

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**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).**

**APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE 12/02/04 PC
MEETING**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

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 25 – MSP-4622

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)

1-115

Carter & Burgess**FAX TRANSMITTAL**

PROJECT: AutoNation MSP-4622 **PROJECT #:** 240895

TO: Dave Clapsaddle **FAX:** (702) 385-7268 7265
City of Las Vegas Planning
Dept

FROM: Chris Armstrong **DATE:** 10/06/04

C&B Telephone Number: 938-5592 **C&B Fax Number:** 938-5537

Total number of pages transmitted, including this page: 1

Remarks:

Request to hold in Abeyance for Item# MSP-4622 Master Sign Plan – AutoNation

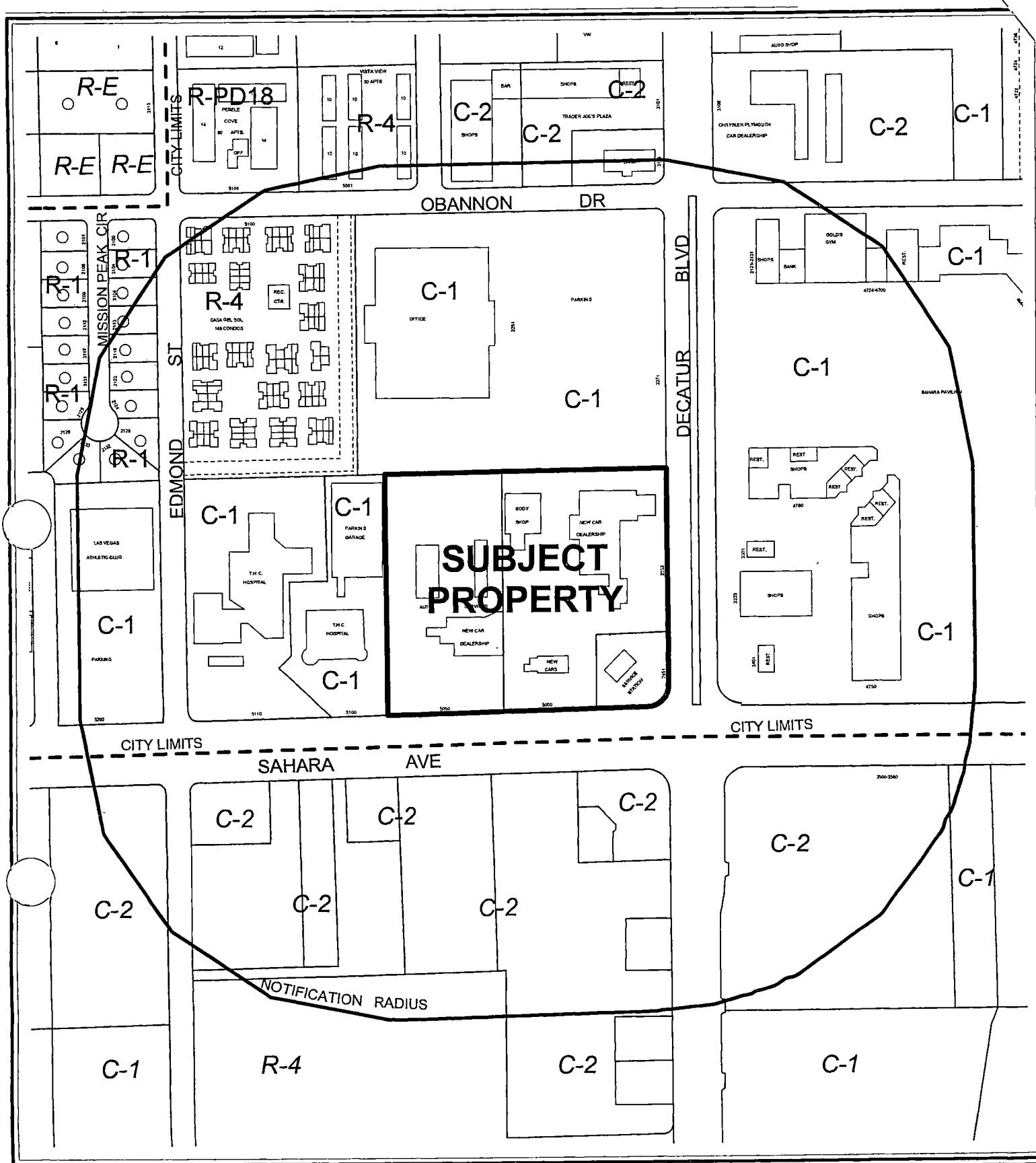
Flinn,

On behalf AutoNation I would like to request an abeyance, held date specific to December 2, 2004. We had previously requested a hold until November 4th, 2004. The property owner is undergoing some property ownership issues during the re-development of the site with the proposed re-modeling of the Nissan dealership. We are also still attempting to address some of staff's concerns with respect to the number and type of proposed signs. We appreciate your patience as we diligently work through this matter. Please contact me with any questions.

Sincerely,
CARTER & BURGESS

Chris Armstrong

Carter & Burgess, Inc.
6655 Bermuda Road, Las Vegas, NV 80119
Main Number: (702) 938-5400 Main Fax: (702) 938-5454



CASE: MSP-4622

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5112 - APPLICANT: RAINBOW STUDIOS, LLC -

OWNER: 1ST RAINBOW, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all minimum requirements listed in Title 19.04.050 for a Mixed-Use development.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-5116).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.



Notary Public, State Of Nevada
COUNTY OF CLARK
Notary Public in and for said County and State
My Appointment Expires
August 30, 2011
770-1



Case Number: **MSP-4622** APN: **163-01-801-003 & 004**

Name of Property Owner: **J R J Properties**

Name of Applicant: **Auto Nation**

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: _____

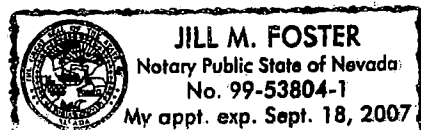
Signature of Property Owner/Authorized Agent:

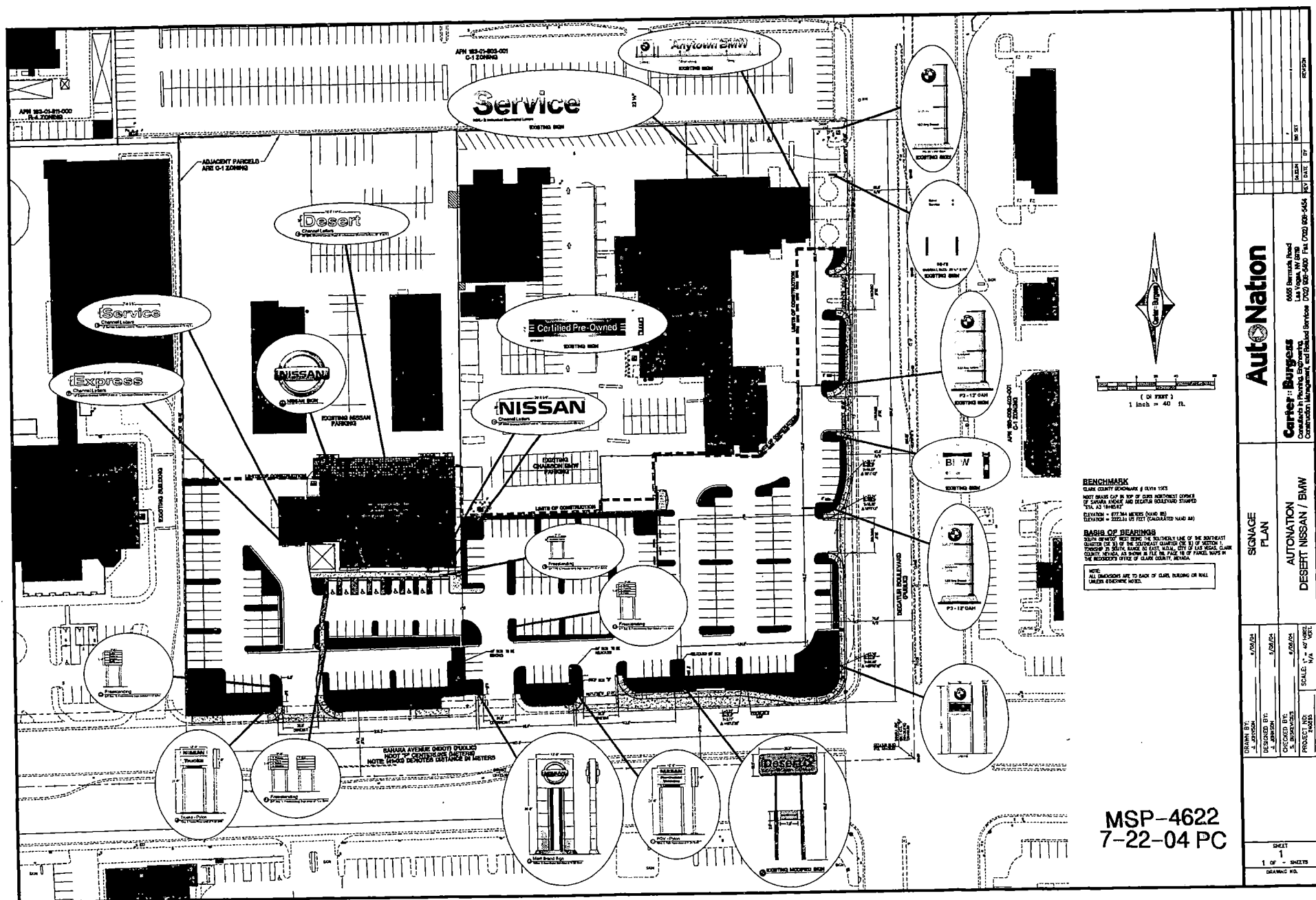
Print Name: **Bob McDonald**

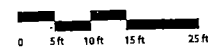
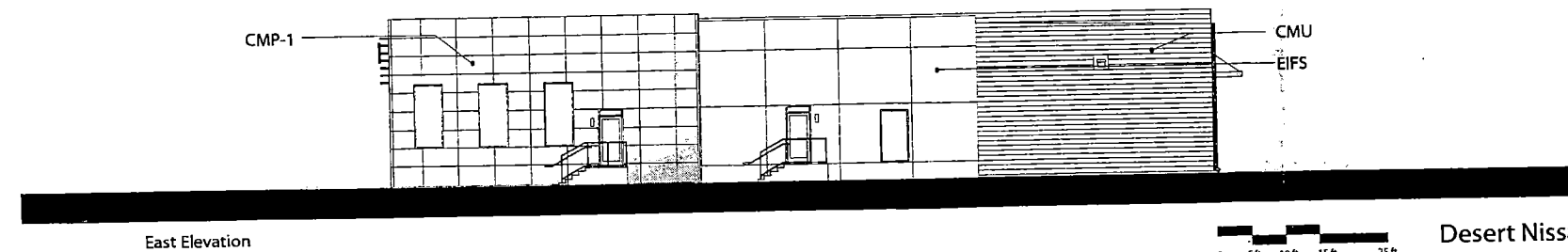
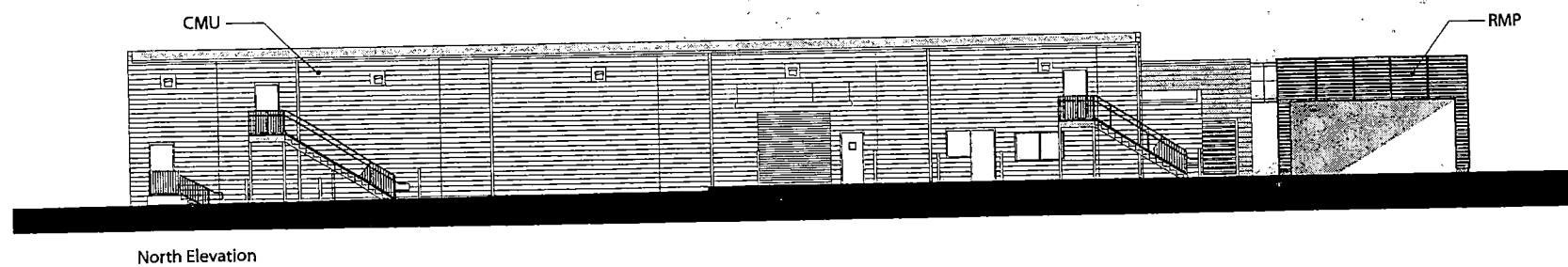
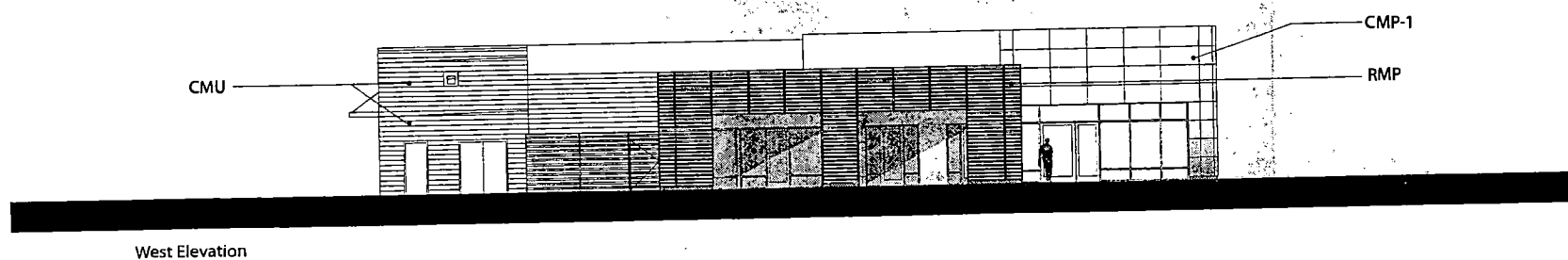
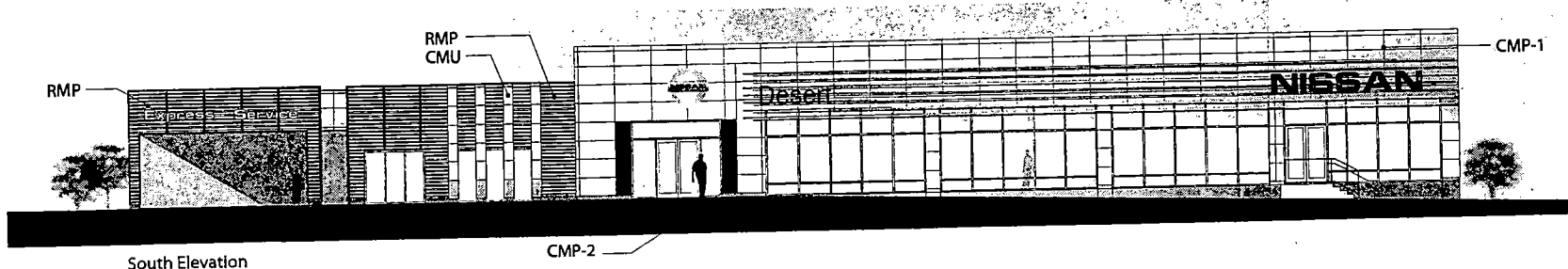
Subscribed and sworn before me

This 11th day of May, 20 04

Gill M Foster
Notary Public in and for said County and State





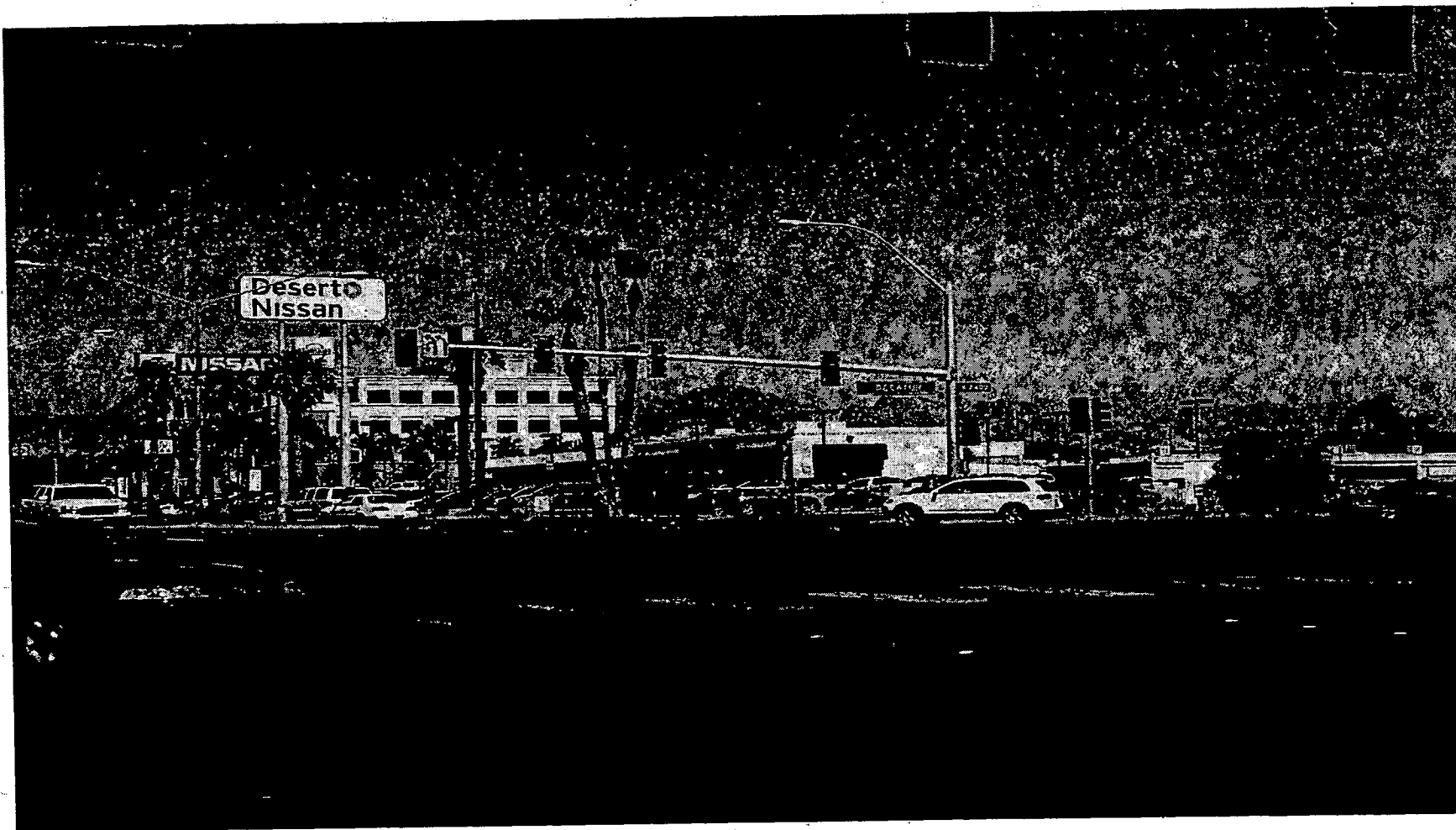


Desert Nissan MSP-4626
 Owner- AutoNation 7-22-04 F
 Architect- praxis



MSP-4622 - APPLICANT: AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER
5050 WEST SAHARA AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

7/2/04



MSP-4622 - APPLICANT: AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER
5050 WEST SAHARA AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

7/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**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).**

C.C.: 12/01/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

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however, it is not located within the notification area for Item 26 [SUP-5112] and Item 27 [SDR-
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PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 26 – SUP-5112

MOTION – Continued:

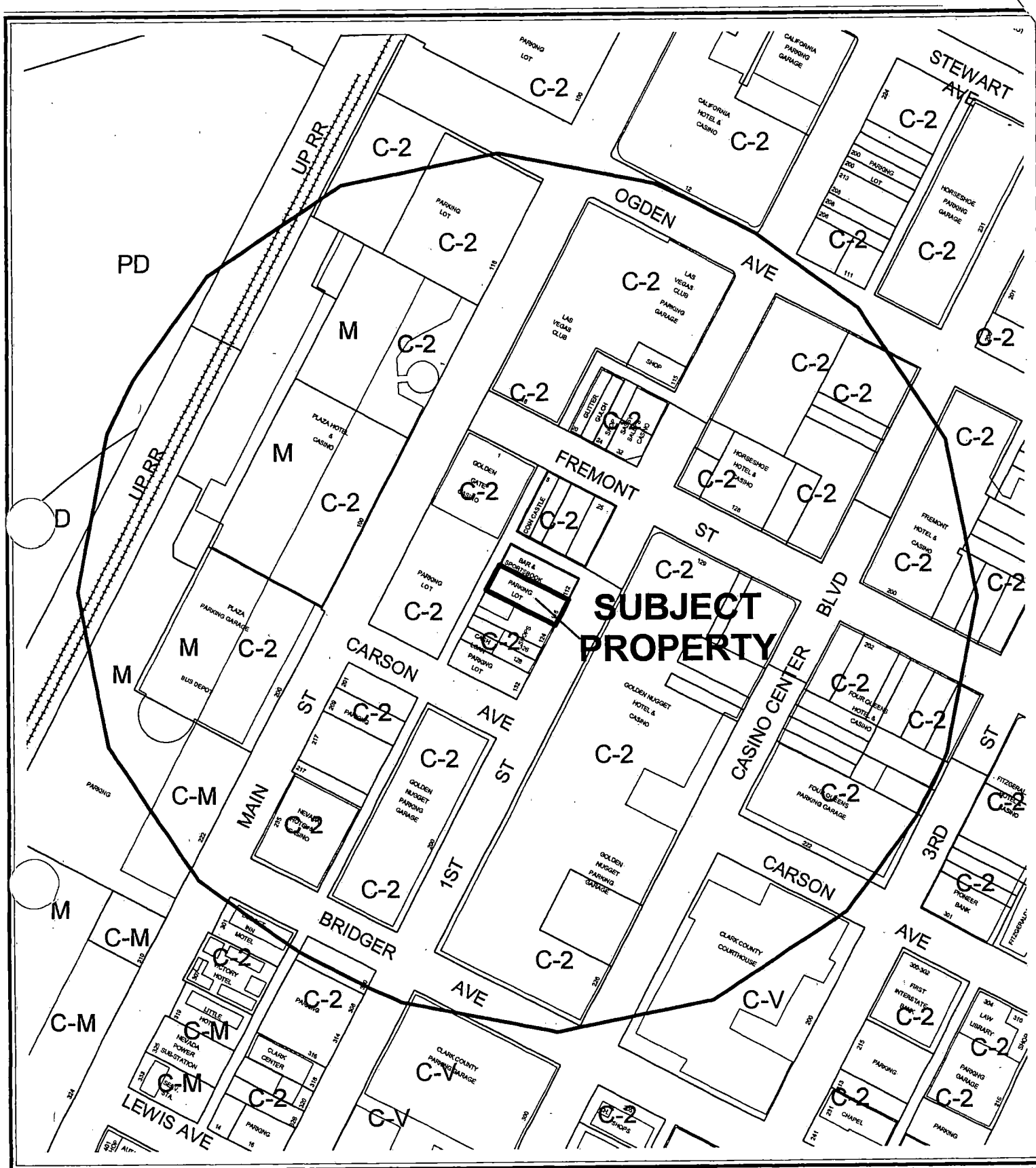
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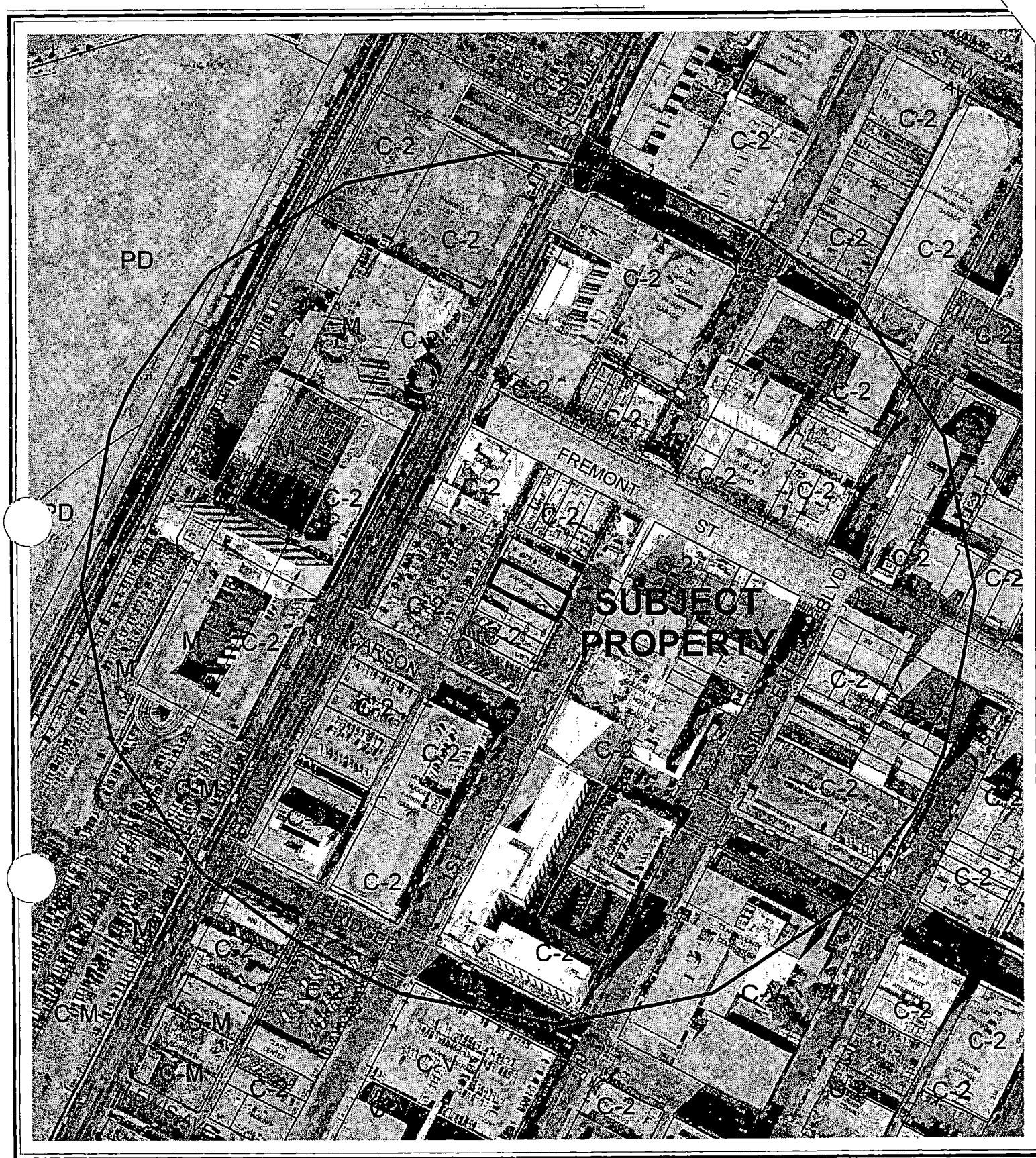
1-115



CASE: SUP-5112

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: SUP-5112

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 200 400 Feet



**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Special Use Permit for a Mixed-Use development including commercial and residential uses on 0.16 acres at 116 South First Street.

