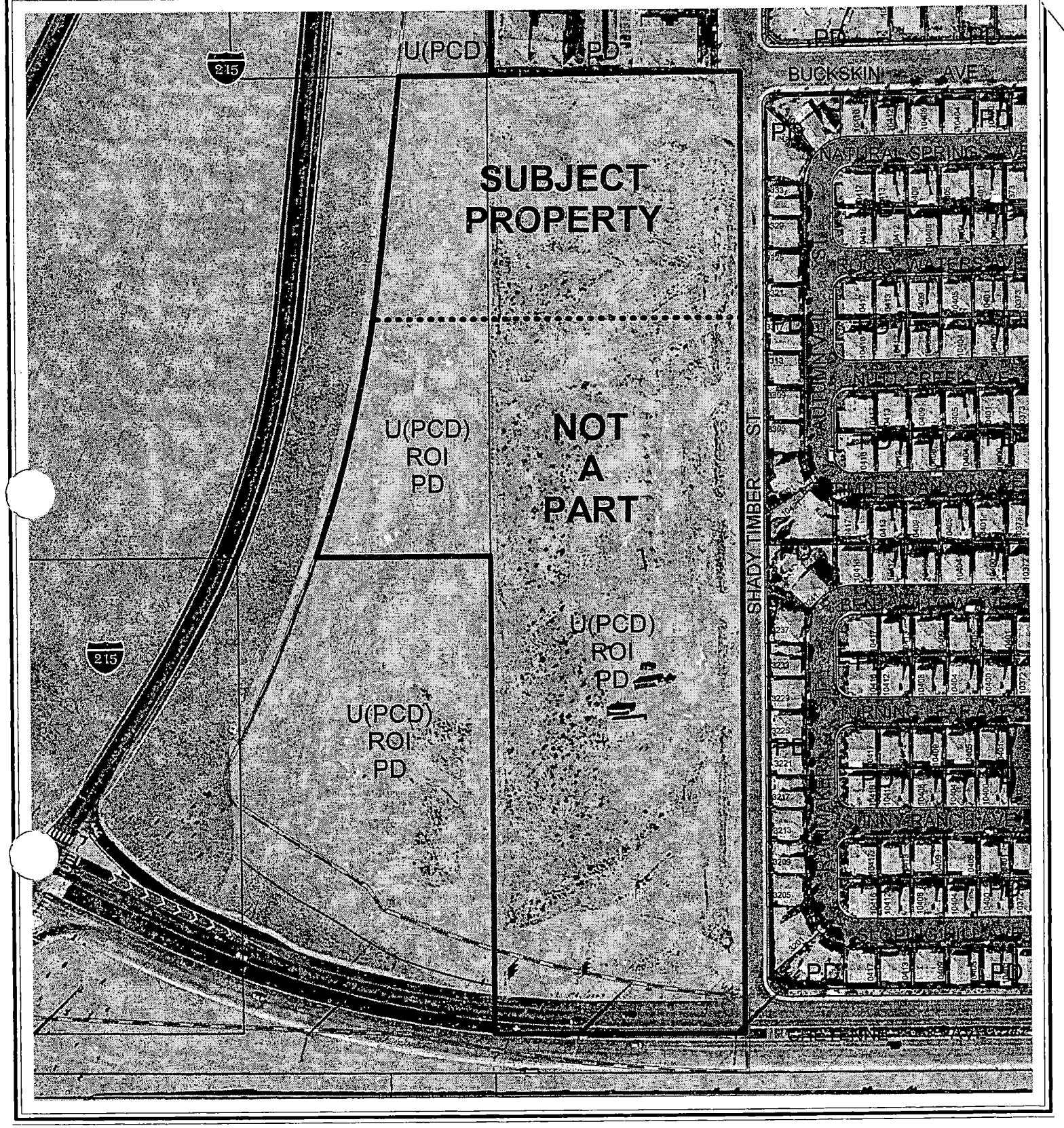
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: **TMP-5320**

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N



0 200 400

CASE: **TMP-5320**

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5320 - TENTATIVE MAP - SPINNAKER VILLAGE III -
APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review, Waiver, and a Modification (SDR-4751), (WVR-4754) and (MOD-4632).

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

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

Public Works

5. Extend public sewer into each cluster of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

7. 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.

8. Site development to comply with all applicable conditions of approval for SDR-4751 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 44-lot single-family attached subdivision on 3.70 acres on the west side of Shady Timber Street, approximately 900 feet north of Cheyenne Avenue.

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

BACKGROUND INFORMATION

A) Previous Actions

09/07/94 The City Council approved a request to annex to annex this property as part of a larger request. (A-0006-94). The Planning Commission recommended approval of this request on June 9, 1994. The effective date of this annexation was September 16, 1994.

06/23/97 The City Council approved a request for Rezoning PD (Planned Development). The Planning Commission and staff recommended approval of this request on June 12, 1997.

03/17/04 The City Council approved a Site Development Plan Review and a Waiver of the foundation-landscaping buffer for a proposed 87,790 square-foot retail center (SDR-3651). The Planning Commission and staff recommended approval of these requests on February 12, 2004.

03/17/04 The City Council approved a Special Use Permit for a Liquor Establishment (Off-Premise Consumption) in conjunction with a proposed grocery store (SUP-3653). The Planning Commission and staff recommended approval of this request on February 12, 2004.

04/07/04 The City Council approved an application for a Major Modification to the Lone Mountain Master Development Plan, to add "Mini-Warehouse Facility" to the VC (Village Commercial) special land use designation (MOD-3758). The Planning Commission and staff recommended approval of this request on March 11, 2004.

04/07/04 The City Council approved an application for a Site Development Plan Review and a Special Use Permit for a 97,750 square-foot Mini-Warehouse Facility (SDR-3759) and (SUP-4009). The Planning Commission and staff recommended approval on March 11, 2001.

10/20/04 The City Council approved the related Major Modification, a Waiver of Title 18 distance separation standards, and a Site Development Plan Review (MOD-4632); (WVR-4754), (SDR-4751). The Planning Commission recommended approval. Staff recommended denial on 9/23/04.

B) Pre-Application Meeting

09/21/04 The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.70

B) Existing Land Use

Subject Property:	Undeveloped
North:	Multi-Family Residential
South:	Undeveloped
East:	Single-Family Residential
West:	I-215 Beltway

BTS

C Planned Land Use

Subject Property:	PCD (Planned Community Development – Village Commercial)
North:	PCD (Planned Community Development – Medium Density Residential)
South:	PCD (Planned Community Development – Village Commercial)
East:	PCD (Planned Community Development – Medium Low Attached Density Residential)
West:	I-215 Beltway

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone, Under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) Zone and PD (Planned Development)
South:	U (Undeveloped) Zone, Under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	I-215 Beltway

E) General Plan Compliance

This property is designated as PCD (Planned Community Development) in the Centennial Hills Sector Plan of the General Plan.

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

The subject site is designated MLA (Medium Low Attached Residential) in the Lone Mountain Plan Area. The tentative map is conforming to this plan designation.

BTS

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed	Provided
Min. Lot Size	1,580 Feet	1,580 Feet
Min. Lot Width	23 Feet	23 Feet
Min. Setbacks • Front • Side • Corner • Rear	 5 feet w/ 1.5-foot encroachment 0 or 3.5 feet 3.5 feet 6 feet w/ 2.5-foot encroachment	 5 feet w/ 1.5-foot encroachment 0 or 3.5 feet 3.5 feet 6 feet w/2.5-foot encroachment
Max. Building Height	2 Stories / 26 Feet	2 Stories / 26 Feet
Number of Lots	44 lots	44 lots
Max. Density	12 du/ac	12 du/ac
Private/Public Street	Private	Private
Min. Street Width	40'	40'

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

B) General Analysis Discussion

- General information

The request is for a Tentative Map for a 44-lot single-family subdivision on 3.7 acres. The site will receive access via Shady Timber Street, and a 40-foot wide private street, which provides internal circulation for the development. Each dwelling accesses a 24-foot wide drive that connects to the interior private street.

- Cross Section

The submitted north/south cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. One retaining wall along the northern border is shown as 3.3-feet high.

BTS

The submitted east/west cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. No retaining walls are shown to be greater than 6-foot in height, although we note that the retaining walls are stepped along Shady Timber Street, thus avoiding an 8-foot high contiguous wall.

- Trails

No Trails are required as a part of this development.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5320 APN: 137-12-401-022 137-12-801-001

Name of Property Owner: SHADOW HILLS PLAZA LLC

Name of Applicant: ROYAL CONSTRUCTION

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Philip H. Davis

Subscribed and sworn before me

This 25th day of June, 2004

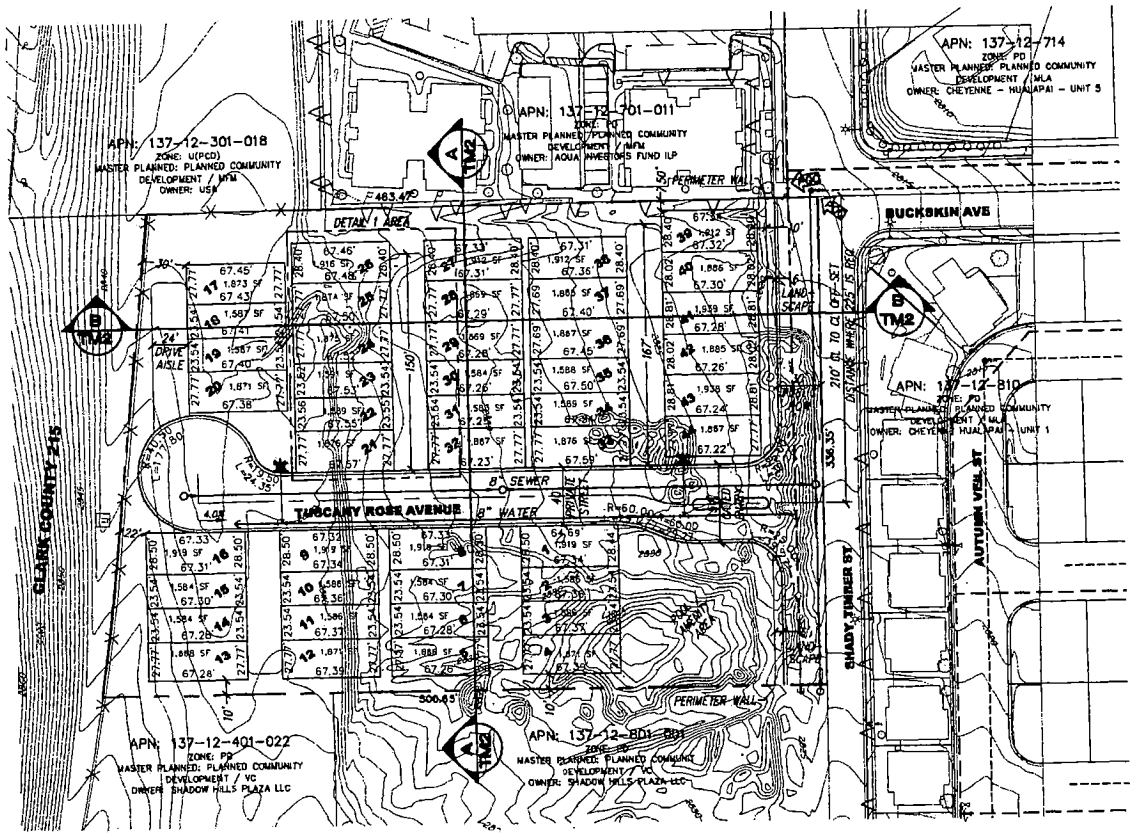
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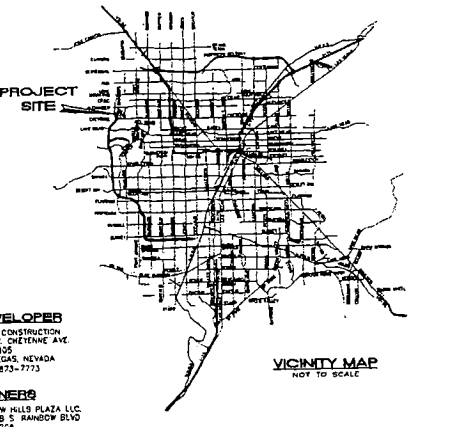
Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007

SPINNAKER VILLAGE III

A RESIDENTIAL PLANNED DEVELOPMENT BY ROYAL CONSTRUCTION





VICINITY MAP
NOT TO SCALE

DEVELOPER
ROYAL CONSTRUCTION
4711 W. CHEYENNE AVE.
SUITE 105
LAS VEGAS, NEVADA
(702) 873-7773

OWNER
SHADOW HILLS PLAZA LLC
3725-B S RAINBOW BLVD
SUITE 208
LAS VEGAS, NEVADA 89146

ASSESSORS PARCEL NUMBER
POR. OF 137-12-801-001 &
POR. OF 137-12-401-022

OVERALL TABULATIONS

EXISTING ZONING	VILLAGE COMMERCIAL
PROPOSED ZONING	PCD
EXISTING LAND USE	MEDIUM LOW ATTACHED RESIDENTIAL
LOT COUNT	44
GROSS ACREAGE	3.7 ACRES +/-
DENSITY	11.89 DUA
OPEN SPACE REQUIRED	0.72 ACRES (31,389 SF)
OPEN SPACE PROVIDED	1.15 ACRES (50,057 SF)

GENERAL NOTES

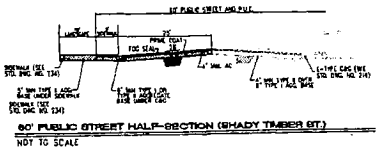
1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:

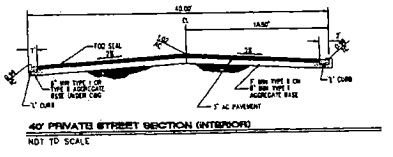
WATER	LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
SEWER	CITY OF LAS VEGAS SOLID WASTE
DISPOSAL	SILVER STATE DISPOSAL SERVICE
TELEPHONE	SPRINT CENTRAL - NEVADA

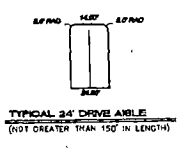
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. ESTIMATED SEWER CONTRIBUTION (0.0004 MGD x 44 LBYS) = 0.0X M.G.D.
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THERE ARE NO DRAINAGE ROW ON THIS SITE.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
10. ALL STREETS ARE 40' PRIVATE STREETS & 24' PRIVATE DRIVE AISLES.
11. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
12. AT THIS TIME C.C.&R.'S ARE PLANNED FOR THIS DEVELOPMENT
13. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES ADJACENT TO THIS SITE.

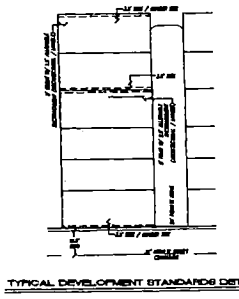
LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- FIRE HYDRANT
- 2 LOT NUMBER
- BOUNDARY LINE / LOT LINE / STREET CENTERLINE
- 2875 EXISTING GROUND CONTOUR LINE









PROJECT OWNER:
ROYAL CONSTRUCTION
4711 W. CHEYENNE AVE., SUITE 105
LAS VEGAS, NEVADA
(702) 873-7773

PREPARED BY:
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7325 Hidden Avenue Las Vegas, NV 89129 Office: 702.304-7701 Fax: 702.304-7702

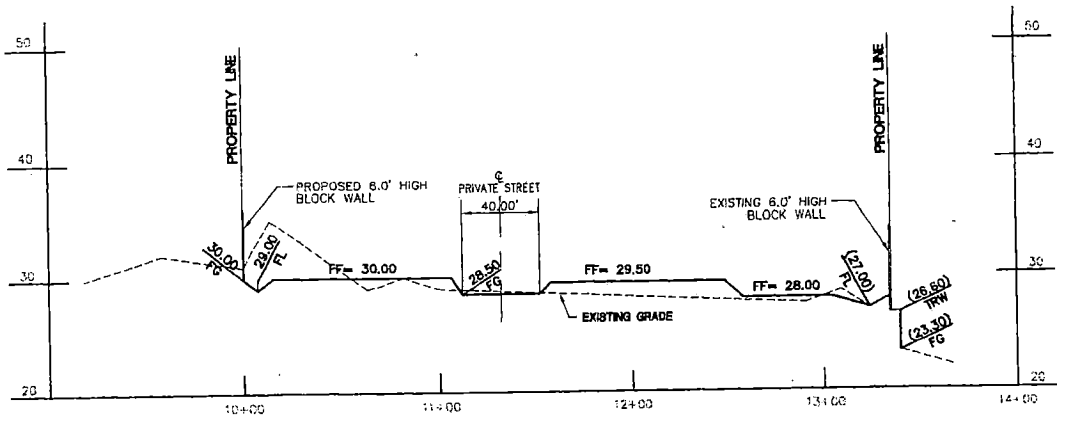
SHEET TITLE: TENTATIVE MAP

TITLE: SPINNAKER VILLAGE III
CITY OF LAS VEGAS, NEVADA

DATE: SEPTEMBER 9, 2004
DRAWN BY: B. SAYLOR
DESIGNED BY: B. SAYLOR
CHECKED BY: R. SAUSE
SCALE: 1"=40'-0"
PROJECT NO. PC-0005
ENGINEERING SEAL

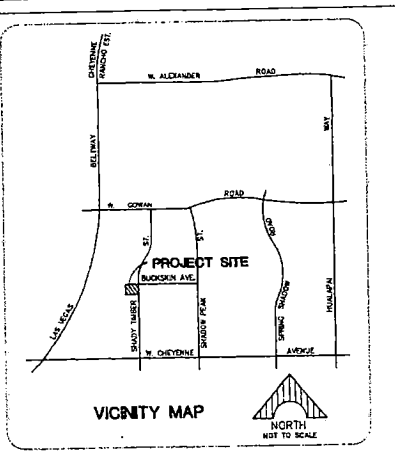
SHEET TM-1 of 2
DRAWING NO. 1

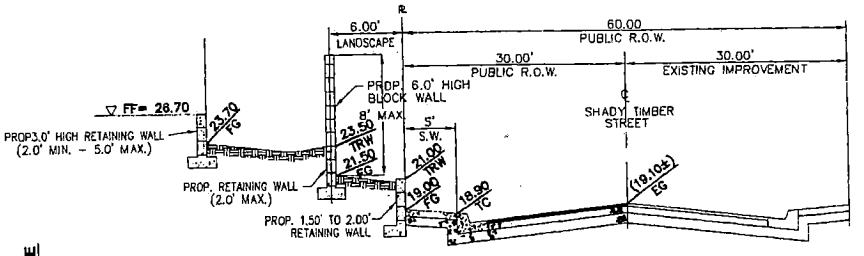
TMP-5320
11-04-04 PC



SECTION A - NORTH-SOUTH PROFILE

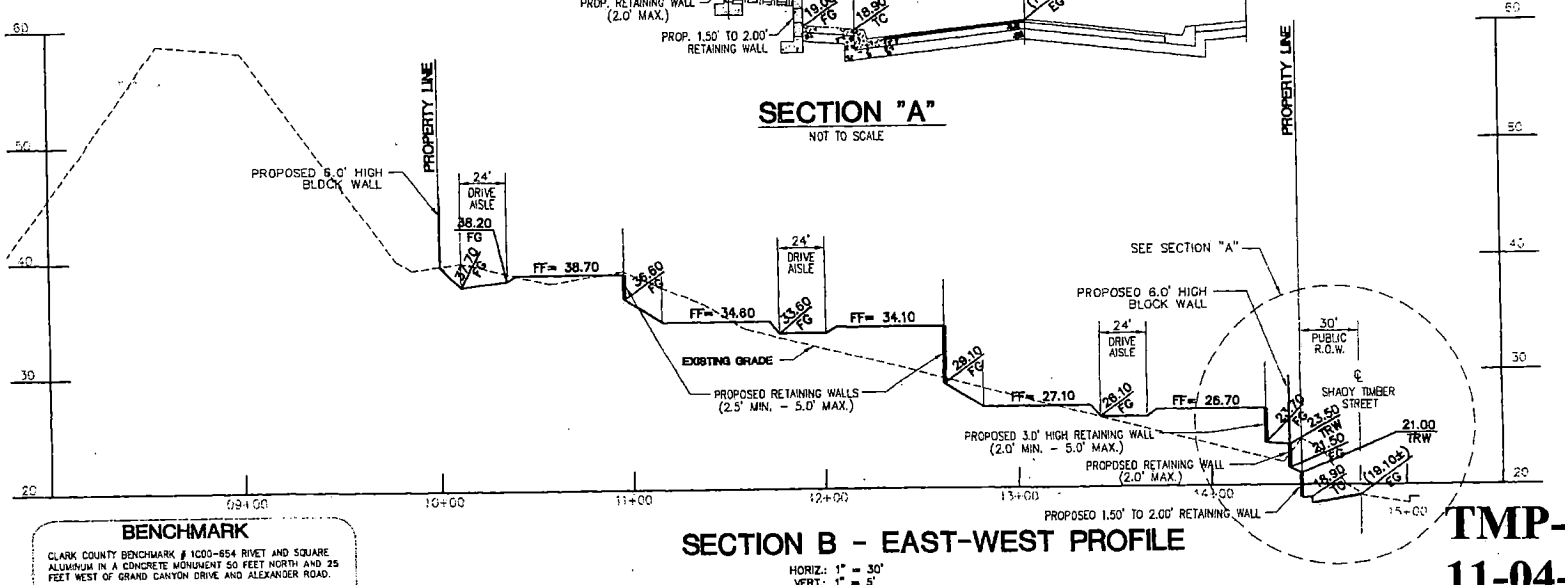
HORIZ.: 1" = 30'
VERT.: 1" = 5'





SECTION "A"

NOT TO SCALE



BENCHMARK

CLARK COUNTY BENCHMARK # 1C00-654 RIVET AND SQUARE ALUMINUM IN A CONCRETE MONUMENT 50 FEET NORTH AND 25 FEET WEST OF GRAND CANYON DRIVE AND ALEXANDER ROAD.

ELEVATION = 2601.67 FEET (NAVD88)
792.992 METERS

SECTION B - EAST-WEST PROFILE

HORIZ.: 1" = 30'
VERT.: 1" = 5'

TMP-5320
11-04-04 PC

12/31/04
E.K.P. 12/31/04

REV.	DATE	DESCRIPTION

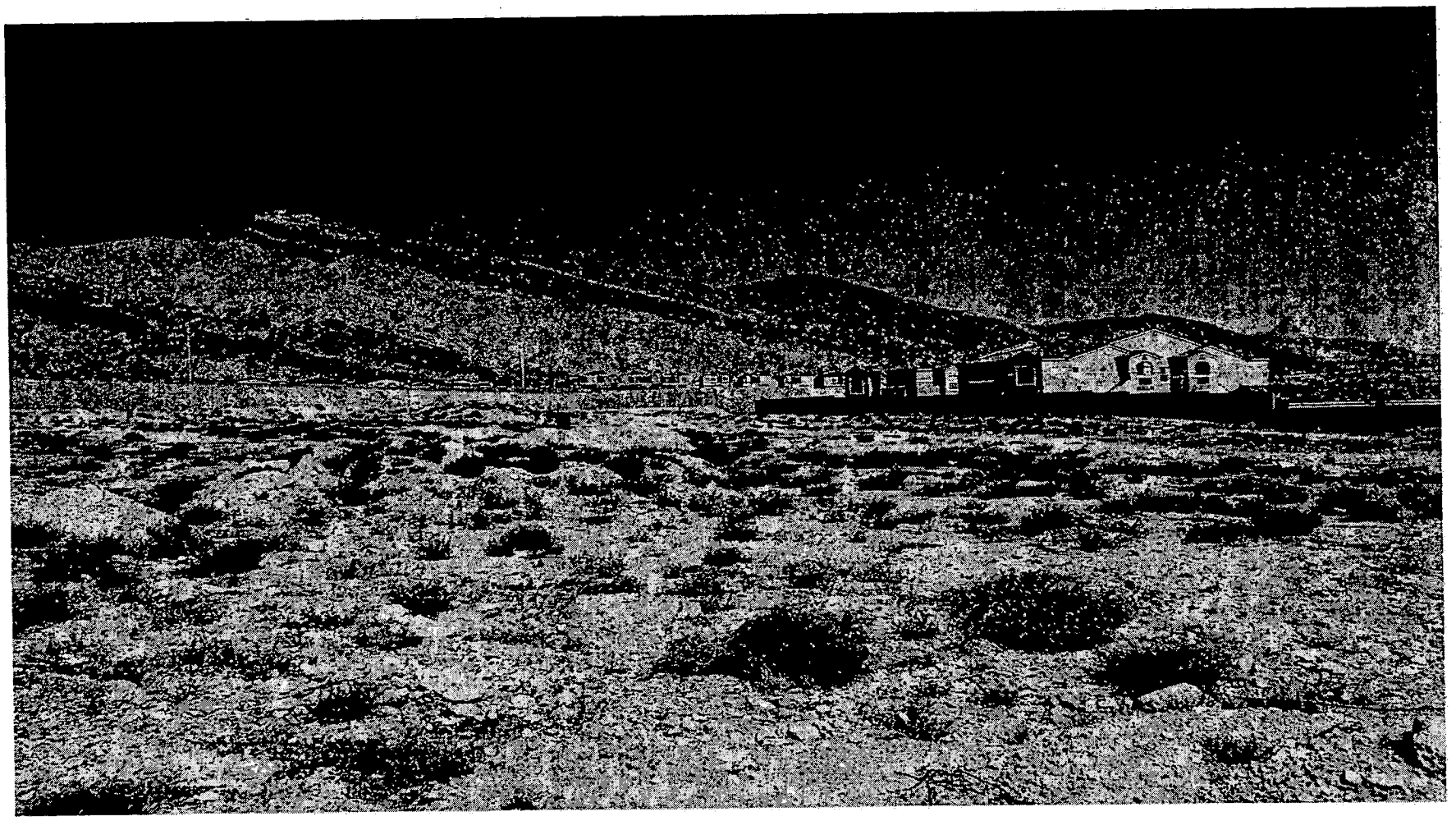
RECOMMENDED: LEONARDO V. DELUNA R.E. NO. 3794 DATE

DeLUNA, INC.
ENGINEERING • PLANNING • SURVEYING
4511 W. CHEYENNE AVE., STE. 101, N. LAS VEGAS, NEV. 89032, (702) 255-6242

SHEET CONTENTS: ROYAL CONSTRUCTION SPRINKAER VILLAGE 3

SHEET TM-2 OF 2

045107



TMP-5320 - SPINNAKER VILLAGE III - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA LLC
WEST SIDE OF SHADY TIMBER STREET, 900 FEET NORTH OF CHEYENNE AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:
TMP-5321 - TENTATIVE MAP - CIMARRON/US 95 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER LLC - Request for a Tentative Map FOR A 70-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 12.11 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use-Town Center) Town Center Land Use Designation], Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4921], Item 2 [TMP-5118], Item 3 [TMP-5271], Item 5 [TMP-5303], Item 6 [TMP-5308], Item 7 [TMP-5316], Item 8 [TMP-5318], Item 9 [TMP-5320], Item 10 [TMP-5321] and Item 11 [TMP-5375] – UNANIMOUS with NIGRO abstaining on Item 5 [TMP-5303] because he owns property within the notification boundary and Item 7 [TMP-5316] due to litigation with one of the applicants and with McSWAIN abstaining on Item 1 [TMP-4921] and Item 2 [TMP-5118] because her company is bidding work for DR Horton, Item 9 [TMP-5320] because her company is under contract with Royal Construction and Item 10 [TMP-5321] because her company is currently under contract with Richmond American Homes.

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area; however, the property is located outside of the notification area for Item 11 [TMP-5375] and he would be voting on the item.

This is Final Action

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 10 – TMP-5321

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant of Item 8 [TMP-5318], and asked for clarification on Condition 4, which pertained to a multi-use trail. He wanted assurance that it was clarified that the trail is located within the beltway right-of-way and that it was to be built as part of the beltway, funded by Clark County. DAVID CLAPSADDLE, Planning and Development, stated the report stipulates that the trail is going to be in the right-of-way and would be constructed by Clark County, not the applicant. The intent of the condition was to put the applicant on notice that there would be a trail constructed there.

(6:12 – 6:15)

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review, Waiver, and a Rezoning (SDR-4832), (WVR-4833) and (ZON-76-98).

3. The applicant shall provide the multi-use transportation trail along the eastern property line and the Town Center Loop Trail along the east side of Sky Pointe Drive as required by Code.

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

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

Public Works

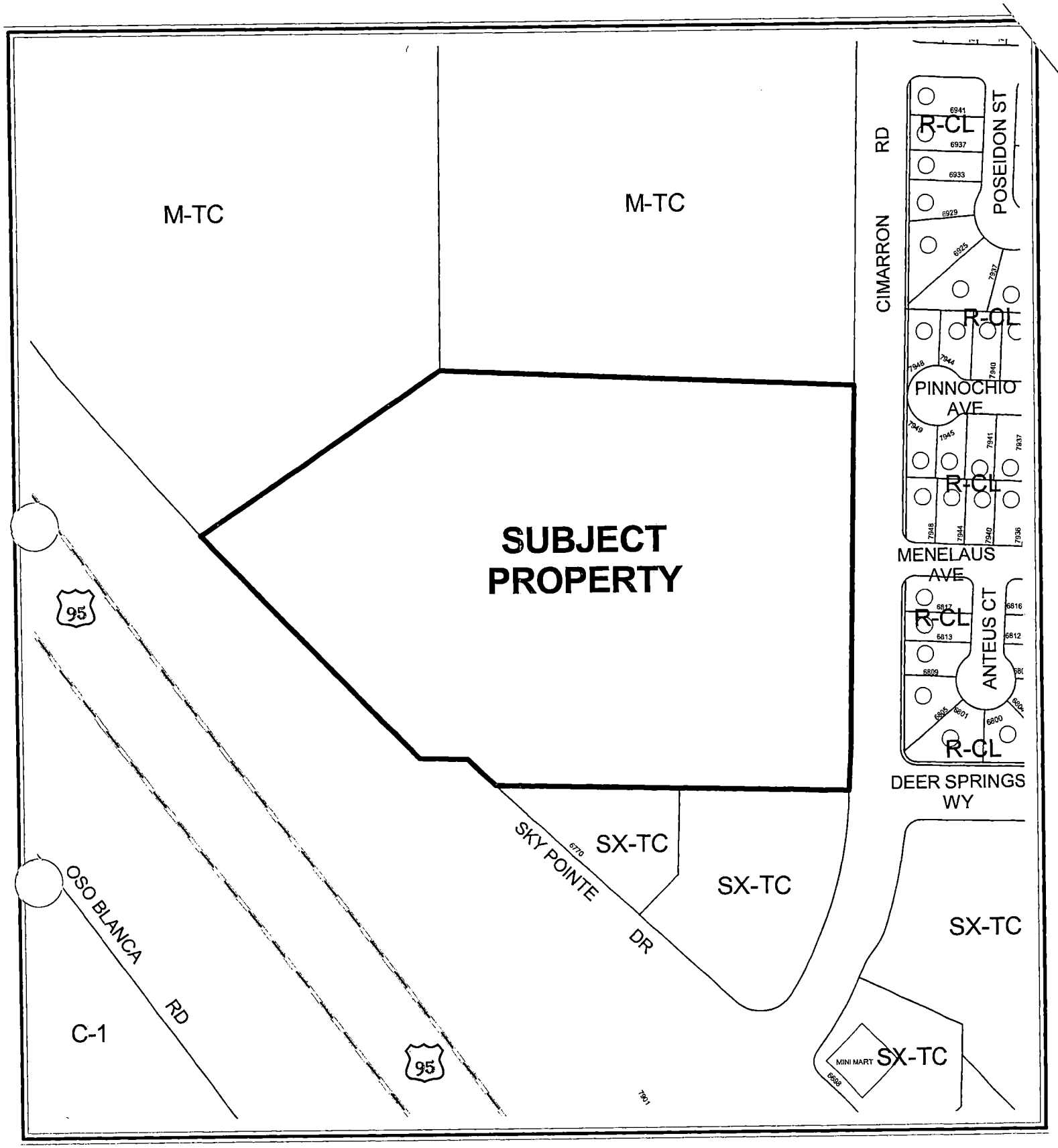
6. Dedicate a 25-foot radius on the northwest and southwest corners of Cimarron Road and Flying Embers Drive.

7. 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).

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 10 – TMP-5321

CONDITIONS – Continued:

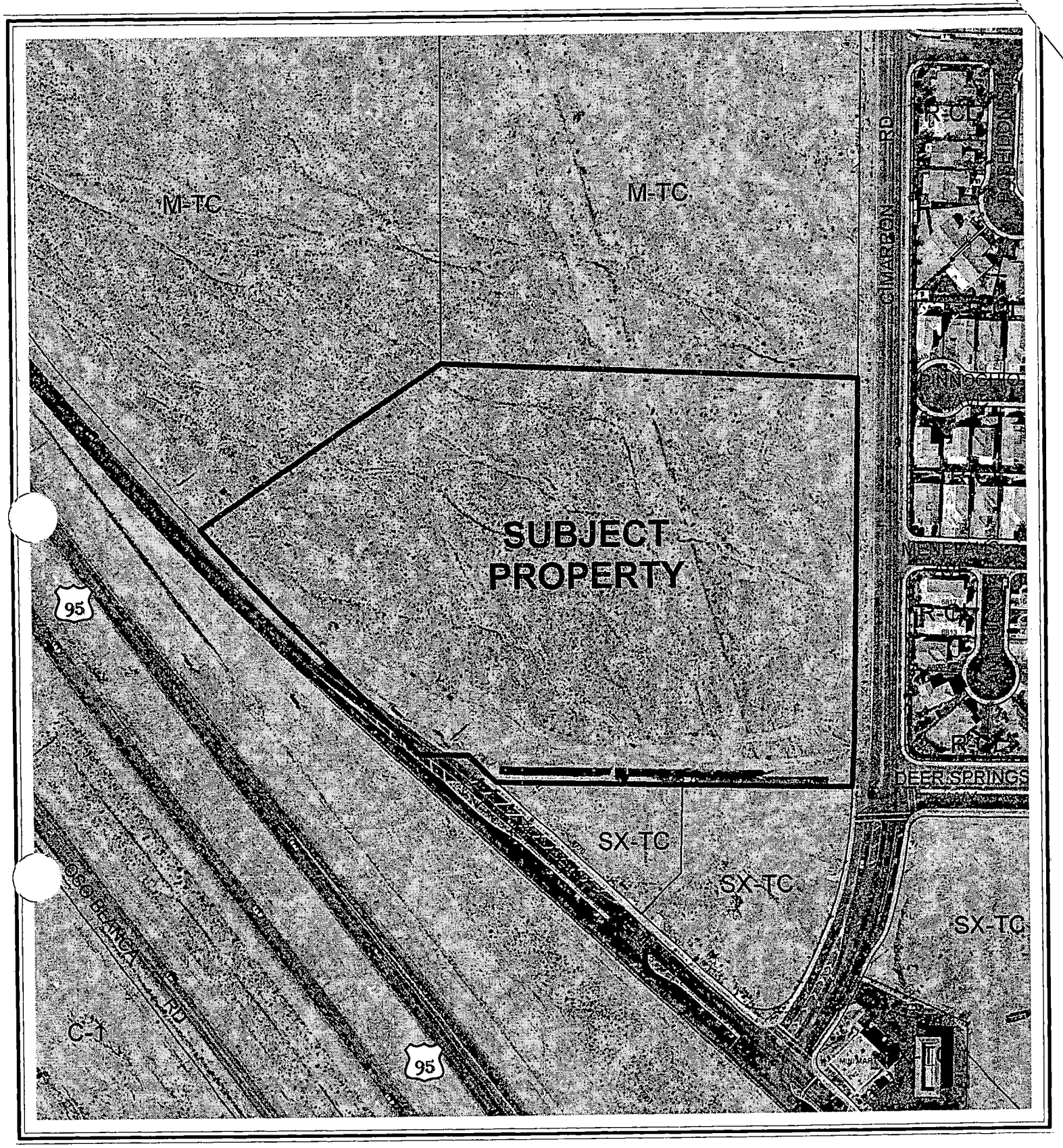
8. Site development to comply with all applicable conditions of approval for SDR-4832 and all other subsequent site-related actions.



CASE: **TMP-5321**

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

N



0 200 400 Fe

CASE: TMP-5321

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5321 - TENTATIVE MAP - CIMARRON/US 95 -
APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review, Waiver, and a Rezoning (SDR-4832), (WVR-4833) and (ZON-76-98).

3. The applicant shall provide the multi-use transportation trail along the eastern property line and the Town Center Loop Trail along the east side of Sky Pointe Drive as required by Code.

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

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

Public Works

6. Dedicate a 25-foot radius on the northwest and southwest corners of Cimarron Road and Flying Embers Drive.

7. 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).

8. Site development to comply with all applicable conditions of approval for SDR-4832 and all other subsequent site-related actions.

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

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 70-lot single-family subdivision on 12.11 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way.

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

BACKGROUND INFORMATION

A) Previous Actions

05/17/95	The City Council approved an Annexation of 12.8 acres of land, almost all of which comprises subject proposal (A-0004-95). The Annexation became effective on May 29, 1995
12/07/98	The City Council approved a Rezoning of 1,468 acres of unimproved land to T-C (Town Center) (Z-0076-98). Planning Commission and staff recommended approval on November 5, 1998.
10/20/04	The City Council approved a request for a Waiver and a Site Development Plan Review. The request was for a Waiver to Title 18.12.160 to allow approximately 90 feet between street intersections where 220 feet is the minimum distance separation required. The Site Development Plan Review was for a 70-lot single-family subdivision on 12.11 acres (WVR-4833) and (SDR-4832). The Planning Commission recommended approval, while staff recommended denial on September 23, 2004.

B) Pre-Application Meeting

9/10/04	The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 12.11 acres

BTS

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Single Family Residences
West:	Highway 95, Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed Use-Town Center)
North:	SX-TC (Suburban Mixed Use-Town Center)
South:	SX-TC (Suburban Mixed Use-Town Center)
East:	ML (Medium Low-Density Residential)
West:	ROW (Right-of-Way)
	SX-TC (Suburban Mixed Use-Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	R-CL (Single-Family Compact Lot Residential)
West:	T-C (Town Center)

E) General Plan Compliance

The site is shown on the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan. The land use designation for the subject property is currently SX-TC (Suburban Mixed Use-Town Center), which is similar to a Service Commercial District, but with the addition of medium density residential developments (12.1 to 25 dwelling units/gross acre). Residential development of the subject parcel supports the General Plan and the Town Center concept.

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

BTS

Town Center
This parcel is a component of the Town Center Special Area Plan, and is subject to Town Center Development Standards.

Trails
A multi-use transportation trail runs along the eastern property line of this parcel and Town center Loop Road trail runs along the east side of Sky Pointe Drive.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed	Provided
Min. Lot Size	3750 sf	3750 sf
Min. Lot Width	50 Feet	50 Feet
Min. Setbacks		
• Front	10 Feet	10 Feet
• Garage	18 Feet	18 Feet
• Side	5 Feet	5 Feet
• Corner	5 Feet	5 Feet
• Rear	10 Feet	10 Feet
Max. Lot Coverage	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet
Number of Lots	70	70
Max. Density	5.78 du/ac	5.78 du/ac

The proposed development complies with the Town Center Development Standards.

Pursuant to subsection E.f. of the Town Center Development Standards Manual (pg. 125), the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
12.1 acres	5.78	1.65	7 %	0.85 acres	10.3%	1.25 acres

BTS

Developments within Town Center with a proposed density over 6.8 dwelling units per acre are required to provide a minimum of 7% open space. The proposed development depicts 10.3% open space. The proposal exceeds the requirements for open space.

B) General Analysis Discussion

- General information

The request is for a Tentative Map for a 70-lot single-family subdivision on 12.11 acres. The site will receive access via Cimarron Road, and 47-foot wide private streets, which provides internal circulation for the development.

- Cross Section

The submitted north/south cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. None of the retaining walls shown are greater than 4-foot in height.

The submitted east/west cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. It appears that none of the proposed retaining walls are greater than 6-foot in height and total wall height adjacent to the east and west perimeters is less than 8-feet.

- Trails

A multi-use transportation trail runs along the eastern property line of this parcel and Town center Loop Road trail runs along the east side of Sky Pointe Drive.

The Department of Public Works indicates that there is a trail connector/open space trail shown on the south side of this site. No cross section of this trail is shown nor is it labeled as public or private.

- Special Conditions of Approval

Planning and Development

A revised landscaping plan that shows shade and flowering trees along Cimarron Road shall be submitted to the Planning and Development Department prior to the issue of building permits.

BTS

The minimum lot size in this development shall be 3,750 square feet. The setbacks for this development are a minimum of 10 feet to the front of the house, 18 feet to the garage, 5 feet on the side, and 10 feet in the rear.

Perimeter walls shall be limited to 8 feet in height.

Public Works

Dedicate those portions of Sky Pointe Drive not previously dedicated to complete a 90 foot width.

Construct, per Town Center Standards, full width half-street improvements on Sky Pointe Drive adjacent to this site concurrent with development of this site. Also construct, per Town Center Standards, all incomplete half-street improvements on Cimarron Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public Cimarron Road and Sky Pointe Road rights-of-way adjacent to this site prior to occupancy of this site.

An Encroachment Permit from the Nevada Department of Transportation must be obtained for all improvements in the Sky Pointe Drive public right-of-way.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5321 APN: 125-21-202-004

Name of Property Owner: PHYLLIS SCHWARTZ

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____ Yes __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): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Phyllis R. Schwartz

Print Name: Phyllis R. Schwartz

Subscribed and sworn before me

This 22nd day of September, 2004

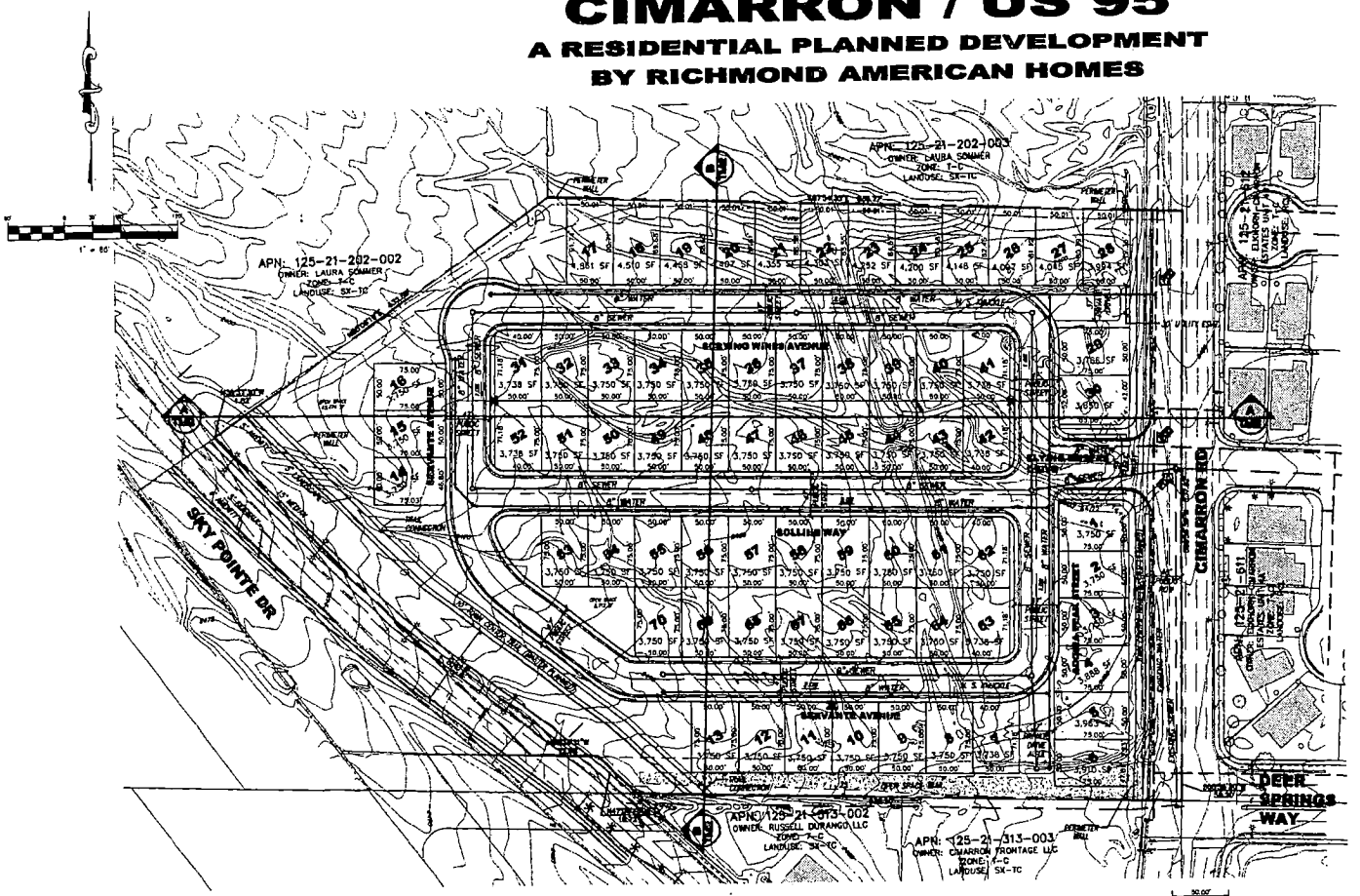
Kristack M. LaCroix

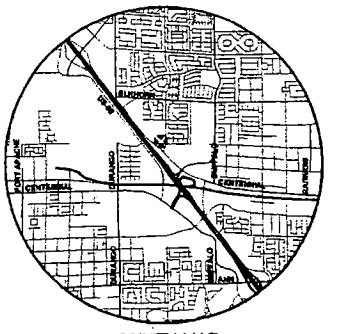
Notary Public in and for said County and State

KRISTA M. LACROIX
Notary Public State of Nevada
No. 98-1966-1
My appt. exp. Feb. 7, 2005

CIMARRON / US 95

A RESIDENTIAL PLANNED DEVELOPMENT
BY RICHMOND AMERICAN HOMES





VICINITY MAP
NOT TO SCALE

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

OWNERS
RANDEER LLC
2877 PARADISE RD. #3402
LAS VEGAS, NEVADA 89109

LEGAL DESCRIPTION
THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

ASSESSORS PARCEL NUMBER:
125-21-202-004

OVERALL TABULATIONS

EXISTING ZONING	TOWN CENTER
EXISTING LAND USE	SUBURBAN MIXED-USE
LOT COUNT	79
GROSS ACREAGE	12.11 ACRES +/-
DENSITY	5.78 DUA
OPEN SPACE REQUIRED	1.20 ACRES (52,186 SF)
OPEN SPACE PROVIDED	2.29 ACRES (99,672 SF)

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:

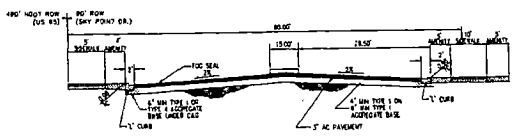
WATER	LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
SEWER	CITY OF LAS VEGAS SCUD WASTE
DISPOSAL	SILVER STATE DISPOSAL SERVICE
TELEPHONE	SPRINT CENTRAL - NEVADA

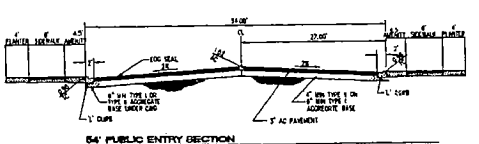
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. ESTIMATED SEWER CONTRIBUTION (0.0004 MGD x 70 LOTS) = 0.03 M.G.D.
5. STORM WATER TO SURFACE DRAIN ON STREETS
6. THERE ARE NO DRAINAGE ROW ON THIS SITE.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. OTHER THAN CHAIN LINK FENCE (SHOWN ON MAP) THERE ARE NO OTHER EXISTING STRUCTURES LOCATED ON SITE
10. ALL STREETS ARE 47' PUBLIC STREETS & 37' PRIVATE DRIVE AISLES.
11. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY, NO LIABILITY IS ASSUMED.
12. AT THIS TIME C.C.&R.'S ARE PLANNED FOR THIS DEVELOPMENT.
13. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES ADJACENT TO THIS SITE.

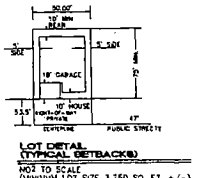
LEGEND

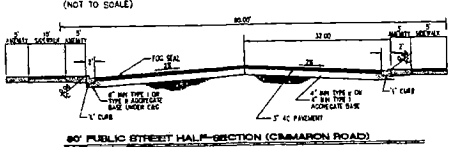
	EXISTING SEWER LINE AND MANHOLE		BOUNDARY LINE
	EXISTING WATER LINE		LOT LINE
	PROPOSED WATER LINE		STREET CENTERLINE
	PROPOSED SEWER LINE AND MANHOLE	2675	EXISTING GROUND CONTOUR LINE
	STREET LIGHT		
	FIRE HYDRANT		
2	LOT NUMBER		

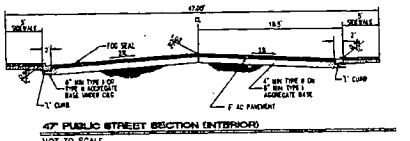
DEVIATION REQUESTED
A DEVIATION FOR NON-STANDARD KNUCKLES AS SHOWN HAS BEEN REQUESTED

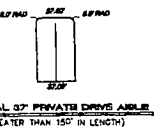












DEVELOPER
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA 89128
(702) 304-0000

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Hickam Avenue Las Vegas, NV 89139 Office: 702.384.7701 Fax: 702.384.7703

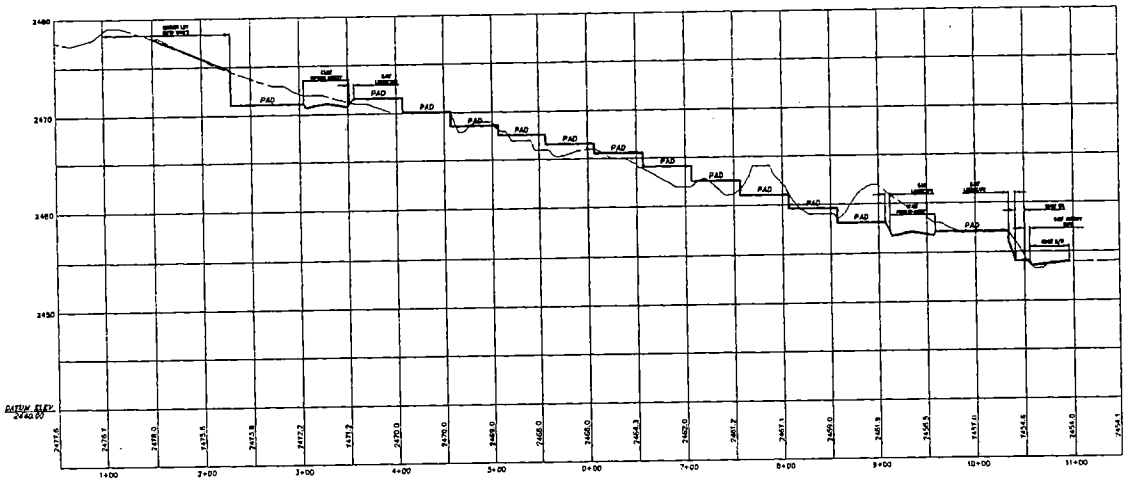
SHEET: TENTATIVE MAP
TITLE: CIMARRON / US 95
CITY OF LAS VEGAS, NEVADA

DATE: SEPTEMBER 8, 2004
DRAWN BY: B TAYLOR
DESIGNED BY: B TAYLOR
CHECKED BY: R. SHUE
SCALE: 1" = 60'
PROJECT NO: RA-0052
ENGINEERING SEAL

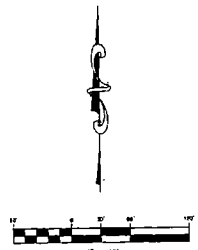
SHEET TM-2 OF 2
DRAWING NO.

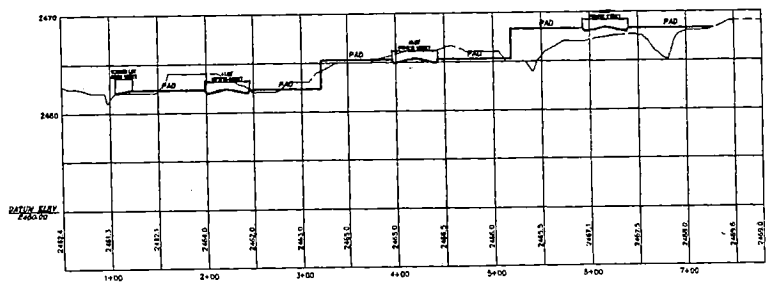
TMP-5321
11-04-04 PC

RECEIVED
SEP 21 2004



EAST - WEST SECTION





NORTH - SOUTH SECTION

TMP-5321
11-04-04 PC

DEVELOPER:
RICHMOND AMERICAN HOMES
2350 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5600

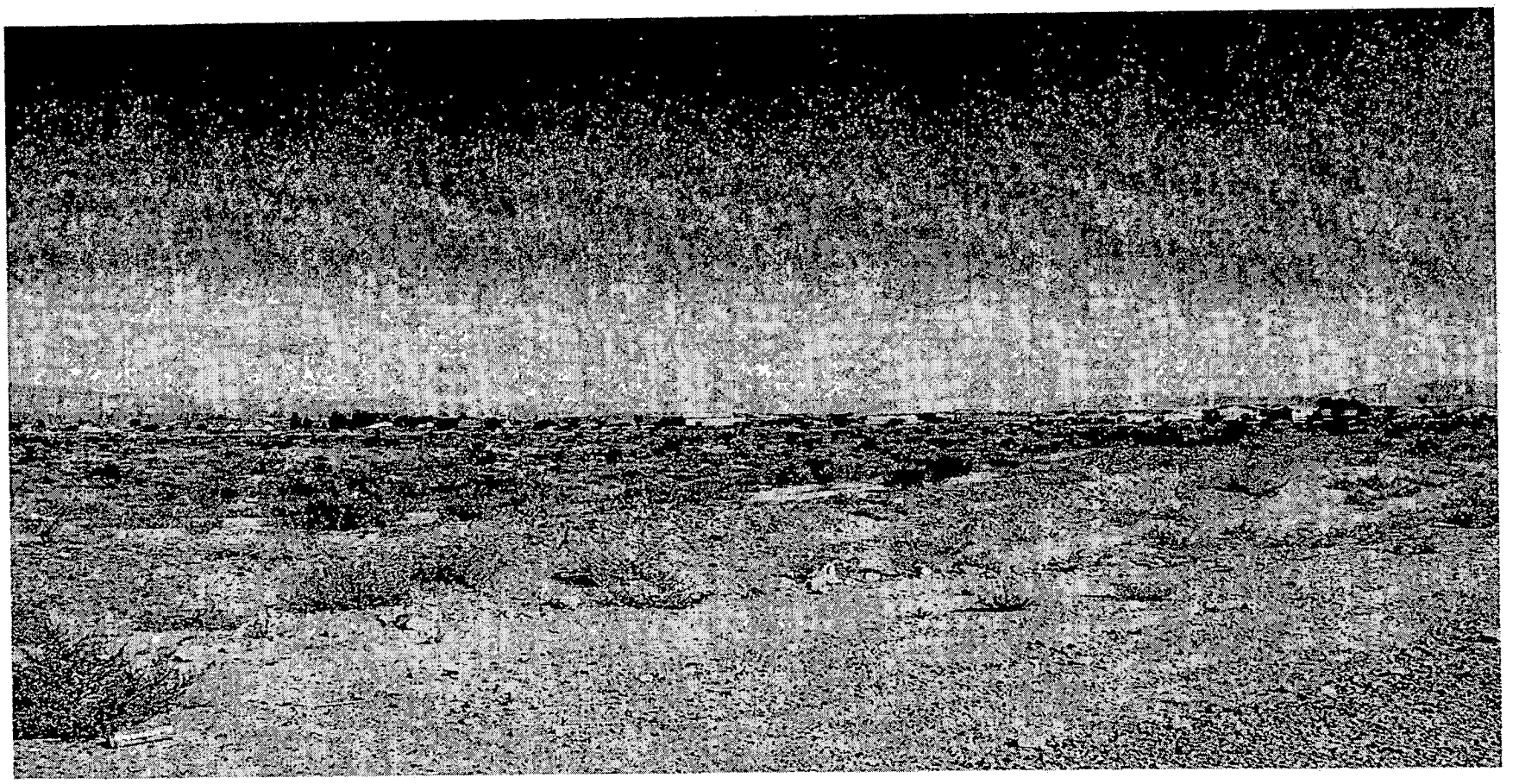
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7420 Hillshire Avenue Las Vegas NV 89129 Office: 702-254-7701 Fax: 702-254-7702

SHEET: TENTATIVE MAP

TITLE: CIMMARON / 85
CITY OF LAS VEGAS, NEVADA

DATE: SEPTEMBER 20, 2004
DRAWN BY: K. JOHNSON
DESIGNED BY: K. JOHNSON
CHECKED BY: J. THOMASON
SCALE: NONE
PROJECT NO. RA-0052
ENGINEERING SEAL

SHEET TM-2 OF 2
DRAWING NO.



TMP-5321 - CIMARRON/US 95 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER LLC
NORTHWEST CORNER OF CIMARRON ROAD AND DEER SPRINGS WAY
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:
TMP-5375 - TENTATIVE MAP - NEWPORT LOFTS - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A MIXED-USE DEVELOPMENT on 0.48 acres at 821 South Casino Center Boulevard (APN: 139-34-410-062,063,064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial, Ward 1 (Moncrief).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4921], Item 2 [TMP-5118], Item 3 [TMP-5271], Item 5 [TMP-5303], Item 6 [TMP-5308], Item 7 [TMP-5316], Item 8 [TMP-5318], Item 9 [TMP-5320], Item 10 [TMP-5321] and Item 11 [TMP-5375] – UNANIMOUS with NIGRO abstaining on Item 5 [TMP-5303] because he owns property within the notification boundary and Item 7 [TMP-5316] due to litigation with one of the applicants and with McSWAIN abstaining on Item 1 [TMP-4921] and Item 2 [TMP-5118] because her company is bidding work for DR Horton, Item 9 [TMP-5320] because her company is under contract with Royal Construction and Item 10 [TMP-5321] because her company is currently under contract with Richmond American Homes.

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area; however, the property is located outside of the notification area for Item 11 [TMP-5375] and he would be voting on the item.

This is Final Action

MINUTES – Continued:
CHAIRMAN TRUESDELL stated this is a consent item.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant of Item 8 [TMP-5318], and asked for clarification on Condition 4, which pertained to a multi-use trail. He wanted assurance that it was clarified that the trail is located within the beltway right-of-way and that it was to be built as part of the beltway, funded by Clark County. DAVID CLAPSADDLE, Planning and Development, stated the report stipulates that the trail is going to be in the right-of-way and would be constructed by Clark County, not the applicant. The intent of the condition was to put the applicant on notice that there would be a trail constructed there.

(6:12 – 6:15)
1-256

CONDITIONS:

Planning and Development

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

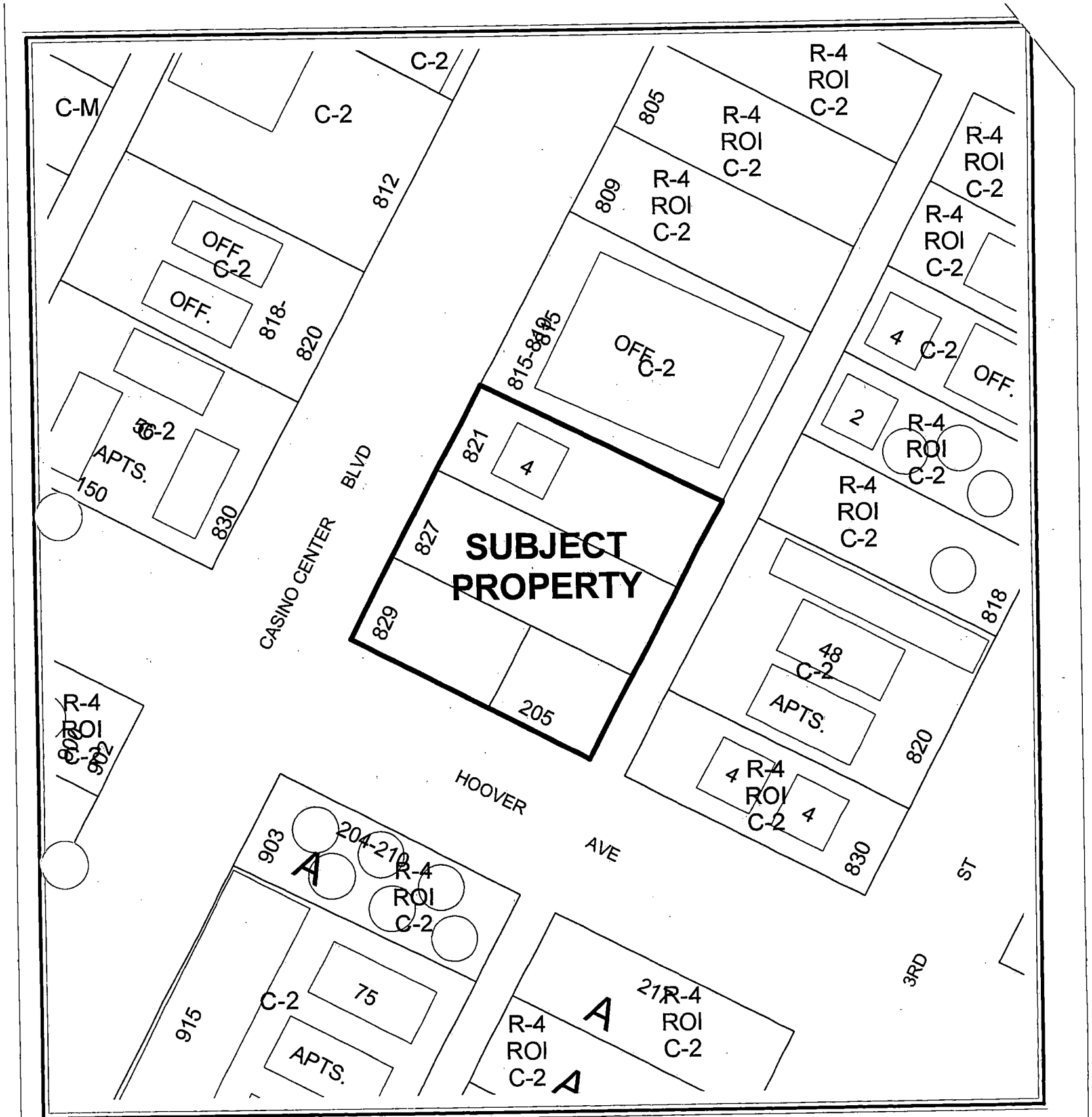
2. The development shall conform to the Conditions of Approval for Site Development Review (SDR-4727).

3. The development shall comply with all City codes and State subdivision statutes.

Public Works

4. Site development to comply with all applicable conditions of approval for SDR-4727 and all other subsequent site-related actions.

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

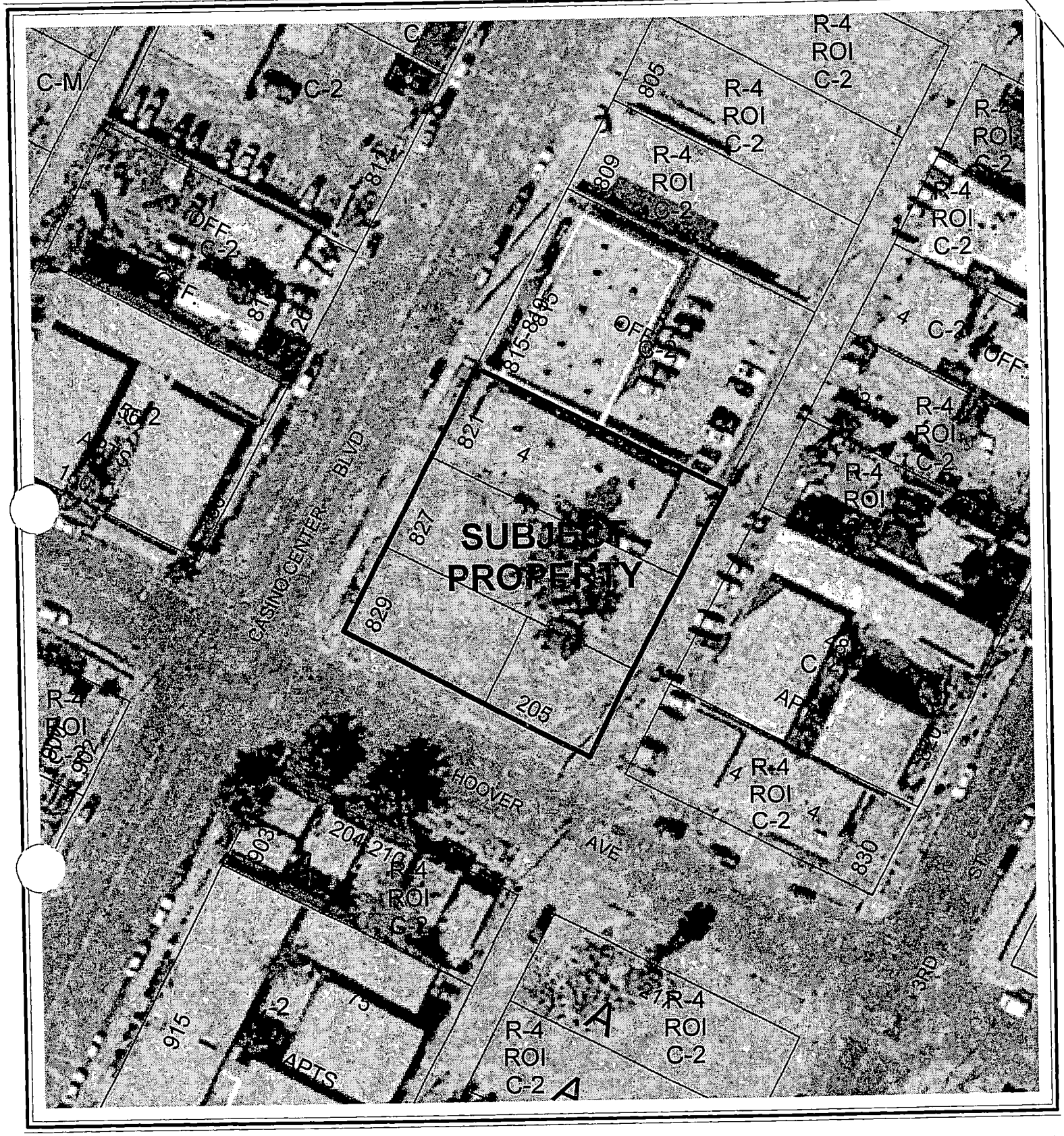


0 60 120 Feet

CASE: TMP-5375

ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

N



0 60 120 Feet

CASE: TMP-5375

ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5375 - NEWPORT LOFTS - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. The development shall conform to the Conditions of Approval for Site Development Review (SDR-4727).

3. The development shall comply with all City codes and State subdivision statutes.

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4. Site development to comply with all applicable conditions of approval for SDR-4727 and all other subsequent site-related actions.

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KW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a mixed-use development on 0.48 acres at 821 South Casino Center Boulevard.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/16/64 The City Council approved a Rezoning (Z-0100-64) to reclassify property, including the subject parcels, in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).

10/15/70 The Planning Commission approved a Plot Plan Review application [Z-0100-64 (84)] in order to allow the conversion of an existing residence to a dental laboratory.

10/06/04 The City Council approved a request for a Special Use Permit (SUP-4728) and a Site Development Plan Review (SDR-4727) for a mixed-use development The Planning Commission and staff recommended approval.

KW

B) Pre-Application Meeting

10/04/04 The following was discussed.

- Elevation of building 18 inches above street elevation.
- Retaining wall in the right of way will require an encroachment agreement.
- The 168 residential units conforms with the site development plan review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.48

B) Existing Land Use

Subject Property:	Multifamily Residential Use, Undeveloped
North:	Office Use
South:	Multifamily Residential Use
East:	Multifamily Residential Use
West:	Office Use, Multifamily Residential Use

C) Planned Land Use

Subject Property:	DTR-MXU	Downtown Redevelopment Plan- Mixed-Use
North:	DTR-MXU	Downtown Redevelopment Plan- Mixed-Use
South:	DTR-MXU	Downtown Redevelopment Plan- Mixed-Use
East:	DTR-MXU	Downtown Redevelopment Plan- Mixed-Use
West:	DTR-MXU	Downtown Redevelopment Plan- Mixed-Use

D) Existing Zoning

Subject Property:	C-2	General Commercial
	R-4	High Density Residential under Resolution of Intent to C-2 General Commercial
North:	C-2	General Commercial
South:	R-4	High Density Residential under Resolution of Intent to C-2 General Commercial
East:	C-2	General Commercial
	R-4	High Density Residential under Resolution of Intent to C-2 General Commercial
West:	C-2	General Commercial

KW

E) General Plan Compliance: Southeast Sector Plan

The subject property is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and has a Mixed-Use land use designation. The Mixed-Use designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Study Area		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 Mixed-Use land use designation. The proposed uses are in conformance with Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City.

Downtown Centennial Plan
The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Downtown South District. The district is intended to accommodate a wide variety of commercial and residential uses within a dense, urban environment. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

NALYSIS

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:

KW

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.48 Acres	N/A
Min. Lot Width	N/A	140 Feet	N/A
Min. Setbacks			
• Front (Hoover)	0 Feet	3 Feet	N[1]
• Side	N/A	10 Feet	N/A
• Corner (Casino Center)	0 Feet	0 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	Up to 100%	88.48%	Y
Max. Building Height	N/A	258 Feet	N/A
Building Stepback	4th, 11th, 18th Stories	None	N
Trash Enclosure	Walled/roofed	Interior	Y
Loading Zone	1	Alley	Y
Mech. Equipment	Screened	Not indicated	Not indicated

[1] *The Centennial Plan requires that buildings be located directly at the front yard setback; however, the three-foot setback is required by the Building Code, and the Centennial Plan allows the additional setback if the area is utilized for increased sidewalk depth.*

The building is set back three feet from the property line on Hoover Avenue, in order to accommodate egress from the first-floor retail space and residential lobby without encroaching the public sidewalk. The building does not provide the minimum five-foot stepbacks at the 4th, 11th and 18th stories as required by the Downtown Centennial Plan. A waiver of this standard was approved at the time of site plan review.

B) General Analysis Discussion

- General information

This Tentative Map is for a project that includes the construction of a 302.5-foot high Mixed Use development within the Downtown Overlay District. The map depicts a 25-story building with 137 condominium residential units on floors 9 through 24, 7 levels of parking with 153 spaces, and 3 nonresidential units at ground level. Access to the development is from westbound Hoover Avenue.

- Cross Section

No grading plan was provided with this Tentative Map; however, no perimeter walls are proposed for the site.

- Trails

There are no trails that affect the proposal.

KW

- Special Conditions of Approval (from SDR-4727)

1. The applicant shall be required to provide and install standard Fourth Street style fixtures in place of existing fixtures. 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.

2. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as depicted in Graphic 4 of the Downtown Centennial Plan.

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

4. Dedicate a 10-foot radius on the northeast corner of Casino Center Boulevard and Hoover Avenue prior to the issuance of any permits.

5. Construct all incomplete half-street improvements on Hoover Avenue adjacent to this site concurrent with development of this site.

6. Landscape and maintain all unimproved rights-of-way on Casino Center Boulevard and Hoover Avenue adjacent to this site.

7. Submit an Encroachment Agreement for all landscaping and private improvements, located within the Casino Center Boulevard and Hoover Avenue public rights-of-way adjacent to this site prior to occupancy of this site. Aerial encroachment shall not be permitted unless allowed by the City Engineer.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5375 APN: 139-34-410-062, 063, 064, 065

Name of Property Owner: Seegmiller Partners

Name of Applicant: Newport Lofts

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: West Seegmiller

Subscribed and sworn before me

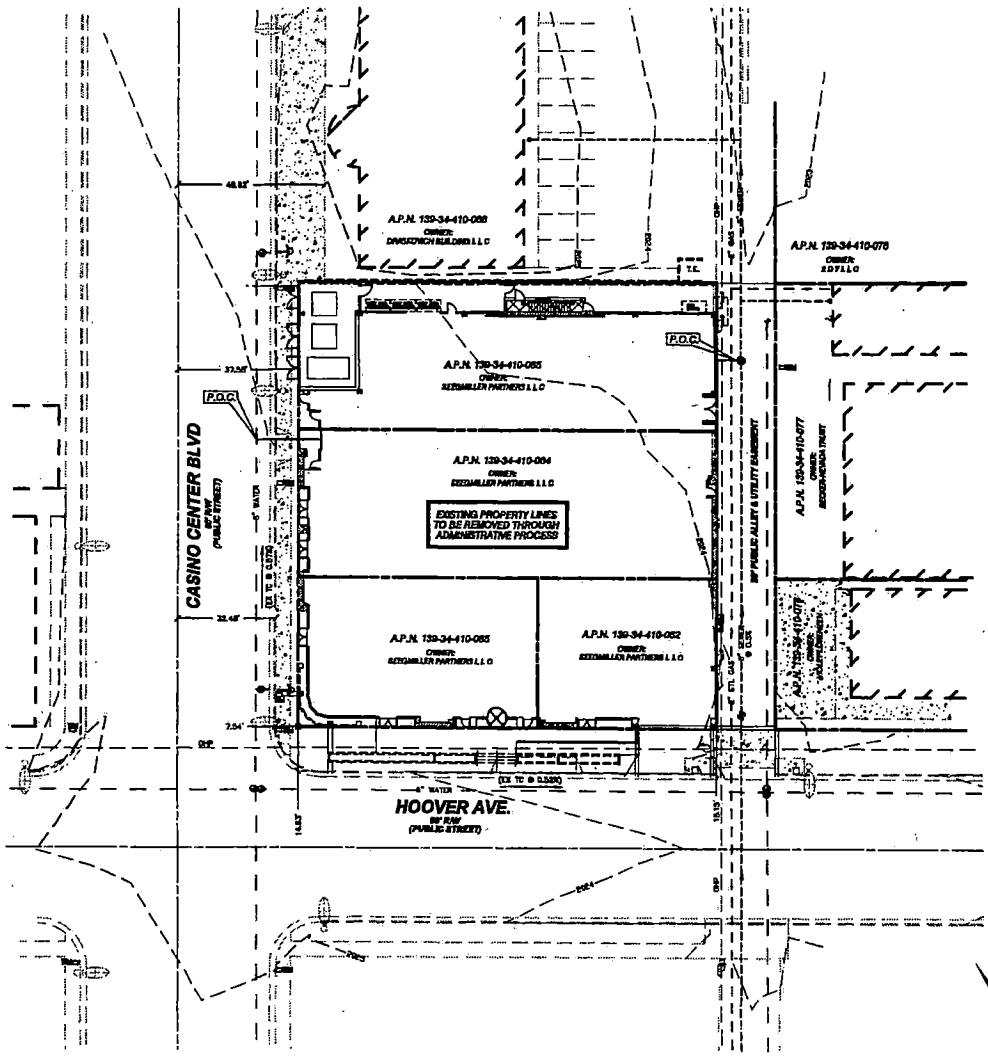
This 23 day of September, 2004

_____

Notary Public in and for said County and State

BRIAN BANNER
Commission # 1348476
Notary Public - California
Orange County
My Comm. Expires Feb 15, 2006

TENTATIVE MAP
FOR
NEWPORT LOFTS CONDOMINIUMS



ENGINEER
JMR ASSOCIATES Ltd.
4880 W. UNIVERSITY STE. #2
LAS VEGAS, NEVADA 89103
(702) 876-3241

OWNER/DEVELOPER
SEEGMILLER PARTNERS, LLC
7251 W. LAKE MEAD #300
LAS VEGAS, NEVADA 89128-1041
(949) 307-3923

PROJECT DATA

PRESENT ZONING	(C-2)
GROSS AREA	.49 ACRES
NET AREA	.49 ACRES
MAXIMUM BUILDING HEIGHT	327'-0"
DENSITY	N/A
F.E.M.A. ZONE	ZONE "X"
NUMBER OF RESIDENTIAL UNITS	168
NUMBER OF RETAIL UNITS	3
TOTAL UNIT COUNT	171

LANDSCAPE NOTE:
ALL LANDSCAPE AND PLANTING MATERIALS SHALL BE INSTALLED PER, AND IN FULL CONFORMANCE WITH, THE LAS VEGAS URBAN DESIGN STANDARDS MANUAL SECTION ON LANDSCAPE, WALL & BUFFER STANDARDS AND TITTLE 19A AS AMENDED, EXCEPT WHERE CITY STAFF AND CITY COUNCIL DETERMINE THAT LANDSCAPED SETBACKS ARE LESS DESIRABLE THAN ENHANCEMENT OF THE PEDESTRIAN ENVIRONMENT.