B) Applicant's Justification

The applicant states that the use is appropriate for the area and will contribute a world-class building to the downtown area.

BACKGROUND INFORMATION

A) Previous Actions

12/16/64 The City Council approved a Rezoning (Z-0100-64) to reclassify the property, including the subject parcels, in the are 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).

10/07/04 The Planning Commission held this item in abeyance to the 11/04/04 Planning Commission Meeting at the request of the applicant.

11/04/04 The Planning Commission will hear a related Site Development Plan Review (SDR-5116) as part of this agenda.

B) Pre-Application Meeting

08/04/04 At the pre-application conference, issues were discussed relative to the vertical encroachment over the public right-of-way, the location of the garage entry, the building stepbacks, the glazing requirements, and the requirement for utilities to be placed underground in the alley.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16

B) Existing Land Use

Subject Property: Parking Lot Use
North: Vacant
South: Financial Institution, Specified; Retail Use
East: Gaming Use, Hotel Use
West: Parking Lot Use

C) Planned Land Use

Subject Property: C (Commercial Use)
North: C (Commercial Use)
South: C (Commercial Use)
East: C (Commercial Use)
West: C (Commercial Use)

D) Existing Zoning

Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: C-2 (General Commercial)

E) General Plan Compliance

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a Commercial land use designation. The Commercial designation permits office uses, limited commercial uses, and general commercial uses. The proposed mixed-use development is consistent with the land use designation.

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

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Commercial land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The property is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Casino Center District. The district is home to the historic and classic Las Vegas casinos of "Glitter Gulch," and it is intended to retain and enhance these facilities, while diversifying the commercial offerings and protecting the existing public facilities. The proposed use will reinforce the viability of the downtown area by adding affluent residents to support area businesses and entertainment.

Downtown Casino Overlay District

The subject property is located within the Downtown Casino Overlay District, which sets forth sign requirements and establishes a committee to review signage for the district.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements. The following table details the parking figures for the development:

Uses	GFA	Provided Parking	
		Regular	Handicap
Multifamily Residential			
• 2 Bedroom	8 units		
Commercial	350 SF		
Total:		16	1

A total of 16 spaces are proposed for the interior garage; the applicant intends to use a car-lift system, which will permit eight spaces at grade, with accommodation for another eight vehicles on hydraulic lifts directly above. Several of the parking spaces may not have a full 24 feet of maneuvering room as required by Code, and may need to be reconfigured.

A2) Minimum Distance Separation Requirements

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

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

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

B) General Analysis and Discussion

• Zoning

The proposed commercial use is permitted by right in the C-2 (General Commercial) District, and the residential component is permitted upon approval of a Special Use Permit. The proposed structure conforms with the applicable setbacks and lot coverage requirements specified by the Downtown Centennial Plan; height limits and parking requirements are not automatically applied.

• Use

Within the Neighborhood Revitalization Area, as defined by the General Plan, residential uses permitted by right in the R-4 (High Density Residential) zone are permitted in the C-2 (General Commercial) district upon approval of a Special Use Permit. Commercial uses are permitted by right in the C-2 (General Commercial) district. The development will include a total of 8 residential units and 350 square feet of commercial space.

• Conditions

The design of the structure conforms to the minimum Mixed-Use development requirements listed in Title 19.04, and no additional conditions of approval are necessary.

FINDINGS

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

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

The design of the structure adequately separates the commercial and residential components, and will not be significantly impacted by the adjacent land uses. The Centennial Plan admonishes a broad diversity of uses in the downtown area, and states that integrating a successful residential community in the urban core is vital to the success of the area.

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

The proposed development will result in a residential density of 50 units per acre, which is appropriate for an urban site. The site has adequate pedestrian and vehicular access.

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 development will utilize both First Street and the alley to the west for vehicular access and circulation. Both facilities are adequate for the amount of traffic that will be generated by the proposed uses.

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

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

NOTICES MAILED 55 – Mailed with SDR-5116 – 10/07/04 Planning Commission Meeting

APPROVALS 0

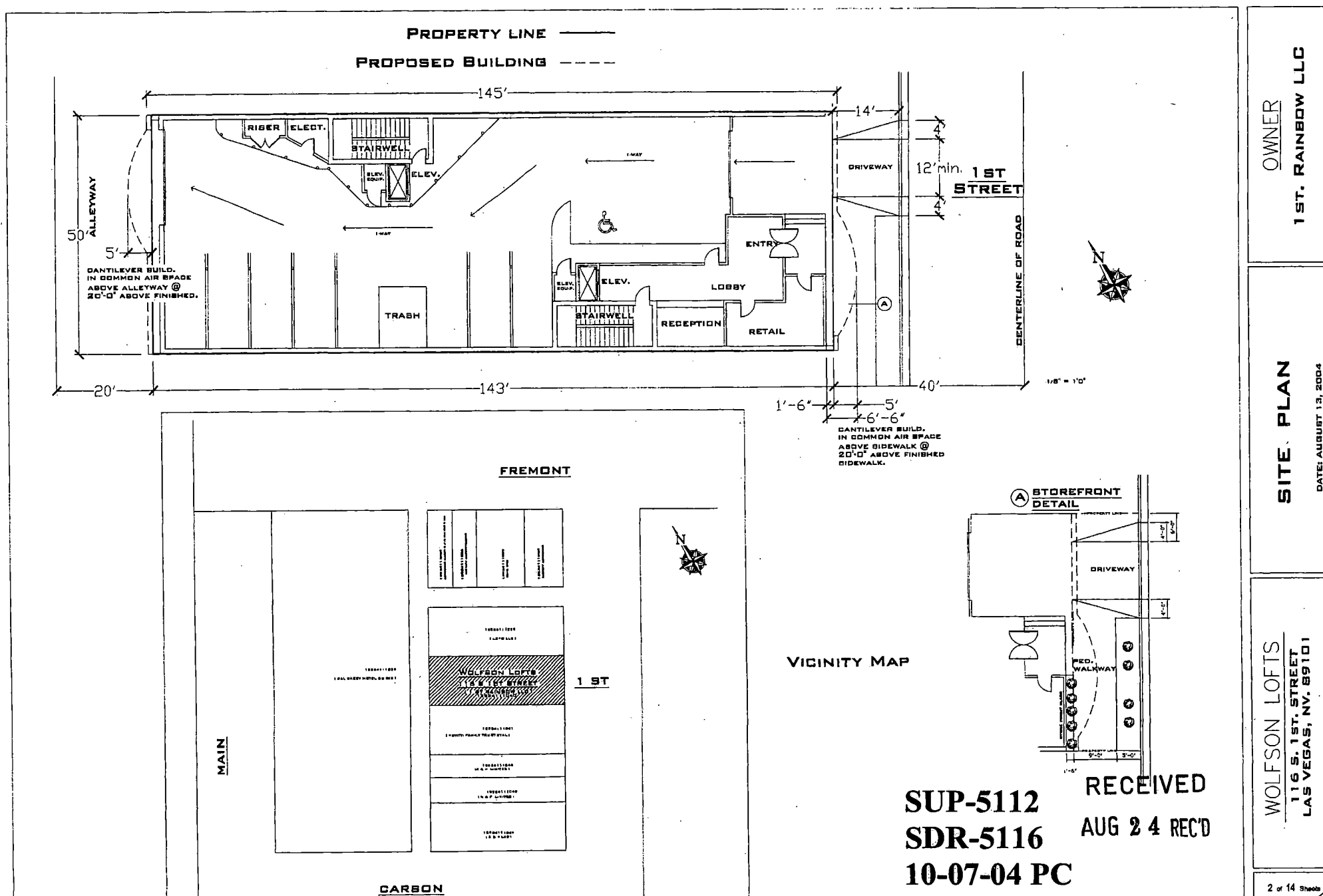
PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Rainbow Studios, LLC

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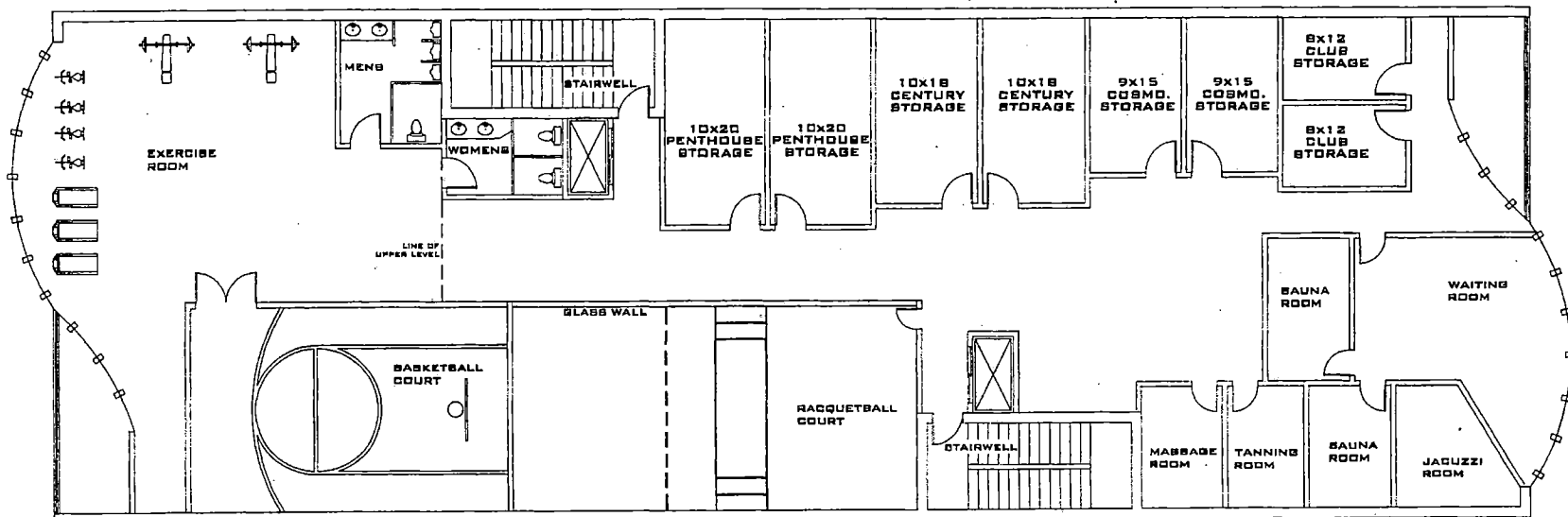
OWNER
1ST. RAINBOW LLC

**GARAGE PLAN
GROUND FLOOR**

DATE: AUGUST 13, 2004

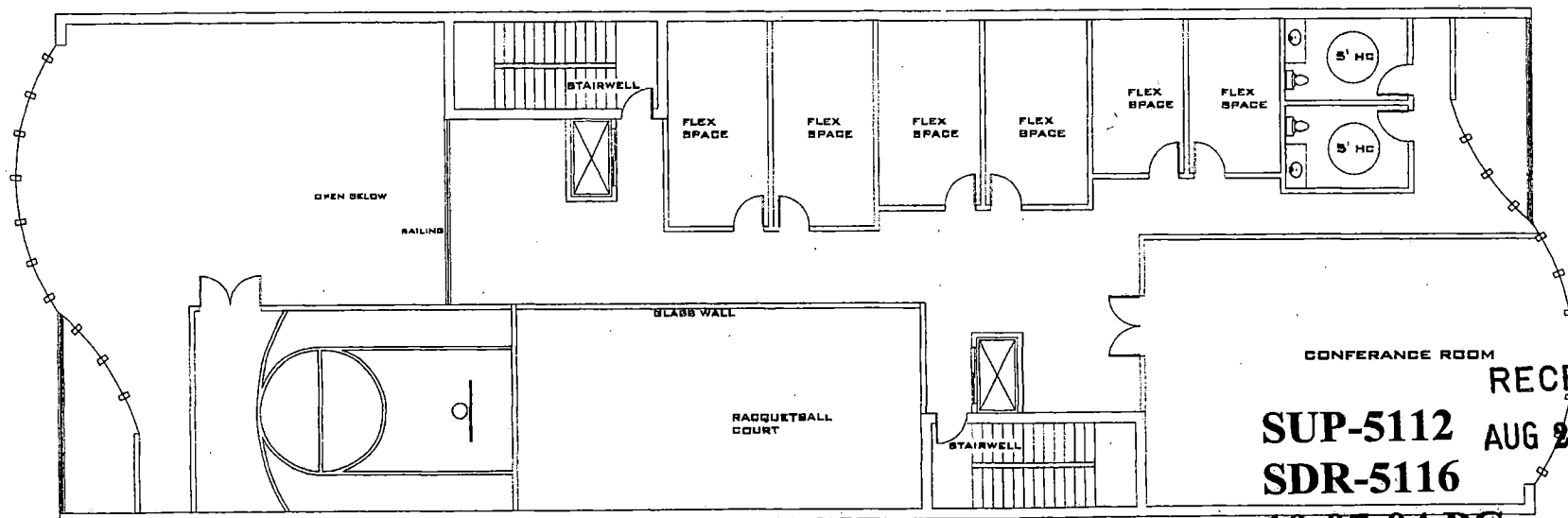
WOLFSON LOFTS
116 S. 1ST. STREET
LAS VEGAS, NV. 89101

3 of 14 sheets



LEVEL ONE

EXERCISE/STORAGE



LEVEL TWO

RECEIVED
 SUP-5112 AUG 24 REC'D
 SDR-5116
 10-07-04 PC

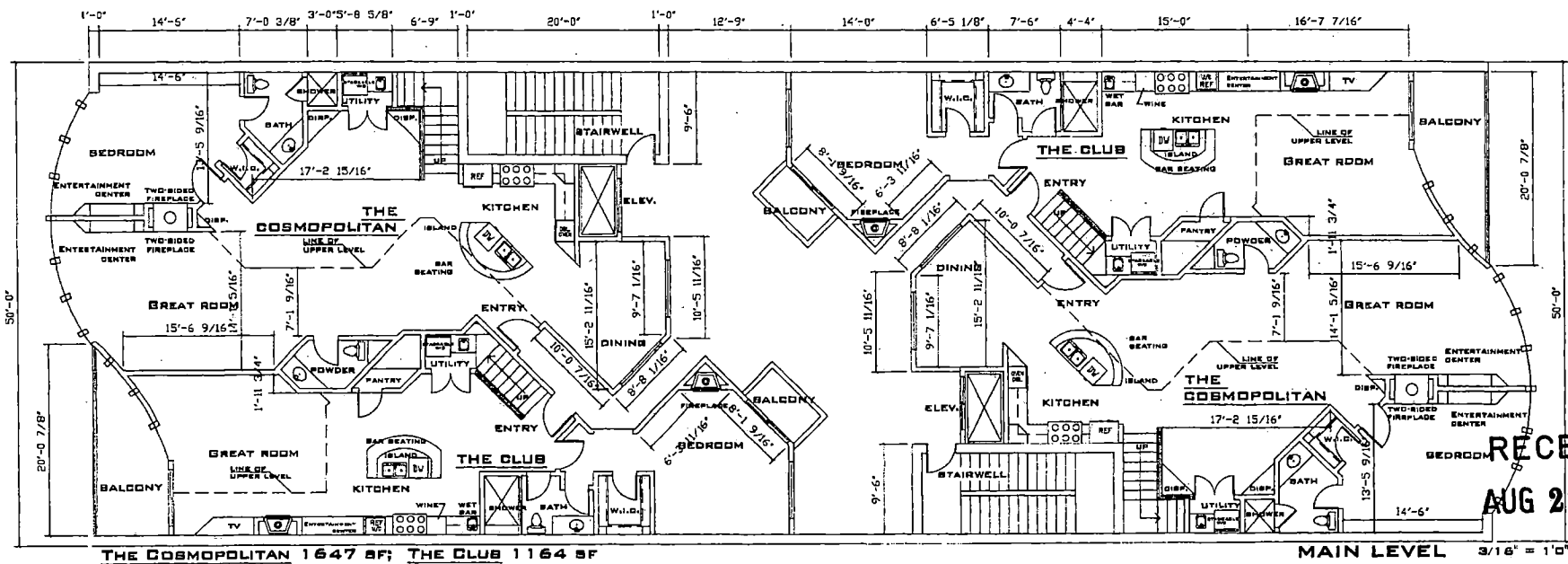
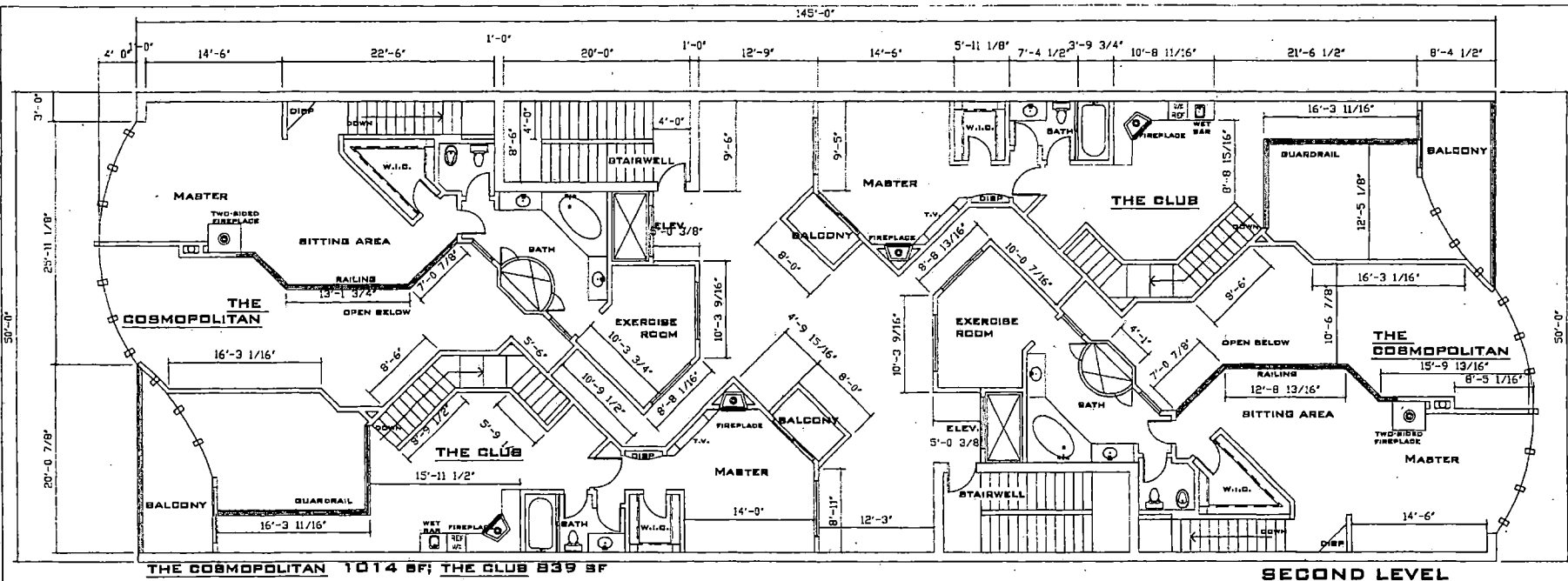
3/16" = 1'0"

OWNER
 1 ST. RAINBOW LLC

BUILDIGN PLAN
 SECOND FLOOR
 DATE: AUGUST 13, 2004

WOLFSON LOFTS
 116 S. 1ST. STREET
 LAS VEGAS, NV. 89101

SUP-5112
SDR-5116
10-07-04 PC



OWNER
1 ST. RAINBOW LLC

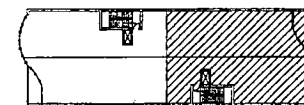
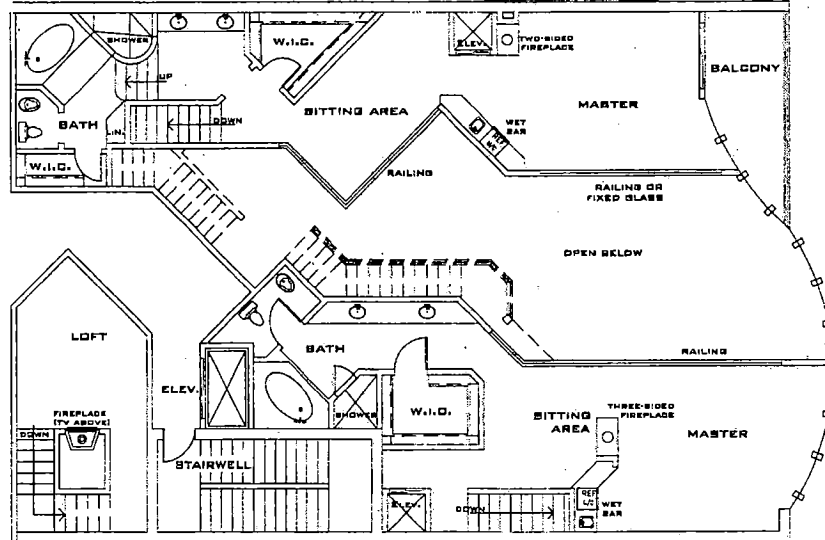
COSMOPOLITAN &
CLUB PLAN
BUILDING PLAN THIRD FL.
DATE: AUGUST 13, 2004

WOLFSON LOFTS
116 S. 1ST. STREET
LAS VEGAS, NV. 89101

RECEIVED
AUG 24 REC'D

THIRD LEVEL

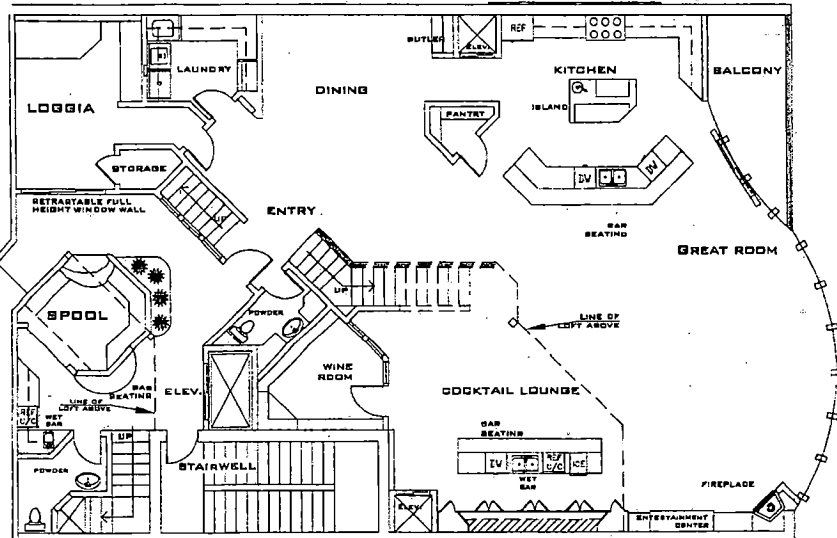
THE PENTHOUSE 2063 SF



SUP-5112
SDR-5116
10-07-04 PC

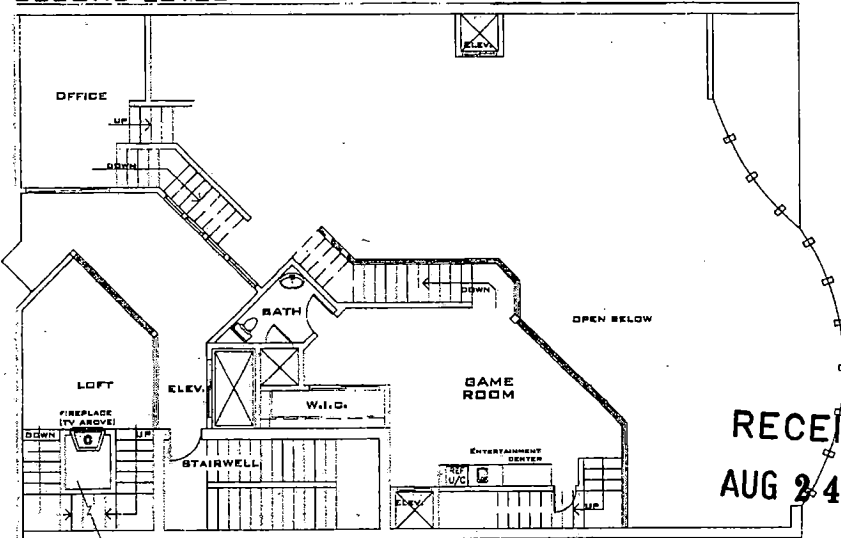
MAIN LEVEL

THE PENTHOUSE 3347 SF



SECOND LEVEL

THE PENTHOUSE 1053 SF

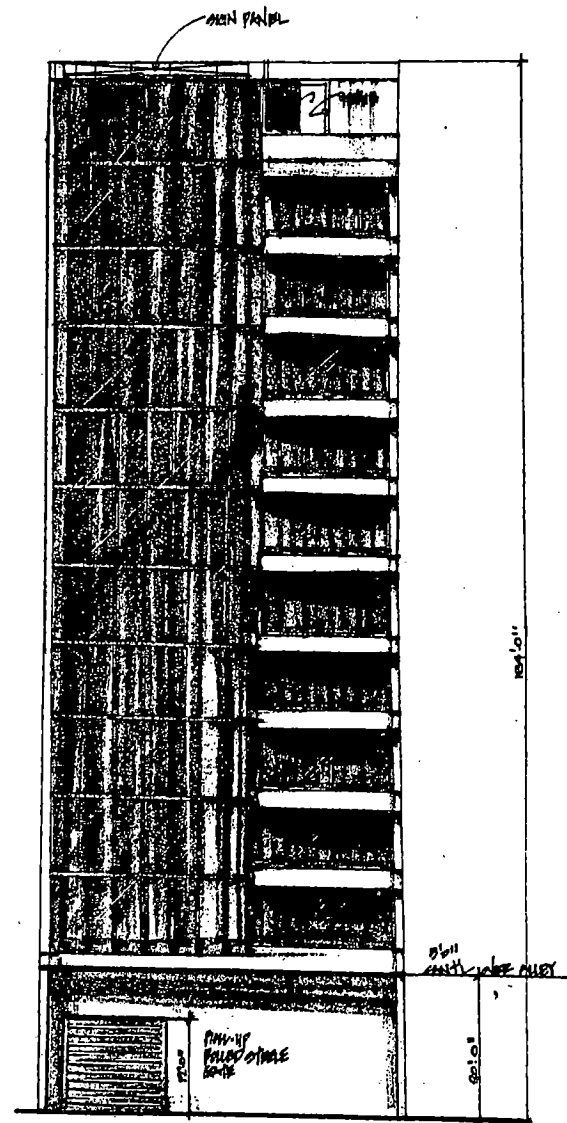
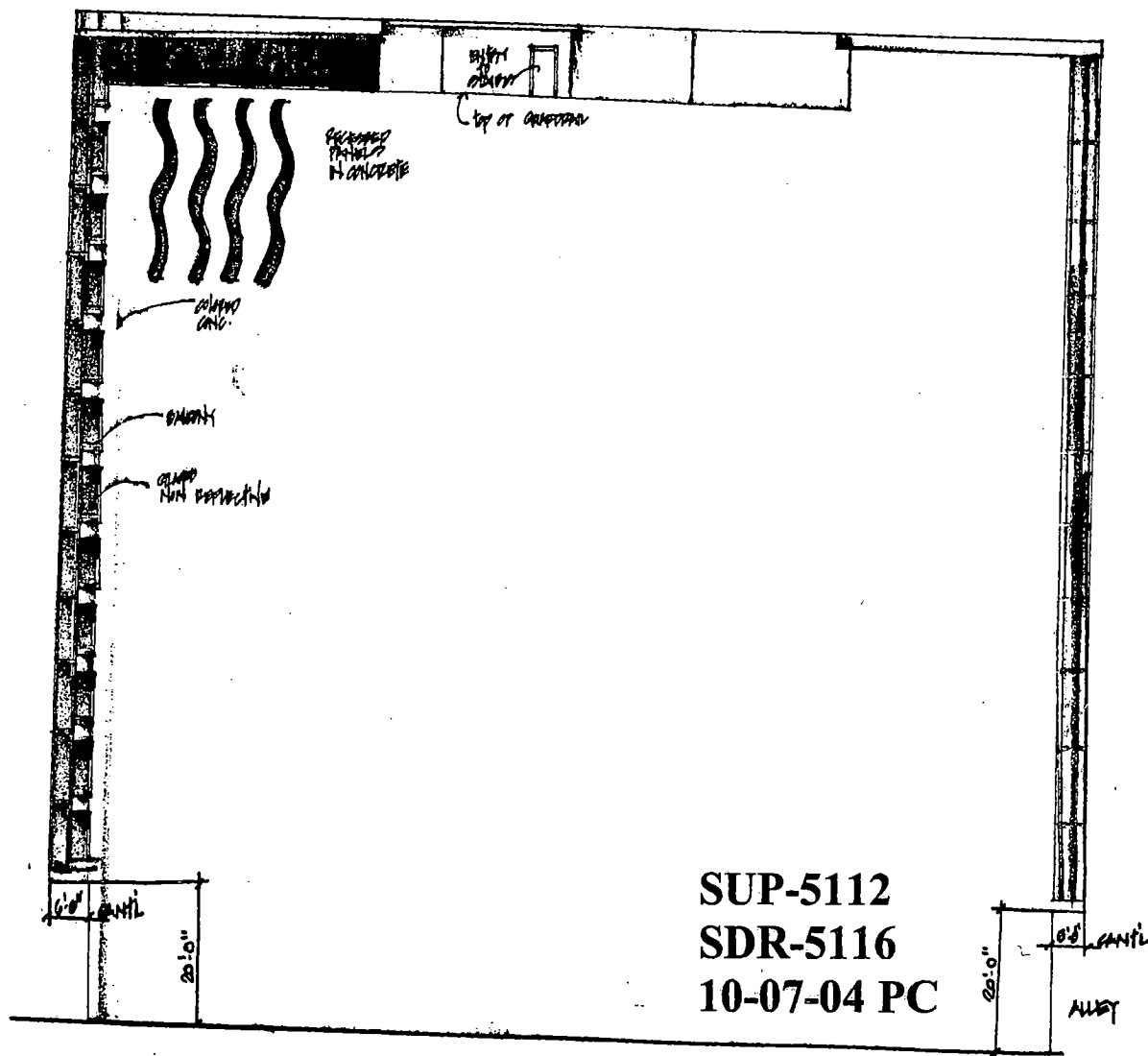


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AUG 24 2004

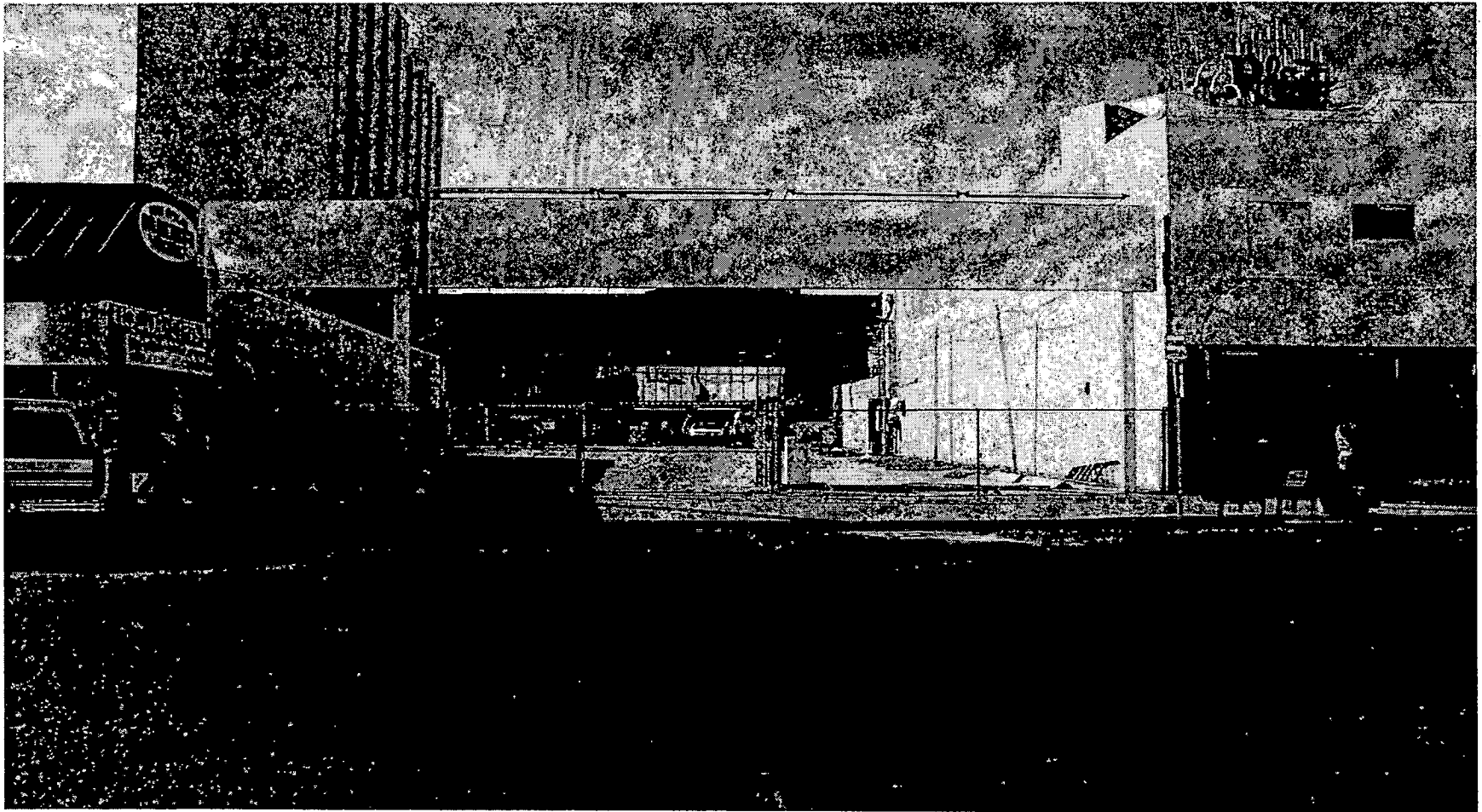
OWNER
1 ST. RAINBOW LLC

PENTHOUSE PLAN
DATE: AUGUST 13, 2004

WOLFSON LOFTS
116 S. 1ST. STREET
LAS VEGAS, NV. 89101



RECEIVED
AUG 24 REC'D



SUP-5112 - APPLICANT: RAINBOW STUDIOS, LLC - OWNER: 1ST RAINBOW, LLC
116 SOUTH 1ST STREET
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

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).

C.C. 12/01/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends APPROVAL

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PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 27 – SDR-5116

MOTION – Continued:

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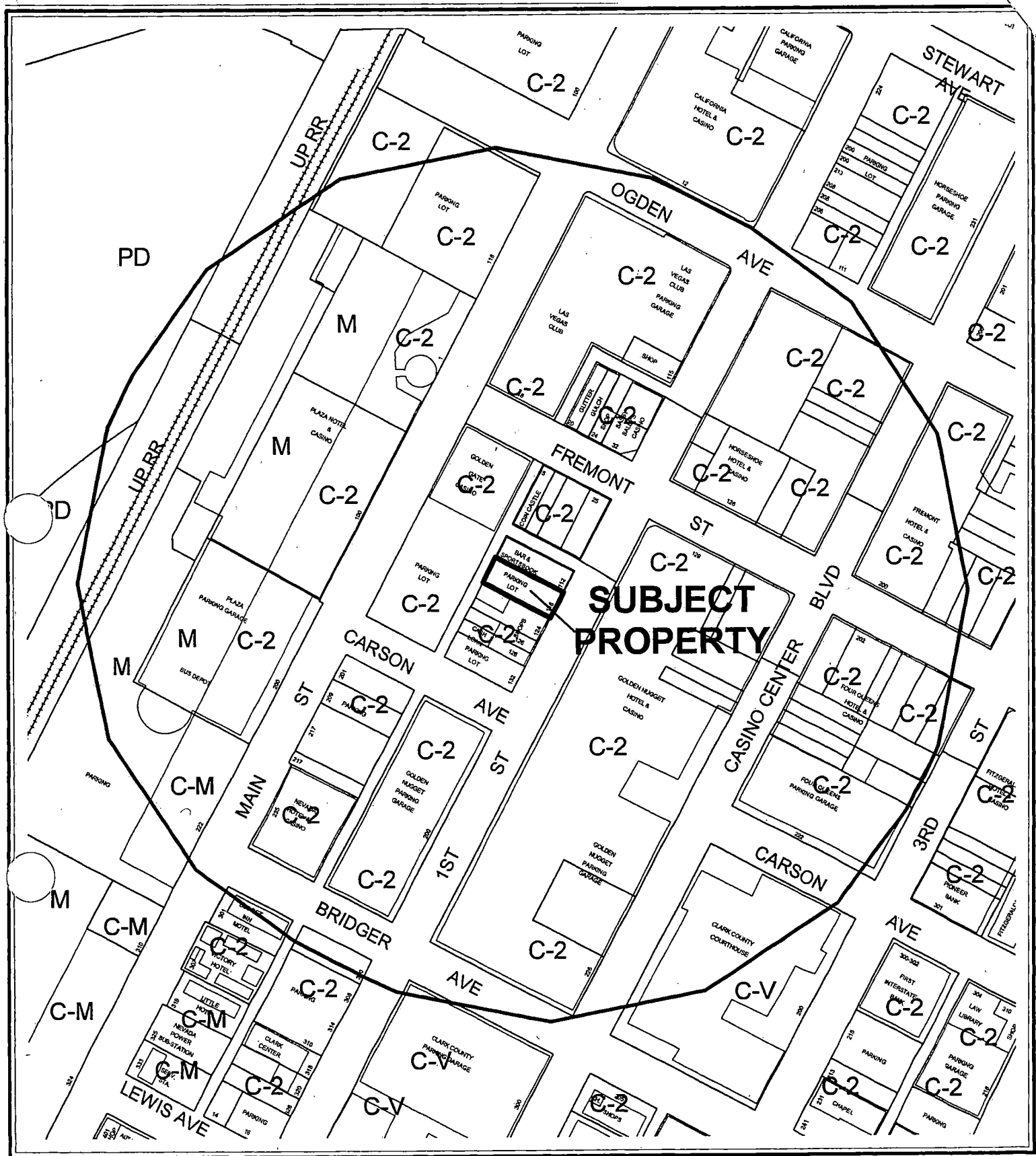
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MINUTES:

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

(6:07 – 6:12)

1-115



CASE: SDR-5116

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-5116 - APPLICANT: 1ST RAINBOW, LLC - OWNER:
RAINBOW STUDIOS, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. A Special Use Permit (SUP-5112) to allow Mixed-Use development approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, dated 08/24/04, except as amended by conditions herein.
4. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and level of detail of the front and rear elevations.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
7. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan.
8. The north and south elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional detailing to enhance façade articulation and appearance.

SDR-5116 - Conditions Page Two
November 4, 2004 Planning Commission Meeting

9. Palm trees shall be installed in the First Street right-of-way at a maximum spacing of 35 feet on center, in accordance with Subsection DS4.2.a of the Centennial Plan. The palm trees shall have a minimum height of 25 feet upon installation.
10. The required 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.
11. The applicant shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
12. The dimensions of the parking spaces and access aisle shall conform with the requirements of Title 19.10.
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial City Standards concurrent with development of this site.
16. Construct a public relief sanitary sewer in 1st Street from Carson Avenue to Bridger Avenue at an alignment and depth acceptable to the Collection System Planning Section of the Department of Public Works unless otherwise allowed by the City Engineer. Provide a plan for this sewer prior to submittal of any construction drawings for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
17. Landscape and maintain all unimproved right-of-way on 1st Street adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping and private improvements, located within the 1st Street and the alley public rights-of-way adjacent to this site prior to occupancy of this site.

SDR-5116 - Conditions Page Three
November 4, 2004 Planning Commission Meeting

19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
21. Aerial encroachment into the public right-of-way shall not be permitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review and a Waiver of the Downtown Centennial Plan standard for building setbacks for a proposed 12-story mixed-use development including eight residential units and 350 square feet of commercial space on 0.16 acres at 116 South First Street. A companion Special Use Permit (SUP-5112) will be considered concurrently.

B) Applicant's Justification

The applicant states that the project will contribute a world-class tower to the downtown area and will enhance the surrounding environment.

BACKGROUND INFORMATION

A) Previous Actions

- 12/16/64 The City Council approved a Rezoning (Z-0100-64) to reclassify the 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).
- 10/07/04 The Planning Commission held this item in abeyance to the 11/04/04 Planning Commission Meeting at the request of the applicant.
- 11/04/04 The Planning Commission will hear a related Special Use Permit (SUP-5112) as part of this agenda.

B) Pre-Application Meeting

- 08/04/04 At the pre-application conference, issues were discussed relative to the vertical encroachment over the public right-of-way, the location of the garage entry, the building setbacks, the glazing requirements, and the requirement for utilities to be placed underground in the alley.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 0.16

B) *Existing Land Use*

Subject Property: Parking Lot Use

North: Vacant

South: Financial Institution, Specified; Retail Use

East: Gaming Use, Hotel Use

West: Parking Lot Use

C) *Planned Land Use*

Subject Property: C (Commercial Use)

North: C (Commercial Use)

South: C (Commercial Use)

East: C (Commercial Use)

West: C (Commercial Use)

D) *Existing Zoning*

Subject Property: C-2 (General Commercial)

North: C-2 (General Commercial)

South: C-2 (General Commercial)

East: C-2 (General Commercial)

West: C-2 (General Commercial)

E) *General Plan Compliance*

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a Commercial land use designation. The Commercial designation permits office uses, limited commercial uses, and general commercial uses. The proposed mixed-use development is consistent with the land use designation.

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

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Commercial land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The property is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Casino Center District. The district is home to the historic and classic Las Vegas casinos of "Glitter Gulch," and it is intended to retain and enhance these facilities, while diversifying the commercial offerings and protecting the existing public facilities. The proposed use will reinforce the viability of the downtown area by adding affluent residents to support area businesses and entertainment.

Downtown Casino Overlay District

The subject property is located within the Downtown Casino Overlay District, which sets forth sign requirements and establishes a committee to review signage for the district.

PROJECT DESCRIPTION

The proposed development involves the construction of a new 12-story building with eight residential units and 350 square feet of ground-floor commercial space. The first floor will include a small commercial space and parking garage, with the garage entrance located on First Street. The second and third floors of the building will contain amenity facilities for the residents. The residential portion of the building will include two units per floor, and all of the residential units will be two stories in height. The uppermost level of the building will include a swimming pool and clubhouse facilities. The exterior features curved glass walls at the front and rear of the structure, cantilevered over the first floor of the building, which intersect with the horizontal balcony elements.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.16 Acres	N/A
Min. Lot Width	N/A	50 Feet	N/A
Min. Setbacks			
• Front	0 Feet	0 Feet	Y
• Side	N/A	0 Feet	N/A
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	Up to 100%	100%	Y
Max. Building Height	N/A	134 Feet	N/A
Building Stepback	4 th , 11 th , 18 th Stories	None	N
Trash Enclosure	Walled/roof	Interior	Y
Loading Zone	N/A	None	N/A
Mech. Equipment	Screened	Screened	Y

The proposed structure complies with most of the development standards contained in the Downtown Centennial Plan, with the exception of the building stepback requirement.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Residential Adjacency Standards. The nearest single-family residence is over 2,500 feet away from the subject property.

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. The following table details the parking figures for the development:

Uses	GFA	Provided Parking	
		Regular	Handicap
Multifamily Residential			
• 2 Bedroom	8 units		
Commercial	350 SF		
Total:		16	1

A total of 16 spaces are proposed for the interior garage; the applicant intends to use a car-lift system, which will permit eight spaces at grade, with accommodation for another eight vehicles on hydraulic lifts directly above. Several of the parking spaces may not have a full 24 feet of maneuvering room as required by Code, and may need to be reconfigured.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
North/South Street First Street	1 Palm Tree @ 35' o.c. max. (min. 25' height)	2 Trees	3 Trees
Sidewalk	11' Sidewalk		9' Sidewalk

The plan for the streetscape generally conforms with the requirements of the Downtown Centennial Plan. The number of palm trees provided exceeds the number of trees required; while the trees would normally be located in five-foot square tree wells, the applicant is proposing to provide a continuous planter area. While this would generally be undesirable in other heavily-traveled areas, the use of a continuous planter in this location is appropriate. The public sidewalk will only be nine feet in width instead of 11 feet as required, but the existing location of the curb prevents that additional sidewalk width that is required.

A5) Sign Standards

The only signage proposed for the building is a raised wall sign panel with illuminated letters at the top of the building. All signage for the property will be subject to the special sign standards of the Downtown Casino Overlay District.

B) General Analysis and Discussion

- Zoning

The proposed commercial use is permitted by right in the C-2 (General Commercial) District, and the residential component is permitted upon approval of a Special Use Permit. A separate Special Use Permit application (SUP-5112) has been filed concurrently with this Site Development Plan Review application. The proposed structure generally conforms with the development standards of the Downtown Centennial Plan; a Waiver has been requested from the Centennial Plan building setback requirement.

- Site Plan

The site plan depicts the entry to the building from a raised stoop located on First Street, with both the residential lobby and commercial space accessible from the street. The vehicular entrance to the parking garage is also from First Street, with vehicles exiting to the alley behind the site. The upper floors of the building are intended to cantilever up to five feet over the public right-of-way at the front and rear of the property; Public Works has indicated that aerial encroachments are not permissible.

- Waivers

The applicant has requested a Waiver from the Centennial Plan requirement for building stepbacks at the 4th and 11th stories of the building. The Centennial Plan requirement is intended to avoid box-like structures and to encourage a greater degree of façade articulation. Staff would recommend approval of the Waiver request for the following reasons:

- The balconies at each level give the building scale and relief;
- The depth of the proposed mullion system for the rounded glass façade elements continues the horizontal lines of the balconies and breaks down the scaleless character of the façade; and
- The various functions of the building are clearly expressed through the variations in the façade elements.

- Landscape Plan

The streetscape treatment proposed for First Street generally conforms with the requirements of the Downtown Centennial Plan. The applicant is proposing to utilize a landscape planter area adjacent to the curb instead of five-foot square tree wells; while this would generally be undesirable in other areas with more pedestrian traffic, the use of a planter in this location is appropriate.

- Elevation

The proposed elevations clearly distinguish the base of the building from the residential floors, through changes of materials and variations in the plane of the façade. Non-reflective glazing is the principal exterior element of the façade, with colored concrete expressing the structural elements and stone veneer applied to the base of the building.

The north and south elevations of the building, which cannot have any openings as they are located directly on the property lines, will be exposed until such time as abutting properties redevelop. The applicant has proposed to utilize a "squiggle" pattern that will be recessed in the concrete walls; staff would recommend that additional scoring or decorative treatments be added to the walls to enhance their appearance.

- Floor Plan

The floor plan depicts the residential lobby and commercial space located at the front of the building facing First Street, with the vehicular garage located at the rear of the site. In addition to the elevator and stairway located in the residential lobby, a second elevator and stairwell is located towards the rear of the building. The second and third floors of the building include residential amenities; a swimming pool and club house area is provided on the roof of the building.

FINDINGS

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

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

The proposed development is compatible with the downtown area and increases residential opportunities in the urban core.

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

The proposed development is consistent with the General Plan and Title 19, and is generally consistent with the requirements of the Downtown Centennial Plan. A Waiver has been requested from the Centennial Plan requirement for building stepbacks at the 4th and 11th stories of the building.

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

The amount of traffic generated by the proposed development will be minimal and will not impact adjacent roadways or neighborhoods.

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

The proposed building and landscape materials are appropriate for the area and are consistent with the City's requirements.

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 building is appropriate and compatible with development in the area.