GENERAL NOTES
1. COA'S SHALL BE RECORDED WITH THE FINAL MAP.
2. NO KNOWN FAULTS OR FISSURES ON THESE PARCELS.
3. GROUND WATER WAS ENCOUNTERED @ 12' (SLOW) EXISTING GRADE.
4. NO EXISTING OR PROPOSED EROSION OR DRAINAGE CHANNEL RIGHTS-OF-WAY AND EASEMENTS.
5. THE ENTIRE PROJECT IS TO BE SERVICED BY EXISTING LAS VEGAS VALLEY WATER DISTRICT WATER LINE LOCATED WITHIN HOOVER AVENUE.
6. NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
7. NO EXISTING STRUCTURES EXIST ON THE PROPERTY.
8. NO EXISTING STORM DRAINS EXIST. NONE PROPOSED.

UTILITIES

POWER	NEVADA POWER COMPANY
TELEPHONE	SPRINT
GAS	SOUTHWEST GAS CORP.
SEWER	CITY OF LAS VEGAS
WATER	LAS VEGAS VALLEY WATER DISTRICT

FLOOD STATEMENT
FLOOD ZONE "X"
A FLOOD ZONE "X" IS DEFINED AS: A NON-SPECIAL FLOOD HAZARD AREA THAT IS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE (500-YEAR) FLOODPLAIN.

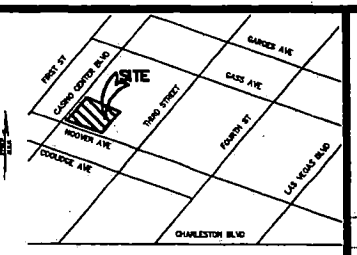
LEGAL DESCRIPTION
LOTS 11 THROUGH 16 INCLUSIVE IN BLOCK 12 OF SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BASIS OF BEARING
S37°48'07"W BEING THE CENTERLINE OF FOURTH STREET AS SHOWN IN BOOK 1, PAGE 81 OF PLATS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA

BENCHMARK
CLV BM "CH403 3/4" BEING A RIVET & PLATE, IN THE TOP OF CURB AT THE NORTHEAST CORNER OF CHARLESTON BLVD. AND 3RD STREET ELEV.=2028.05 FEET (617.9447 METERS) (NAVD88) AS OF DECEMBER 01,2002

SEWER CONTRIBUTION

PRIVATE		SUMMARY	
USE CODE	220	AVERAGE DAILY FLOW	
TOTAL UNIT COUNT	168	GPD	67760 GPD
EQUIVALENT EAU.	118	MGD	0.067 MGD
		CFS	0.026 CFS
PUBLIC			
USE CODE	940	PEAK DAILY FLOW	
FIXTURE COUNT	65	GPD	135600 GPD
EQUIVALENT EAU.	33	MGD	0.691 MGD
TOTAL EAU.	151	CFS	0.197 CFS



AREA MAP
NTS

LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	CENTERLINE
	EXISTING CURB
	PROPOSED CURB
	COVERED PARKING
A/C	ASPHALTIC CONCRETE
B/C	BACK OF CURB
CONC	CONCRETE
C&G	C&G & GUTTER
C/L	CENTERLINE
DW	DRIVEWAY
E/P	EDGE OF PAVEMENT
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LOC	LEFT OF CENTERLINE
P/L	PROPERTY LINE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
SL	STREET LIGHT
MH	MANHOLE
STA	STATION
SW	SIDEWALK
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TMH	TOP OF MANHOLE
VG	VALLEY GUTTER
PRO	PROPOSED
LSCP	LANDSCAPING
	EXISTING CITY MMC
	EXISTING POWER POLE
	EXISTING 1309 STREET LIGHT
	SEE ARCHITECTURAL PLANS FOR PLANTER BOX DETAILS
	EXISTING AREA LIGHT
	EXISTING TELEPHONE VAULT
P.O.C.	POINT OF CONNECTION

TMP-5375
11-04-04 PC







SEEGMILLER PARTNERS LLC
7251 W. LAKE MEAD #300 LAS VEGAS, NEVADA 89128-1041
PHONE: (949) 307-3923

PREPARED
JMR Associates Ltd.
4880 W. UNIVERSITY, SUITE #-2 PH (702) 876-3241
LAS VEGAS, NEVADA 89103 FAX (702) 876-5395

NO	DATE	BY	DESCRIPTION

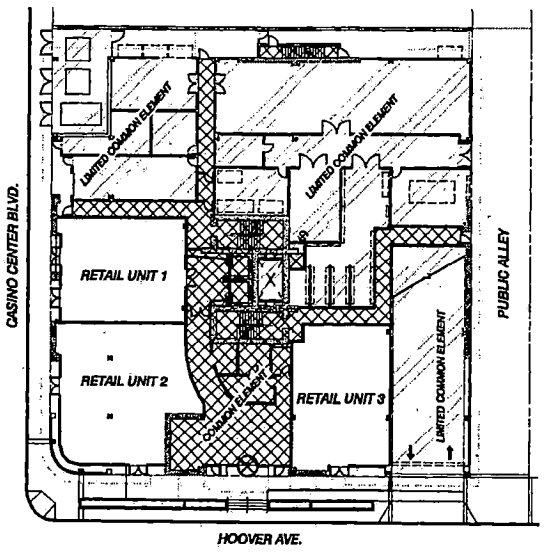
CLIENT

SHEET
TENTATIVE MAP

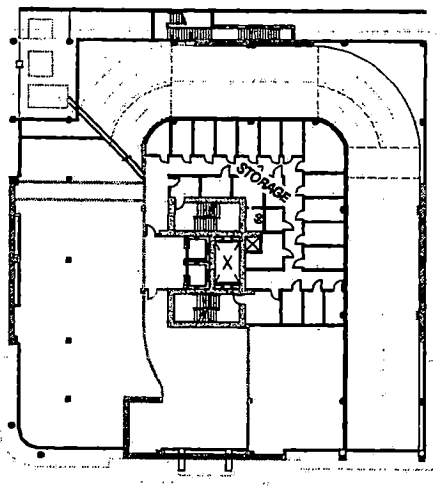
PROJECT
NEWPORT LOFTS
HOOVER AVE./CASINO CENTER BLVD.
CITY OF LAS VEGAS, NEVADA

DRAWN BY: MH/JP
DESIGNED BY:
CHECKED BY:
SEAL
DATE: 8-25-04
SCALE: NONE / 1"=60'
PROJECT NO. 234-04-003

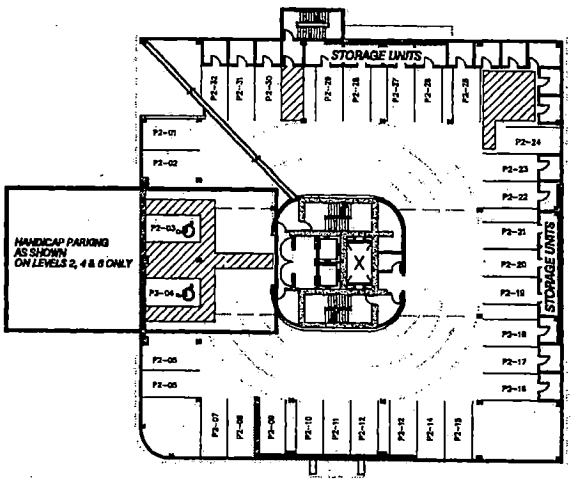
SHEET
TM1
SHEET 1 OF 4 SHEETS



TENANT AMENITIES / RETAIL AREA - FIRST FLOOR
SCALE 1"=20'

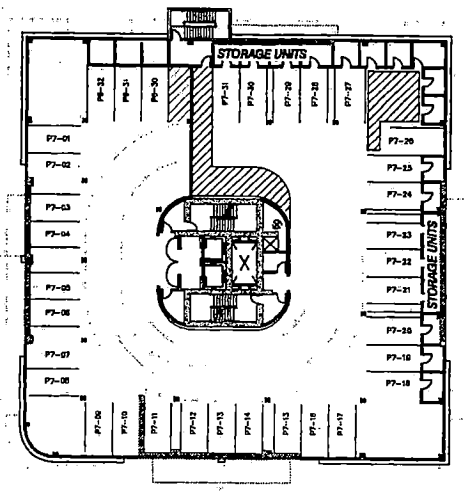


FIRST FLOOR MEZZANINE
SCALE 1"=20'

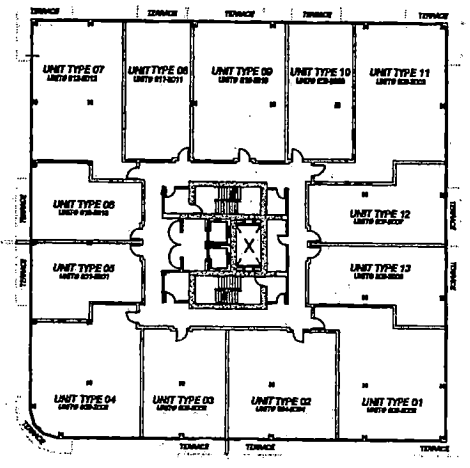


TYPICAL PARKING - FLOORS 2 THRU 6
SCALE 1"=20'

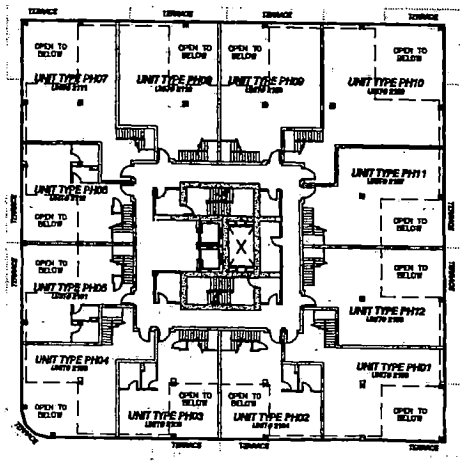
TMP-5375
11-04-04 PC



TYPICAL PARKING - FLOOR 7
SCALE 1"=20'



TYPICAL SINGLE STORY STANDARD UNITS - FLOORS 8 THRU 20
SCALE 1"=20'
FLOOR 13 NOT USED



TWO-STORY PENTHOUSE UNITS - FLOORS 21 & 22
SCALE 1"=20'

SEEGMILLER PARTNERS LLC
7251 W. LAKE MEAD #300, LAS VEGAS, NEVADA 89128-1041
PHONE: (949) 307-3903

PREPARED: GPR Associates Ltd.
4550 W. UNIVERSITY, SUITE 1-2, LAS VEGAS, NEVADA 89103
PH (702) 876-2341
FAX (702) 876-2385

NO.	DATE	BY	DESCRIPTION

CLIENT: SEEGMILLER PARTNERS LLC

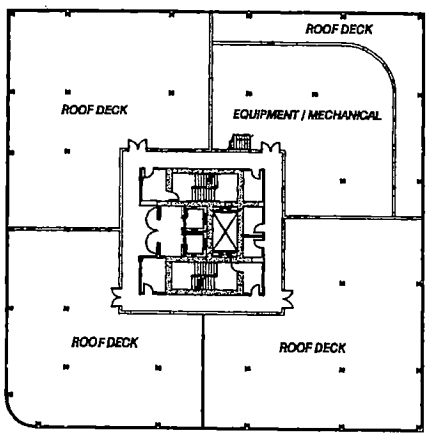
PROJECT: NEWPORT LOFTS
HOOVER AVE./CASINO CENTER BLVD.
EAST OF LAS VEGAS, NEVADA

SHEET: FLOOR LAYOUTS

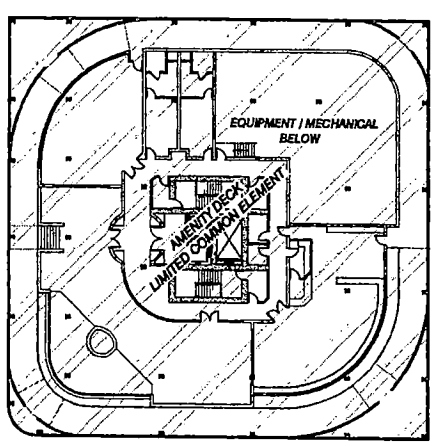
DRAWN BY: JF
DESIGNED BY:
CHECKED BY:
SEAL

DATE: 8-26-04
SCALE: 1"=20'
PROJECT NO. 234-04-003

SHEET TM2
SHEET 2 OF 4



ROOF DECK - FLOOR 23
SCALE 1"=20'



AMENITY DECK - FLOOR 24
SCALE 1"=20'

TMP-5375
11-04-04 PC

SEEGMILLER PARTNERS LLC
7251 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89128-1041
PHONE: (847) 207-3853

PREPARED: GPR Associates Ltd.
4980 W. UNIVERSITY, SUITE B-2 PH (702) 878-2341
LAS VEGAS, NEVADA 89103 FAX (702) 878-4395

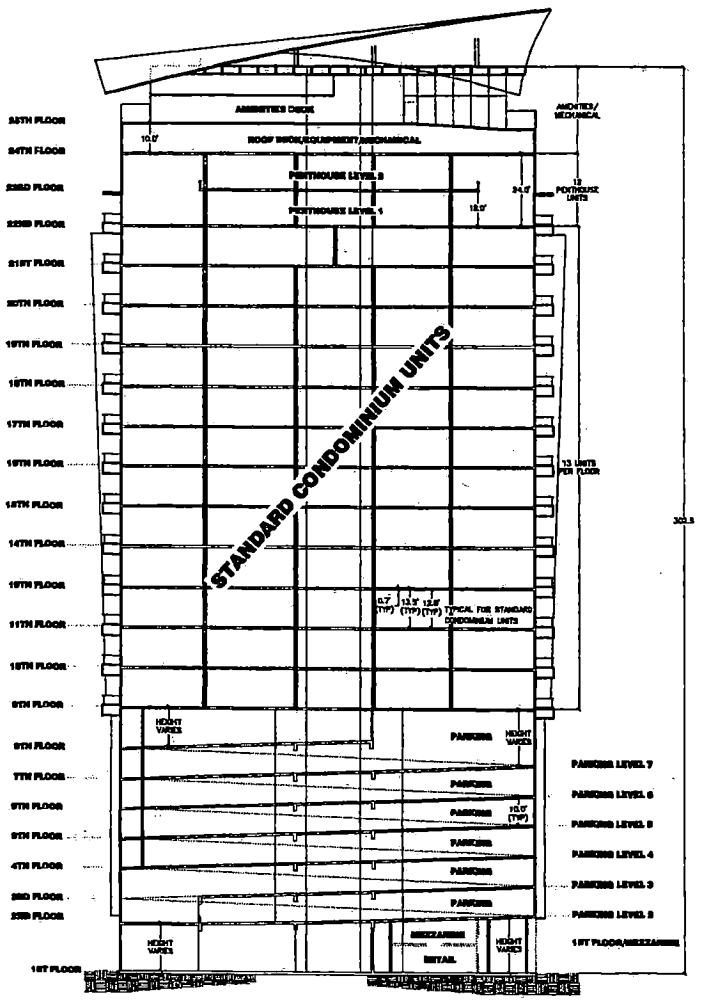
NO	DATE	BY	REVISIONS

SHEET: FLOOR LAYOUTS

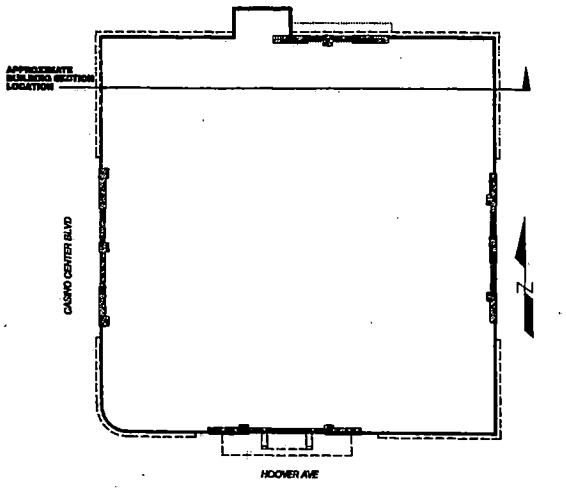
PROJECT: NEWPORT LOFTS
BOOVER AVE./CASINO CENTER BLVD.
CITY OF LAS VEGAS, NEVADA

DRAWN BY: DF
DESIGNED BY:
CHECKED BY:
PROJECT NO: 334-04-003
DATE: 8-25-04
SCALE: PROPOSED 1"=40'

SHEET: TM3
SHEET 3 OF 4



SECTION VIEW



SECTION LOCATION MAP N.T.S.

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 inch = 1 ft.

TMP-5375
11-04-04 PC

CLIENT: SEEGMILLER PARTNERS LLC
7381 W. LAKE MEAD #200 LAS VEGAS, NEVADA 89128-1041
PHONE: (847) 307-3803

PREPARED: PBR Associates Ltd.
4050 W. UNIVERSITY, SUITE B-2 LAS VEGAS, NEVADA 89103
PH (702) 878-2341
FAX (702) 617-3305

NO.	DATE	DESCRIPTION
1	9-15-04	PER CITY COMMENTS

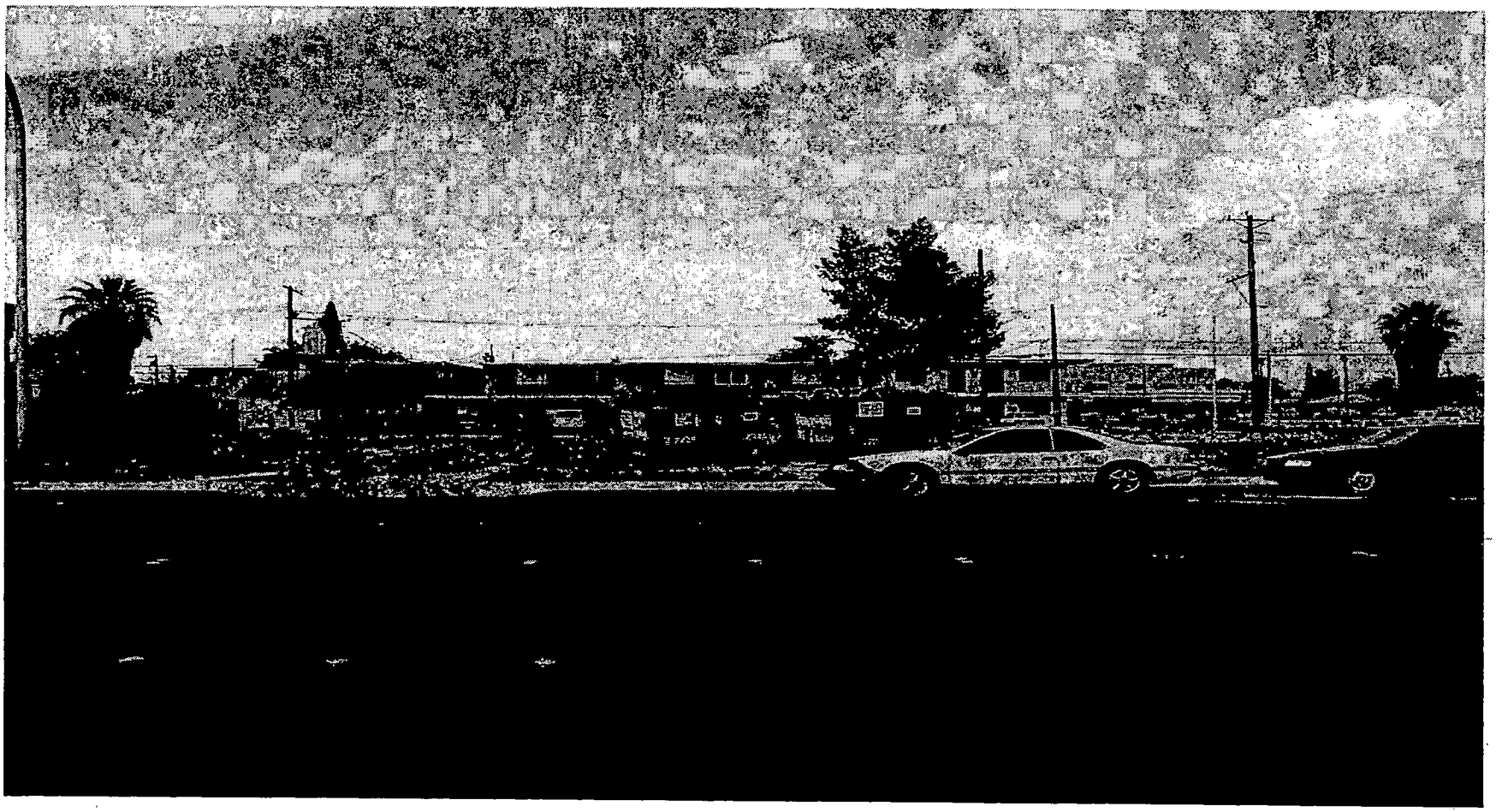
SHEET: CROSS SECTION
PROJECT: NEWPORT LOFTS
HOOVER AVE./CASINO CENTER BLVD.
CITY OF LAS VEGAS, NEVADA
DRAWN BY: DT
DESIGNED BY:
CHECKED BY:
DATE: 8-19-04
SCALE: 1"=20'
PROJECT NO: 234-04-003
SEAL

SHEET TM4
SHEET 4 OF 4 SHEETS



TMP-5375 - NEWPORT LOFTS - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY
821 SOUTH CASINO CENTER BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04



TMP-5375 - NEWPORT LOFTS - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY
821 SOUTH CASINO CENTER BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:

SUP-5276 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 21-FOOT X 32-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1720 South Main Street (APN 162-03-301-003), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

C.C.: 12/01/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297] – UNANIMOUS with McSWAIN abstaining on Item 16 [SDR-5309] because her company is currently working for KB Homes

To be heard by the City Council on 12/01/2004

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

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 12 – SUP-5276

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff would request that Item 13 [SUP-5291] be pulled from One Motion One Vote agenda so the applicant can comment and/or accept some new conditions. Also, staff received a written protest for Item 18 [SDR-5314] and staff suggested that item be removed from One Motion One Vote as well.

Regarding Item 16 [SDR-5309], MR. CLAPSADDLE indicated the applicant did sign a letter agreeing to the conditions; however, the applicant then asked to have two minor amendment changes. The applicant asked that Condition 4 be amended so that the distance between the buildings changes from 20 feet to 15 feet and also, to change Condition 10 to read that the applicant may bond for half-street improvements instead of a requirement to construct the half-street improvements. Staff is comfortable with these minor changes and has no problem with the item proceeding as One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

(6:15 – 6:20)

1-337

CONDITIONS:

Planning and Development

1. The off-premise advertising sign (billboard) supporting structure shall have finish materials that complement the existing on-site building.

2. 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.

3. 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.

CONDITIONS – Continued:

4. 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.

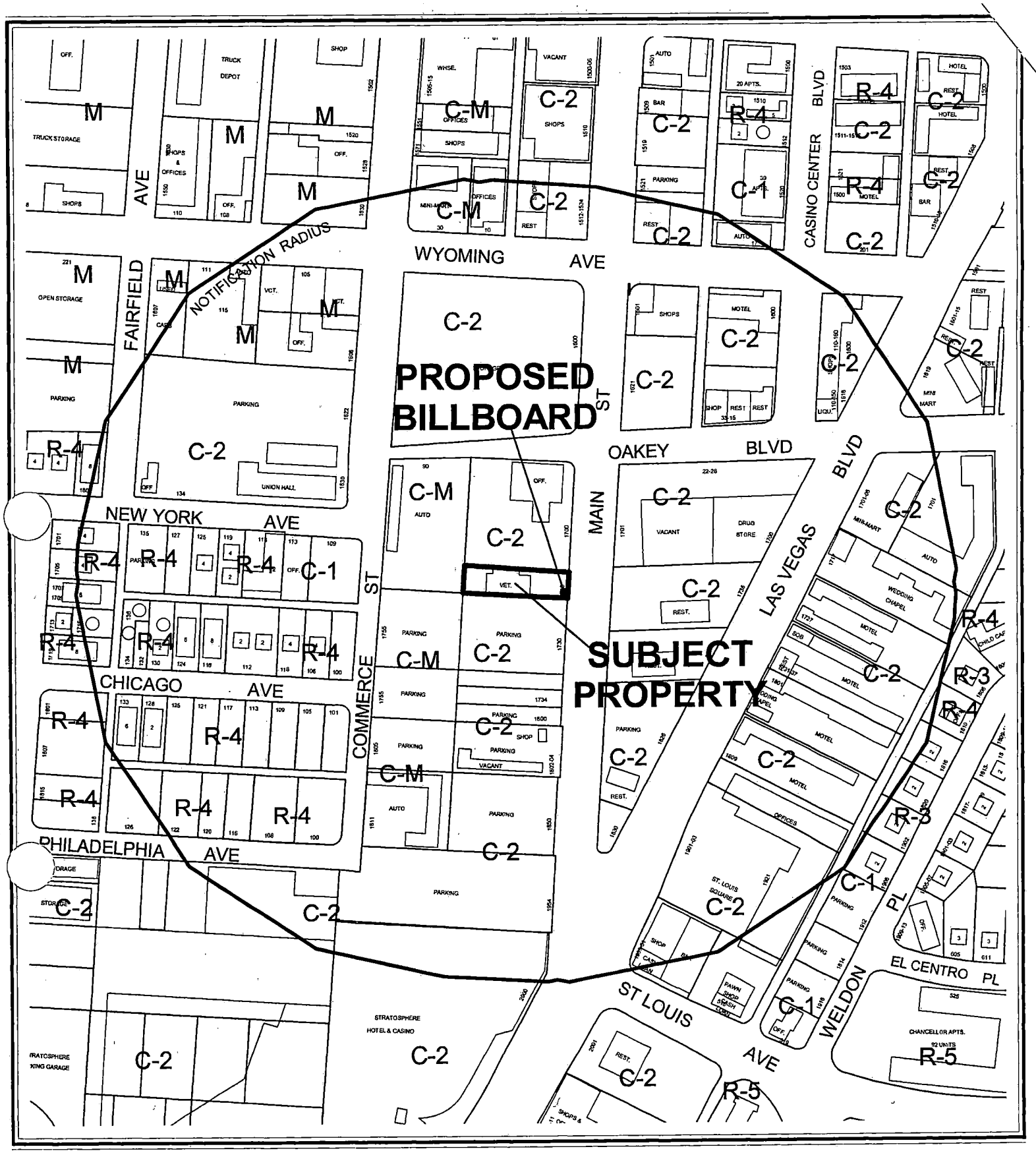
5. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

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

Public Works

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



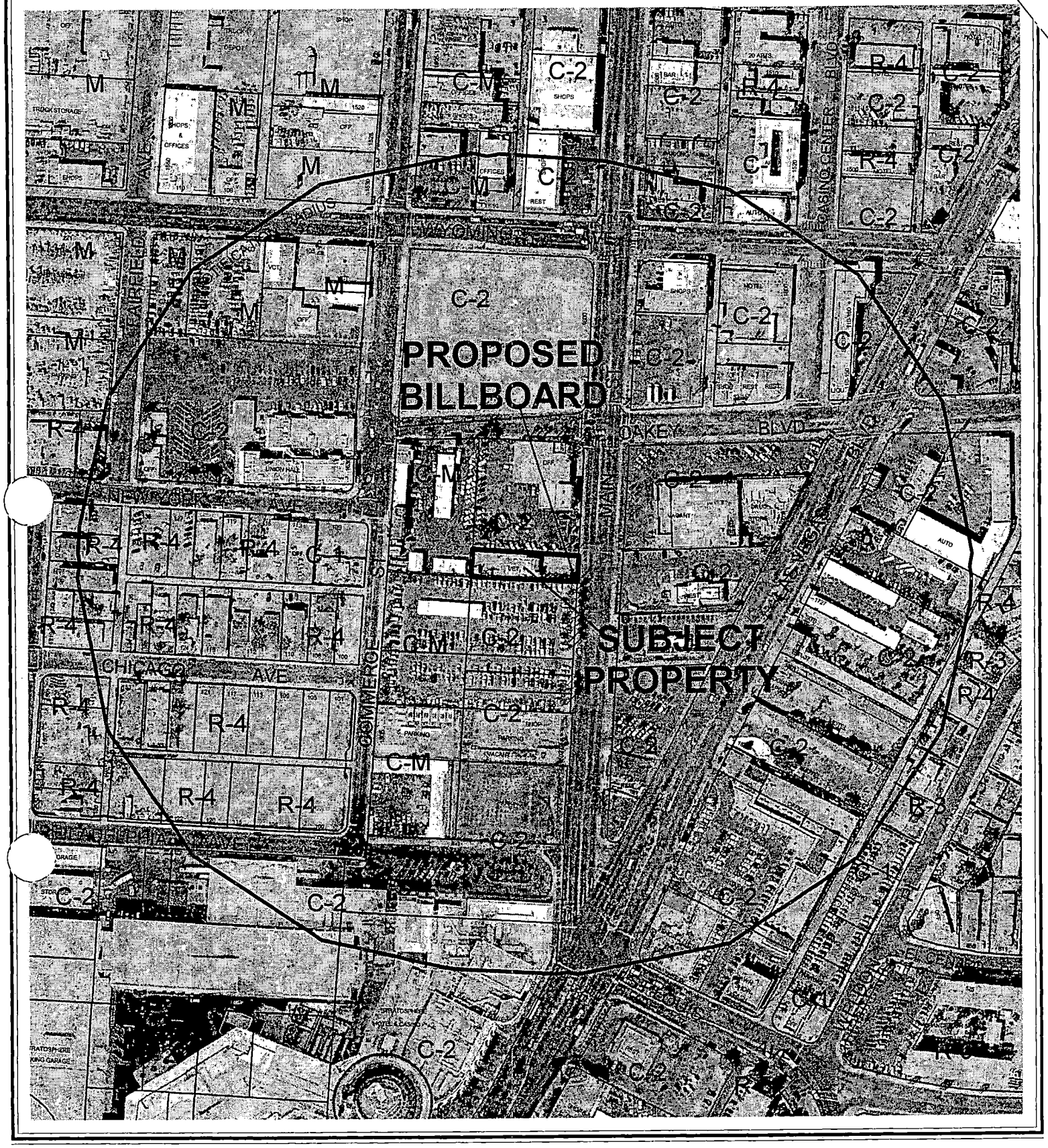
0 200 400 Feet

CASE: **SUP-5276**

RADIUS: 750 FT

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

N



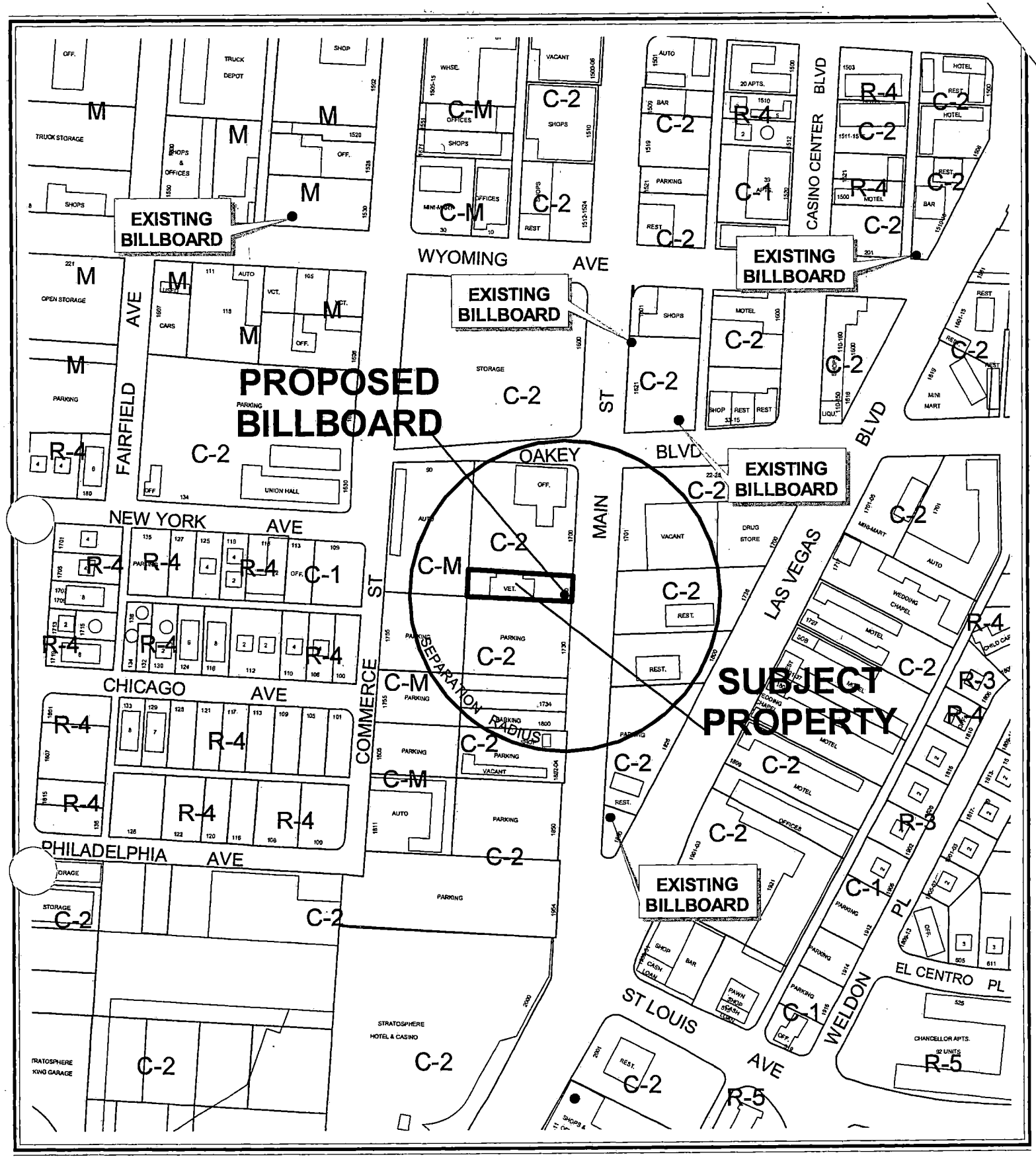
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CASE: **SUP-5276**

RADIUS: 750 FT

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

N



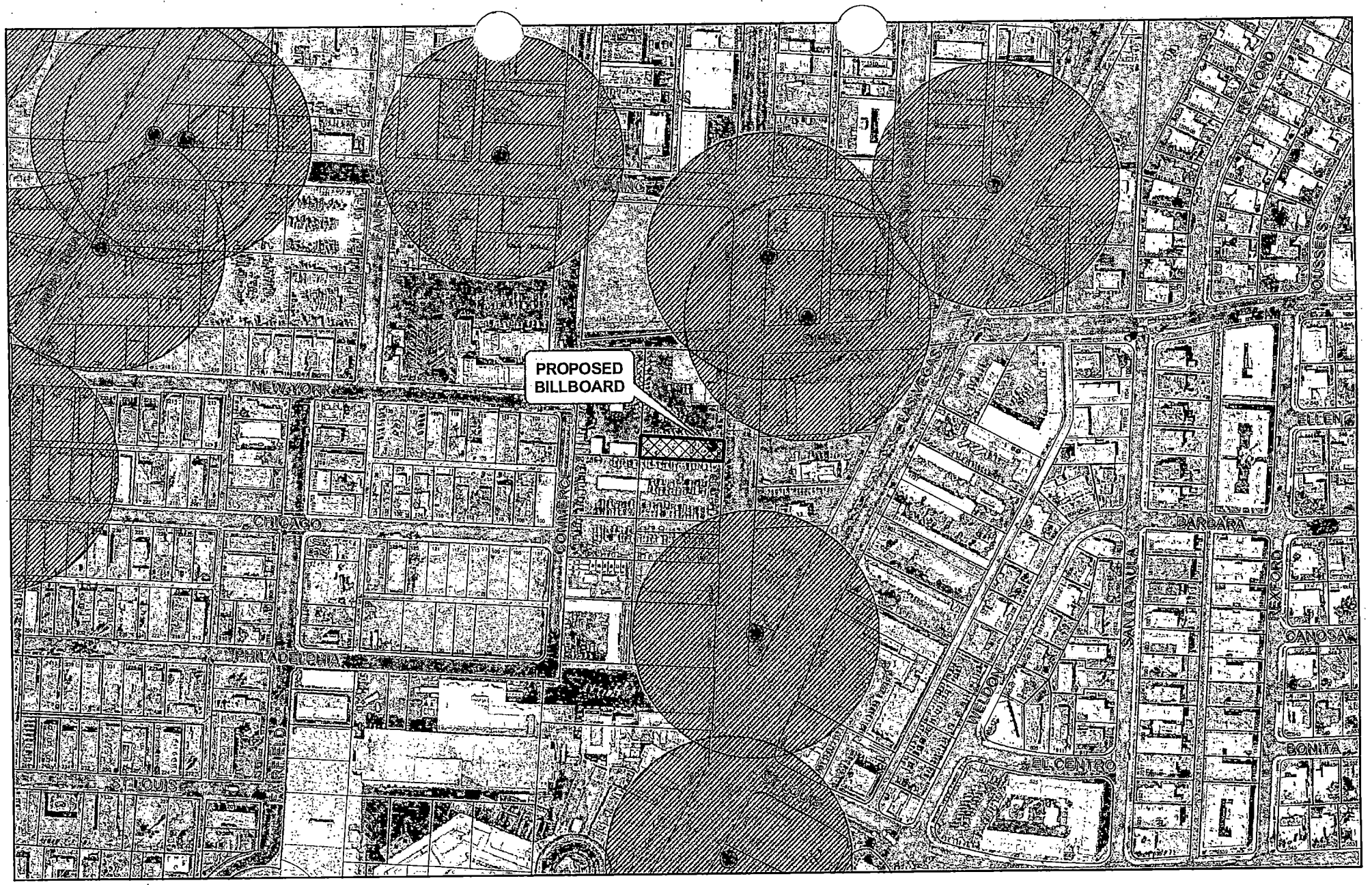
0 200 400 Feet

CASE: **SUP-5276**

SEPARATION RADIUS: 300 FT

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

N



SUP-5276

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

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5276 - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK

** CONDITIONS **

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

Planning and Development

1. The off-premise advertising sign (billboard) supporting structure shall have finish materials that complement the existing on-site building.

2. 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.

3. 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.

4. 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.

5. 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.

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

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

Public Works

8. The proposed 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.

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Special Use Permit for a 40-foot high, 21-foot x 32-foot off-premise advertising (billboard) sign at 1720 South Main Street.

B) Applicant's Justification

The applicant states that the subject site is suitable for the proposed use.

BACKGROUND INFORMATION

A) Previous Actions

There is no previous case material associated with the subject parcel.

B) Pre-Application Meeting

04/30/04 The items related to a Special Use Permit were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.23 acres

B) Existing Land Use

Subject Property:	Vacant Building
North:	Office
South:	Parking
East:	Restaurant

BTS

C) Planned Land Use

Subject Property:	DTR-C	Downtown Redevelopment Plan- Commercial
North:	DTR-C	Downtown Redevelopment Plan- Commercial
South:	DTR-C	Downtown Redevelopment Plan- Commercial
East:	DTR-C	Downtown Redevelopment Plan- Commercial
West:	DTR-C	Downtown Redevelopment Plan- Commercial

D) Existing Zoning

Subject Property:	C-2	Limited Commercial
North:	C-2	Limited Commercial
South:	C-2	Limited Commercial
East:	C-2	Limited Commercial
West:	C-M	Commercial/ Industrial

E) General Plan Compliance

The subject site is designated C (Commercial) on the Downtown Redevelopment Plan in the Southeast Sector Land Use Map of the General Plan.

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

The subject site is located within District Six: Northern Strip of the Downtown Centennial Plan – The Northern Strip centers around the Stratosphere Tower Hotel and Casino and includes the old Meadows Village Neighborhood to the west of this site. This transitional district is the ideal location for future major hotel-casino projects adjacent to the Stratosphere and also along Sahara to seamlessly extend The Strip northward into Downtown Las Vegas. Future evaluations will have to determine the highest and best land uses for this area. The district boundaries are the eastern edge of the Union-Pacific right of way on the west, the centerline of Wyoming Avenue on the north, the properties on the eastern side of Las Vegas Boulevard on the east and the centerline of Sahara Avenue on the south.

The subject site is located within the McCarran International Airport Overlay District. Therefore, the maximum height allowed is 200 feet. The billboard complies with the maximum height allowed since it is proposed at only 40 feet in height.

BTS

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	Provided
Off-Premise Advertisement (Billboard)	300 feet	400 feet

B) General Analysis and Discussion

- Zoning

The subject billboard is an allowed use within the C-2 (General Commercial) zoning district with approval of a Special Use Permit.

- Use

This application meets the technical requirements for distance separation between billboards and from residential properties. The Special Use Permit application will be conditioned to assure an aesthetic compatibility to the surrounding area.

- Conditions

Title 19.14.100(D) also specifies the following additional provisions regarding off-premise advertising signs:

1. All structural elements of an off-premise sign to which the display panels are attached shall be screened from view. Display surface panels, which are removed for the purpose of changing the advertising message, shall be replaced within thirty days with display panels containing a new advertising message or uniformly painted blank panels.

2. All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.

3. For any off- premise sign that is proposed within six hundred sixty feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, a State of Nevada sign permit shall be obtained and a copy attached to the application prior to the issuance of a construction permit or sign certificate by the City.

4. No sign certificate shall be issued for an individual off-premise sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:

   a. An accurate site plan of the lot, at the scale the Director requires;
   b. The location of buildings, parking lots, driveways and landscaped areas on the lot;
   c. An accurate indication of the location of all existing and proposed off-premise signs; and
   d. Drawings that allow the computation of the area and the height of any off-premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.

5. The permittee or holder of a sign certificate shall notify the Director of any significant change in the characteristics of an off-premise sign, such as illumination, embellishment areas or moving parts, and provide any additional supplemental drawings as the Director may require.

This proposal meets these conditions.

FINDINGS

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

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

   The proposed off-premise advertisement (billboard) sign use can be conducted in a harmonious and compatible manner with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.

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 subject site has access from Main Street, a 100-foot primary arterial, which will be adequate in size to meet the requirements of the proposed use.

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

   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 60

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5276 APN: 162-03-301-003

Name of Property Owner: David & Susan Tack

Name of Applicant: David & Susan Tack

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: David Tack

Print Name: David Tack

Subscribed and sworn before me

This 15 day of April, 2004

Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
CARON O'CONNOR
My Appointment Expires
April 23, 2006
No. 02-74905-1

PARKING LOT
NEVADA BELL ET. AL.

MAINTAINANCE
LOT
TAXI &
LIMO COMPANY

N86°42'30"W 200.00'

N03°17'30"E 50.00'

139-28-501-001

50.00'

MAIN STREET

61.00'

45.00'

N86°42'30"W 195.00'

PARKING LOT
STRATOSPHERE
HOTEL & CASINO

ZONING DATA

PROPOSED USE: FREE STANDING SELL BOARD

LOT SIZE: 10,000 SQ FT (0.23 ACRES)

SUP-5276
11-04-04 PC
REVISED 10-21-04

RECEIVED
OCT 21 2004

SOUTH ELEVATION
NO SCALE

EAST & WEST ELEVATION
NO SCALE

VICINITY MAP
NO SCALE

GRAPHIC SCALE

BBC&E
BRINKLEY & BELL CONSULTING ENGINEERS, INC.
CIVIL ENGINEERING
101 WEST BROOKS AVENUE
SUITE 7
NORTH LAS VEGAS, NEVADA
89030
645-0199 (FAX)
645-5382

NO.	REVISION	DATE	DESCRIPTION

TACK BILLBOARD

SITE PLAN

FIELD BOOK	
JOB NO.	04420
DESIGN	
DRAWN BY	
CHECKED	
PLOTTED	
SCALE	
HORIZ.	1"=50'
VERT.	
SHEET NO.	1 OF 1



SUP-5276 - SPECIAL USE PERMIT - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK
1720 SOUTH MAIN STREET
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



SUP-5276 - SPECIAL USE PERMIT - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK
1720 SOUTH MAIN STREET
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:
SUP-5291 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLCANT/OWNER: HENRIK NAZERIAN - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) at 5001 West Charleston Boulevard (APN 163-01-502-011) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 12/01/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions and deleting Condition 7 – UNANIMOUS

To be heard by the City Council on 12/01/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that staff had no objection to this project but wanted to clarify some conditions for the record. He explained that Condition 7 should be entirely deleted and noted Condition 9, related to razor wire that is to be removed and also that Condition 10 requires illegal signage to be removed or brought up to Code.

The applicant did sign a letter agreeing to all conditions; however, staff wanted to have the applicant verbally agree on the record.

MINUTES – Continued:
HAROLD FOSTER, 3230 Polaris Avenue, appeared on behalf of the applicant and agreed to all of staff's conditions.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:20 – 6:21)
1-501

CONDITIONS:
Planning and Development

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

2. All repair and service work shall be performed within a completely enclosed building.

4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

5. No outside storage of stock, equipment or residual used equipment is permitted.

6. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

7. No building shall be located within 330 feet of any single family detached dwelling.

8. The installation and use of an outside public address or bell system is prohibited.

9. All razor wire located on the subject site shall be removed prior to issuance of a certificate of occupancy.

10. All illegal signage shall be removed or be brought into compliance prior to issuance of a certificate of occupancy.

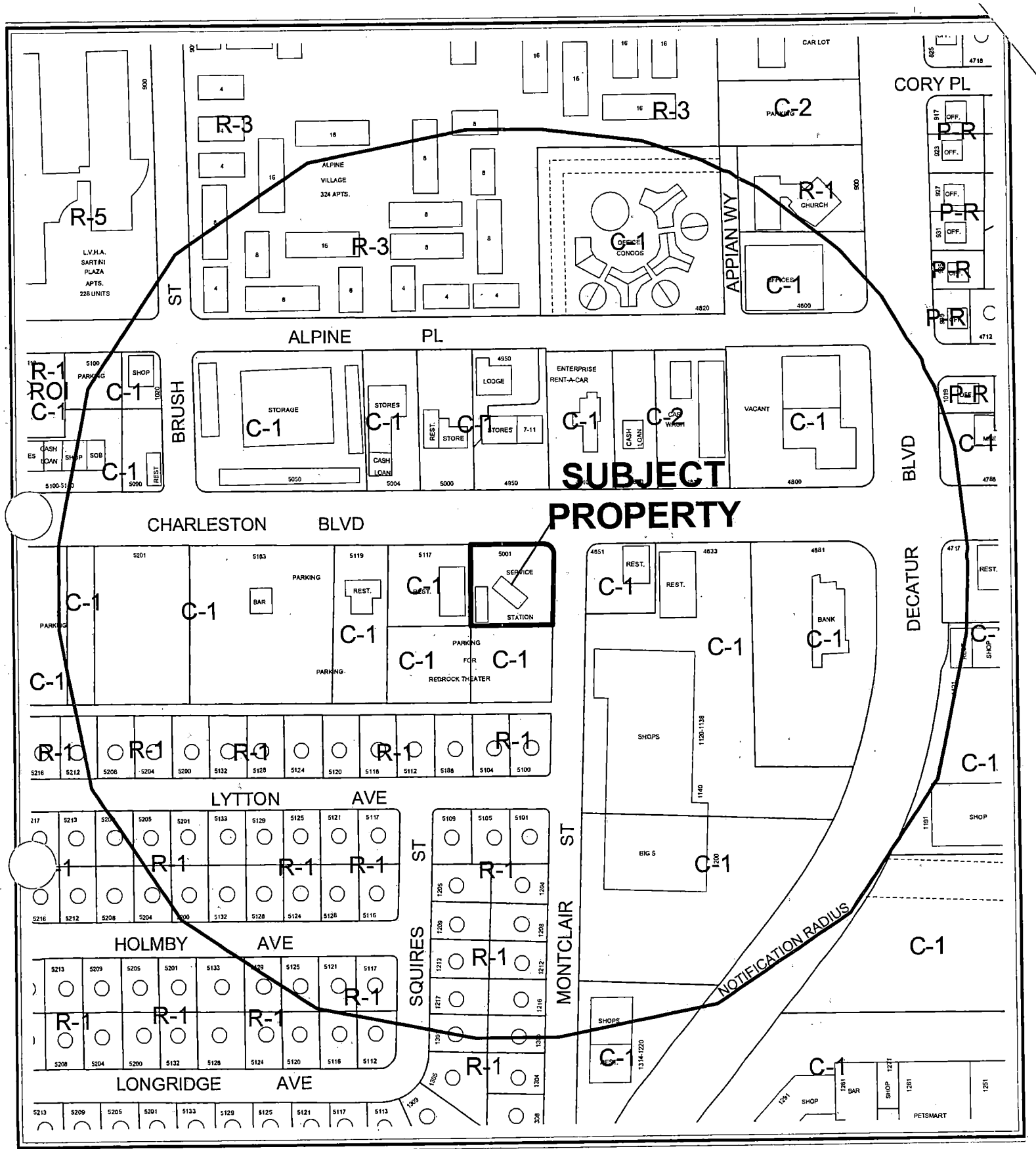
CONDITIONS – Continued:

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

Public Works

12. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the southwest corner of Charleston Boulevard and Montclair Street within 60 days of approval of this Special Use Permit by the City Council; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents. This condition shall not be enforced if the applicant provides proof of an existing structure or other permanent improvements within the area requested for dedication.

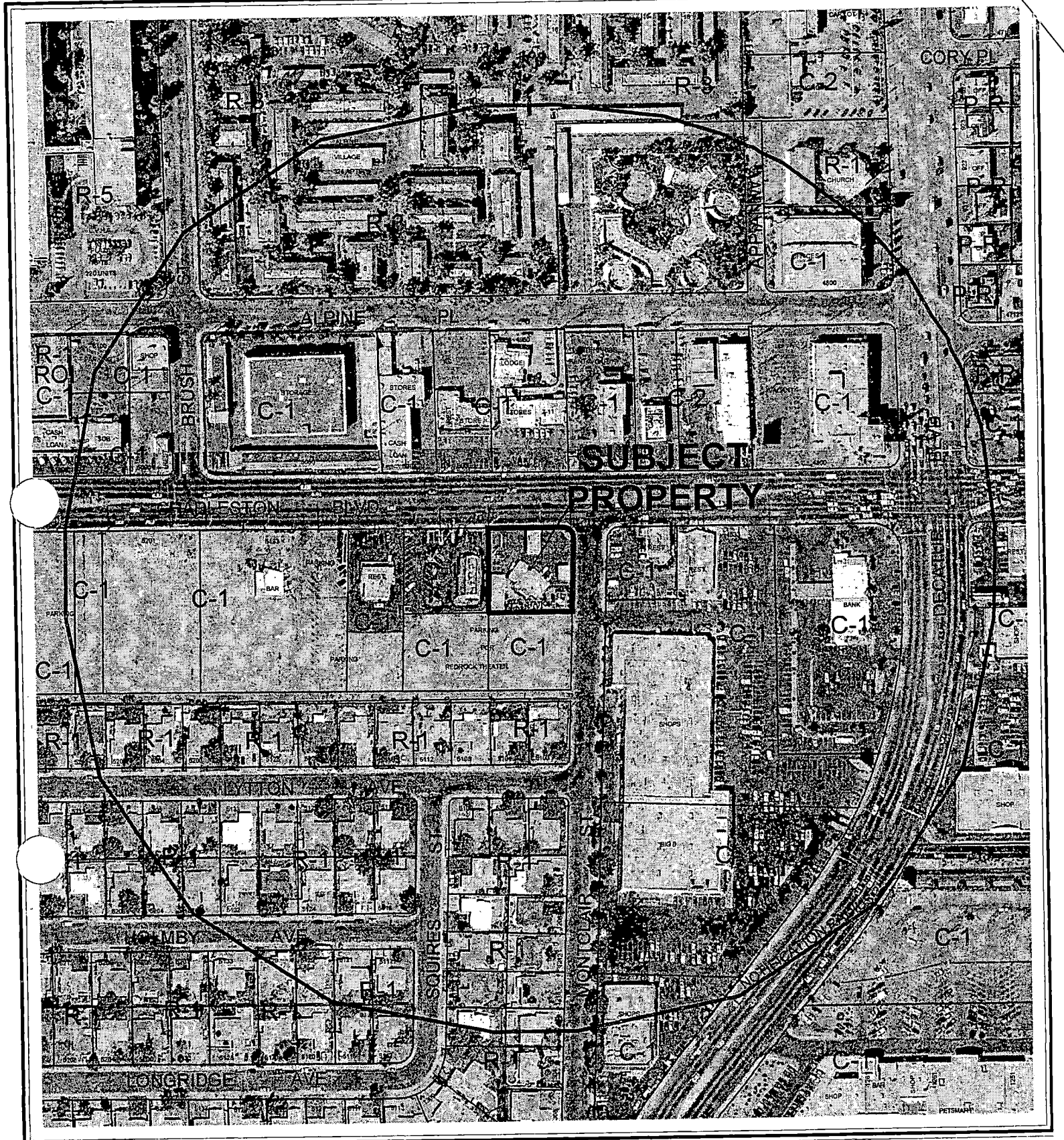
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.



CASE: **SUP-5291**

RADIUS: 750 FT

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



CASE: **SUP-5291**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5291 - APPLCANT/OWNER: HENRIK NAZERIAN

** CONDITIONS **

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

Planning and Development

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

2. All repair and service work shall be performed within a completely enclosed building.

4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

5. No outside storage of stock, equipment or residual used equipment is permitted.

6. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

7. No building shall be located within 330 feet of any single family detached dwelling.

8. The installation and use of an outside public address or bell system is prohibited.

9. All razor wire located on the subject site shall be removed prior to issuance of a certificate of occupancy.

10. All illegal signage shall be removed or be brought into compliance prior to issuance of a certificate of occupancy.

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

Public Works

12. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the southwest comer of Charleston Boulevard and Montclair Street within 60 days of approval of this Special Use Permit by the City Council; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents. This condition shall not be enforced if the applicant provides proof of an existing structure or other permanent improvements within the area requested for dedication.

BTS

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for an Auto Repair Garage (Minor) facility at 5001 West Charleston Boulevard.

B) Applicant's Justification

The applicant states that the intended use is consistent with prior uses on the subject site.

BACKGROUND INFORMATION

A) Previous Actions

09/26/63 The Board of Zoning Adjustment approved a request to allow a service station on property generally located on the south side of West Charleston between Montclair Street and Wilshire Street (U-61-63).

10/26/63 The Board of City Commissioners approved the request for reclassification of property generally located on the south side of West Charleston between Montclair Street and Wilshire Street (Z-100-62).

08/26/71 The Board of Zoning Adjustment approved a request for a Variance to allow the operation of a truck and trailer rental business on property located at 5001 West Charleston Boulevard (V-30-71).

B) Pre-Application Meeting

09/10/04 The following items were discussed at the pre-application meeting:

- No tire sales proposed and no smog check (signs will be removed)
- No engine repair, differential, or transmissions will be permitted by definition.
- No gasoline pumps existing just the islands.
- Razor wire on the rear fencing may be required to be removed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

BTS

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.52 acres

B) Existing Land Use

Subject Property:	Vacant
North:	Convenience Store
South:	Parking lot
East:	Restaurant
West:	Restaurant

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan.

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

The subject site is not within any special districts/zones.

BTS

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Auto Repair Garage (Minor)	3,169 SF.	5 spaces plus one space for each 200 sf. of gfa	21	1	23	1

The project exceeds Code standards by two parking spaces.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Auto Repair Garage (Minor) use.

B) General Analysis and Discussion

- Zoning

An Auto Repair Garage (Minor) is permitted with the approval of a Special Use Permit in the C-1 (Limited Commercial) zoning district. The reason for a Special Use Permit is to address concerns relating to noise, odors, lighting conditions and hours of operation caused by or are a part of activities typical to Auto Repair Garage (Minor) uses that would be a nuisance to adjacent uses.

- Use

The subject site contains razor wire, which is inappropriate in any commercial zoning designation. Therefore, the project has been conditioned to remove the existing razor wire to comply with Title 19.08 Development Standards. The Development Standards section of Title 19 states: Unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screening or perimeter walls.

The subject site also contains several non-conforming signs as indicated in the pre-application meeting. All three pole mounted signs along the street frontage do not comply with Title 19.14 Sign Standards. The Prohibited Signs section states that the following signs are prohibited: Any on-premise sign that is associated with a use that no longer occupies the premises on which it is located and pole signs placed or erected after August 1, 2002 that do not meet the freestanding sign design standards contained in this chapter. The pole signs do not meet the Freestanding Sign Design Standard which states the following: Be constructed of materials that are similar or complementary to the materials utilized on the façade of the principal building on the same site, utilize architectural features and elements that are similar or complementary to the architecture of the principal building on the same site, utilize colors, finishes or textures that are similar or complementary to the architecture of the principal building on the same site; and consist of either two or more supports or of one continuous support which maintains the appearance of ground contact for at least three feet or 20 percent of the width of the sign, whichever is smaller.

- Conditions

No base conditions are listed in Title 19 for this type of use in a C-1 (Limited Commercial) zone, but within the General Commercial and Industrial zones this use requires several base conditions to be met in order to permit the use without a Special Use Permit. These conditions restrict the use of the property to minimize the impact and add to the overall aesthetics of automotive related businesses. The conditions listed below from Title 19.04.040 for C-2 (General Commercial), C-M (Commercial/ Industrial) and M (Industrial) zoned properties will be included as conditions of approval for this project, as these conditions will assure compatibility with surrounding land uses, both present and future.

- Conditions
  1. All repair and service work shall be performed within a completely enclosed building.
  2. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
  3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
  4. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.
  5. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

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 subject site is located along Charleston Boulevard. The minor automotive repair garage is compatible with adjacent land uses, as most of these properties are zoned C-1 (Limited Commercial). This district allows for commercial uses that primarily serve local area patrons.

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

   The proposed use is a continuation of the prior auto repair garage. The site also has sufficient parking and access that make it suitable to this type of use.

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

   Access to the site is via Charleston Boulevard, a 100-foot wide Primary Arterial roadway and Montclair Street, a 60-foot wide residential collector street as described in the Master Plan of Streets and Highways.

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

   The development will be required to obtain all necessary permits, including a Certificate of Occupancy from the Department of Building and Safety. This will ensure maintenance of the overall public health safety and welfare of the community.

NOTICES MAILED 110

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5291 APN: 163-01-502-011

Name of Property Owner: Henrik Nazarian

Name of Applicant: Same

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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, Planning Commission or Hearings Officer 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: Henrik Nazarian

Henrik Nazarian

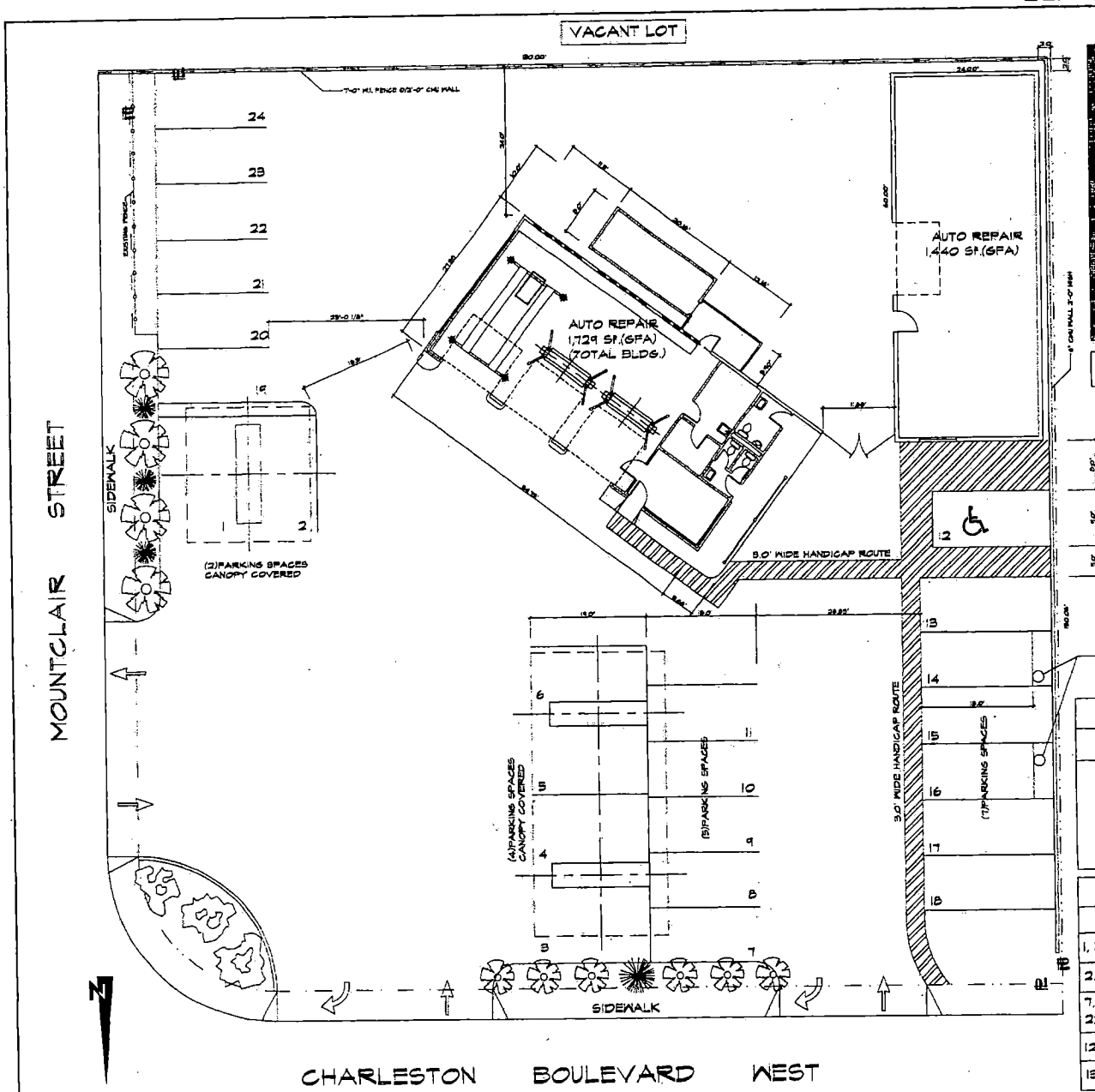
Subscribed and sworn before me

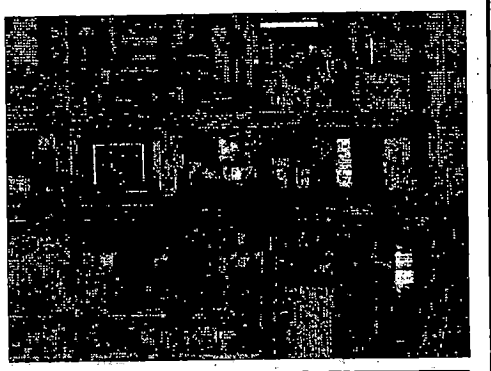
This 2nd day of September, 2004

Notary Public in and for said County and State

MARYJANE SCHWADE
Commission # 1420599
Notary Public - California
Los Angeles County
My Comm. Expires May 27, 2007

SUP-5291
11-04-04 PC
REVISED 10-13-04





VICINAL MAP/ AERIAL VIEW
NO SCALE

RECEIVED
OCT 13 2004

PARKING REQUIREMENTS

REQUIRED	PROVIDED
3,169 / 200 = 15.845 + 5 TOTAL ..... 21 SP. (INCLUDING 1 HDCP)	24 SP. (INCLUDING 1 HDCP)

PARKING SCHEDULE

NUMBER	SIZE (Ft.)	DESCRIPTION
1, 3, 4, 5	19 x 19	REGULAR COVERED
2, 6,	9 x 19	
7, 8, 9, 10, 11, 14, 16, 19, 20, 21 22, 23, 24	9 x 18	REGULAR
12	9 x 19	HANDICAP
13, 15, 17, 18	9 x 19	REGULAR

JOHN VIVIER
ARCHITECT
AIA

5378 W. LAKE MEAD BOULEVARD
LAS VEGAS, NEVADA 89108-3011
PH: (702) 648-1490
FX: (702) 647-2788
eFX: (707) 982-1504
email: jvivier@infionline.net

NO CHANGE IN THE PLANS OR SPECIFIED MATERIALS CAN BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. NRS 624

ANY DISCREPANCY FOUND ON THIS PLAN MUST BE REPORTED TO THE ARCHITECT PRIOR TO MATERIAL PLACEMENT.

THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT. IT HAS BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT INDICATED AND SHALL NEITHER BE USED ON ANY OTHER PROJECT, NOR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. NRS 623

PROJECT:
FAMILY AUTO CARE

3001 N. CHARLESTON BLVD
LAS VEGAS, NEVADA

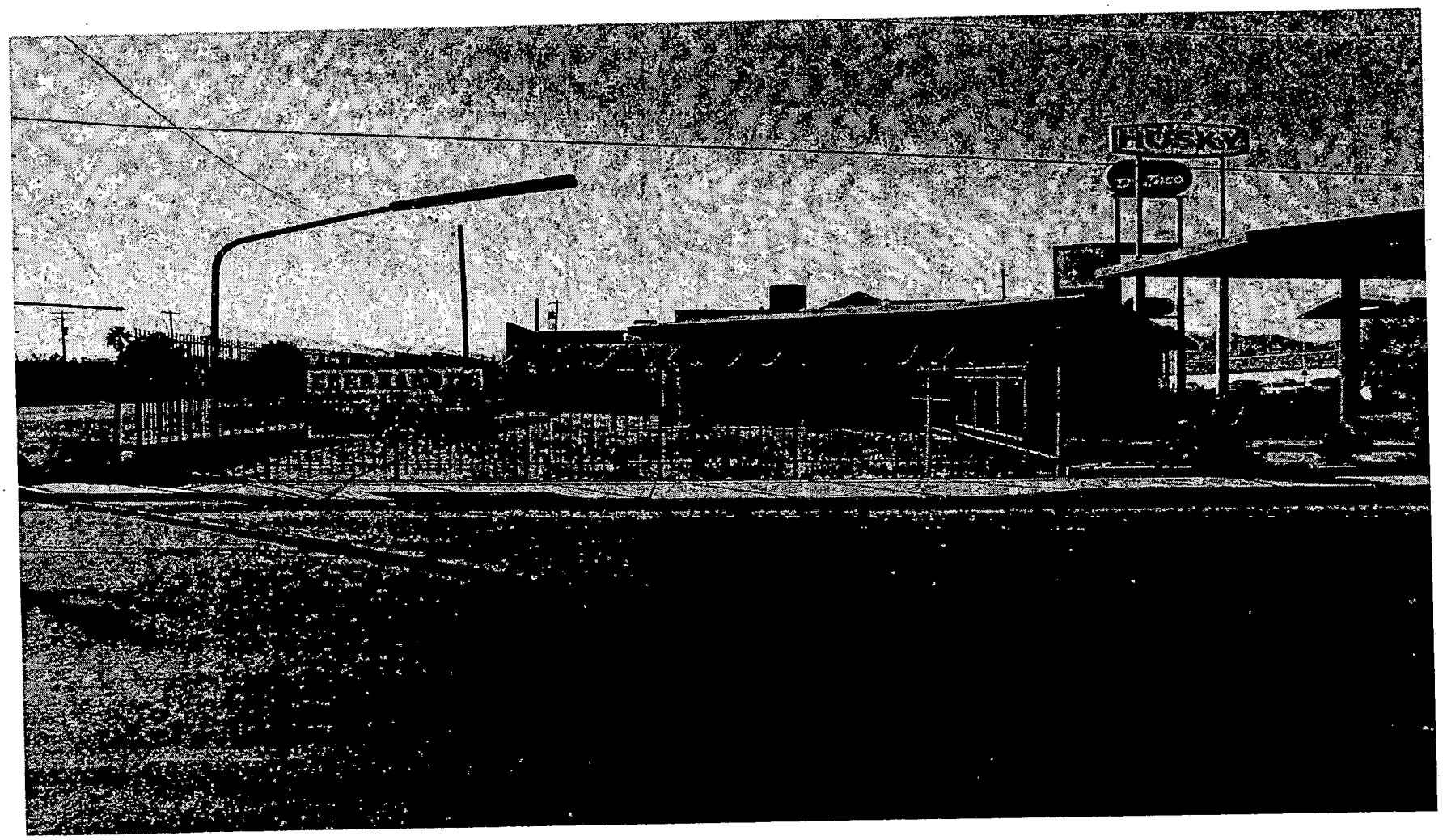
DRAWING:
SITE PLAN

SCALE: 1/8" = 1'-0"
DATE: 09/16/04
DRAWN BY:
CHECKED BY: JV

REVISIONS

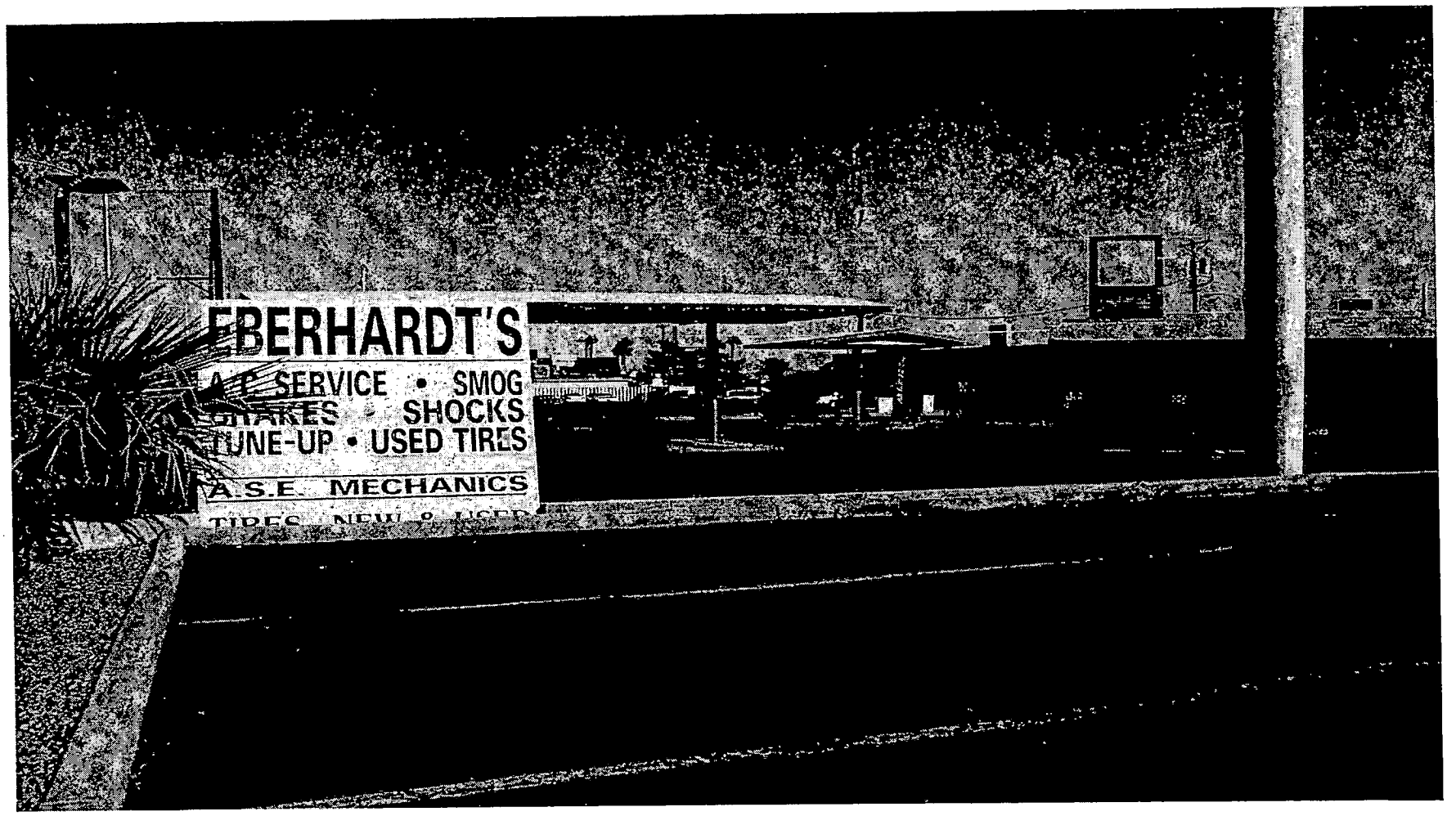
DATE	TYPE	BY

PROJECT NO. 04C982
DRAWING: A1



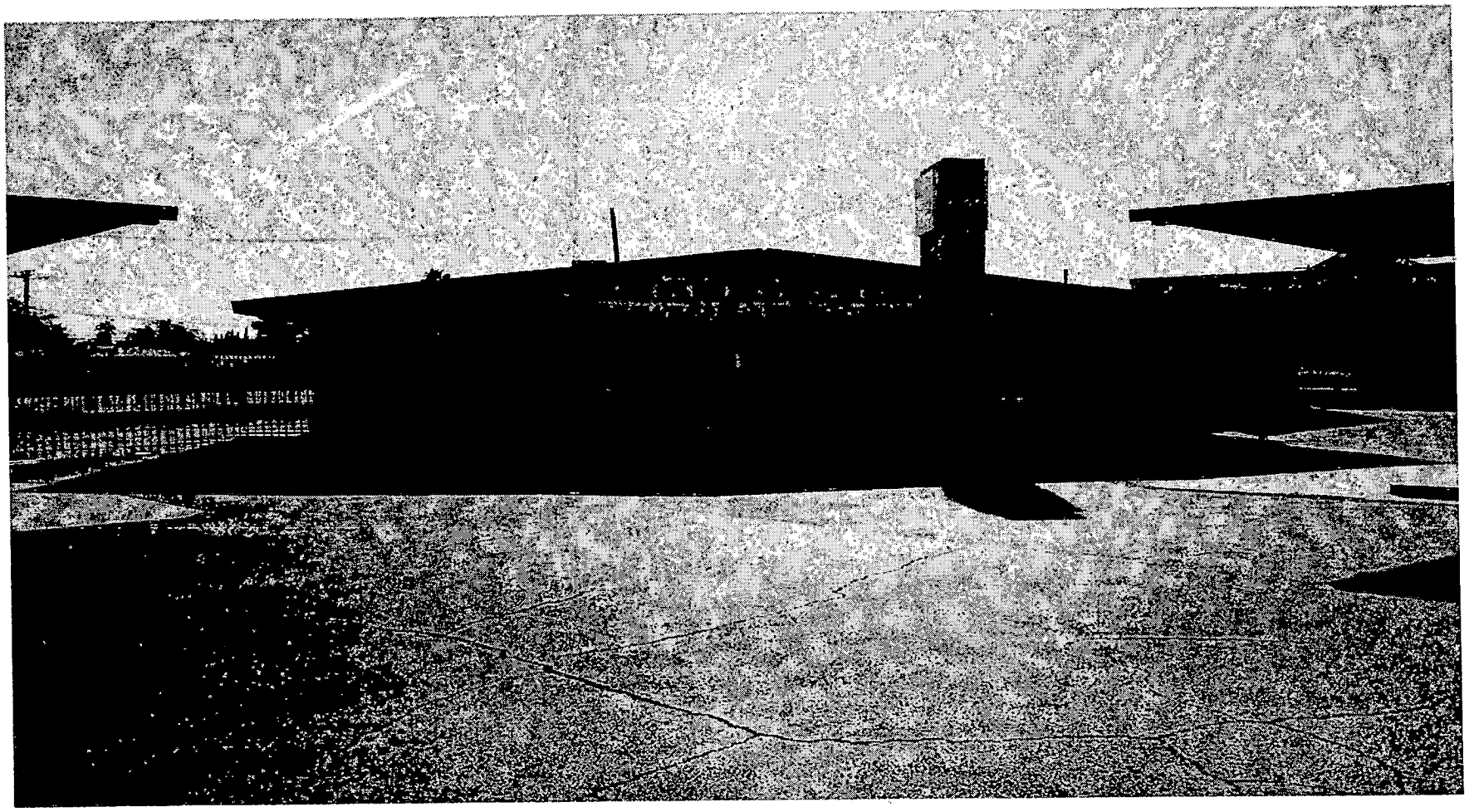
SUP-5291 - SPECIAL USE PERMIT - APPLCANT/OWNER: HENRIK NAZERIAN
5001 WEST CHARLESTON BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



SUP-5291 - SPECIAL USE PERMIT - APPLCANT/OWNER: HENRIK NAZERIAN
5001 WEST CHARLESTON BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



SUP-5291 - SPECIAL USE PERMIT - APPLCANT/OWNER: HENRIK NAZERIAN
5001 WEST CHARLESTON BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:
MSP-5311 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: NORTHBROOKE, LLC - Request for a Master Sign Plan FOR AN APPROVED OFFICE AND RETAIL DEVELOPMENT on 7.86 acres at 4301 North Rancho Drive (APN 138-02-712-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C. 12/01/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297] – UNANIMOUS with McSWAIN abstaining on Item 16 [SDR-5309] because her company is currently working for KB Homes

This is Final Action

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff would request that Item 13 [SUP-5291] be pulled from One Motion One Vote agenda so the applicant can comment and/or accept some new conditions. Also, staff received a written protest for Item 18 [SDR-5314] and staff suggested that item be removed from One Motion One Vote as well.

Regarding Item 16 [SDR-5309], MR. CLAPSADDLE indicated the applicant did sign a letter agreeing to the conditions; however, the applicant then asked to have two minor amendment changes. The applicant asked that Condition 4 be amended so that the distance between the buildings changes from 20 feet to 15 feet and also, to change Condition 10 to read that the applicant may bond for half-street improvements instead of a requirement to construct the half-street improvements. Staff is comfortable with these minor changes and has no problem with the item proceeding as One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

(6:15 – 6:20)

CONDITIONS:

Planning and Development

1. Conformance to the sign elevations and documentation submitted in conjunction with this request, dated 9/21/04, except as modified by conditions herein.

2. All signage shall have proper permits obtained through the Building and Safety Department.

3. The proposed pylon sign shall be set back a minimum of five feet from the front property line in accordance with the requirements of Title 19.14.

4. All banners and temporary signage shall be subject to the requirements of Title 19.14.

CONDITIONS – Continued:

5. The maximum area and projection of wall signs shall be in conformance with the requirements of Title 19.14.

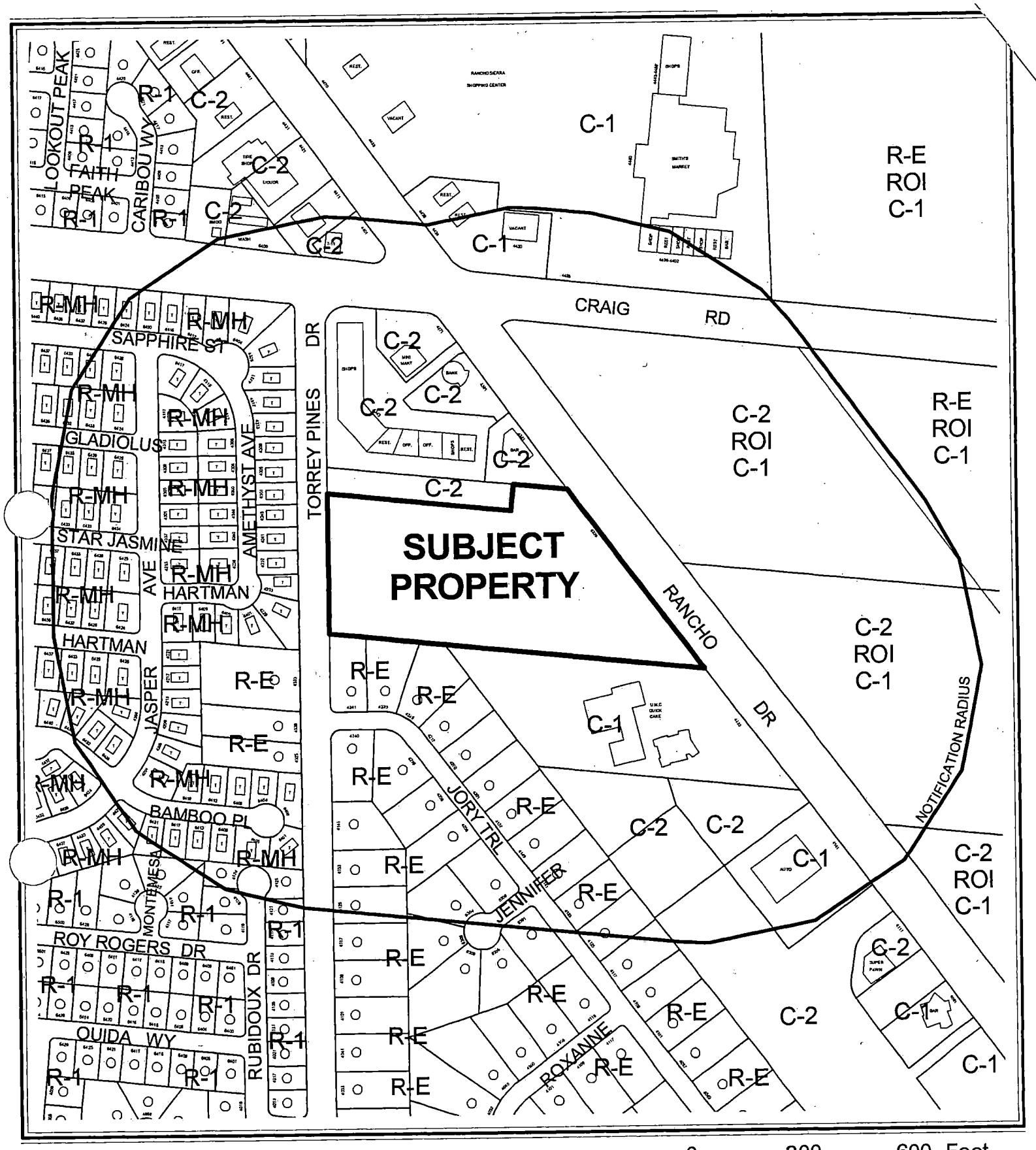
6. Any signage within 200 feet of residential properties shall be subject to the Residential Protection Standards listed in Title 19.14.

7. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

8. Site development to comply with all applicable conditions of approval for the Northbrooke (a Business Center) subdivision and all other applicable site-related actions.

9. Signs shall not be located within the public right-of–way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

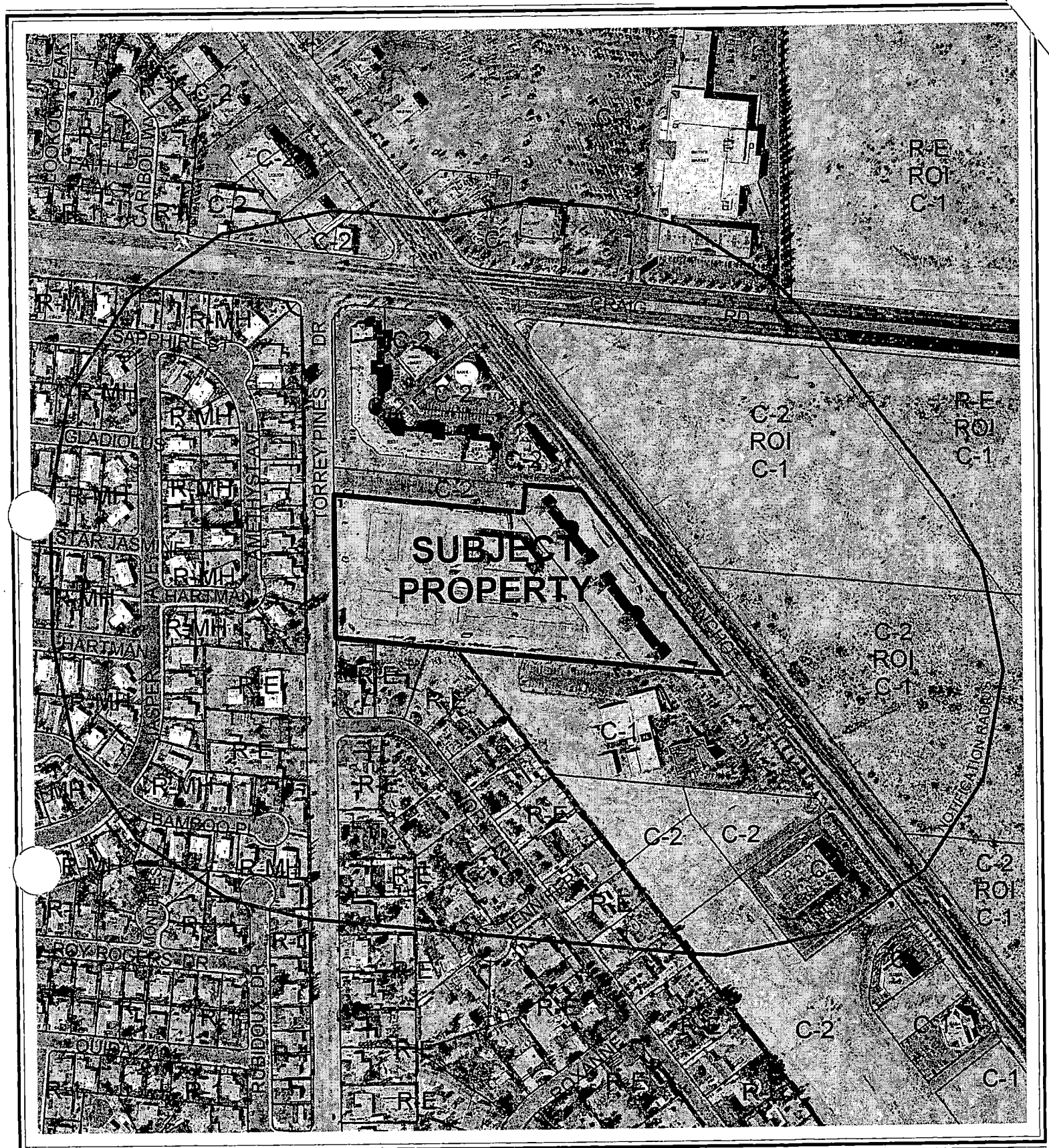


CASE: **MSP-5311**

RADIUS: 750 FT

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

N



CASE: **MSP-5311**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSP-5311 - APPLICANT/OWNER: NORTHBROOKE, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to the sign elevations and documentation submitted in conjunction with this request, dated 9/21/04, except as modified by conditions herein.

2. All signage shall have proper permits obtained through the Building and Safety Department.

3. The proposed pylon sign shall be set back a minimum of five feet from the front property line in accordance with the requirements of Title 19.14.

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9. Signs shall not be located within the public right-of–way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Master Sign Plan for an approved office and retail development on 7.86 acres at 4301 North Rancho Drive.

B) Applicant's Justification

The applicant states that they will abide by all conditions and approvals for Master Sign Plans.

BACKGROUND INFORMATION

A) Previous Actions

12/21/94 The City Council approved a Rezoning (Z-0137-94) to C-2 (General Commercial) zoning on this site as a part of a larger request. The Planning Commission recommended approval.

04/17/97 The City Council approved a Site Development Plan Review [Z-0137-94(2)] for a 93,425 square foot one- and two-story mini-storage facility with RV storage and a 56,964 square foot retail center including an auto parts exchange on this site. The Planning Commission recommended approval.

10/22/98 The Planning Commission approved the V.A.O. Commercial Center Tentative Map (TM-0056-98) on this site.

12/03/98 The Planning Commission approved the V.A.O. Commercial Center Final Map (TM-0056-98) on this site.

11/07/01 The City Council denied a Special Use Permit (U-0116-01) and a Site Development Plan Review [Z-0137-94(4)] application for a proposed 396-unit residence hotel on the subject property. The Planning Commission recommended approval of the requests at their meeting of 9/20/01.

FF

11/06/02 The City Council approved a Site Development Plan Review [Z-0137-94(5)] and a reduction of parking lot landscaping requirements for 72,171 square feet of office space and 29,440 square feet of retail space. The Planning Commission recommended approval of the request at their meeting of 9/26/02.

09/01/04 The City Council approved a Water Feature Exemption (DIR-4890) to allow three water features for the commercial development.

B) Pre-Application Meeting

09/08/04 At the pre-application meeting, it was noted that the pylon sign would require a five-foot setback from the front property line, and that wall signage should be restricted to 20 percent or less of the façade area.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property:	Office and Commercial Center (Under Construction)
North:	Tavern Use
	Restaurant Use
	General Retail Use
South:	Office Use
	Single-Family Residential Use
East:	Undeveloped (Proposed Commercial Development)
West:	Mobile Home Use

B) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-1 (Limited Commercial)
	R-E (Residence Estates)
East:	C-2 (General Commercial) under Resolution of Intent to C-1 (Limited Commercial)
West:	R-MH (Mobile/Manufactured Home)

C) General Plan Compliance

The subject property is designated SC (Service Commercial) in the Southeast Sector Plan of the General Plan.

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

The subject property is not subject to any Special Area Plan or Overlay District, and is not within any Study Area or Rural Preservation Neighborhood.

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	**YES**	**NO**
To establish requirements/limitations for signs in a specific development	**X**	

The Master Sign Plan is required as a condition of the Site Development Plan Review [Z-0137-94(5)].

ANALYSIS

A) Zoning Code Compliance

The proposed Master Sign Plan includes the installation of one 38-foot tall pylon along Rancho Drive, with wall and window signage for each of the tenant spaces in the complex. No other sign types are proposed for the property, and no signage is proposed along the Torrey Pines frontage.

A1) Residential Protection Standards

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

a) Height. As no freestanding signage is proposed for the Torrey Pines frontage, the proximity slope requirement does not apply.

b) Setback. As no freestanding signage is proposed for the Torrey Pines frontage, the setback requirement does not apply.

c) Illumination. Any wall signage within 200 feet of the residential properties abutting the southern property line or across Torrey Pines will be subject to the illumination limitations, which prohibit bare bulbs, exposed neon tubing, animation, or electronic message units.

A2) Sign Standards

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

Freestanding Signs: Pylon

Standards	**Allowed**	**Provided**	**Conforms**
Maximum Number	1 / 200' Street frontage 615'/Rancho 3 total 385'/Torrey Pines 2 total	1 – Rancho	Y
Maximum Area	1,230 SF	608 SF	Y
Maximum Height	40 Feet	38 Feet	Y
Minimum Setback	5 Feet	Not indicated	N/A
Minimum Separation	100 Feet	N/A	N/A
Illumination	Internal, External, Animated, Electronic Message Unit	Internal	Y

The proposed pylon sign will comply with the height and area requirements; no information has been provided relative to the setback from the property line.

Wall Signs:

Standards	**Allowed**	**Provided**	**Conforms**
Maximum Number	N/A	N/A	--
Maximum Area	20%/elevation	75% of tenant space; 12"-24" high	Y
Maximum Projection	2 Feet	Not indicated	N/A
Illumination	Internal/External	Internal	Y

Based on the submitted elevations and the Master Sign Plan document, the proposed wall signage will be in conformance with the requirements of Title 19.14.

B) General Analysis and Discussion

The Sign Plan will only allow one freestanding sign on the property, although as many as five freestanding signs would be allowed. The pylon sign will utilize a combination of stone veneer and Texcoat surfacing, which is compatible with the materials used for the buildings in the complex. No freestanding signs are proposed along the Torrey Pines frontage, as there are adjacent single-family residences and mobile homes.

The proposed wall signage will generally be in conformance with the requirements of Title 19, based on the submitted elevations. Although the Sign Plan limits sign area by the width of the tenant space and is not to exceed 24 inches in height, there is no maximum limit specified in the document. In addition, no maximum projection is specified for the wall signage.

Window signage will be allowed under the proposed standards, and will be restricted to one and one-half inches in height. This requirement will generally conform with the requirements of Title 19.

The Master Sign Plan document allows tenants to utilize temporary signage, but does not specify size limitations or the amount of time that the temporary signage may be in place. A condition of approval has been included to require that all temporary signage be subject to the requirements of Title 19.

NOTICES MAILED 136

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-5311 **APN:** 138-02-712-001

Name of Property Owner: Northbrooke, LLC

Name of Applicant: Northbrooke, LLC

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

_____ **Yes** _X_ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Frank G Linden

Print Name: Frank G. Linden

Subscribed and sworn before me

This 21st **day of** September, **20**04

Michelle A. Wooldridge

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHELLE A. WOOLDRIDGE
Appt. No. 04-88064-1
My Appt. Expires March 23, 2008

Northbrooke

A Business Park

MICHEL CHU
ELECTRICAL SIGNS
& DISPLAYS
(702) 496-7234

4301 N. Rancho Dr.
Las Vegas, Nv.
89130

MSP-5311
11-04-04 PC

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Table of Contents:

Page 1-2: Building Elevations

Page 3-4: Signage Guidelines

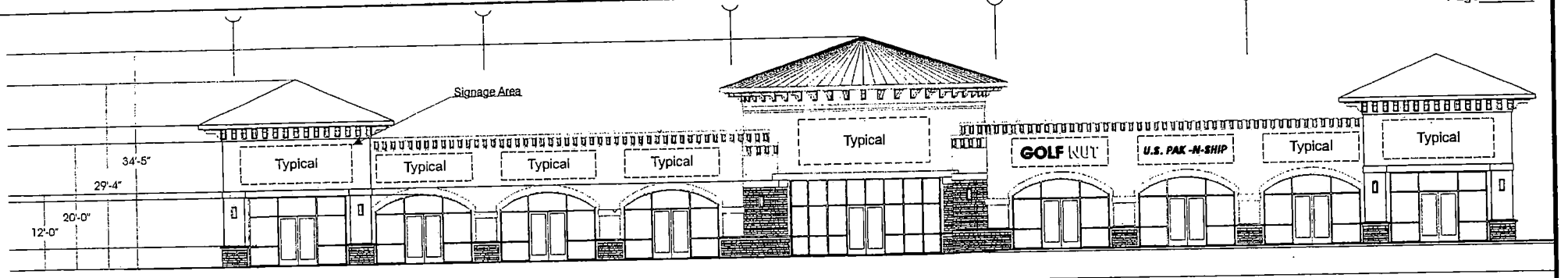
Page 5: Sign Analysis Table

Page 6-7: Acceptable Sign Samples

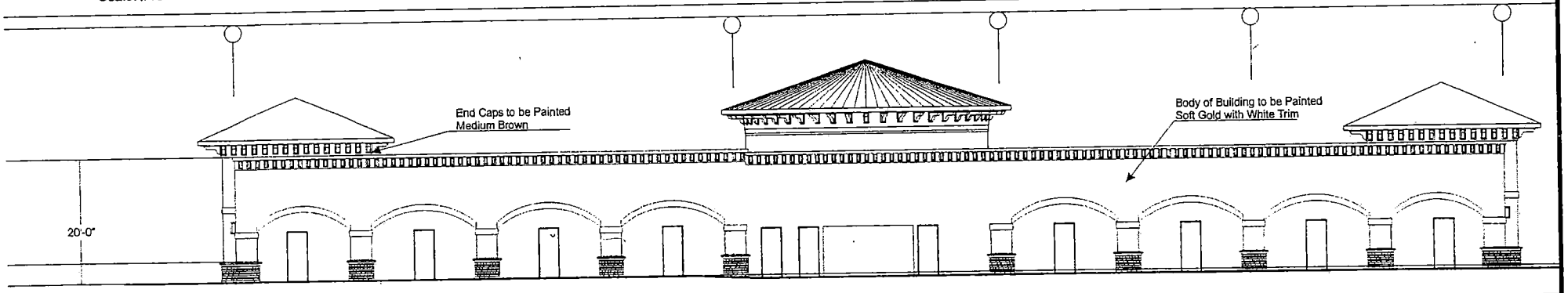
Page 8: Site Plan

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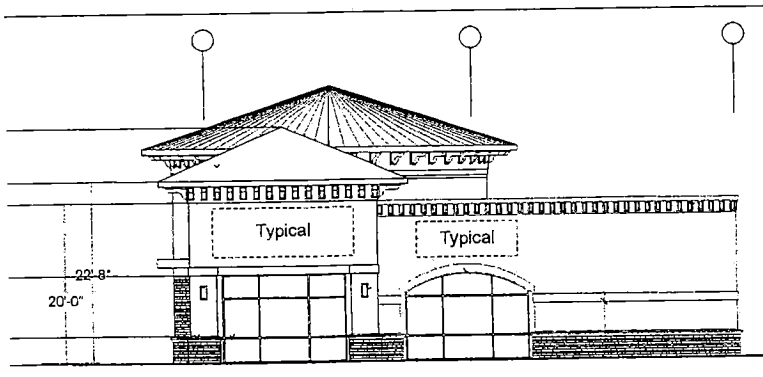
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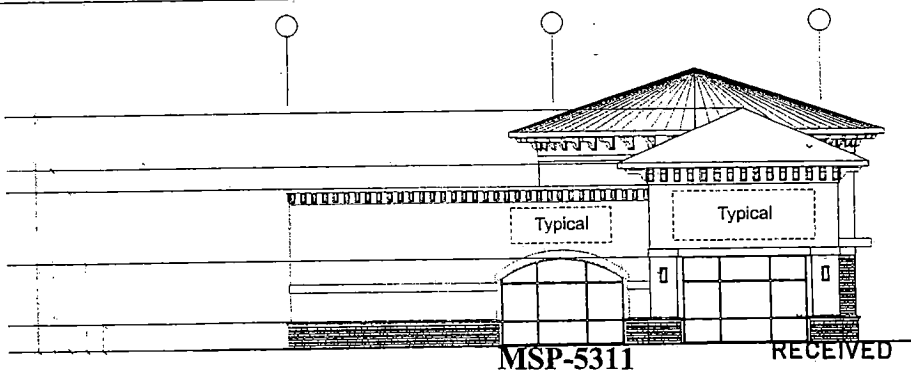
Typical Retail - Front Elevation
Scale:1/16"=1'



Typical Retail - Back Elevation
Scale:1/16"=1'



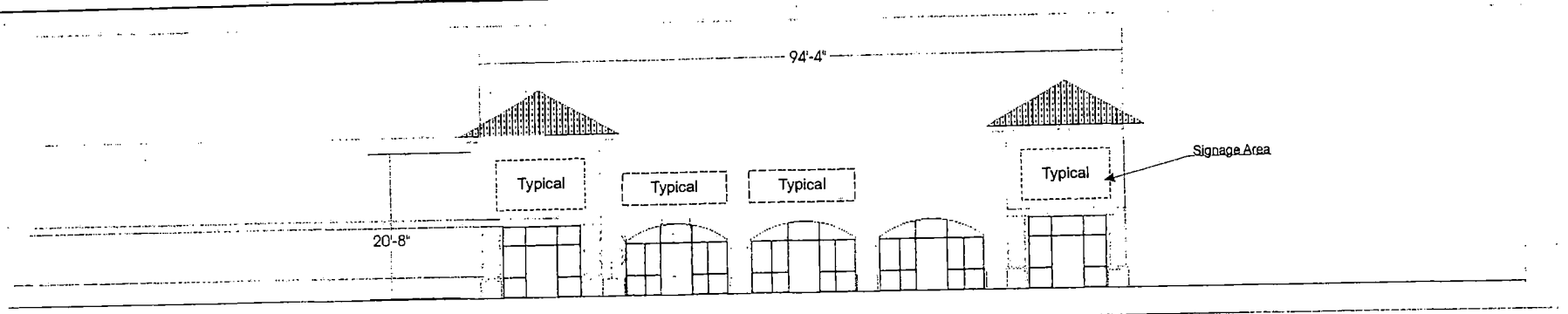
Typical Retail - Side Elevation
Scale:1/16"=1'



Scale:1/16"=1'

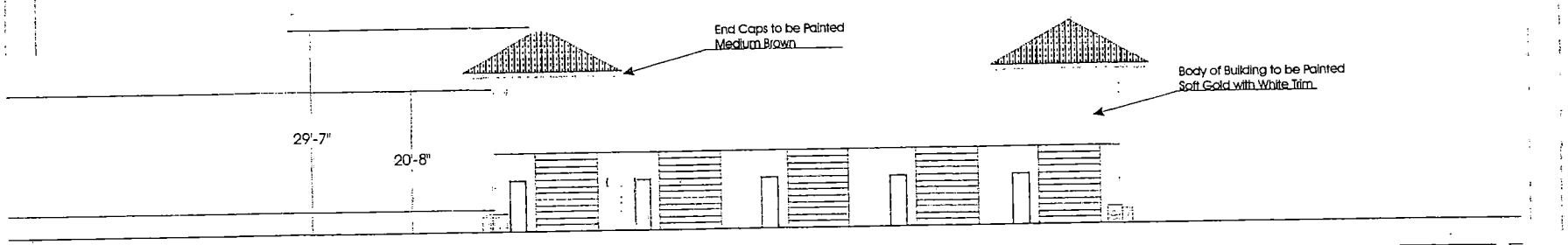
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11-04-04 PC

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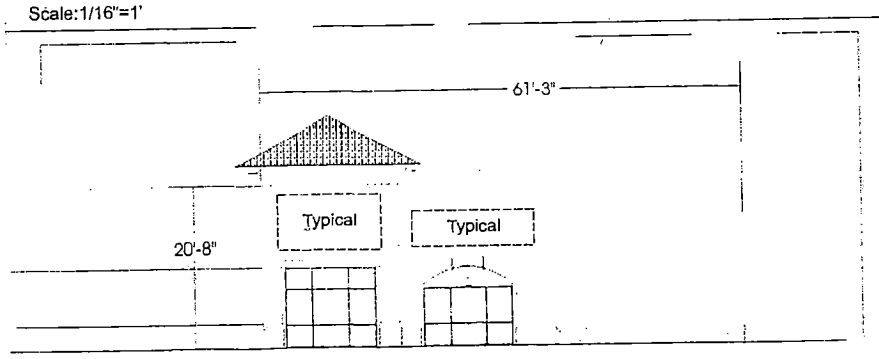
North Elevation
Scale:1/16"=1'

Typical Front
Office Elevation

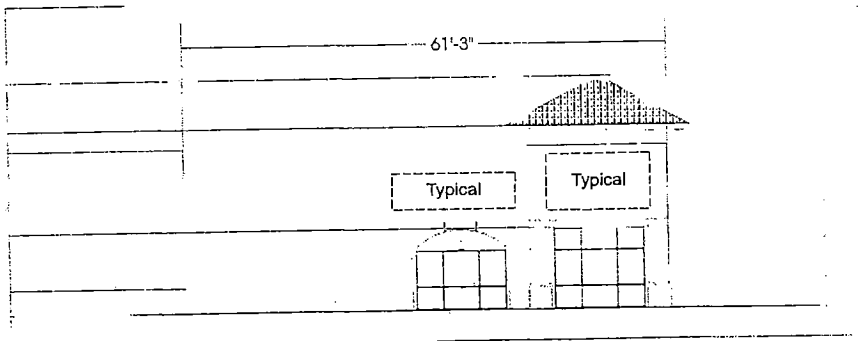


South Elevation
Scale:1/16"=1'

Typical Back
Office Elevation



West Elevation
Scale:1/16"=1'



EAST ELEVATION
Scale:1/16"=1'

Typical Side
Office Elevation

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Signage Guidelines:

The criteria set forth herein are established to facilitate orderly sign development pursuant to the master sign plan for Northbrooke Business Park, The owner may in its sole discretion, add, delete or change these signage guidelines at any time. Two (2) copies of professional drawings must be submitted to landlord for approval, prior to installation.

Allowable Sign Types:

1. Primary signage is required
   a. Internally illuminated individual pan channel letters
   b. Internally Illuminated Cabinets (at the discretion of the landlord)
2. Door window graphics
3. Temporary banners such as: Coming Soon or Grand Opening.

Allowable Sign Area:

The tenant shall not exceed 75% of their total fascia for primary signage

Channel letters will have a maximum height of 24" and a minimum of 12" .

Door window vinyl will not exceed 1 ½" per line of copy

Colors:

Sign colors are to be approved by landlord

Type styles:

Tenant may adapt established type styles, logos and/or images. Type may be arranged in multiple lines of copy and may consist of upper and/or lower case letters.

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Allowable Sign Materials:

Individual Letters- Pan Channel Letters (all materials must be U.L. approved):

a. Faces to be made out of plexiglass

b. Returns and back to be made out of sheet metal and painted

c. Neon to Illuminate

Internally Illuminated cabinets (when allowed):

a. Faces to be made out of plexiglass or lexan

b. Cabinet to be made out of sheet-metal

c. Faces to be trim capped or have metal returns depending on the size of the cabinet.

Door window vinyl

Door window vinyl must be manufactured and installed by approved sign company and must be made of white vinyl.

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SEP 2 1 20

Sign Analysis Table:

1. Pylon Sign: Located at East (Rancho Road) Entrance.
   Maximum Height 38'-0"
   Maximum Width 15'-11 1/4"
   Maximum Area 608 sq. Ft.
   Flourescent Illumination
   No Animation

2. Pan Channel Letters: Maximum Height 24"
   Minimum Height 12"
   Maximum Area 75% of Tenant Fascia
   Neon Illumination
   No Animation

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11-04-04 PC

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2'-0 "

TENANT

The Maximum Letter Height Is 2'-0"

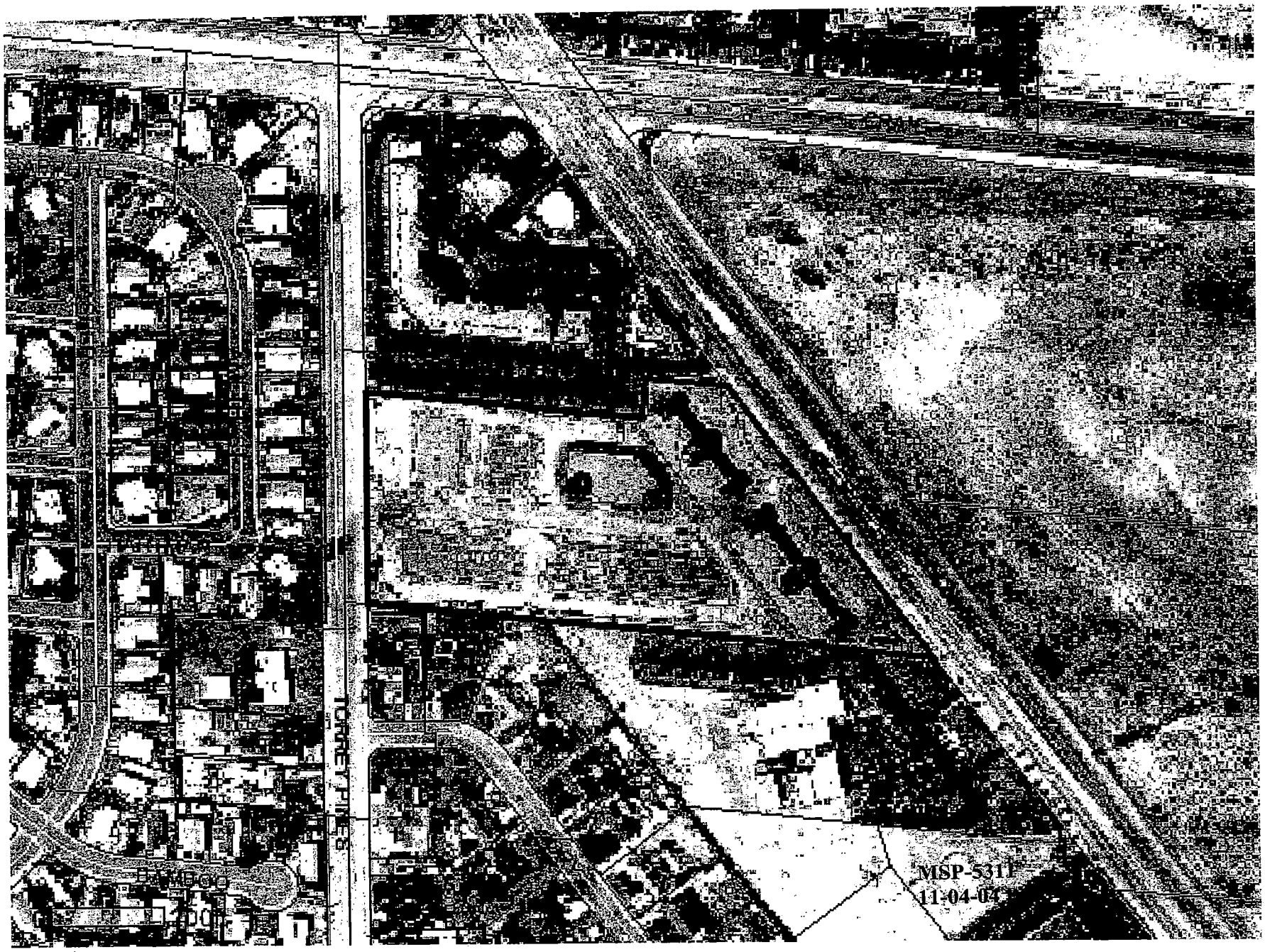
1'-0"

CARDS&GIFTS

The Minimum Letter Height Is 12"

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UMC Quick Care

Residential

Torrey Pines

Northbrooke Sign
One leg in the wash,
one close to Rancho
(Approximate Location -
To be Determined)

Vicinity Map

Project Location

North Rancho Drive

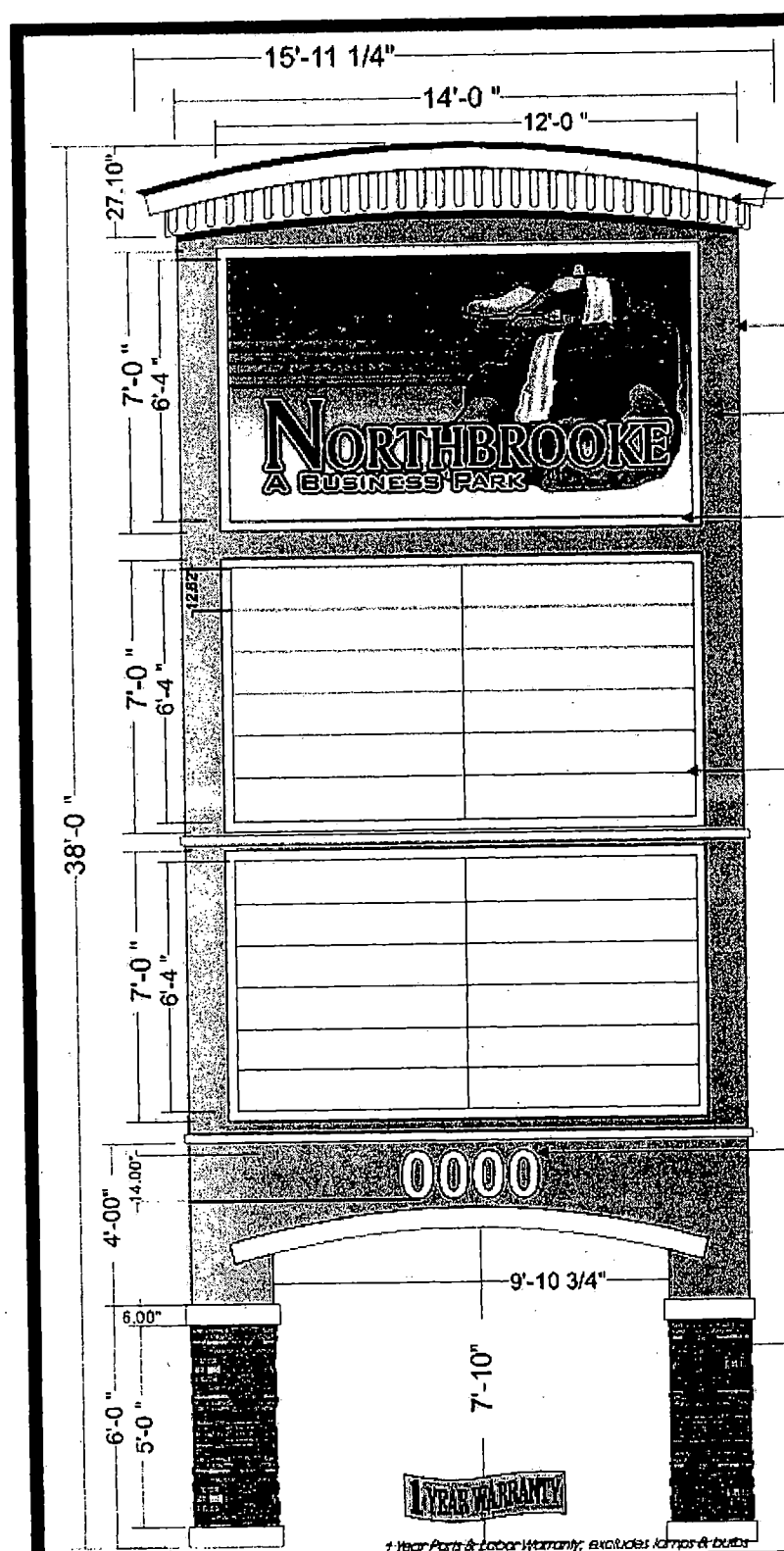
Vacant

Lido Commercial Plaza

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SEP 21 2004

Page 8



DECORATIVE TOPPER.

ALUMINUM CABINET WITH TEXCOAT SAND FINISH.

INTERIOR ILLUMINATED WITH WHITE FLUORESCENT LAMPS.

WHITE FLEX FACE WITH PRINTED GRAPHICS APPLIED TO FIRST SURFACE.

WHITE FLEX FACE WITH VINYL DIVIDER LINES AND TENANT NAMES.

14" ALUMINUM NUMBERS PAINTED WHITE.

STONE VENEER INSTALLED BY OTHERS.

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LAS VEGAS SIGNS AND CAN NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT

COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"

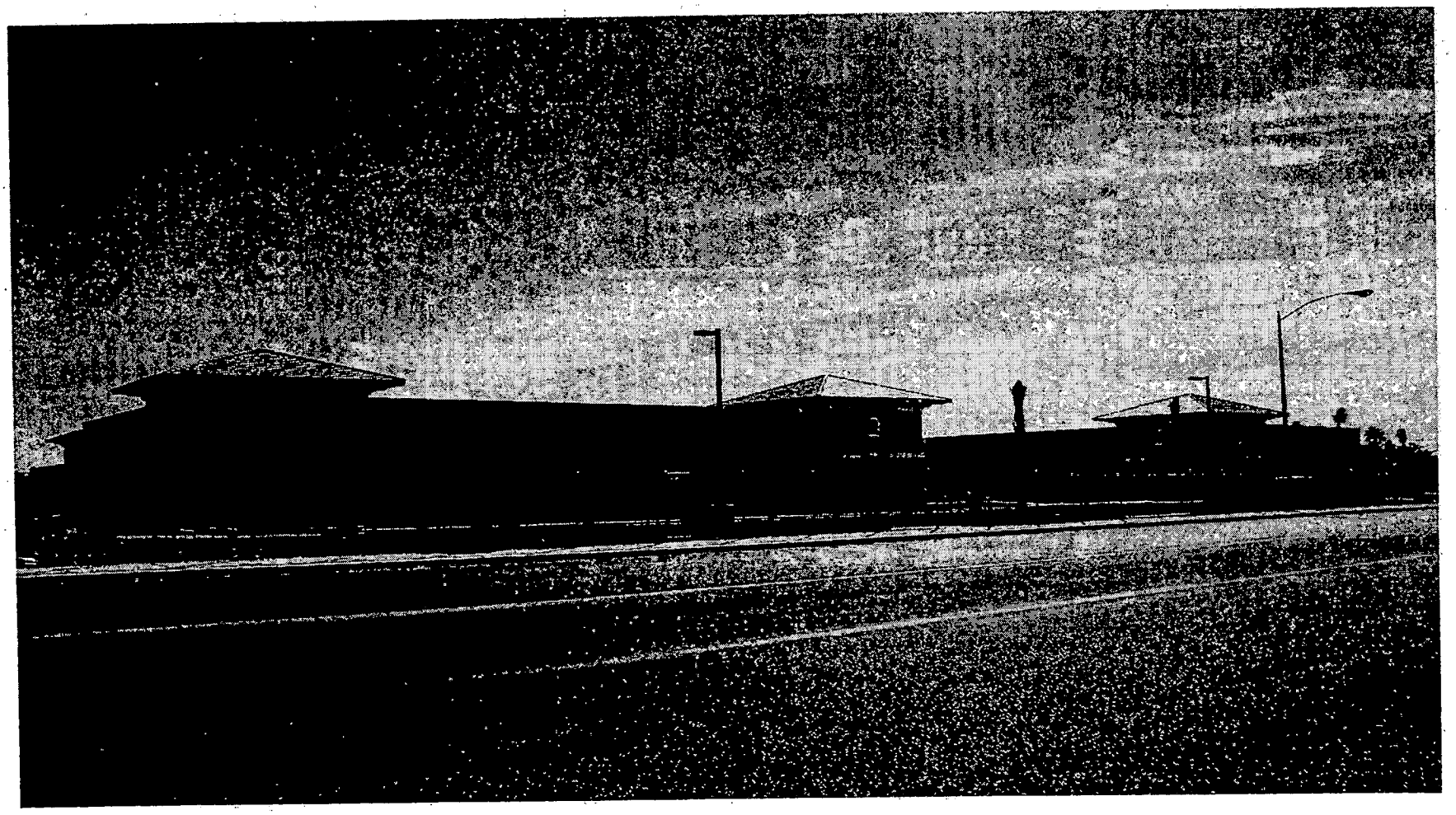
MICHEL CHU
ELECTRICAL SIGNS
& DISPLAYS
(702) 496-7234
fax (702) 304-2024
9437 Valley Hills Ave.
Las Vegas, NV 89134

TITLE: NORTHBROOKE PILON	
	DRWG NO: LVSD-10278 REVISED:
SALES: DENNIS	APPROVED:
DESIGN BY: DAVE	

THE RENDERING CONTAINED HEREIN IS INTENDED AS A SAMPLE ONLY. VARIATIONS IN COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY OCCUR & IS CONSIDERED NORMAL & USUAL.

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MSP-5311
11-04-04 PC



MSP-5311 - MASTER SIGN PLAN - APPLICANT/OWNER: NORTHBROOKE, LLC
4301 NORTH RANCHO DRIVE
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



MSP-5311 - MASTER SIGN PLAN - APPLICANT/OWNER: NORTHBROOKE, LLC
4301 NORTH RANCHO DRIVE
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:

SDR-5283 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CW GROUP - OWNER: JIM MARSH, INC. - Request for a Site Development Review and Waivers of perimeter setback buffering and landscaping requirements and to allow a zero-foot setback along the west property line FOR A PROPOSED 8,346 SQUARE-FOOT AUTO BODY SHOP AND A PROPOSED 1,976 SQUARE-FOOT OFFICE WITH A 5,205 SQUARE-FOOT CANOPY AS ADDITIONS TO AN EXISTING AUTO DEALERSHIP on 4.28 acres at 8555 West Centennial Parkway (APN 125-29-510-003), T-C (Town Center) Zone [GC-TC (General Use Commercial) Town Center Land Use Designation], Ward 6 (Mack).

C.C. 12/01/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297] – UNANIMOUS with McSWAIN abstaining on Item 16 [SDR-5309] because her company is currently working for KB Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any

MINUTES – Continued:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff would request that Item 13 [SUP-5291] be pulled from One Motion One Vote agenda so the applicant can comment and/or accept some new conditions. Also, staff received a written protest for Item 18 [SDR-5314] and staff suggested that item be removed from One Motion One Vote as well.

Regarding Item 16 [SDR-5309], MR. CLAPSADDLE indicated the applicant did sign a letter agreeing to the conditions; however, the applicant then asked to have two minor amendment changes. The applicant asked that Condition 4 be amended so that the distance between the buildings changes from 20 feet to 15 feet and also, to change Condition 10 to read that the applicant may bond for half-street improvements instead of a requirement to construct the half-street improvements. Staff is comfortable with these minor changes and has no problem with the item proceeding as One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

(6:15 – 6:20)

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped October 26, 2004, except as amended by conditions herein. A waiver is granted to allow a zero foot setback on the west side of the property.

CONDITIONS – Continued:

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

4. 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.]

5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

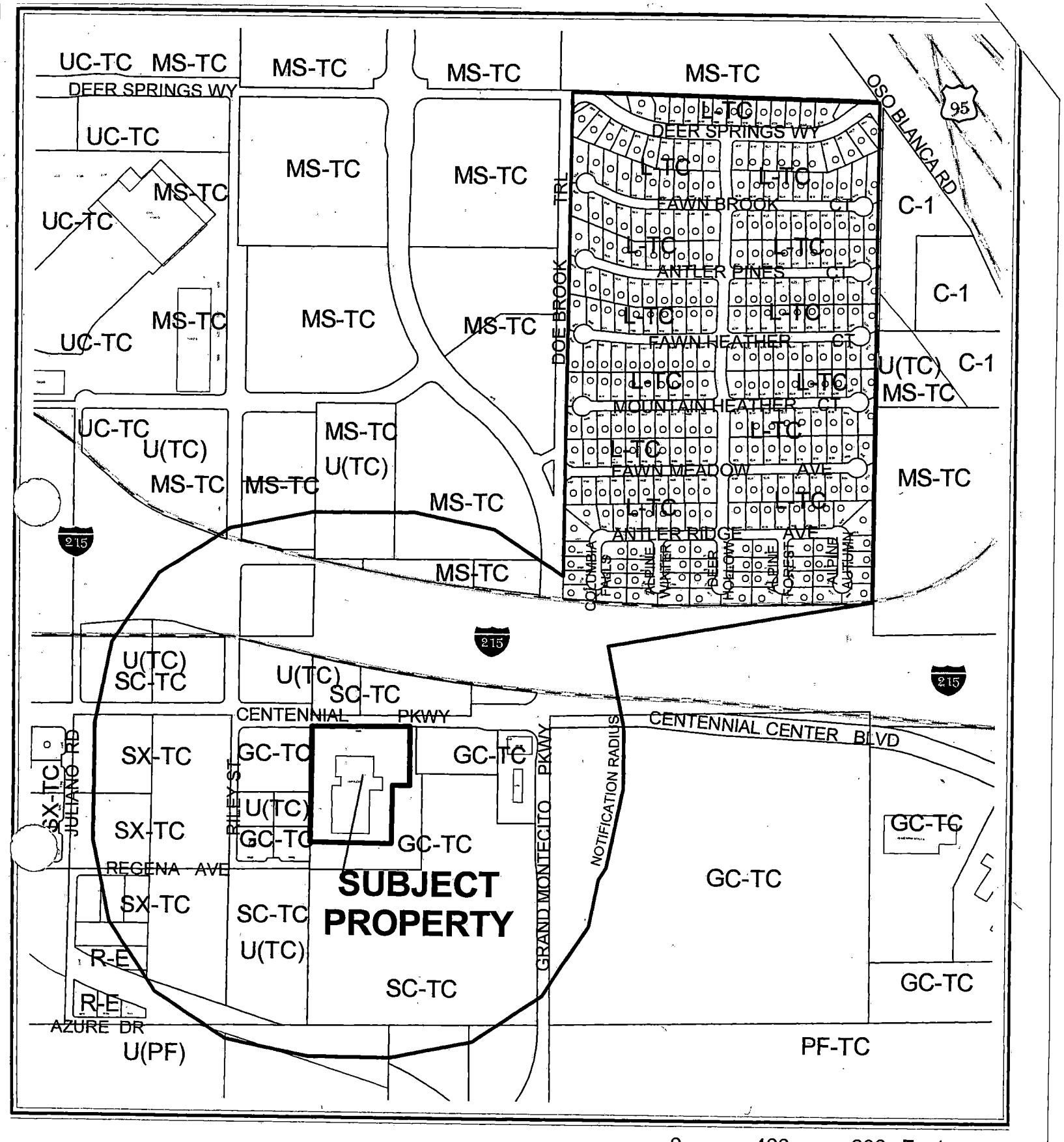
Public Works

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

CONDITIONS – Continued:

13. Site development to comply with all applicable conditions of approval for Site Development Plan Review SD-20-99, the Centennial Hills Center commercial subdivision, and all other applicable site-related actions.



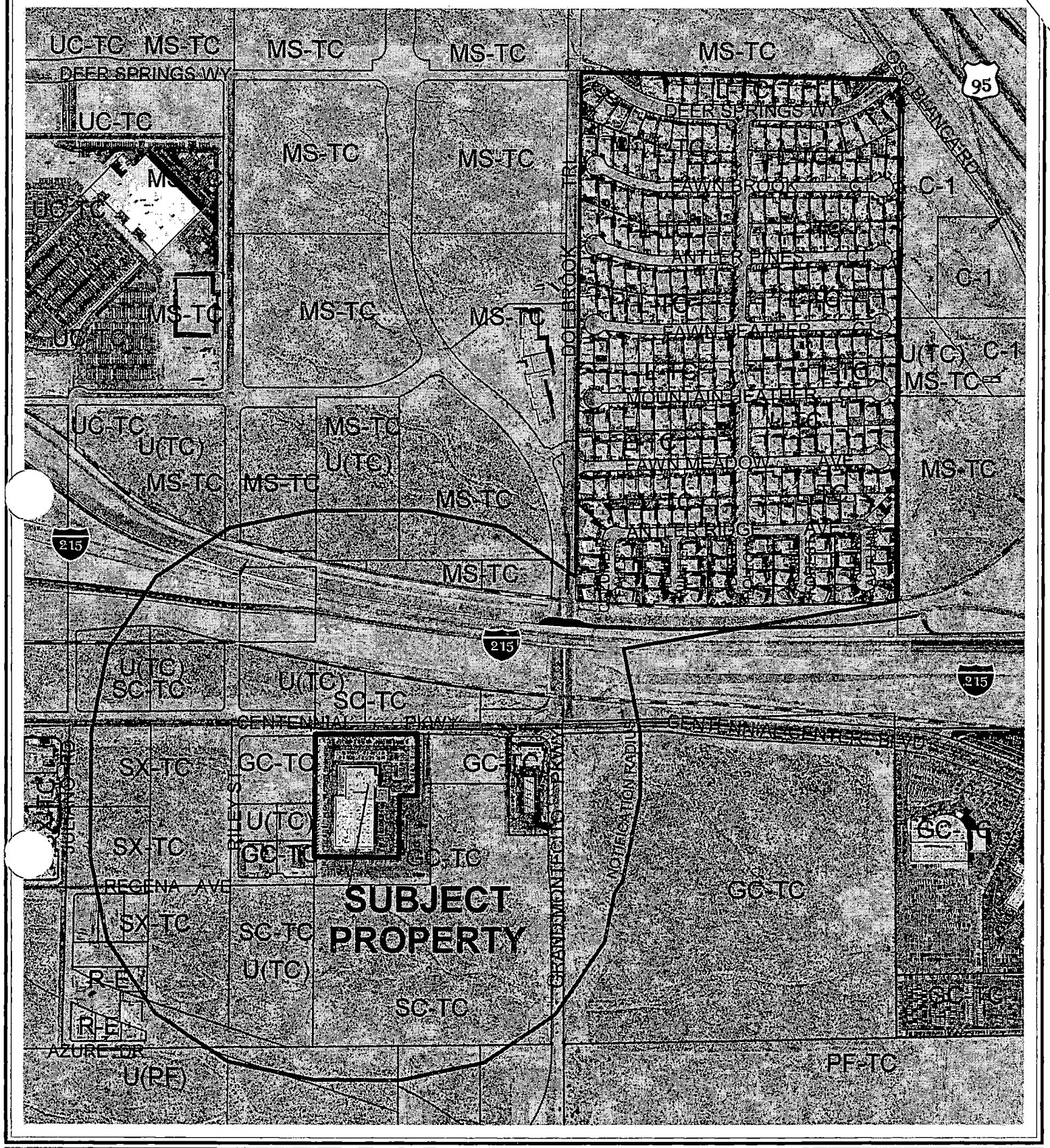
0 400 800 Feet

CASE: **SDR-5283**

RADIUS: 900 FT + SPECIAL

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) [GC-TC (GENERAL USE COMMERCIAL) TOWN CENTER LAND USE DESIGNATION]

N



0 400 800 Feet

CASE: **SDR-5283**

RADIUS: 900 FT + SPECIAL

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) [GC-TC (GENERAL USE COMMERCIAL) TOWN CENTER LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5283 - APPLICANT: CW GROUP - OWNER: JIM MARSH, INC.

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped October 26, 2004, except as amended by conditions herein. A waiver is granted to allow a zero foot setback on the west side of the property.

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

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5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

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11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

13. Site development to comply with all applicable conditions of approval for Site Development Plan Review SD-20-99, the Centennial Hills Center commercial subdivision, and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review and Waivers of perimeter setback buffering and landscaping requirements and to allow a zero-foot setback along the west property line for a proposed 8,346 square foot auto body shop and a proposed 1,976 square foot office with a 5,205 square-foot canopy as additions to an existing auto dealership on 4.28 acres at 8555 West Centennial Parkway.

B) Applicant's Justification

The applicant states that the proposed development is justified as all aspects of this project conform to the all requirements of the development code and expanding the site will not create any additional impacts.

BACKGROUND INFORMATION

A) Previous Actions

09/10/99 This property was annexed into the City of Las Vegas with T-C zoning [A-10-98(A)].

10/06/99 The City Council approved a Site Development Plan Review (SD-20-99) of a proposed 38,295 square foot automobile dealership on the site. The City Council also approved a Master Plan of Streets and Highways Amendment (MSH-3-99) regarding the Durango Drive alignment. The Planning Commission and staff recommended approval of both items on August 26, 1999.

12/02/99 The Planning Commission approved a request is for a Tentative Map for a commercial subdivision (Marsh Commercial Center) which consists of one lot on 30.00 acres (TM-46-99). Staff recommended approval of the Tentative Map on November 18, 1999.

08/06/02 The Centennial Hills Architectural Review Committee voted to approve the request for a wall sign on the west wall of the dealership located in Centennial Hills, 8555 W. Centennial Parkway and voted to deny the request for a wall sign on the rear (south) wall of the dealership located in Centennial Hills, 8555 W. Centennial Parkway (CHR-0004-02). Staff recommended denial of the subject signage request.

BTS

03/25/04 The Centennial Hills Architectural Review Committee voted to approve a request for approval of an amendment to an approved Master Sign Plan for an existing car dealership on 6.41 acres at 8555 W. Centennial Parkway. Staff recommended approval of the subject signage request.

04/08/04 This is a request for approval of an amendment to an approved Master Sign Plan for an existing car dealership on 6.41 acres at 8555 W. Centennial Parkway (MSP-0004-04). Staff also recommended approval of the Master Sign Plan.

B) Pre-Application Meeting

08/03/04 The elements of a Site Development Plan Review were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.28 acres

B) Existing Land Use

Subject Property:	Motor Vehicles Sales (New and Used)
North:	Undeveloped; Right-of-Way
South:	Undeveloped
East:	Undeveloped, Convenience Store/Fuel Pumps/Restaurant with Drive-Through
West:	Undeveloped, Single-Family Residential

C) Planned Land Use

Subject Property:	GC-TC (General Commercial – Town Center)
North:	SC-TC (Service Commercial – Town Center)
South:	SC-TC (Service Commercial – Town Center)
East:	GC-TC (General Commercial – Town Center)
West:	GC-TC (General Commercial – Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	U(TC) [Undeveloped – Town Center]
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	T-C (Town Center); U(TC) [Undeveloped – Town Center]

BTS

E) General Plan Compliance

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is designated GC-TC (General Commercial - Town Center) within the Town Center Land Use Map, which allows all types of retail, service, office, and other general business uses of a more intense commercial character. The existing auto dealership is within the range of uses permitted within this land use category, provided certain conditions are met.

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

Town Center

Development within Town Center will be subject to the Town Center Development Standards and the Town Center Land Use chapter of the Centennial Hills Sector Plan.

PROJECT DESCRIPTION

The proposed project is an addition to the existing Jim Marsh Chrysler Jeep auto dealership, which is located at 8555 Centennial Parkway, a 100 foot Town Center Primary Arterial, as depicted on Map 4A of the Town Center Development Standards. The site is accessed via two entry points along Centennial Parkway.

The proposal will include two new buildings and a canopy, which consist of 15,527 square feet. The office, body shop, and canopy are single story and 24 feet in height.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed
Min. Lot Size	4.2 Acres
Min. Lot Width	410 Feet
Min. Setbacks • Front • Sides (West/East) • Corner • Rear	 207 Feet 0 Feet/360 Feet N/A 34 Feet
Max. Lot Coverage	25 %
Max. Building Height	1 Story / 24 Feet

The applicant does not meet the required setbacks, therefore the applicant has requested a waiver to allow a zero-foot setback along the west property line.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject site.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office	1976 SF.	1/300 GFA	7	1	7	1
Auto Repair Garage	8346 SF.	5 spaces plus one space for each 200 sf of gfa	47	2	47	2

The applicant meets the required number of parking spaces. The overall site provides 218 spaces. The number required for the site, including the proposed addition is 179 spaces.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Trees/ 6 Spaces	10	7
Buffer: • Min. Trees	1 Tree/20 Linear Feet	25	8
• Min. Zone Width	8 Feet		30 Feet

The applicant is requesting waivers of the perimeter setback buffering and landscaping requirements and to allow a zero-foot setback along the west property line. Therefore, the applicant does not comply with the minimum required trees.

B) General Analysis and Discussion

- Zoning

The current zoning of the subject property is TC (Town Center), which is appropriate since it advances City policies within Town Center.

- Site Plan

The proposed auto repair garage and office addition is sited on the east side of the subject site, with parking provided on the west, south, and north of the buildings. Access to the subject portion of the site will be via two driveways from Centennial Parkway. The site plan indicates sufficient parking spaces for the proposed office and auto repair garage additions.

- Waivers

The applicant is requesting waivers of the perimeter setback buffering and landscaping requirements, and to allow a zero-foot setback along the west property line. The waivers are recommended based upon the following: The amount of landscaping that would be displaced is insignificant. The two new buildings and canopy will only use .08 percent of the total site. The overall site, which is 4.2 acres in size will meet or exceed the total landscaping required for this site.

- Landscape Plan

The applicant is requesting waivers of perimeter setback buffering and landscaping requirements and to allow a zero-foot setback along the west property line. The landscaping provided compliments the existing landscaping on site. The applicant intends to use Mondale Pine, Modesto Ash, Mexican Palm, and a variety of shrubs, which were used around the previously approved auto dealership site.

- Elevation

The submitted elevations depict two single-story square-shaped buildings at 24 feet in height. The buildings indicate a stucco finish on both buildings.

- Floor Plan

The floor plan of the auto body shop indicates 12 work stations, which vary from 13 feet x 50 feet and 14 feet x 50 feet totaling 8,346 square feet. The office indicates 1,976 square feet, which is divided between storage and office space.

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;"**

   Staff finds the proposed auto dealership will be compatible with the surrounding residential neighborhood, with conditions presented below regarding lighting, noise reduction and landscaping.

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 auto dealership will be consistent with Title 19, the Town Center Development Standards and applicable City plans, policies and standards with implementation of the conditions presented below regarding the landscape plan, mechanical screening, exterior lighting, and signage limitations.

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

   The abutting street network will be adequate for the traffic generated by the proposed auto repair garage and office addition. Access to the site is from Centennial Parkway, a 90-foot Town Center Frontage Road.

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

The design and materials used for the proposed auto body shop and office additions are similar to the surrounding automotive dealership on the site and are compatible with other commercial uses nearby. The applicant is requesting waivers of perimeter setback buffering and landscaping requirements and to allow a zero-foot setback along the west property line. The landscaping provided compliments the existing landscaping on site. The applicant intends to use Mondale Pine, Modesto Ash, Mexican Palm, and a variety of shrubs, which were used around the previously approved auto dealership site.

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;"**

Building elevations for the proposed auto body shop and office addition are not unsightly and will be compatible with the existing auto dealership on the site.

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

The proposed auto body shop and office will be subject to inspections for occupancy and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 316

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5283 APN: 125-29-510-003

Name of Property Owner: JIM MARSH INC

Name of Applicant: JAMES R. MARSH

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]

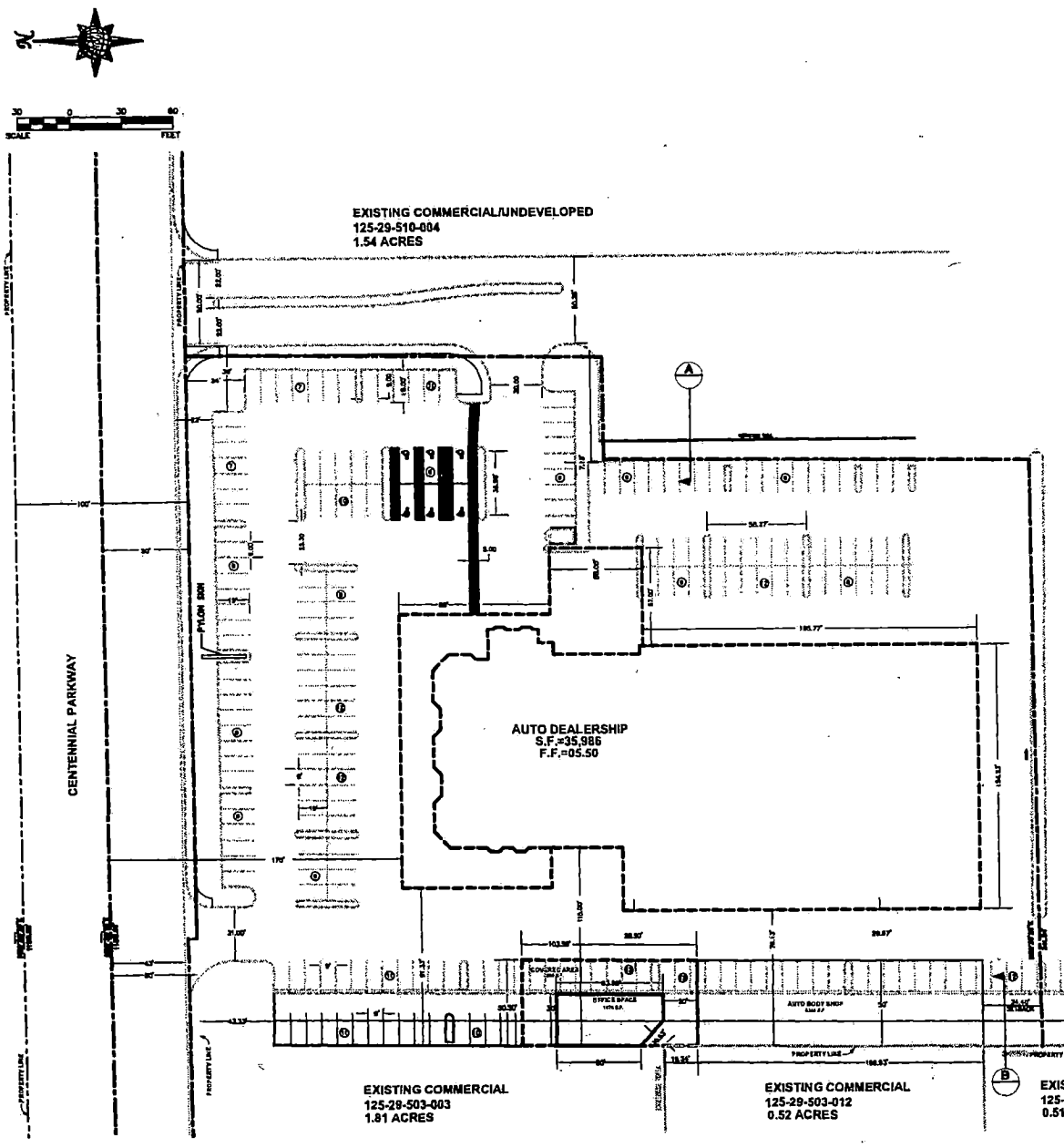
Print Name: JAMES R. MARSH

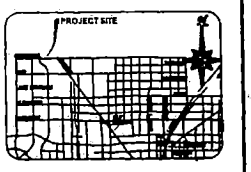
Subscribed and sworn before me

This 17 day of September, 2004

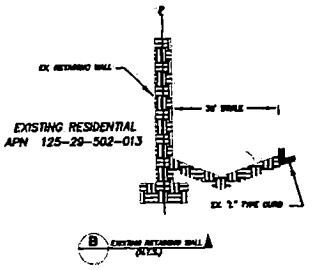
[signature]
Notary Public in and for said County and State

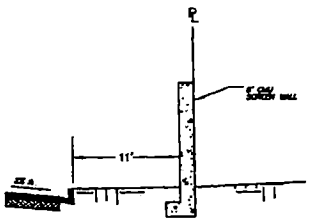
Notary Public - State of Nevada
COUNTY OF CLARK
JAMES W. ROZZI
No. 92-1582-1 My Appointment Expires Oct. 24, 2004





VICINITY MAP





PROJECT DATA	
SITE AREA:	182,952 SF 4.2 ACRES
BUILDING AREA: COVERAGE:	46,305 SF 25.0%
PARKING ANALYSIS	
BUILDING (1 STORY)	11,080 SF
PARKING REQUIRED:	150 SPACES @4/1000
PARKING PROVIDED:	218 SPACES
TOTAL PROVIDED:	59 SPACES
HANDICAPED PARKING REQUIRED:	3 SPACES
HANDICAPED PARKING PROVIDED:	6 SPACES
ACCESSIBLE SPACES REQUIRED: ACCESSIBLE SPACES PROVIDED:	1 SPACE 1 SPACE
SITE APN NO.: JURISDICTION: ZONING CLASSIFICATION:	125-29-510-003 LAS VEGAS -

OWNER/DEVELOPER:
JIM MARSH AMERICA CORPORATION
P. O. Box # 42156
Las Vegas, Nevada 89116

TITLE: CW GROUP CIVIL ENGINEERS

SCALE: 1"=30'
DRAWN BY GLH
DESIGNED BY JMC
CHECKED BY JMC
SUBMITTAL DATE: 17SEP04
JOB # 344

NO.	BY	DATE	DESCRIPTION
			REVISION APPROVAL BLOCK

JIM MARSH CHRYSLER/JEEP
BODY SHOP EXPANSION PROJECT

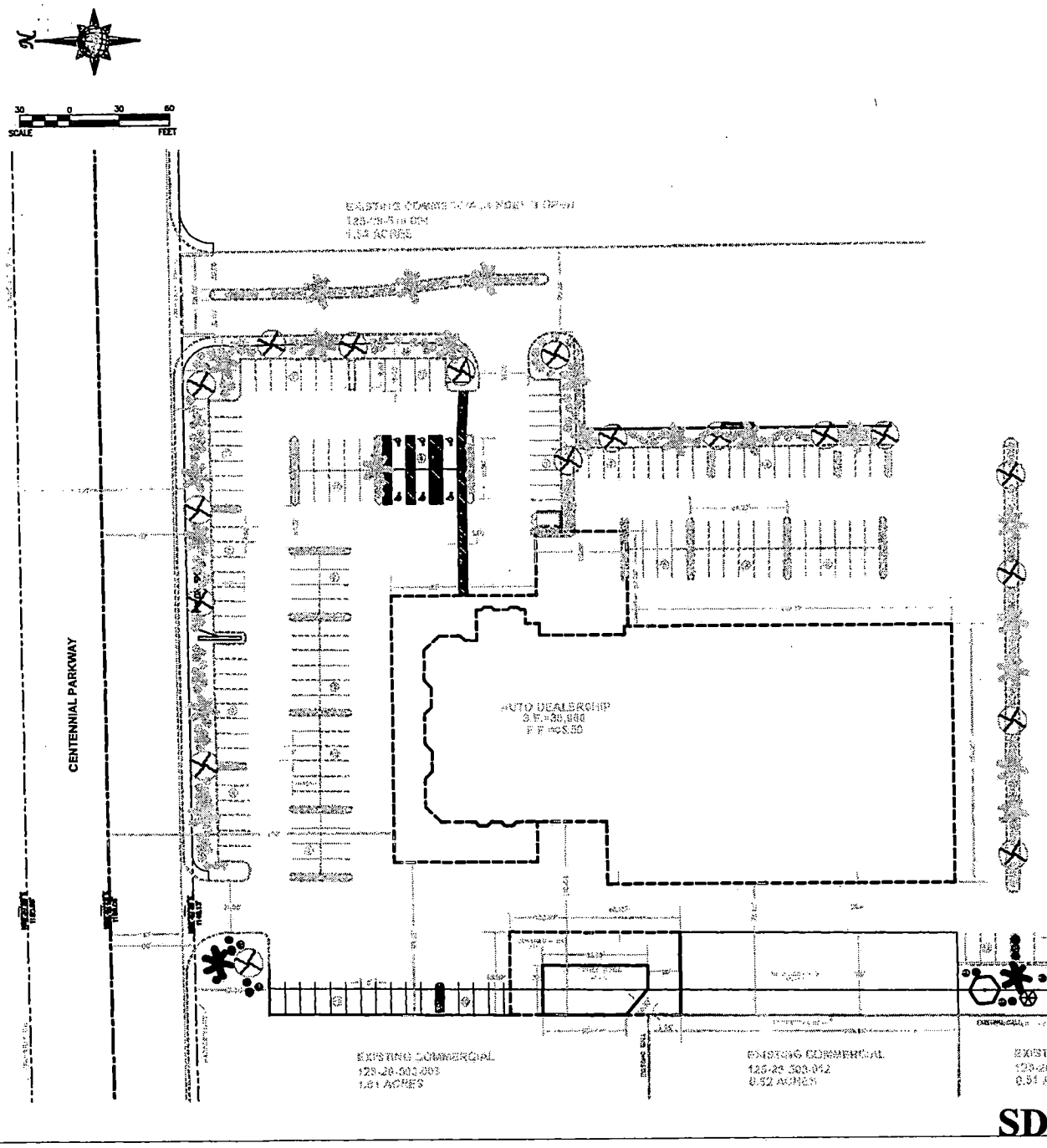
SITE PLAN

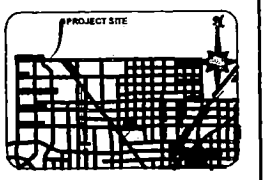
SHEET
S1
OF 1 SHEETS

Call before you Dig
1-702-862-7811

RECEIVED
OCT 26 2004

SDR-5283
11-04-04 PC
REVISED 10-26-04



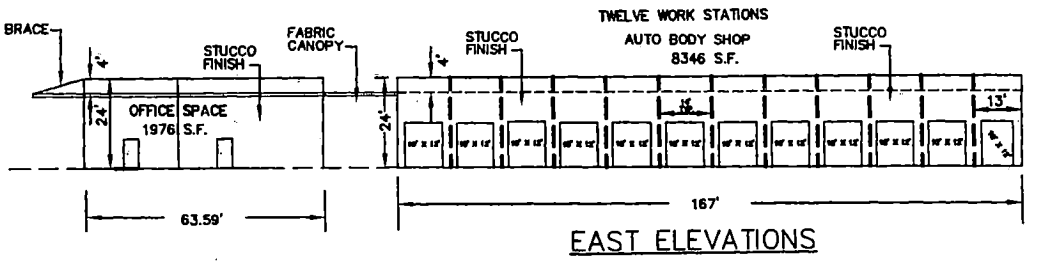


VICINITY MAP

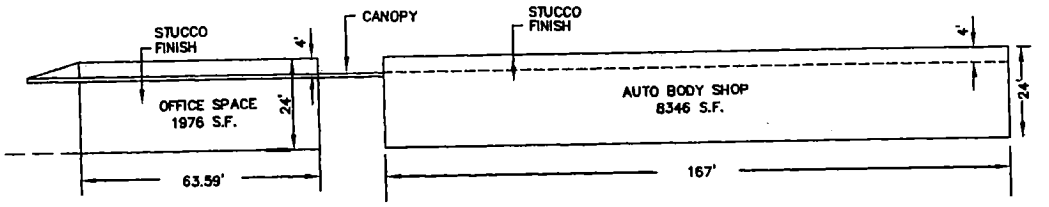
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
	TREES			
	PINUS	MONDALE PINE	7	24" BOX
	PISTACHIA	MODESTO ASH	3	24" BOX
	PALM	MEXICAN PALM	3	24' BOX
	SHRUBS			
	ARISTIDA	PRINT	3	5 GAL.
	HAMELIA	HAMELIA	6	5 GAL.
	ROSEMARY	ROSEMARY	7	5 GAL.
	DESERT SPOON	DESERT SPOON	2	5 GAL.
	TEXAS RANGER	TEXAS RANGER	8	5 GAL.