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

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

SDR-5116 - Staff Report Page Eight
November 4, 2004 Planning Commission Meeting

NOTICES MAILED 55 – Mailed with SUP-5112 – 10/07/04 Planning Commission Meeting

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Rainbow Studios, 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:

Print Name: Kenneth Wolfson

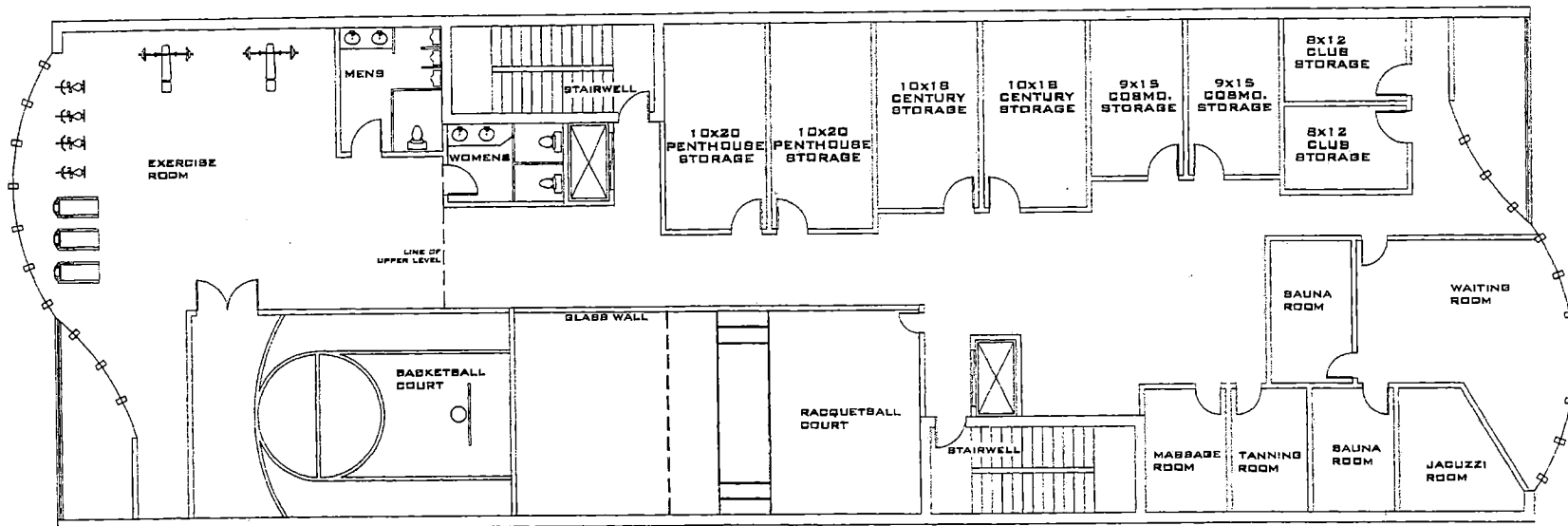
Subscribed and sworn before me

This 18 day of AUGUST, 2004

Notary Public in and for said County and State

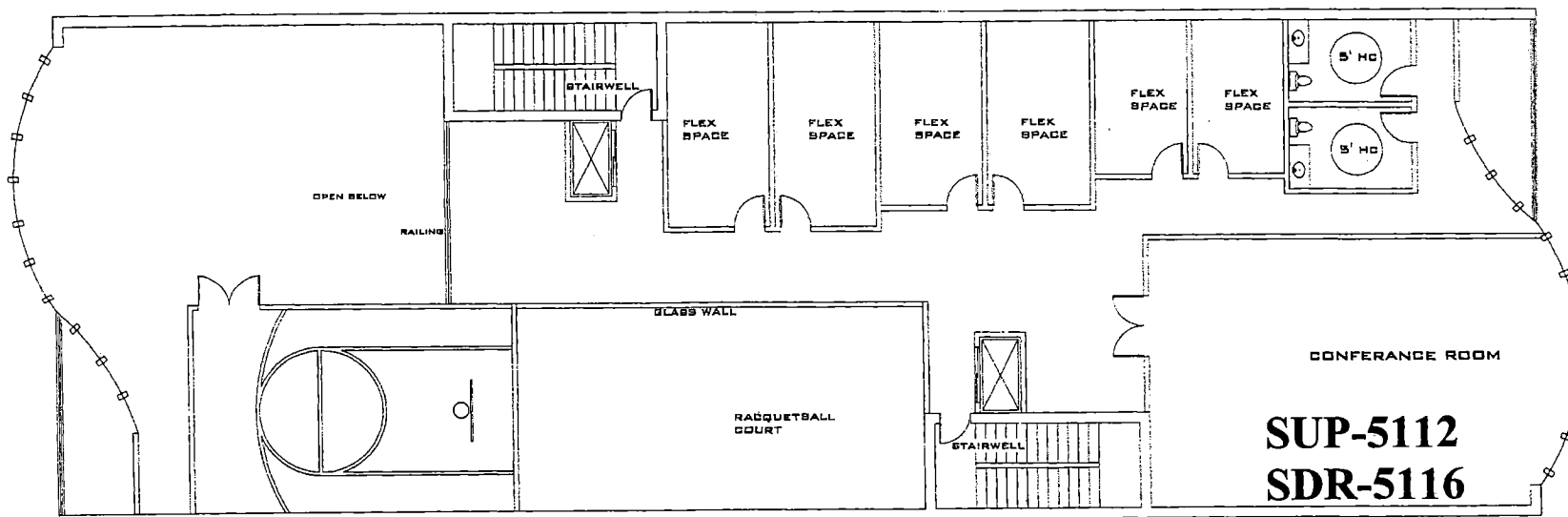






LEVEL ONE

EXERCISE/STORAGE



LEVEL TWO

SUP-5112
SDR-5116
10-07-04 PC

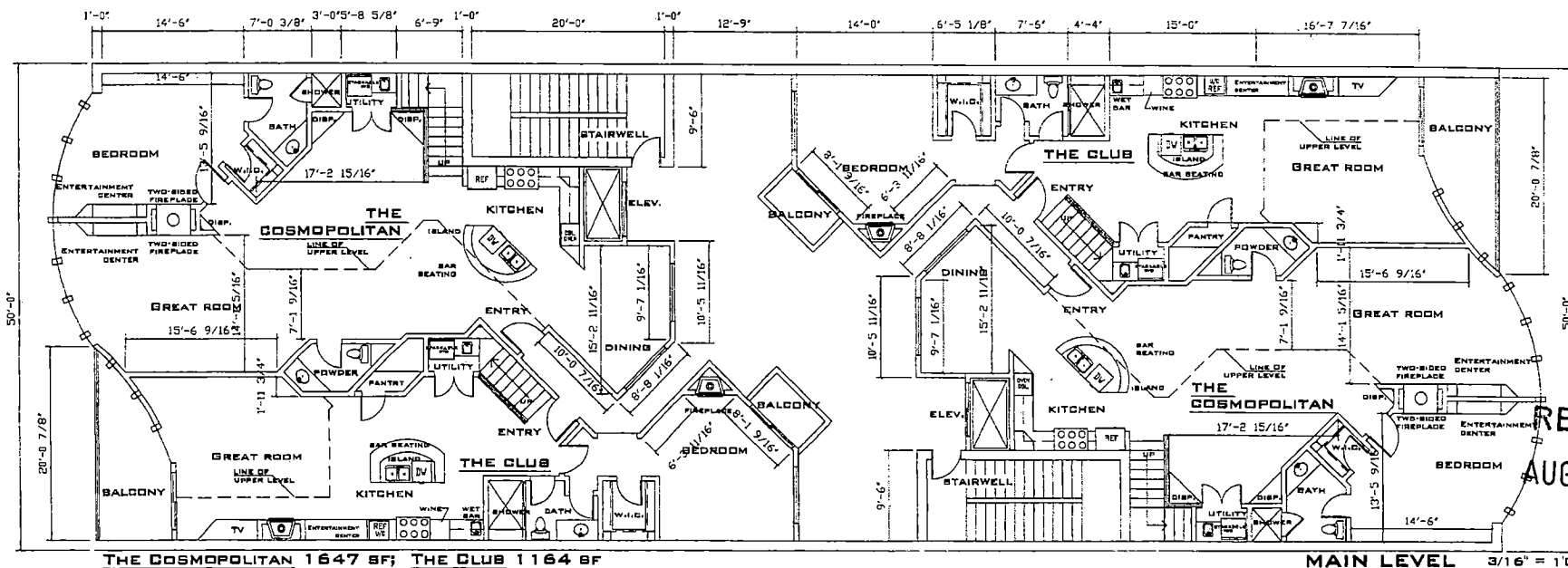
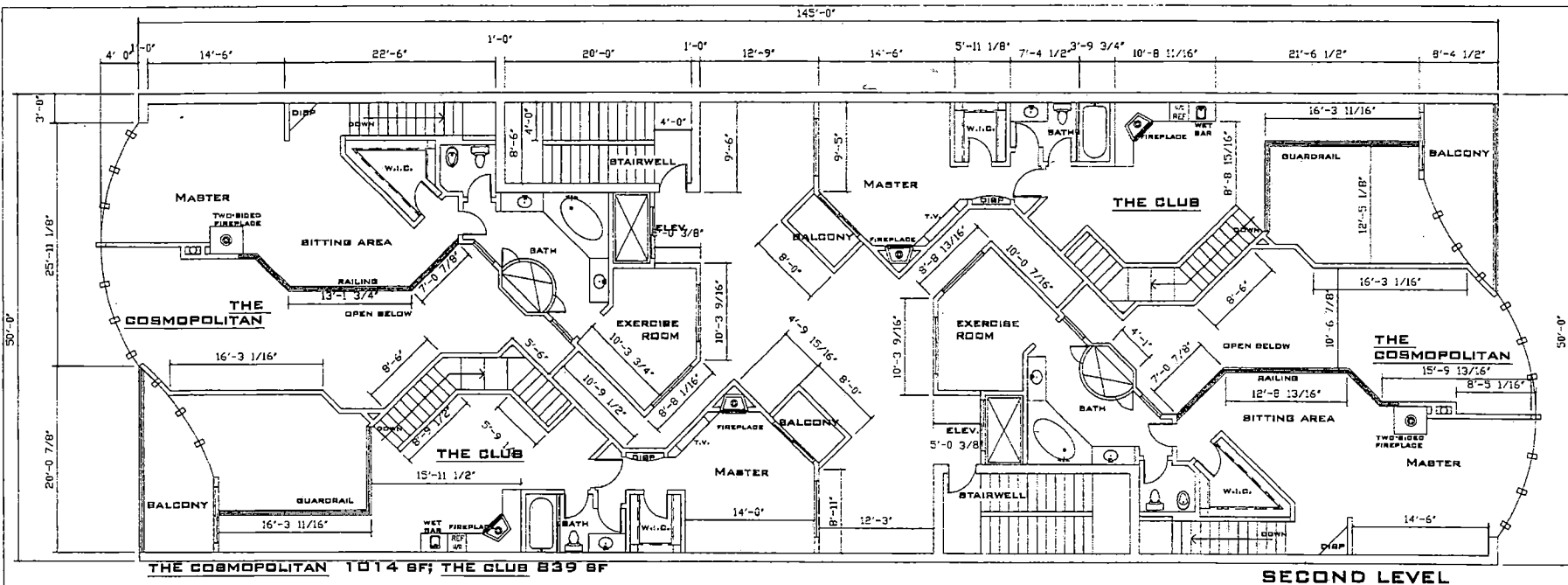
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AUG 24 REC'D
3/16" = 1'0"

OWNER
1 ST. RAINBOW LLC

BUILDING PLAN
SECOND FLOOR
DATE: AUGUST 13, 2004

DOLESON LOFTS
1116 S. 1ST. STREET
LAS VEGAS, NV. 89101

SUP-5112
SDR-5116
10-07-04 PC



OWNER
1ST. RAINBOW LLC

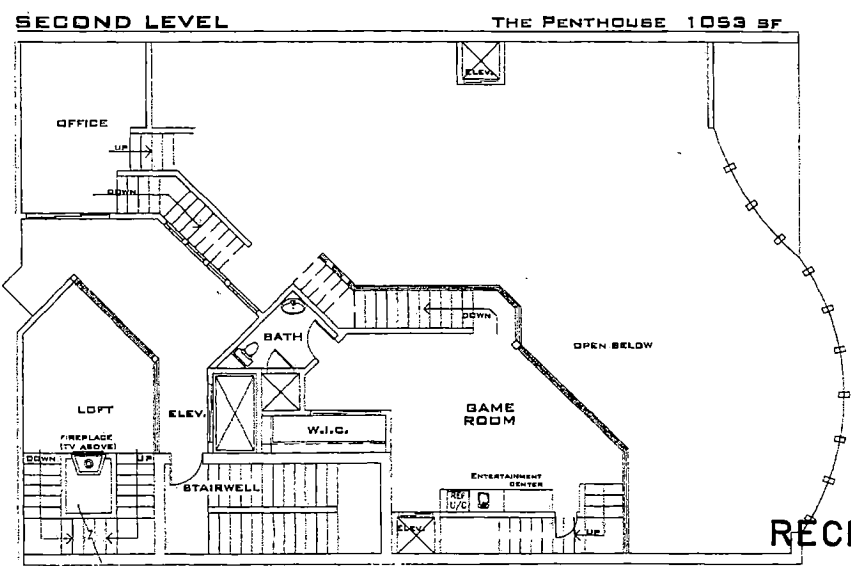
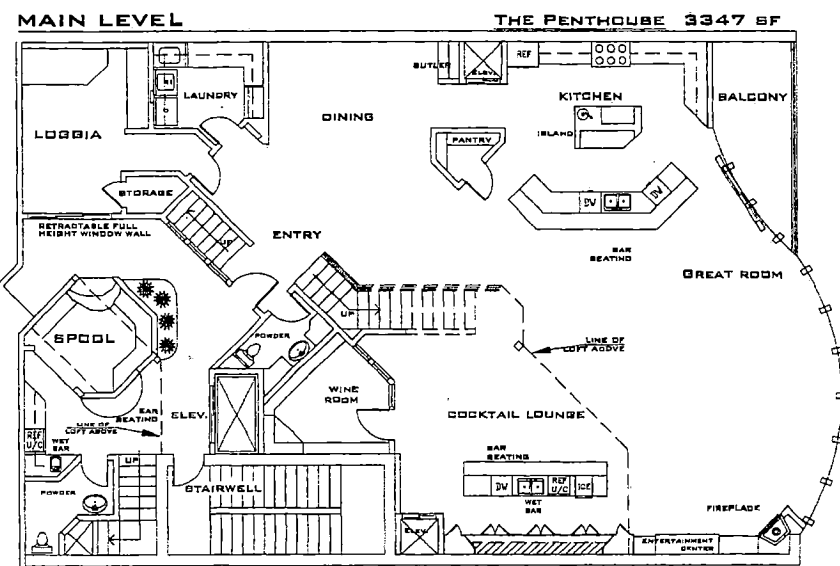
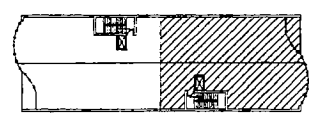
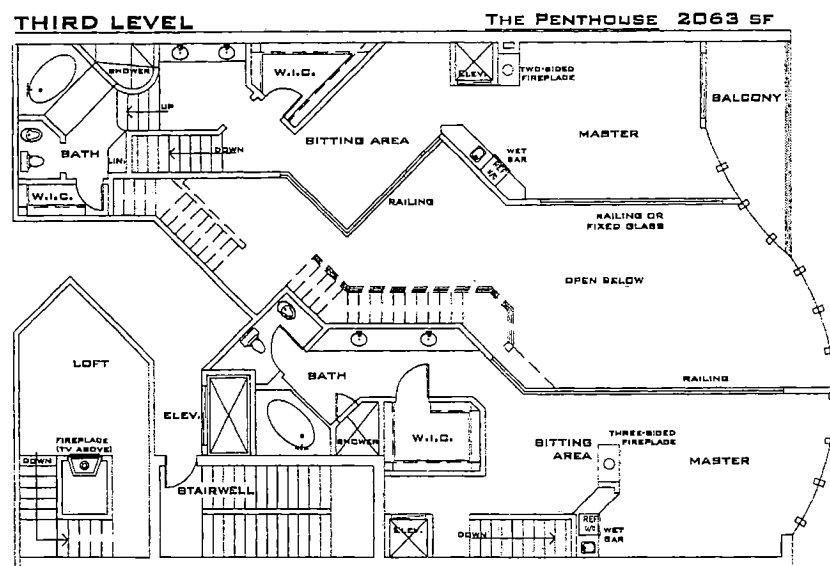
COSMOPOLITAN &
CLUB PLAN
BUILDING PLAN THIRD FL.
DATE: AUGUST 13, 2004

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AUG 24 2004
REC'D

WATSON LOFTS
11 S. 1ST. STREET
LAS VEGAS, NV. 89101

5 of 14 sheets

SUP-5112
SDR-5116
10-07-04 PC

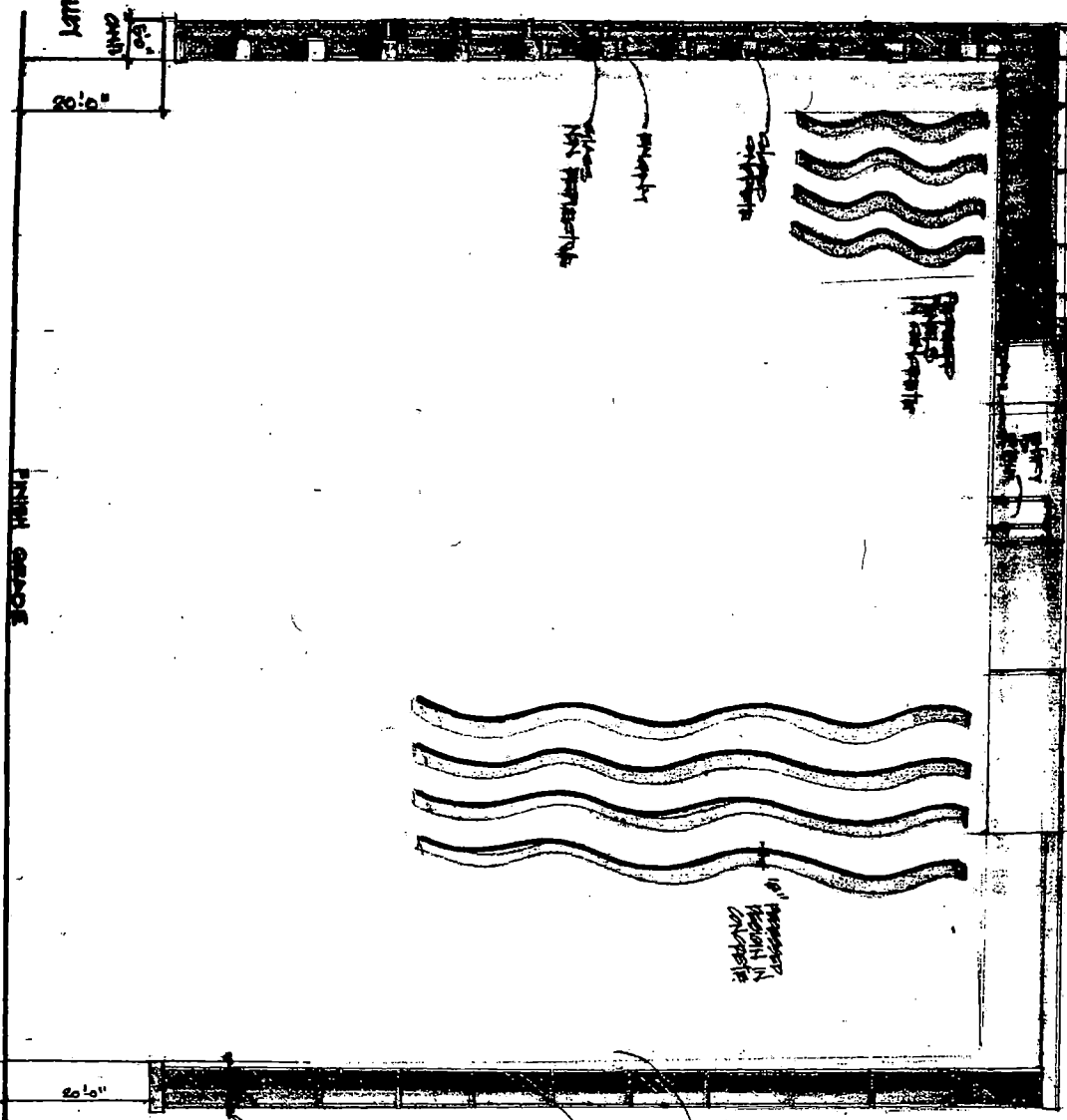


OWNER
1ST. RAINBOW LLC

PENTHOUSE PLAN
DATE: AUGUST 13, 2004

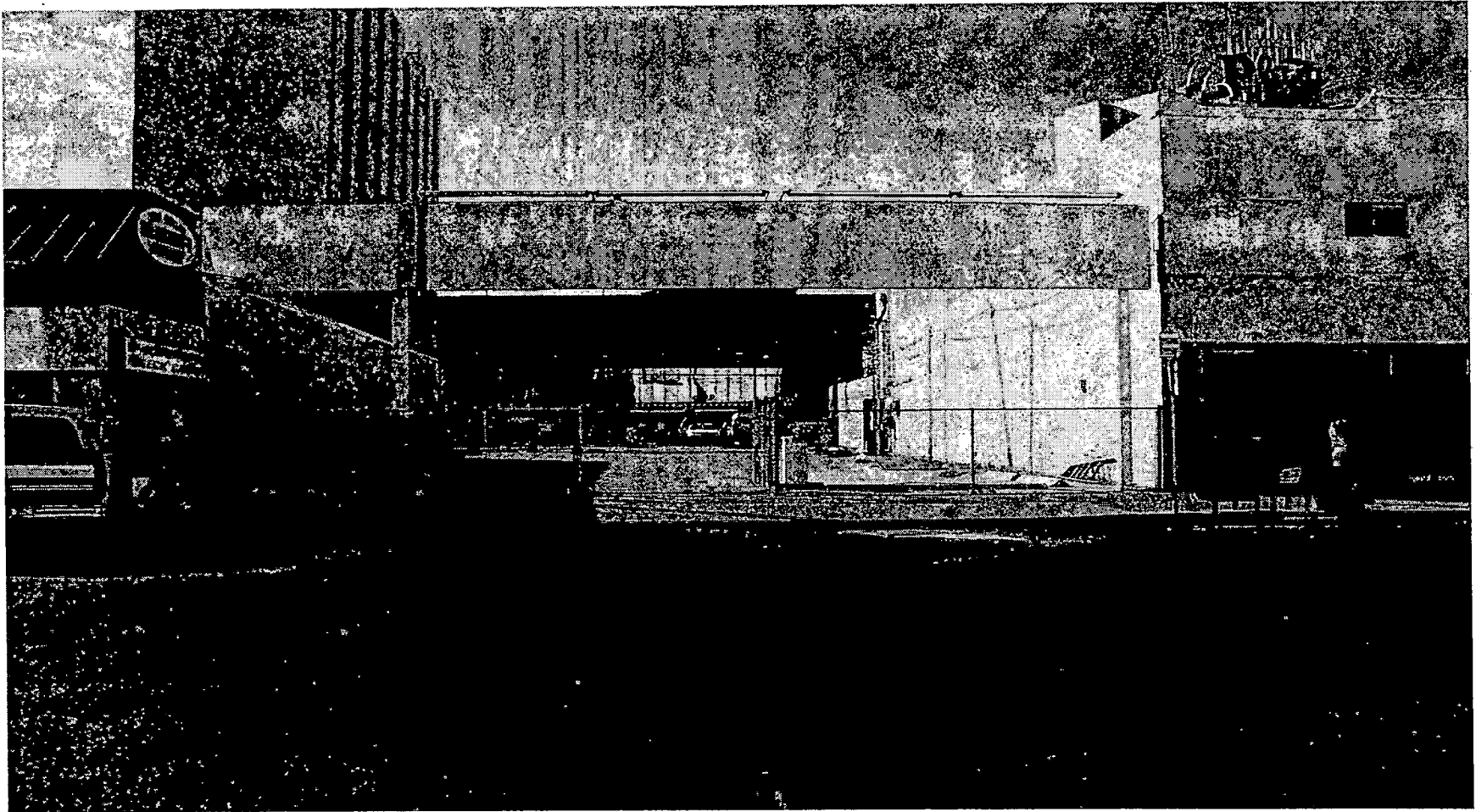
WOLFSON LOFTS
116 S. 1ST. STREET
LAS VEGAS, NV. 89101

RECEIVED
AUG 24 2004
3/16" = 1'0"



SUP-5112
SDR-5116
10-07-04 PC

RECEIVED
AUG 24 1967



SDR-5116 - APPLICANT: RAINBOW STUDIOS, LLC - OWNER: 1ST RAINBOW, LLC
116 SOUTH 1ST STREET
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 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 28 – GPA-5102

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.

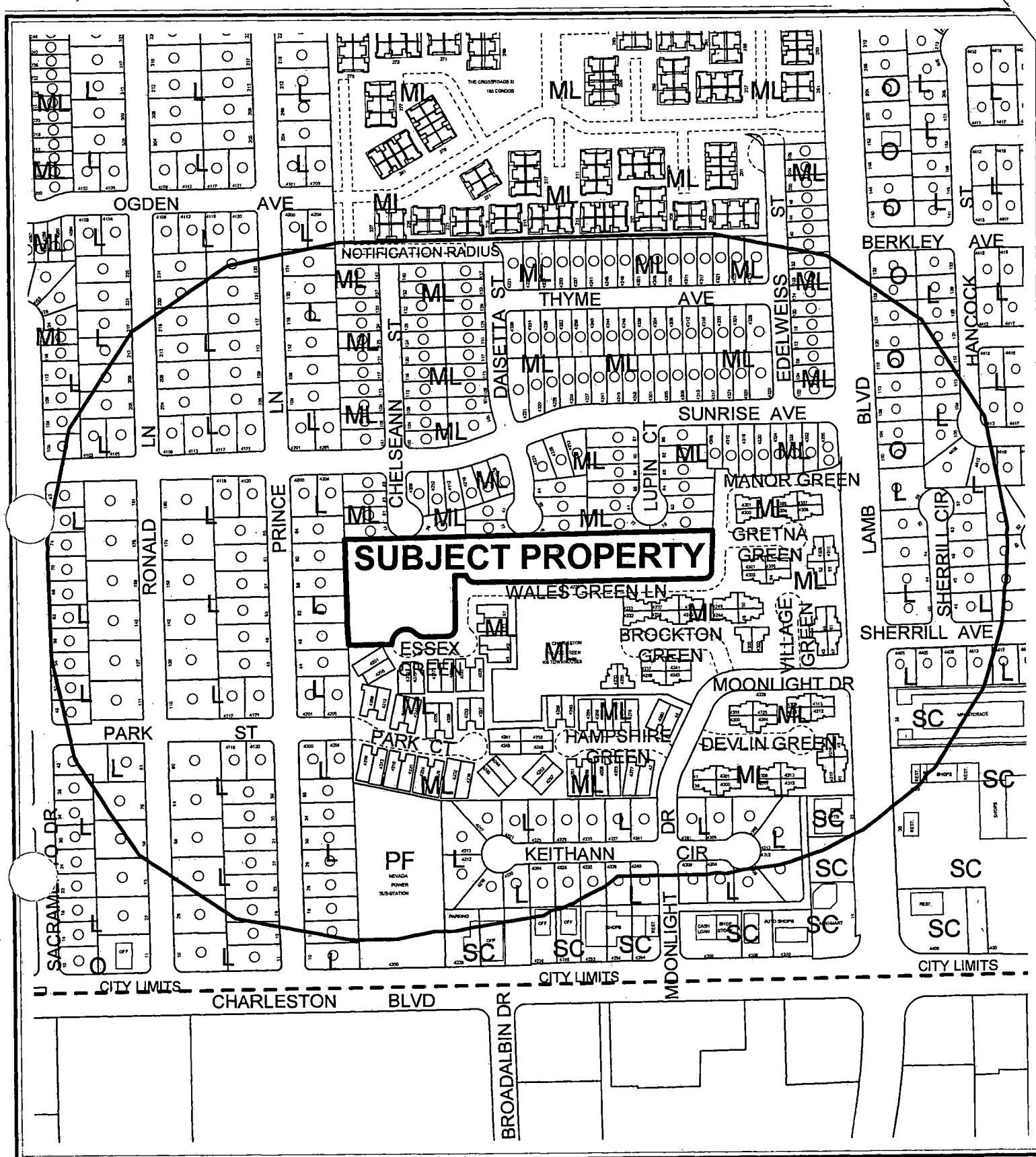
NOTE: COMMISSIONER McSWAIN indicated she would abstain on Item 4 [TMP-5290] because her company is currently under contract with the KB Home and Item 61 [VAR-5298] because her company is currently under contract with the Molaskys.

MINUTES:

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

(6:07 – 6:12)

1-115



CASE: GPA-5102

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

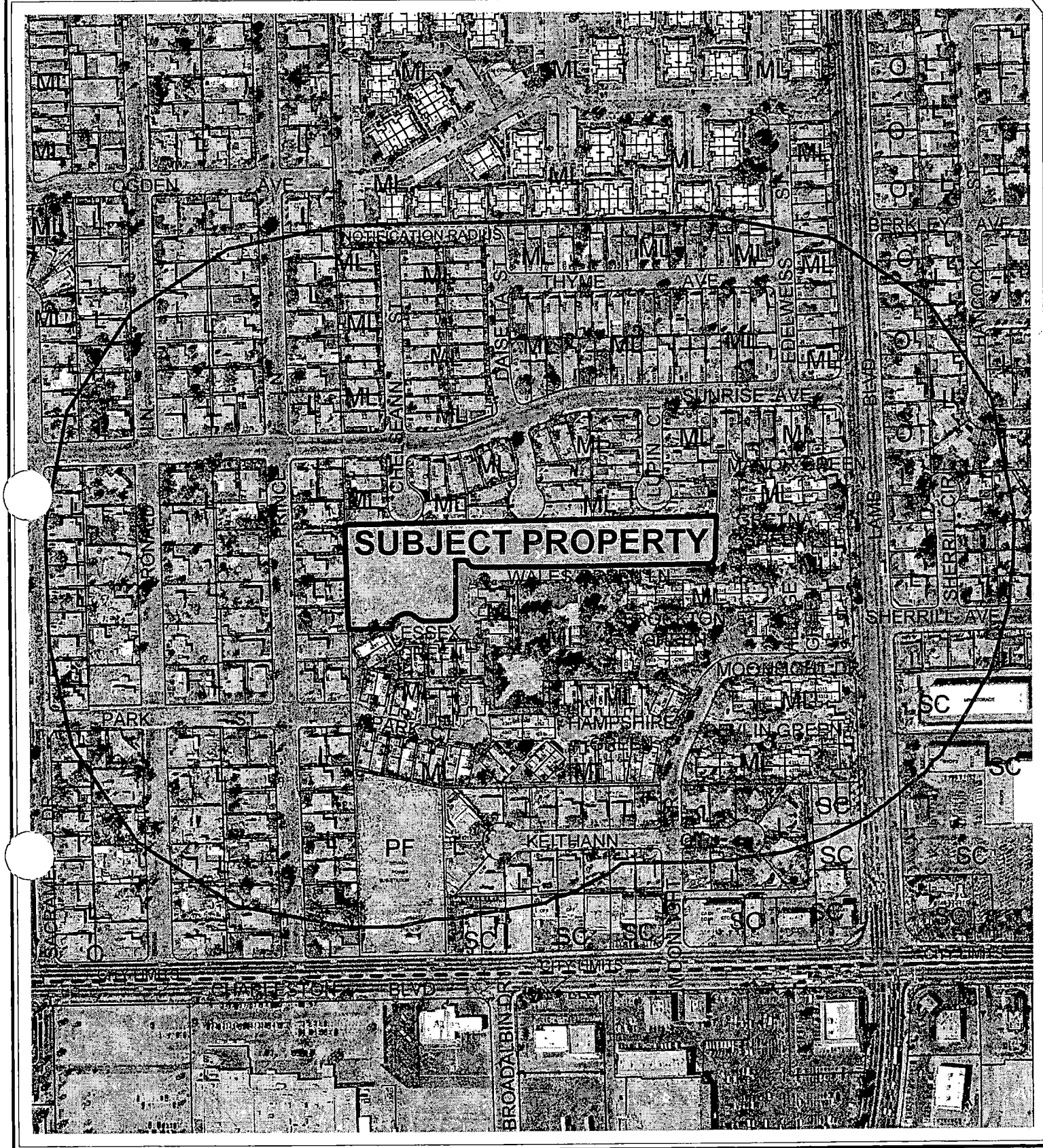
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

0 300 600 Feet





CASE: GPA-5102

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-5102 - APPLICANT: CHARLESTON LAMB, LLC -
OWNER: A F CONSTRUCTION INC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL



**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the north side of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential).

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for ML (Medium-Low Density) Residential land uses with a maximum density of 6-12 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
- 10/07/04 The Planning Commission held this item in abeyance to the 11/04/04 Planning Commission meeting in order to resolve use of private streets for the project with an adjacent owner.

DETAILS OF APPLICATION REQUEST

Site Area: 3.40 Acres

EXISTING LAND USE

Subject Property	Undeveloped, Medium-Low Residential
North	Medium-Low Residential
South	Medium-Low Residential
East	Medium-Low Residential
West	Low Residential

PLANNED LAND USE

Subject Property	Medium-Low Density Residential
North	Medium-Low Density Residential
South	Medium-Low Density Residential
East	Medium-Low Density Residential
West	Low Density Residential

EXISTING ZONING

Subject Property	R-1 Single Family Residence
North	R-PD Residential Planned Development
South	R-PD Residential Planned Development
East	R-PD Residential Planned Development
West	R-1 Single Family Residence

DEFINITIONS

L (Low Density Residential)

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

ML (Medium Low Density Residential)

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

MLA (Medium Low Attached Density Residential)

(8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

ANALYSIS

The proposed development is located near the northwest corner of Charleston and Lamb Boulevards. Currently, the property is landlocked, surrounded by low density (3.6 - 5.5 units per acre) and medium-low density (5.6 - 8 units per acre) development. The proposed change to the General Plan Land Use designation to Medium Low Attached Density Residential, which would allow for 8.1 - 12 units per acre and the introduction of multi-family residential units, is inappropriate and would result in a negative impact on the surrounding areas. Because it is landlocked, the property does not have an opportunity to become a buffer or transitional use between lower and higher density areas.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies which include approved neighborhood plans.

In regard to "1": The proposed MLA (Medium Low Attached Density Residential) permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. The proposed MLA (Medium Low Attached Density Residential) designation constitutes a "Spot Zoning" condition that is not compatible with the adjacent L (Low Density Residential) and ML (Medium Low Density Residential) General Plan designations and land uses to the north, south, east and west.

In regard to "2": The proposed zoning of R-PD11 (Residential Planned Development, 11 units per acre) would permit the proposed single-family subdivision on 3.40 acres. This rezoning is scheduled for a subsequent meeting and is not compatible with the R-1 (Low Density Residential) zoned property to the west and the R-PD6 (Residential Planned Development, 6 units per acre) to the north, south and east. The proposed R-PD11 zoning would also create a spot zone situation.

GPA-5102 - Staff Report Page Four
November 4, 2004 Planning Commission Meeting

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northeast Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 831 North Mojave Road. Fire Station 8 located at 633 North Mojave Road is the closest city facility to the site.

In regard to "4": The request is in opposition to objective 2.6 of the Las Vegas 2020 Master plan that calls for quality infill development within established areas of the city, by proposing an inappropriate density.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/07/04 A neighborhood meeting was held at the East Las Vegas Community Center, 250 N. Eastern Avenue. Twenty-two neighbors attended and had the following questions:

- How will the developer deal with the shared wall along the north side of the property?
- Will association fees increase?
- When will construction begin?
- How long will construction last?
- Will there be on-site security during construction?
- What is the setback for the wall along the north?

Of the 22 neighbors, none voice opposition to the project.

NOTICES MAILED: 411 – October 7, 2004 Planning Commission

APPROVALS: 0

PROTESTS: 0



STATEMENT OF FINANCIAL INTEREST

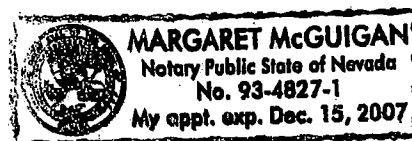
Name of Applicant: Charleston Lamb, LLC

Yes ☐ No ☒

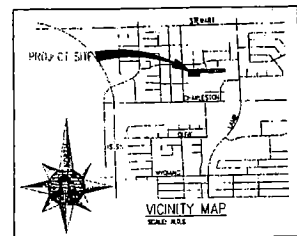
APN: _____

Print Name: PAUL T. FAULKNER

Margaret M. Guigan
Notary Public in and for said County and State



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



SUNSET AVENUE

DUXETTA STREET

DUXETTA STREET

LOPH COURT

MAJOR GREEN LANE (PRIVATE)

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

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

APN #140-31-815-001 THRU 040
ZONING R-1
GENERAL DESIGNATION - 1

WILES GREEN LANE (PRIVATE)
COMMON LOT 1

WILES GREEN LANE (PRIVATE)
COMMON LOT 2

WILES GREEN LANE (PRIVATE)
COMMON LOT 3

WILES GREEN LANE (PRIVATE)
COMMON LOT 4

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

WILES GREEN LANE (PRIVATE)
COMMON LOT 5

WILES GREEN LANE (PRIVATE)
COMMON LOT 6

COMMON GREEN LANE (PRIVATE)

ESSEY GREEN COURT (PRIVATE)

SUNSET AVENUE (PRIVATE)

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

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

WILSON DRIVE

WRIGHT ENGINEERS

7425 PEAK DRIVE
LAS VEGAS, NV 89128
TEL (702) 833-7000
FAX (702) 833-7001

CIVIL STRUCTURAL MEP SURVEYING

WRIGHT ENGINEERS

CHARLESTON LAMB, L.L.C.

CHARLESTON & LAMB

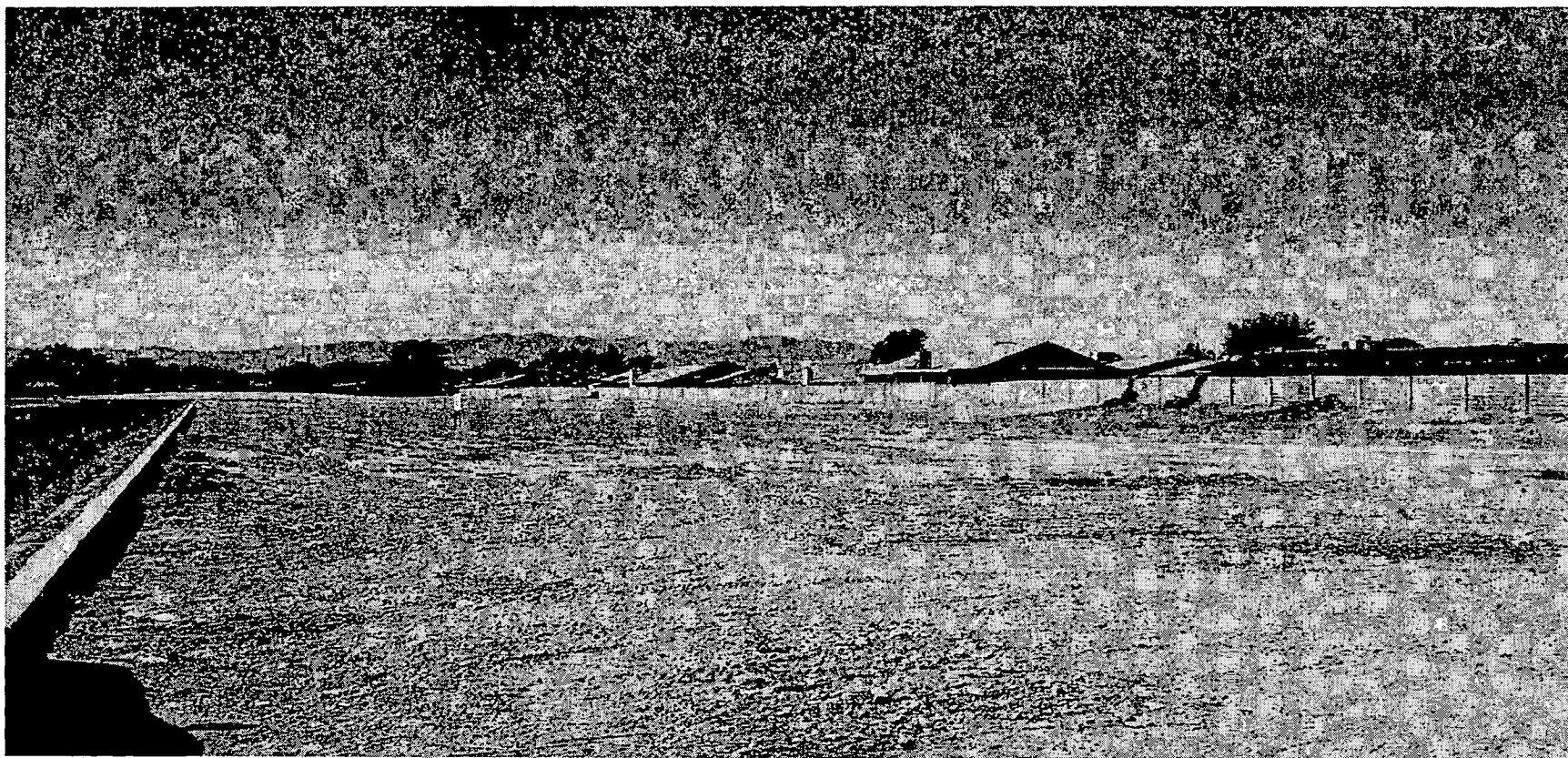
LOCATION MAP

DESIGNED BY:	DATE:	7/27/04
DRAWN BY:	DATE:	7/27/04
CHECKED BY:	DATE:	7/27/04
PROJECT NO:	SCALE:	1" = 40'
SHEET NO:	SHEET TOTAL:	

1 OF 1 SHEETS
DRAWING NO.

GPA-5102
10-07-04 PC

RECEIVED
AUG 24 2004



GPA-5102 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND
350 FEET SOUTH OF SUNRISE AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

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).

C.C. 12/01/04**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****RECOMMENDATION:**

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 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 29 – VAR-5113

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.

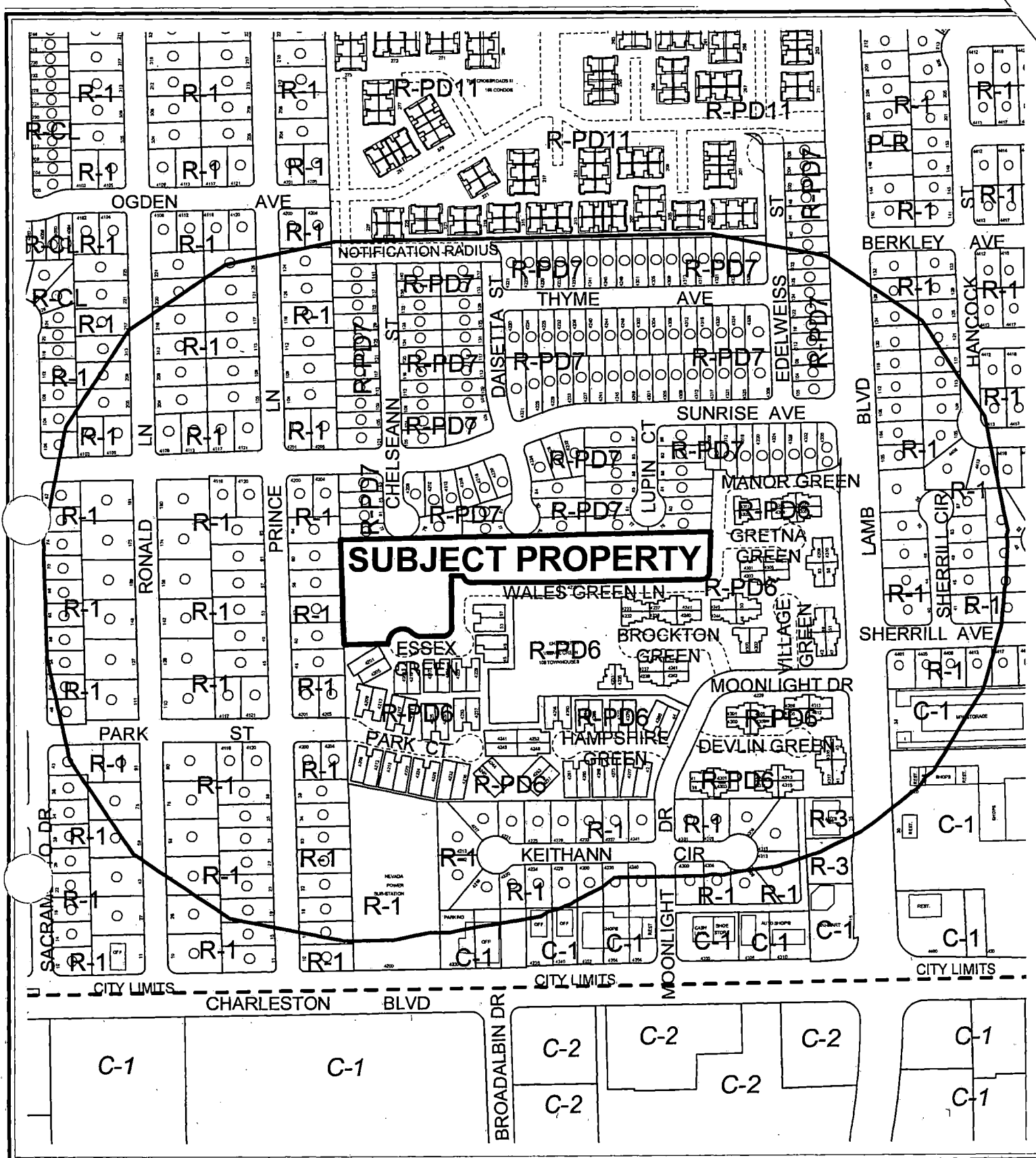
NOTE: COMMISSIONER McSWAIN indicated she would abstain on Item 4 [TMP-5290] because her company is currently under contract with the KB Home and Item 61 [VAR-5298] because her company is currently under contract with the Molaskys.

MINUTES:

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

(6:07 – 6:12)

1-115

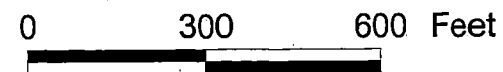


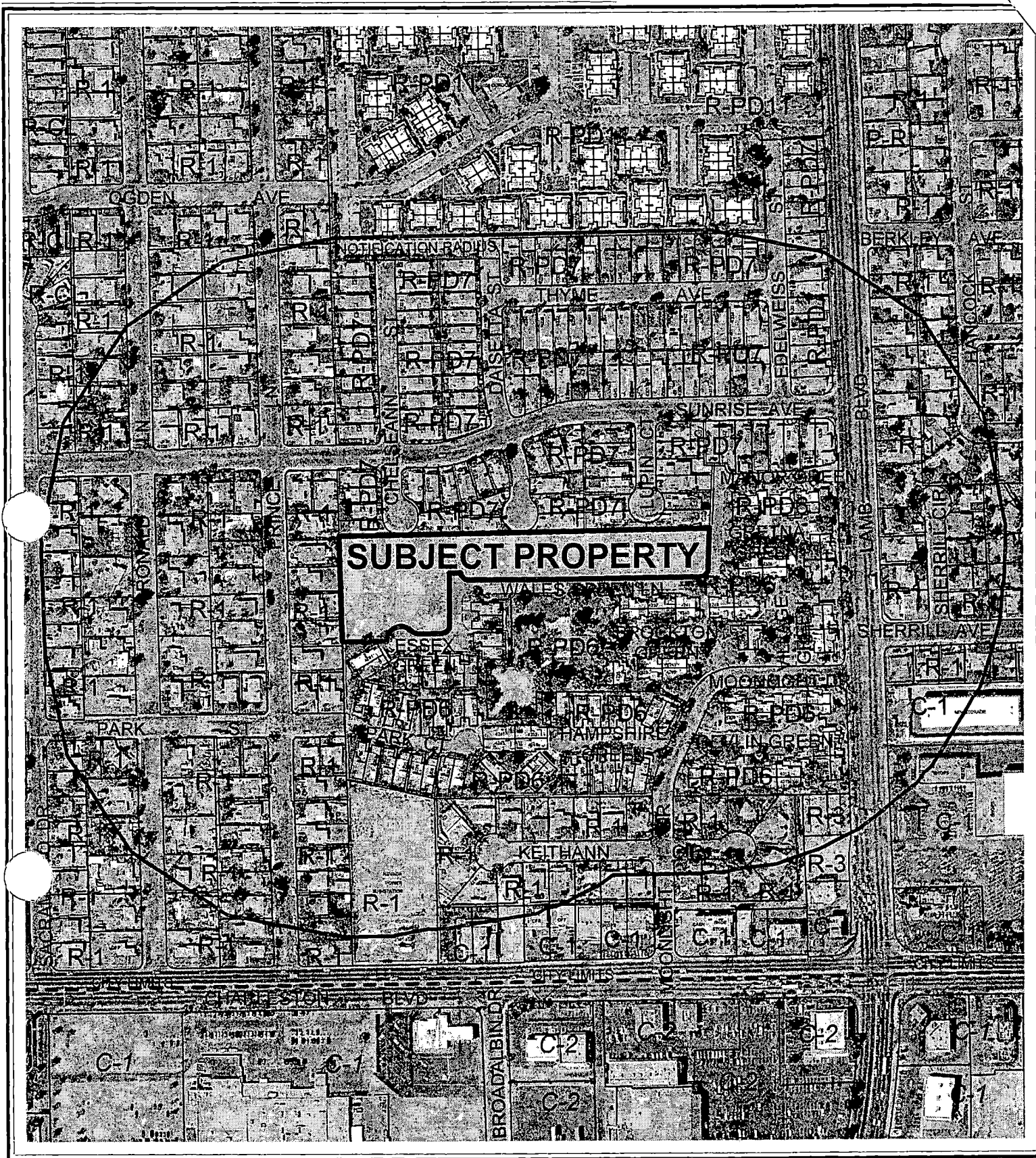
CASE: VAR-5113

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE-FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)



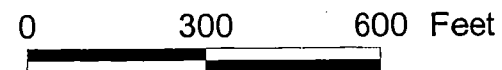


CASE: VAR-5113

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE-FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-5113 - APPLICANT: CHARLESTON LAMB, LLC -

OWNER: A F CONSTRUCTION INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-5102), Rezoning (ZON-5106), Variance for Open Space (VAR-5110), Waiver of Title 18 standards (WVR-5294), and Site Development Plan Review (SDR-5108) approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow the development of an R-PD (Residential Planned Development) zoning district on 3.4 acres, where 5.00 acres are the minimum required, adjacent to Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue.