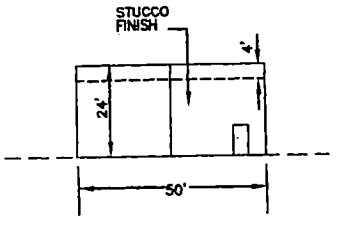
PROJECT DATA



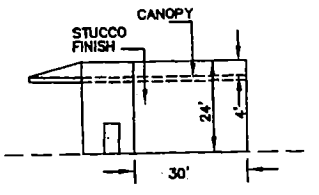
EAST ELEVATIONS



WEST ELEVATIONS



SOUTH ELEVATIONS



NORTH ELEVATIONS

SDR-5283
11-04-04 PC

SCALE: 1" = 15'
DRAWN BY: GLH
DESIGNED BY: JHC
CHECKED BY: JHC
SUBMITTAL DATE:
JOB #344

OWNER/DEVELOPER:
JIM MARSH AMERICA CORPORATION
P. O. Box # 42150
Las Vegas, Nevada 89116

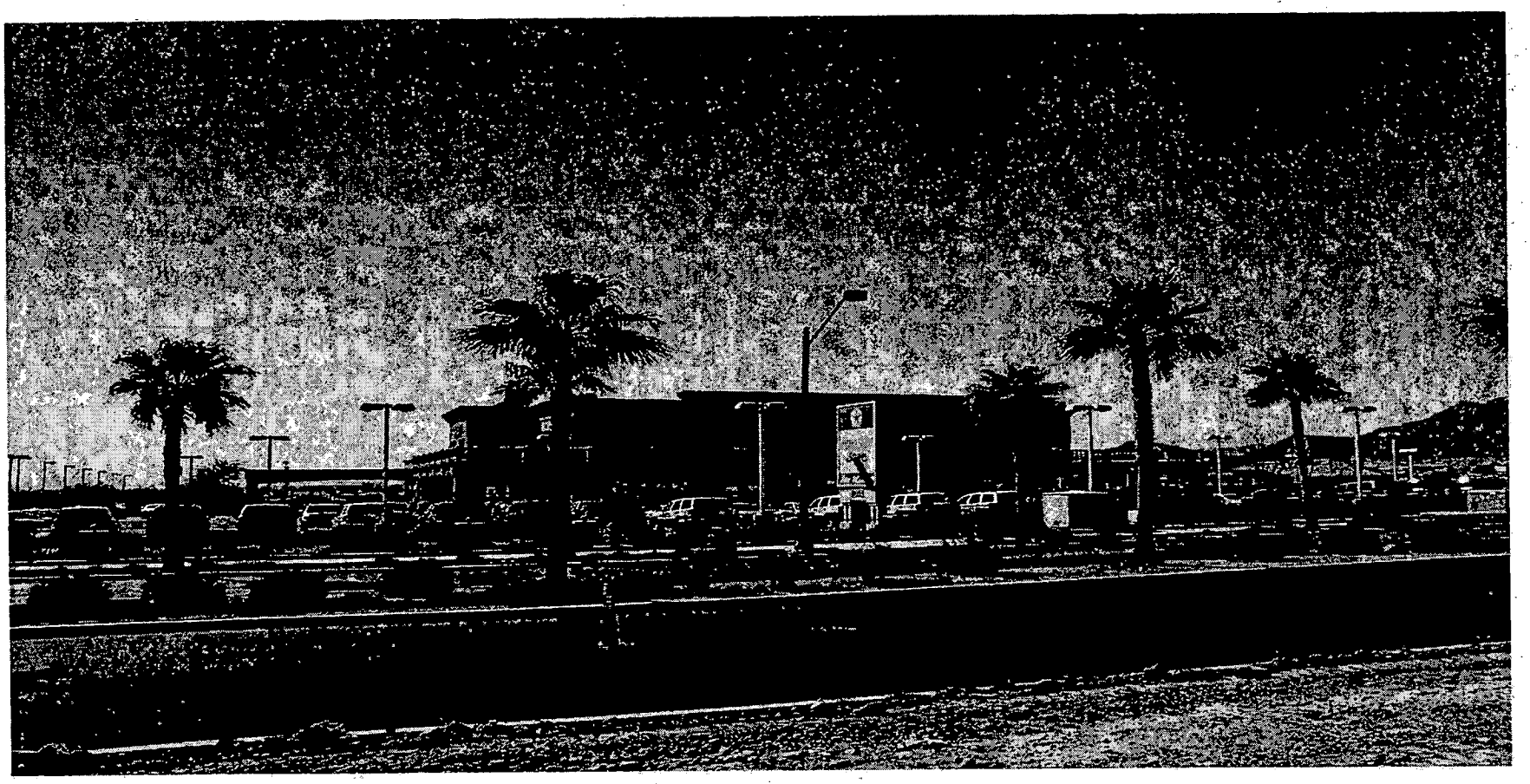
CW GROUP

JIM MARSH AUTO CENTER

ELEVATIONS
PLAN

JAMES H. CHILDS
CIVIL

SHEET
F1
1 of 1



SDR-5283 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: CW GROUP - OWNER: JIM MARSH, INC.
8555 WEST CENTENNIAL PARKWAY
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:
SDR-5309 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 224-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-001 and a portion of 126-13-601-018), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

C.C. 12/01/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297] – UNANIMOUS with McSWAIN abstaining on Item 16 [SDR-5309] because her company is currently working for KB Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any

MINUTES – Continued:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff would request that Item 13 [SUP-5291] be pulled from One Motion One Vote agenda so the applicant can comment and/or accept some new conditions. Also, staff received a written protest for Item 18 [SDR-5314] and staff suggested that item be removed from One Motion One Vote as well.

Regarding Item 16 [SDR-5309], MR. CLAPSADDLE indicated the applicant did sign a letter agreeing to the conditions; however, the applicant then asked to have two minor amendment changes. The applicant asked that Condition 4 be amended so that the distance between the buildings changes from 20 feet to 15 feet and also, to change Condition 10 to read that the applicant may bond for half-street improvements instead of a requirement to construct the half-street improvements. Staff is comfortable with these minor changes and has no problem with the item proceeding as One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

(6:15 – 6:20)

CONDITIONS:

Planning and Development

1. 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.

2. All development shall be in conformance with the site plan and building elevations, date stamped October 15, 2004, except as amended by conditions herein.

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

CONDITIONS – Continued:

4. The standards for this development shall include the following: minimum distance between buildings of 20 feet; building height shall not exceed two stories or 35 feet, whichever is less.

5. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

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

8. Any property line or perimeter 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.

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

Public Works

10. If not already constructed by the Master Developer, construct half-street improvements including appropriate overpaving (if legally able) on Grand Teton Drive and Egan Crest Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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). In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site.

11. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.

12. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

CONDITIONS – Continued:

13. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. A traffic queuing analysis for both proposed gated access drives on Grand Teton Drive must be submitted to and approved by the City Traffic Engineer prior to the issuance of any permits or the submittal of any construction drawings for this site, whichever may occur first. Gates may be closed during peak hours at this time, however gates may be required to remain open during peak hours in the future as determined by the City Traffic Engineer.

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. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

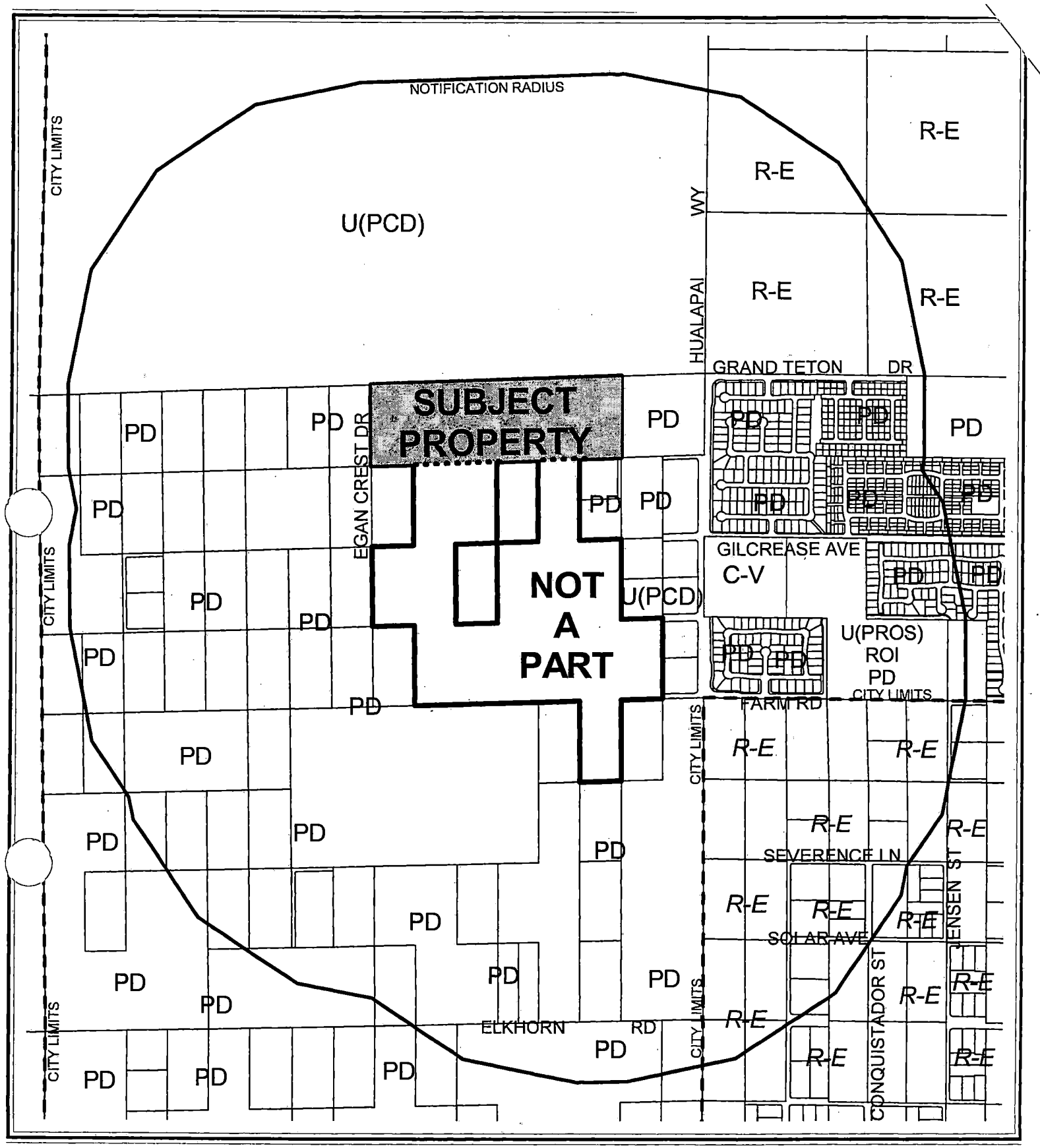
18. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).

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

CONDITIONS – Continued:

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

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



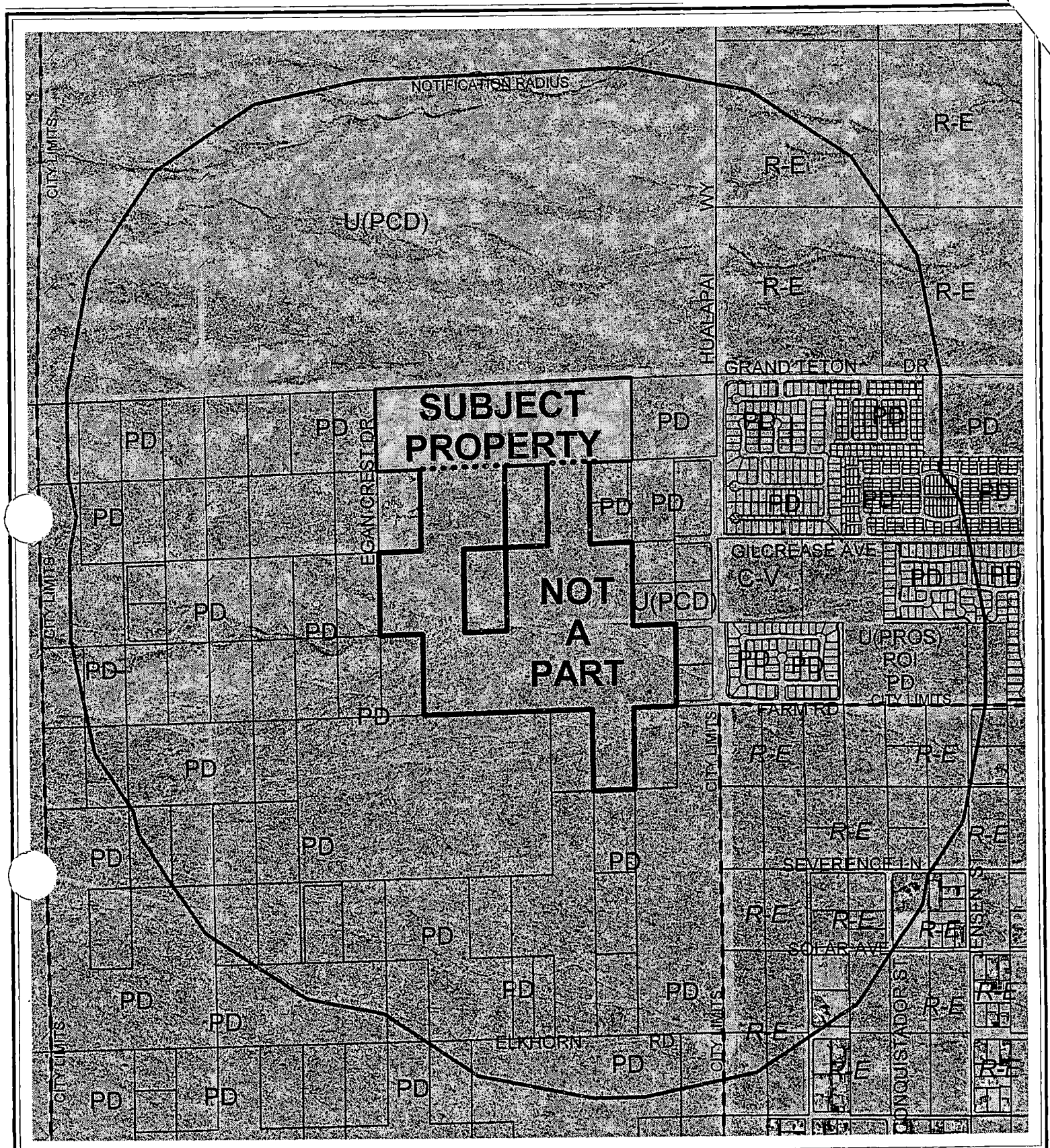
0 900 1800 Feet

CASE: **SDR-5309**

RADIUS: 2500 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [M (MEDIUM RESIDENTIAL) CLIFFS EDGE SPECIAL LAND USE DESIGNATION]

N



0 900 1800 Feet

CASE: **SDR-5309**

RADIUS: 2500 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [M (MEDIUM RESIDENTIAL) CLIFFS EDGE SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5309 - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC

** CONDITIONS **

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

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

4. The standards for this development shall include the following: minimum distance between buildings of 20 feet; building height shall not exceed two stories or 35 feet, whichever is less.

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

KW

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18. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).

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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.

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

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KW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 224-unit condominium development on 20.96 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive.

B) Applicant's Justification

The applicant did not provide justification for the proposal.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0035-02) of over 1056 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 recommended approval on September 26, 2002. The effective date of this annexation is February 14, 2003.

03/19/03 The City Council approved the "Cliff's Edge Master Development Plan" to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.

07/16/03 The City Council approved a rezoning (ZON-2184) to PD (Planned Development) zone for the Cliff's Edge Project area. The subject site is within the Cliff's Edge Project area. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

09/09/04 At the pre-application conference the following was discussed.

- Project appears to need a residential adjacency variance.
- Needs to meet the Multi-use trail standards on north side of site (needs 20 feet outside of wall).
- Private street section- 37 foot includes sidewalk- 28 feet flow line to flow line.
- Assigned parking spaces need to be identified as it is a condominium project.

KW

C) Neighborhood Meetings

No meeting was held or required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 20.96

B) Existing Land Use

Subject Property:	Vacant land
North:	Vacant land
South:	Vacant land
East:	Vacant land
West:	Vacant land

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

a. Centennial Hills General Plan

The site is designated as PCD (Planned Community Development) on the Centennial hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan. The site is also within the Cliff's Edge Plan area with a land use designation of M (Medium Density Residential). The existing PD (Planned Development) Zoning designation implements the goals, policies, objectives, and programs of the Cliff's Edge Plan and is in conformance with the General Plan.

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

Special Area Plan
The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD (Planned Community Development) areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on March 19, 2003. This document will provide policy direction for future development within the overall plan area.

Trails
Per the Master Plan Trails Element a Multi-use Transportation Trail is required on the south side of Grand Teton Drive.

PROJECT DESCRIPTION

The project is located at the southeast corner of Egan Crest Drive and Grand Teton Drive within the Cliff's Edge Master Planned Community. The development consists of 37 five-plex and 13 three-plex buildings for a total of 224 units with a density of 10.67 dwelling units per acre . The proposal will have two separate gated entrances off of Grand Teton Drive. Each of the buildings will have access to the interior private loop road by 24 foot drive isles. There will be 41,500 square feet of open space where 22,440 is required by the Cliff's Edge Design Guidelines.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Minimum Setbacks			
Principal Buildings and Accessory Structures from the Property Line • Two Story Structures	20 Feet	20 Feet	YES
Principal Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter • Two Story Structure	20 Feet	20 Feet	YES
Building Separation • Balcony to Non-Balcony	20 Feet	20 Feet	YES
• Between Main Bldg & Acc. Structure	10 Feet	10 Feet	YES
Maximum Bldg Height • Principle Building and Accessory Structures	60 Feet Subject to Setback Criteria Above	2 Stories or 35 Feet	YES
Trash Enclosure	YES	Not Shown	Not Shown
Mech. Equipment	YES	Not Shown	Not Shown

The proposal meets the development requirements of Cliff's Edge Design Guidelines.

A2) Residential Adjacency Standards

With the height of the project limited to two stories or 35 feet the proposal conforms to the Residential Adjacency Standards of Title 19.08.

A3) Parking and Traffic Standards

Pursuant to Title 19.10 and the Cliff's Edge Master Development Plan and Design Guidelines, the following Parking Standards apply to the subject proposal:

Uses	Ratio	Units	Required
Studio or 1 Bedroom units	1.25 / Unit	N/A	N/A
Two bedroom units	1.75 / Unit	49	87
Units w/ more than 2 bedrooms	2 / Unit	174	349
Visitor parking	0.2 / Unit	224	46
Required Spaces			**481**
Total Provided			**489**

Handicap Parking	Ratio	Required	Provided
Regular	2% of total required spaces or 481	9	8
Van Accessible	1 / 6 handicap spaces		4
Total		**9**	**12**

The proposal meets the requirements of Title 19 for parking.

A4) Landscaping and Open Space

1.) Landscape

Pursuant to Title 19.12 and the Cliff's Edge Master Development Plan and Design Guidelines, the following Landscape Standards apply to the subject proposal:

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Trees/ 10 Spaces	49 Trees	138
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet- 3900/ 30=	130 Trees	130
• Min. Zone Width -Egan Crest Drive -Grand Teton Drive • Wall height	15 feet 15 feet 8 Feet		15 feet 15 feet Not Shown

The proposal meets the landscaping requirements of the Urban Design Guidelines and the Cliff's Edge Design Guidelines.

KW

2.) Open Space Standards

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

Total Acreage	Number of Units	**Required**		**Provided**
20.96 Acres	224	100 Sq. Ft. Per Unit- 100 x 224=	22,400 Sq. Ft.	41,500 Sq. Ft.

The proposal meets the requirements of the Cliff's Edge Design Guidelines Open Space standards.

B) General Analysis and Discussion

- **Zoning**

The subject site is currently zoned PD (Planned Development). The site is located within the Cliff's Edge Master Plan Area with a special land use designation of M (Medium Density Residential). The proposed project is in conformance with both the zoning district and Cliff's Edge special land use designation.

- **Site Plan**

The site plan depicts a multi-family apartment complex consisting of 51 structures on two parcels located on the southeast corner of Grand Teton Drive and Egan Crest Drive. Access to the site from Grand Teton Drive will be from two entrances.

The project elements are 2-story triplexes and 2-story five-plexes. All of the buildings have driveway access by shared 24-foot driveways. Circulation around the development is by a 33-foot private drive. Parking for the residents will be garages under each of the units. Parking for guests are distributed around the circular private drive. A recreation center with a pool is opposite the entrance closest to the intersection of Grand Teton and Egan Crest.

- **Waivers**

There are no waivers that are part of this request.

- **Landscape Plan**

The plan shows an abundance of landscape elements that are consistent with the standards of the Cliff's Edge Design Guidelines.

KW

- **Elevation**

The elevations appear to conform to Cliff's Edge Design Guidelines.

- **Floor Plan**

The sample floor plans show typical designs that are associated with a multifamily development.

FINDINGS

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

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

   The surrounding area is undeveloped. The proposed use of the property is consistent with Cliff's Edge Master Planned Community special land use designation of M (Medium Density Residential).

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

   The proposed development is consistent with the Cliff's Edge Master Development Plan and Design Guidelines, Title 19, and the Las Vegas Urban Design Guidelines & Standards, as is evident by the lack of requested waivers and variances.

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

   The site will have ingress and egress from Grand Teton Drive, a 100-foot arterial as depicted on the land use map of Cliff's Edge and the Master Plan of Streets and Highways.

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

   The proposed landscape and building materials are appropriate for the area and conform to such materials as direct by the Cliff's Edge Master Development Plan and Design Guidelines.

KW

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

   The elevations and design are typical of multi-family development in the valley and is compatible with the Cliff's Edge Master Development Plan and Design Guidelines.

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

   The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 40

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5309 APN: **126-13-501-012 & ptn of 126-13-601-018**

Name of Property Owner: **Cliff's Edge Development, LLC**

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: Rdll J. T—

Print Name: Randall J. Tarr, S.V.P. Forward Planning
KB HOME Nevada Inc.
Attorney-In-Fact

Subscribed and sworn before me

This 21st day of September ,20 04

Janet E. Clark

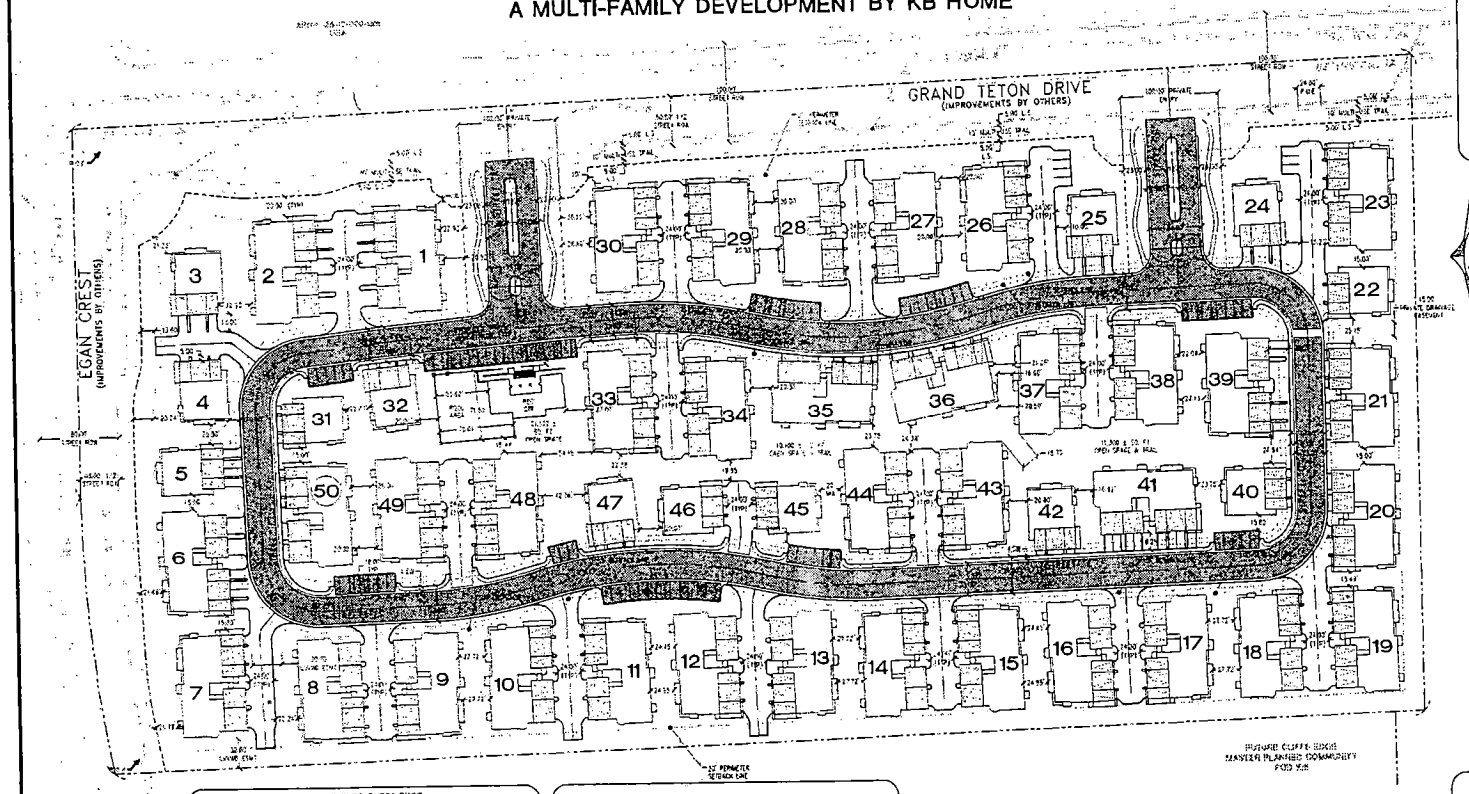
Notary Public in and for said County and State

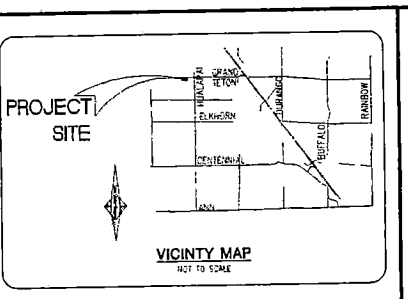
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET E. CLARK
Appt. No. 04-88128-1
My Appt. Expires March 30, 2008

OXFORD COMMONS

SITE PLAN

A MULTI-FAMILY DEVELOPMENT BY KB HOME





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN):		CLIFF'S EDGE POD 103
GROSS AREA		22.98 ACRES
NUMBER OF UNITS		224 UNITS
DENSITY		10.57 DU/AC GROSS
BUILDING HEIGHT		2-STORY 35' MAXIMUM
OPEN SPACE REQUIRED		22,400.50 FT (100 SQ FT / UNIT)
OPEN SPACE PROVIDED		41,500 SQ FT
STREET WIDTHS:	ON-SITE	54' PRIVATE GATED ENTRIES (2)
		37' PRIVATE INTERIOR
		24' PRIVATE DRIVES
	OFF-SITE	50' HALF STREET (GRAND TETON)
		40' HALF STREET (EGAN CREST)
EXISTING ZONING:		P-D (PLANNED DEVELOPMENT)
PROPOSED ZONING:		P-D (PLANNED DEVELOPMENT)

SERVICES

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

ENGINEER:

Carter::Burgess

Consultants in Engineering, Planning and the Environment
6955 BERMUDA ROAD LAS VEGAS, NV 89119
(702) 938-5400 Fax (702) 938-5454

PARKING CALCULATIONS

2-BEDROOM UNITS 1.75 SPACES/UNIT (85 REQUIRED)
3-BEDROOM UNITS 2.00 SPACES/UNIT (342 REQUIRED)

VISITOR PARKING 0.2 SPACES/UNIT (45 REQUIRED)

TOTAL PARKING SPACES REQUIRED 481 SPACES
(9 H.C. / VAN ACCESSIBLE)

TOTAL PARKING SPACES PROVIDED 469 SPACES
(5 H.C. + 4 VAN ACCESSIBLE)

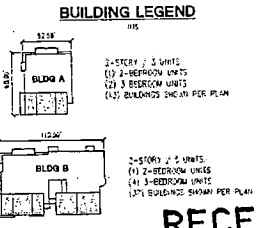
DEVELOPER

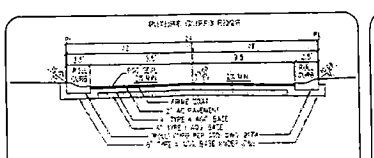
KB HOME
750 PILOT ROAD, SUITE F
LAS VEGAS, NEVADA 89119

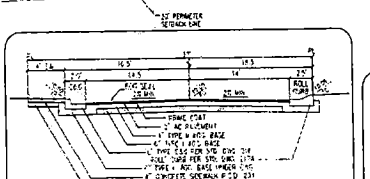
OWNER

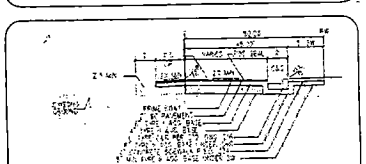
CLIFFS EDGE, LLC
3320 N BUFFALO DRIVE, STE 204
LAS VEGAS, NEVADA 89128

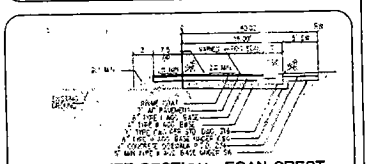
BUILDING LEGEND

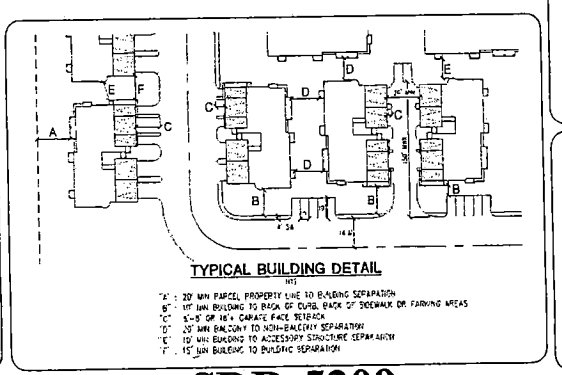












RECEIVED
OCT 15 2004

SDR-5309
11-04-04 PC
REVISED 10-15-04

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REVISIONS

No.	Date	CHKD	APPD

DESIGNED:	DMR
DRAWN:	BMR
CHECKED:	DMR
JOB No:	241129
SCALE:	1"=80'
YEAR:	2004
DATE:	7/22/04

Carter::Burgess
Consultants in Planning, Engineering, Construction Management, and Related Services
6955 Bermuda Road
Las Vegas, Nevada 89119
(702) 938-5400 Fax (702) 938-5454

PROJECT: OXFORD COMMONS
KB HOME

DESCRIPTION: SITE PLAN

SHEET 1 OF 1



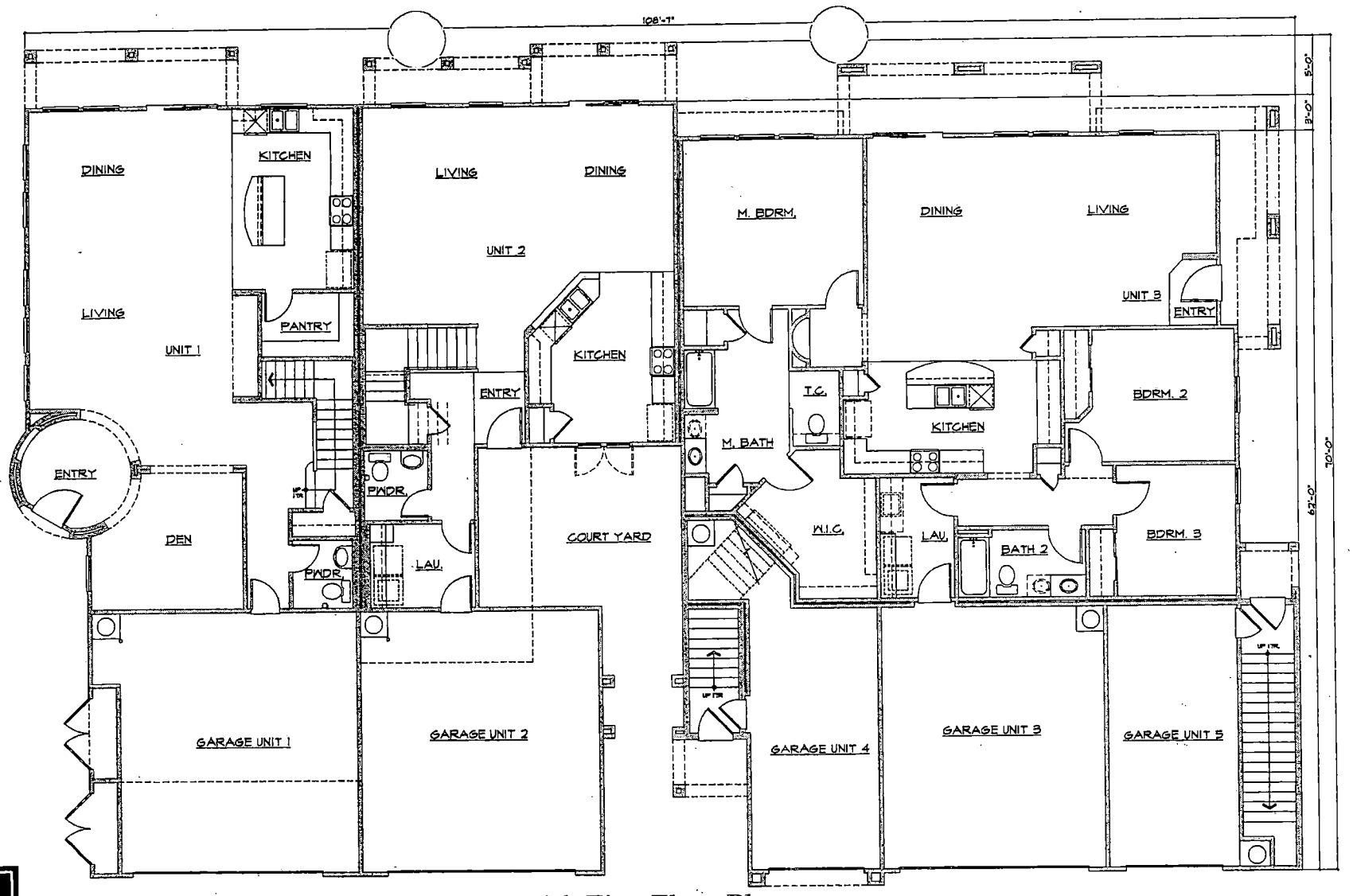
5-PLEX SPANISH ELEVATION

OXFORD COMMONS

KB HOME

LAS VEGAS DIVISION

SDR-5309
11-04-04 PC

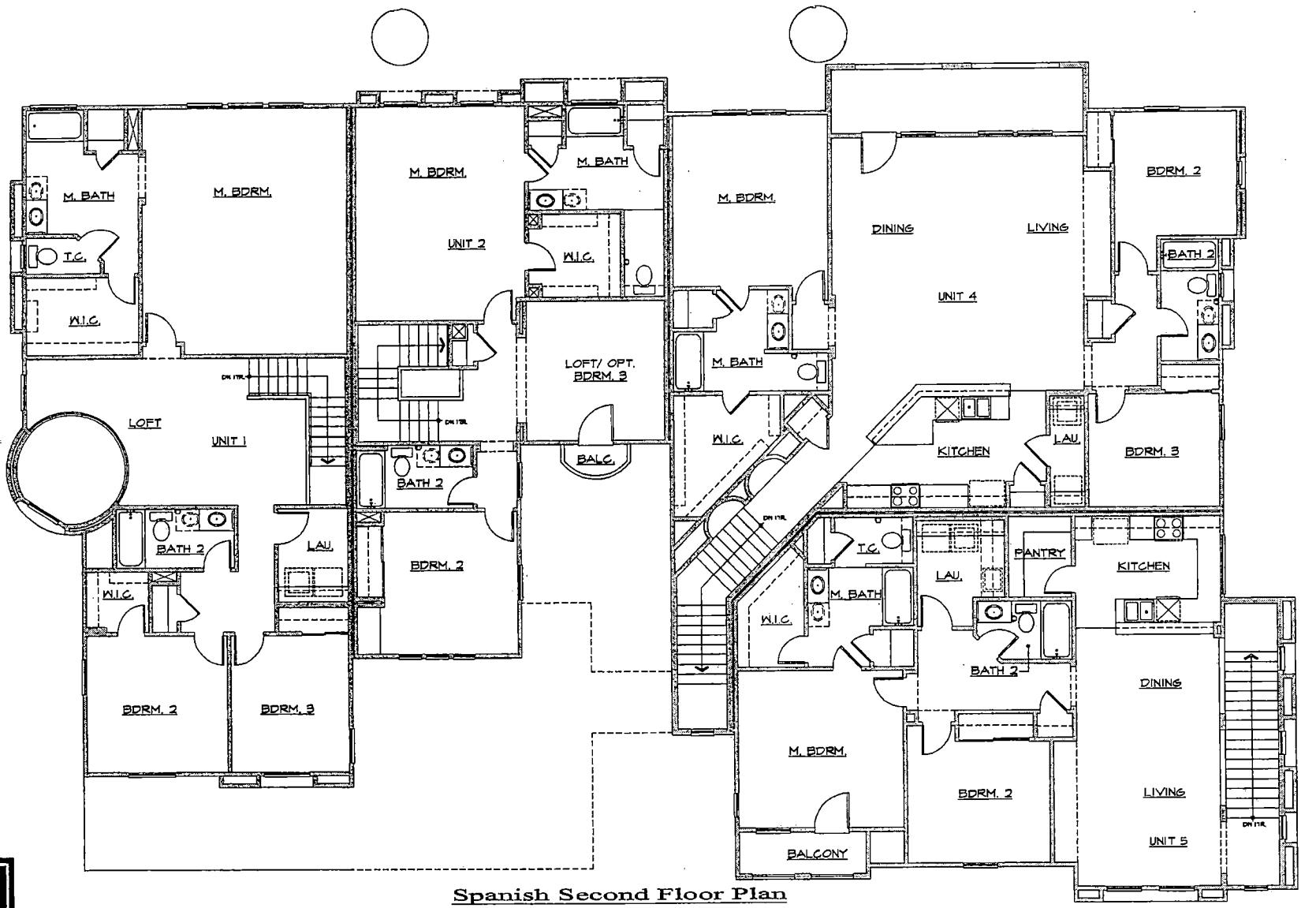


Spanish First Floor Plan

Providence Pod 103 - 5 Plex
KB HOME
Las Vegas Division

Plan: Building 'A'
Project: 850999:60
Date: 7/30/04
Spec. Level: -

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Spanish Second Floor Plan

Providence Pod 103 - 5 Plex
KB HOME
Las Vegas Division

Plan: Building 'A'
Project: 850999:60
Date: 7/30/04
Spec. Level: -

SDR-5309
11-04-04 PC

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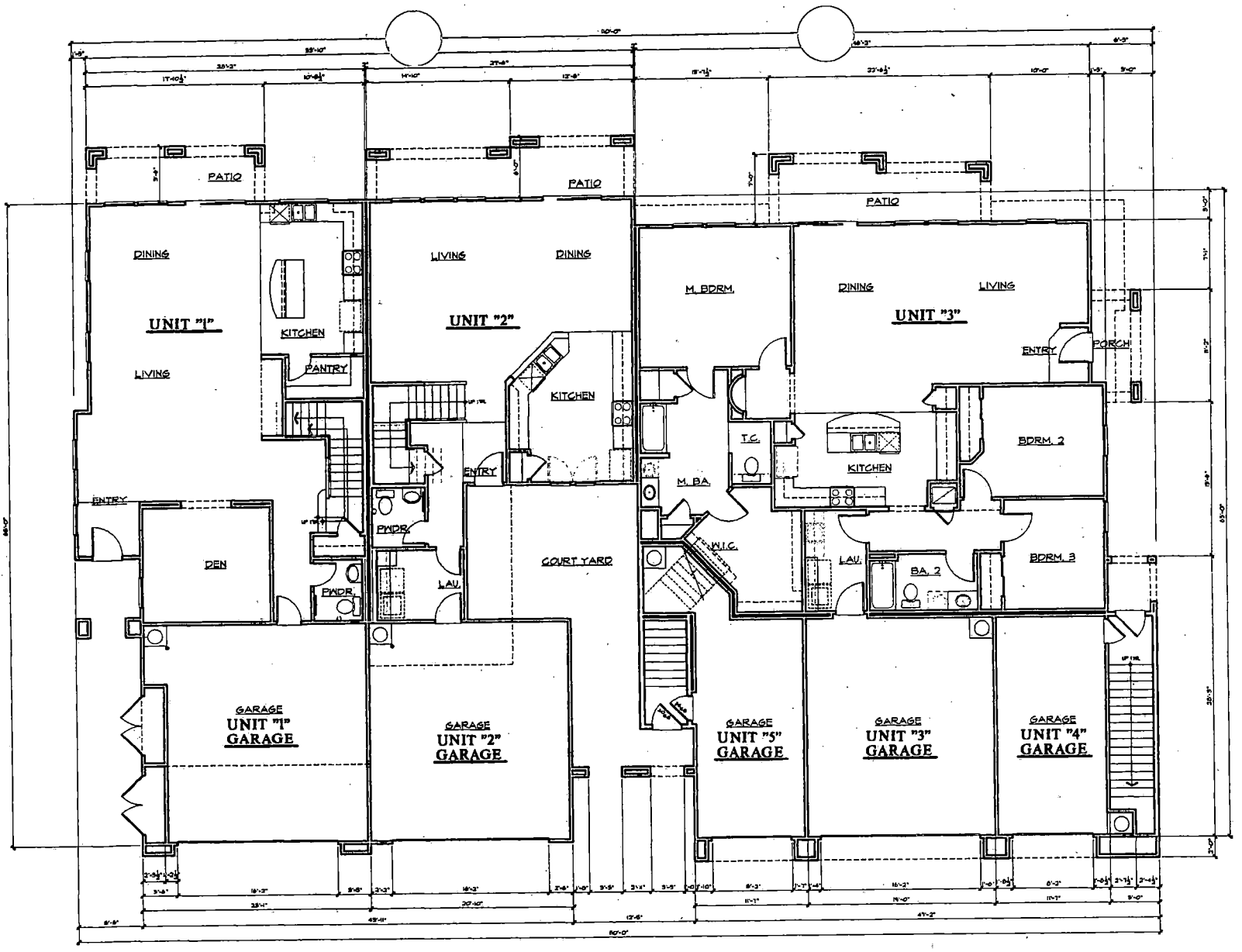
5-PLEX TUSCAN ELEVATION

KB HOME

OXFORD COMMONS

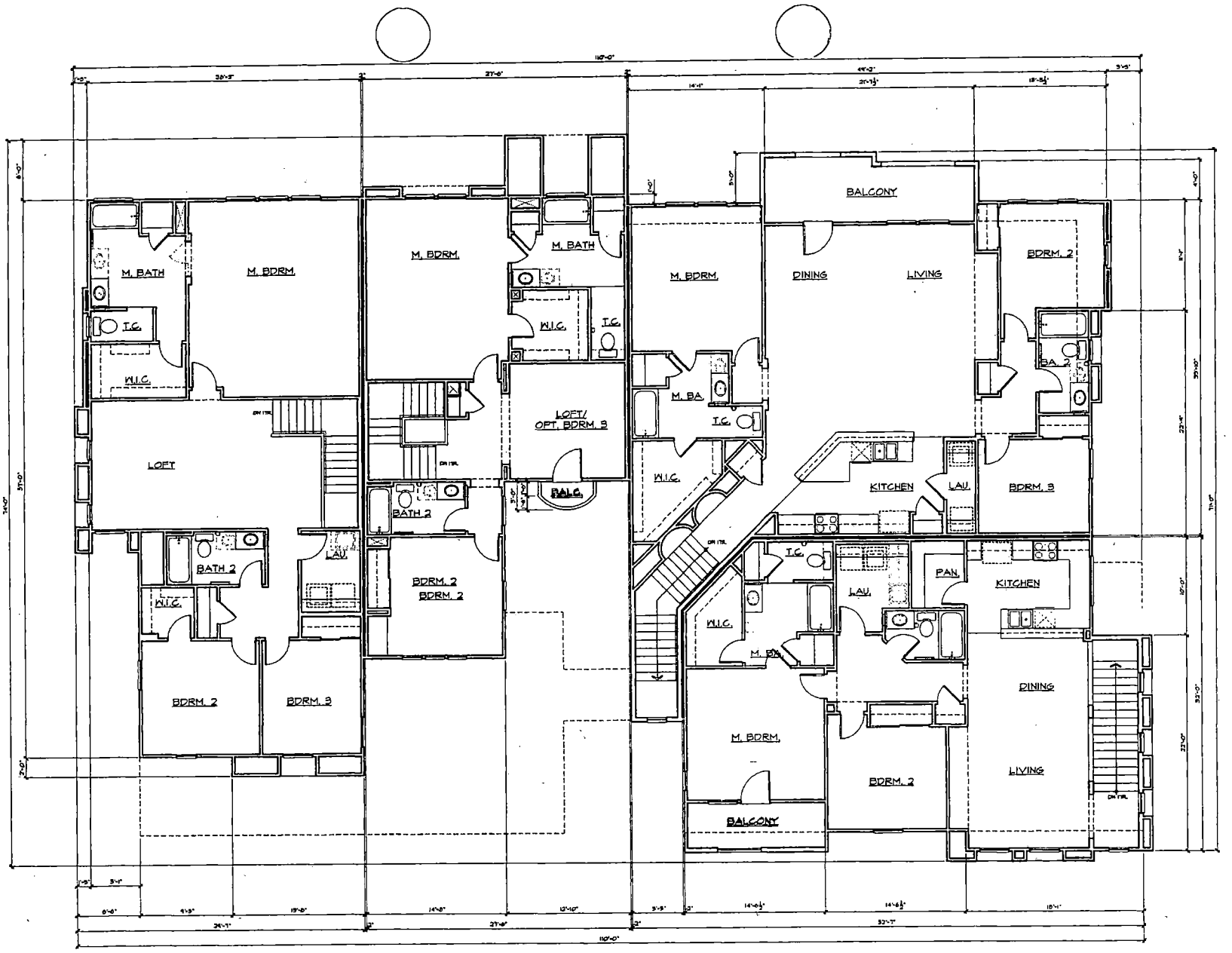
KB HOME
LAS VEGAS DIVISION

SDR-5309
11-04-04 PC



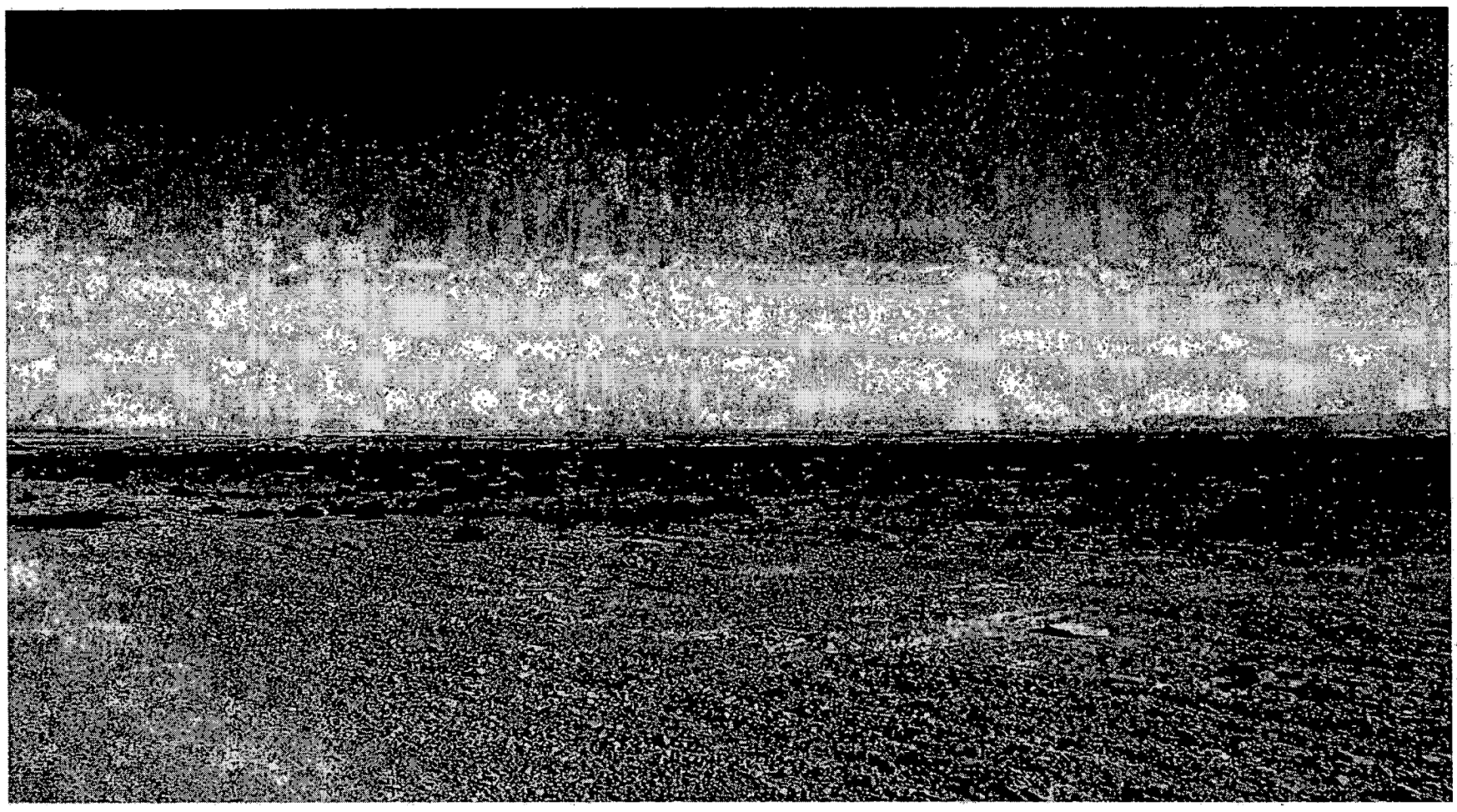
FIRST FLOOR PLAN · BLDG "B"

SDR-5309
11-04-04 PC



SECOND FLOOR PLAN - BLDG "B"

SDR-5309
11-04-04 PC



SDR-5309 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC
SOUTHEAST CORNER OF GRAND TETON DRIVE AND EGAN CREST DRIVE
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:

SDR-5310 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONGFORD AT LAKE MEAD, LLC - Request for a Site Development Plan Review and a Waiver of Title 19.12.050.E to eliminate a required minimum five-foot landscape buffer between the street curb and sidewalk FOR A PROPOSED 41,863 SQUARE-FOOT COMMERCIAL CENTER WITH A DRIVE-THROUGH RESTAURANT on 4.85 acres adjacent to the south side of Lake Mead Boulevard, approximately 300 feet east of Tonopah Drive (APN 139-21-314-001), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297] – UNANIMOUS with McSWAIN abstaining on Item 16 [SDR-5309] because her company is currently working for KB Homes

To be heard by City Council 12/01/2004

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any

MINUTES – Continued:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff would request that Item 13 [SUP-5291] be pulled from One Motion One Vote agenda so the applicant can comment and/or accept some new conditions. Also, staff received a written protest for Item 18 [SDR-5314] and staff suggested that item be removed from One Motion One Vote as well.

Regarding Item 16 [SDR-5309], MR. CLAPSADDLE indicated the applicant did sign a letter agreeing to the conditions; however, the applicant then asked to have two minor amendment changes. The applicant asked that Condition 4 be amended so that the distance between the buildings changes from 20 feet to 15 feet and also, to change Condition 10 to read that the applicant may bond for half-street improvements instead of a requirement to construct the half-street improvements. Staff is comfortable with these minor changes and has no problem with the item proceeding as One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

(6:15 – 6:20)

1-337

CONDITIONS:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

2. A revised site plan shall be submitted to the Planning and Development Department, which shows a 10-foot side yard setback to the drive through of the bank from the east property line, before the issue of building permits.

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

CONDITIONS – Continued:

4. All development shall be in conformance with the site plan and building elevations, date stamped September 21, 2004, except as amended by conditions herein.

5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

7. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

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

Public Works

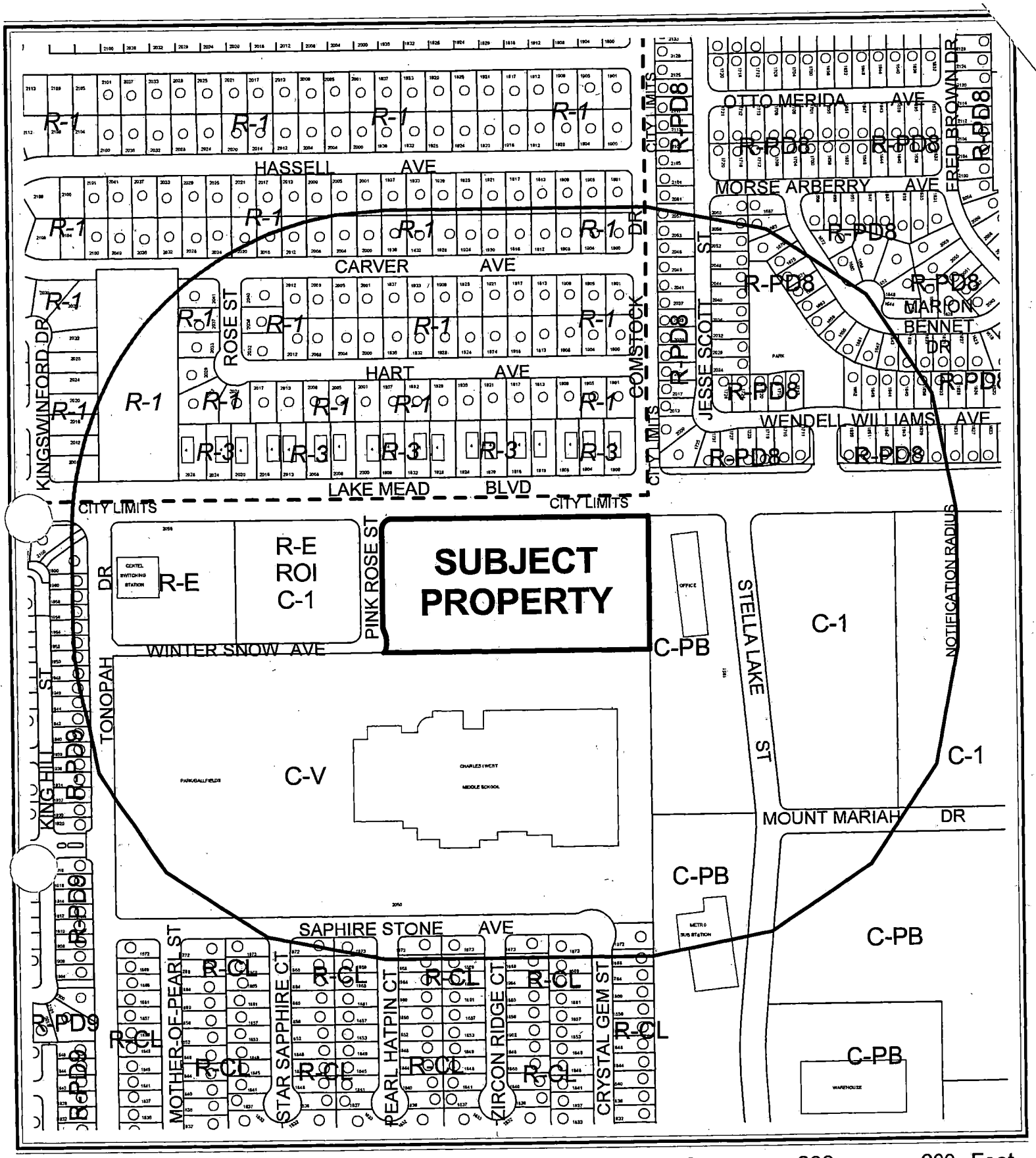
12. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

CONDITIONS – Continued:

13. An update to the Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

14. An update to the Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

15. Site development to comply with all applicable conditions of approval for ZON-3335, TMP-3435, and all other subsequent site-related actions.



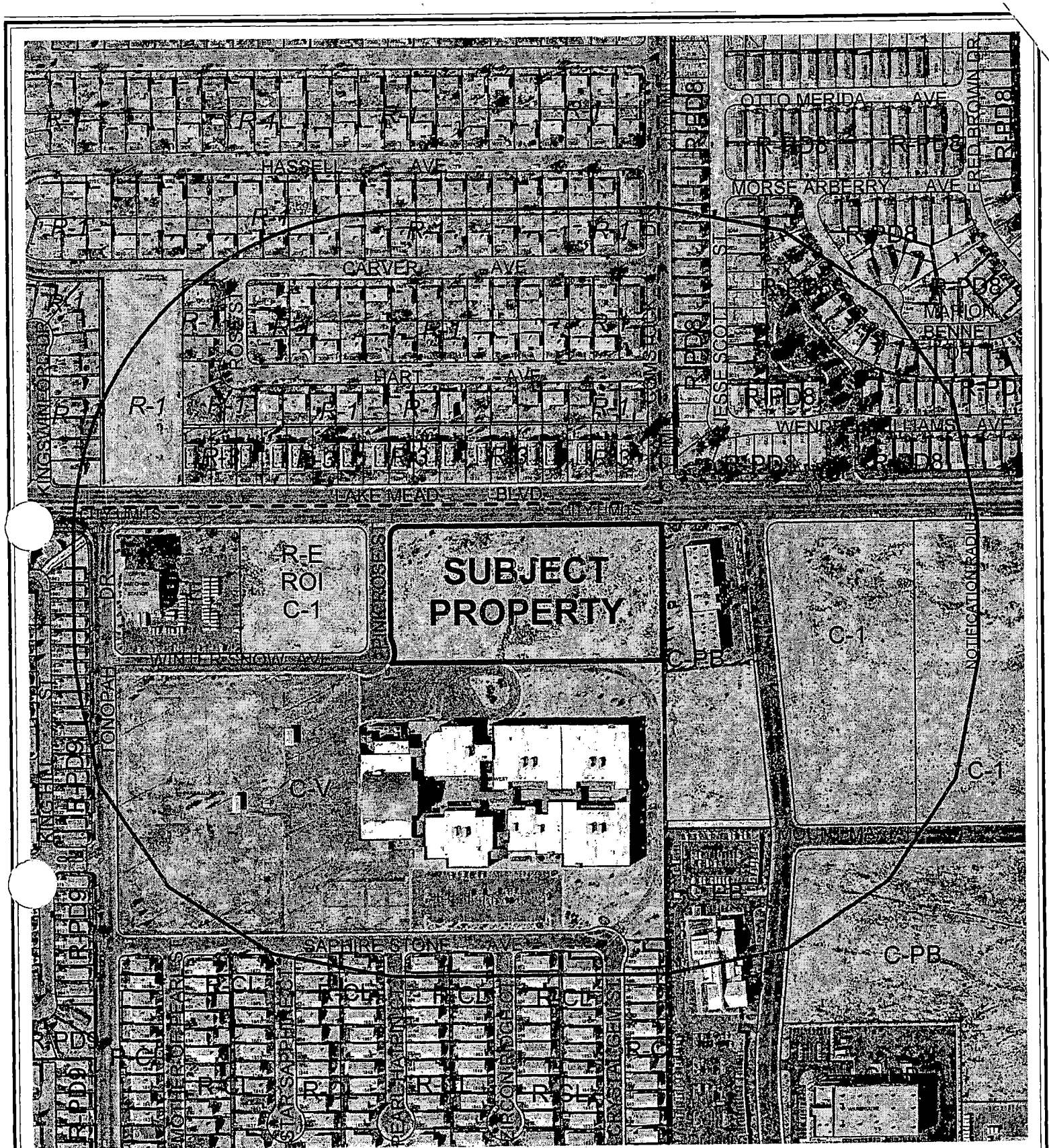
CASE: **SDR-5310**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N



CASE: **SDR-5310**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5310 - APPLICANT/OWNER: LONGFORD AT LAKE MEAD, LLC

** CONDITIONS **

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

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

2. A revised site plan shall be submitted to the Planning and Development Department, which shows a 10-foot side yard setback to the drive through of the bank from the east property line, before the issue of building permits.

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

4. All development shall be in conformance with the site plan and building elevations, date stamped September 21, 2004, except as amended by conditions herein.

5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

7. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

KW

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

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

Public Works

12. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

13. An update to the Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

14. An update to the Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

15. Site development to comply with all applicable conditions of approval for ZON-3335, TMP-3435, and all other subsequent site-related actions.

KW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development plan Review for a 41,863 square foot commercial center and a waiver of the landscaping along an arterial street requirement on 4.85 acres adjacent to the southeast corner of Lake Mead Boulevard and Pink Rose Street.

B) Applicant's Justification

According to the applicant the neighborhood is in need of these services and they believe the project will be a welcome enhancement to the community. The project will be a benefit to the neighborhood and bring needed jobs to the area.

BACKGROUND INFORMATION

A) Previous Actions

12/20/95 The City Council approved a rezoning (Z-0096-95) of the subject site from R-E (Residence Estates) to C-1 (Limited Commercial) and C-V (Civic) as part of a larger request, with a 12-month time limit on the Resolution of Intent. The Planning Commission and staff recommended approval.

01/21/04 The City Council approved a rezoning (ZON-3335) of the subject site from R-E (Residence Estates) to C-1 (Limited Commercial) and C-V (Civic) as part of a larger request. The Planning Commission and staff recommended approval.

01/21/04 The City Council approved a site development plan review (SDR-3340) on the site for a 60,199 square foot commercial auto center. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

09/10/04 At the pre-application conference the following was discussed.

- 34-35,000 sf in-line retail and 2 pads
- Previous approvals on site focused on auto-uses
- Submittal of 10% less floor area, uses mostly retail
- The traffic and drainage studies will need to be updated
- Issues about whether fees/contributions are required

KW

- Traffic signal impact contribution not paid
- Site plan issues
  - Bank drive through queuing length of 6 vehicles per lane
  - Foundation landscaping required
  - Show proposed signage
  - Waiver of winding sidewalk along Lake Mead

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 4.85

B) Existing Land Use

Subject Property:	Vacant land
North:	Residential
South:	School
East:	Office
West:	Vacant land

C) Planned Land Use

Subject Property:	SC	Service Commercial
North:	North Las Vegas	
South:	PF	Public Facility
East:	DTR-LI/R	Downtown Redevelopment- Light Industrial/ Research
West:	PF	Public Facility

D) Existing Zoning

Subject Property:	R-E ROI C-1	Residence Estates under Resolution of Intent to Limited Commercial
North:	North Las Vegas	
South:	R-E ROI C-V	Residence Estates under Resolution of Intent to C-V
East:	R-E ROI C-PB	Residence Estates under Resolution of Intent to C-PB
West:	R-E	Residence Estates

E) General Plan Compliance

a. Southeast Sector Plan of the General Plan

KW

The current C-1 (Limited Commercial) is one of the Zoning Districts that are associated with the SC (Service Commercial) Land Use category of the Southeast Sector Plan. The proposed site plan depicts a use that is a permitted use in this zoning district.

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

West Las Vegas Plan: This proposal fulfills Objective 2 of the Land Use Goal, Objective and Recommendations Chapter West Las Vegas Plan in that the proposed development will bring needed businesses into West Las Vegas that will provide necessary goods and services to the citizens.

PROJECT DESCRIPTION

This project is a commercial use development located at the southeast corner of Lake Mead Boulevard and Pink Rose Street. It consists of a retail strip of lease spaces along the rear property line; a fast food restaurant pad with a drive through lane at the corner of Lake Mead and Pink Rose; and a bank with a drive through at the northeast corner of the site.

Primary access to the site is primarily from Lake Mead Boulevard, a 100 foot primary arterial street on the Master Plan of Streets and Highways, with a secondary entrance to Pink Rose Street.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	Y
Min. Lot Width	100 Feet	677 ft	Y
Min. Setbacks			
• Front	20 Feet	44.25 ft	Y
• Side	10 Feet	9.75 ft	N
• Corner	15Feet	15 ft	Y
• Rear	20 Feet	38 ft	Y
Max. Lot Coverage	50 %	20%	Y
Max. Building Height	None	36 ft	Y
Trash Enclosure		Y	Y
Loading Zone		Y	Y
Mech. Equipment		Y	Y

The proposal meets the requirements of Title 19 except for the sideyard setback. The side yard set back of the bank to the east property line should be 10 foot and a condition is added to require a new version of the site plan.

A2) Residential Adjacency Standards

The Residential Adjacency Standards pursuant to Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Retail	34,356 SF.	1/250 GFA	133	5		
Restaurant w/ Drive Thru	2,827 SF	1/100 GFA + 6 for stacking	33	2		
Bank with Drive through		1/200 + 6 for stacking	28	2		
TOTALS			194	9	213	6

The proposal exceeds the requirement for parking.

KW

A4) Landscape Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	6 Trees/Space	34 Trees	54
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet	75 Trees	78
• Min. Zone Width	8 Feet		15 front, 8 rear
• Wall height	8 Feet		8 ft

The proposal meets the requirements of Title 19.12 for landscaping.

A5) Sign Standards

A master signage plan is required for this project pursuant to Title 19.14. A separate review of the proposed signs shown on the plan will be required.

B) General Analysis and Discussion

- **Zoning**

The proposed uses are consistent with and permitted by the C-1 (Limited Commercial) zoning. The uses are compatible with adjacent uses.

- **Site Plan**

The design, in terms of setbacks, adjacency, and parking are in conformance with Title 19 except for the side setback for the bank. A condition will address the issue.

- **Waivers**

The requested waiver of the landscaping along an arterial street is appropriate as this proposal incorporates infill parcels that are surrounded by other development that have not had to provide the additional landscaping. Provided onsite landscaping exceeds Title 19 standards as the trees along the buffers are spaced at 20 foot on center where a spacing of 30 foot on center is required.

- **Landscape Plan**

Proposed landscaping along the perimeter of the parcels and within the parking areas exceeds the standards of Title 19.

KW

- **Elevation**

The building exteriors are similar to those in commercial developments around the site and therefore compatible with existing development.

- **Floor Plan**

The floor plans show the typical layout for buildings of this type.

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

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

   The proposal is consistent and compatible with existing development around the site.

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

   The proposed development exceeds all standards of Title 19, supports the Objectives of the West Las Vegas Plan and is consistent with the SC (Service Commercial) land use of the General Plan.

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

   Lake Mead Boulevard and Pink Rose Street have adequate capacity to the meet the expected demand of this development, and will not negatively impact neighborhood traffic.

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

   The proposed residential development will incorporate appropriate building and landscape design and materials for the area.

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

   The proposed street and landscaping design as well as the proposed buildings will provide an aesthetically appropriate environment along the site perimeter.

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

   The proposed residential development will be subject to all of the requirements of the Uniform Building Code; the proposal will not compromise the public health, safety or welfare.