B) Applicant's Justification

The configuration and size has been defined as a result of previous developments surrounding the site.

BACKGROUND INFORMATION

A) Previous Actions

11/04/04 The Planning Commission will review companion applications ZON-5106, VAR-5110, WVR-5294, and SDR-5108 with this Variance request.

B) Pre-Application Meeting

08/12/04 The elements of a Variance application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.62
Net Acres: 3.4

B) Existing Land Use

Subject Property: Undeveloped
North: Single family detached dwellings
South: Single family attached development
East: Single family attached development
West: Single family detached dwellings

C) Planned Land Use

Subject Property	ML	Medium-Low Density Residential
North	ML	Medium-Low Density Residential
South	ML	Medium-Low Density Residential
East	ML	Medium-Low Density Residential
West	L	Low Density Residential

D) Existing Zoning

Subject Property:	R-1	Single Family Residential
North:	R-PD7	Residential Planned Development- 7 DUA
South:	R-PD6	Residential Planned Development- 6 DUA
East:	R-PD6	Residential Planned Development- 6 DUA
West:	R-1	Single Family Residential

E) General Plan Compliance

a. Southeast General Plan

The site is designated ML (Medium Low Density Residential) on the Southeast Sector Plan of the General Plan. The proposed R-PD11 (Residential Planned Development – 11 Units Per Acre) zoning designation is not in conformance with the General Plan designation of ML (Medium Low Density Residential). An application to amend the land use of the site to MLA (Medium Low Attached) on the Southeast Sector Plan was approved/ denied by the Planning Commission October 7, 2004.

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

A) Zoning Code Compliance

A1) Development Standards

There are no development standards that relate to this request for a variance for a R-PD subdivision with an area less than 5 acres in size.

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

The Parking Standards pursuant to Title 19.10 do not apply to the subject proposal.

A4) Landscape and Open Space Standards

The Landscape Standards pursuant to Title 19.12 do not apply to the subject proposal.

B) General Analysis and Discussion

This variance is to allow a R-PD development proposed on 3.4 acres adjacent to Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue, where the site area of 5.00 acres is the minimum required by Title 19.04.040.

The proposed zoning of R-PD11 (Residential Planned Development, 11 units per acre) would permit the proposed single-family subdivision on 3.40 acres. This zoning designation is not compatible with the R-1 (Low Density Residential) zoned property to the west and the R-PD6 (Residential Planned Development, 6 units per acre) to the north, south and east. The proposed R-PD11 zoning would also create a spot zone situation.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented. The applicant has not shown conditions that cause a hardship that should be mitigated by this variance.

In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 411 – Mailed with ZON-5106, VAR-5110, WVR-5294 and SDR-5108

APPROVALS 0

PROTESTS 0



Case Number: VAR-5113 APN: 140-31-801-001

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

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

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

Yes **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: Paul F. Sullivan

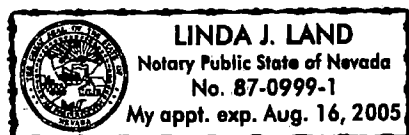
Print Name: PAUL FAULKNER

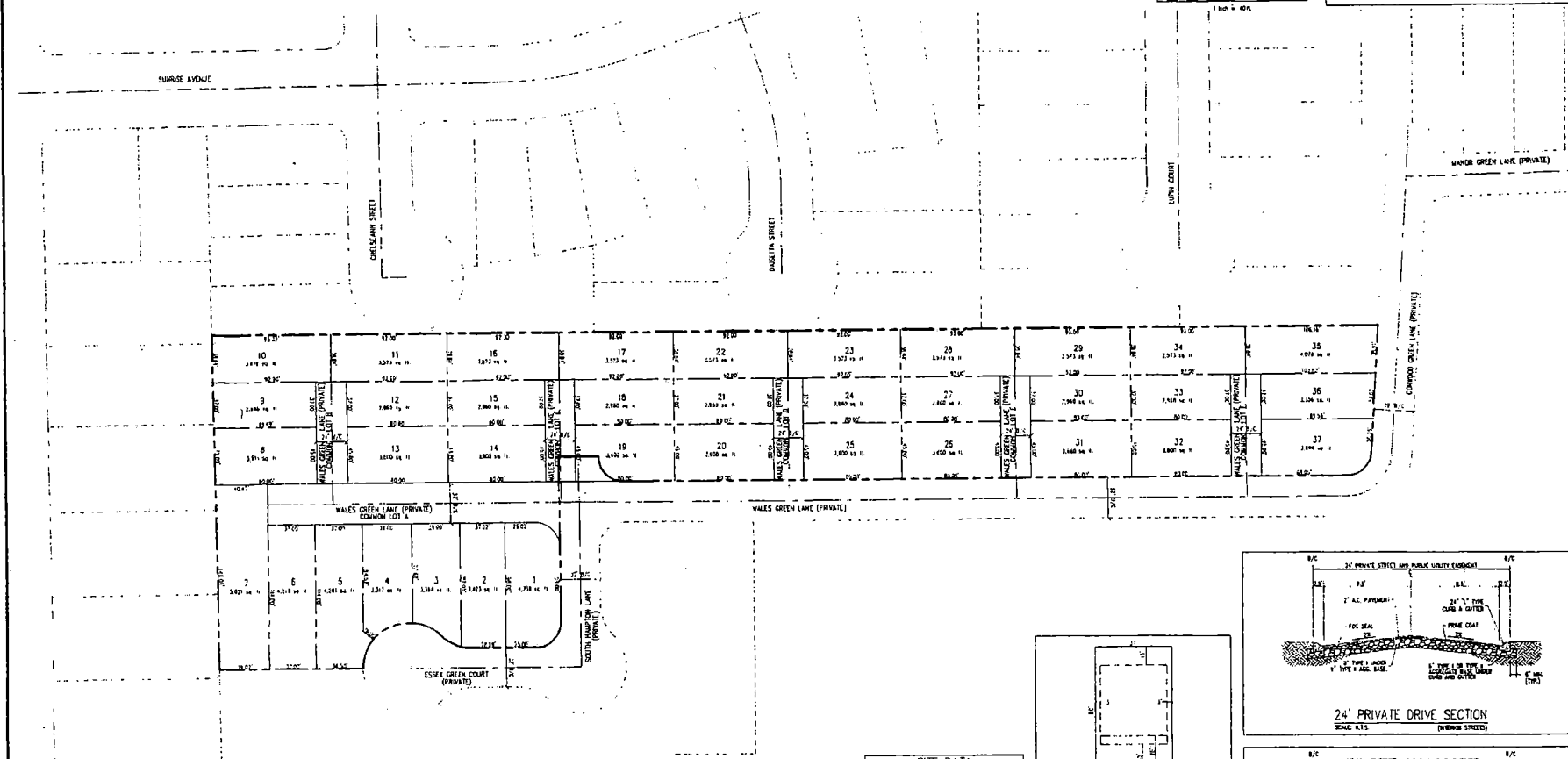
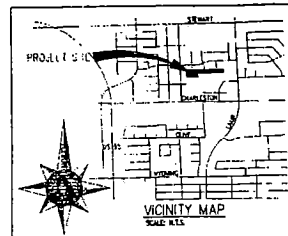
Subscribed and sworn before me

This 16th day of August, 2004

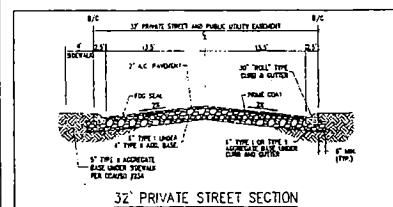
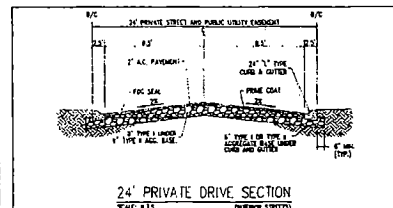
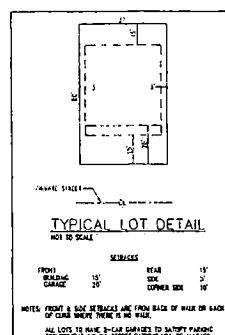
Lenora J. Long

Notary Public in and for said County and State





SITE DATA	
ASSESSORS PARCEL NUMBER	140-31-881-00
CURRENT ZONING	R-
PROPOSED ZONING	APD-1
CROSS ACRES	3.40
NUMBER OF LOTS	37
COMMON LOTS	6
DU/AC	10.88
MINIMUM LOT SIZE	2,880 SF
MINIMUM LOT SIZE	1,822 SF



ENGINEER
HIGH ENGINEERS
7423 PINE DRIVE
LAS VEGAS, NEVADA 89138
TEL (702) 833-7000 FAX (702) 833-7001
ATC/HRM CON LPT W/TH/TH/TH

OWNER INFORMATION:
APR 2140-21-801-001
L F COMST INC
2835 N TREM
LAS VEGAS, NV 89123-7940

DEVELOPER
CHARLESTON LAKE, L.L.C.
4680 S. POLARIS AVE., SUITE 209
LAS VEGAS, NV 89103
(702) 587-2855

ZON-5106
VAR-5110
VAR-5113
SDR-5108
10-07-04 PC

RECEIVED
AUG 24 2004

WRIGHT ENGINEERS

CHARLESTON LAMB, L.L.C.

HABRIESTON & AMB

TE DI AN

DATE: 07/18

DRAWN BY: [signature]

ORDERED BY:	DATE:

DATE: _____

[illegible]

PROJECT NO.	SCALE:
CM24145	1"=40'

1

200
of 1
JANUARY

NO.

TYPE



VAR-5113 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND
350 FEET SOUTH OF SUNRISE AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 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 30– ZON-5106

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.

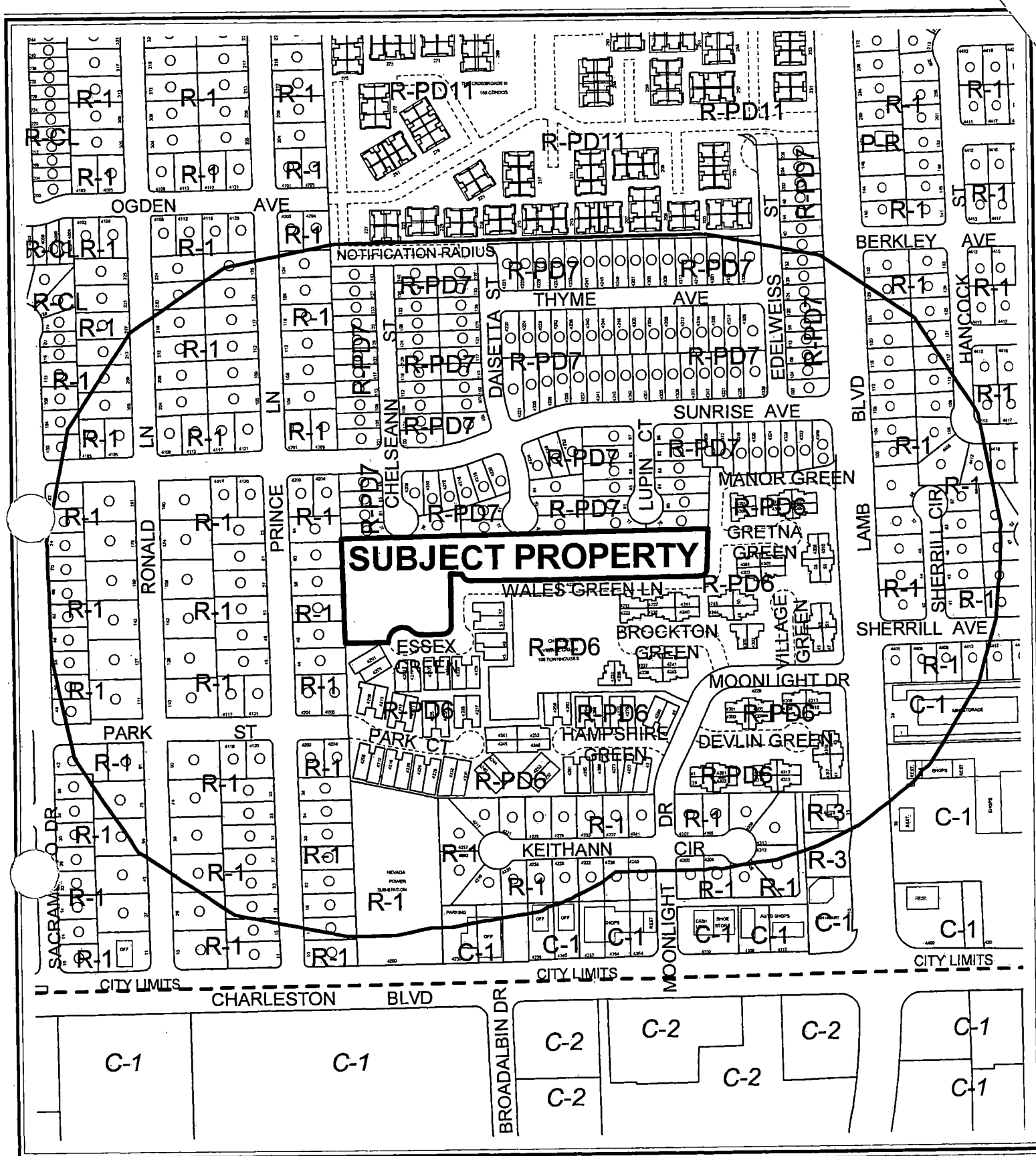
NOTE: COMMISSIONER McSWAIN indicated she would abstain on Item 4 [TMP-5290] because her company is currently under contract with the KB Home and Item 61 [VAR-5298] because her company is currently under contract with the Molaskys.

MINUTES:

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

(6:07 – 6:12)

1-115



CASE: ZON-5106

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE-FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-5106 - APPLICANT: CHARLESTON LAMB, LLC -
OWNER: A F CONSTRUCTION INC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a General Plan Amendment to MLA (Medium Low Attached); (GPA-5102); a Variance (VAR-5113) to allow a 3.4 acre R-PD development, (VAR-5113), a Variance for Open Space (VAR-5110), Waiver of Title 18 standards WVR-5294, and Site Development Plan Review SDR-5108 by the City Council prior to issuance of any permits for this site.

Public Works

3. 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.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning to R-PD11 (Residential Planned Development – 11 Units Per Acre) for a 37 lot single-family development located adjacent to Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue.

B) Applicant's Justification

The configuration and size has been defined as a result of previous developments surrounding the site.

BACKGROUND INFORMATION

A) Previous Actions

11/04/04 The Planning Commission will review companion applications VAR-5110, WVR-5294, VAR-5113 and SDR-5108 as part of this agenda.

B) Pre-Application Meeting

08/12/04 The elements of a Rezoning application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.62

Net Acres: 3.4

B) Existing Land Use

Subject Property: Undeveloped

North: Single family detached dwellings

South: Single family attached development

East: Single family attached development

West: Single family detached dwellings

KW

C) Planned Land Use

Subject Property	ML	Medium-Low Density Residential
North	ML	Medium-Low Density Residential
South	ML	Medium-Low Density Residential
East	ML	Medium-Low Density Residential
West	L	Low Density Residential

D) Existing Zoning

Subject Property:	R-1	Single Family Residential
North:	R-PD7	Residential Planned Development- 7 DUA
South:	R-PD6	Residential Planned Development- 6 DUA
East:	R-PD6	Residential Planned Development- 6 DUA
West:	R-1	Single Family Residential

E) General Plan Compliance

a. Southeast General Plan

The site is designated ML (Medium Low Density Residential) on the Southeast Sector Plan of the General Plan. The proposed R-PD11 (Residential Planned Development – 11 Units Per Acre) zoning designation is not in conformance with the General Plan designation of ML (Medium Low Density Residential). An application to amend the land use of the site to MLA (Medium Low Attached) on the Southeast Sector Plan was approved/ denied by the Planning Commission October 7, 2004.

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

INTERAGENCY ISSUES

There are no interagency issues that pertain to this request.

A) Zoning Code Compliance

A1) Development Standards

The Development Standards that apply to the subject proposal will be addressed in the companion SDR-5108.

A2) R-PD Open Space

The Open Space Standards that apply to the subject proposal will be addressed in the companion Variance for Open Space (VAR-5110) and SDR-5108.

B) General Analysis and Discussion

The applicant proposes to develop an isolated and undeveloped parcel within a duplex townhome and condominium development at the end of Wales Green Lane, a long cul-de-sac with access to Lamb Boulevard. The proposed development will be along the north side of Wales Green with the townhomes and condominiums along the south side. The proposal is for single-family detached homes without addition landscaping and open space.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The proposed R-PD11 rezoning does not comply with the current ML (Medium-Low) designation of the General Plan. An amendment has been proposed to change the designation to MLA (Medium Low Attached Density Residential). The proposed MLA does not advance established goals, objectives and policies of the General Plan as it would permit residential densities in excess of the long-established development pattern of the area. It also constitutes a "Spot Zoning" condition that is not compatible with the adjacent L (Low Density Residential) and ML (Medium Low Density Residential) General Plan designations and land uses to the north, south, east and west.

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 zoning of R-PD11 (Residential Planned Development, 11 units per acre) would permit the proposed single-family subdivision on 3.40 acres. This zoning designation is not compatible with the R-1 (Low Density Residential) zoned property to the west and the R-PD6 (Residential Planned Development, 6 units per acre) to the north, south and east. The proposed R-PD11 zoning would also create a spot zone situation.

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

The proposed development is surrounded by established and mature residential neighborhoods. There has not been growth and development in the area that would justify the increased density or make the proposal appropriate.

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

There are adequate transportation facilities to accommodate the proposed project.

NOTICES MAILED 411 – Mailed with VAR-5113, VAR-5110, WVR-5294 and SDR-5108

APPROVALS 0

PROTESTS 0



Case Number: 20N-5106 APN: 140-31-801-001

Name of Property Owner: A F Construction, Inc.

Name of Applicant: Charleston Lamb, LLC

Yes : ☒ No ☐

City Official: _____

Partner(s): _____

APN:

Signature of Property Owner/Authorized Agent:

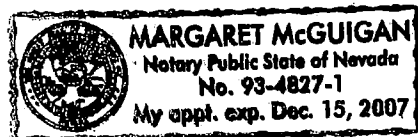
Print Name:

Subscribed and sworn before me

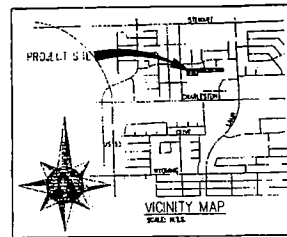
This 14 day of July, 20 04

Margaret M. Guggan

Notary Public in and for said County and State



**SITE PLAN
FOR
CHARLESTON & LAMB
A COMMON INTEREST COMMUNITY
BY CHARLESTON LAMB, L.L.C.**



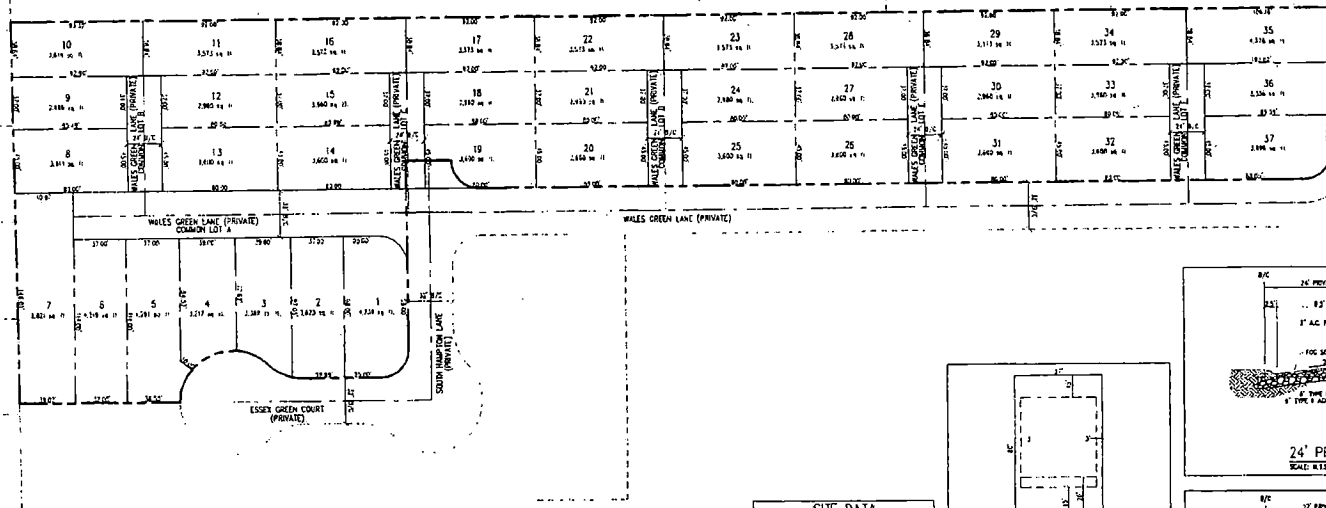
SUNRISE AVENUE

CHILKAMP STREET

CHILKAMP STREET

LEWIS COURT

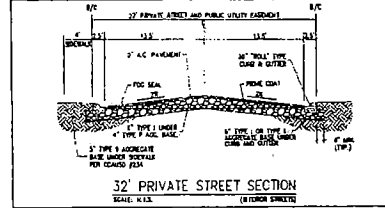
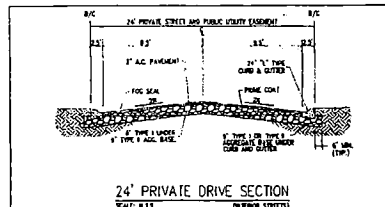
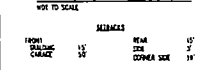
MANOR GREEN LANE (PRIVATE)



SITE DATA

ASSESSORS PARCEL NUMBER 140-31-001-001
CURRENT ZONING R-1
PROPOSED ZONING RPD-11
GROSS ACRES 3.60
NUMBER OF LOTS 37
COMMON LOTS 6
DU/AC 10.00
MINIMUM LOT SIZE 2,098 SF
MAXIMUM LOT SIZE 3,022 SF

TYPICAL LOT DETAIL



ENGINEER

WRIGHT ENGINEERS
7435 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL: (702) 833-7000 FAX: (702) 833-7001

OWNER INFORMATION

APN 140-31-001-001
A/C CODE 110
LAS VEGAS, NV 89128

DEVELOPER

CHARLESTON LAMB, L.L.C.
4401 S. PULPARI AVE., SUITE 200
LAS VEGAS, NV 89115

WRIGHT ENGINEERS

7435 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL: (702) 833-7000
FAX: (702) 833-7001



CHARLESTON LAMB, L.L.C.

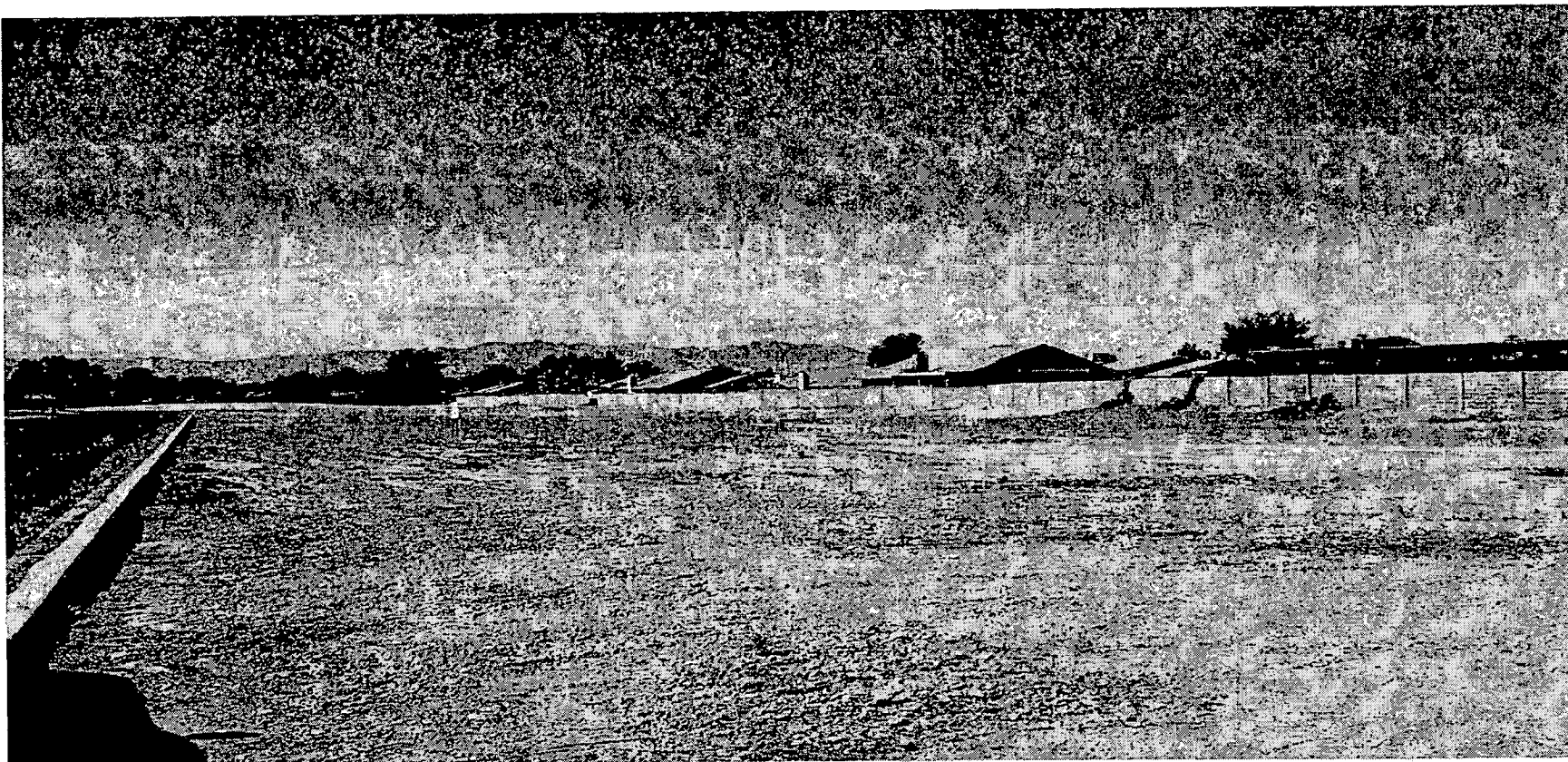
CHARLESTON & LAMB

SITE PLAN

1 OF 1 SHEETS

**RECEIVED
AUG 24 2004**

**ZON-5106
VAR-5110
VAR-5113
SDR-5108
10-07-04 PC**



ZON-5106 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND
350 FEET SOUTH OF SUNRISE AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

VAR-5110 - VARIANCE RELATED TO GPA-5102, VAR-5113 AND ZON-5106 - PUBLIC HEARING - A PPLICANT: 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).