NOTICES MAILED 161

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5310 APN: 139-21-301-011

Name of Property Owner: MURTAGH FAMILY LIVING TRUST

Name of Applicant: Longford at Lake Mead, LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

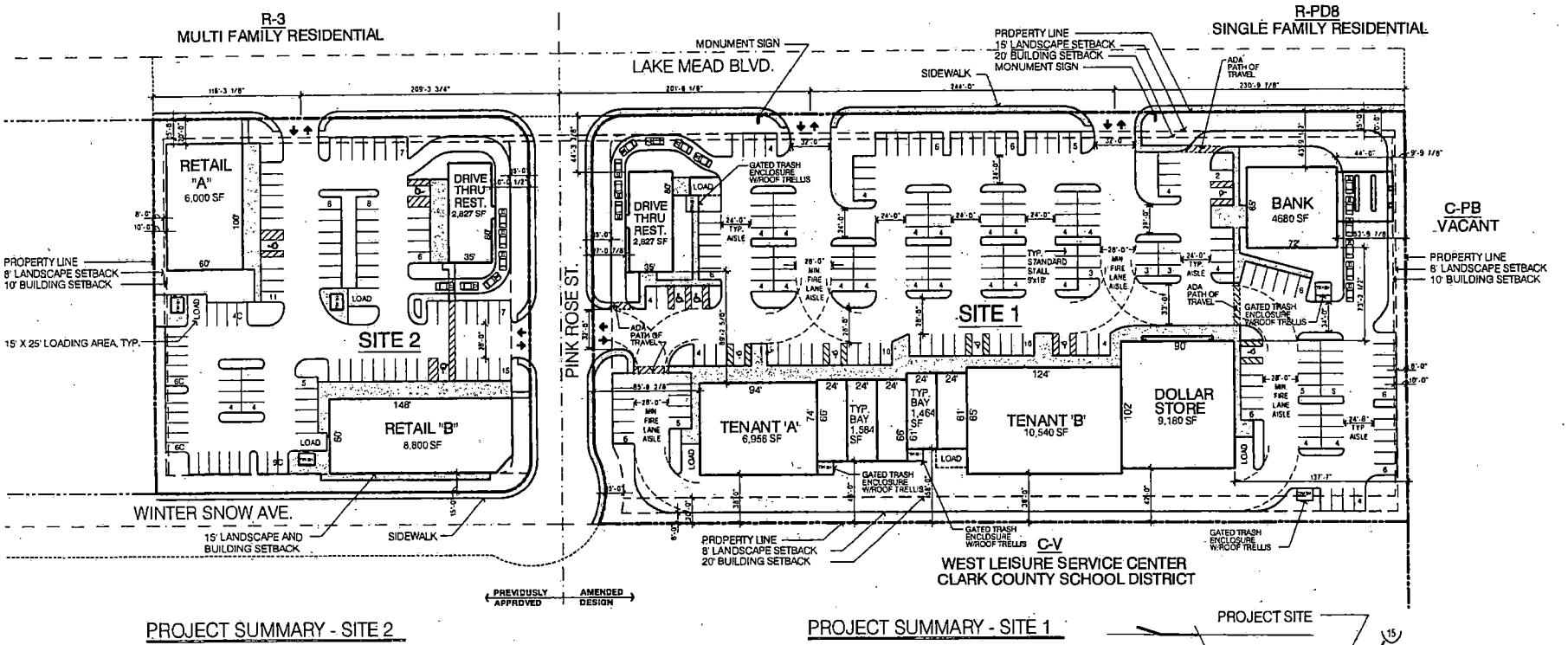
Print Name: GARY E. CONDON

Subscribed and sworn before me

This 21st day of Sept., 2004

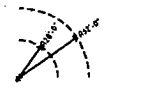
[signature]
Notary Public in and for said County and State

Natalie G. Hall
Notary Public, State of Nevada
Appointment No. 04-87835-1
My Appt. Expires Feb. 10, 2008



PROJECT SUMMARY - SITE 2

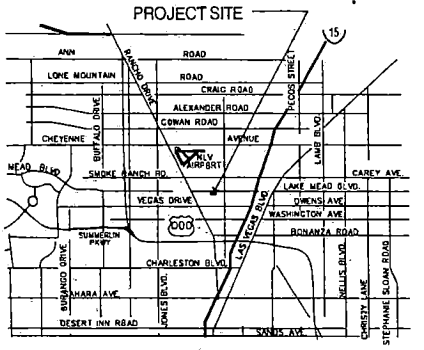
SITE AREA (2.06 AC)	89,821 SF
BUILDING SUMMARY	
RETAIL "A"	6,000 SF
PARKING CALCULATION	
6,000 SF @1/250 = 24	
TOTAL STALLS REQUIRED = 24	
RETAIL "B"	8,800 SF
PARKING CALCULATION	
8,800 SF @1/250 = 35.2	
TOTAL STALLS REQUIRED = 35.2	
DRIVE THRU RESTAURANT	2,827 SF
PARKING CALCULATION	
2,827 SF @1/100 = 28.27	
STACKING = 6	
TOTAL STALLS REQUIRED = 34.27	
TOTAL BUILDING AREA	17,627 SF
TOTAL REQUIRED PARKING	93 STALLS
TOTAL PROVIDED PARKING	106 STALLS
81 STANDARD STALLS	(76%)
25 COMPACT STALLS	(24%)



FIRE TRUCK TURNING RADIUS

PROJECT SUMMARY - SITE 1

SITE AREA (4.87 AC)	212,359 SF
BUILDING SUMMARY	
DRIVE THRU RESTAURANT	2,827 SF
PARKING CALCULATION	
2,827 SF @1/100 = 29	
STACKING = 6	
TOTAL STALLS REQUIRED = 35	
BANK	4,680 SF
PARKING CALCULATION	
4,680 SF @1/200 = 24	
STACKING = 6	
TOTAL STALLS REQUIRED = 30	
RETAIL	34,356 SF
PARKING CALCULATION	
34,358 SF @1/250 = 136	
TOTAL STALLS REQUIRED = 136	
TOTAL BUILDING AREA	41,863 SF
TOTAL REQUIRED PARKING	203 STALLS
TOTAL PROVIDED PARKING	219 STALLS
219 STANDARD STALLS	(100%)



NOT TO SCALE

SCALE: 0 20' 40' 80' 160'

SITE PLAN

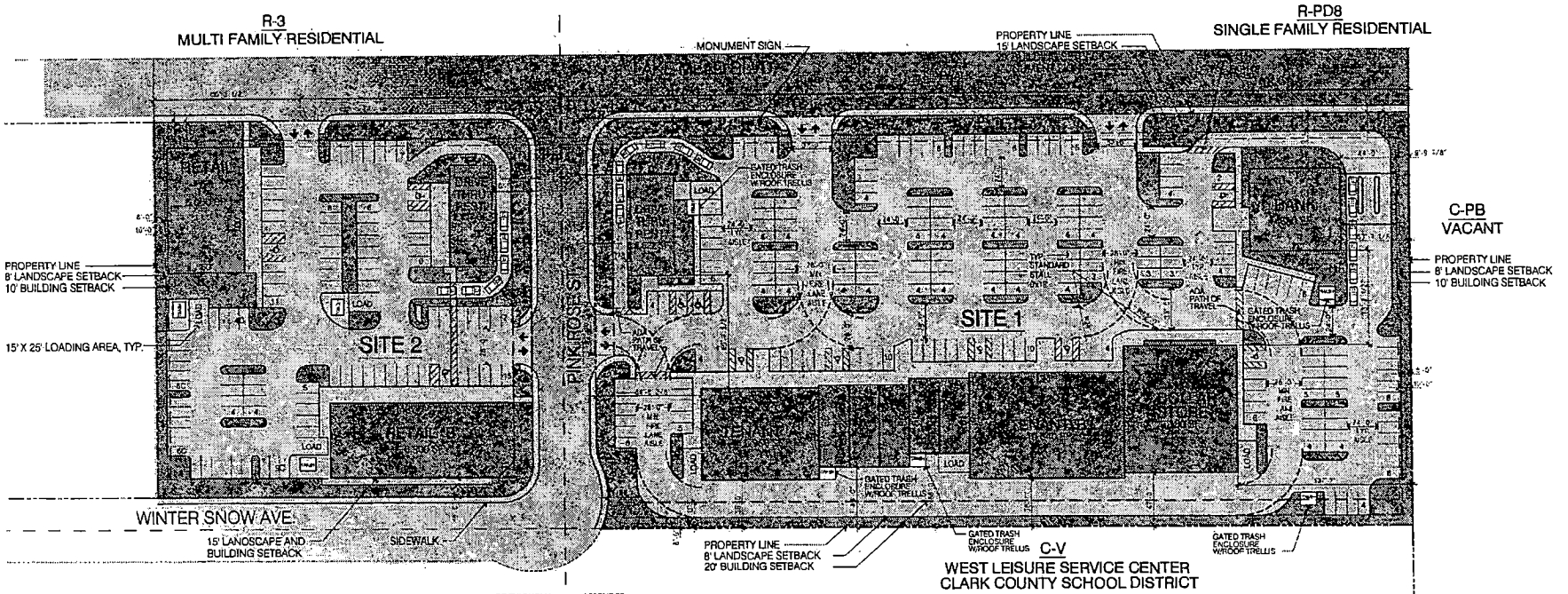
LONGFORD PROPERTIES, INC.
3127 E Warm Springs Suite 100
Las Vegas, Nevada 89120
702-454-5200

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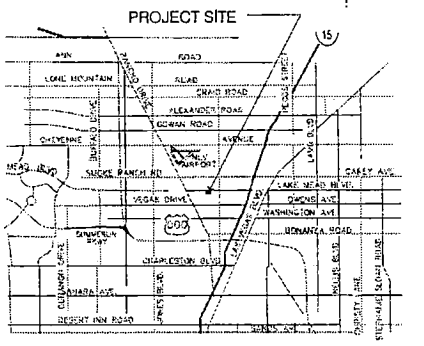
PREVIOUSLY APPROVED | AMENDED DESIGN

PROJECT SUMMARY - SITE 2

SITE AREA (2.06 AC)	89,821 SF
BUILDING SUMMARY	
RETAIL "A"	6,000 SF
PARKING CALCULATION	
6,000 SF @1/250 = 24	
TOTAL STALLS REQUIRED = 24	
RETAIL "B"	8,800 SF
PARKING CALCULATION	
8,800 SF @1/250 = 35.2	
TOTAL STALLS REQUIRED = 35.2	
DRIVE THRU RESTAURANT	2,827 SF
PARKING CALCULATION	
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STACKING = 6	
TOTAL STALLS REQUIRED = 34.27	
TOTAL BUILDING AREA	17,627 SF
TOTAL REQUIRED PARKING	93 STALLS
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25 COMPACT STALLS	(24%)

PROJECT SUMMARY - SITE 1

SITE AREA (4.87 AC)	212,359 SF
BUILDING SUMMARY	
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PARKING CALCULATION	
2,827 SF @1/100 = 29	
STACKING = 6	
TOTAL STALLS REQUIRED = 35	
BANK	4,680 SF
PARKING CALCULATION	
4,680 SF @1/200 = 24	
STACKING = 6	
TOTAL STALLS REQUIRED = 30	
RETAIL	34,356 SF
PARKING CALCULATION	
34,356 SF @1/250 = 138	
TOTAL STALLS REQUIRED = 138	
TOTAL BUILDING AREA	41,863 SF
TOTAL REQUIRED PARKING	203 STALLS
TOTAL PROVIDED PARKING	219 STALLS
219 STANDARD STALLS	(100%)



NOT TO SCALE

SCALE: 0 20' 40' 80' 160'

SITE PLAN

LONGFORD PROPERTIES, INC.
3127 E Warm Springs Suite 100
Las Vegas, Nevada 89120
702-454-5300

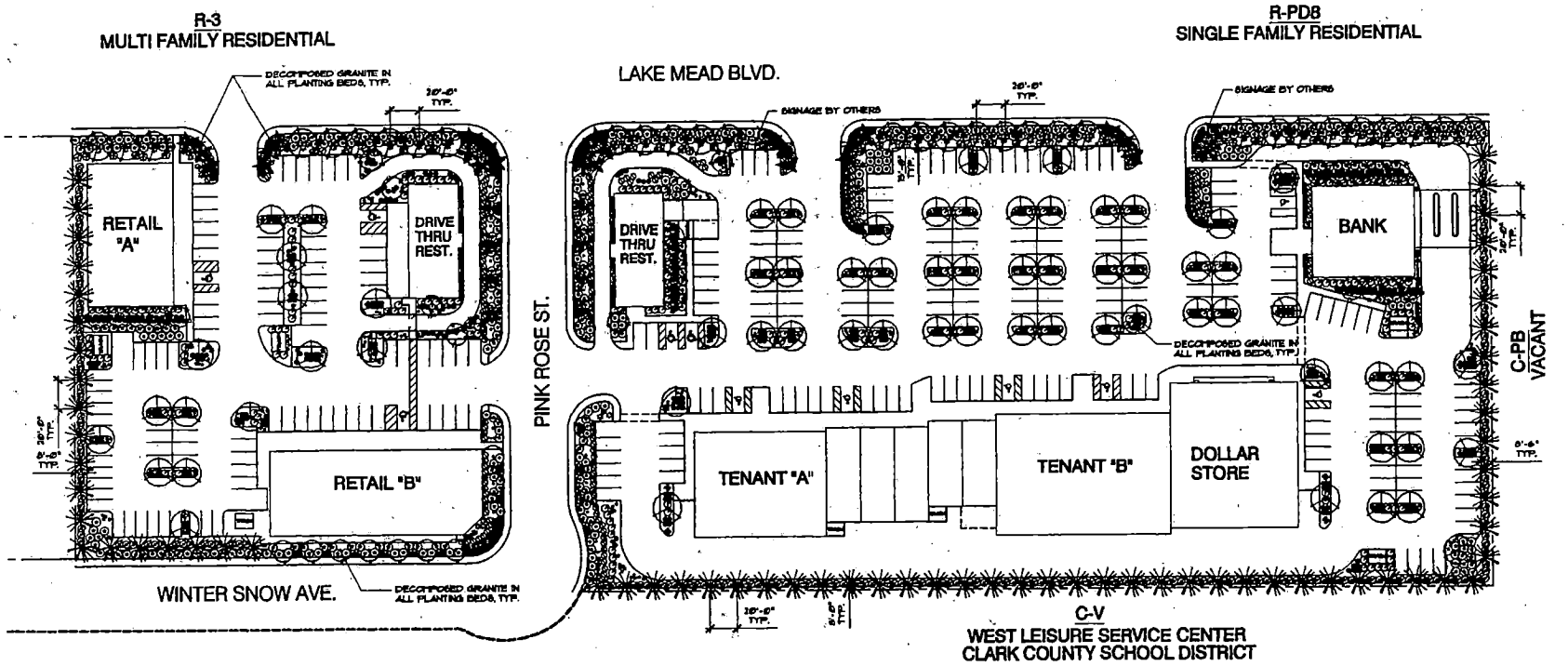
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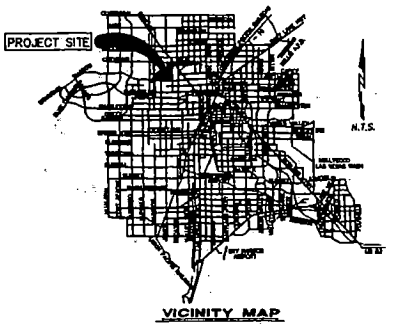


PLANT SCHEDULE

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME
			TREES	
	67	24"-Box	Fraxinus velutina 'Modesto'	Modesto Ash
	26	24"-Box	Ligustrum lucidum	Glossy Privet
	67	24"-Box	Pinus elderica	Mondell Pine
	31	24"-Box	Prosopis glandulosa 'Maverick' sn	Maverick Honey Mesquite
	26	24"-Box	Prunus cerasifera 'Atropurpurea'	Pissard Plum
	36	8' STH	Washingtonia robusta	Mexican Fan Palm
			SHRUBS / GROUND COVERS	
⊙	407	1-Gal	Acacia redolens 'Desert Carpet' sn	Desert Carpet Acacia
⊗	742	5-Gal	Baccharis hybrid 'Starn' Thompson sn	Thompson's Baccharis
⊕	48	5-Gal	Caesalpinia gilliesii	Bird of Paradise
⊗	156	5-Gal	Cassia artemisioides	Feathery Cassia
✕	370	1-Gal	Hesperaloe parviflora	Red Yucca
⊙	600	1-Gal	Lantana montevidensis	Purple Trailing Lantana
✳	239	5-Gal	Salvia greggii 'Lavender Spice' sn	Lavender Spice
⊙	216	5-Gal	Leucophyllum langmaniae 'Rio Bravo' sn	Rio Bravo Sage
⊘	206	5-Gal	Myrtus communis 'Compacta'	Dwarf Myrtle
☼	155	5-Gal	Yucca recurvifolia	Weeping Yucca
			MISCELLANEOUS	
	62,600 SF		DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH (TYP) COLOR: 'PINK CORAL' 1/2" SCREENED.	
	25		BOULDERS (30%) 5'x6'x5', (30%) 4'x5'x4', (40%) 3'x4'x3'. SEE ALSO NOTE SOURCE COLOR: TO MATCH DECOMPOSED GRANITE	

DECOMPOSED GRANITE/BOULDER SOURCE:
KALAMAZOO MATERIALS INC.
6978 NORTH ORACLE ROAD
TUCSON, AZ 85704
(520) 575-8491

TRADEMARKED PLANT MATERIAL SOURCE:
MOUNTAIN STATES NURSERY
10010 W. GLENDALE AVE.
GLENDALE, AZ 85301
(602) 247-8505



VICINITY MAP

0' 20' 40' 80' 120'

Call before you Overhead 602-271

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

NORTH

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11-04-04 PC

REVISIONS

IN HOUSE COMMENTS:

The WLB Group Inc. Landscape Architecture Planning, Urban Design, Surveying 2251 N. Green Valley Pkwy., Suite #438 HENDERSON, NV. 89014 (702) 909-2551

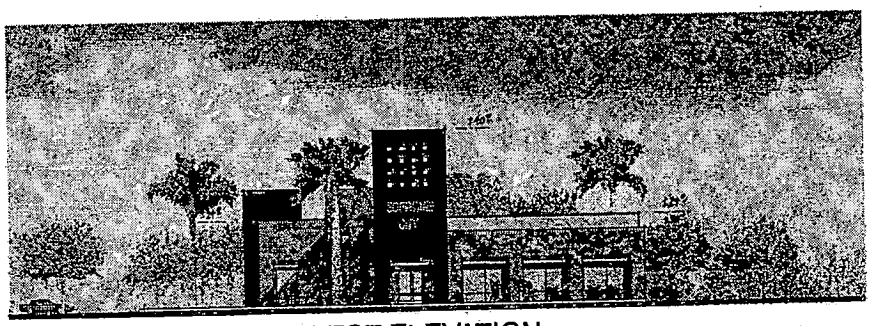
LAKE MEAD AUTO CENTER

LANDSCAPE CONCEPT PLAN

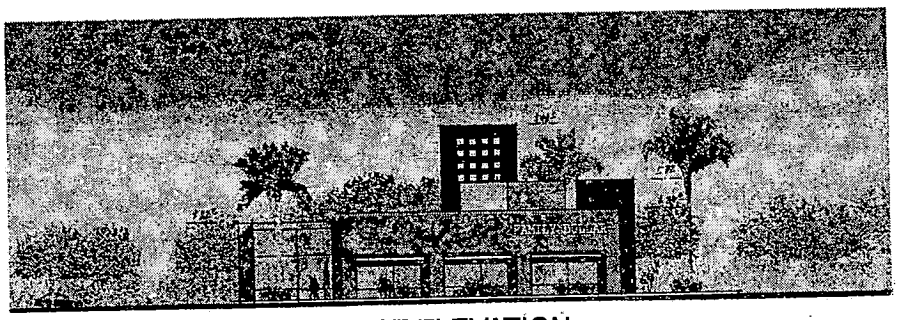
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TAG	BDP

Date: 09-21-04
Scale: 1" = 40'-0"
Job No.: 403088-A-001
File No.: 3088CNDWG
Sheet: L10

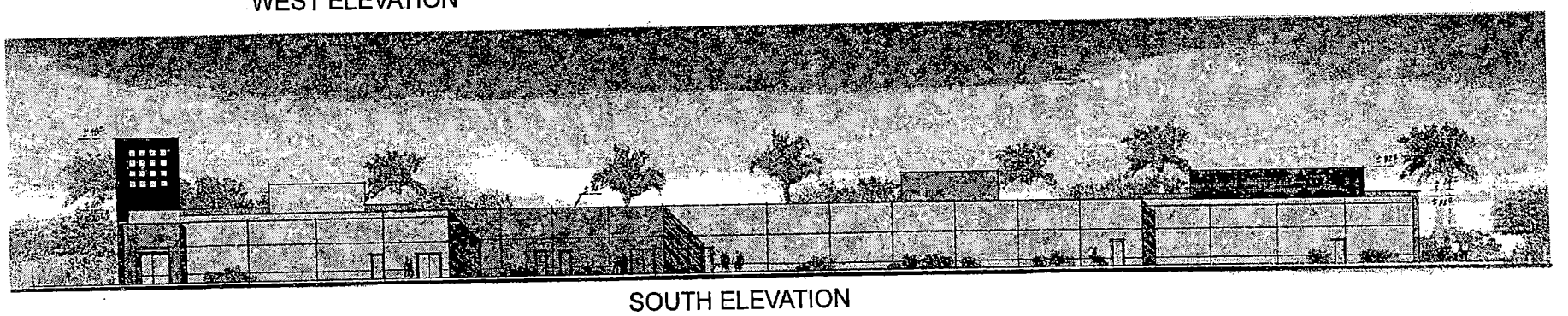
PLOT DATE: 09-17-04



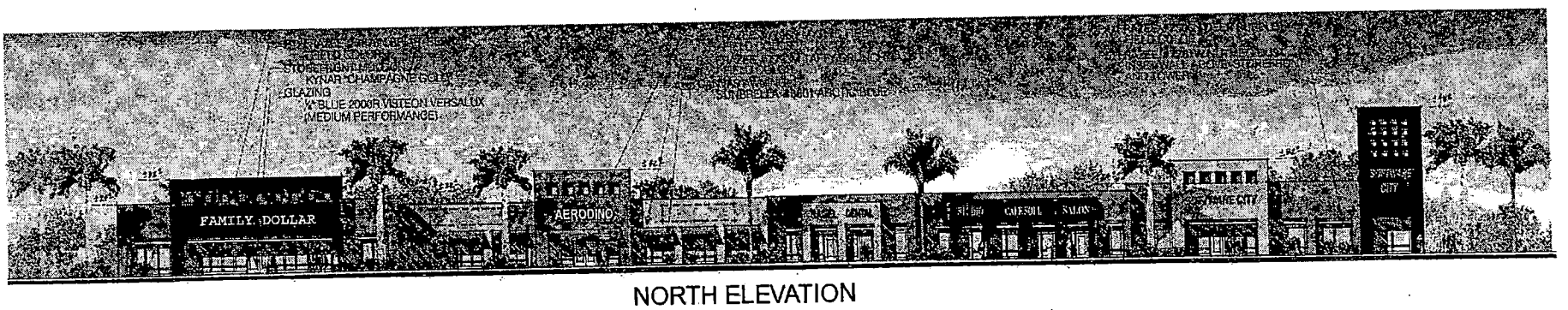
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 64'

ELEVATIONS

3127 E Warm Springs Suite 100
las Vegas, Nevada 89120
702-454-5300

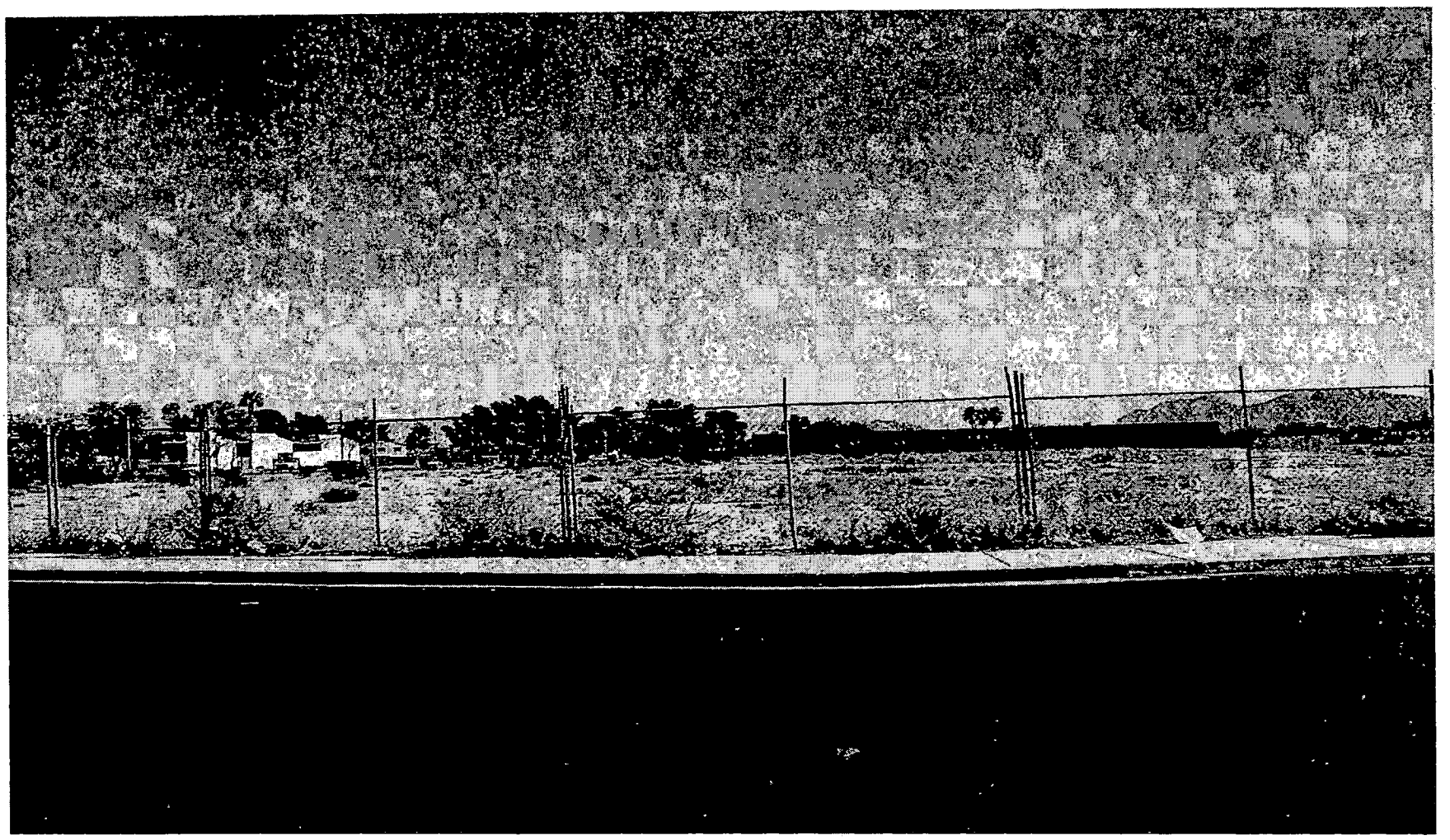
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Y3504 09.21.04



SDR-5310 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LONGFORD AT LAKE MEAD, LLC
SOUTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 300 FEET EAST OF TONOPAH DRIVE
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:
SDR-5314 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STANLEY CONSULTANTS, INC - OWNER: SNIP ST CROIX, LP - Request for Site Development Plan Review FOR A 256-UNIT RESIDENTIAL CONDOMINIUM CONVERSION on 10.62 acres at 6661 Silverstream Avenue (APN 138-26-302-002 and 138-26-401-002), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

C.C. 12/01/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/01/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff did not have any objections to this conversion. He indicated that with applications such as this, staff will verify conformity to the Code. Staff had received a letter of protest regarding this item and therefore asked for it to be removed from the One Motion One Vote portion of the agenda.

SUSAN JOHNSTON, Stanley Consultants, 5820 South Eastern Avenue, appeared on behalf of

MINUTES – Continued:
the applicant and concurred with all conditions.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:21 – 6:23)
1-555

CONDITIONS:
Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations date stamped September 21, 2004, and the original Site Development Plan Review (Z-0009-85) except as amended by these conditions.

3. Prior to the submittal of a Final Map, 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.

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

5. A Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.

6. No turf shall be permitted in the non-recreational common areas, such as perimeter zones, foundation zones, medians, and parking lot corners. Landscaped zones between and around buildings shall be limited to a total of 30% turf.

7. Fully enclosed trash enclosures shall be constructed, using the same design theme and materials similar to those used in the main structures.

8. Parking areas adjacent to eight buildings shall be repainted to create eight new handicap parking spaces.

CONDITIONS – Continued:

Public Works

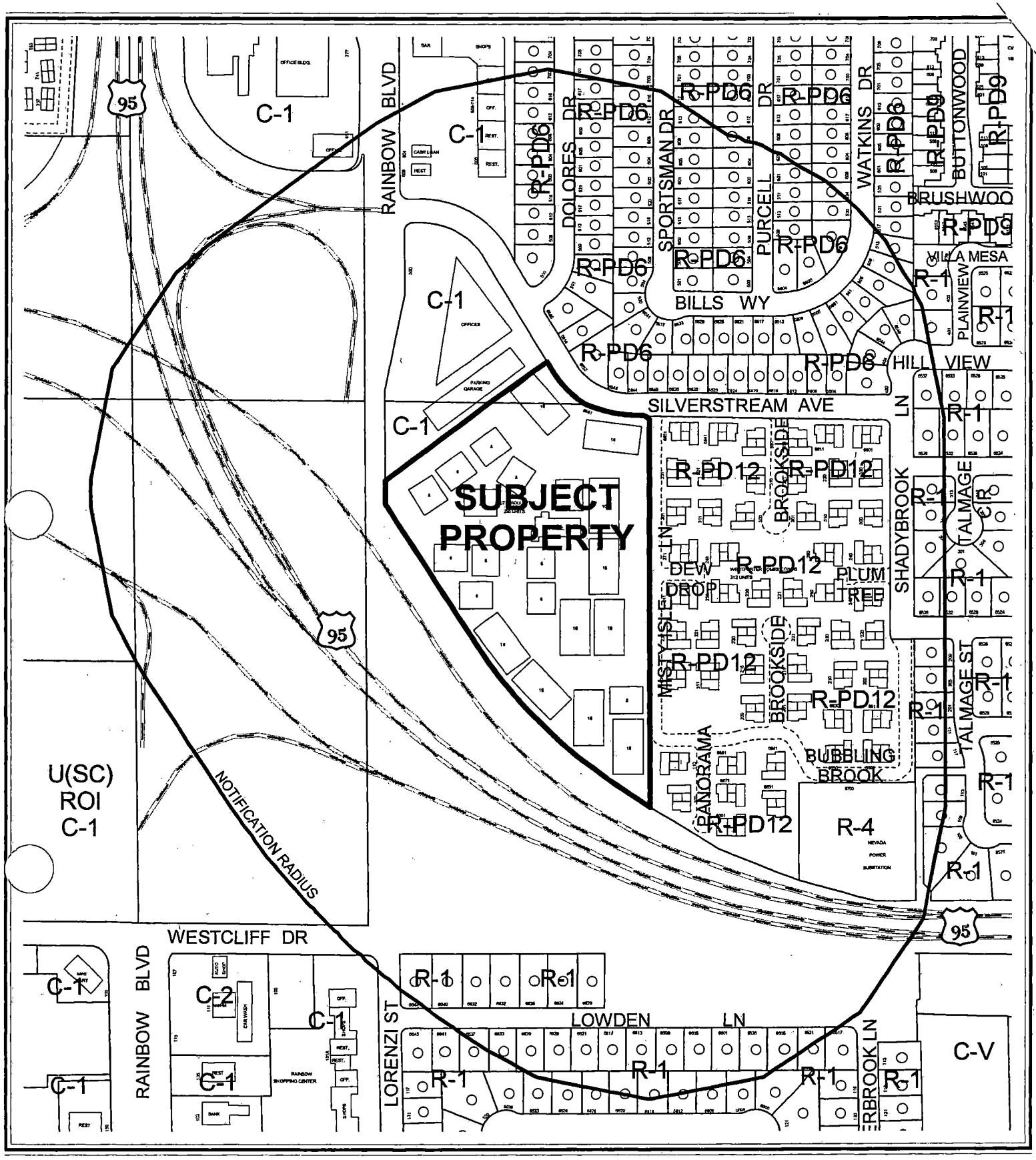
9. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the recordation of a Final Map for this site.

10. The Final Map for this site shall not be approved until all required public sewer connection fees have been paid to the City of Las Vegas.

11. Meet with the Flood Control Section of the Department of Public Works prior to submittal of a Final Map for this site to determine if a drainage study update shall be required. Comply with the recommendations of the Flood Control Section.

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

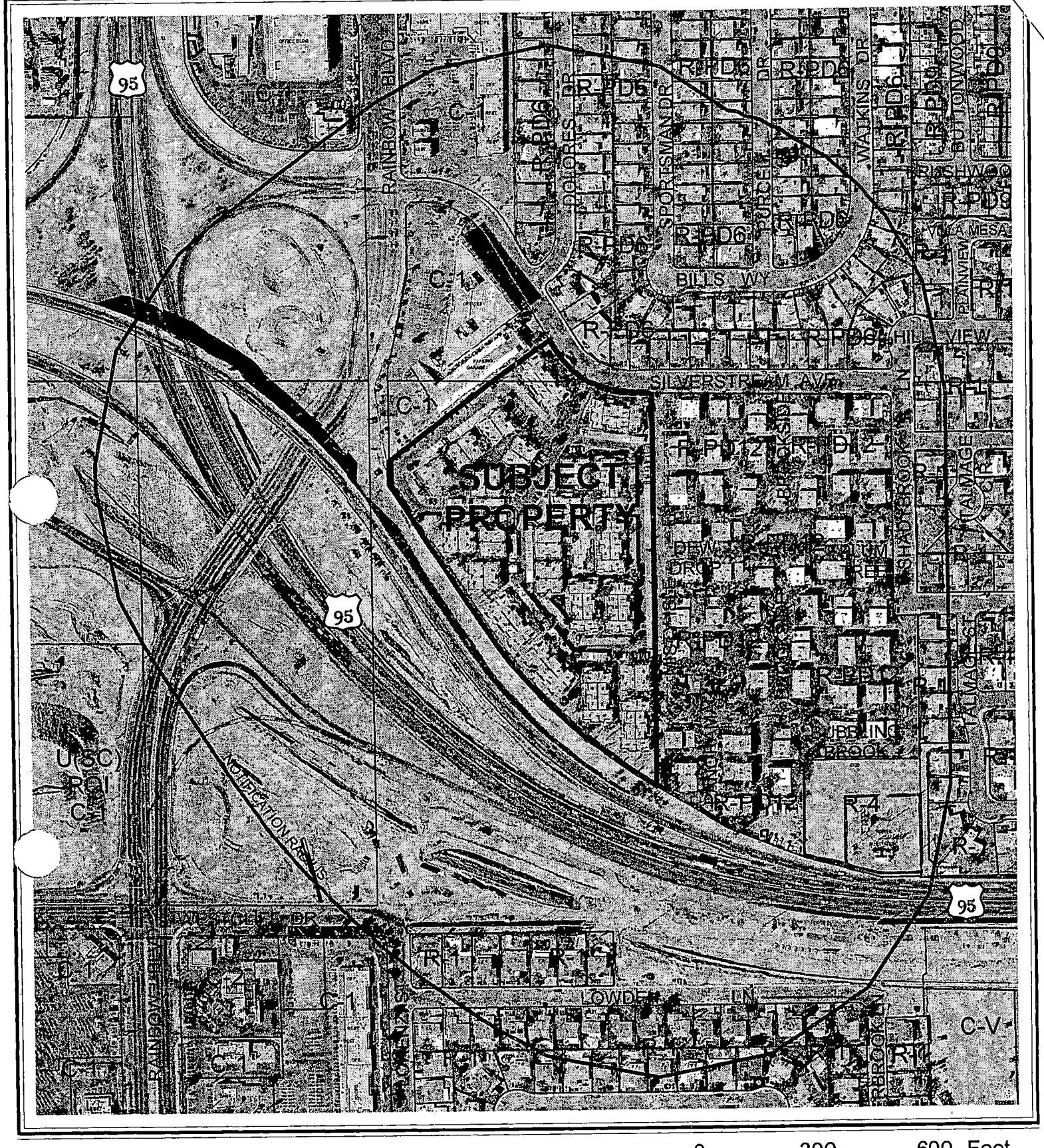
13. Site development to comply with all applicable conditions of approval for Z-9-85 and all other subsequent site-related actions.



CASE: **SDR-5314**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



0 300 600 Feet

CASE: **SDR-5314**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5314 - APPLICANT: STANLEY CONSULTANTS, INC - OWNER: SNIP ST CROIX, LP

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations date stamped September 21, 2004, and the original Site Development Plan Review (Z-0009-85) except as amended by these conditions.

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

5. A Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.

6. No turf shall be permitted in the non-recreational common areas, such as perimeter zones, foundation zones, medians, and parking lot corners. Landscaped zones between and around buildings shall be limited to a total of 30% turf.

7. Fully enclosed trash enclosures shall be constructed, using the same design theme and materials similar to those used in the main structures.

8. Parking areas adjacent to eight buildings shall be repainted to create eight new handicap parking spaces.

Public Works

9. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the recordation of a Final Map for this site.

SRS

10. The Final Map for this site shall not be approved until all required public sewer connection fees have been paid to the City of Las Vegas.

11. Meet with the Flood Control Section of the Department of Public Works prior to submittal of a Final Map for this site to determine if a drainage study update shall be required. Comply with the recommendations of the Flood Control Section.

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

13. Site development to comply with all applicable conditions of approval for Z-9-85 and all other subsequent site-related actions.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for the conversion of a 256-unit apartment project to a condominium development on 10.62 acres adjacent to the southwest corner of Silverstream Avenue and Misty Isle Lane.

B) Applicant's Justification

The letter states: "This conversion will provide an opportunity for first-time home buyers to purchase a starter home as well as the empty nester to downsize into a more manageable space. With the rapid growth and increase in property values in the Las Vegas valley, this project will provide a unique option in the market."

BACKGROUND INFORMATION

A) Previous Actions

11/20/63 The City Council approved a petition for Annexation of 40 acres of land, a portion of which includes this proposal (A-0028-63). The annexation became effective on 11/30/63.

03/20/85 The City Council approved a Rezoning of this property from C-1 (Limited Commercial) to R-3 (Limited Multiple Residence). The City Council also approved a Site Plan Review for a 256-unit apartment development (Z-0009-85). The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

09/08/04 Applicant was informed of the need to meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site, and that the changing of building department permits will be subject to fees. Applicant acknowledged these in the justification letter.

C) Neighborhood Meetings

A neighborhood meeting is not required of this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 10.62

B) Existing Land Use

Subject Property:	Apartments
North:	Office Building, Residences
South:	Rainbow Curve Interchange
East:	Attached Residences
West:	Rainbow Curve Interchange

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	SC (Service Commercial)
South:	ROW (Right-of Way)
East:	MLA (Medium Low Density Attached Residential)
West:	ROW (Right-of Way)

D) Existing Zoning

Subject Property:	R-3
North:	C-1 (Limited Commercial), R-PD6 (Residential Planned Development, six Dwelling Units/Acre)
South:	ROW (Right-of Way)
East:	R-PD12 (Residential Planned Development, 12 Dwellings/Acre)
West:	ROW (Right-of Way)

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with an M (Medium Density Residential) land use designation. This M category allows for Limited Multiple Residences (Apartments) and Residential Planned Developments that maintain an average overall density ranging from 13 to 25 dwelling units per acre, depending upon compatibility with adjacent uses. This complex has a density of 24.1 units per acre.

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

This proposal is not situated within any special plan area or district.

SRS

PROJECT DESCRIPTION

This is a conversion of an existing apartment complex into for-sale condominiums. The site plan depicts existing structures and facilities. No structural or facility improvements are proposed.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Sq. Feet	462,607 Sq. Feet	Yes
Min. Setbacks			
• Front	20 Feet	N/A	N/A
• Side	5 Feet	N/A	N/A
• Corner	5 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	2 Stories / 26' 8"	Yes
Trash Enclosure	Enclosed, with roof	Not indicated	Unknown

The proposal meets the development standards of Title 19.08. However, the design of the trash enclosures is unknown.

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060.A.b, Residential Adjacency Standards do not apply to the subject proposal, because this property will no longer serve as a multi-family residential development.

A3) Parking and Traffic Standards

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

Uses	Required			Provided	
	Ratio	Parking		Parking	
		Regular	Handicap	Regular	Handicap
Condominium	176 two- bedroom units @ 1.75 spaces/unit plus one guest space for every six units	308			
	80 one-bedroom units @ 1.25 spaces/unit plus one guest space for every six units	100			
	Total	408 spaces	9 spaces	406 spaces	1 spaces

This condominium development meets the parking standards of Title 19.10. for regular spaces. However, this proposal requires eight more handicap parking spaces. A Condition of Approval has been added to reflect this requirement.

A4) Landscape and Open Space Standards

The property is well-provided with mature (17 year-old) shrubs and trees; additional landscaping is not required. Therefore, the landscape and open space standards of the existing site shall remain in conformance with the original Site Development Plan Review Z-0009-85.

B) General Analysis and Discussion

- **Zoning**

The proposed conversion of apartments to condominiums is in conformance with the M (Medium Density Residential) zoning district.

- **Site Plan**

The site plan matches that of the originally approved Site Development Plan Review (Z-0009-85), depicting an orderly arrangement of 23 condominium buildings, an office/clubhouse building, and an outdoor pool. The subject site is accessed by one driveway from Silverstream Avenue, a 60 foot right-of way on the City's Master Plan of Streets and Highways. Parking is supplied throughout the site in covered and uncovered spaces.

A condition has been added requiring trash enclosures to meet the current standards. The condition calls for fully enclosed structures using the same design theme and materials similar to those used in the main buildings.

- **Waivers**

Waivers of parking standards are necessary for this proposal. The development falls 53 regular spaces and 8 handicap spaces short of the parking standards of Title 19.10.

- **Landscape Plan**

Mature landscaping is provided around all of the buildings and along the perimeter of the existing complex. However, extensive areas of the site are covered in turf. A Condition of Approval has been added that brings the turf area in line with the landscape standards of Title 19.12G: No turf shall be permitted in the non-recreational common areas, such as the, perimeter zones, foundation zones, medians, and parking lot corners. Landscaped zones between and around buildings shall be limited to a total of 30% turf.

- **Elevation**

Elevations depict stucco exteriors, which include patios, balconies, architectural elements above outdoor stairwells, and tile roofs. Typical perimeter and other walls are stucco and wrought iron, with decorative pillasters. These elevations are typical of condominium developments in the area.

- **Floor Plan**

Floor Plans depict one and two-bedroom residential units typical of condominium developments in the area.

FINDINGS

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

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

   The proposed development is compatible with adjacent and nearby development. The site is not physically changing; therefore, this action will have minimal impact on the community.

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 conversion of the existing apartments into condominiums is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly adopted City Plans, policies and Standards.

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

   The ingress/egress points on Silverstream Avenue provides adequate access to the site.

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

   The existing project has provided an appropriate appearance of the site from surrounding existing development and surrounding streets.

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 development is harmonious with existing development around the site

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

   The development will be subject to all codes, ordinances, and standards that will secure the health, safety, and general welfare of the public.

NOTICES MAILED 370

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5314 APN: 138-26-302-002
138-26-401-002

Name of Property Owner: SNIP St. Croix Limited Partnership

Name of Applicant: SNIP St. Croix Limited Partnership
By: Stanley Consultants

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: (See attached Signature Block)

Print Name: (See attached signature block)

Subscribed and sworn before me

This 10 day of SEPTEMBER, 2004

Charlet L Bertsch

Notary Public in and for said County and State

CHARLET L. BERTSCH
Commission # 1474332
Notary Public - California
San Diego County
My Comm. Expires Apr 1, 2008

SNIP St. Croix Limited Partnership,
a Nevada limited Partnership

By: Southern Nevada Income Properties,
a California limited partnership,
its General Partner

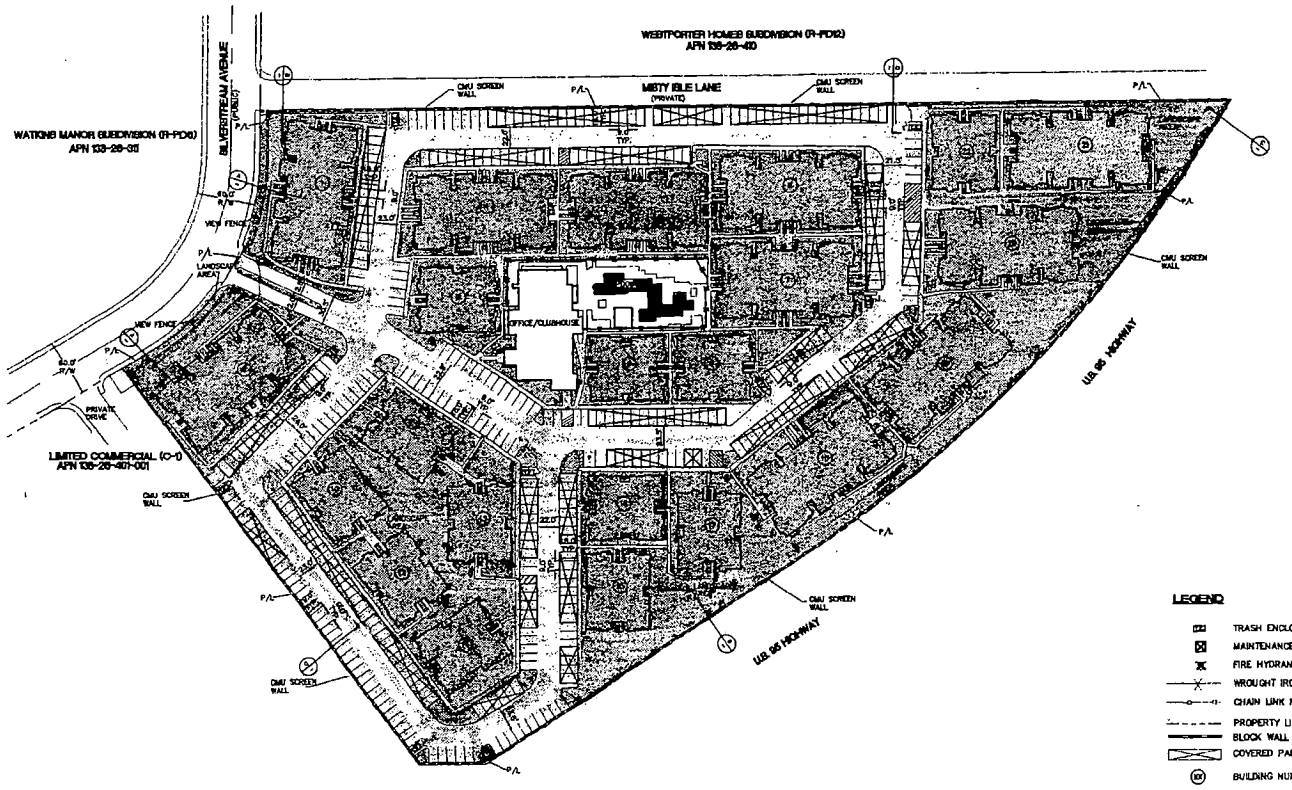
By: ConAm Partners 88D,
a California limited partnership,
its General Partner

By: Continental American Properties, Ltd.,
a California limited partnership,
its General Partner

By: DJE Financial Corp.,
a California corporation,
its General Partner

By: _____ 9/10/04
Ralph W. Tilley

Its: Vice President



NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft

NOTE:

THIS SITE PLAN DEPICTS EXISTING STRUCTURES AND FACILITIES. THE PURPOSE OF THE PLAN IS TO CONVERT THE APARTMENTS TO CONDOMINIUMS THROUGH MAPPING ONLY. NO STRUCTURAL OR FACILITY IMPROVEMENTS ARE PROPOSED.

OWNER INFORMATION

S N I P ST CROIX L P
3990 RUFFIN ROAD, SUITE 100
SAN DIEGO, CA 92123
(858) 614-7349 PHONE
(858) 614-0115 FAX

PROPERTY MANAGEMENT

CONAM
3990 RUFFIN ROAD, SUITE 100
SAN DIEGO, CA 92123
(858) 614-7349 PHONE
(858) 614-0115 FAX

SITE INFORMATION

APN:	138-26-302-002 138-26-401-002
AREA:	10.62 ACRE
USE:	MULTI FAMILY RESIDENTIAL
ZONING:	R-3
BUILDING HEIGHT:	26'-8"
NUMBER OF UNITS:	256
NUMBER OF BUILDINGS:	22 + LEASING OFFICE/CLUBHOUSE
DENSITY:	24.1 UNITS/ACRE

PARKING INFORMATION

PARKING PROVIDED (8'X19'):	405 SPACES
COVERED PARKING PROVIDED:	256 SPACES
ADA PARKING PROVIDED:	1 SPACES
TOTAL:	408 SPACES

LEGEND

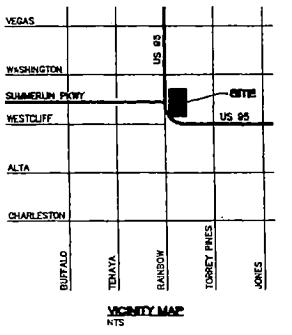
- TRASH ENCLOSURE
- MAINTENANCE STORAGE BUILDING
- FIRE HYDRANT
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- PROPERTY LINE (P/L)
- BLOCK WALL
- COVERED PARKING
- (XX) BUILDING NUMBER FOR REFERENCE ONLY
- NO PARKING AREA

LEGAL DESCRIPTION

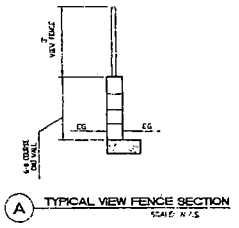
BEING A PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 26; THENCE NORTH 88°57'15" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 265.27 FEET TO THE POINT OF BEGINNING;

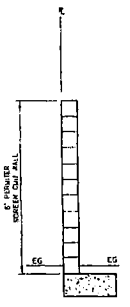
THENCE NORTH 53°35'30" EAST, DEPARTING SAID NORTH LINE, 178.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SILVERSTREAM AVENUE (50.00 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 31°06'30" EAST, 36.47 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 57°50'56"; (2) SOUTHEASTERLY ALONG SAID CURVE, 232.22 FEET; (3) NORTH 88°57'14" WEST, 28.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°49'18"; THENCE SOUTHEASTERLY ALONG SAID CURVE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY OF SILVERSTREAM AVENUE, 39.76 FEET, TO A POINT ON THE WESTERLY BOUNDARY LINE OF WESTPORTER HOMES SUBDIVISION, AS SHOWN ON FILE IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AS BOOK 14, PAGE 81 OF PLATS; THENCE SOUTH 00°08'00" EAST, ALONG SAID WESTERLY BOUNDARY LINE, 975.06 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. 95 AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH A RADIAL LINE BEARS NORTH 30°20'22" EAST, HAVING A RADIUS OF 1,375.00 FEET AND A CENTRAL ANGLE OF 27°01'35", THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES; (1) NORTHWESTERLY ALONG SAID CURVE, 648.52 FEET; (2) NORTH 32°29'08" WEST, 383.48 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 00°10'02" WEST, ALONG SAID WESTERLY LINE, 68.10 FEET; THENCE NORTH 53°35'30" EAST, DEPARTING SAID WESTERLY LINE, 328.82 FEET TO THE POINT OF BEGINNING.



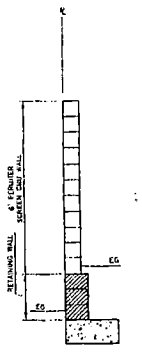
VICINITY MAP
NTS



A TYPICAL VIEW FENCE SECTION
SCALE: N.T.S.



B TYPICAL PERIMETER WALL SECTION
SCALE: N.T.S.



C TYPICAL PERIMETER WALL SECTION
SCALE: N.T.S.

SDR-5314
11-04-04 PC

SEPTEMBER 16, 2004

PROFESSIONAL ENGINEER - STATE OF NEVADA
GREGORY M. STRUBE
Exp: 6/30/06
CIVIL
No. 010382

SCALE (H) 1"=60'
SCALE (V) NONE
DRAWN BY CJD
CHECKED BY GMS
DATE - 9-16-04

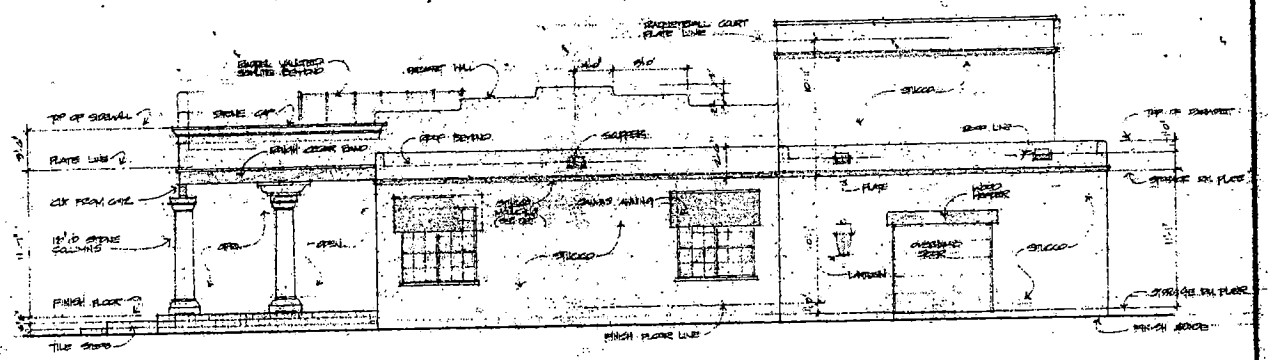
Stanley Consultants INC.
5820 S. Eastern Avenue, Suite 200
Las Vegas, Nevada 89119
(702) 361-9356 Fax (702) 361-3193
www.stanleygroup.com

ST. CROIX APARTMENTS
(CONVERSION TO CONDOMINIUMS)
SITE PLAN
CITY OF LAS VEGAS NEVADA

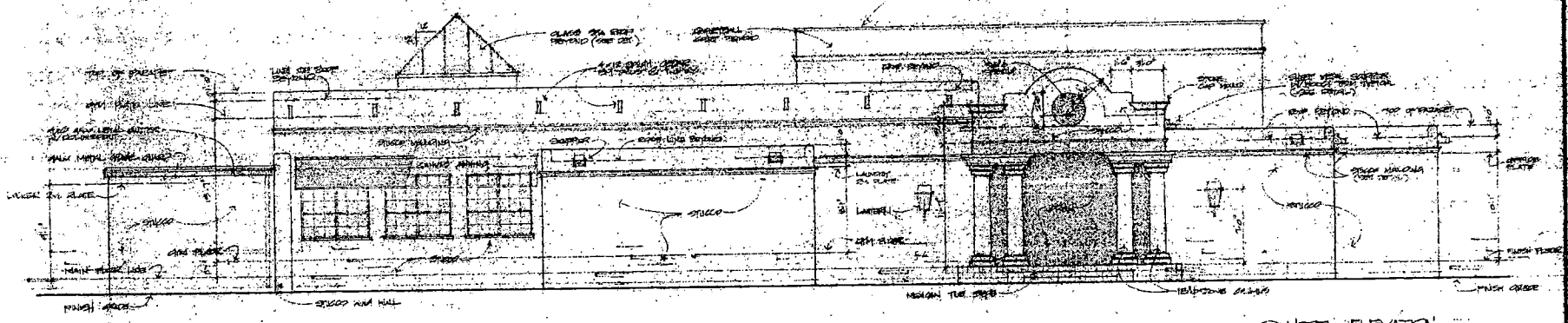
SCI PROJECT#
17432.01.00

1 OF 1 SHEETS

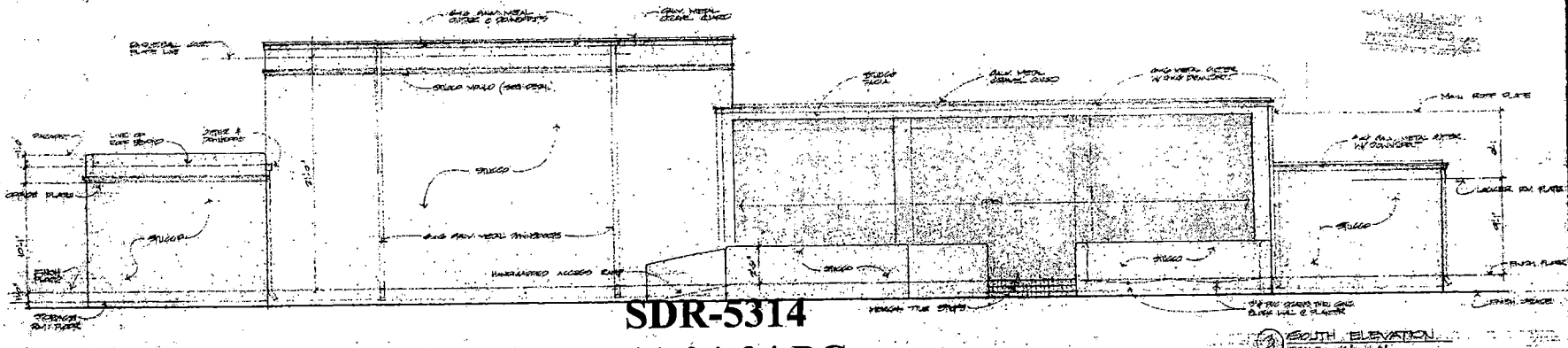
REVISED



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

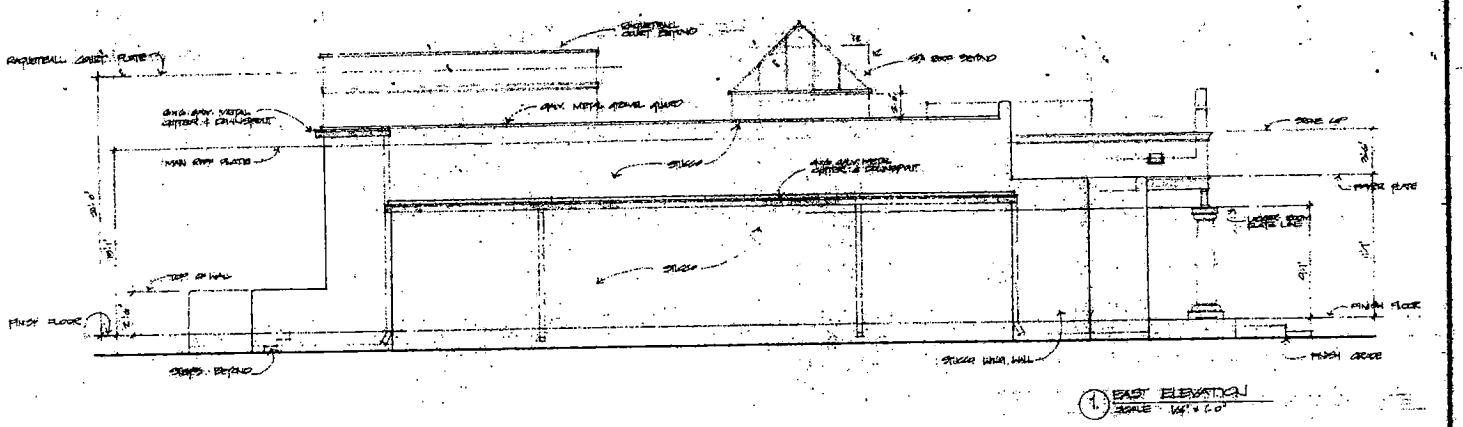


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

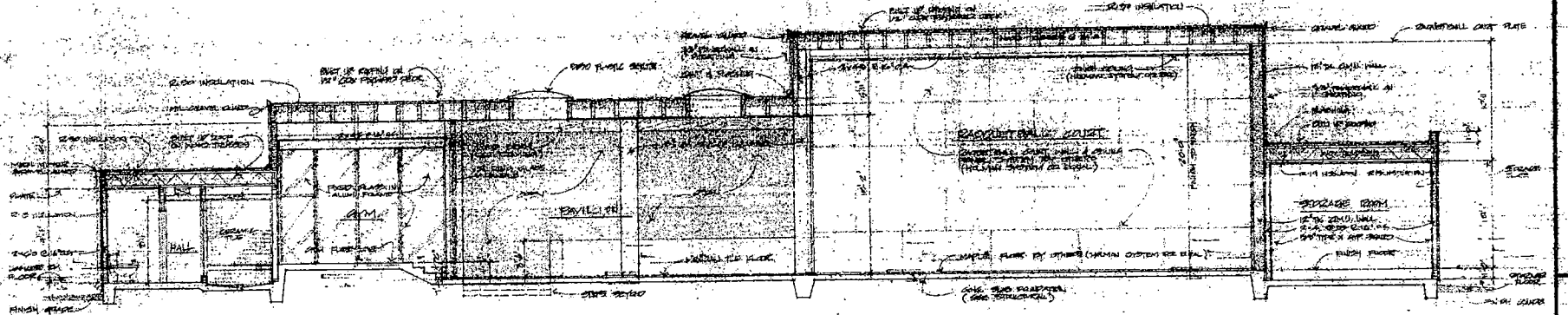
SDR-5314
11-04-04 PC

TAUB & ASSOCIATES
ARCHITECTS · PLANNERS
HOUSTON, TEXAS

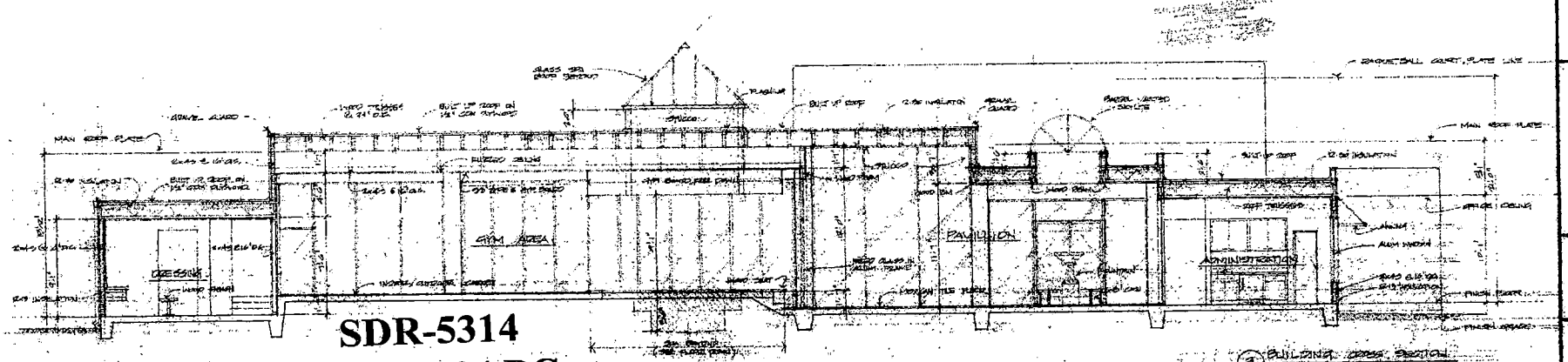
SHEET
A03



1. EAST ELEVATION
SCALE: 1/4" = 1'-0"



2. BUILDING CROSS SECTION
SCALE: 1/8" = 1'-0"



3. BUILDING CROSS SECTION
SCALE: 1/8" = 1'-0"

SDR-5314
11-04-04 PC

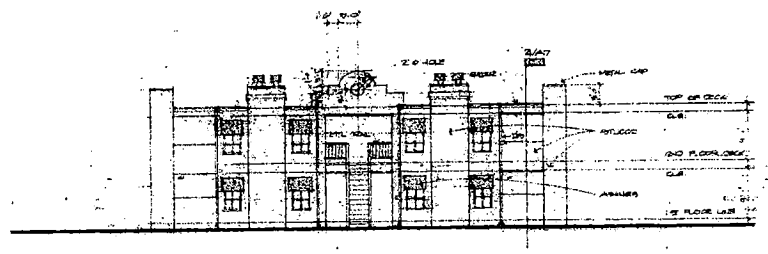
REVISED

TAUB & ASSOCIATES
ARCHITECTS · PLANNERS
HOUSTON, TEXAS

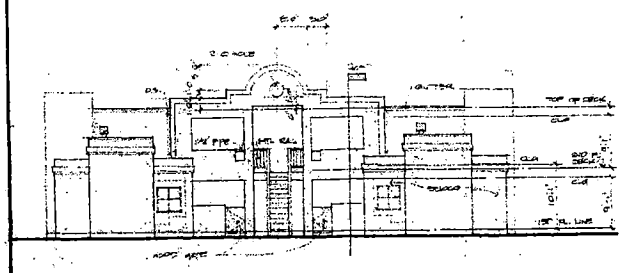
SHEET
A04

SDR-5314
11-04-04 PC

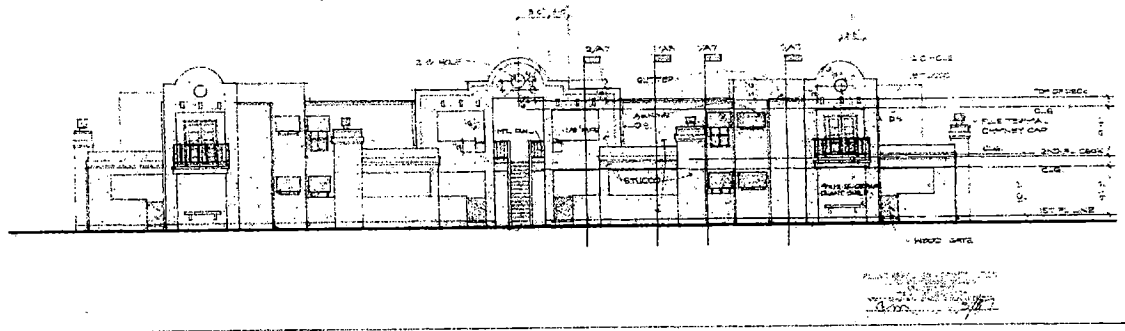
END ELEVATION - BLDGS. - 3,8,9,10,11, 2,3,4,5,6,7,22



FRONT ELEVATION - BLDGS - 3,8,9,10, 2,3,4,5,6,7,22



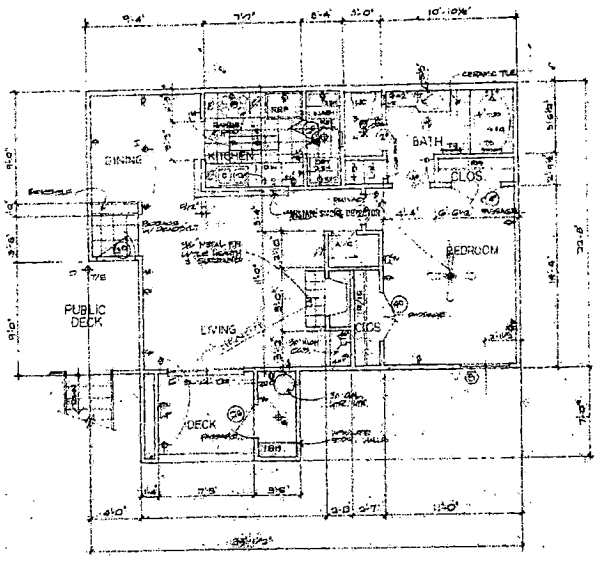
END ELEVATION - BLDG. NO. 1,2,4,5,6,7,8,9,20,21



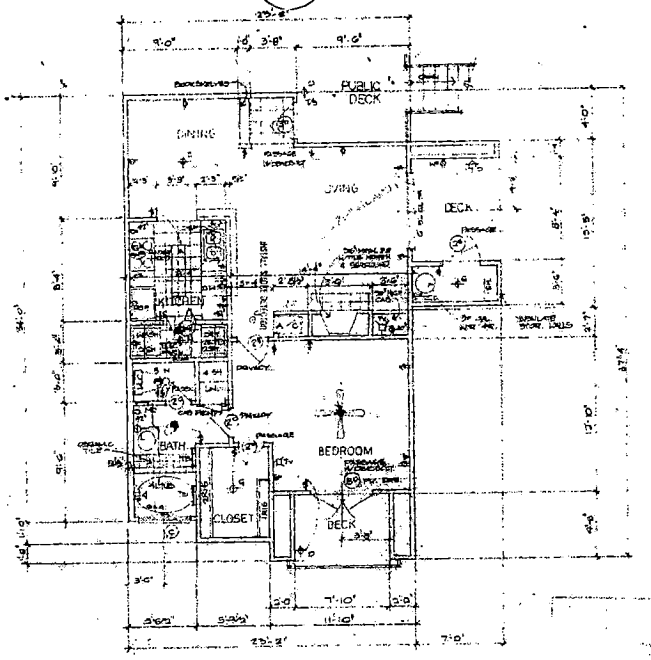
FRONT ELEVATION - BLDG. NO. - 1,2,4,5,6,7,8,9,20,21

TAUB & ASSOCIATES
ARCHITECTS - PLANNERS
HOUSTON, TEXAS

SHEET
A4



FLOOR PLAN - "B" UNIT 742 SQ.FT. — 1/4"-1'-0" (3)



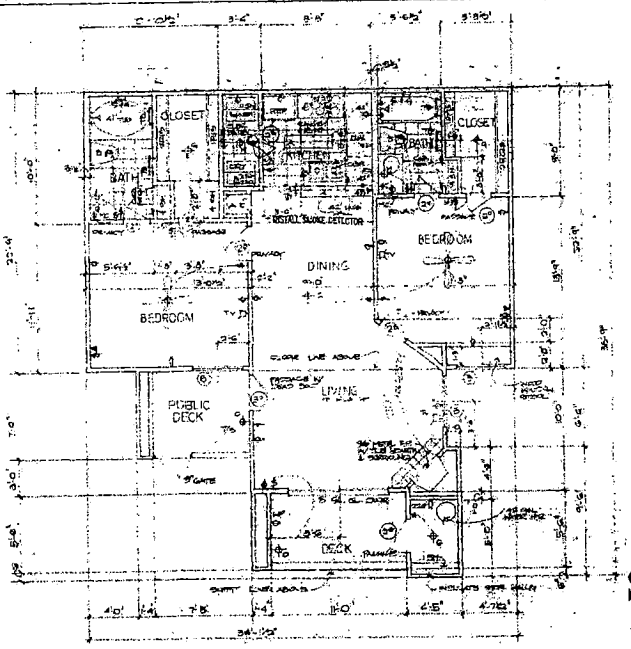
FLOOR PLAN - "A" UNIT 730 SQ.FT. — 1/4"-1'-0" (4)

NO ELECTRICAL PERMIT WILL BE ISSUED UNTIL LOAD CALCS. PANEL SCHEDULES AND DRAWINGS ARE SUBMITTED

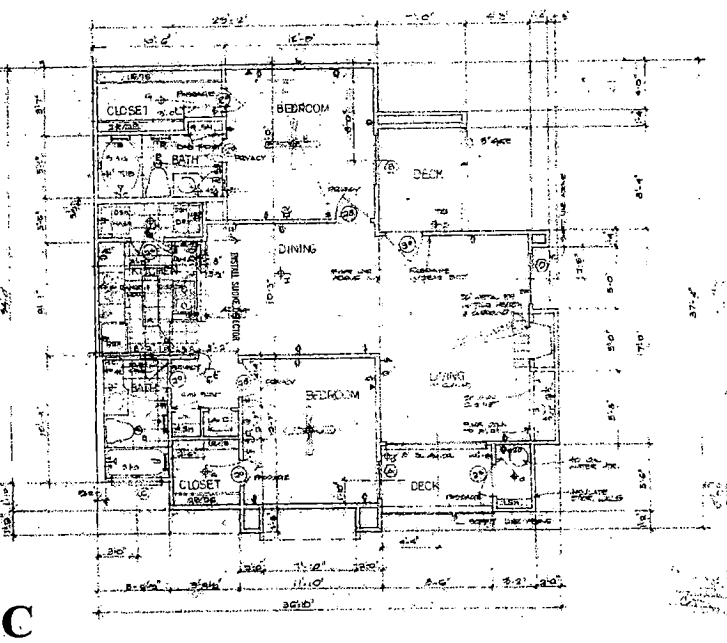
ALL CONVENIENCE OUTLETS SHALL BE PROVIDED NO MORE THAN 6 FEET (1829 MM) FROM ANY POINT ALONG THE FLOOR LINE INCLUDING WALL SPACE 2 FEET (610 MM) OR MORE IN WIDTH (IN THIS AND DINING COUNTER TOPS WIDER THAN 12 INCHES (305 MM) SHALL BE PROVIDED WITH A RECEPTACLE OUTLET SHALL BE AN OUTLET ADJACENT TO EACH BATH ROOM SINK.

ALL CONVENIENCE OUTLETS WITHIN 6' (1829 MM) OF KITCHEN SINKS, IN BATHROOMS, IN GARAGES, & WITHIN 6'6" (1981 MM) OF GRADE LEVEL ACCESS SHALL BE GFCI PROTECTED.

PLANS APPROVED - ELECTRICAL
ELECTRICAL DEPT. CITY OF LAS VEGAS



FLOOR PLAN - "D" UNIT 924 SQ.FT. — 1/4"-1'-0" (2)



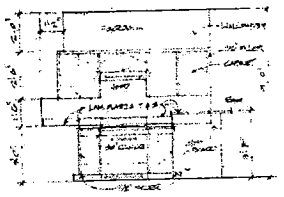
FLOOR PLAN - "C" UNIT 924 SQ.FT. — 1/4"-1'-0" (1)

SDR-5314
11-04-04 PC

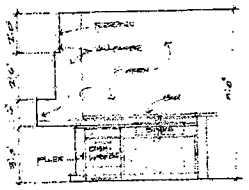
TAUB & ASSOCIATES
ARCHITECTS - PLANNERS
HOUSTON, TEXAS

SHEET
A2

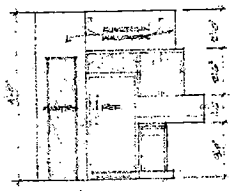
UNIT 'E'



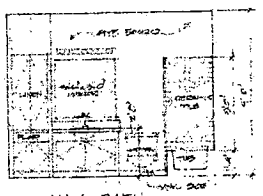
KITCHEN



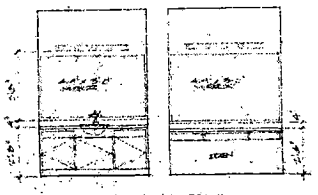
KITCHEN



KITCHEN

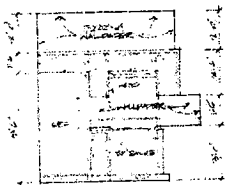


HALL BATH

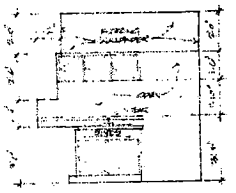


MASTER DRESSING

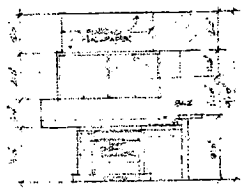
UNIT 'D'



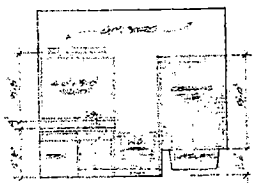
KITCHEN



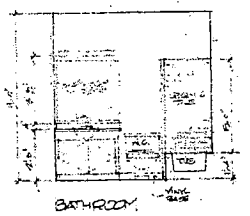
KITCHEN



KITCHEN

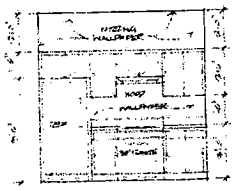


MASTER BATH

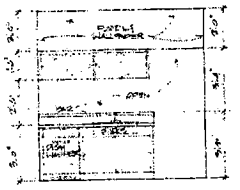


BATHROOM

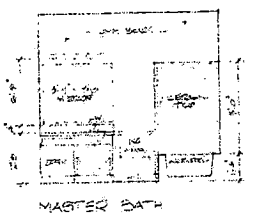
UNIT 'C'



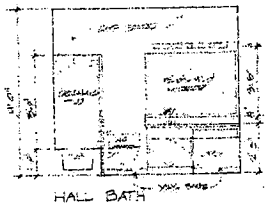
KITCHEN



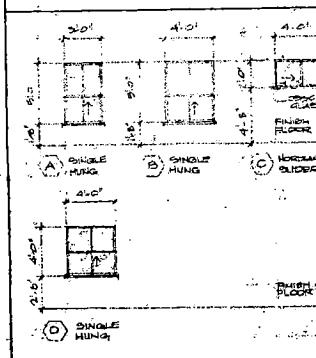
KITCHEN



MASTER BATH

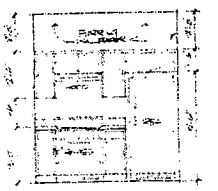


HALL BATH

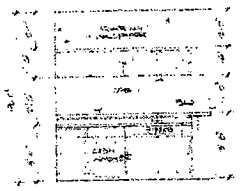


WINDOW SCHEDULE

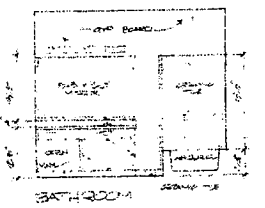
UNIT 'B'



KITCHEN



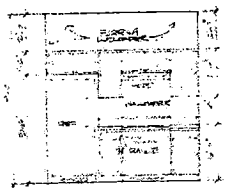
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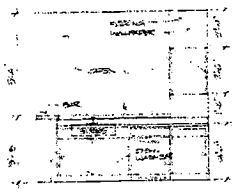
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UNIT 'A'

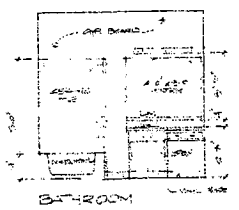
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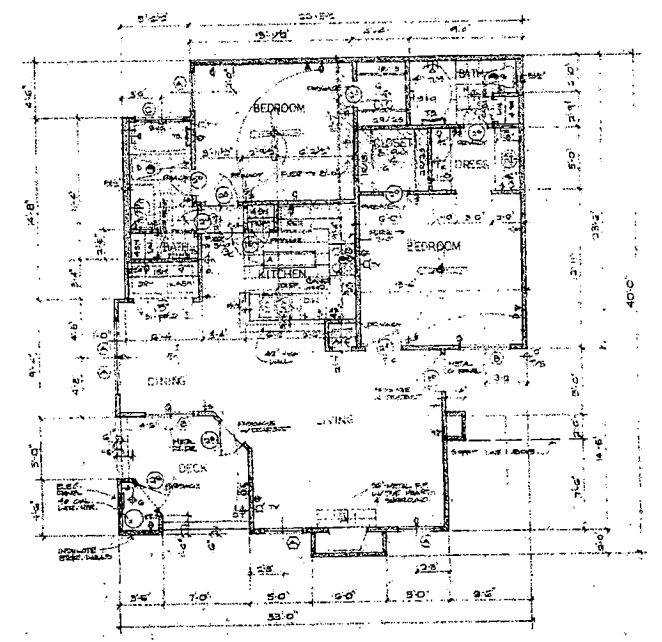
KITCHEN



KITCHEN



BATHROOM



FLOOR PLAN - 'E' UNIT 1082 SQ.FT.

REVISED 17 MARCH 04

TAUB & ASSOCIATES
ARCHITECTS - PLANNERS
HOUSTON, TEXAS

SHEET
A3

SDR-5314
11-04-04 PC



SDR-5314 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: STANLEY CONSULTANTS, INC -
OWNER: SNIP ST CROIX, LP
6661 SILVERSTREAM AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



SDR-5314 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: STANLEY CONSULTANTS, INC -
OWNER: SNIP ST CROIX, LP
6661 SILVERSTREAM AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:
VAC-5265 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - Petition to Vacate a portion of Moccasin Road east of Durango Drive, Ward 6 (Mack).

SET DATE: 11/17/04 C.C. 12/01/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-5290] and Item 19 [VAC-5265] to 11/18/2004 Planning Commission meeting, Item 28 [GPA-5102], Item 29 [VAR-5113], Item 30 [ZON-5106], Item 31 [VAR-5110], Item 32 [WVR-5294], Item 33 [SDR-5108] and Item 59 [VAR-5227] to 12/02/2004 Planning Commission meeting, Item 38 [VAR-5099], Item 39 [ZON-5092], Item 40 [VAR-5300], Item 41 [WVR-5299], Item 42 [SDR-5098], Item 43 [SUP-5096] and Item 44 [SDR-5093] to 1/13/2005 Planning Commission meeting, to TABLE Item 25 [MSP-4622], Item 26 [SUP-5112] and Item 27 [SDR-5116] and to accept the request to WITHDRAW WITHOUT PREJUDICE Item 61 [VAR-5298] – UNANIMOUS with McSWAIN abstaining on Item 19 [VAC-5265] because her company is bidding on work with DR Horton and on Item 4 [TMP-5290] and Item 61 [VAR-5298] because her company is under contract with each of the applicants (see Note below)

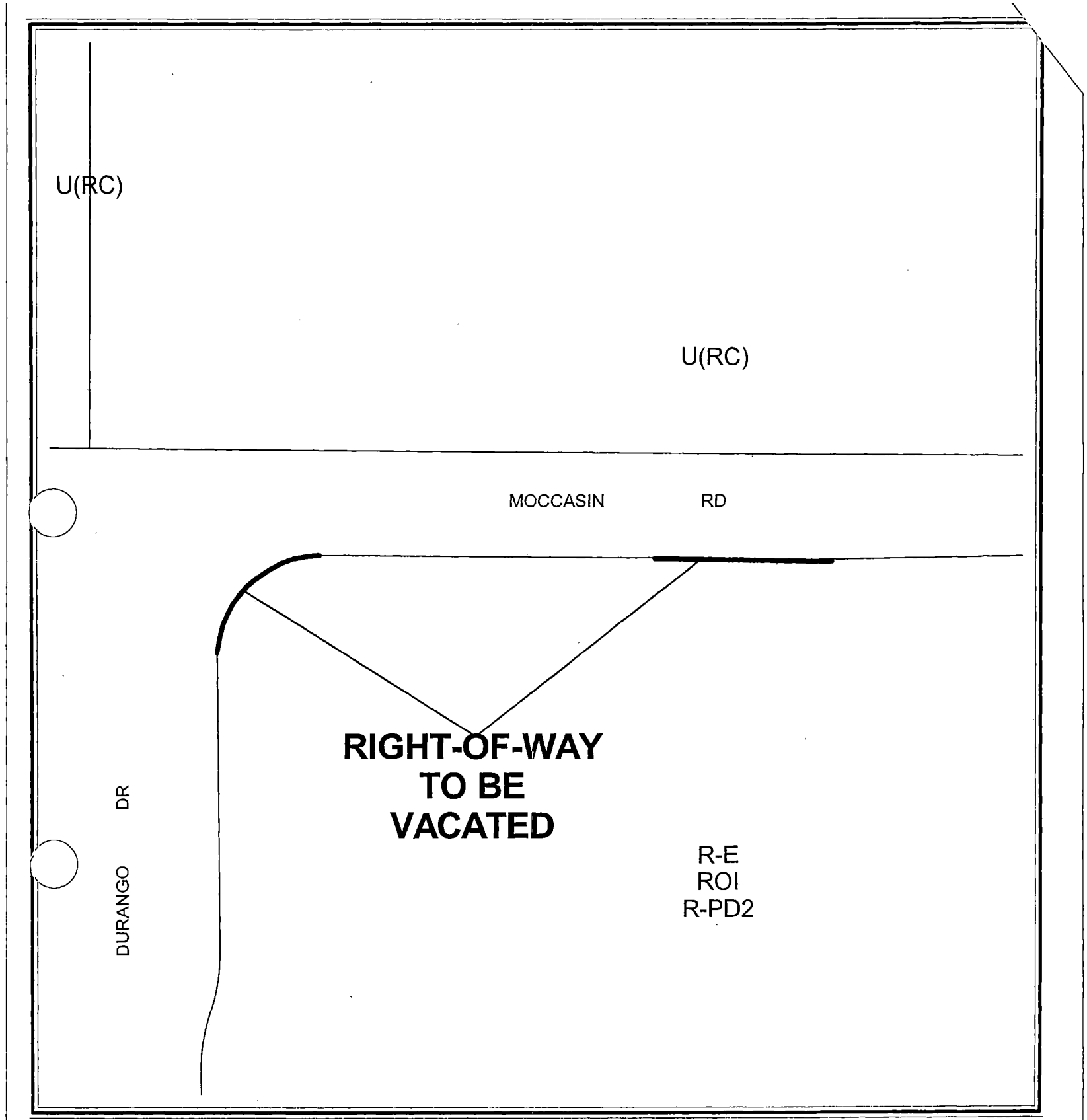
NOTE: CHAIRMAN TRUESDELL disclosed that he does own property in the downtown area; however, it is not located within the notification area for Item 26 [SUP-5112] and Item 27 [SDR-5116] so he would be comfortable voting on both items.

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 19 – VAC-5295

MOTION – Continued:
NOTE: COMMISSIONER McSWAIN indicated she would abstain on Item 4 [TMP-5290] because her company is currently under contract with the KB Home and Item 61 [VAR-5298] because her company is currently under contract with the Molaskys.

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests.

(6:07 – 6:12)



CASE: VAC-5265

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5265 - APPLICANT/OWNER: DR HORTON, INC

** CONDITIONS **

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

Planning and Development

1. This Petition of Vacation shall retain a public drainage easement to be privately maintained by the Homeowner's Association over the area requested for 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. All development shall conform to the Conditions of Approval for Rezoning Z-0001-99, Review of Conditions ROC-3053, Site Development Plan Review SDR-1395, and Tentative Maps TMP-3524, TMP-3525, and TMP-3526.

4. 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.

5. All development shall be in conformance with code requirements and design standards of all City departments.

6. 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.

7. 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 290 Square Feet of right-of-way in Moccasin Road east of Durango Drive.

B) Applicant's Justification

This Vacation is required in order to develop a single family residential subdivision. This is due to a minor realignment of Moccasin Road to ensure proper distance from existing Nevada Power transmission lines to the south.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64	The City Council approved a petition to Annex 10,136 acres of land, a portion of which includes the subject property (A-0003-64).
06/07/00	The City Council approved a request for a Rezoning on property located on the north side of Log Cabin Way, west of Cimarron Road, from: R-E (Residence Estates), to: R-PD2 (Residential Planned Development - 2 Units Per Acre), for proposed 549 Single Family Dwellings (Z-0041-98). The Planning Commission and staff recommended approval.
09/19/03	The City Council approved a request for a Site Development Plan Review for a proposed 565-lot single family residential development on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road (SDR-1395). The Planning Commission recommended approval.
12/03/03	The City Council approved a request for a Review of Condition No. 22 of an approved Rezoning to allow access for the development from O'Hare Road and Durango Drive north to the south edge of the site (Z-0001-99 and ROC-3053). Planning Commission and staff recommended approval.
01/22/04	The Planning Commission approved a request for a Tentative Map for three single family residential subdivisions: 73 lots on 48.6 acres, 103 lots on 32.2 acres, and 110 lots on 45.8 acres adjacent to the southeast corner of Durango Drive and Moccasin Road. (TMP-3524, TMP-3525, and TMP-3526). Staff recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation request proposes to vacate 290 Square Feet of right-of-way in Moccasin Road east of Durango Drive to a minor realignment of Moccasin Road to ensure proper distance from existing Nevada Power transmission lines to the south. The site is generally located at the southeast corner of Durango Drive and Moccasin Road, being a portion of the West Half (W1/2) of the Northwest Quarter (NW¼) of Section 4, Township 19 South, Range 60 East, M.D.M & M.

ANALYSIS

A) Planning discussion

This request is appropriate, as the subject rights-of-way will not result in reduced access or traffic handling capability for the area.

B) Public Works discussion

This vacation application proposes to vacate two narrow rights-of-way adjacent to Moccasin Road. There are existing power poles along Moccasin Road that have been located where future sidewalk would be installed. The design for Moccasin Road was done with the Log Cabin Ranch subdivision and Traffic Engineering had allowed the median within Moccasin Road to be narrowed by approximately 2-feet at the two power pole locations in order for the design to provide the appropriate width of sidewalk in front of the power poles to comply with ADA (American Disabilities Act) requirements without affecting the travel lane widths. Doing so has resulted with two small slivers of right-of-way behind the location of the future sidewalk and this is the area requested for vacation. Public Works would expect the Department of Planning to comment on landscape requirements for the vacated area.

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Neither, it is to vacate a portion of a public right-of-way that will not be needed.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is to vacate only a portion of right-of-way behind the proposed sidewalk location.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate portions of roadways that currently will conflict with existing power transmission poles.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Log Cabin Ranch Unit 1 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 1

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5265 APN: 125-04-001-009

Name of Property Owner: DR Horton, Inc.

Name of Applicant: DR Horton, Inc.

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Brad Boe

Subscribed and sworn before me

This 13th day of September, 2004

_____

Notary Public in and for said County and State

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:

SDR-5297 - SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC HEARING - APPLICANT/OWNER: CONQUISTADOR PLAZA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 12,250 SQUARE FOOT SINGLE-STORY OFFICE BUILDING on 1.23 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way (APN a portion of 138-07-411-011), PD (Planned Development) Zone [Neighborhood Commercial Lone Mountain Special Land Use Designation], Ward 4 (Brown).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297] – UNANIMOUS with McSWAIN abstaining on Item 16 [SDR-5309] because her company is currently working for KB Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any

MINUTES – Continued:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff would request that Item 13 [SUP-5291] be pulled from One Motion One Vote agenda so the applicant can comment and/or accept some new conditions. Also, staff received a written protest for Item 18 [SDR-5314] and staff suggested that item be removed from One Motion One Vote as well.

Regarding Item 16 [SDR-5309], MR. CLAPSADDLE indicated the applicant did sign a letter agreeing to the conditions; however, the applicant then asked to have two minor amendment changes. The applicant asked that Condition 4 be amended so that the distance between the buildings changes from 20 feet to 15 feet and also, to change Condition 10 to read that the applicant may bond for half-street improvements instead of a requirement to construct the half-street improvements. Staff is comfortable with these minor changes and has no problem with the item proceeding as One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-5276], Item 14 [MSP-5311], Item 15 [SDR-5283], Item 16 [SDR-5309], Item 17 [SDR-5310] and Item 20 [SDR-5297].

(6:15 – 6:20)

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 09/21/04, except as amended by conditions herein.

CONDITIONS – Continued:

3. All development shall be in conformance to the Conditions of Approval for Rezoning Z-95-98, MSP-2019 and the Conquistador Plaza commercial subdivision.

4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the entire property, calling out the property lines. At least two trees shall be indicated along the east property line on Metro Academy Way, and at least nine trees in the parking areas, including parking fingers.

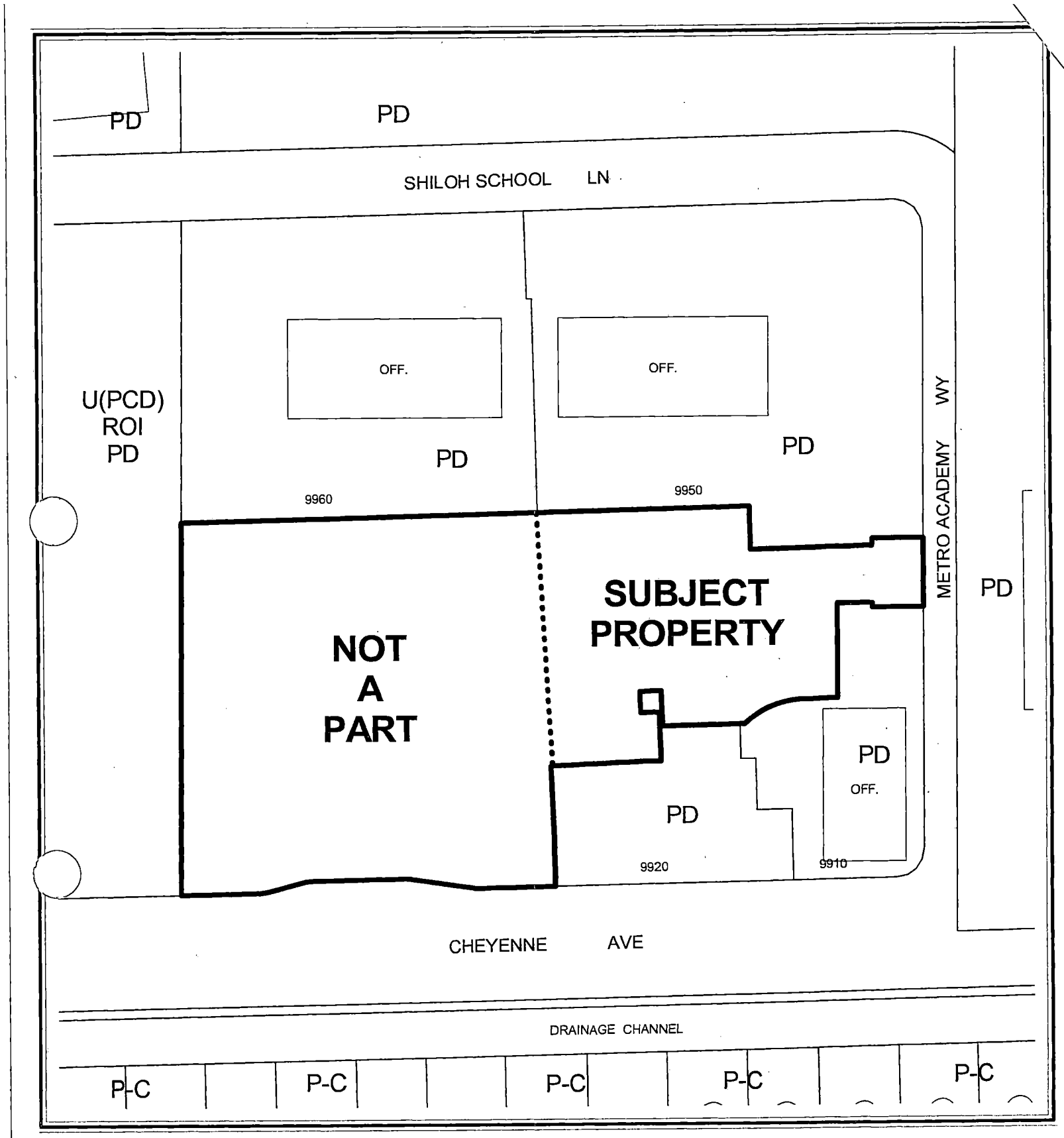
Public Works

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

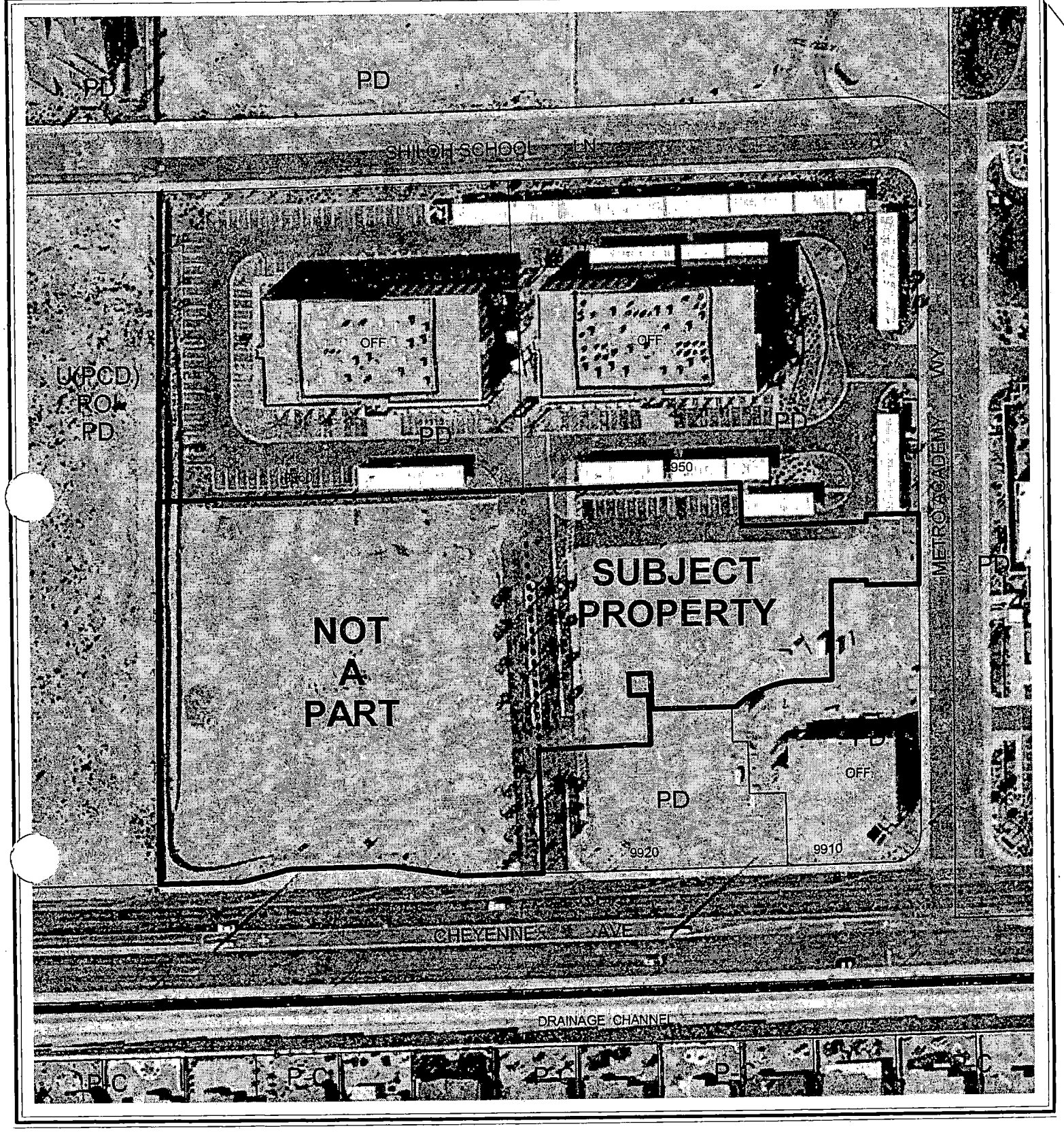
7. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-95-98, the Conquistador Plaza commercial subdivision and all other applicable site-related actions.

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



CASE: SDR-5297

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: SDR-5297

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5297 - APPLICANT/OWNER: CONQUISTADOR PLAZA, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 09/21/04, except as amended by conditions herein.

3. All development shall be in conformance to the Conditions of Approval for Rezoning Z-95-98, MSP-2019 and the Conquistador Plaza commercial subdivision.

4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the entire property, calling out the property lines. At least two trees shall be indicated along the east property line on Metro Academy Way, and at least nine trees in the parking areas, including parking fingers.

Public Works

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

7. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-95-98, the Conquistador Plaza commercial subdivision and all other applicable site-related actions.

SRS

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 12,250 square foot commercial development on 1.23 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way

B) Applicant's Justification

Two buildings in the Conquistador Plaza Phase I portion of the overall project have been completed and are currently occupied. Two additional lots are under construction. The last portion of the property incorporates the remaining land in the commercial subdivision, and is now under design for construction.

BACKGROUND INFORMATION

A) Previous Actions

03/08/99 The City Council approved a Rezoning to PD (Planned Development) on this site as part of a larger request (Z-95-98). The Planning Commission and staff recommended approval.

09/19/01 The City Council approved a Site Development Plan Review for a proposed 65,700 square-foot office complex on a portion of the overall site [Z-0095-98(5)]. The Planning Commission and staff recommended approval.

06/12/03 The Planning Commission approved a Site Development Plan Review (SDR-2294) and a reduction in the amount of required perimeter landscaping for a 7,032 square-foot single-story office building on a portion of the overall site. The Planning and Development Department recommended approval.

08/20/03 The City Council approved a Master Sign Plan for the overall Conquistador Plaza development (MSP-2019). The Planning Commission and staff recommended approval.

09/17/03 The City Council approved a Site Development Plan Review for a 6,000 square foot dental office on a portion of the overall site (SDR-2477). The Planning Commission and staff recommended approval.

SRS

07/22/04 The Planning Commission approved a request for a Site Development Plan Review for a 22,231 square foot office building on 3.57 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way (SDR-4598). The Planning and Development Department recommended approval.

B) Pre-Application Meeting

09/09/04 The Department of Public Works informed applicant that an updated drainage study will be needed. Other basic elements of the SDR application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required of this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area
Net Acres: 1.23

B) Subject Property: Undeveloped
North: Office Building
South: Single Family Residences
East: Las Vegas Metropolitan Police Department Facility
West: Undeveloped

C) Planned Land Use
Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: ML (Medium Density Residential)
East: PCD (Planned Community Development)
West: PCD (Planned Community Development)

D) Existing Zoning
Subject Property: PD (Planned Development) & [NC (Neighborhood Commercial) Lone Mountain Special Land Use Designation].
North: PD (Planned Development)
South: P-C (Planned Community)
East: PD (Planned Development)
West: PD (Planned Development)

SRS

E) General Plan Compliance

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Sector Plan Map of the General Plan. The existing PD (Planned Development) Zoning District is in conformance with PCD (Planned Community Development) General Plan designation.

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

This building is located within the Lone Mountain Master Plan area and is designated as NC (Neighborhood Commercial). The proposed office building is allowed in this land use designation.

PROJECT DESCRIPTION

The submitted plans depict a single 12,250 square foot office building located at the southeast corner of the Conquistador Plaza development. Access is provided via a shared driveway from Cheyenne Avenue with parking located to the north, east and west of the proposed building. Landscaping is provided along Cheyenne Avenue, the east property line and throughout the parking area. The building elevations depict concrete masonry block, painted stucco, painted siding, black granite tile and metal awing exteriors materials.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Max. Lot Coverage	30 % (Overall)	24.9 % (Overall)	Y
Max. Building Height	None	1 Story / 17 Feet	Y
Trash Enclosure	Enclosed and roofed	Enclosed and roofed	Y
Mech. Equipment	Screened	Shown screened	Y

There are no minimum requirements with regards to setbacks and building heights in the Lone Mountain Master Plan. All other commercial development standards apply to this site.

A2) Residential Adjacency Standards

The nearest residential property line is 280 feet away, on the opposite side of Cheyenne Avenue, a 100 foot Primary Arterial. The proposed structure has an overall height of 17 feet. A 51-foot setback is required to meet the 3 to 1 slope required by the standards. This proposal exceeds residential adjacency standards.

A3) Parking and Traffic Standards

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office, other than listed	12,250 SF.	1 Space / 300 Square Feet GFA	41	2	49	2

The proposed office building requires a total of 41 parking spaces, 2 of which must be handicap accessible. This development meets the minimum parking requirements.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Tree/6 Spaces	9 Trees	Not Indicated
Buffer: • Min. Trees	1 Tree/30 Linear Feet Along East Property Line	2 Trees	Not Indicated
• Min. Zone Width	8 Feet Along East Property Line		15 Feet

The submitted landscape plan provides insufficient information regarding landscaping in the parking area and trees along the property line along Metro Academy Way. Conditions of Approval have been added to ensure this proposal meets the minimum requirements of the Code.

A5) Sign Standards

A Master Sign Plan was approved by City Council for the overall development. A condition has been added requiring this development to conform to the approved Master Sign Plan MSP-2019.

SRS

B) General Analysis and Discussion

- Zoning

This site is located within the Lone Mountain Master Plan area and is designated as NC (Neighborhood Commercial). The proposed office building is allowed in this land use designation.

- Site Plan

The proposed development meets the minimum code requirements and proposes a use that can be conducted in a manner that is harmonious and compatible with the surrounding land uses.

- Landscape Plan

With adherence to Conditions of Approval regarding landscaping requirements, the proposed landscape plan meets the minimum requirements of the code.

- Elevation

The proposed elevations are appropriate for the proposed use and are compatible with other buildings in the existing commercial center.

- Floor Plan

The submitted floor plans depict a layout that meets the requirements for the proposed office uses.

FINDINGS

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

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

   The proposed development meets the minimum code requirements and proposes uses that can be conducted in a manner that is harmonious and compatible with the surrounding land uses.

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

The proposed office building project is in conformance with the standards set forth in Title 19 for commercial developments.

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

   Access is provided via a drive from Cheyenne Avenue, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed uses.

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

   The proposed elevations and landscape materials are appropriate for the proposed development.

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

   The proposed elevations are appropriate for the proposed use and present a building that will be compatible with the surrounding development.

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

   The proposed office building will be subject to City inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5297 APN: 138-07-411-011

Name of Property Owner: Conquistador Plaza, LLC

Name of Applicant: Conquistador Plaza, 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 __xx__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: MARK A. SCHNIPPER

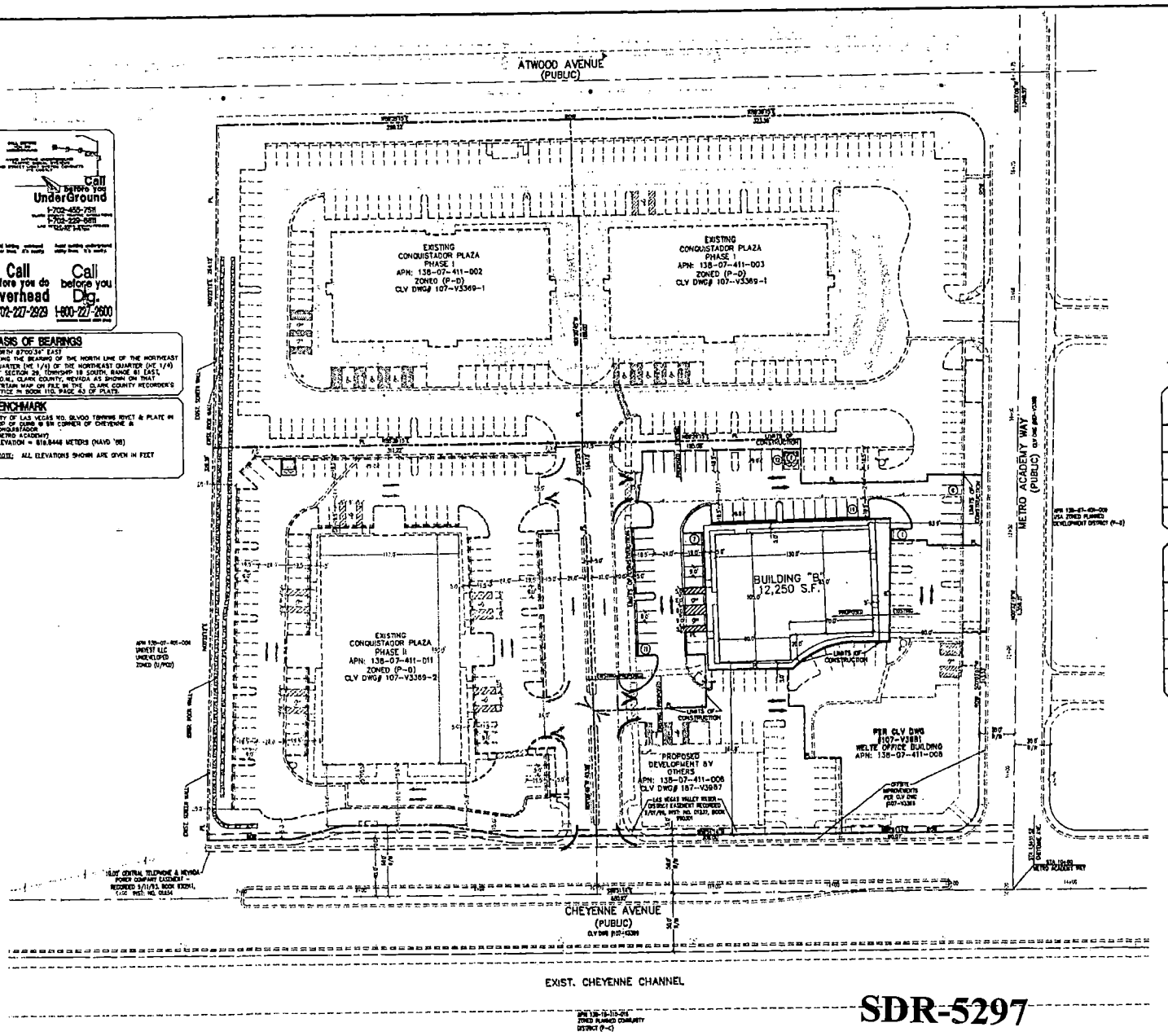
Subscribed and sworn before me

This 20th day of September, 2004

Carrie L. Price

Notary Public in and for said County and State

CARRIE L. PRICE
Notary Public State of Nevada
No. 04-90890-1
My appt. exp. July 9, 2008



OVER ALL SITE DATA:

APN: 138-07-411-002-003-011-012-013

AREA	10.50 ACRES (GROSS)
EXISTING ZONING	P-D
NUMBER OF UNITS	6
LOT COVERAGE	24.9% (GROSS)

BUILDING "B" SITE DATA:

APN: 138-07-411-011

AREA	1.33 ACRES (GROSS)
EXISTING ZONING	P-D
NUMBER OF UNITS	1
OPEN SPACE PROVIDED	7,145 S.F.

BUILDING "B" PARKING CALCULATION

OVER ALL SITE PARKING CALCULATION

DEVELOPER / OWNER

APN: 138-07-411-011
CONQUISTADOR PLAZA LLC
LAS VEGAS, NV, 89139

ENGINEER/SURVEYOR
STANTEC CONSULTING INC
7251 W. CHARLESTON BLVD.
LAS VEGAS, NV 89117
(702) 258-0115

SDR-5297
11-04-04 PC

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SEP 21 2004

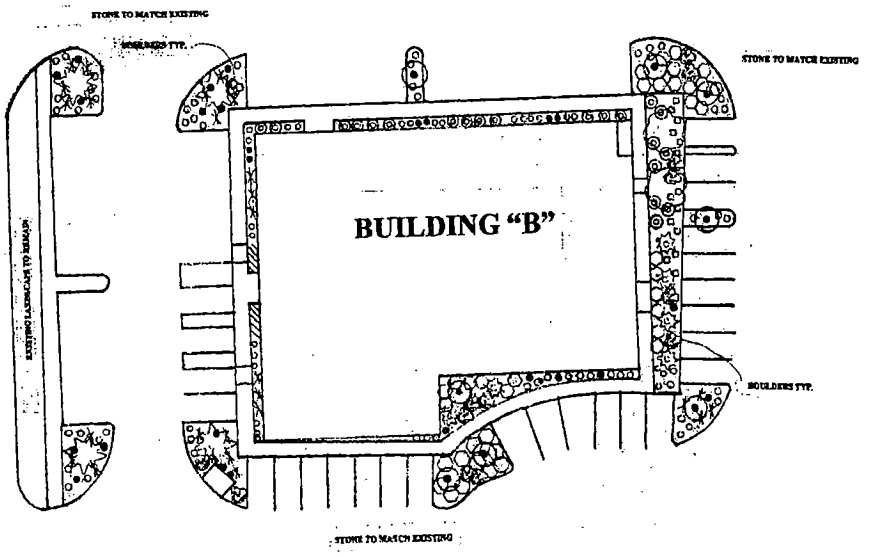
Stantec Consulting, Inc.
7251 W. Charleston Blvd.
Las Vegas, Nevada, U.S.A.
89117
Tel. (702) 258-0115
Fax. (702) 258-4936
www.stantec.com

Stantec

CONQUISTADOR PLAZA
PHASE III
SITE PLAN

JAMES W. LELAND
No. 10/31/05
CIVIL
No. 9532
REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA

SHEET
1



W. CHEYENNE AVE.

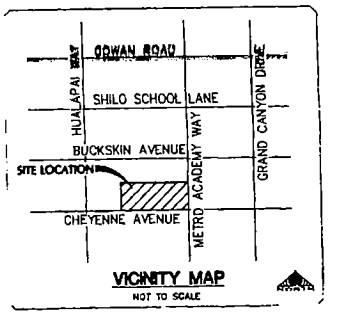
METRO ACADEMY WAY

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	
TREES			
Chamaerops humilis	Mediterranean Fan Palm	24" box	6
Chilopsis linearis 'Bubi'	Desert Willow	24" box	8
Chitalpa tashkentensis		24" box	7
Rhus lancea	African Sumac	24" box	4
SHRUBS			
Salvia greggii	Autumn Sage	5 gal	@ 27
Muhlenbergia capillaris	Regal Mist	5 gal	36
Hesperaloe parviflora	Red Yucca	5 gal	@ 27
Chrysactinia mexicana	Damianita	5 gal	14
GROUND COVER			
Lantana	Purple	1 gal	@ 4'
Lantana	New Gold	1 gal	@ 4'
Lantana	w/3 colors	1 gal	@ x3
Penstemon		FLAT	4'
BOULDERS	2'-3'x2'-3'		14
STONE TO MATCH EXISTING			

LANDSCAPE NOTES

1. Backfill mix will be 1/3 mulch and 2/3 native soil.
2. Trees will be double staked with ledge poles and check-ties. Patio trees will have 1 stake and check tie.
3. One application of pre-emergent will be laid in place before stone is installed
4. Fertilizer tabs as per manufacturers instructions



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JM LANDSCAPE CO.INC
260 SUNPAC AVE SUITE A
HENDERSON,NV 89015
702-565-8859

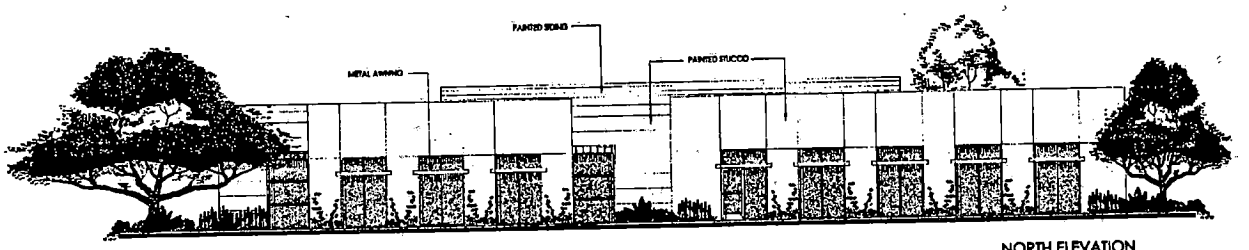
JM Landscape Co.Inc. is not a Landscape Architectural or Design firm, but a contractor specializing in design / build. all plans drawn by JM are property of JM and any

REVISIONS	BY

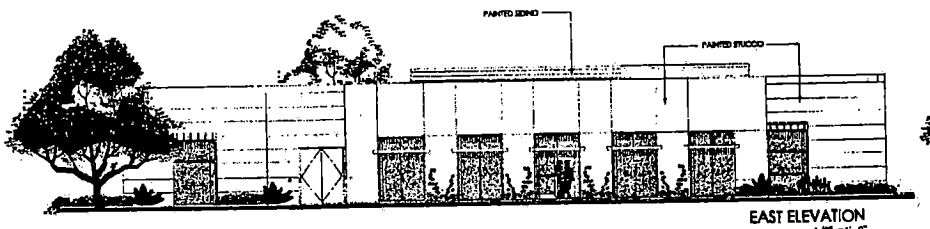
CONQUISTADOR PLAZA

9960 W. Cheyenne Ave.

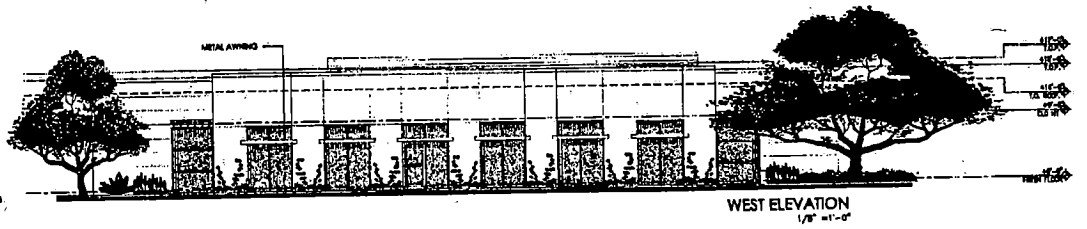
Date 9-14-04
Scale 1"=20'-0"
Drawn CS
Job
Sheet 1



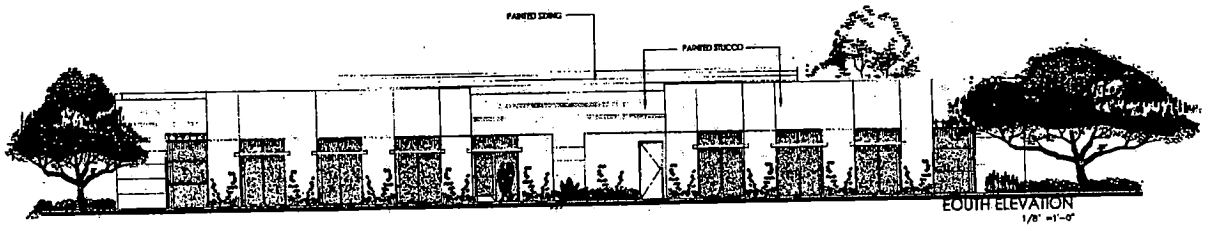
NORTH ELEVATION
1/8" =1'-0"



EAST ELEVATION
1/8" =1'-0"



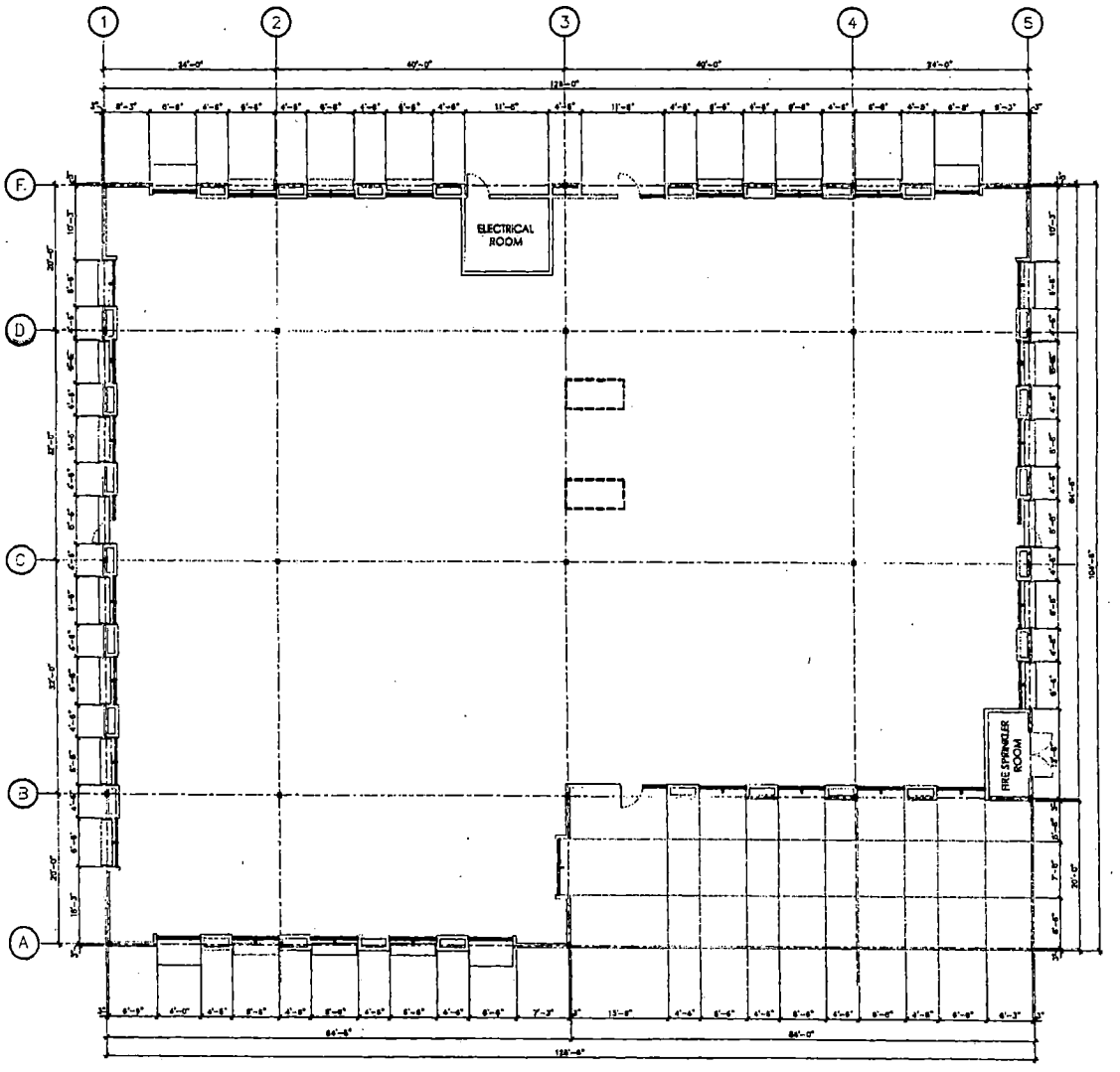
WEST ELEVATION
1/8" =1'-0"



SOUTH ELEVATION
1/8" =1'-0"

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11-04-04 PC

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FLOOR PLAN
1/8" = 1'-0"

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11-04-04 PC

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SEP 21 2004



SDR-5297 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CONQUISTADOR PLAZA, LLC
NORTHWEST CORNER OF CHEYENNE AVENUE AND METRO ACADEMY WAY
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

SUBJECT:

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

C.C. 11/17/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	12	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Meeting – Opposition Petition with twelve signatures

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining because he owns property located within the notification boundary of these items

To be heard by the City Council on 11/17/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 21 [GPA-5034], Item 22 [ZON-4941], Item 23 [VAR-5035] and Item 24 [SDR-5155].

DAVID CLAPSADDLE, Planning and Development Department, explained that this item had previously been held in abeyance for two reasons. The first was to allow time for the Planning Commissioners to receive a copy of the traffic study and have time to review it and second, there were changes made to the Site Review Plan. Some of those changes include the number of units being reduced from 854 to 807; the towers being reduced in height from 336 feet to 295 feet; and the number of parking spaces changing from 1,425 spaces to 1,240.

MINUTES – Continued:

The clubhouse has been increased in size from 7,000 square feet to 7,800 square feet. The reduction of the towers resulted in the Residential Adjacency Standard being reduced to 885 feet and the project meets that requirement. Since the Site Plan has been revised, the towers will be 660 feet from the west property line, 660 feet from the north property line and 205 feet from the R-PD 11 to the north. There is an existing apartment complex between the towers and the single-family residences to the west. Property to the north of the site is designated "M", the area to the south is the Medical District and areas to the east are designated Industrial. Staff believed this project would provide an appropriate transition from the Industrial areas to the east, transitioning to the single-family projects as referenced.

MR. CLAPSADDLE stated the project proposes three, 27-story towers, 12 townhouse units and 3,000 square feet allocated for a retail component. The retail portion of the application is not part of the General Plan Amendment because that area is properly zoned for the proposed use. Staff will require elevations of the proposed retail building.

DAVID LeGRAND, Hale Lane, 2300 West Sahara Avenue, Suite 800, appeared on behalf of the applicant. He reiterated MR. CLAPSADDLE'S comments by saying there were extensive revisions made to the Site Plan to address concerns, which primarily related to traffic. The revised plan shows a right turn lane from Martin Luther King Boulevard to Alta Drive as well as the bus turn-in and the right lane turn-in from Alta Drive and Martin Luther King Boulevard. To address concerns, the height of the buildings was reduced. He pointed out that contrary to staff's report, the number of units is unchanged and will remain at 854 units. Restricting the penthouse units to the top floor of each building accommodated the change.

MR. LeGRAND stated revisions were made to the planting materials as staff had deemed some of the landscaping product inappropriate for the desert climate. The revised landscaping would be less water intensive. Project Neon was considered when planning the landscaping because that development will significantly affect the traffic patterns in the area. Also, several designs have been added depicting the parking lot design configuration because staff had made comments that more design detail was needed.

MR. LeGRAND referenced Condition 5 on Item 22 [ZON-4941], and asked that the following language be added, "That not more than five feet of dedicated right-of-way for the bus turn out on Alta Drive may be located with the 35-foot setback." And that Condition 7 of Item 24 [SDR-5155] be amended to read, "The applicant shall construct a multi-use trail along the Martin Luther King Boulevard frontage, in compliance with the transportation trails element of the General Plan. The multi-use trails on Alta Drive and Martin Luther King Boulevard may be

MINUTES – Continued:

located within the 35-foot setback. No other sidewalk shall be required." He explained the purpose is to make the entire site contain the multi-use trail with two, five-foot buffers within the setback. The result would eliminate the typical five-foot sidewalk along the street. The applicant felt this would be more appropriate because of the high rate and volume of traffic along Martin Luther King Boulevard and Alta Drive. MR. LeGRAND stated that landscaping the trails would create a more aesthetically pleasing appearance for this gateway to the neighborhood.

MR. LeGRAND also stated that after discussion with the Public Works Department, it has been agreed that the applicant would proceed with the City for an Oversized Sewer Agreement with respect to the Clark Street Improvements. He said the agreement is not conditioned, but rather, a comment for the record.

FRANK PERONE, 120 Shadow Lane, submitted twelve protest petitions to the City Clerk. He has lived in this area for 17 years. He informed the Commission that Signature Homes is in the process of building 144 single-family dwellings and, just east of that site, a 77-unit, single-family development. Those two projects in addition to this proposed project would result in unmanageable traffic and would overload the local school, Wasden Elementary. COUNCILMAN LAWRENCE WEEKLY recently walked with approximately 50 family members and students from the two apartment complexes located at 98 and 100 Martin Luther King Boulevard to the school in an effort to show the vital need for school busses in the area. MR. PERONE felt that the Councilman would only be making the school situation worsen if he allowed this item to be approved.

MR. PERONE stated that at the neighborhood meeting held during the previous month, an applicant representative told the neighbors that they should support this project because if it was approved, the community, Rancho Manor, would receive 4.3 million dollars. The residents found out that was not true and MR. PERONE wished that gentleman was present at the meeting to justify his comments.

DANIEL DEEGAN, 1801 Granite Avenue, pointed out that there had been no consultation with the neighborhood association or the general public regarding this project. There was a mandatory public meeting; however, the applicant only showed renderings of the project and had no desire to sit down with the neighbors to discuss any aspect of the project. MR. DEEGAN also found the Planning staff and Office of Business Development staff to be unwilling to discuss the project. In his opinion, the neighbors have been completely excluded from any negotiations regarding this proposal. MR. PERONE said neighborhood association asked that he put some of the concerns in writing and he had forwarded a copy of that letter to each of the Commissioners.

MINUTES – Continued:

MR. DEEGAN wanted to emphasize that developers are coming into Las Vegas from other states as well as other countries. He was happy about the development boom in Las Vegas but was concerned about what would happen once these out-of-town developers are finished with the construction and sales aspects of the developments and they go home. The residents of Las Vegas will be left with what was built for years and years to come. MR. DEEGAN showed a photo of some dilapidated housing located in St. Louis. He worried that this project could be destined for the same fate. He asked that experimental buildings not be placed in their neighborhood and that numbers generated by generic traffic studies not be applied to Las Vegas.

MR. DEEGAN suggested that high-rise developments are successful because of the surrounding shops, boutiques and restaurants. The Commission has been approving these buildings in the downtown area and they may work there because there is foot traffic; however, this project is going to be surrounded by walls and a super-arterial highway that would only isolate it. People would not walk to work or to the premium mall in the area.

LEE WINEMILLER, 1808 Collins Avenue, stated he has lived at this address for 10 years and felt this project would be bad for the neighborhood and that the infrastructure could not handle the project.

EDITH WILLIAMSON, 501 Shadow Lane, explained she did not think enough study was given to the impact a project of this magnitude could have on the neighborhood. She disagreed that the traffic exiting the project would head east because the only store in the area is to the west, on Rancho Road. The only hospital is on Shadow Lane and the only grade school is at Rancho Road and Palomino. The nearest Jr. High is at Charleston Boulevard and Valley View Drive. There is no high school in the area at all. She felt it was safe to assume that a project this large would have some children living in it.

She also questioned the comments made by MR. LeGRAND regarding the elimination of sidewalks. MS. WILLIAMSON stated that there is a lot of foot traffic in the area as well as a bus stop and she was concerned about where those people would walk. There was a similar problem on the northeast corner of Shadow Lane and Alta Drive when an apartment complex was built. There was no light for the people who lived in the apartments to get across the street to the bus stop. They would run across the street in any area trying to get to the busses. With 800 more cars in the area, the problem would only worsen.

DENISE WINEMILLER 1808 Collins Avenue, stated she has lived in Las Vegas for 21 years and in her home for 15 years. The neighborhood was quiet and there were no dwellings over two stories tall. She agreed with previous comments made by COMMISSIONER STEINMAN that building this project at this location would be placing a mountain next to the homes.

MINUTES – Continued:

MS. WINEMILLER also reminded everyone that at the previous Planning Commission meeting, COMMISSIONER DAVENPORT had stated the project would have a huge impact on traffic. She concurred and said that she felt like the item had already been approved. She questioned how this area of town could possibly be considered part of the down town district.

MR. LeGRAND clarified for MS. WILLIAMSON that he did not say there would not be any sidewalks. The proposal includes a 10-foot wide sidewalk on the entire site and that measurement is double the typical sized sidewalk. He apologized for the confusion. He explained that an extensive traffic study has been done and there have been significant discussions with staff regarding traffic. The applicant feels the Site Plan would effectively mitigate the impact of the traffic that would result from this site. He added that the studies submitted are conservative and most likely overestimates the traffic that could be generated.

MR. LeGRAND showed an illustration reflecting the existing traffic with the proposed additional traffic from this site. At peak times, the increase is approximately 5 to 6 percent over the volume that currently exists today. He also said that this project would not have occupancy until approximately April of 2007 and Project Neon will be underway by that time. Project Neon should be completed by the time the final phase of this project would be occupied, which is slated for midyear 2009.

He also noted the Martin Luther King Boulevard relocation would have to be completed before the I-15 widening can be started. The applicant is dedicating real property with a current market value of approximately $500,000 to accommodate the traffic concerns relating to this site. The dedicated property would allow for a right-turn lane from Martin Luther King Boulevard to Alta Drive; a turn-in into the property from Alta Drive and a bus turn-in from Alta Drive as well. MR. LeGRAND believes these efforts prove the developer's concern about the proper development of this site.

He concluded by saying, from a Planning/Urban use perspective, this project is the most appropriate use for this site with the constraints and considerations of both the City and the community.

COMMISSIONER GOYNES wanted to hear from the traffic engineer on the project and the effect of traffic on the intersection.

BRAD COOK, Stantec Consulting, 7251 Charleston Boulevard, appeared and indicated the Traffic Study was completed. The project would have the most impact during the afternoon rush hour period. During that time of day, the project would generate approximately 376 additional

MINUTES – Continued:

trips. The commercial units within the site would absorb six of those trips. By providing the property dedications to allow the dual left-turn lanes on Martin Luther King Boulevard, three through-lanes, a separate right turn lane on Martin Luther King Boulevard, two left turn lanes on Alta Drive, three through-lanes on Alta Drive and the right turn lane into the site combined with a bus bay would properly mitigate the traffic in the area. This means that even with the addition of the traffic this project would generate, the mitigation efforts would bring the traffic level back to what it is now. It would be as if no cars were generated from the development at all. The improvements slated for Martin Luther King Boulevard and Alta Drive will result in each street being a six-lane roadway. That, along with the proposed mitigation efforts would bring the rating of the intersection to a level of "D", which is considered an acceptable level.

COMMISSIONER GOYNES felt the assumption of the neighbors is that with an 854-unit development, there will be 854 cars. He asked MR. COOK to clarify whether or not that would be the impact. MR. COOK said the expected number of trip rates for this project is 370 new trips on the roadway. He pointed out that the estimates did not include any numbers that could alter that calculation such as individuals who may walk to work or take public transportation. He estimated that it is probable that people would walk to work because this site is so close to the Government Center and the downtown area but they did not include any reductions in the total number of trips because of that data.

COMMISSIONER GOYNES then asked if the synchronization of the traffic lights would assist in the mitigation efforts. MR. COOK confirmed that it played an enormous role in the overall mitigation. Once the improvements are in place, the lights would have to be re-synchronized to maximize the amount of coordination of traffic in this area. If the lights are timed properly and there is correct coordination, the traffic should be accommodated effectively. He pointed out that during the morning periods, the majority of traffic would be heading east to work in the downtown strip area or perhaps down Martin Luther King Boulevard to get to the I-15 Freeway. The opposite would occur in the afternoon peak period. This pattern does reflect what is currently occurring at this time.

COMMISSIONER GOYNES commented on the neighbors concerns regarding this development's impact on the local schools. He felt it was unfair to ask a developer to halt development because more children would lock up the school in the area. He felt that it was the responsibility of the public to go to the School District meetings and voice concerns there just as they are doing at the Planning Commission meeting. Perhaps the Wasden Elementary school needs to be redesigned to accommodate a two-story structure. COMMISSIONER GOYNES stated he like the project and would support it.

MINUTES – Continued:

Referencing a letter from MR. DEEGAN, COMMISSIONER GOYNES wanted to address a few comments. He mentioned the traffic flow on Alta Drive and that it would go mostly west. The truth is, that remains unknown at this time. The street goes east and west and in the Commissioner's opinion, people could go either way they wish. It is impossible to say that all 854 people who live in this proposed development would commute out of this complex by heading west up Alta Drive. He also wanted to discuss MR. DEEGAN'S remarks about the 854 housing units in this development totaling more than all of the single-family homes in the area combined. COMMISSIONER GOYNES said that the difference is this project is vertical. It is going to be a high-rise complex. Also, MR. DEEGAN'S letter indicated that people leaving a high-rise development would want to exit their lobbies into an area with vibrant street life, boutiques, restaurants, and other amenities of urban life. COMMISSIONER GOYNES stated that trying to create that type of area is one of the goals of allowing the vertical products. The urban core would evolve but there must be a starting point. This project could be that starting point.

COMMISSIONER GOYNES felt that in lieu of the commercial products that could go in on this corner, this product is compatible with the area. He suggested that if the site were proposed to be a large store with fast food pads and related smaller shops, a lot more people in the community would be opposed to it.

He thanked the applicant for bringing back the Traffic Study and he reminded everyone that the traffic studies are forecasts. The developer has planned out the traffic mitigation. One neighbor had suggested the item is already approved and he clarified that it is not approved. It would not be approved until action is taken. He clarified that there is a recommendation of approval from staff but that recommendation does not automatically result in approval.

COMMISSIONER McSWAIN was concerned about some of the representations of the residents who spoke in opposition of the project and asked MR. LeGRAND to elaborate about any issues he experienced with trying to work with neighbors. MR. LeGRAND stated that notices were mailed out to individuals in an area that was almost twice the size of the required area. This was done to assure that the neighbors were aware of the project. COMMISSIONER McSWAIN confirmed with MR. LeGRAND that the notification he referenced was not in addition to the City's notification but was an enhancement to the City's notification. He continued by saying that representatives of the applicant voluntarily attended a neighborhood meeting on October 12, 2004, and presented the information that was available at that time in regard to the traffic analysis and site plan. He said it was obvious that the neighbors had no interest in looking at the project in an objective fashion. Concerns were raised that the project would house drug dealers, crime would rise, Alta Drive and Rancho Road traffic would be worsened etc. It did not seem to

MINUTES – Continued:

MR. LeGRAND that it would be possible to reach an understanding with the residents. The applicant has tried to minimize the impact as much as possible.

COMMISSIONER McSWAIN appreciated his comments and stated she tried to look at it from the neighbor's point of view. She referenced MR. DEEGAN'S letter and said she had also received it and read it. She acknowledged the concern regarding Section 8 housing and stated that in her opinion, the project looked like a very high quality product and she did not think it would deteriorate. MR. LeGRAND pointed out that a study was done regarding the resale value of the homes in the area. The average sale price of homes in the area is in the $100 to $120 per square foot range. The proposed condominium units would start in the low $300 per square foot range. He was challenged by any proposition that this project was in some way inferior housing when compared to the neighborhood. There will be more value in this single project than the entire value of the neighborhood. The applicant felt this project would enhance the values in the area. MR. LeGRAND also said that this property is currently a vacant lot and in building this development, the area would be cleaned up.

COMMISSIONER McSWAIN stated that she had reviewed the Medical District Neighborhood Plan that was developed two years prior and she did not notice that a lot of growth had taken place in the area since the original date of the study, which was 1980. The percentage of increase in each ten-year review increment was minimal. New development does help to create vibrancy. She recollected that during discussions regarding the Medical District Plan, there was conversation about the need for residential in the urban core. She acknowledged that this area is not considered downtown in the sense that it is literally on Las Vegas Boulevard. However, with the hospitals and medical facilities, this area was incorporated into the downtown area defined in the study and there was not a lot of opposition that she could recall. Vertical development was determined to be a benefit to this area at that time.

She wanted to address a question in MR. DEEGAN'S letter which asked "How big does a project have to be to merit consideration in context and in terms of how it affects its neighbors and how will it be affected by its neighbors?" COMMISSIONER McSWAIN stated that to her, even though this is a high-rise proposal, it does involve down zoning the site. The biggest issue discussed is traffic. She felt that a commercial product in this are would be much more detrimental from a traffic standpoint than this project. This development could help to start a new era in this neighborhood. It could help to create a vibrancy and urban core that has been discussed at length in the past. She was supportive of the project and wished the applicant luck.

MINUTES – Continued:

COMMISSIONER DAVENPORT stated that, initially, he was very concerned about the traffic in the area. He thanked the applicant for taking the time to meet with him to discuss the traffic issues and plans for mitigation. During that time, he came to understand the completion date would most likely be in 2009 and by that time, Project Neon would be completed. Martin Luther King Boulevard would go up and over the I-15 freeway and would connect to Industrial Road. Anyone going to work at the Strip would take that route. To go downtown, Alta Drive would be taken the other way and by that time, would be a six-lane road. He felt the traffic flow would most likely, be headed east and south. At night, the traffic would stop at that point, which is before Alta Drive and Rancho Road where the gridlock begins.

COMMISSIONER DAVENPORT said that he did receive and read MR. DEEGAN'S letter. He indicated that he did try to contact MR. DEEGAN; however, the line was busy. He apologized for not making contact. The Commissioner informed all present that this lot had previously been under option by Home Depot. Also, at one time, a mental health hospital was a possible tenant in this location. Either one of those facilities would have resulted in more traffic than that which is proposed by this development. After meeting with the applicant and looking at the Traffic Study and the Neon report from the Nevada Department of Transportation (NDOT), he was more comfortable with the project.

The Commissioner did question MR. LeGRAND about an island they had discussed that would be located on Alta Drive and would prohibit left turns into or out of the development. MR. LeGRAND explained that analysis done regarding that island showed the traffic would back up on Alta Drive if the island were installed. Once the six lanes on Alta Drive are completed, it is likely that the dual turn lane median would extend west, past the site access. This would effectively block traffic from turning left into or out of the site. COMMISSIONER DAVENPORT suggested limiting the left turns with the island until the median is constructed. MR. LeGRAND said if a splitter island were required to actively prohibit left turns until the median is in place, the request would be taken into consideration. The Commissioner stated that that was his one concern that remained after meeting. DAVID GUERRA, Department of Public Works, clarified that during the plans check process, the developer would have to submit plans and provide bonds to guarantee the completion of work. After that, the construction begins but before the homes can be sold, occupancy permits need to be signed by City officials. If the project is not built to plan and the plan reflects the medians, they would not receive occupancy permits. That information satisfied COMMISSIONER DAVENPORT'S concern.

COMMISSIONER STEINMAN stated that he felt the traffic would come out onto Martin Luther King Boulevard. That would give people the right to go north or south and then head to their work areas. He was concerned about the requirement of a bus turn out just prior to the right turn

MINUTES – Continued:

into the project. He did not understand why the City would require cars to stack behind a stopped bus to access the right turn lane. MR. GUERRA explained that having a bus stop such as what is proposed is acceptable because busses are not going to be there very often during the day. COMMISSIONER STEINMAN confirmed with MR. GUERRA that staff does not want to allow the bus stop to be beyond the entrance because that would take it too far away from the intersection. When people riding the bus have to transfer from one bus to the next, the increased distance makes it difficult to do so. Also, if the bus stop is too far from the intersection, people tend to jaywalk to try to catch the bus instead of going to the light where there is a crosswalk.

COMMISSIONER STEINMAN then asked for staff's opinion about MR. LeGRAND'S request to amend Condition 7 of Item 22 [ZON-4941]. He stated the Clark Street sewer line is approximately a mile away and confirmed that the sewer does not need upsizing for this proposed development alone but also to accommodate the 61-acre parcel, which will eventually be developed. He asked why the responsibility for construction of the sewer upsizing is placed solely on this developer. MR. GUERRA clarified that the conditions states that if the developer wants to build and occupy the proposed development prior to the City's construction on the sewer system, the developer would have to be responsible for that work because the sewer infrastructure would be at capacity.

COMMISSIONER STEINMAN asked if the furniture mart located between the subject site and Clark Avenue was involved in the need for over sizing. MR. GUERRA replied that the promise of servicing that furniture mart along with the IRS building up the street would bring the sewer system to capacity. The City does intend to improve this line. It has been included as a portion of the project called the Bonneville/Clark Couplet. The project is very large and there is much more to it than the improvement of this line. There is no definite completion date on that project at this time. If the developer of this proposed development would like to begin construction before the City does the sewer improvements, the developer would have to do the necessary work on the sewer.

He also pointed out that the applicant did mention an Extension and Over Sizing Agreement. If the City Engineer chooses to enter into that agreement with the applicant, it would provide for the applicant to be reimbursed by the City after the improvements are constructed. MR. GUERRA was unable to give more detail at this time. COMMISSIONER STEINMAN did not require further clarification. He had been concerned the sewer work would be entirely at the expense of this developer and because other developments would benefit from that work, he did not feel the developer should be solely responsible. MR. GUERRA did not want to impose a condition that would encumber the City or require an agreement that may or may not occur.

MINUTES – Continued:

COMMISSIONER STEINMAN stated that he did have issue with the lack of traffic related information that was provided at the onset of the application process. Being the newest member of the Commission, he was unaware of exactly what Project Neon encompassed. He stated that he now knows more about Project Neon and he believed that once completed, Project Neon would help the entire area with the existing traffic issues. COMMISSIONER STEINMAN asked if the information given by MR. LeGRAND regarding dates of bidding, commencement and completion of work on Project Neon were accurate. MR. GUERRA stated they are correct but they are projected dates. He pointed out that at the City Council meeting of November 18, 2004, there were movements made that would begin the process of acquiring rights-of-way that are necessary for Project Neon in this area.

COMMISSIONER EVANS referenced comments made by the applicant stating there was a voluntary public meeting. Since the item was a General Plan Amendment, a public meeting is a requirement. He expressed his wish that the application process include a way to build partnerships, especially with projects of this significance. The Commissioner felt that the issues of traffic have been mitigated. He acknowledged that change is difficult. The project is very nice and he thought the project would ultimately enhance the area as the Turnberry project, Regency Towers and Park Towers.

COMMISSIONER EVANS said that when he lived in Washington D.C., there were concerns when the Watergate and Kennedy Center buildings were proposed. They were mid-rise components in quiet residential areas. The Watergate building is now a vibrant feature in the neighborhood and it has brought new life to that area of the city. He would be supportive of this item and hoped the neighborhood would one day embrace this project.

CHAIRMAN TRUESDELL suggested that MR. LeGRAND meet, prior to City Council, with any members of the audience that may still have questions and want to discuss concerns with the developer. That would help to begin building a partnership with the community. He confirmed with MR. LeGRAND that this is a "for sale" product, not to be rented. MR. LeGRAND said the intent was for people to live and work in the area. That is why the applicant has worked so hard to get the price points reasonably affordable compared to some other local projects. CHAIRMAN TRUESDELL clarified that the photo MR. DEEGAN displayed was a development referred to as Hell's Kitchen in St. Louis. That building was designed as low income housing from the onset. The fact that this product is a "for sale" product proves a significant commitment to insuring the quality of the development will be maintained.

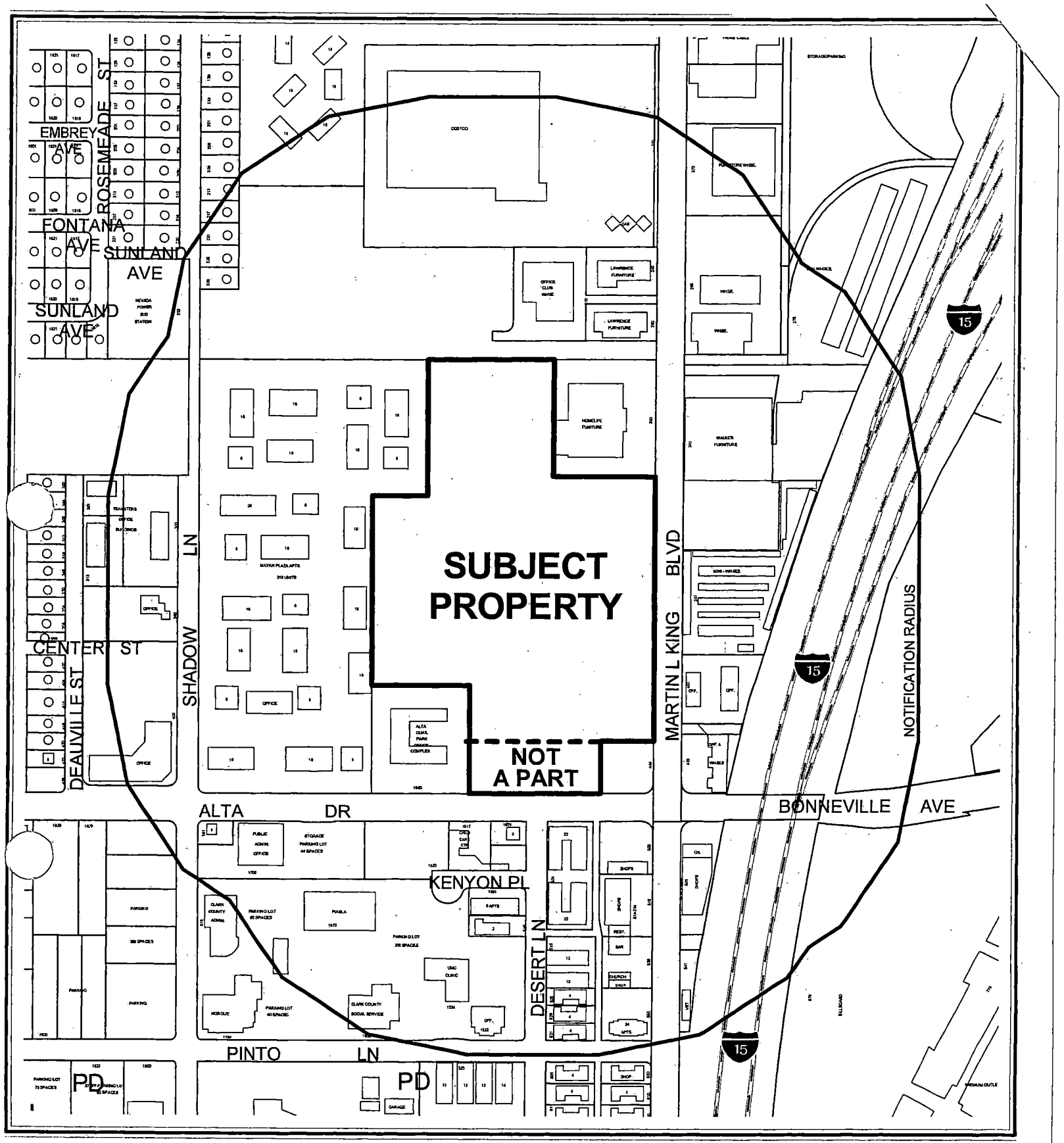
MINUTES – Continued:

CHAIRMAN TRUESDELL stated he did not have a problem with this project. He just wanted to be sure the pertinent information is provided to the neighbors so a good decision can be made. Serious questions are associated with high-rise developments, and they have to be asked and as they begin to develop. The Commission and staff will continue to be diligent in addressing those concerns.

COMMISSIONER GOYNES asked DEPUTY CITY ATTORNEY BRYAN SCOTT if there was some way to impose a condition that would prohibit the property from becoming some form of low income housing in the future. DEPUTY CITY ATTORNEY SCOTT said that the market would dictate a situation such as that and he was unsure of how that could be accomplished with a condition.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 21 [GPA-5034], Item 22 [ZON-4941], Item 23 [VAR-5035] and Item 24 [SDR-5155].

(6:23 – 7:30)



0 300 600 Feet

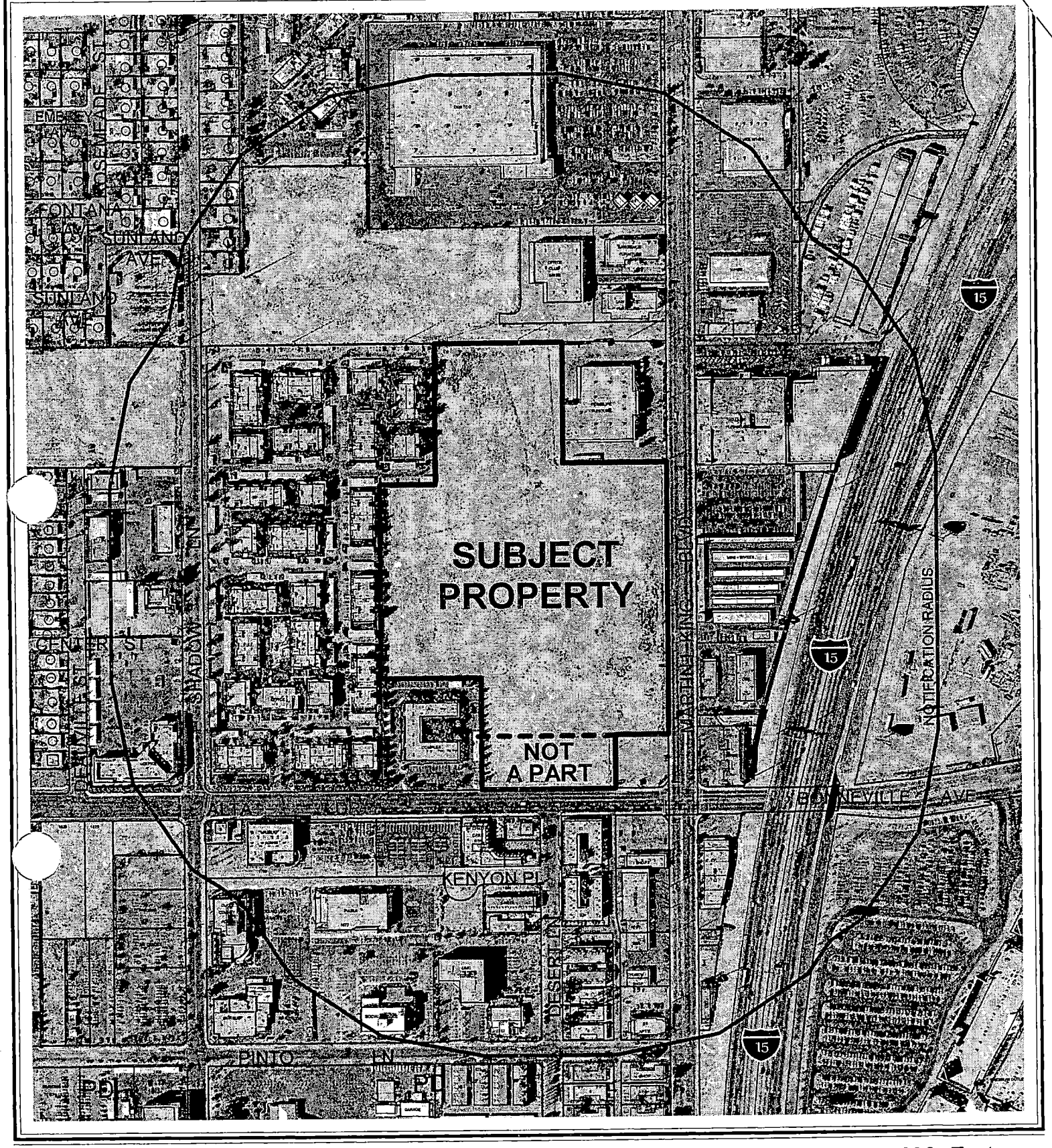
CASE: **GPA-5034**

RADIUS: 750 FT

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

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

N



0 300 600 Feet

CASE: **GPA-5034**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5034 - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT – OWNER: ALTA MLK, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation on a 13.72 acre portion of the larger 16.78 acre parcel located north of Alta Drive and west of Martin Luther King Boulevard from SC (Service Commercial) to H (High Density Residential). A related Rezoning (ZON-4941), Variance (VAR-5035), and Site Development Plan Review (SDR-5155) will be considered concurrently.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject property was designated for SC (Service Commercial) and M (Medium Density Residential) land uses with a maximum density of 20 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
09/06/99	The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Reurbanization Area as described in the Plan.
10/21/04	The Planning Commission held this item in abeyance to the 11/04/04 Planning Commission Meeting in an effort to allow for further analysis of the potential traffic impacts of the project, and to provide the results of that analysis to the Commission.
11/04/04	The Planning Commission will consider a related Rezoning (ZON-4941), Variance (VAR-5035) and Site Development Plan Review (SDR-5155). Staff recommends approval of the requests.

DETAILS OF APPLICATION REQUEST

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

FF

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

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

FF

DEFINITIONS

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

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would meet the definition of a Project of Regional Significance as defined in the ordinance, and has notified the applicant to prepare an impact report as required by the Ordinance for referral to Clark County.

The impact report prepared by the applicant addressed the impact of the proposed development on traffic, classroom size, emergency services, housing, mass transit, open space, and recreation facilities. The Regional Transportation Commission and the Las Vegas Valley Water District have determined that the proposed development will have no significant impact. The Las Vegas Metropolitan Police Department has noted that the additional residents will impact response times and quality of service, but has not required mitigation. No comment has been received from Clark County or the Clark County School District.

ANALYSIS

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

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

FINDINGS

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

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

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

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

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

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

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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

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

NOTICES MAILED: 368 [Mailed with ZON-4941, VAR-5035 & SDR-5155] 10-21-04 PC

APPROVALS: 0

PROTESTS: 12

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Alta MLK, LLC

Name of Applicant: Ambling Multi-Family Development

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: David Kramer

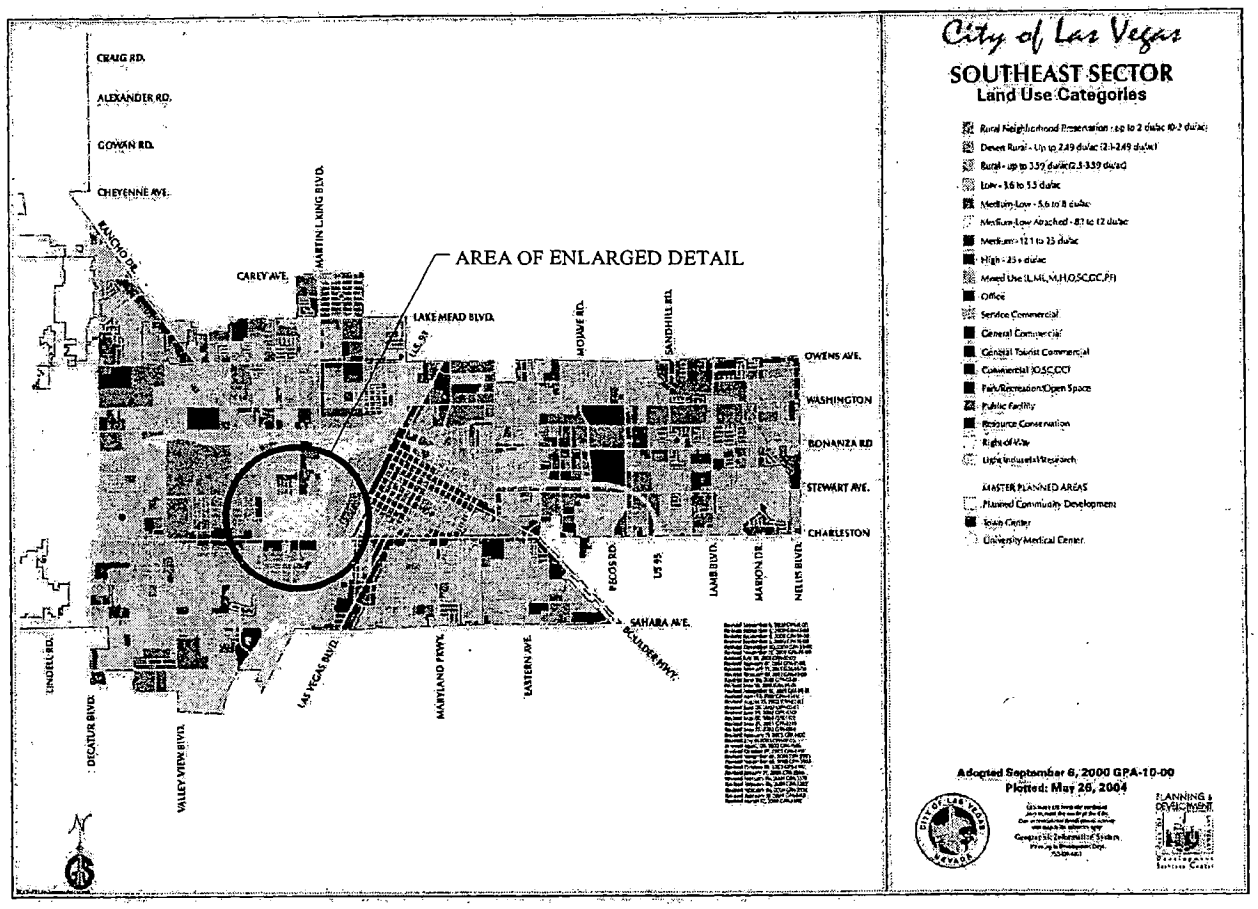
Subscribed and sworn before me

This 27 day of July, 2004

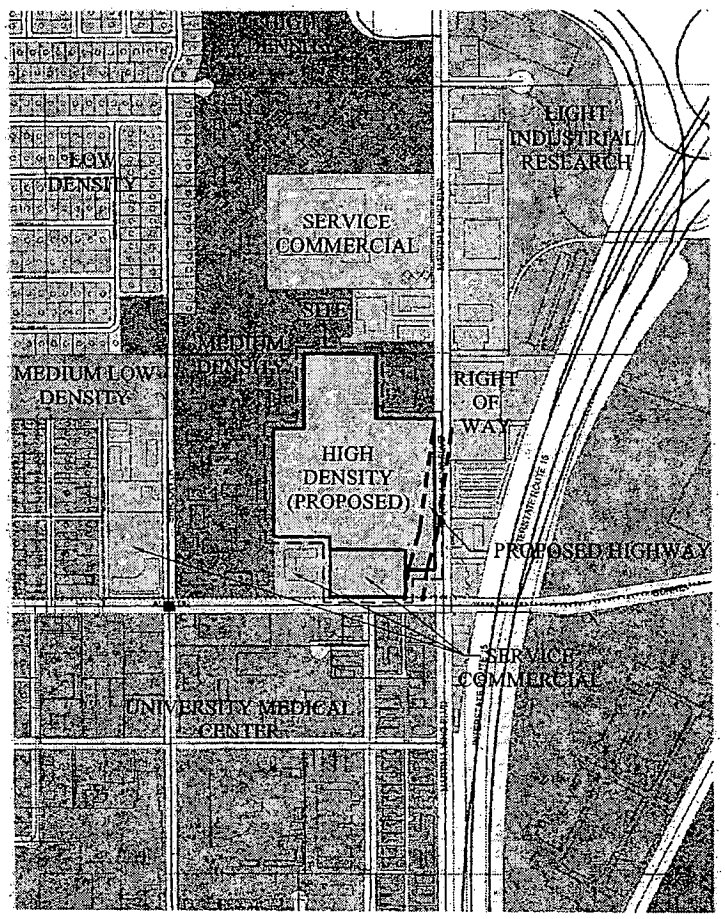
[signature]
Notary Public in and for said County and State

RECEIVED
AUG 17 2004

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



LAND USE LOCATION MAP



ENLARGED MAP

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

RECEIVED
AUG 17 2004

AMBLING COMPANIES

ALTA STREET HIGH-RISE

PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

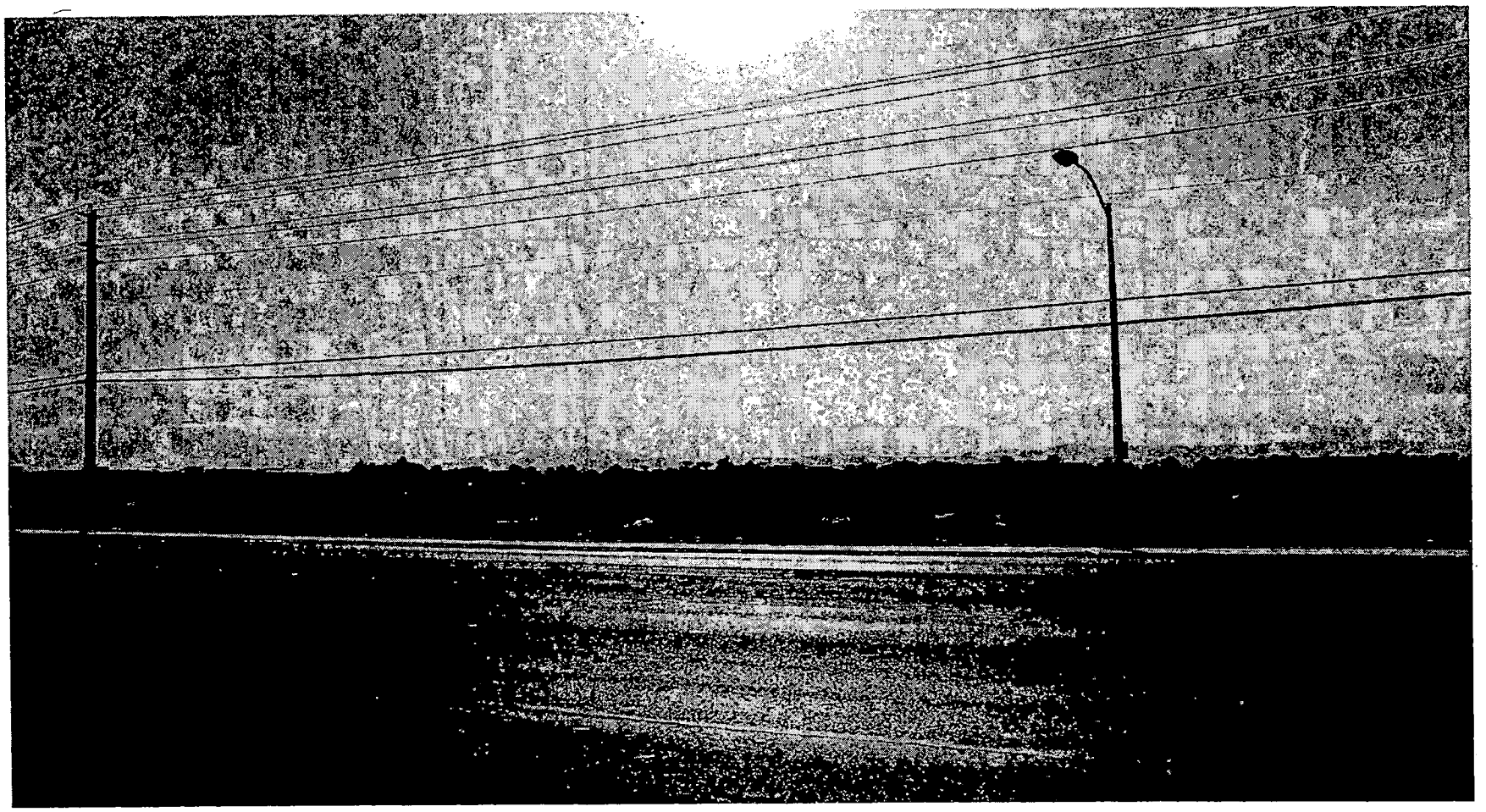
Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
1900 Peachtree Road NW
Suite 200
Atlanta, GA 30309
PHONE 404.355.7800 - FAX 404.355.7810
rkimsey@jerdesign.com

GPA-5034
10/21/04 PC



GPA-5034 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



GPA-5034 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

1801 Granite Ave

Las Vegas Nv 89106
October 15, 2004

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

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

Gentlemen:

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

Comment

This area is inappropriate for high density housing. It should not be part of the down town plan We want it to continue 1st class residential

Yours truly,

Daniel Deegan

READ INTO THE RECORD
@ 10-21-04 PC

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

Comment

WE DO NOT SUPPORT THE REZONING OF THE ABOVE CITED, THIS IS A LOW DENSITY FAMILY COMMUNITY WITH ONE & TWO STORY RESIDENCES. WE DO NOT WANT TO BE "MANHATANIZED" ON THE WEST SIDE OF THE FREEWAY. NO BUILDINGS SHOULD BE CONSTRUCTED OVER TWO STORIES. THIS AREA CAN NOT HANDLE THE FLOW OF TRAFFIC EVEN WITH THE PROPOSED WIDENING PROJECTS.