C.C. 12/01/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 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 31 – VAR-5110

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.

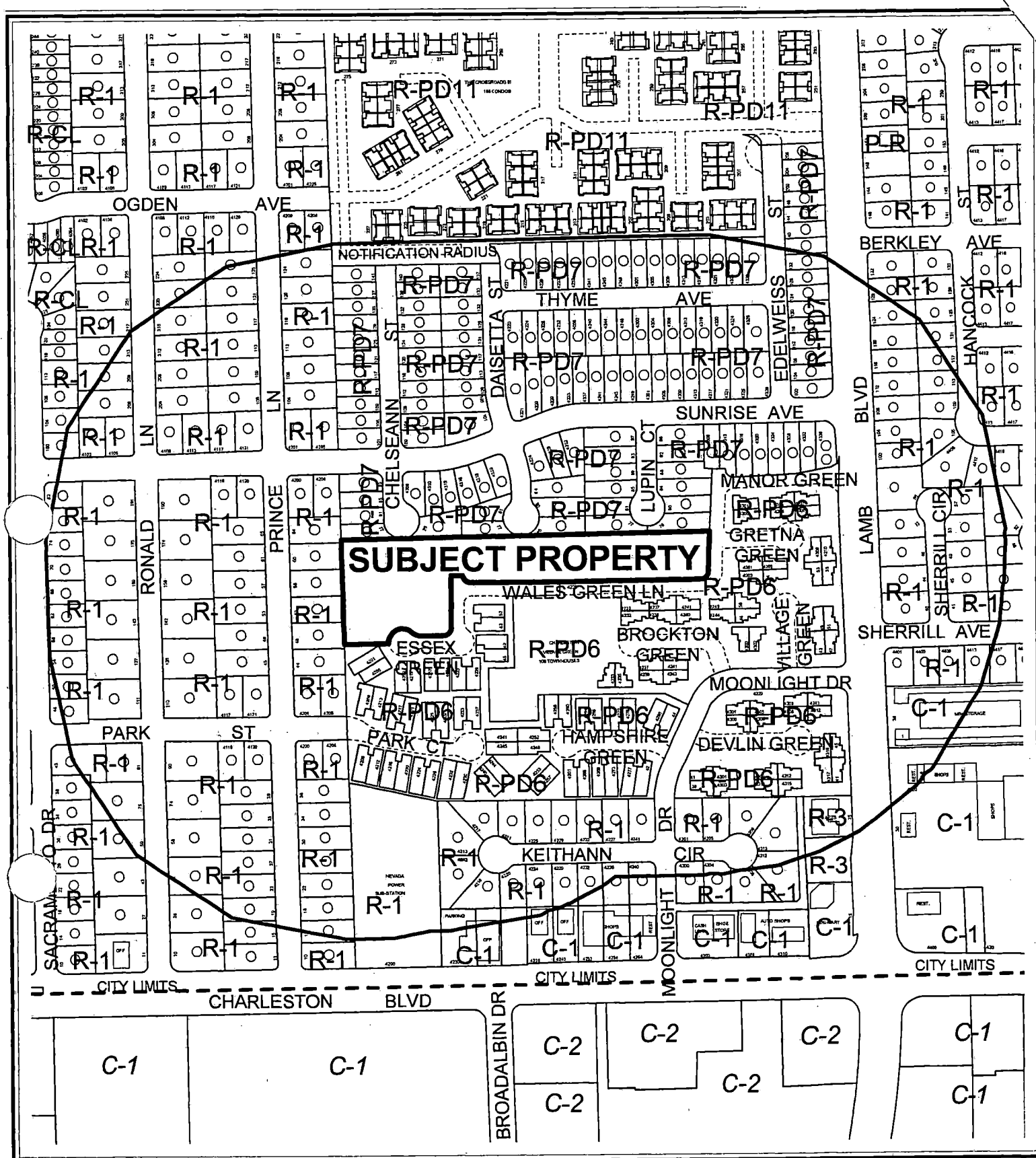
NOTE: COMMISSIONER McSWAIN indicated she would abstain on Item 4 [TMP-5290] because her company is currently under contract with the KB Home and Item 61 [VAR-5298] because her company is currently under contract with the Molaskys.

MINUTES:

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

(6:07 – 6:12)

1-115



CASE: VAR-5110

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE-FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-5110 - APPLICANT: CHARLESTON LAMB, LLC -

OWNER: A F CONSTRUCTION INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment GPA-5102, Rezoning ZON-5106, Site Development Plan Review SDR-5108, Waiver WVR-5294, and Variance VAR-5113.
2. This Variance 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.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of **\$106,286.40** 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This is a request for a Variance to allow zero open space where 0.61 acres is required for a 37-lot single-family development on 3.4 acres located adjacent to Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue.

B) *Applicant's Justification*

The configuration and size of this parcel does not easily allow for the required open space to be provided. An agreement in writing with the adjoining R-PD6 development to the south will allow for the use of the pool and shared open space provided.

BACKGROUND INFORMATION

A) *Previous Actions*

11/04/04 The Planning Commission will review companion applications VAR-5113, ZON-5106, WVR-5294, and SDR-5108 with this Variance request.

B) *Pre-Application Meeting*

08/12/04 The elements of a Variance application were discussed.

C) *Neighborhood Meetings*

A neighborhood meeting was not held specific to this variance request.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 3.62

Net Acres: 3.4

B) Existing Land Use

Subject Property: Undeveloped
North: Single family detached dwellings
South: Single family attached development
East: Single family attached development
West: Single family detached dwellings

C) Planned Land Use

Subject Property ML Medium-Low Density Residential
North ML Medium-Low Density Residential
South ML Medium-Low Density Residential
East ML Medium-Low Density Residential
West L Low Density Residential

D) Existing Zoning

Subject Property: R-1 Single Family Residential
North: R-PD7 Residential Planned Development- 7 DUA
South: R-PD6 Residential Planned Development- 6 DUA
East: R-PD6 Residential Planned Development- 6 DUA
West: R-1 Single Family Residential

E) General Plan Compliance

a. Southeast General Plan

The site is designated ML (Medium Low Density Residential) on the Southeast Sector Plan of the General Plan. The proposed R-PD11 (Residential Planned Development – 11 Units Per Acre) zoning designation is not in conformance with the General Plan designation of ML (Medium Low Density Residential). An application to amend the land use of the site to MLA (Medium Low Attached) on the Southeast Sector Plan was approved/ denied by the Planning Commission October 7, 2004.

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

A) Zoning Code Compliance

A1) Development Standards

VAR-5110 - Staff Report Page Three
November 4, 2004 Planning Commission Meeting

There are no development standards that relate to this request for a variance for landscaping in a R-PD subdivision with an area less than 5 acres in size.

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

The Parking Standards pursuant to Title 19.10 do not apply to the subject proposal.

A4) R-PD Open Space Standards

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

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
3.4 acres	10.88 DUA	1.65	17.95 %	26,584.67 SF	Zero	Zero

The applicant proposes that no open space be provided by their development. Rather the applicant has arranged to share the facilities of the adjoining development to the south.

B) General Analysis and Discussion

The proposed development will have clusters of six individual home lots along the length of street Wales Green Lane. The lots will be arranged so that the six lots will share a common driveway to Wales Green Lane. Few of the lots will exceed 3,600 square feet in size.

Considering the uniformity of the lot sizes the applicant is not constrained by the site in such a way to cause a hardship that would be mitigated by the requested variance. Without a hardship this application for a variance from the open space requirement cannot be supported.

FINDINGS

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

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

KW

VAR-5110 - Staff Report Page Four
November 4, 2004 Planning Commission Meeting

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.”

No evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by over building the site. An alternative site plan with fewer lots would allow conformance to the Title 19 open space requirements.

In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 411 – Mailed with VAR-5113, ZON-5106, WVR-5294 and SDR-5108

APPROVALS 0

PROTESTS 0

KW



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5110 APN: 140-31-801-001

Name of Property Owner: A F Construction, Inc.

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

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

Yes x No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

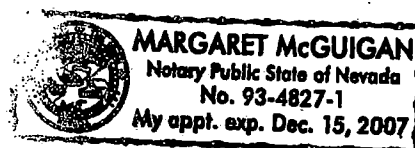
Print Name:

Subscribed and sworn before me

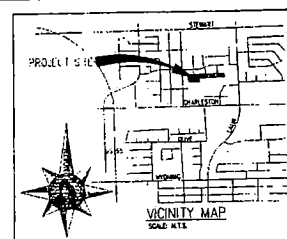
This 14 day of July, 20 04

Margaret M. Keenan

Notary Public in and for said County and State



**SITE PLAN
FOR
CHARLESTON & LAMB
A COMMON INTEREST COMMUNITY
BY CHARLESTON LAMB, L.L.C.**



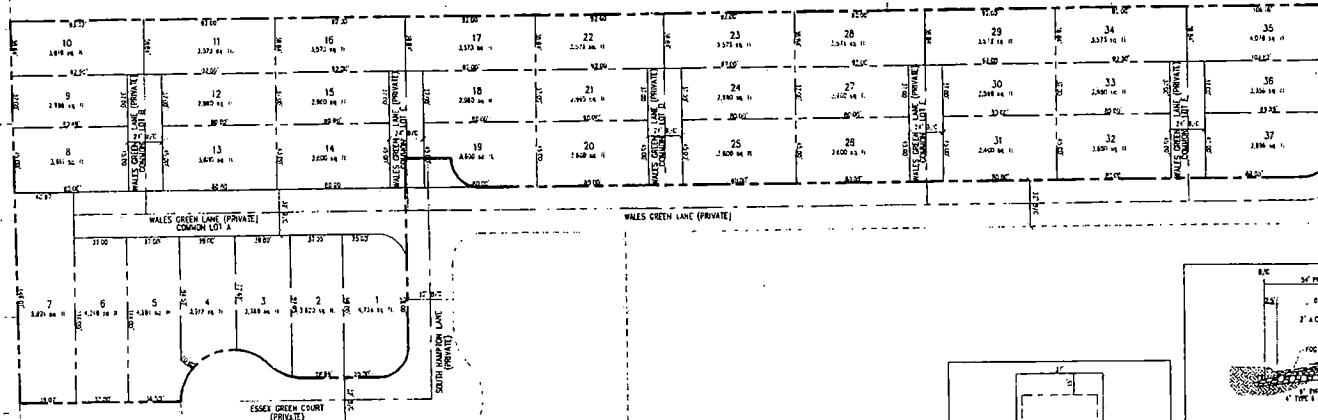
SUNRISE AVENUE

CHALCUM STREET

DANIELA STREET

LUNA COURT

MANOR GREEN LANE (PRIVATE)



SITE DATA

ASSESSOR'S PARCEL NUMBER 140-31-501-001
CURRENT ZONING R-1
PROPOSED ZONING RPD-11
GROSS ACRES 3.42
NUMBER OF LOTS 37
COMMON LOTS 6
O.U./AC 10.68
MINIMUM LOT SIZE 2,118 SF
MAXIMUM LOT SIZE 3,822 SF

PRIVATE STREET

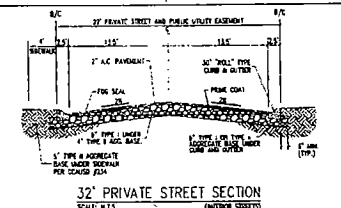
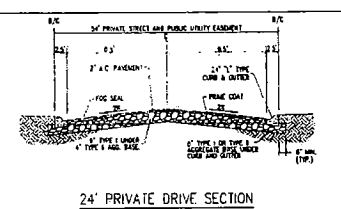
TYPICAL LOT DETAIL

NOT TO SCALE

FRONT BUILDING GARAGE 15' DEPTH 15' SIDE 15' REAR 15' CORNER SIDE 10'

NOTES: FRONT & SIDE SETBACKS ARE FROM BACK OF WALK OR BACK OF CURB WHERE THERE IS NO WALK.

ALL LOTS TO HAVE 15-FOOT CORNERS TO ADJACENT PARKING EQUIPMENT, AND ON-STREET PARKING WILL BE ALLOWED.



ENGINEER
WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 833-7000 FAX (702) 833-7001
STRUCTURAL CIVIL MEP SURVEYING

OWNER INFORMATION
APR 1940-31-501-001
A.F. COOPER INC.
3320 W. TRAIL
LAS VEGAS, NV 89115-1182

DEVELOPER
CHARLESTON LAMB, L.L.C.
4000 S. HAWAII AVE., SUITE 200
LAS VEGAS, NV 89119
(702) 847-2800

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 833-7000
FAX (702) 833-7001



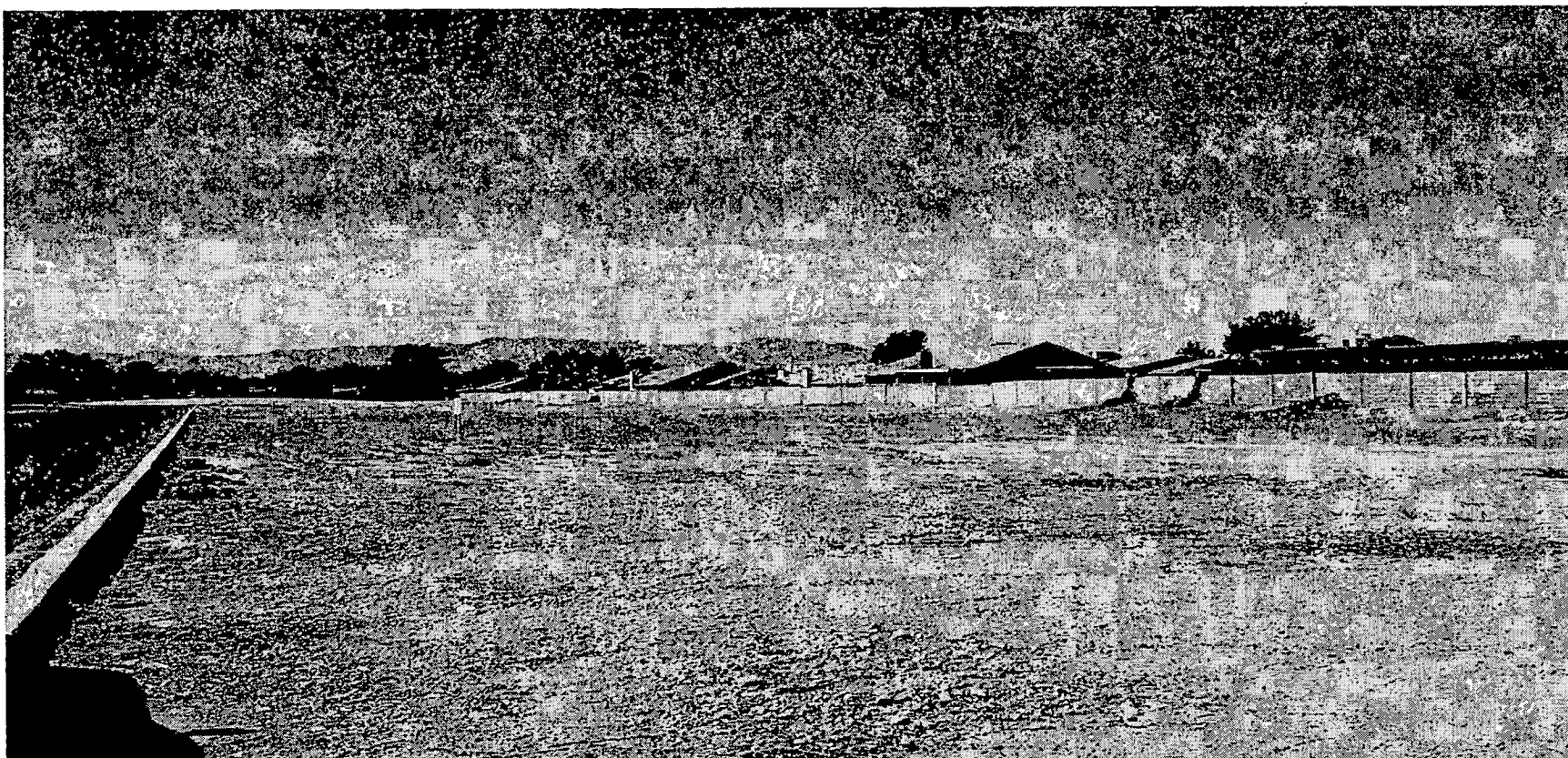
CHARLESTON LAMB, L.L.C.
CHARLESTON & LAMB

SITE PLAN

DATE	07/14/04	SCALE	1"=40'
DRAWN BY	WRIGHT	CHECKED BY	WRIGHT
DESIGNED BY	WRIGHT	CHECKED BY	WRIGHT
PROJECT NO.	002145		

RECEIVED
AUG 24 2004

**ZON-5106
VAR-5110
VAR-5113
SDR-5108
10-07-04 PC**



VAR-5110 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND
350 FEET SOUTH OF SUNRISE AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 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 32 - WVR-5294

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.

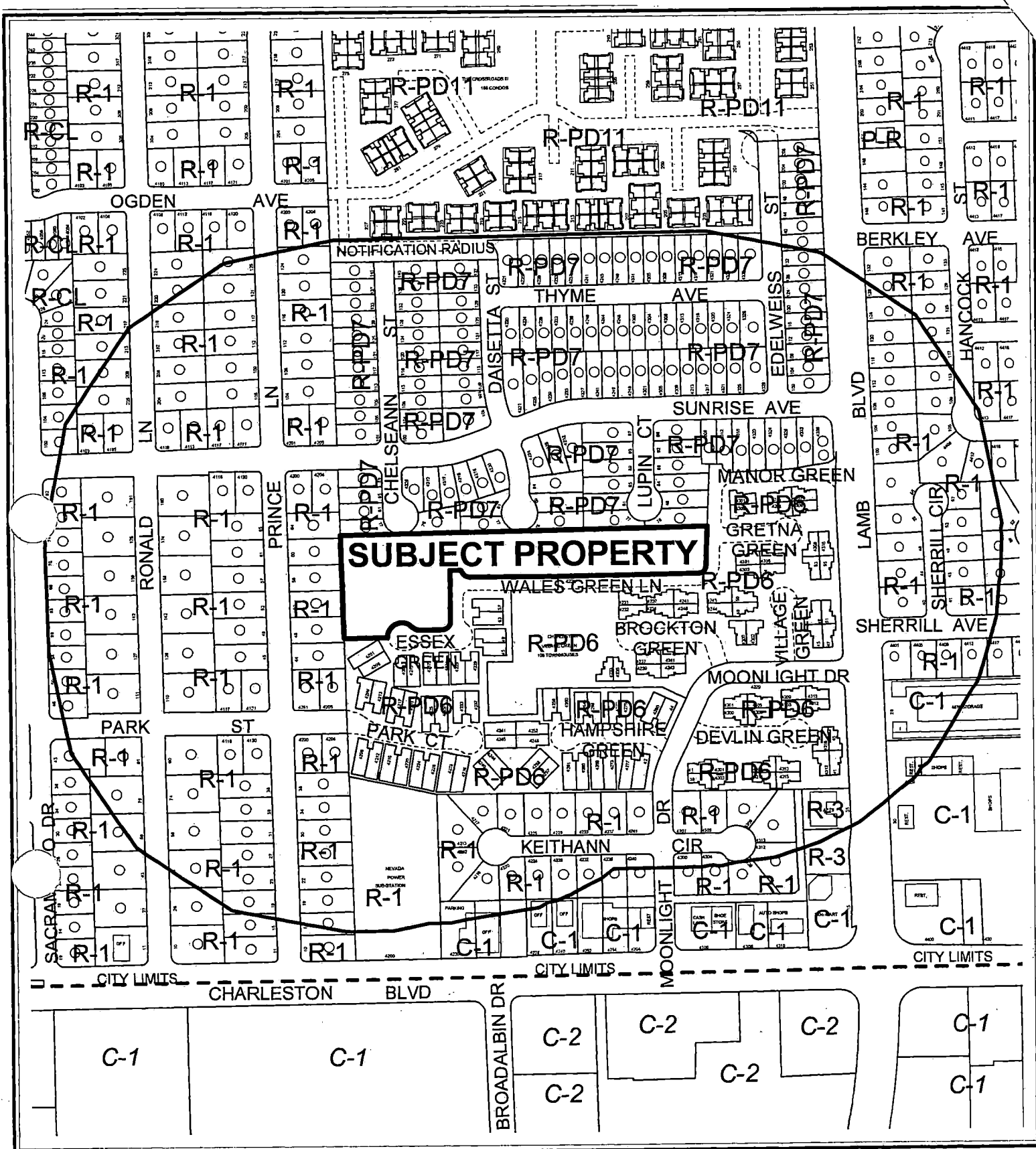
NOTE: COMMISSIONER McSWAIN indicated she would abstain on Item 4 [TMP-5290] because her company is currently under contract with the KB Home and Item 61 [VAR-5298] because her company is currently under contract with the Molaskys.

MINUTES:

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

(6:07 – 6:12)

1-115

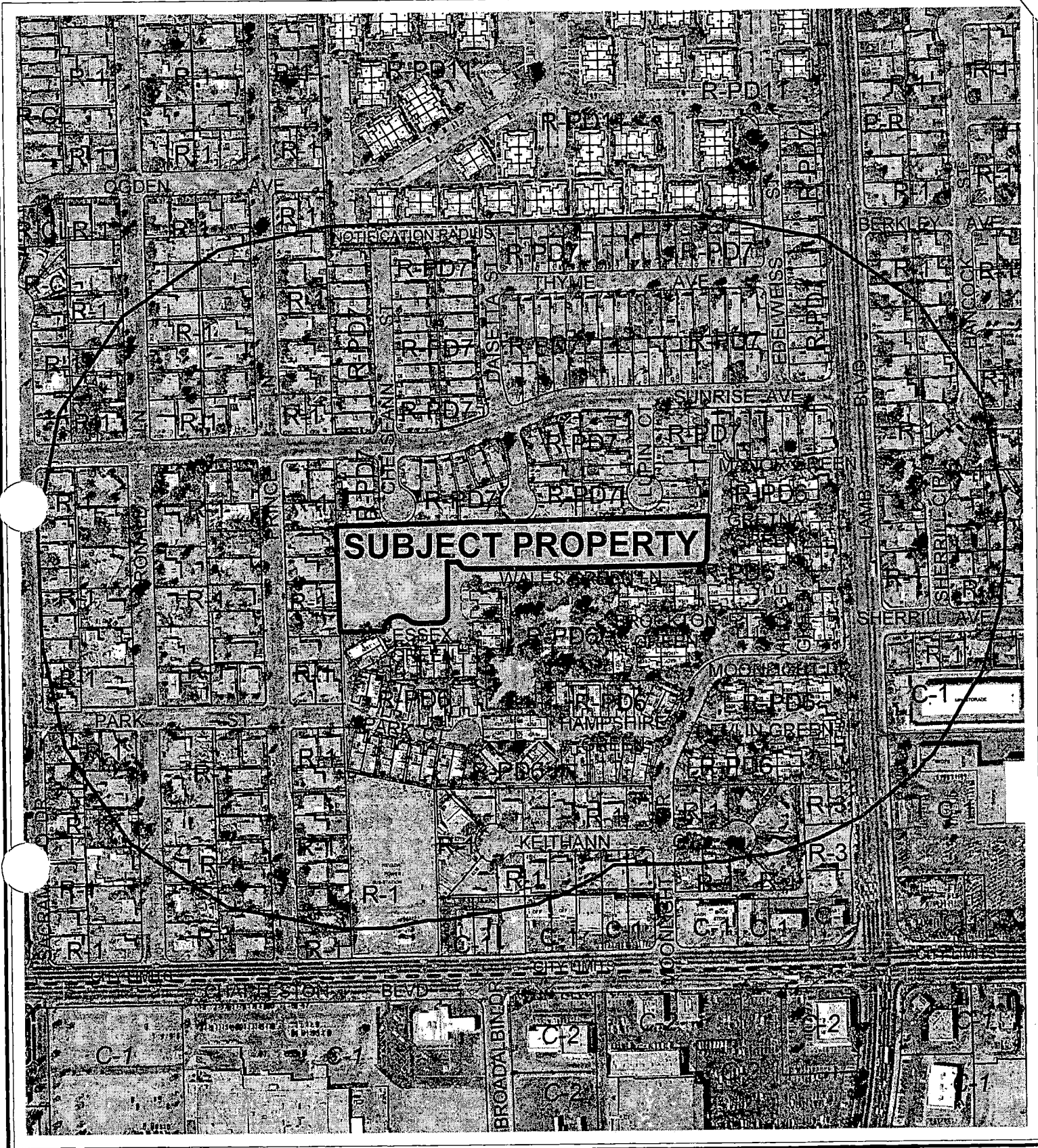


CASE: WVR-5294

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE-FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)



CASE: WVR-5294

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE-FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

0 300 600 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: WVR-5294 - APPLICANT: CHARLESTON LAMB, LLC -
OWNER: A F CONSTRUCTION INC**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-5102), Rezoning (ZON-5106), Variance for Open Space (VAR-5110), Waiver of Title 18 standards (WVR-5294), and Site Development Plan Review (SDR-5108) approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. All development shall be in conformance with the site plan and building elevations, date stamped July 16, 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.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Curbs on at least one side of 32 feet wide streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with Section 901.4.2 of Ordinance #5115 to prevent parking on one side of the street. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association.
6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
7. 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of Waiver of Title 18.12.100 to allow a private street width of 33 feet with rolled curb where 39 feet is the minimum width required and a waiver of Title 18.12.130 to allow no circular turnaround or emergency access gate on the end of a private street that is longer than 150 feet.