WE ARE NOT PART OF DOWNTOWN – KEEP ALL HIGH RISES ON THE VACANT LOTS BETWEEN THE RAIL YARD AND I-15. WE ARE NOT HAPPY WITH OSCAR'S PLANS & DO NOT WANT TO BE INCLUDED IN HIS NEW YORK STYLE OF GROWTH.

Yours truly,

DENISE & LEE W. NEMILLER

READ INTO
THE RECORD
@10.21.04 PC

[redacted]

[redacted]

Las Vegas Nv 89106
October 17, 2004

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

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

Gentlemen:

I ([redacted]) (STRONGLY oppose) **the three 28-storey apartment towers proposed in the above applications.**

Comment

The proposed site is not in the best interest of our neighborhood! Traffic congestion! If roads are widened, more construction & more congestion.

NO!

Marie Hutton

Yours truly,

READ INTO
THE RECORD

2104 W. Mesquite Ave.
LV, NV 89106

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

I oppose the proposed 3 28 storey apartment towers. Our neighborhoods are single storey against older parts of Las Vegas. The traffic generated by these towers would affect the surrounding neighborhoods tremendously. Please keep the high density buildings out of our simple working class neighborhood.

Yours truly,

READ INTO
THE RECORD

Las Vegas Nv 89106
October 17, 2004

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

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

Gentlemen:

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

Comment

The density of this proposed development is unacceptable. You are talking about adding close to 2000 people; 1200 vehicles in a very tight area, with services blocks to miles away!! This would also add an undesirable element of low-income crowding near to the much vaunted downtown re-development. Not an attractive thought, the mayor doesn't need slums, He needs businesses that would bring people with money.

Yours truly,

VeAnn Patterson

READ INTO
THE RECORD

VeAnn Patterson
2005 Collins Av.
L.V. 89106
resident in this area: 25 yrs
388-1914

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

Traffic are Heavy on Ranchos Dr. Traveling out on Shadow Lane is risky. Children Play in Street. Has to be very careful when Turn on Alton Dr. Martin Luther King becoming Bump To Bump.

Yours truly,

Janice Wilson

READ INTO
THE RECORD

Peggy Wendel

◆◆◆

137 Rosemeade St.
Las Vegas Nevada 89106
USA
◆

October 18, 2004

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

Dear Gary,

I am writing in regards to the proposed development of the three 28-storey 804 unit and townhouses on Alta and MLK Blvd.

I was under the impression that it would be developed into individual residential homes.

The number of units plus townhouses proposed equates to a lot of vehicles.

I believe that amount of traffic would be overwhelming for an already heavily congested intersection during heavy traffic hours.

This is a great old original neighborhood, were trying to rebuild and restore our homes.

That many apartments would bring down our property value and congest our roads more than they already are. I feel like it would reduce the quality of life we have all come to love here in Ranch Manor.

I will be unable to attend the meeting on Oct. 21, 2004.

I would appreciate your consideration of our neighborhood when developing our area.

Thank you

Sincerely,

Peggy Wendel

READ INTO THE RECORD

GPA-5032
ZON 4941
VAR 5035
SDR 5155

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

The power station is old & we want to continue to have good power - The roads are narrow - roads go down as to overload the children walking to school is already crossed. This would add to the problem of pedestrian traffic. Medical care & emergency services are already bad due to hospitals & government centers & parkways

Yours truly,

Marvel Gay Leobold

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

To the city Council and planning Commission, Please Do not Allow the building of the three High Rise Bldgs. It Does over exceeds the number of single-family private homes in the existing sub-divisions. Plus more importantly it will
① Bring more traffic to the already congested area (Alta/Mlk sts).
② Crime will go up as well in this very Peaceful single family homes.
③ It will take away what little privacy we have.

Please Do not allow this planning to go.

✱ Suggestion ==> Office Buildings for the city or Even Government Buildings.

Yours truly,

Respectfully Submitted,

Veteran the U.S.M.C.

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

Comment

With the addition of Signature Homes (close to 200 new houses, the density in this area will be extreme.
I've lived here for 36 years and I like the views I have of the strip & downtown. We have 2 freeways to deal with & two hospitals that's enough.

Yours truly,

Beverly Kerley
1920 Dunlap Dr
Las Vegas, NV
89106

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

Comment

THESE TOWERS WOULD ONLY BRING MORE TRAFFIC TO OUR ALREADY OVER BURDEN STREETS IN OUR NEIGHBORHOOD. OUR CHILDREN HAVE ENOUGH PROBLEMS WITH THE ALREADY (FAST) PACE TRAFFIC WITHOUT ADDING TO IT.

Yours truly,

DAN & KATHY TIERRILL

John & Betty Mikkelson
32 Jade Circle
Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

We are opposed to this project - The existing apts, & homes under construction & the homes close in are enough - 840 units & how many people & vehicles to encroach on this corner - How does it effect the already overflowing schools in the area - This is not the place for this high density complex

Yours truly,

John & Betty Mikkelson

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

Dear Neighbor:

At its meeting of October 21, 2004, the Planning Commission abeyed its decision regarding Ambling Development Partners, LLC, an out-of-state developer, whose purpose is to build three (3) condominium towers, each tower 28 stories high, consisting of over 840 dwellings at the corner of Alta and MLK. The next meeting to consider these zoning changes is scheduled for November 4, 2004 at 6 PM in Council Chambers, City Hall, 400 Stewart Avenue. It you are unable to attend, please voice your opinion regarding the project by folding this letter, stamping and mailing before the scheduled meeting. Your association feels that a development of this magnitude would create many problems: traffic, school overcrowding, etc. If you agree with us please participate in the democratic processes, which determine those issues that affect our quality of life.

I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Charlene Belanger Address 117 Shadow Lane

Signed G Belanger Address 117 Shadow Lane

COMMENTS:
Traffic doubles; We already have more then enough people in our block-Shared with 3 Sets of Apartments. And Condo's are just glorified Apts. We can't even enjoy our pool now and, with 28 Stories we would have no piece of mind. We've been here in our house 42 yrs and are are retired, so it would be hard for us To move. Please find a spot more suitable for such a large project. This area is to full now.

Rancho Manor Neighborhood
Board of Directors

Submitted at Planning Commission
Date 11-04-04 Item: #21

Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

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Signed Marilyn Amberg Address 116 Shadow Lane

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

Gary Leobold Senior Planner
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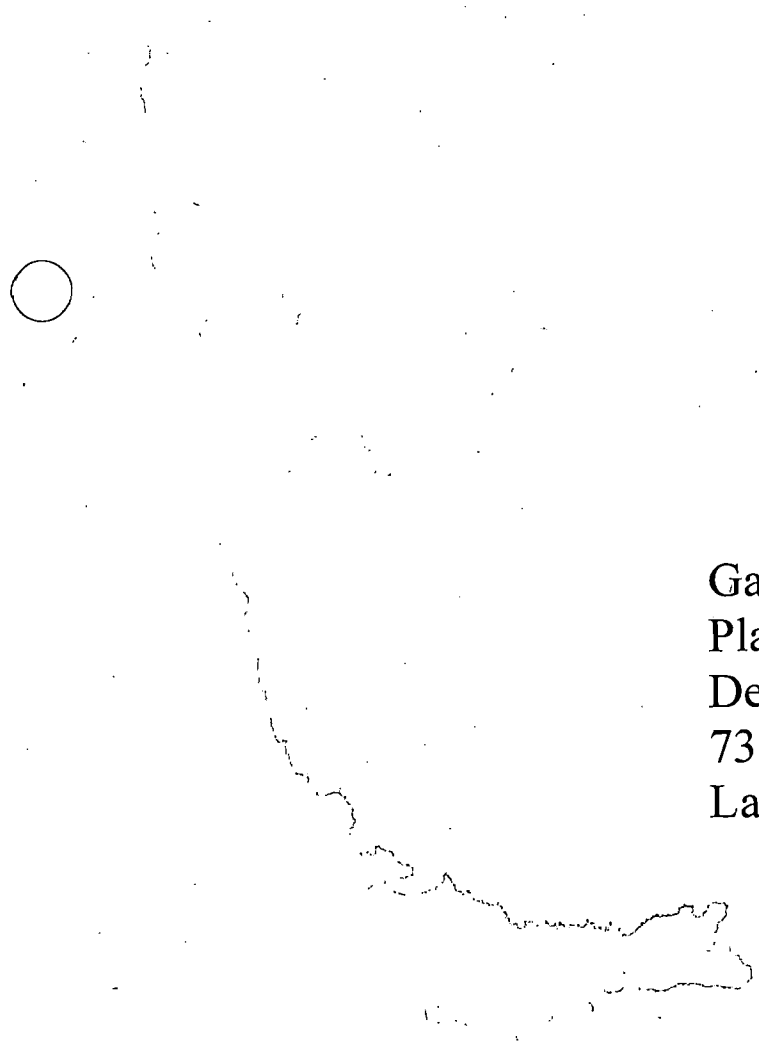
I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Z b deBecker-Gallegos Address 113 Shadow Ln LV NV 89106

Signed _____ Address _____

COMMENTS: Build a park instead!

Rancho Manor Neighborhood
Board of Directors



Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
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Las Vegas, NV 89101

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Signed Patricia Nicol Address 112 Shadow Ln.

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors



Ms. Pat Micali
112 Shadow Ln
Las Vegas, NV 89106-4304



Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

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Signed J. M. Matheus Address 105 SHADOW LN 89106

Signed J Matheus Address 105 SHADOW LN 89106

COMMENTS:

Rancho Manor Neighborhood
Board of Directors

Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed [signature] Address 120 SHADOW LN.

Signed [signature] Address 120 Shadow Ln

COMMENTS:
WE NEED MORE SCHOOLS, NOT HIGH 28 STORIES TOWERS. LOOK AT OUR TRAFFIC, HOW MUCH MORE CAN WE TAKE.

Rancho Manor Neighborhood
Board of Directors

Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

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Signed _____ Address 120 SHADOW LN.

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COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

Rancho Manor News

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

Susan Greener
121 Shadow Lane

stamp

Las Vegas NV 89106

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

Susan Greener
121 Shadow Ln 89106

Las Vegas Nv 89106
October 18, 2004

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

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

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Comment

Yours truly,

JERRY LEECH

121 SHADOW LN

Las Vegas Nv 89106
October 18, 2004

City of Las Vegas Planning Commission
c/o Gary Leobold, Senior Planner
Planning and Development Department
Development Services Bldg.
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J E LEECH

121 SHADOW LN

Las Vegas NV 89106

stamp

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

October 25, 2004

Members of the City of Las Vegas Planning Commission

The Rancho Manor Neighborhood Association opposes proposals GPA 3255 and GPA 3054. The Association opposes GPA 3054 for the following reasons:

(1) This proposal has not been adequately planned in detail, has not been planned in context and has not been planned with its cumulative effects in mind.

(2) This project includes features which are based on doubled standards, or standards inconsistently applied, but which, in all cases, tend to harm this neighborhood.

(3) This project has been planned without the input, or the timely knowledge, of the public, particularly the neighbors concerned.

(1-a) We believe that not enough attention has been given to the details of this plan. We have not, for example, seen any consideration given to the number of school children will be added by this project, although school attendance is a consideration with large suburban developments. We have not checked the alignment or the site plan with the most up-to-date alignments of Project Neon and the future Shadow Lane widening. There does appear to be adequate set-backs for future sidewalks. However, the alignment of the new MLK intersection doesn't quite match Parsons overlay map, no future alignment is shown for widening Shadow Lane. If the contention that a lot of the traffic generated by high-rise structures will be pedestrian instead of vehicular, then can we be satisfied with standard 5 ft sidewalks. Is the commercial facility planned intended for tenant use only or for the carriage trade, and if for outside customers, will this affect the carrying capacity of the intersection and the security of the premises, and who will decide whether this commercial facility will be open to the public or not. The Planning commission was asked to approve this proposal without considering the direction of traffic generated; all traffic exiting Alta Dr. will flow west, which creates additional cut through traffic on Shadow Lane.

The standard answer of the planner is that all of these issues partake of the hypothetical and are rarely considered when evaluating single projects on single sites. We believe that a project this large deserves to have its effects examined with some care rather than just saying - oh, we'll work something out later. Again, there are 854 housing units in this plan which is more than all the single family homes in the area - in five existing subdivisions and two planned projects.

(1-b) We also believe that this project has not been planned in context. We can admire the way the applicant has used the space available on this site, but we question whether this site will prove suitable for high density, high rise living. Successful, sustaining urban precincts of this type are usually characterized by commercial, employment, entertainment and transportation variety and density. People want to walk out of the lobbies of their apartment buildings into "vibrant" street life, close to restaurants, dry cleaners, cinemas, groceries, boutiques, rapid transit and taxis and the other amenities of urban life. There is a long history of high rise housing, often public authority, isolated from the city streetscape, and most of these have distinguished themselves as unsociable facilities. A high rise concentration in a Main Street corridor, or South Meadows etc. could be designed comprehensively as a high density zone. Campus style developments say in the vicinity of the Airport could work as well, though more totally dependent on the automobile. This is a development unrelated to any other building in its vicinity and likely (without planning) to remain so. It will be surrounded by walls and "maximized arterial highways." The tenants in search of services could drop in on Social Services because they won't find a beauty parlor. Those looking for entertainment might try what - the County Morgue? Simply looking at this design in context shows it to be a fish out of water anomaly It will not generate pedestrian traffic as there is no where for pedestrians to go.

Instead of a serious look at the prospects for the project in context, and hence its viability and quality, the Commission was regaled with rhetoric which made no effort to reflect reality accurately. We heard about a gradient of usage which tried to make the project sounds as if it fits right in. The Gradient (along ALA Dr.) supposedly would be from (high density) mixed use in the 61 acres, such as the 9 story World

Center, across I-15 to a 2 storey, then the applicant's 28 storeys, then 1, then 2 then one. This being the gradient: 1 - 1 - 2 - 2 - 1 - 28 - (2) - 9 consisting , left to right, of Rancho Circle, Rancho Park Highland Park, Shadow Professional, Mayan Plaza, Quail Park Alta, new Ambling towers, and a 2 - storey office building which will not survive Project Neon. There is a gradation of land use from Residential Estate to R-1, to R-PD 19 to the proposed R-PD 50, but what does this mean? It is still glaringly obvious that one and one structure only is totally out of scale and inconsistent with the usage patterns of the vicinity. The question is: how big does a project have to be, to merit consideration in context and in terms of how it affects its neighbors and how it will be affected by its neighbors. This project, as big as the rest of the neighborhood combined should rise to that level. Considered by itself, it is praiseworthy; considered in a suitable urban context where it could draw from and contribute to its immediate vicinity, it could be a successful part of a "manhattanized" downtown. Considered in its actual location, it gains nothing from its immediate vicinity and contributes nothing to it.

We heard, repeatedly, even from one of the Commissioners, that this is exactly the type of building we want for "downtown." But never has this neighborhood been considered downtown, and never will it be. Even the 61-acres when fully developed and part of Las Vegas' urban core will never be fully integrated with the true downtown area, connected as it is by one arterial and two underpasses. This neighborhood is bounded by I-15 Charleston Blvd, Rancho Dr. and US 95 Expressway. You can redevelop it, based on the Medical District, as a highdensity area, but that is not what is happening here. There is no comprehensive area planning, not even through the back door, just an attempt to put a building out of context in an area which it detracts from and which detracts from it. Drawing a map, or using the label downtown, doesn't make it so. It can be predicted that we will not see the people who are calling this site "downtown" walking across the nine lanes of traffic on the new MLK, which becomes a super-arterial at this point, and then under approximately 18 lanes of freeway viaduct, not counting at least two lanes of exit ramp, from this site to the new IRS building the real downtown, or even the Premium Mall. They will use cars or choose a high rise located in an area that is capable of supporting urban amenities and transportation alternatives.

(1 -C) These failings lead directly to the third planning fault, which is the lack of attention to cumulative effects. This project is an undeniable generator of additional cut -through traffic on Shadow Lane, which, North bound, has a direct negative effect on our neighborhood. Again, because we have been in so great a rush that we can't examine details, we don't know if a left turn from these premises will be impossible or merely difficult. But we can be sure that traffic heading anywhere in the general NW sector of the valley will most likely be directed west on Alta Dr. and available for cut-through in the Rancho Manor Neighborhood. These have to be considered and amelioration sought, as they form a accumulation of damage on top of the existing Downtown , Medical Dist. and soon to be Signature Homes traffic. What is called a variance, but what is actually a totally abandonment of standards with regard to set back makes the overwhelming , and out-of-place height of the towers a greater problem: an uncomfortable lack of privacy and an intrusive presence for the whole area, but particularly Mayan Plaza and Signature's Shadow 2. With a 20-ft setback we can expect experiments with grapefruit, eggs and spit on neighboring targets. No incident may rise to the tragic level, but cumulatively the effect will be to make the neighboring homes and apartments less desirable, and hence more transient and more prone to urban problems. The effect of this will then spread to the R-1 subdivisions in the neighborhood. It is unreasonable to ask planners to try to account for all contingencies, but with a project so big, at least foreseeable problems that tend to accumulate and grow should be considered.

2. The second objection we have to this proposal is not directed at the applicant and the site plan per se but is directed to the over-all planning process and the City government which supposedly represents the residents of our neighborhood. In the closing months of 2003, the planning commission heard the application from Signature Homes for an R-PD 11 development between Shadow Lane and MLK Blvd. Previous City officials had assure residents they would block any access to Shadow Lane from this parcel, just as Mayan Plaza was restricted to an emergency only exit, and, indeed, while the owner

sold off most of his MLK frontage, he retained a full-size driveway area. We asked Signature Homes to use this driveway for ingress-egress to their development. They refused. They also attributed the difficulty to planning considerations. At the time we had no idea that Project Neon was anything but a dream for the distant future, nor were we informed even of the plans for Discovery Drive. We did know the heavy volume of traffic on MLK and the objections of the businesses in the area. Too easily , we agreed to the civil plan of Signature Homes and accepted unnecessarily a load of cutthrough traffic from their project. Now, in the study of this project we find that the planning objection to use of an MLK driveway on MLK was the proximity of the driveway of the Furniture Discount Store. (They have entrances on the north and south extremities of their parking lot.) It was not a question of traffic volumes, not now nor, especially, after the proposed MLK widening. If you look a the site plan for Ambling Towers you will see a driveway - ingress and egress to their development - at the far north end of the property parcel. There are several reasons for this location, including the possibility of obtaining a left-turn as well as right turn ingress and egress. But you will notice that the location of the driveway is immediately adjacent to the driveway of the Furniture Direct showroom to the north. It was not allowable for Signature Homes, but it is for this project. If the criteria applied here are valid, then Signature 2 should have its entrance on MLK as well.

(3.) The third objection centers on the fact that no opportunities were provided for us to discuss points of concern in the planning process. The applicant felt that presentation, as required by a neighborhood meeting, would be enough. The Office of Business Development made no effort to contact this association or any neighbor regarding this project and to get their consent and support, notwithstanding such cooperation on past proposals. If this proposal is so confidential as to require consummation in the dark, it need not expect our approval and should not get yours. The General Plan Amendment redrawing the Downtown redevelopment area was not even notice to out neighborhood. There has been a consistent refusal to cooperate with or even inform the public and this Association in particular, and we suggest that is not the way to way major developments successfully.

Conclusion: We can already see the results of casual out-of-context planning at 98 S. MLK Blvd. Apparently this project was planned specifically at the instigation of HUD as a Section 8 housing project. Rent subsidy may well be a good idea with ownership, sponsorship or association with a community service oriented NGO and social service back up for tenants transitioning to self-reliance. But 98 MLK has none of this and seems to reflect a faddish attitude that scattering Section 8 housing through middle class subdivisions will somehow cause middle class values to rub off on the section 8 tenants, perhaps when they hop over the walls into the back yards of their neighbors. The only services 98 MLK has provided to discipline or support its tenants are the loss of school bus service (for tenants who probably can't drive to school), sale to an unresponsive out of state owner and the replacement of hot water with character building cold water showers. The result is an incubator of crime & anti-social behavior.

The applicants for this project might claim that they price themselves out of any problem causing attributes. But we and the planners have no idea what will have been created here five or ten years down the road. And the project is so big it will be hard to correct any mistakes. We do know that the building will pre-sell his units and hopes to terminate his connection with the property by completion of construction. The Character of the condominium association remains unknown. We have experience with town house, detached and low rise apartment condos and their association, but none with rise rise. We can rest assured that the initial buyers of apartments will be speculators in the hot Las Vegas real estate market, who hope to re-sell at a profit, and have no long term commitment to thelocal community. There is no guarantee they will find buyers at a profit, or whom they may sell out to, or rent out to as a stop loss. Indeed the developer has offered various speculations about who might be the ultimate consumer: rich vacationers from other states or abroad, empty nesters from Summerlin, employees of the medical district. The developer is in a position where he doesn't have to care, for example, about the management of high density housing where the residents are renters and the owners are absentees. We, who remain committed to living in Las Vegas know that this is not an ideal situation, even when it occurs one single-family house at a time. We have to care, even after Ambling is long gone, and the Planning commission should care too. This project is a pig in a poke, and no one knows what it will turn out to be. It is probably too big and in the wrong place period. It is certainly too big and in the wrong place to approve without much more serious scrutiny and public involvement.

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

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

C.C. 11/17/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	12	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions and amending the following conditions:
5. Dedicate an additional 20 feet of right-of-way adjacent to this site for Alta Drive and Martin L. King Boulevard concurrent with development of this site.

and adding the following conditions:
- ***Dedicate additional rights-of-way in accordance with Clark County Area Standard Drawings #201.1 for right and left turn lanes at the intersection of Alta Drive and Martin L. King Boulevard adjacent to this site. Construction of improvements on these rights-of-way is required concurrent with construction of this project unless otherwise directed by the City Engineer.***
- ***Dedicate additional rights-of-way in accordance with Clark County Area Standard Drawings #234.1 or 234.3 on Alta Drive west of Martin L. King Boulevard adjacent to this site. Construction of improvements is required concurrent with construction of this project unless otherwise directed by the City Engineer. Right-of-way or easements in accordance with Clark County Standard Drawing #234.2 is required if requested by the Regional Transportation Commission.***

– UNANIMOUS with NIGRO abstaining because he owns property in the notification boundary

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 22 – ZON-4941

MOTION – Continued:
To be heard by the City Council on 11/17/2004

MINUTES:
See Item 21 [GPA-5034] for all related discussion for Item 21 [GPA-5034], Item 22 [ZON-4941], Item 23 [VAR-5035] and Item 24 [SDR-5155].

(6:23 – 7:30)
1-619

CONDITIONS:
Planning and Development

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

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

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

Public Works

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

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

6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards. Construct all incomplete half-street improvements on Alta Drive and Martin L. King Boulevard adjacent to this site concurrent with development of this site.

CONDITIONS – Continued:

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

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

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

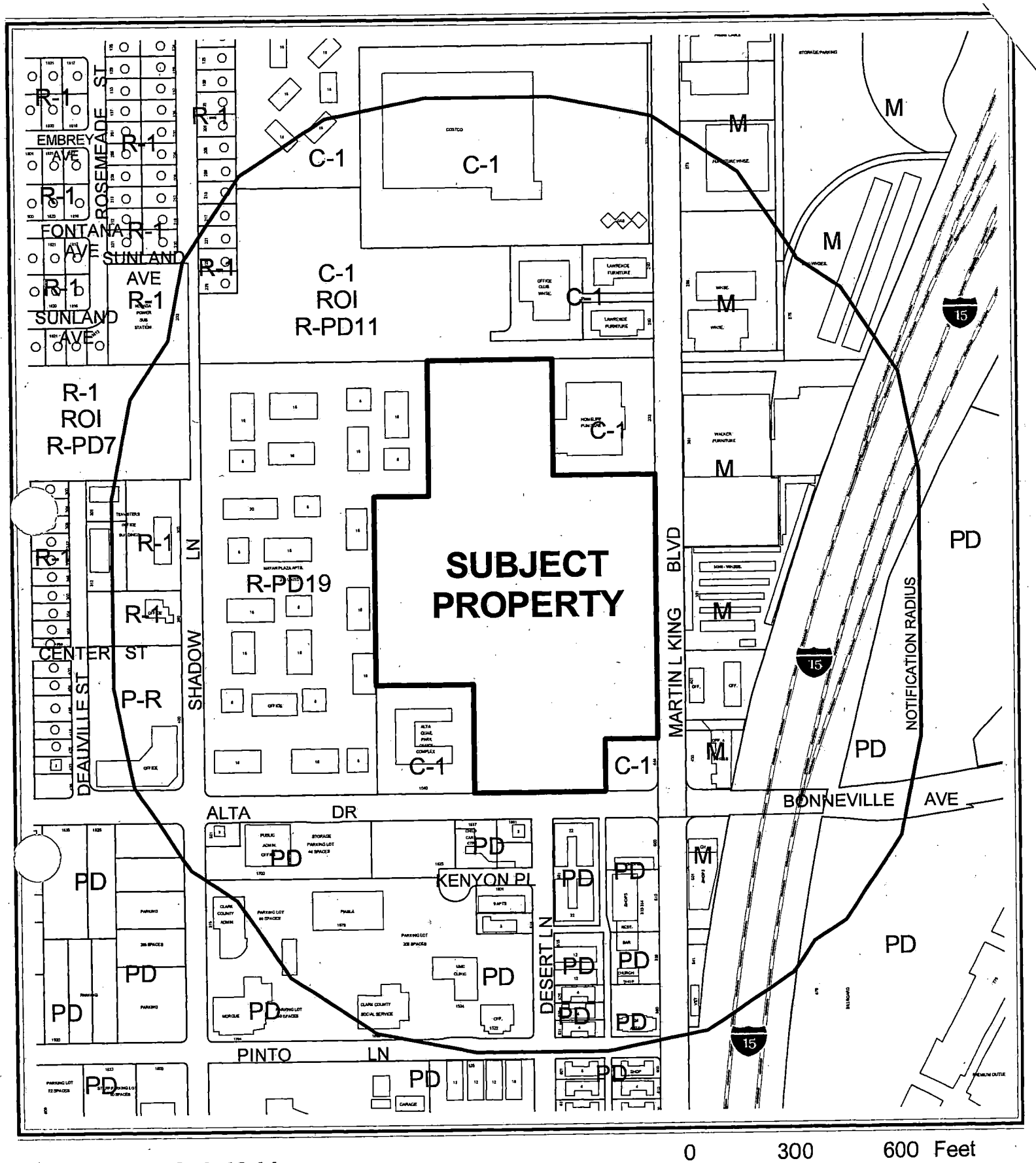
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and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

CONDITIONS – Continued:

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

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

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



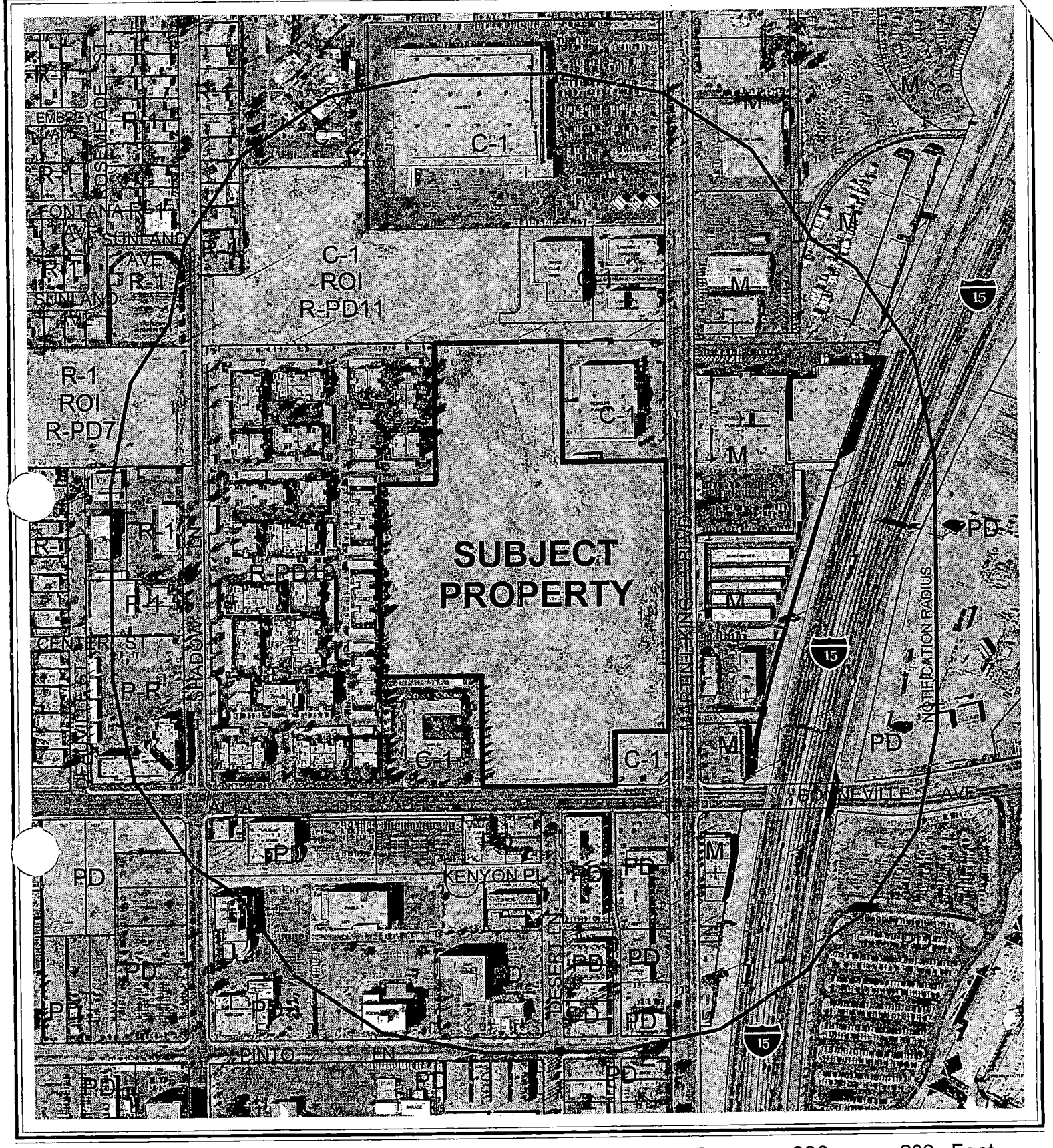
CASE: **ZON-4941**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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



0 300 600 Feet

CASE: **ZON-4941**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4941 - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC

** CONDITIONS **

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

Planning and Development

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

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

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

Public Works

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

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

6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards. Construct all incomplete half-street improvements on Alta Drive and Martin L. King Boulevard adjacent to this site concurrent with development of this site.

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

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development-50 units per acre) on 13.72 acres of a larger 16.78 acre site, located north of Alta Drive and west of Martin L. King Boulevard. The remaining portion of the parcel will retain the existing C-1 (Limited Commercial) zoning. A related General Plan Amendment (GPA-5034), Variance (VAR-5035), and Site Development Plan Review (SDR-5155) will be considered concurrently.

B) Applicant's Justification

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

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

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

BACKGROUND INFORMATION

A) Previous Actions

08/17/60	A request to Rezone a portion of the subject property from R-1 (Single-Family Residential) to R-4 (High Density Residential) was approved by City Council. The Planning Commission recommended approval of the request.
05/22/03	A request for approval of a Tentative Map (TMP-1990) for a one-lot commercial subdivision (Alta Business Park) was Withdrawn without Prejudice by the applicant at the Planning Commission meeting.
10/21/04	The Planning Commission held this item in abeyance in an effort to allow for further analysis of the potential traffic impacts of the project, and to provide the results of that analysis to the Commission.
11/04/04	The Planning Commission will consider a related General Plan Amendment (GPA-5034), Variance (VAR-5035), and Site Development Plan Review (SDR-5155). Staff recommends approval of the requests.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

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

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

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

A) General Analysis and Discussion

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

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

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The current General Plan designation for the site is SC (Service Commercial); the applicant has submitted a General Plan Amendment (GPA-5034) in order to change the designation to H (High Density Residential). The proposed Rezoning is consistent with the proposed H (High Density Residential) General Plan designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The proposed residential use will be compatible with the properties to the west and to the north of the subject parcel, and will serve as a transition from more intense commercial development to the east.

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

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

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

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

NOTICES MAILED 368 [Mailed with GPA-5034, VAR-5035 & SDR-5155] 10/21/04 PC

APPROVALS 0

PROTESTS 12

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Alta MLK, LLC

Name of Applicant: Ambling Multi-Family Development

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Daniel Kramer

Subscribed and sworn before me

This 27 day of July, 2004

_____
Notary Public in and for said County and State

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

SITE DATA

SITE AREA = 16.78 ACRES

BLDG 100
265 UNITS (27 STORIES)
3 LEVEL PARKING DECK
395 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 62,931 SF
PARKING DECK FOOTPRINT: 46,928 SF

TOTAL BUILDING: 487,988 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 132,949 SF

BLDG 200
265 UNITS (27 STORIES)
3 LEVEL PARKING DECK
395 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 62,931 SF
PARKING DECK FOOTPRINT: 46,928 SF

TOTAL BUILDING: 487,908 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 132,949 SF

BLDG 300
265 UNITS(27 STORIES)
3 LEVEL PARKING DECK
450 SPACES TOTAL
(INCLUDES 9 ACCESSIBLE SPACES AND 2 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 70,954 SF
PARKING DECK FOOTPRINT: 54,951 SF

TOTAL BUILDING: 487,908 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 154,850 SF

AREA TOTALS:

GROSS AREA OF THE THREE APARTMENT BUILDINGS (INCLUDES BALCONIES) 1,463,724 SF

TOWNHOMES
12 UNITS (2 STORIES+ GARAGE)
2,520 SF EACH: 30,240 SF

CLUBHOUSE: 2 STORIES 7,880 SF

RETAIL: 1 STORY 3,000 SF

PARKING DECKS: 420,748 SF

F.A.R: RESIDENTIAL AREA / SITE AREA = 2.04
(EXCLUDES AREA OF PARKING DECKS)

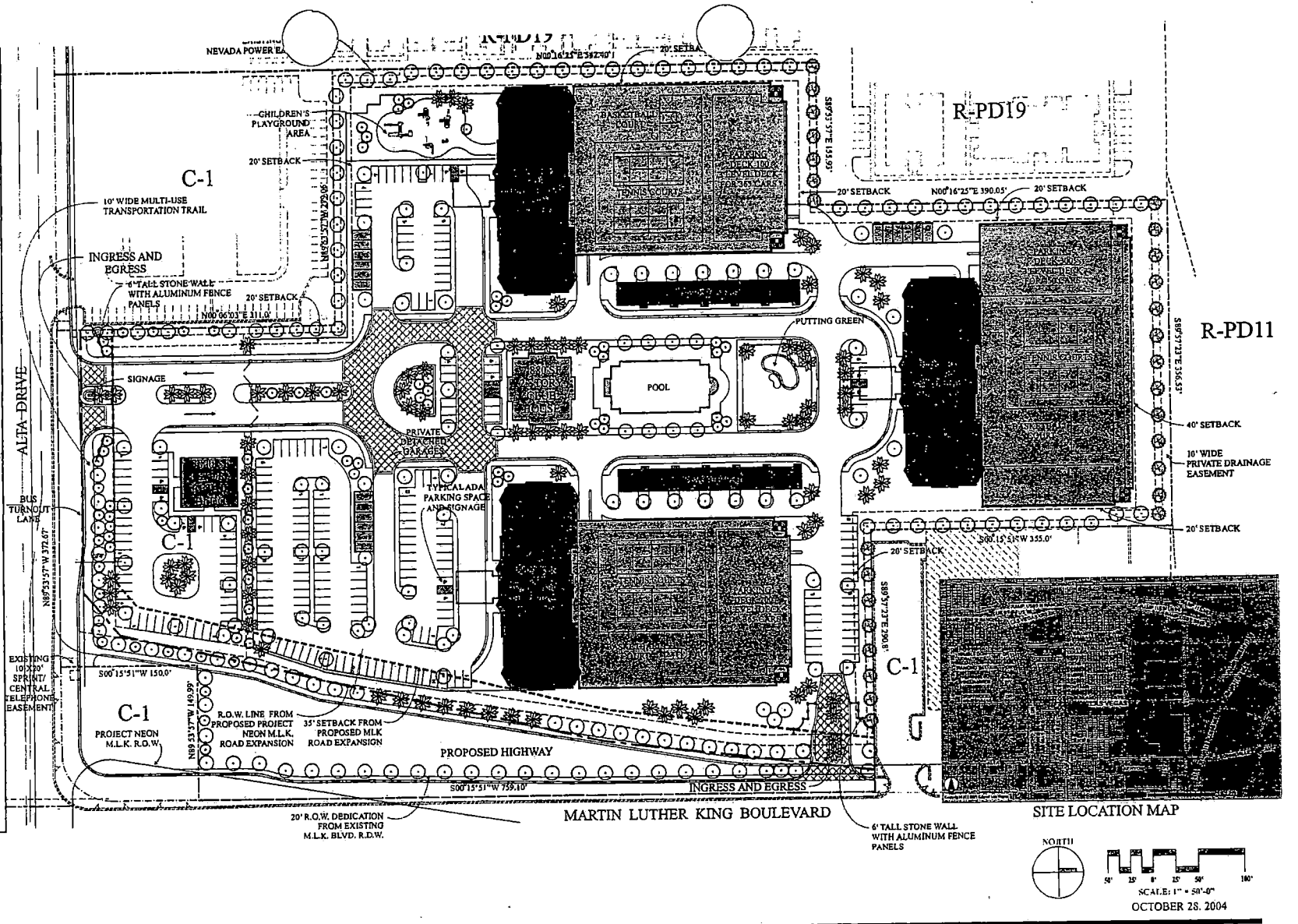
TOTAL UNITS = 807
DENSITY = 48.1 UNITS/ACRE

PARKING DECK SPACES = 1,240
SURFACE SPACES = 192 (7 ARE HDCP ACCESSIBLE)
DETACHED GARAGE SPACES = 18
ATTACHED GARAGE SPACES= 24

TOTAL RESIDENTIAL PARKING SPACES = 1,474
= 1.03 SPACES/UNIT

RETAIL SPACES = 46 (4 ARE ACCESSIBLE)

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



AMBLING COMPANIES

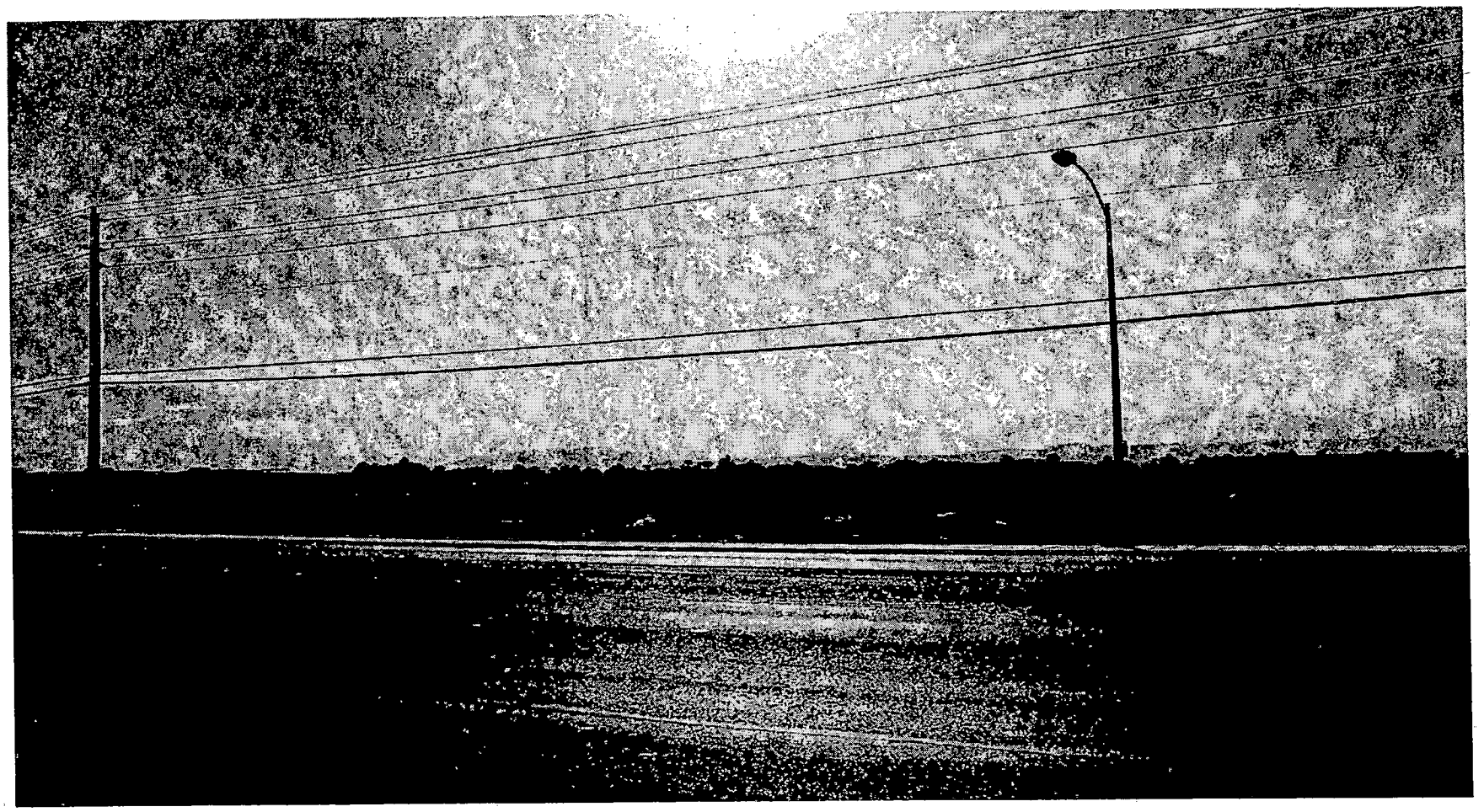
SITE DEVELOPMENT PLAN
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

NOV 0 1 2004

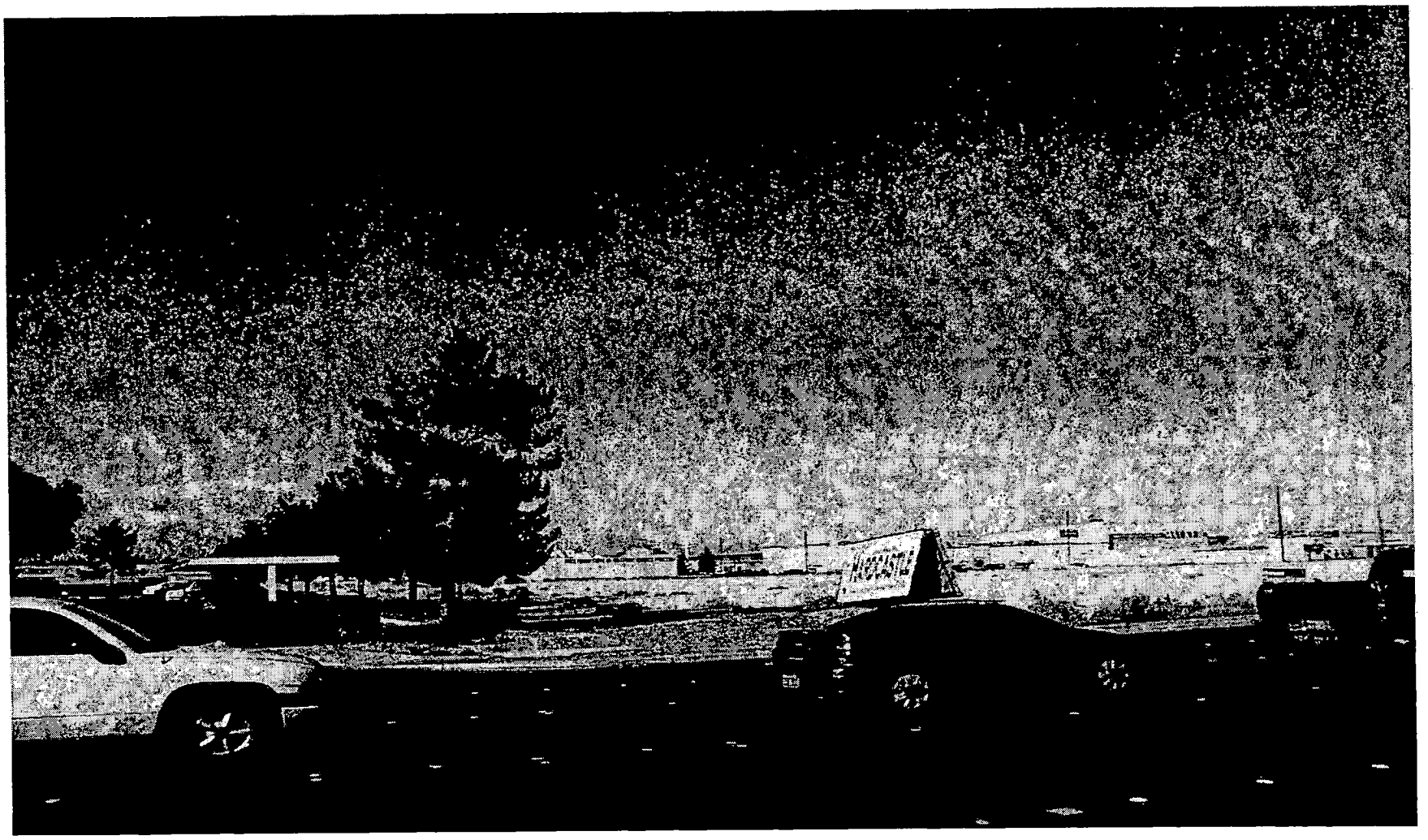
Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
3060 Peachtree Road NW
Suite 600
Atlanta, GA 30305
PHONE 404.365.9600 - FAX 404.365.9610
rkimsey@cullenbalson.com

NOT ISSUED FOR CONSTRUCTION

ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04



ZON-4941 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION



ZON-4941 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

1801 Granite Ave

Las Vegas Nv 89106
October 15, 2004

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

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

Gentlemen:

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

Comment

This area is inappropriate for high density housing. It should not be part of the down town plan We want it to continue 1st class residental

Yours truly,

Daniel Deegan

READ INTO THE RECORD
@ 10-21-04 PC

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

STRONGLY

Comment

WE DO NOT SUPPORT THE REZONING OF THE ABOVE CITED, THIS IS A LOW DENSITY FAMILY COMMUNITY WITH ONE + TWO STORY RESIDENCES. WE DO NOT WANT TO BE "MANHATANIZED" ON THE WEST SIDE OF THE FREEWAY. NO BUILDINGS SHOULD BE CONSTRUCTED OVER TWO STORIES. THIS AREA CAN NOT HANDLE THE FLOW OF TRAFFIC EVEN WITH THE PROPOSED WIDENING PROJECTS.

WE ARE NOT PART OF DOWNTOWN - KEEP ALL High RISES ON THE VACANT LOTS BETWEEN THE RAIL YARD AND I-15. WE ARE NOT HAPPY WITH OSCAR'S PLANS + DO NOT WANT TO BE INCLUDED IN HIS NEW YORK style OF GROWTH.

Yours truly,

DENISE + LEE W. NEMILLER

READ INTO
THE RECORD
@10.21.04 PC

Las Vegas Nv 89106
October 17, 2004

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

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

Gentlemen:

I [redacted) (STRONGLY) **(oppose) the three 28-storey apartment towers proposed in the above applications.**

Comment

The proposed site is not in the best interest of our neighborhood! Traffic congestion! If roads are widened, more construction & more congestion.

No!

Marie Hutton

Yours truly,

READ INTO
THE RECORD

2104 W. Mesquite Ave.
LV, NV 89106

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

I oppose the proposed 3 28 storey apartment towers. Our neighborhoods are single storey against older parts of Las Vegas. The traffic generated by these towers would affect the surrounding neighborhoods tremendously. Please keep the high density buildings out of our simple working class neighborhood.

Yours truly,

READ INTO
THE RECORD

Las Vegas Nv 89106
October 17, 2004

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

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

Gentlemen:

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

Comment

The density of this proposed development is unacceptable. You are talking about adding close to 2000 people; 1200 vehicles in a very tight area, with services blocks to miles away!! This would also add an undesirable element of low-income crowding near to the much vaunted downtown re-development. Not an attractive thought; the mayor doesn't need slums, He needs businesses that would bring people with money.

Yours truly,

VetAnn Patterson

READ INTO THE RECORD

VetAnn Patterson
2005 Collins Av.
L.V. 89106
resident in this area: 25 yrs.
388-1914

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

Traffic are Heavy on Rancho Dr. Traveling out on Shadow Lane is risky. Children Play in Street. Has to be very careful when Turn on Alton Dr. Marlin Luther King becoming Bump To Bump.

Yours truly,

Janice Wilson

READ INTO
THE RECORD

Peggy Wendel

◆◆◆

137 Rosemeade St.
Las Vegas Nevada 89106
USA
◆

October 18, 2004

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

Dear Gary,

I am writing in regards to the proposed development of the three 28-storey 804 unit and townhouses on Alta and MLK Blvd.

I was under the impression that it would be developed into individual residential homes.

The number of units plus townhouses proposed equates to a lot of vehicles.

I believe that amount of traffic would be overwhelming for an already heavily congested intersection during heavy traffic hours.

This is a great old original neighborhood, were trying to rebuild and restore our homes.

That many apartments would bring down our property value and congest our roads more than they already are. I feel like it would reduce the quality of life we have all come to love here in Ranch Manor.

I will be unable to attend the meeting on Oct. 21, 2004.

I would appreciate your consideration of our neighborhood when developing our area.

Thank you

Sincerely,

Peggy Wendel

Peggy Wendel

READ INTO THE RECORD

GPA-5032
ZON 4941
VAR 5035
SDR 5155

Las Vegas Nv 89106
October 12, 2004

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

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

Gentlemen:

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

Comment

The power station is old & we want to continue to have good power - The water pressure needs to drop as to overload the electrical system to what is already a problem. This would add to the possibility of accidents. Traffic would become an even bigger problem as it is presently bad due to hospitals & government centers & apartments

Yours truly,

Marvel Kay Leobold

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

To the city Council and planning Commission, Please Do not Allow the building of the three High Rise Bldgs. It Does over exceeds the number of single-family private homes in the existing sub-divisions. Plus more importantly it will
① Bring more traffic to the already congested area (Alta/Mckay's).
② Crime will go up as well to this very Peaceful single family homes.
③ It will take away what little privacy we Have.

Please Do not Allow this planning to go.

✱ Suggestion ==> OFFICE BUILDINGS FOR THE city of EVEN GOVERNMENT BUILDINGS.

Yours truly,

Respectfully Submitted,

Veteran of the U.S.M.C.

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

Comment

With the addition of Signature Homes (close to 200 new houses, the density in this area will be extreme.
I've lived here for 36 years and I like the views I have of the strip & downtown. We have 2 freeways to deal with & two hospitals that's enough.

Yours truly,

Beverly Herting
1920 Dunlap Ave
Las Vegas, NV
89106

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

Comment

THESE TOWERS WOULD ONLY BRING MORE TRAFFIC TO OUR ALREADY OVER BURDEN STREETS IN OUR NEIGHBORHOOD. OUR CHILDREN HAVE ENOUGH PROBLEMS WITH THE ALREADY (FAST) PACE TRAFFIC WITHOUT ADDING TO IT.

Yours truly,

DAN & KATHY TERRILL

John & Betty Mikkelson
22 Jade Circle
Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

we are opposed to this project - The existing apts, & homes
nearby condition & the home values are suffer - 340 units
+ how many people + vehicles to encroach on this corner - How does
it effect the already overflowing schools in the area - Traffic -
This is not the place for this height corner complexes

Yours truly,

John Mikkelson

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

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

C.C. 11/17/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	12	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining because he owns property in the notification boundary

To be heard by the City Council on 11/17/2004

MINUTES:
See Item 21 [GPA-5034] for all related discussion for Item 21 [GPA-5034], Item 22 [ZON-4941], Item 23 [VAR-5035] and Item 24 [SDR-5155].

(6:23 – 7:30)

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 23 – VAR-5035

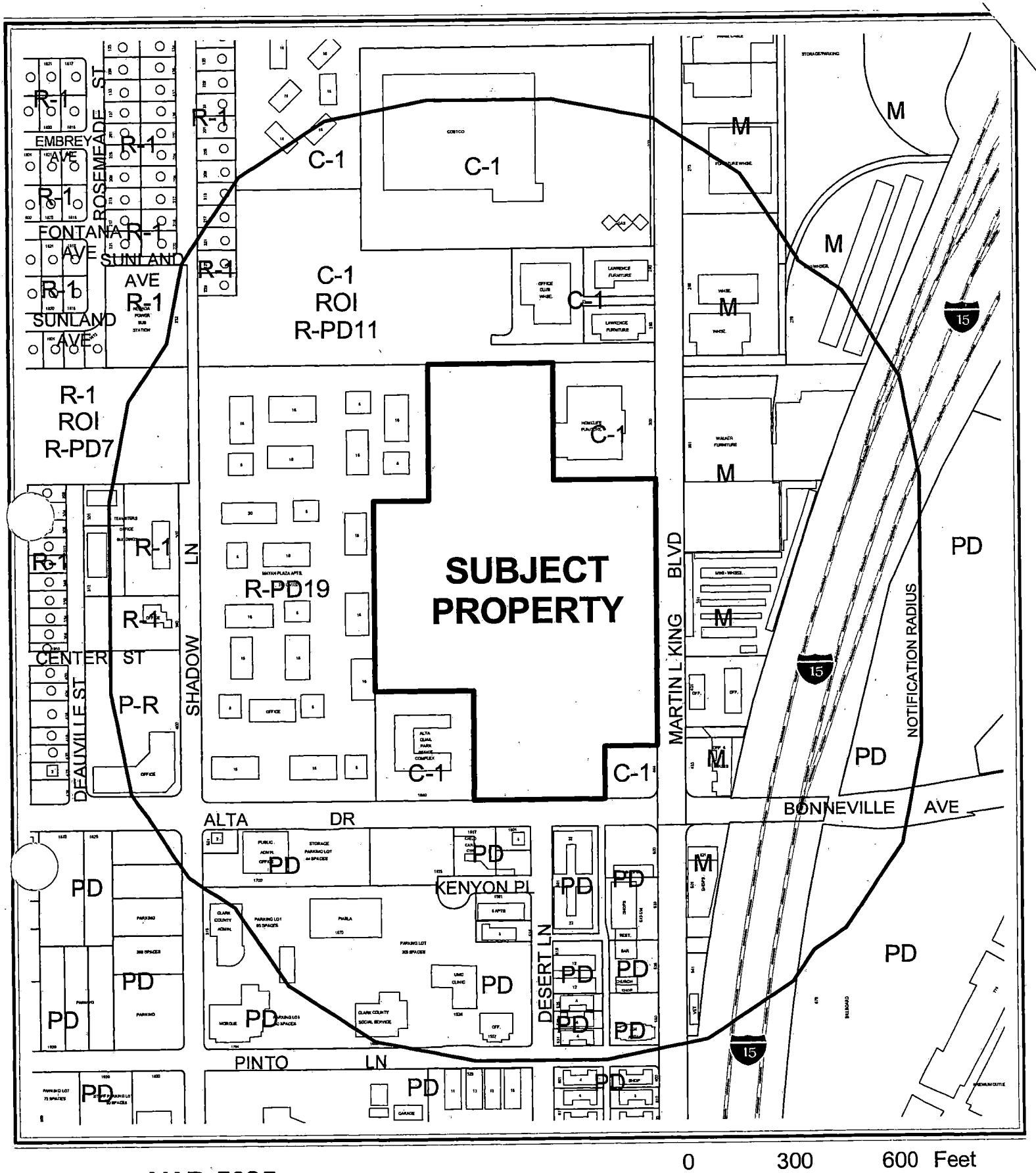
CONDITIONS:

Planning and Development

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

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

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



CASE: **VAR-5035**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5035 - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC

** CONDITIONS **

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

Planning and Development

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

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

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

MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance of Residential Adjacency Standards to allow a 20-foot setback where 885 feet is required on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. A related General Plan Amendment (GPA-5034), Rezoning (ZON-4941) and Site Development Plan Review (SDR-5155) will be considered concurrently.

B) Applicant's Justification

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

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

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

BACKGROUND INFORMATION

A) Previous Actions

08/17/60	A request to Rezone a portion of the subject property from R-1 (Single-Family Residential) to R-4 (High Density Residential) was approved by City Council. The Planning Commission recommended approval of the request.
05/22/03	A request for approval of a Tentative Map (TMP-1990) for a one-lot commercial subdivision (Alta Business Park) was Withdrawn without Prejudice by the applicant at the Planning Commission meeting.
10/21/04	The Planning Commission held this item in abeyance to the 11/04/04 PC Meeting in an effort to allow for further analysis of the potential traffic impacts of the project, and to provide the results of that analysis to the Commission.

11/04/04 The Planning Commission will consider a related General Plan Amendment (GPA-5034), Rezoning (ZON-4941) and Site Development Plan Review (SDR-5155). Staff recommends approval of the requests.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres:	16.78

B) Existing Land Use

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

C) Planned Land Use

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

FF

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

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

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

a) Proximity slope. The north tower is located approximately 205 feet from the recently-approved R-PD11 development to the north, the west tower is located approximately 660 feet from the recently-approved R-PD7 development to the west, and the east tower is located approximately 670 feet from the R-PD11 property to the north. Based on a height of 295 feet, the towers would need to be 885 feet from the nearest single-family property.

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

B) General Analysis and Discussion

The proposed towers will be a total 295 feet high, as measured to the top of the uppermost roof structure. Based on this height, the towers would need to be set back a total of 885 feet from the nearest single-family residential property or property which is designated for such development in the General Plan. The north tower will be located approximately 205 feet from the R-PD11 property to the north, and the three-story parking structure will be located 40 feet from the common property line with the R-PD11 development. The west tower and its parking structure will be located approximately 660 feet from an approved R-PD7 development to the west. The east tower will be located approximately 670 feet from the R-PD11 property to the north, but there is an existing commercial structure located in between. The towers will be approximately 670 feet from the nearest existing single-family residence on Shadow Lane, and 885 feet from the nearest existing single-family residence on Deauville Drive to the west.

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

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

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

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

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

NOTICES MAILED 368 [Mailed with GPA-5034, ZON-4941 & SDR-5155] 10/21/04 PC

APPROVALS 0

PROTESTS 12

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Alta MLK, LLC

Name of Applicant: Ambling Multi-Family Development

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: David Kramer

Subscribed and sworn before me

This 27 day of July, 2004

[signature]

Notary Public in and for said County and State

RECEIVED
AUG 17 2004

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

SITE DATA

SITE AREA = 16.78 ACRES

BLDG 100
265 UNITS (27 STORIES)
3 LEVEL PARKING DECK
395 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS

BUILDING FOOTPRINT:	62,931 SF
PARKING DECK FOOTPRINT:	46,928 SF
TOTAL BUILDING:	487,908 SF (INCLUDES BALCONIES
TOTAL PARKING DECK:	132,949 SF

BLDG 200
265 UNITS (27 STORIES)
3 LEVEL PARKING DECK
395 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS

BUILDING FOOTPRINT:	62,931 SF
PARKING DECK FDDTPRINT:	46,928 SF
TOTAL BUILDING:	487,908 SF (INCLUDES BALCONIES
TOTAL PARKING DECK:	132,949 SF

BLDG 300
265 UNITS(27 STORIES)
3 LEVEL PARKING DECK
450 SPACES TOTAL
(INCLUDES 9 ACCESSIBLE SPACES AND 2 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS

BUILDING FOOTPRINT:	70,954 SF
PARKING DECK FOOTPRINT:	54,951 SF
TOTAL BUILDING:	487,908 SF (INCLUDES BALCONIES
TOTAL PARKING DECK:	154,850 SF

AREA TOTALS:

GROSS AREA OF THE THREE APARTMENT BUILDINGS (INCLUDES BALCONIES)	1,463,724 SF
TOWNHOMES 12 UNITS (2 STORIES+ OARAGE) 2,520 SF EACH:	30,240 SF
CLUBHOUSE: 2 STORIES	7,880 SF
RETAIL: 1 STORY	3,000 SF
PARKING DECKS:	420,748 SF

F.A.R: RESIDENTIAL AREA / SITE AREA = 2.04
(EXCLUDES AREA OF PARKING DECKS)

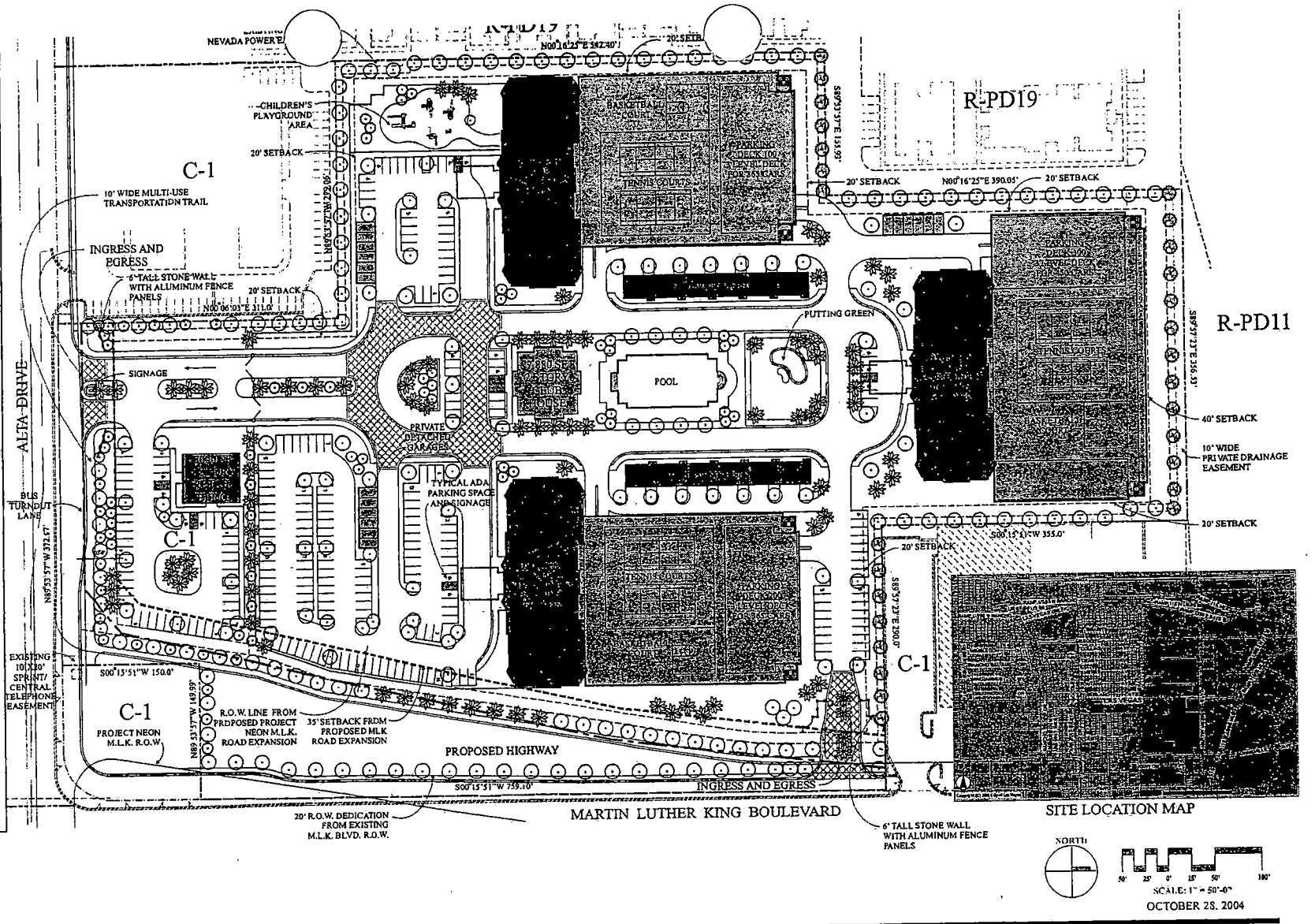
TOTAL UNITS = 807
DENSITY = 48.1 UNITS/ACRE

PARKING DECK SPACES = 1,240
SURFACE SPACES = 192 (7 ARE HDCP ACCESSIBLE)
DETACHED GARAGE SPACES = 18
ATTACHED GARAGE SPACES= 24

TOTAL RESIDENTIAL PARKING SPACES = 1,474
= 1.83 SPACES/UNIT

RETAIL SPACES = 46 (4 ARE ACCESSIBLE)

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



AMBLING COMPANIES

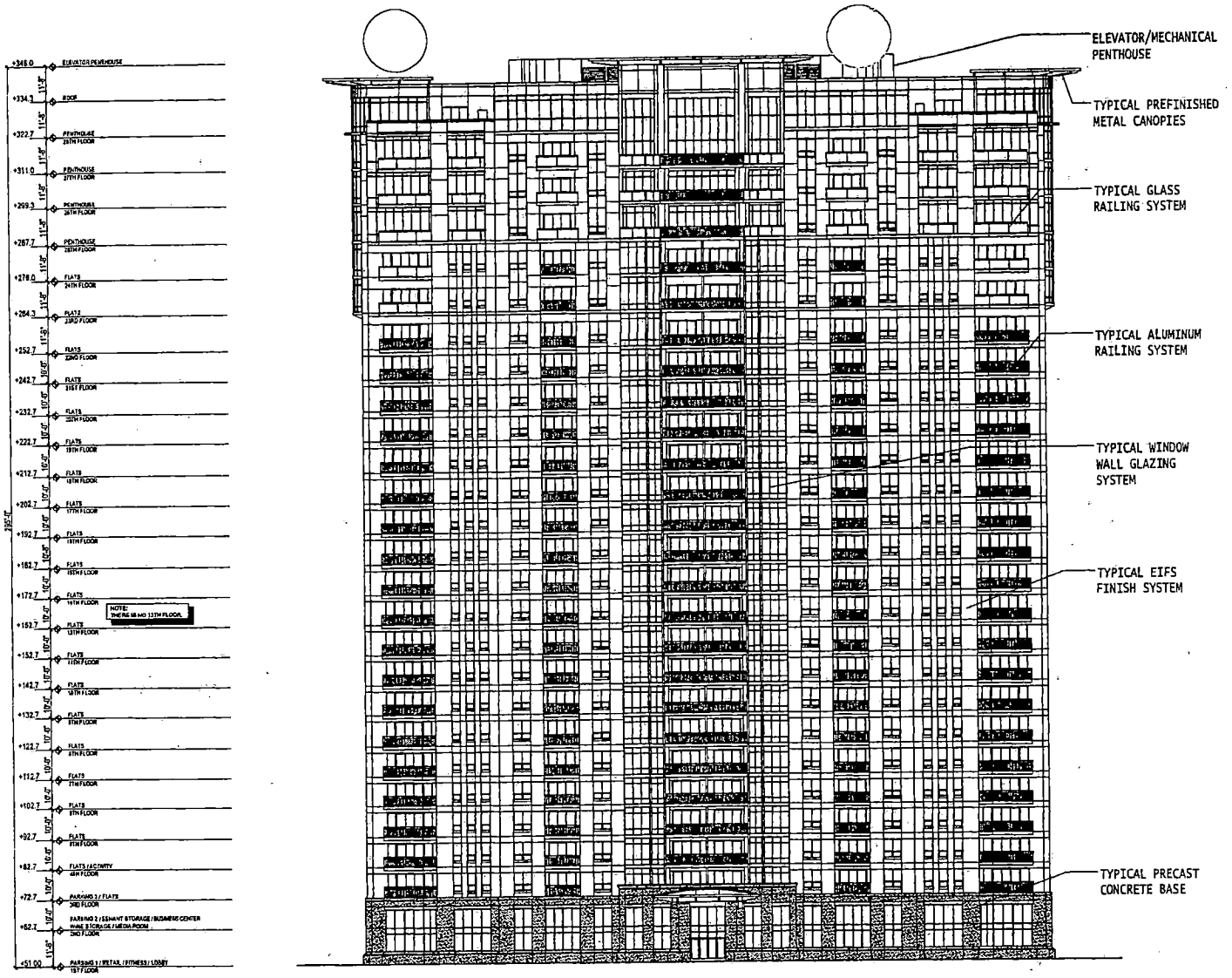
SITE DEVELOPMENT PLAN
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

NOV 0 1 2004

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
3060 Peachtree Road NW,
Suite 600
Atlanta, GA 30305
PHONE 404.365.7600 - FAX 404.365.7610
rkimsey@ellerbeb.com

NOT ISSUEOFOR CONSTRUCTION

ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04



SOUTH ELEVATION BUILDING 100

OCTOBER 28,2004

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

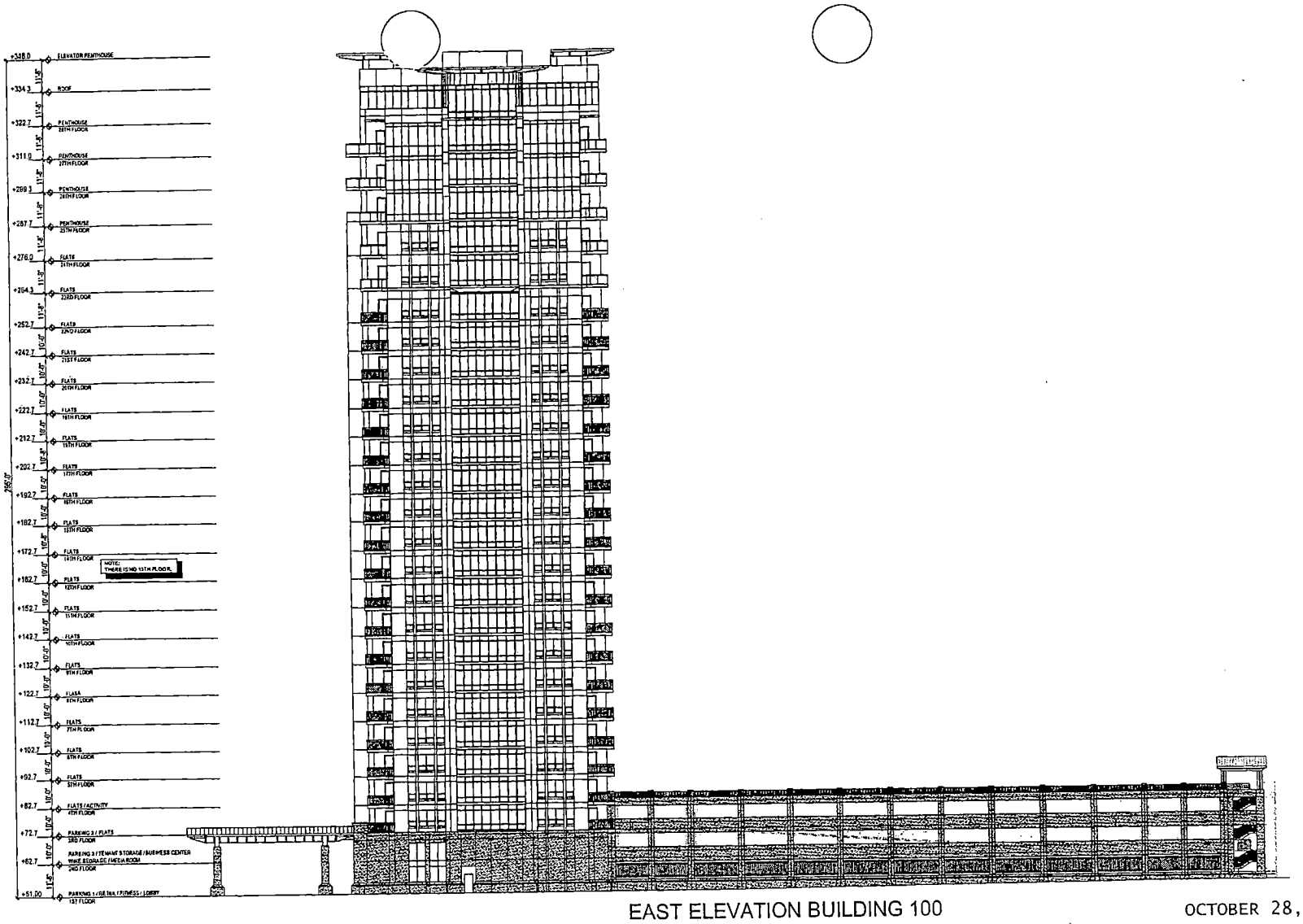
LAS VEGAS, NEVADA

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

NOT RELEASED FOR CONSTRUCTION

ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04



EAST ELEVATION BUILDING 100

OCTOBER 28, 2004

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

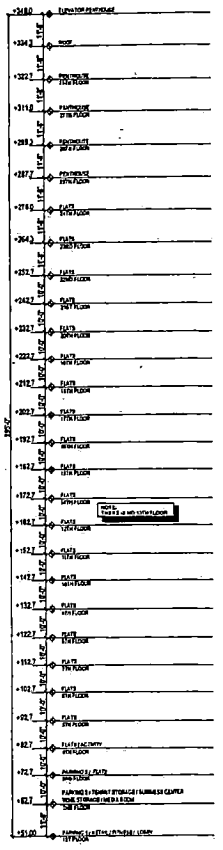
LAS VEGAS, NEVADA

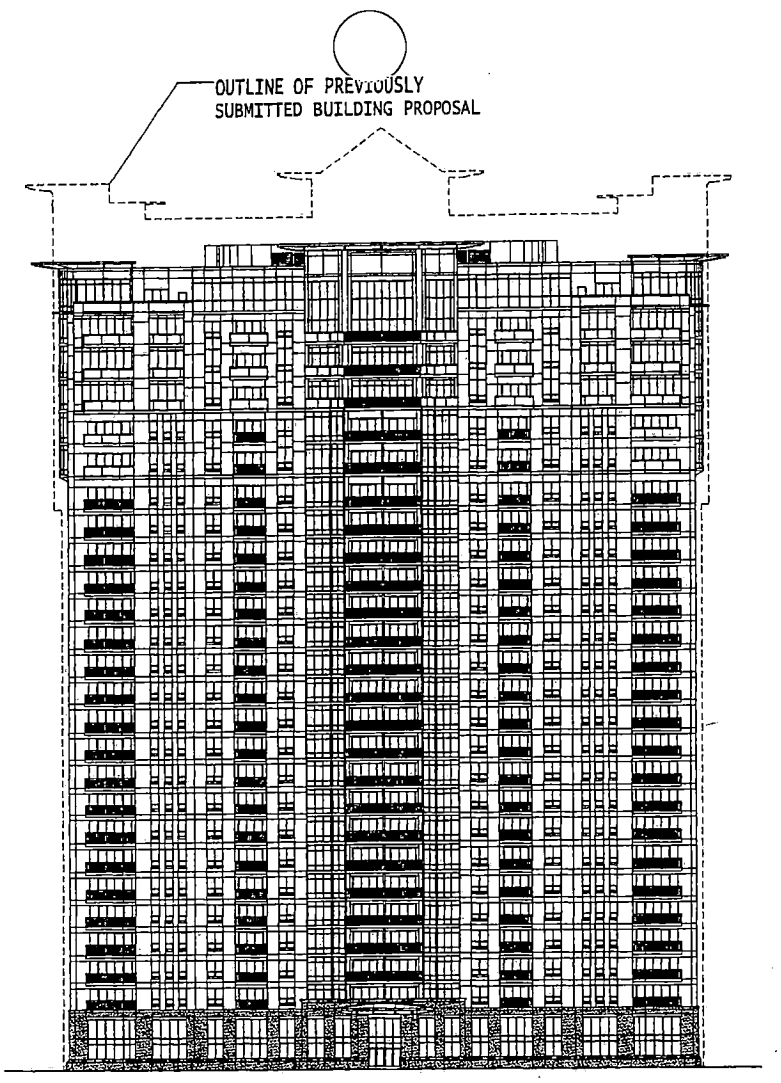
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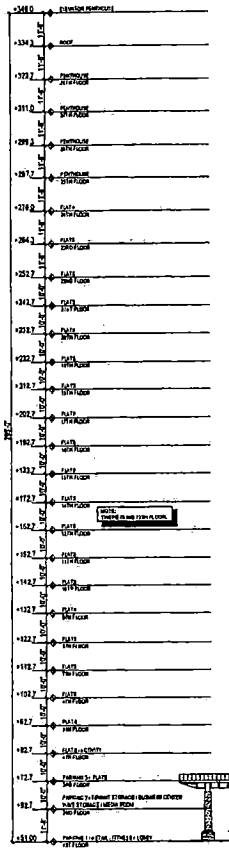
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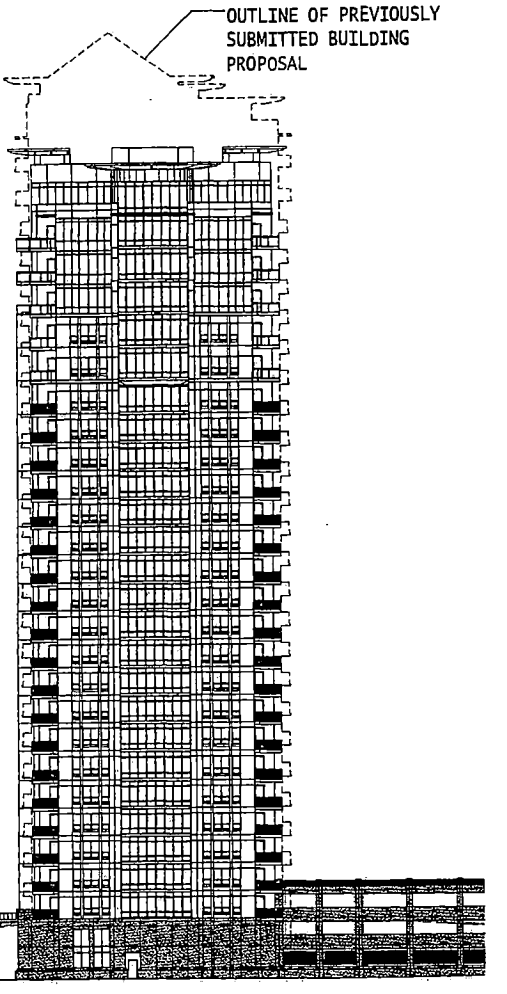
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VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04





SOUTH ELEVATION
BUILDING 100





EAST ELEVATION
BUILDING 100

OCTOBER 28, 2004

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

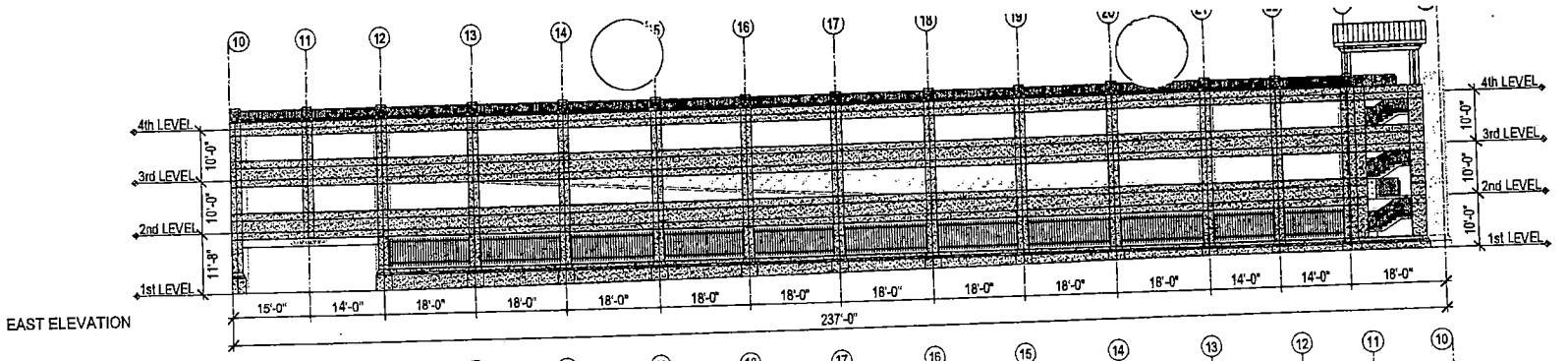
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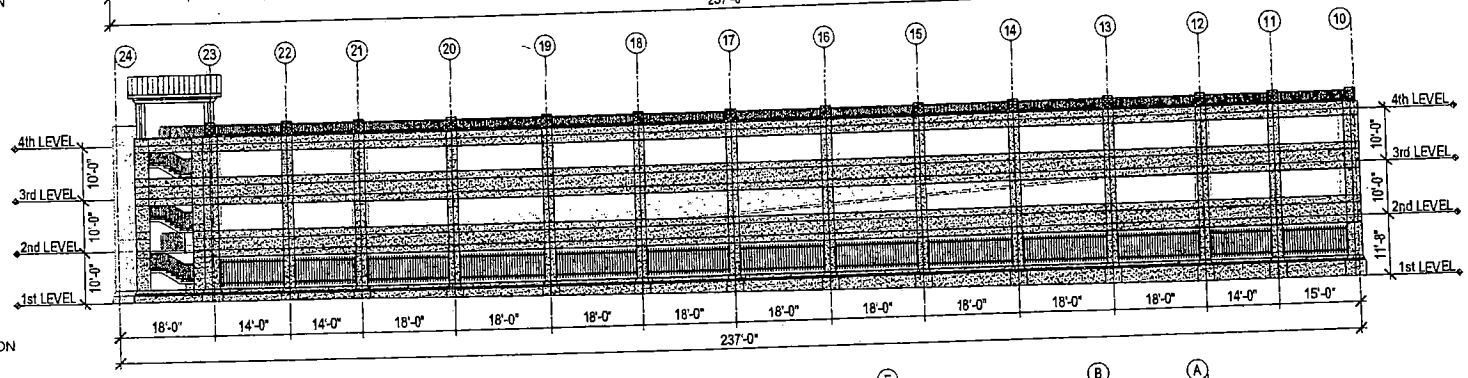
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Architecture - Urban Design - Planning

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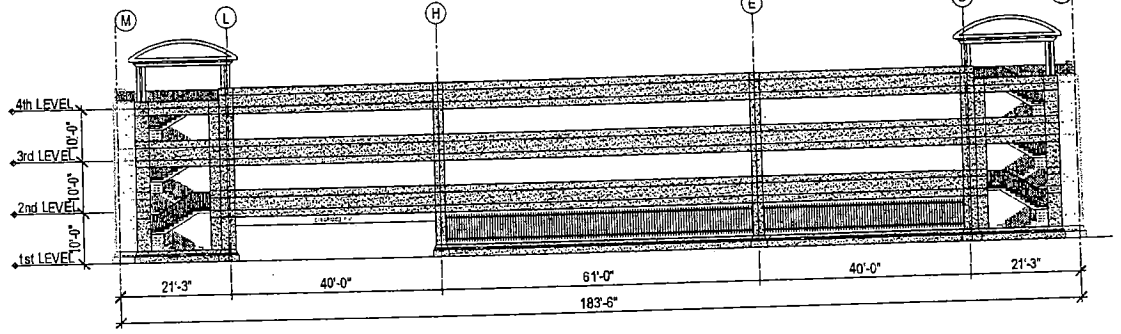
ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

PARKING DECK 100 - ELEVATIONS

OCTOBER 28,2004

AMBLING COMPANIES

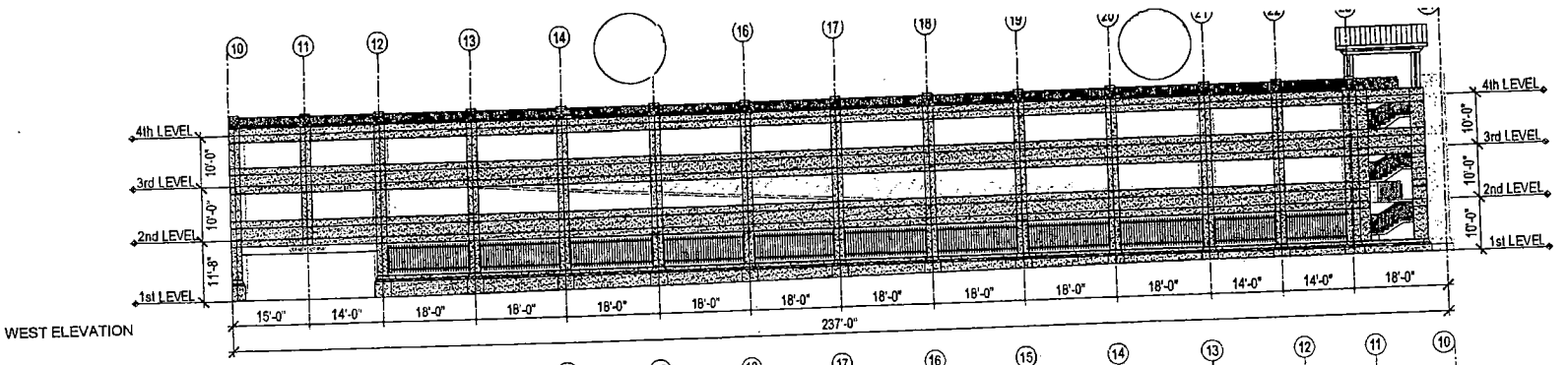
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

NOV 0 1 2004

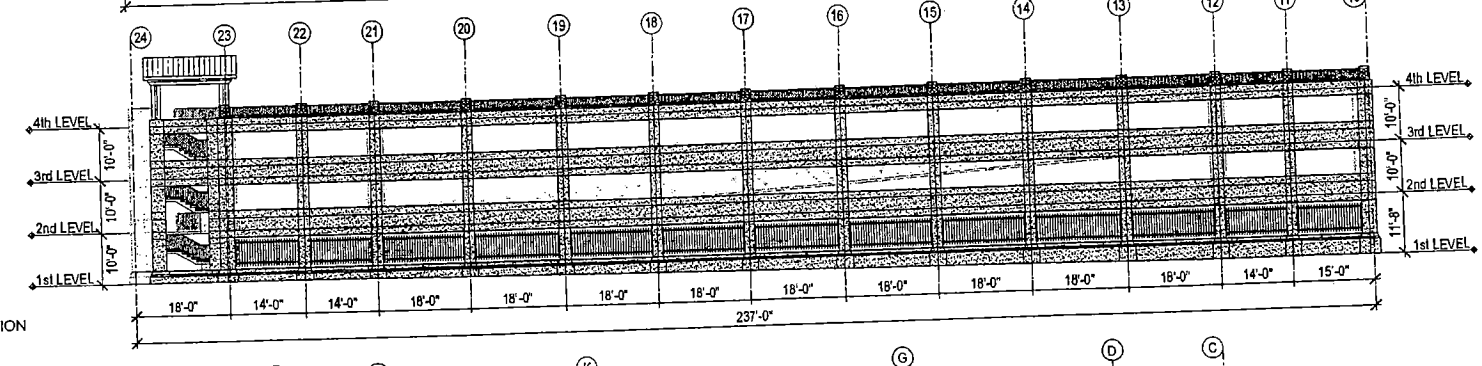
Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning

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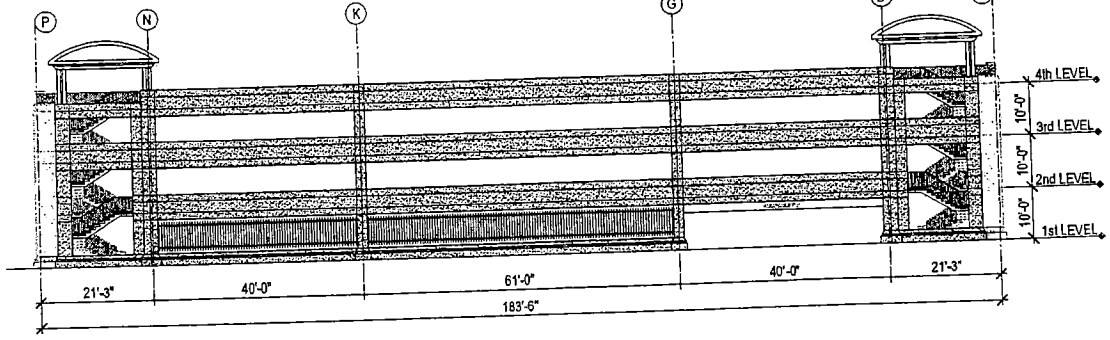
ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

PARKING DECK 200 - ELEVATIONS

OCTOBER 28,2004

AMBLING COMPANIES

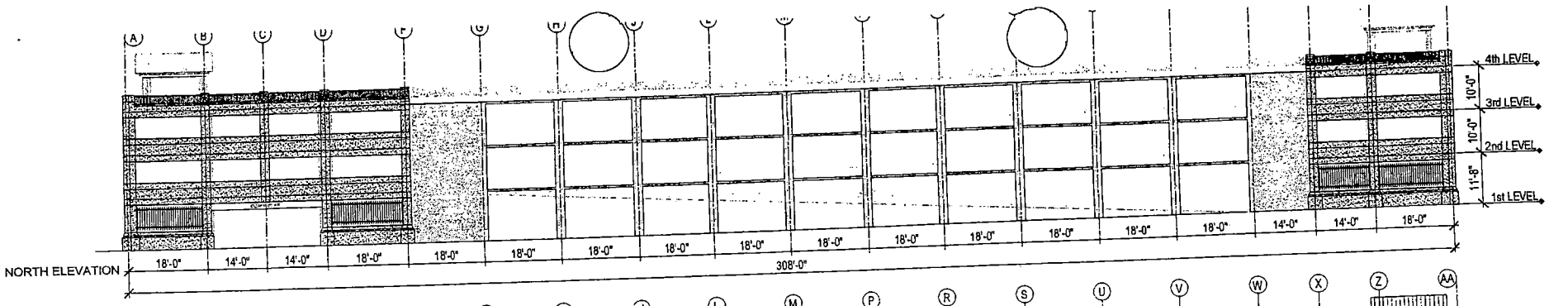
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

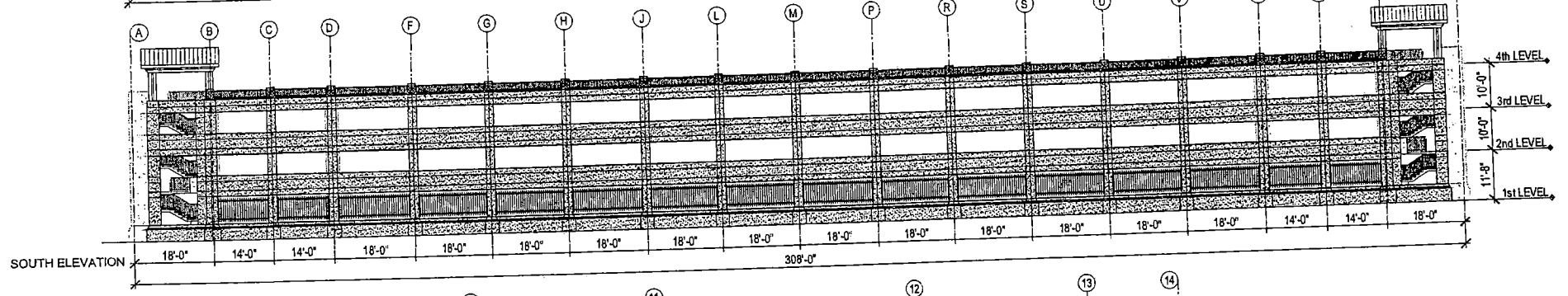
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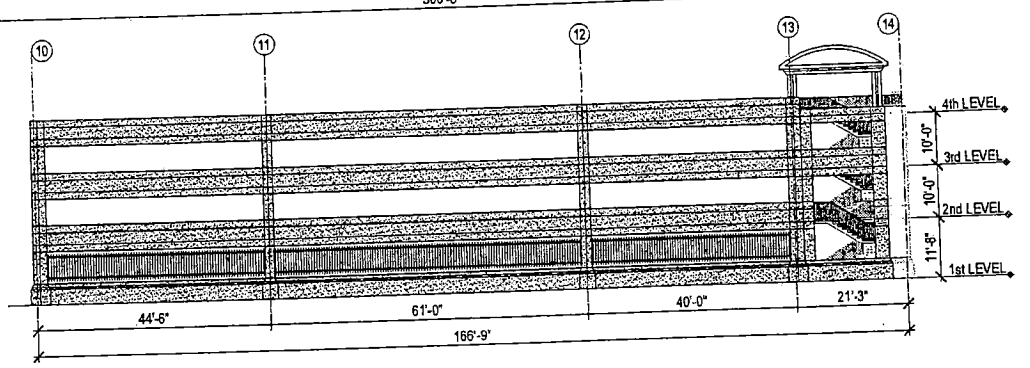
Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning

NOT RELEASED FOR CONSTRUCTION

ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04







PARKING DECK 300 - ELEVATIONS

OCTOBER 28,2004

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

NOV 0 1 2004

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

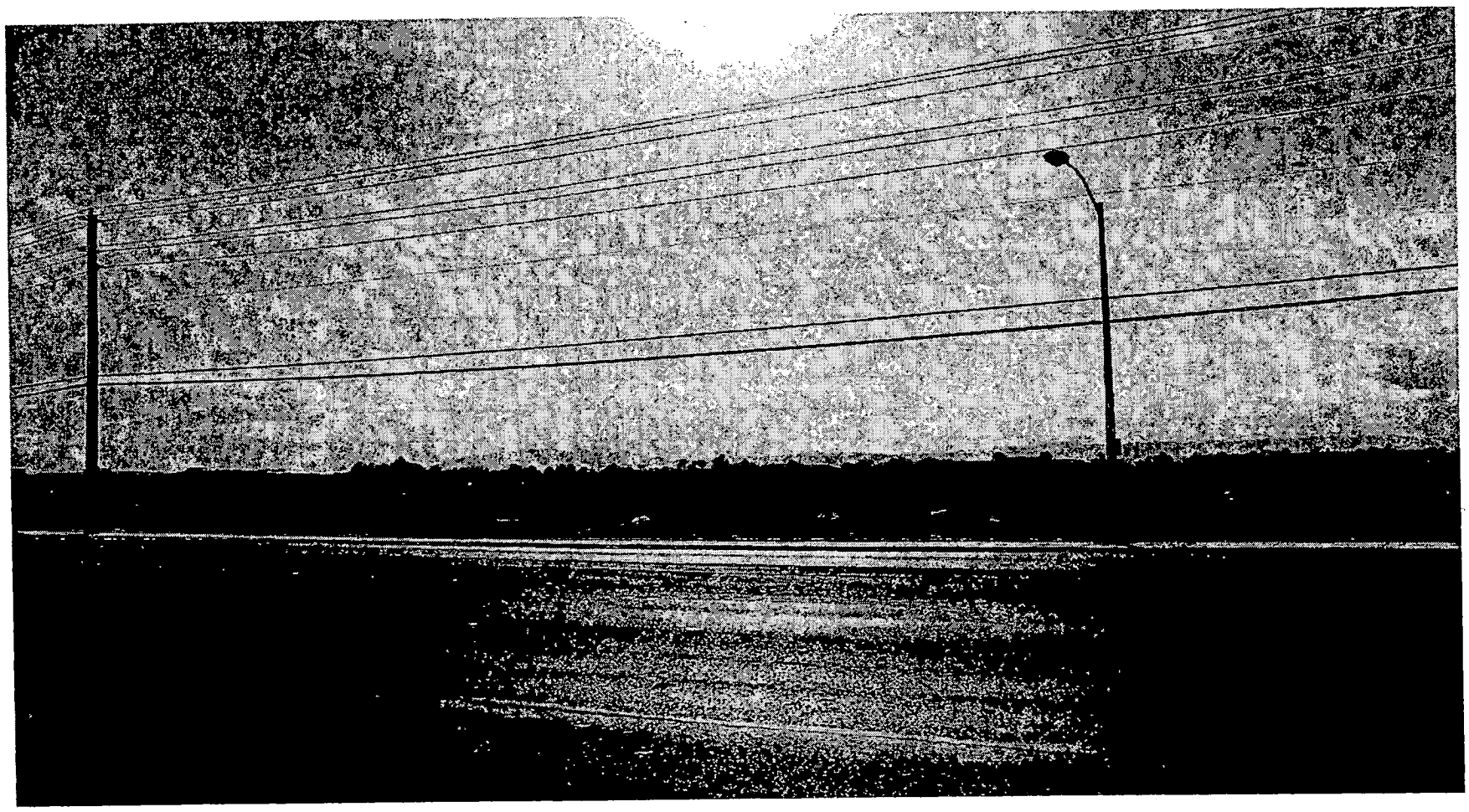
NOT RELEASED FOR CONSTRUCTION

ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04



VAR-5035 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



VAR-5035 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

1801 Granite Ave

Las Vegas Nv 89106
October 15, 2004

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

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

Gentlemen:

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

Comment

This area is inappropriate for high density housing. It should not be part of the down town plan We want it to continue 1st class residential

Yours truly,

Daniel Deegan

READ INTO THE RECORD
@ 10-21-04 PC

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

STRONGLY

Comment

WE DO NOT SUPPORT THE REZONING OF THE ABOVE CITED, THIS IS A LOW DENSITY FAMILY COMMUNITY WITH ONE + TWO STORY RESIDENCES. WE DO NOT WANT TO BE "MANHATANIZED" ON THE WEST SIDE OF THE FREEWAY. NO BUILDINGS SHOULD BE CONSTRUCTED OVER TWO STORIES. THIS AREA CAN NOT HANDLE THE FLOW OF TRAFFIC EVEN WITH THE PROPOSED WIDENING PROJECTS.

WE ARE NOT PART OF DOWNTOWN - KEEP ALL HIGH RISES ON THE VACANT LOTS BETWEEN THE RAIL YARD AND I-15. WE ARE NOT HAPPY WITH OSCAR'S PLANS + DO NOT WANT TO BE INCLUDED IN HIS NEW YORK STYLE OF GROWTH.

Yours truly,

DENISE + LEE W. NEMILLER

READ INTO
THE RECORD
@10.21.04 PC

Las Vegas Nv 89106
October 17, 2004

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

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

Gentlemen:

I [redacted] (STRONGLY) **(oppose) the three 28-storey apartment towers proposed in the above applications.**

Comment

The proposed site is not in the best interest of our neighborhood! Traffic congestion! If roads are widened, more construction & more congestion.

NO!!

Marie Hutton

Yours truly,

READ INTO
THE RECORD

2104 W. Mesquite Ave.
LV, NV 89106

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

I oppose the proposed 3 28 storey apartment towers. Our neighborhoods are single storey, as in most older parts of Las Vegas. The traffic generated by these towers would affect the surrounding neighborhoods tremendously. Please keep the high density buildings out of our simple working class neighborhood.

Yours truly,

READ INTO
THE RECORD

Las Vegas Nv 89106
October 17, 2004

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

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

Gentlemen:

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

Comment

The density of this proposed development is unacceptable. You are talking about adding close to 2000 people; 1200 vehicles in a very tight area, with services blocks to miles away!! This would also add an undesirable element of low-income crowding near to the much vaunted downtown re-development. Not an attractive thought, the mayor doesn't need slums, He needs businesses that would bring people with money.

Yours truly,

VeAnn Patterson

READ INTO
THE RECORD

VeAnn Patterson
2005 Collins Av.
L.V. 89106
resident in this area: 25 yrs.
388-1914

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

Traffic are Heavy on Ranch Dr. Traveling out
on Shadow lane is risky. Children Play in Street. Has to be
very careful when Turn on Alton Dr.
Martin Luther King becoming Bump To Bump.

Yours truly,

Janie Wilson

READ INTO
THE RECORD

Peggy Wendel

137 Rosemeade St.
Las Vegas Nevada 89106
USA

October 18, 2004

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

Dear Gary,

I am writing in regards to the proposed development of the three 28-storey 804 unit and townhouses on Alta and MLK Blvd.

I was under the impression that it would be developed into individual residential homes.

The number of units plus townhouses proposed equates to a lot of vehicles.

I believe that amount of traffic would be overwhelming for an already heavily congested intersection during heavy traffic hours.

This is a great old original neighborhood, were trying to rebuild and restore our homes.

That many apartments would bring down our property value and congest our roads more than they already are. I feel like it would reduce the quality of life we have all come to love here in Ranch Manor.

I will be unable to attend the meeting on Oct. 21, 2004.

I would appreciate your consideration of our neighborhood when developing our area.

Thank you

Sincerely,

Peggy Wendel

READ INTO THE RECORD

GPA-5032
ZON 4941
VAR 5035
SDR 5155

Las Vegas Nv 89106
October 11, 2004

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

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

Gentlemen:

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

Comment

The power station is old & we must to continue to have good power - The water pressure is already go down as to overload the electrical wiring to school is already crowded. Traffic would cause to the proximity of roads to Traffic would become an intense problem as it is presently bad due to hospitals & government center & apartments

Yours truly,

Name & Address

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

To the city Council and planning Commission. Please Do not Allow the building of the three High rise BLDGS. It Does over EXCEEDS the number of single-family dwellings in the existing sub-divisions. Plus more importantly it will
① Bring more traffic to the already congested area (Alta/Mesquite sts).
② Crime will go up as well to this very PEACEful single family homes.
③ It will take away what little privacy we have.

Please Do not Allow this planning to go.

✱ Suggestion ==> OFFICE BUILDINGS FOR THE city of EVEN GOVERNMENT BUILDINGS.

Yours truly,

Respectfully Submitted,

Jim Chris

Veteran the U.S.M.C.

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

Comment

With the addition of Signature Homes (close to 200 new houses) the density in this area will be extreme.
I've lived here for 36 years and I like the views I have of the strip & downtown. We have 2 freeways to deal with & two hospitals that's enough.

Yours truly,

Beverly Hertog
1920 Dunlap Ave
Las Vegas NV
89106

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

Comment

THESE TOWERS WOULD ONLY BRING MORE TRAFFIC TO OUR ALREADY OVER BURDEN STREETS IN OUR NEIGHBORHOOD. OUR CHILDREN HAVE ENOUGH PROBLEMS WITH THE ALREADY (FAST) PACE TRAFFIC WITHOUT ADDING TO IT.

Yours truly,

DAN & KATHY TERRILL

Dan B. Terrill

John & Betty Mikkelson
22 Jade Circle
Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

We are opposed to this project - The existing apts, & homes under construction & the homes in the vicinity - 940 units & how many people & vehicles to increase on this corner - How does it effect the already overflowing schools in the area - Fire - This is not the place for this high density complexes

Yours truly,

John Mikkelson

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

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

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

C.C. 11/17/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions and amending the following conditions:

3. All development shall be in conformance with the site plan and building elevations, *depicting three 27-story buildings, and a maximum of 854 units, date stamped November 1, 2004*, except as amended by conditions herein.

7. The applicant shall be required to develop a Multi-Use Transportation Trail along the Alta Drive frontage in compliance with the Transportation Trails Element of the General Plan. *The trail may be located within the perimeter buffer area, provided that five-foot landscape amenity zones are located on both sides of the trail in accordance with the Transportation Trails Element of the Las Vegas 2020 Master Plan.*

– UNANIMOUS with NIGRO abstaining because he owns property in the notification boundary

To be heard by the City Council on 11/17/2004

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 24 – SDR-5155

MINUTES:
See Item 21 [GPA-5034] for all related discussion for Item 21 [GPA-5034], Item 22 [ZON-4941], Item 23 [VAR-5035] and Item 24 [SDR-5155].

(6:23 – 7:30)
1-619

CONDITIONS:
Planning and Development

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

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

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

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

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

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

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

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

CONDITIONS – Continued:

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

10. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

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

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

Public Works

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

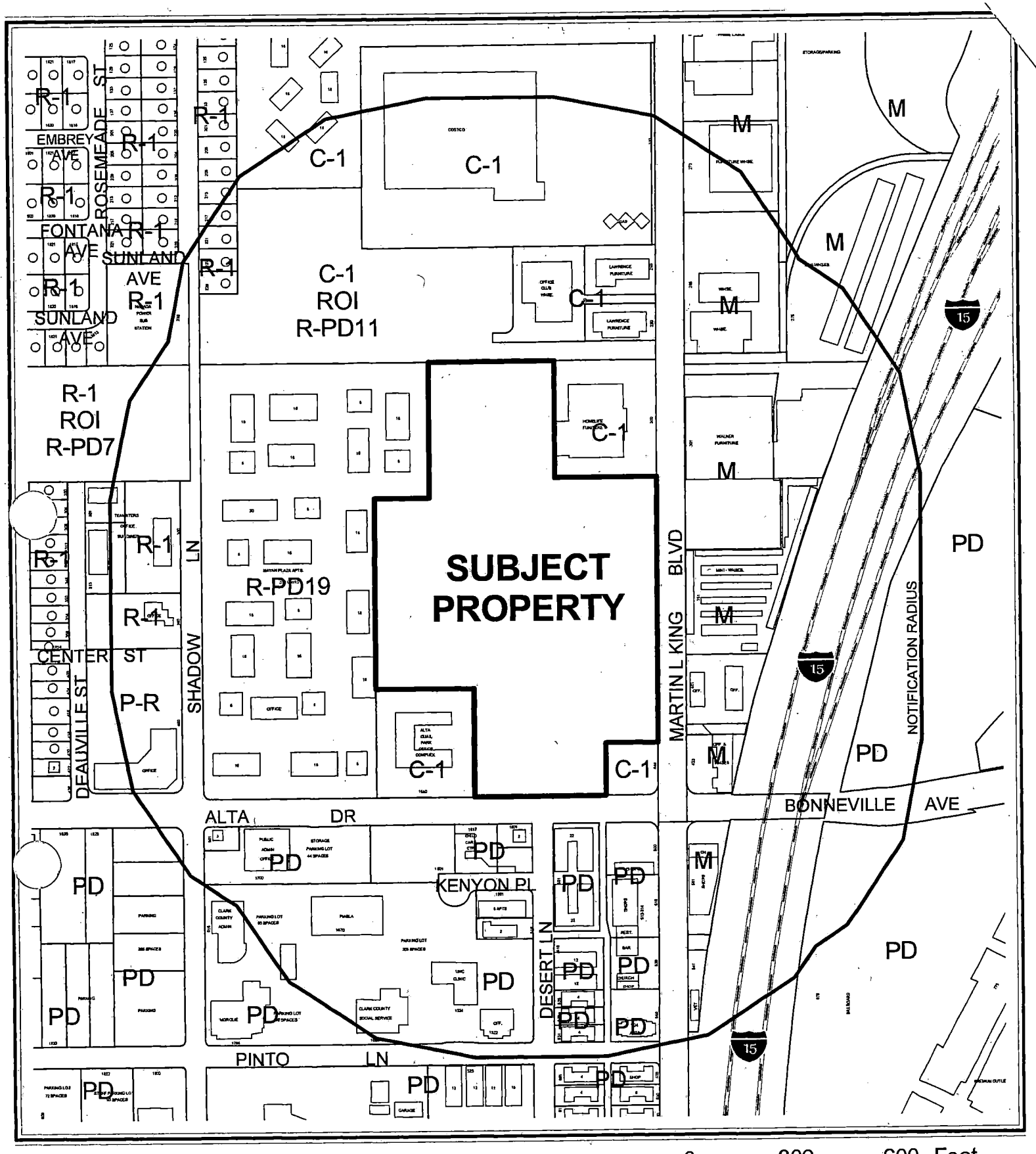
CONDITIONS – Continued:

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

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

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

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



CASE: **SDR-5155**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5155 - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC

** CONDITIONS **

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

Planning and Development

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

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

3. All development shall be in conformance with the site plan and building elevations, date stamped November 1, 2004, except as amended by conditions herein.

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

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

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

7. The applicant shall be required to develop a Multi-Use Transportation Trail along the Alta Drive frontage in compliance with the Transportation Trails Element of the General Plan. The trail may be located within the perimeter buffer area, provided that five-foot landscape amenity zones are located on both sides of the trail in accordance with the Transportation Trails Element of the Las Vegas 2020 Master Plan.

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

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

10. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

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

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

Public Works

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 807-unit condominium development in three 27-story buildings with 3,000 square feet of commercial space on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. A related General Plan Amendment (GPA-5034), Rezoning (ZON-4941) and Variance (VAR-5035) will be considered concurrently.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

08/17/60	A request to Rezone a portion of the subject property from R-1 (Single-Family Residential) to R-4 (High-Density Residential) was approved by City Council. The Planning Commission had recommended approval of the request.
05/22/03	A request for approval of a Tentative Map (TMP-1990) for a one-lot commercial subdivision (Alta Business Park) was Withdrawn without Prejudice by the applicant at the Planning Commission meeting.
10/21/04	The Planning Commission held this item in abeyance to the 11/04/04 PC Meeting in an effort to allow for further analysis of the potential traffic impacts of the project, and to provide the results of that analysis to the Commission.
11/04/04	The Planning Commission will consider a related General Plan Amendment (GPA-5034), Rezoning (ZON-4941) and Variance (VAR-5035). Staff recommends approval of the requests.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 16.78

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

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

PROJECT DESCRIPTION

The applicant has made minor modifications to the parameters of the project since it was initially viewed by Planning Commission on October 21, 2004, including a reduction in the number of residential units and a reduction in the height of the tower buildings. The project will now include 795 residential units in three 27-story residential towers, 12 residential townhouse units, a 7,880 square foot clubhouse for residents, and a separate 3,000 square foot retail building. The retail building and its parking lot will be located at the front of the site facing Alta Drive; the residential portion of the site will be gated. In addition to the driveway on Alta Drive, a separate gated driveway will be provided on Martin Luther King Boulevard for the residents. Each of the three tower buildings will have an attached parking structure with three levels of parking and a recreational amenity area on the top level of the structure. The ground floor of each of the tower buildings will have a fitness center and other service amenities for residents.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

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

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

Standards	Provided
Min. Lot Size	16.78 acres
Min. Setbacks • Front (Alta) • Side • Corner (MLK) • Rear	 60 Feet 20 Feet 35 Feet 20 Feet
Max. Lot Coverage	38%
Max. Building Height	27 Stories/295 Feet
Trash Enclosure	Interior
Mech. Equipment	Not indicated

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

A2) Residential Adjacency Standards

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

a) Proximity slope. The north tower is located approximately 205 feet from the recently-approved R-PD11 (Residential Planned Development – 11 Units Per Acre) development to the north, and is approximately 670 from the nearest existing single-family residence on Shadow Lane. The west tower is located approximately 660 feet from the recently-approved R-PD7 (Residential Planned Development –7 Units Per Acre) development to the west, and is approximately 885 feet from the nearest existing single-family residence on Deauville Drive. Based on a height of 295 feet, the towers would need to be 885 feet from any single-family residence. The applicant has filed a Variance (VAR-5035) application to address this issue.

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

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Retail	3,000 SF	1/175 SF	18	1	45	7
Multifamily						
• 1 Bedroom	252 units	1.25/unit	315	N/A		
• 2 Bedroom	551 units	1.75/unit	965			
• 3 Bedroom	4 units	2/unit	8			
• Guest			135			
Total			1,441	1	1,474	7

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

A4) Landscape and Open Space Standards

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

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

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

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

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

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

A5) Sign Standards

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

Monument Signs: Alta Drive

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

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

B) General Analysis and Discussion

- Zoning

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

- Site Plan

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

- Waivers

No Waivers have been requested in conjunction with this application.

- Landscape Plan

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

- Elevations

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

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

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

- Floor Plan

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTICES MAILED 368 [Mailed with GPA-5034, ZON-4941 & VAR-5035] 10/21/04 PC

APPROVALS 0

PROTESTS 1

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Alta MLK, LLC

Name of Applicant: Ambling Multi-Family Development

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: David Kramer

Subscribed and sworn before me

This 27 day of July, 2004

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

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

SITE DATA

SITE AREA = 16.78 ACRES

BLDG 100
265 UNITS (27 STORIES)
3 LEVEL PARKING DECK
395 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 62,931 SF
PARKING DECK FOOTPRINT: 46,928 SF

TOTAL BUILDING: 487,988 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 132,949 SF

BLDG 200
265 UNITS (27 STORIES)
3 LEVEL PARKING DECK
395 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

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TOTAL PARKING DECK: 132,949 SF

BLDG 300
265 UNITS(27 STORIES)
3 LEVEL PARKING DECK
450 SPACES TOTAL
(INCLUDES 9 ACCESSIBLE SPACES AND 2 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 70,954 SF
PARKING DECK FOOTPRINT: 54,951 SF

TOTAL BUILDING: 487,908 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 154,858 SF

AREA TOTALS:

GROSS AREA OF THE THREE APARTMENT BUILDINGS (INCLUDES BALCONIES) 1,463,724 SF

TOWNHOMES
12 UNITS (2 STORIES+ GARAGE)
2,520 SF EACH: 30,240 SF

CLUBHOUSE: 2 STORIES 7,888 SF

RETAIL: 1 STORY 3,080 SF

PARKING DECKS: 420,748 SF

F.A.R: RESIDENTIAL AREA / SITE AREA = 2.04
(EXCLUDES AREA OF PARKING DECKS)

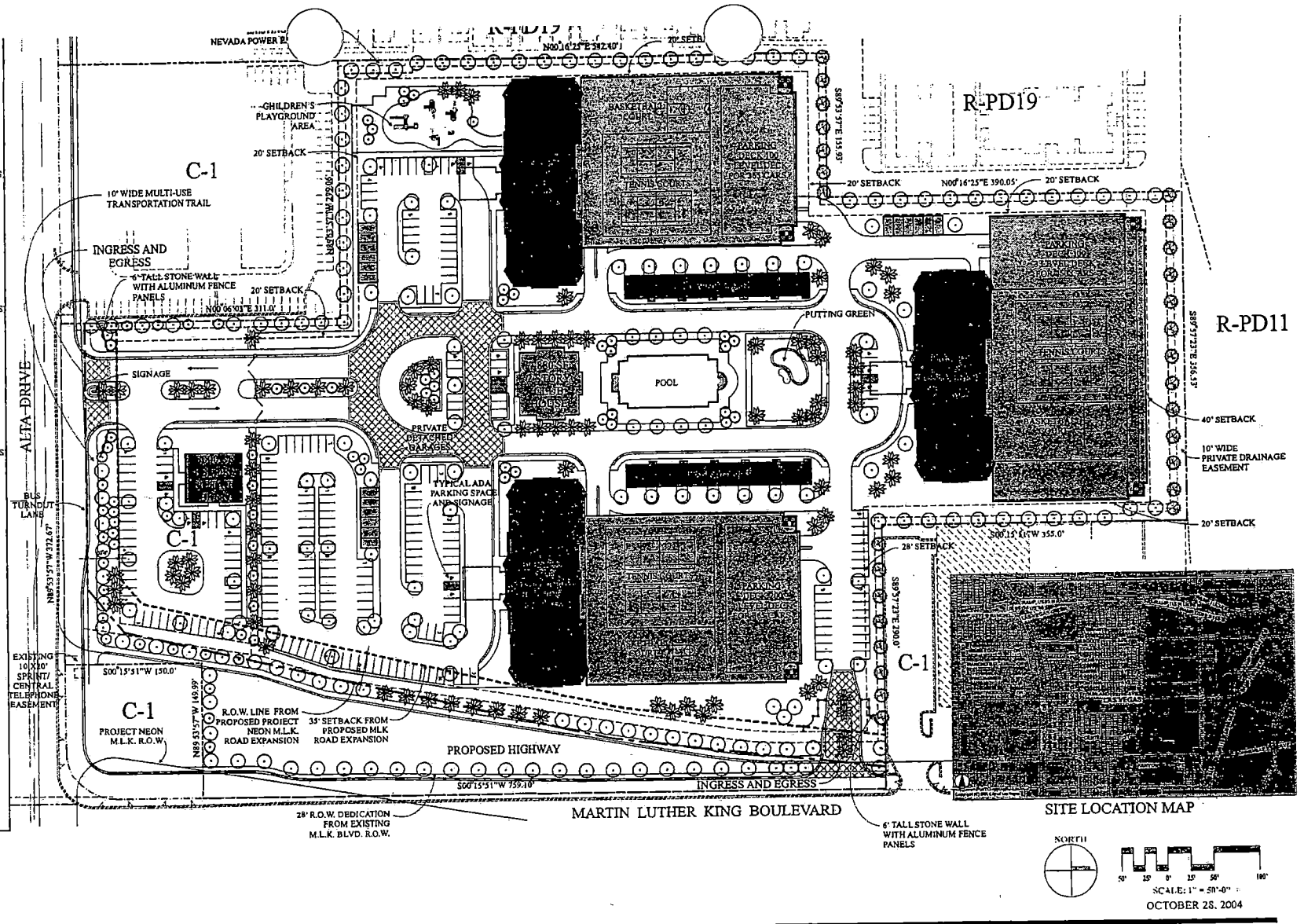
TOTAL UNITS = 807
DENSITY = 48.1 UNITS/ACRE

PARKING DECK SPACES = 1,240
SURFACE SPACES = 192 (7 ARE HDCP ACCESSIBLE)
DETACHED GARAGE SPACES = 18
ATTACHED GARAGE SPACES = 24

TOTAL RESIDENTIAL PARKING SPACES = 1,474
= 1.83 SPACES/UNIT

RETAIL SPACES = 46 (4 ARE ACCESSIBLE)

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



AMBLING COMPANIES

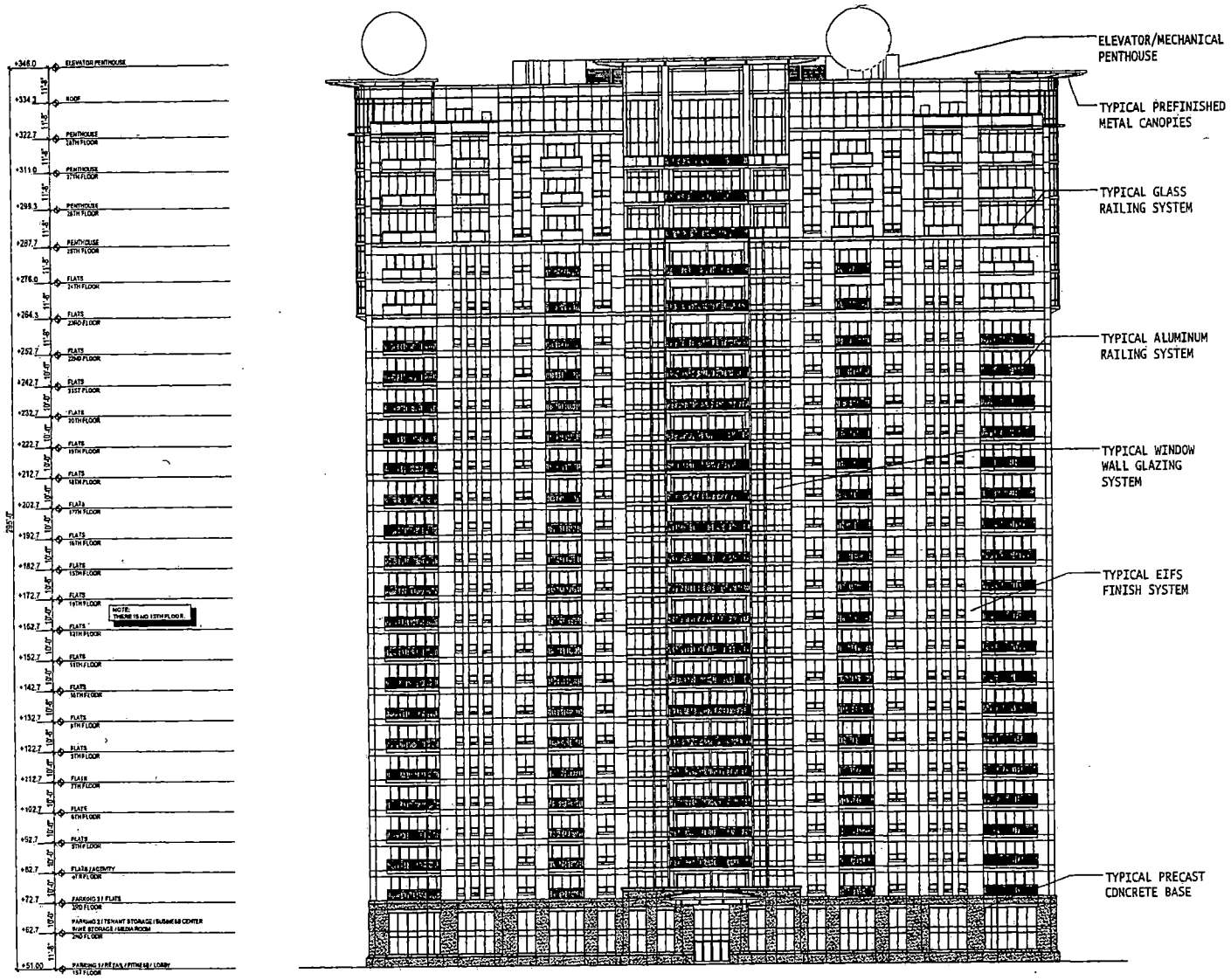
SITE DEVELOPMENT PLAN
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

NOV 0 1 2004

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
3069 Peachtree Road NW
Suite 600
Atlanta, GA 30305
PHONE 404.365.7600 - FAX 404.365.7610
rkimsey@ullerbolton.com

NOT ISSUEDFOR CONSTRUCTION

ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04



SOUTH ELEVATION BUILDING 100

OCTOBER 28, 2004

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

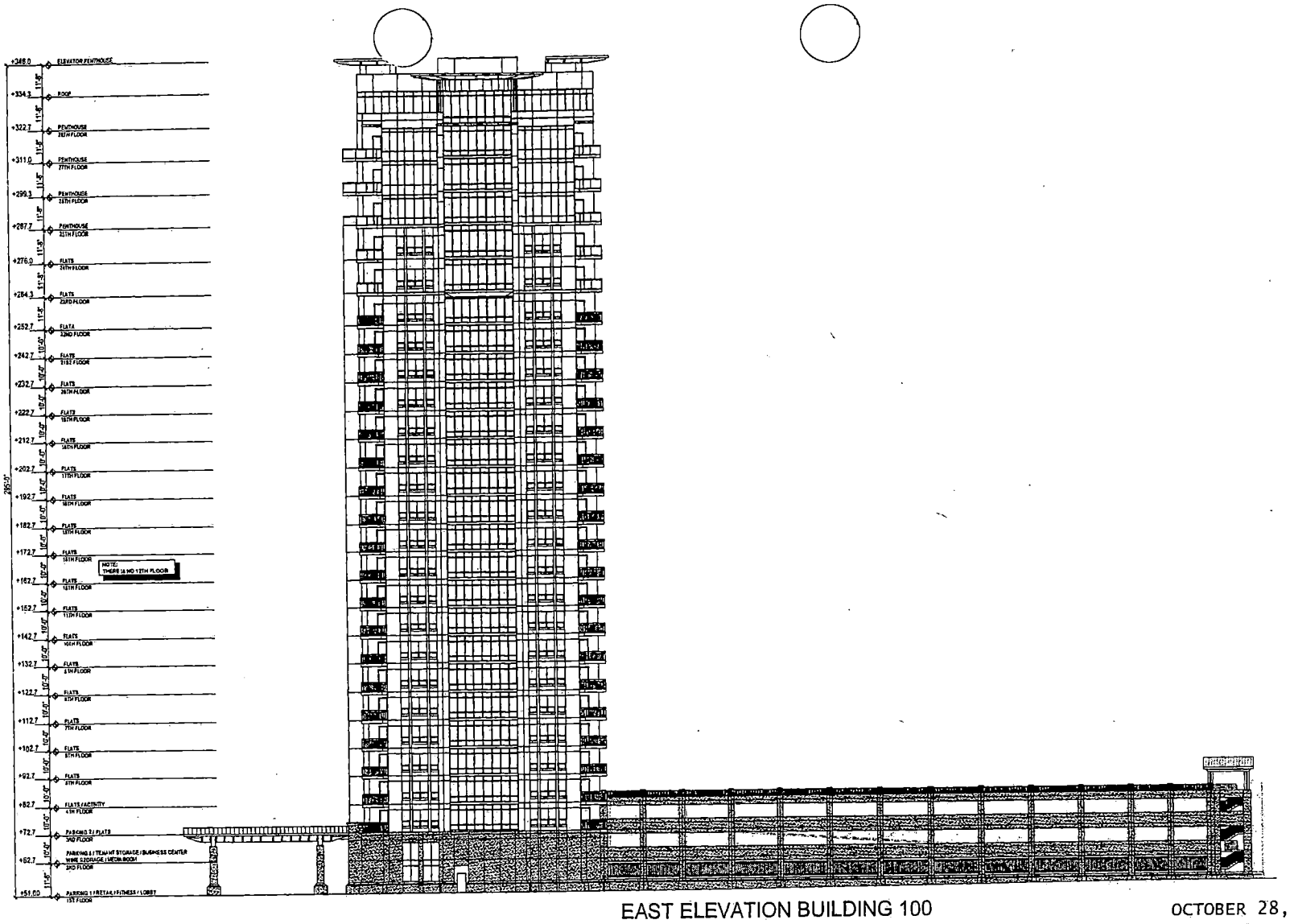
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VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04



EAST ELEVATION BUILDING 100

OCTOBER 28, 2004

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

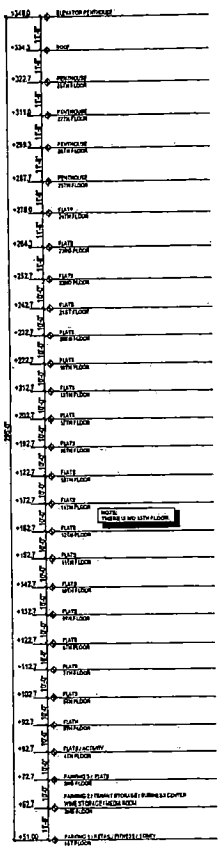
LAS VEGAS, NEVADA

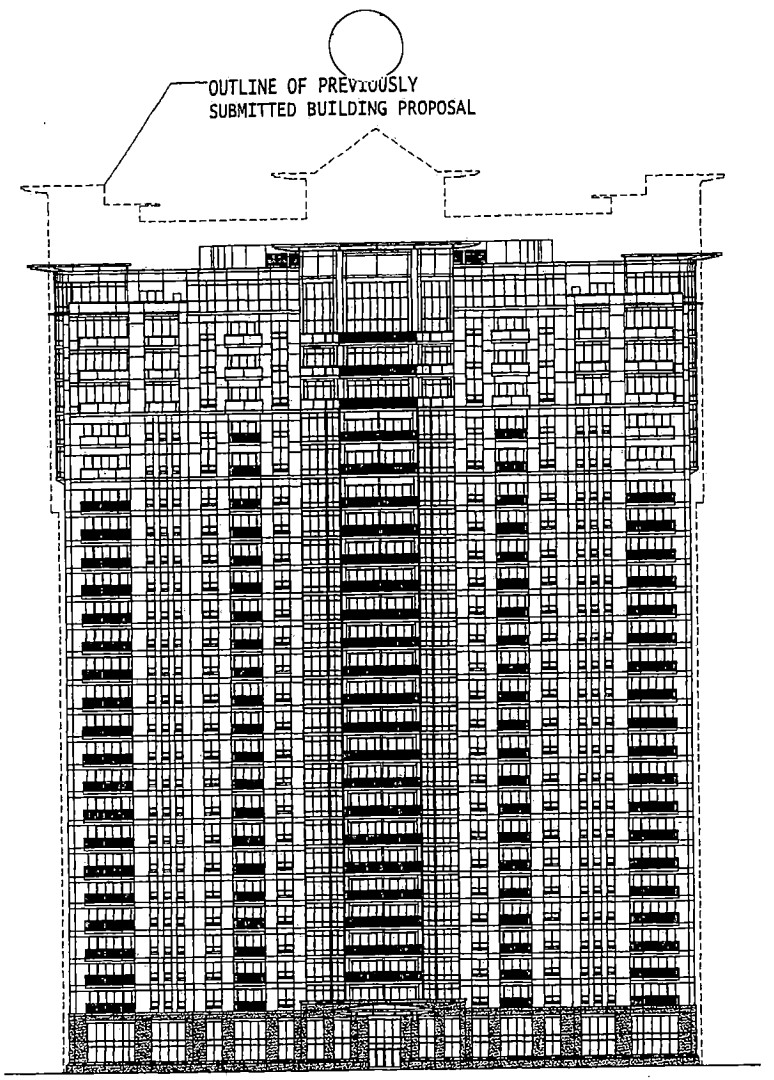
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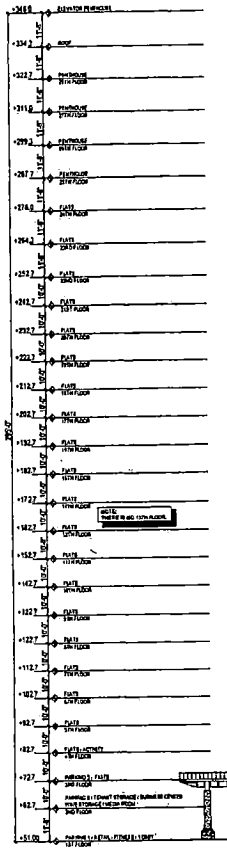
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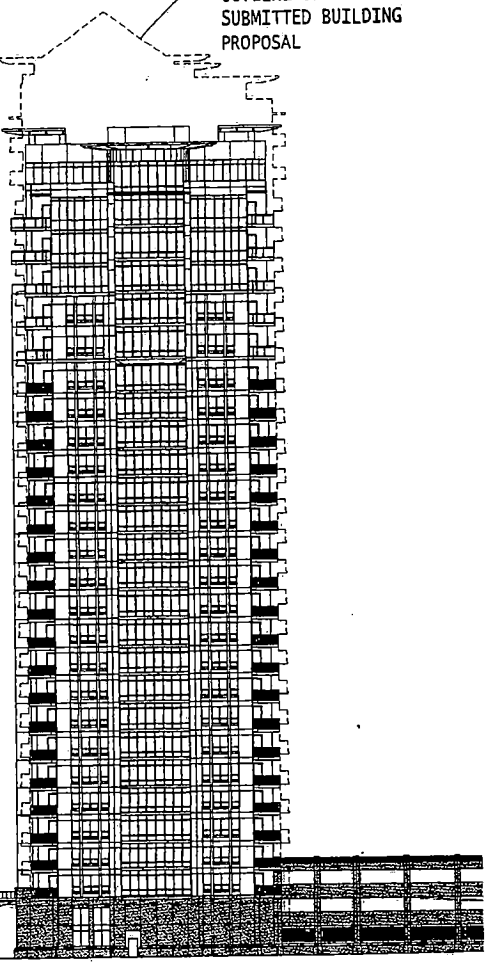
ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04





SOUTH ELEVATION
BUILDING 100





EAST ELEVATION
BUILDING 100

OCTOBER 28, 2004

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

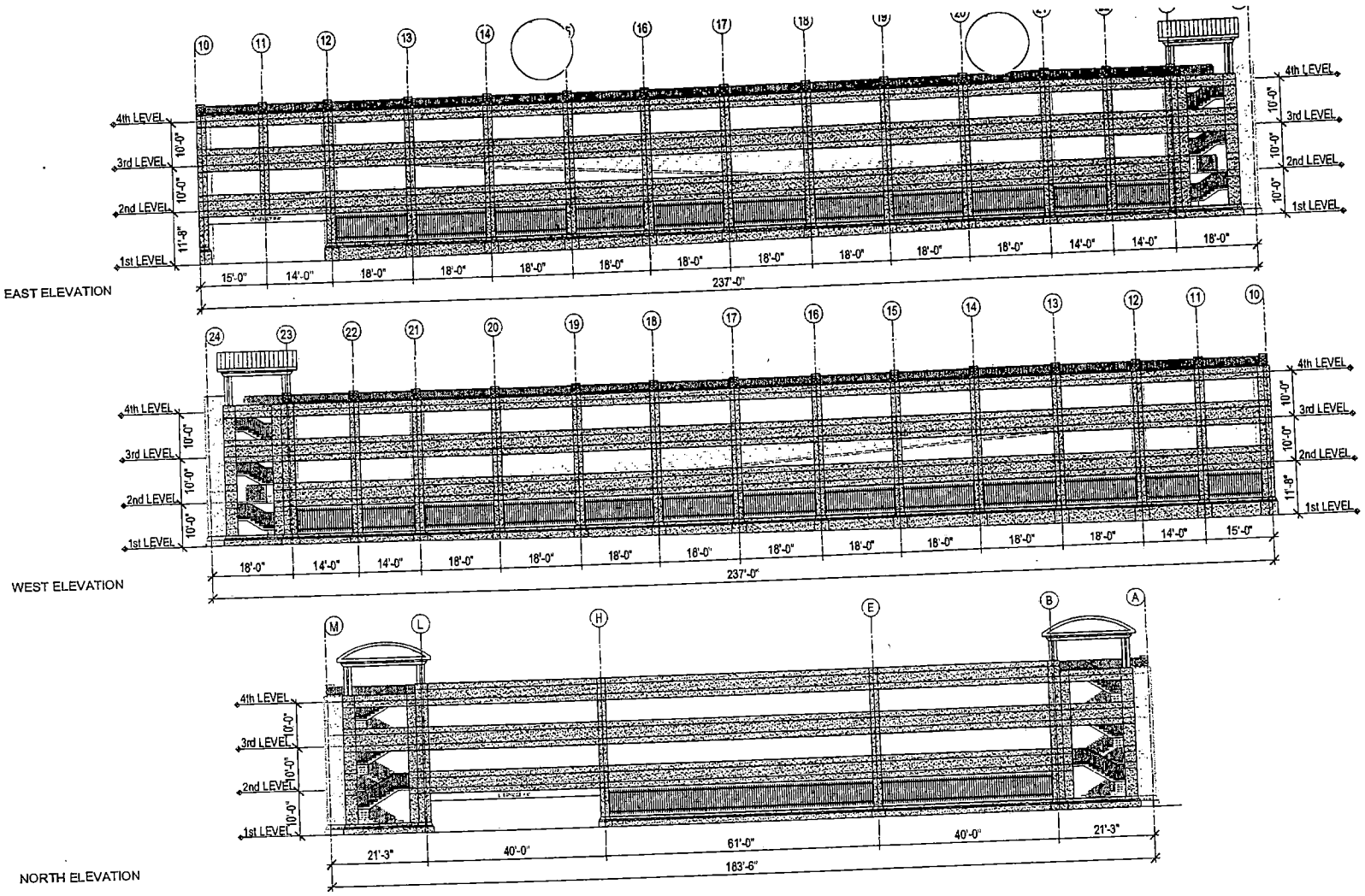
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SDR-5155
11-04-04 PC
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PARKING DECK 100 - ELEVATIONS

OCTOBER 28,2004

AMBLING COMPANIES

ALTA DRIVE HIGH-RISE

PROPOSED DEVELOPMENT

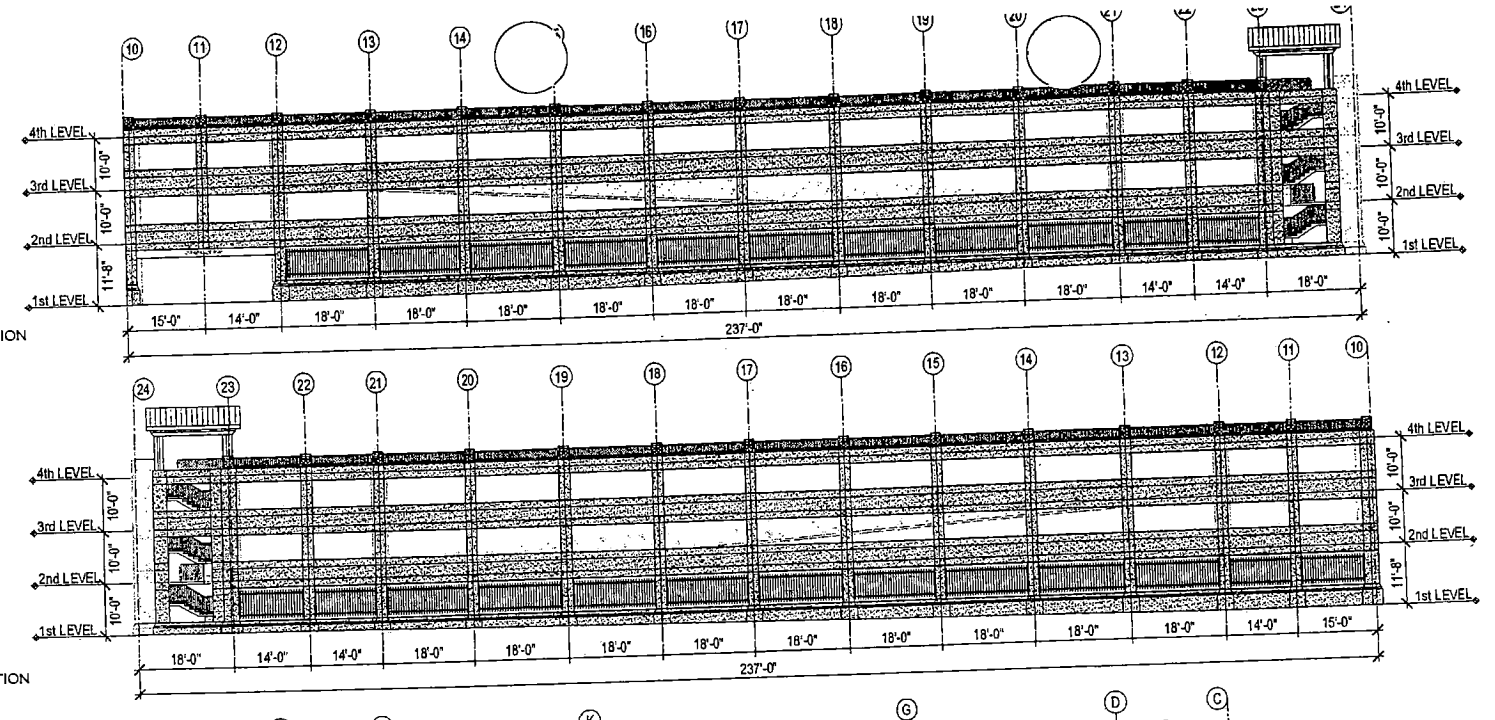
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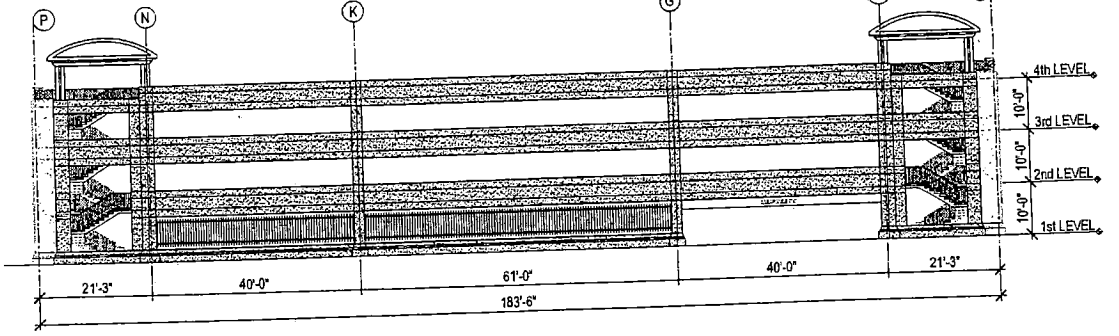
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ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04



WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

PARKING DECK 200 - ELEVATIONS

OCTOBER 28,2004

AMBLING COMPANIES

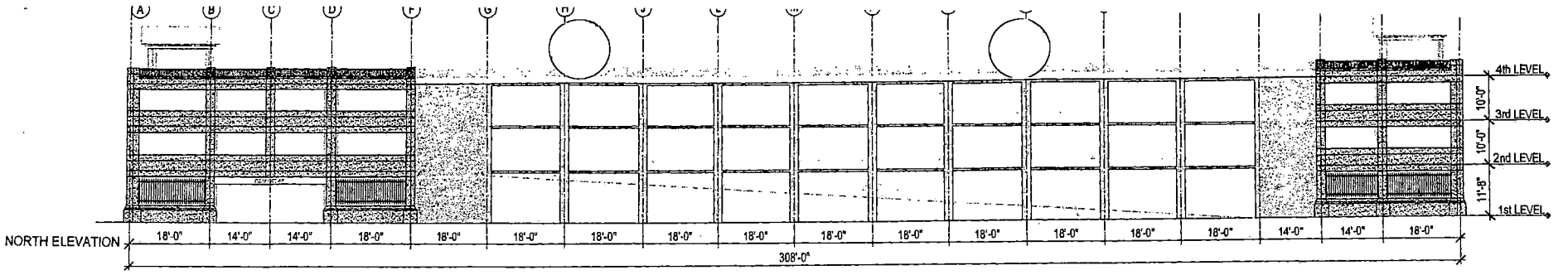
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

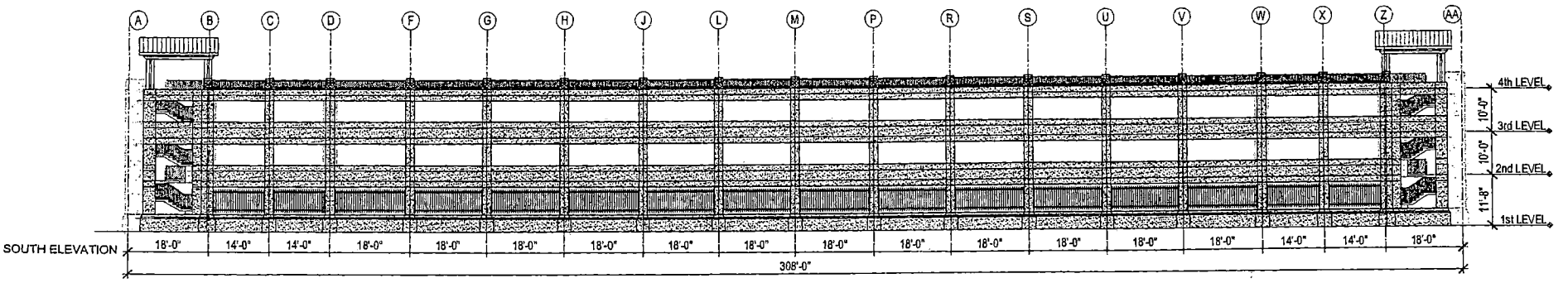
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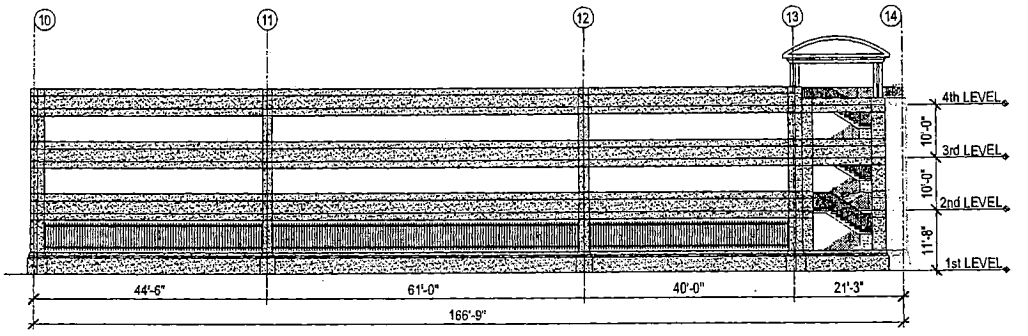
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NOT RELEASED FOR CONSTRUCTION

ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04







EAST ELEVATION
(WEST ELEVATION SIMILAR)

PARKING DECK 300 - ELEVATIONS

OCTOBER 28,2004

AMBLING COMPANIES

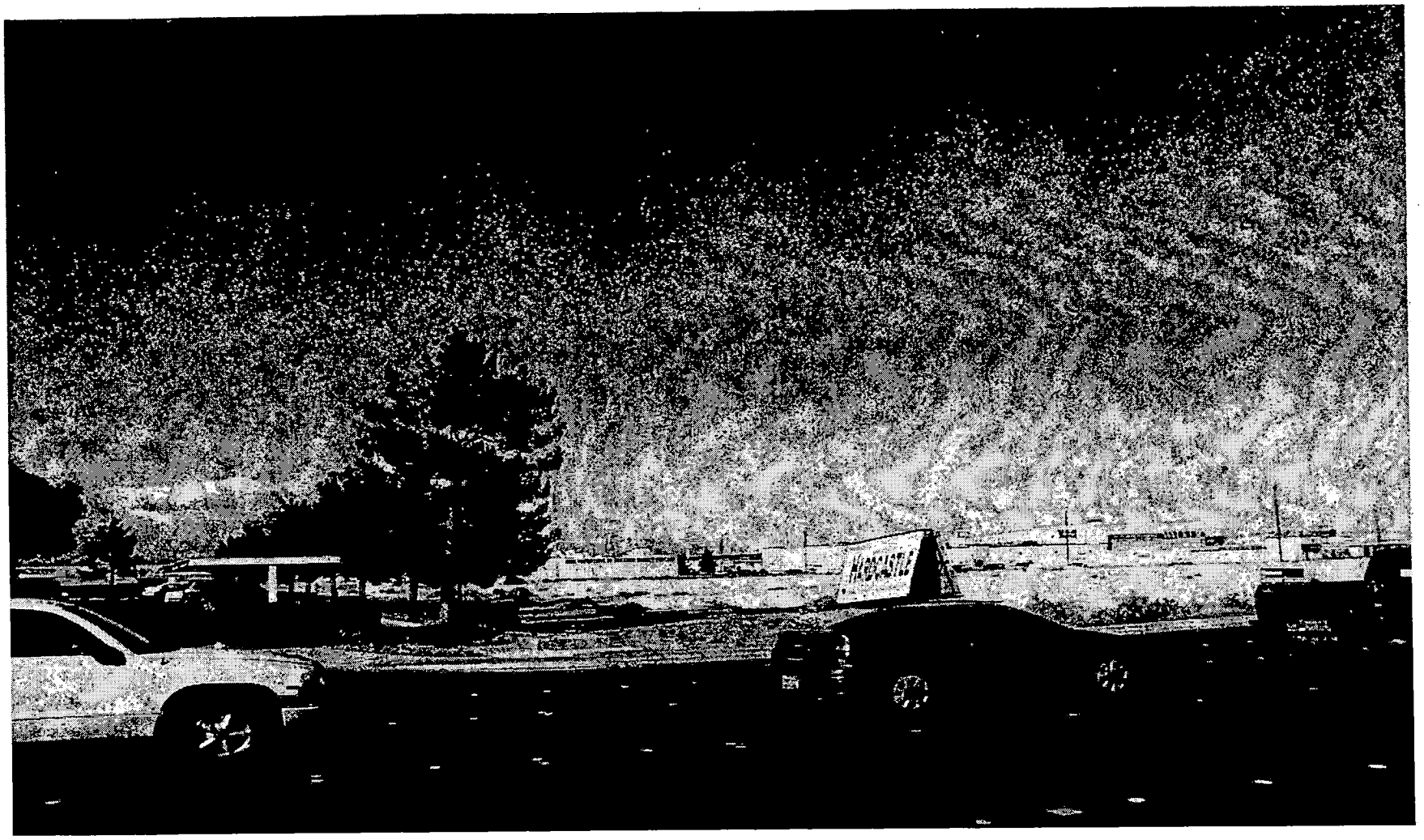
ALTA DRIVE HIGH-RISE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

NOV 0 1 2004

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NOT RELEASED FOR CONSTRUCTION

ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04



SDR-5155 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



SDR-5155 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

Peggy Wendel

137 Rosemeade St.
Las Vegas Nevada 89106
USA

October 18, 2004

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

Dear Gary,

I am writing in regards to the proposed development of the three 28-storey 804 unit and townhouses on Alta and MLK Blvd.

I was under the impression that it would be developed into individual residential homes.

The number of units plus townhouses proposed equates to a lot of vehicles.

I believe that amount of traffic would be overwhelming for an already heavily congested intersection during heavy traffic hours.

This is a great old original neighborhood, were trying to rebuild and restore our homes.

That many apartments would bring down our property value and congest our roads more than they already are. I feel like it would reduce the quality of life we have all come to love here in Ranch Manor.

I will be unable to attend the meeting on Oct. 21, 2004.

I would appreciate your consideration of our neighborhood when developing our area.

Thank you

Sincerely,

Peggy Wendel

READ INTO THE RECORD

GPA-5034
ZON 4941
VAR 5035
SDR 5155