B) Applicant's Justification

The irregular shape in size of the parcel does not allow many design alternatives and this will not adversely impact this or surrounding developments.

BACKGROUND INFORMATION

A) Previous Actions

11/04/04 The Planning Commission will review companion applications ZON-5106, VAR-5110, VAR-5113, and SDR-5108 with this Variance request.

B) Pre-Application Meeting

08/12/04 The elements of a Waiver application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.62

Net Acres: 3.4

B) Existing Land Use

Subject Property: Undeveloped

North: Single family detached dwellings

South: Single family attached development

East: Single family attached development

West: Single family detached dwellings

KW

C) Planned Land Use

Subject Property	ML	Medium-Low Density Residential
North	ML	Medium-Low Density Residential
South	ML	Medium-Low Density Residential
East	ML	Medium-Low Density Residential
West	L	Low Density Residential

D) Existing Zoning

Subject Property:	R-1	Single Family Residential
North:	R-PD7	Residential Planned Development- 7 DUA
South:	R-PD6	Residential Planned Development- 6 DUA
East:	R-PD6	Residential Planned Development- 6 DUA
West:	R-1	Single Family Residential

E) General Plan Compliance

a. Southeast General Plan

The site is designated ML (Medium Low Density Residential) on the Southeast Sector Plan of the General Plan. The proposed R-PD11 (Residential Planned Development – 11 Units Per Acre) zoning designation is not in conformance with the General Plan designation of ML (Medium Low Density Residential). An application to amend the land use of the site to MLA (Medium Low Attached) on the Southeast Sector Plan is a companion request to this request.

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

PROJECT DESCRIPTION and ANALYSIS

This request seeks to waive the requirements of the Subdivision Code with regard to the minimum width required for a private street. This requirement, found in Title 18.12.100, prescribes this minimum width, using rolled curbs, as 39 feet.

Specifically, Title 18:12.100.A states:

“Private streets shall have a minimum width of 37 feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall have a minimum width of 39 feet.”

This is an application to allow a 33-foot wide private streets with rolled curbs.

This request also seeks to waive the requirements of the Subdivision Code with regard to the use of a cul-de-sac or emergency access gate on private streets or drives greater than 150 feet in length.

Title 18.12.130 states: "Cul-de-sacs shall be designed and installed in accordance with city standards. For public streets which terminate other than at an intersection with another public street, the termination shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate emergency service vehicles for termination. For private streets or drives which terminate at a length over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle access gates."

FINDINGS

The applicant has not presented sufficient justification for the waiver of the street width. No evidence of a unique or extraordinary circumstance has been presented that would justify the request. The applicant has created a self-imposed hardship by over building the site. An alternative site plan with fewer lots would allow conformance to the Title 18 street width requirements.

The request for not providing the turn around is not acceptable given the length of the private drive as it begins at Lamb Boulevard and that there are 37 new residential lots to be accessed in addition to the existing development to the south. The potential traffic generation will be major, possibly as much as the residential development to the east and south of the project. And, again, the plan can be altered to put a cul-de-sac at the end of the street.

The recommendation for the waiver request is for denial.

NOTICES MAILED 411 – Mailed with VAR-5113, ZON-5106, VAR-5110 and SDR-5108

APPROVALS 0

PROTESTS 0



Case Number: WVR-5294 APN: 140-31-801-001

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

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

 Yes X No

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

City Official: _____

Partner(s): _____

APN:

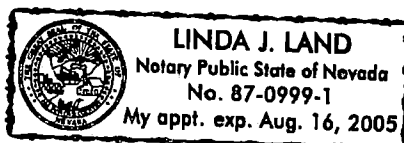
Signature of Property Owner/Authorized Agent: Paul Fambro

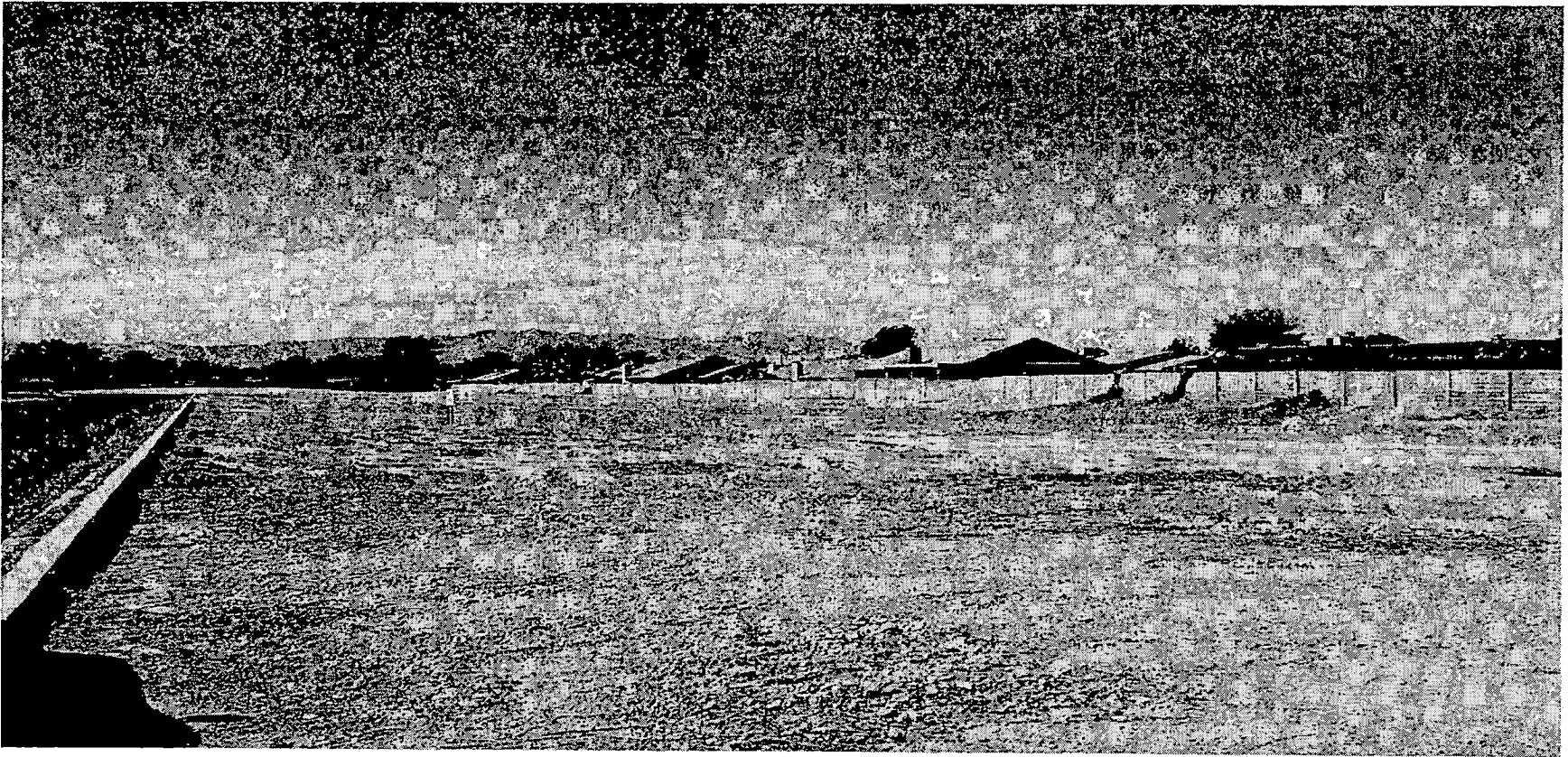
Print Name: PAUL FAULKNER

Subscribed and sworn before me

This 20th day of Sept, 2004

Notary Public in and for said County and State





WVR-5294 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND
350 FEET SOUTH OF SUNRISE AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 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 33 – SDR-5108

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.

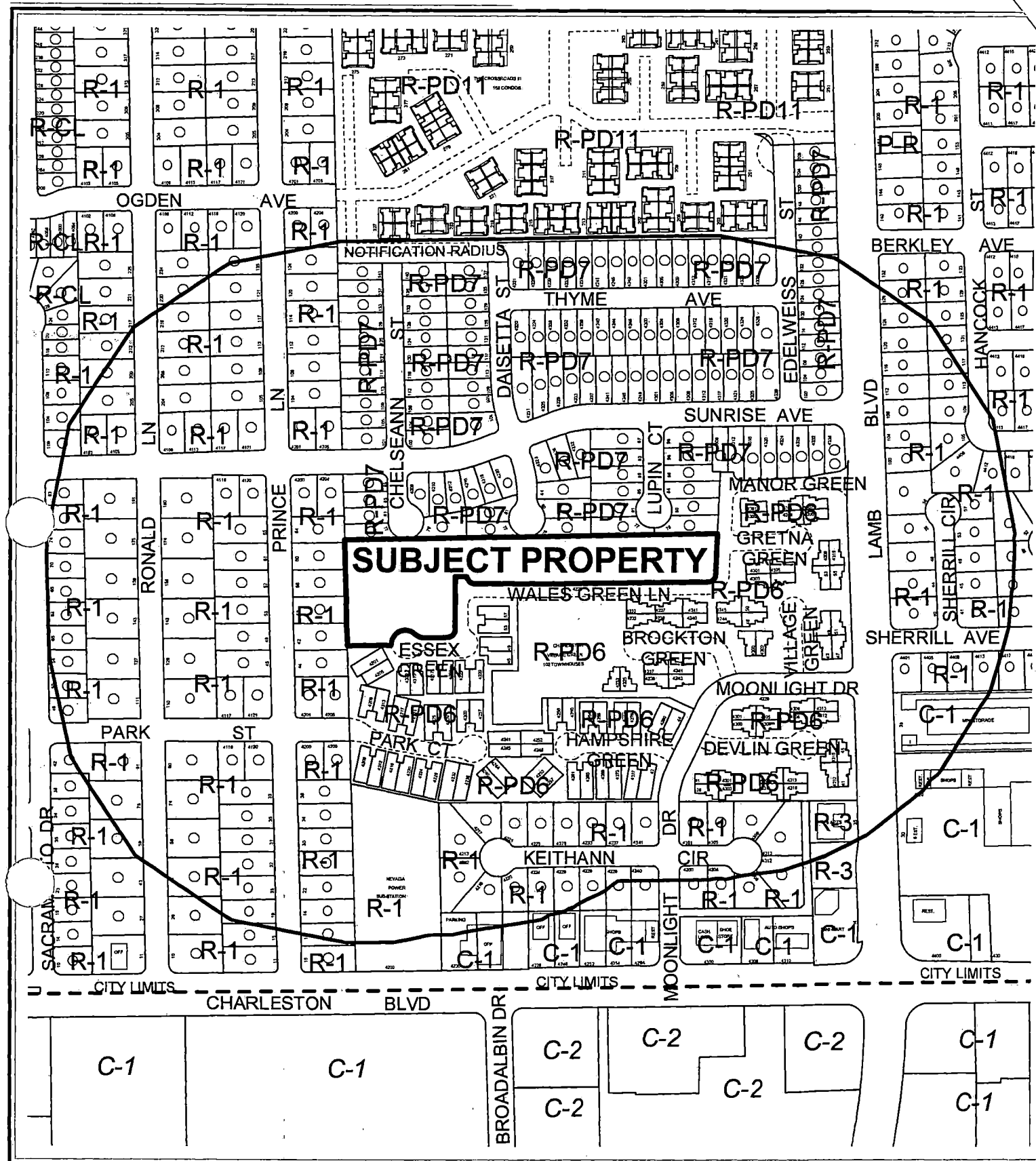
NOTE: COMMISSIONER McSWAIN indicated she would abstain on Item 4 [TMP-5290] because her company is currently under contract with the KB Home and Item 61 [VAR-5298] because her company is currently under contract with the Molaskys.

MINUTES:

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

(6:07 – 6:12)

1-115



CASE: SDR-5108

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE-FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-5108 - APPLICANT: CHARLESTON LAMB, LLC -
OWNER: A F CONSTRUCTION INC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment GPA-5102, Rezoning ZON-5106, Variance VAR-5110, Waiver WVR-5294, and Variance VAR-5113.
2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
3. All development shall be in conformance with the site plan and building elevations, date stamped August 24, 2004, except as amended by conditions herein.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. The setbacks for this development shall be a minimum of 15 feet to 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, 3 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. 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 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. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
10. All City Code requirements and design standards of all City departments must be satisfied.

KW

Public Works

11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcels to the south and east prior to submittal of a Tentative Map for this site.
12. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
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. 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.
16. Site development to comply with all applicable conditions of approval for ZON-5106 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The Request is for Site Development Plan Review for a 37-lot single-family development on 3.4 acres development located adjacent to Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue.

B) Applicant's Justification

The intended use of the property will be a single-family community. The project will allow for a transition from the existing R-PD6 apartments to the south and east, R-1 to the west, and R-PD7 to the north. The project will complete the neighborhood and provide affordable housing.

BACKGROUND INFORMATION

A) Previous Actions

11/04/04 The Planning Commission will review companion applications ZON-5106, VAR-5110, WVR-5294, and VAR-5113 with this Site Development Plan Review request.

B) Pre-Application Meeting

08/12/04 The elements of a Site Development Plan Review application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.62
Net Acres: 3.4

B) Existing Land Use

Subject Property: Undeveloped
North: Single family detached dwellings
South: Single family attached development
East: Single family attached development
West: Single family detached dwellings

C) Planned Land Use

Subject Property	ML	Medium-Low Density Residential
North	ML	Medium-Low Density Residential
South	ML	Medium-Low Density Residential
East	ML	Medium-Low Density Residential
West	L	Low Density Residential

D) Existing Zoning

Subject Property:	R-1	Single Family Residential
North:	R-PD7	Residential Planned Development- 7 DUA
South:	R-PD6	Residential Planned Development- 6 DUA
East:	R-PD6	Residential Planned Development- 6 DUA
West:	R-1	Single Family Residential

E) General Plan Compliance

a. Southeast General Plan

The site is designated ML (Medium Low Density Residential) on the Southeast Sector Plan of the General Plan. The proposed R-PD11 (Residential Planned Development – 11 Units Per Acre) zoning designation is not in conformance with the General Plan designation of ML (Medium Low Density Residential). An application to amend the land use of the site to MLA (Medium Low Attached) on the Southeast Sector Plan was held in abeyance by the Planning Commission October 7, 2004.

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

PROJECT DESCRIPTION

The proposed development will be at the end and along the north side of the existing road Wales Green Lane. Along the south side of Wales Green Lane is an existing townhome and condominium development. The new project will become part of the townhome/ condominium

KW

community as a single family detached development. The typical layout of the lots is six lots sharing a common driveway. There will be five of these "six-pack" combinations with the remaining seven lots fronting on a common lot dead end drive. The lot sizes range from 2,898 to 3,822 square feet in area with a resulting density of 10.88 dwelling units per acre. This combination of small lots and number of lots that result in exceeding the current planned density and making an amendment (GPA-5102) of the Southeast Sector land Use Plan of the General plan a necessity.

The primary concern is that the proposed design is a higher density than surrounding development. The current land use of the development of two sides of the project is ML (Medium Low Density Residential) and has a maximum of 8.49 Dwelling Units per Acre (DUA). The other two sides have a density of development of 5.49 DUA. The proposed development will require a density up to 12.49 DUA. The result will be a classic case of spot zoning.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Provided	Compliance
Min. Lot Size	2,898 Square Feet	Y
Min. Lot Width	37 Feet	Y
Min. Setbacks		
• Front	15 Feet	Y
• Garage	20 Feet	Y
• Side	3 Feet	Y
• Corner	10 Feet	Y
• Rear	15 Feet	
Max. Lot Coverage	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	Y
Trash Enclosure	N/A	N/A
Loading Zone	N/A	N/A
Mech. Equipment	Screened	Not shown

The proposed project is consistent with typical R-PD development.

A2) Residential Adjacency Standards

The Residential Adjacency Standards do not apply.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Single Family Detached	N/A	2 Spaces / Dwelling	74	N/A	74	N/A

The proposal meets the parking requirements of Title 19.10.

Receipt of a copy of a recorded Joint Access Agreement between this site and the adjoining parcels to the south and east is a recommended requirement of the Department of Public Works.

A4) Landscape and Open Space Standards

A.4.1) The Landscape Standards pursuant to Title 19.12 do not apply to the subject proposal as the development will be an infill project in the interior of an existing subdivision.

A.4.2: No open space is being provided. This is addressed in the companion variance application VAR-5110.

B) General Analysis and Discussion

- Zoning

The proposed zoning of R-PD11 is incompatible with the surrounding development. There is currently R-1 (Single Family residential) to the west, R-PD7 to the north, and R-PD6 to the east and south. The introduction of R-PD11 into the middle of these types of zoning will be spot zoning.

- Site Plan

The site plan shows a typical "six-pack" design with home lots much smaller than the lots to the north and west. The development is at the end of Wales Green Lane, a very long private drive that under normal circumstances (according to Title 18) would have a turn around bulb at the end. A waiver (WVR-5294) of the turn around requirement of Title 18 is a companion application to this SDR request.

- Waivers

A waiver application, WVR-5294, is a companion application to this SDR request. The requested waivers are for:

- To allow 33 foot wide private streets with roll curbs where 39 feet is required.
- To allow a dead-end street longer than 150 feet in length to be without a circular turn around or emergency crash gate.

- Landscape Plan

A landscaping plan was not submitted with this SDR request as the development will be in the interior of an existing residential subdivision.

- Elevation

The elevations depict various types of two-story residential dwellings with roofs and exteriors typical of residential development.

- Floor Plan

The floor plan designs are typical of current 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 proposed development is incompatible with adjacent development. The density of the development will result in spot zoning.

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 proposal is not consistent with the goals, objectives and policies of the General Plan, as it requests approval of residential densities that are not compatible with the surrounding area. The site plan also requires variances from the open space standards of Title 19 and waivers to Title 18.

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

The design of the private drive, Wales Green Lane, was for a development of a lesser density. The traffic proposed development will negatively impact the neighborhood.

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

The building and landscape materials are typical of those used for single-family residential development, and are appropriate and compatible for the area and the City.

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

The design of the project is not in keeping with the established development pattern, as residential densities are requested that are not in this area of the City.

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

The proposed residential development will be subject to regular inspections and will therefore not compromise the public health, safety and general welfare.

NOTICES MAILED 411 – Mailed with VAR-5113, ZON-5106, VAR-5110 and WVR-5294

APPROVALS 0

PROTESTS 0



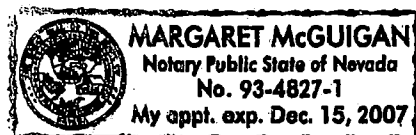
Name of Applicant: **Charleston Lamb, LLC**

Yes **x** No

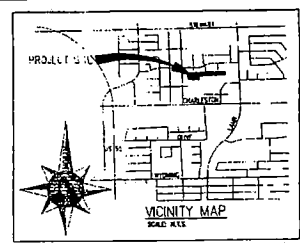
APN:

Print Name:

Margaret McMillan
Notary Public in and for said County and State



**SITE PLAN
FOR
CHARLESTON & LAMB
A COMMON INTEREST COMMUNITY
BY CHARLESTON LAMB, L.L.C.**



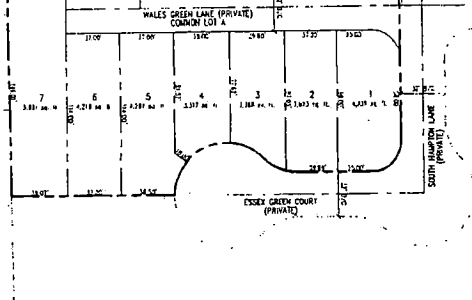
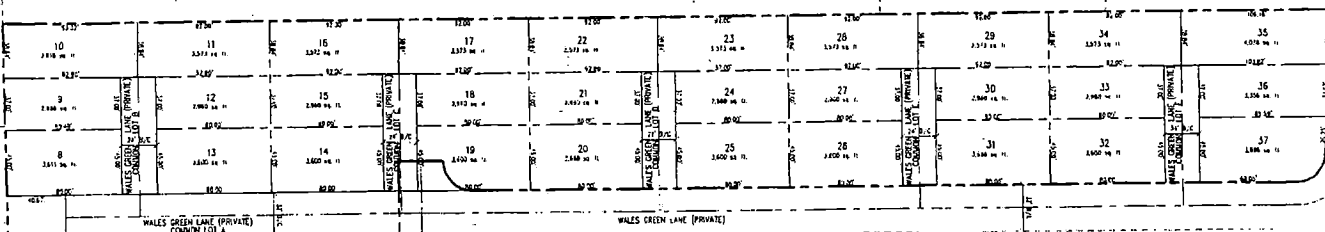
SUNRISE AVENUE

CHURCH STREET

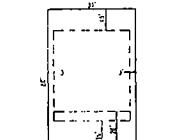
BURNING STREET

LYNN COURT

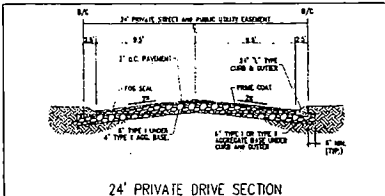
WILSON GREEN LANE (PRIVATE)



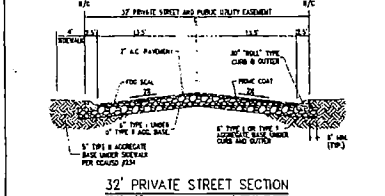
SITE DATA	
ASSESSORS PARCEL NUMBER	110-31-801-001
CURRENT ZONING	R-1
PROPOSED ZONING	RPD-11
GROSS ACRES	3.40
NUMBER OF LOTS	37
COMMON LOTS	6
DU/AC	10.88
MINIMUM LOT SIZE	2,818 SF
MAXIMUM LOT SIZE	3,822 SF



TYPICAL LOT DETAIL
NOT TO SCALE



24' PRIVATE DRIVE SECTION
SCALE: 1/4" = 1'-0"



32' PRIVATE STREET SECTION
SCALE: 1/4" = 1'-0"

ENGINEER
WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 843-7000 FAX (702) 843-7004
STRUCTURAL, CIVIL, MEP, SURVEYING

OWNER INFORMATION
110-31-801-001
67 CONSTITUTION
1100 N. TRINITY
LAS VEGAS, NV 89143-1111

DEVELOPER
CHARLESTON LAMB, L.L.C.
4400 S. POLARIS AVE., SUITE 200
LAS VEGAS, NV 89119
(702) 387-1815

NOTES: FRONT & SIDE SETBACKS ARE FROM BACK OF WALK OR BACK OF CURB WHERE THERE IS NO WALK.
ALL LOTS TO HAVE 2-CAR GARAGES TO SATISFY PARKING REQUIREMENT. NO ON-STREET PARKING WILL BE ALLOWED.

WRIGHT ENGINEERS



CHARLESTON LAMB, L.L.C.

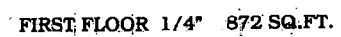
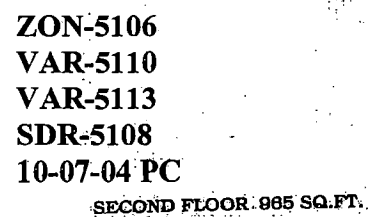
CHARLESTON & LAMB

SITE PLAN

DATE	2/2/2004
DRAWN BY	JAM
CHECKED BY	WJS
DATE	2/2/2004
PROJECT NO.	0242416
SCALE	1" = 40'
SHEET	1 OF 1 SHEET
DRAWING NO.	

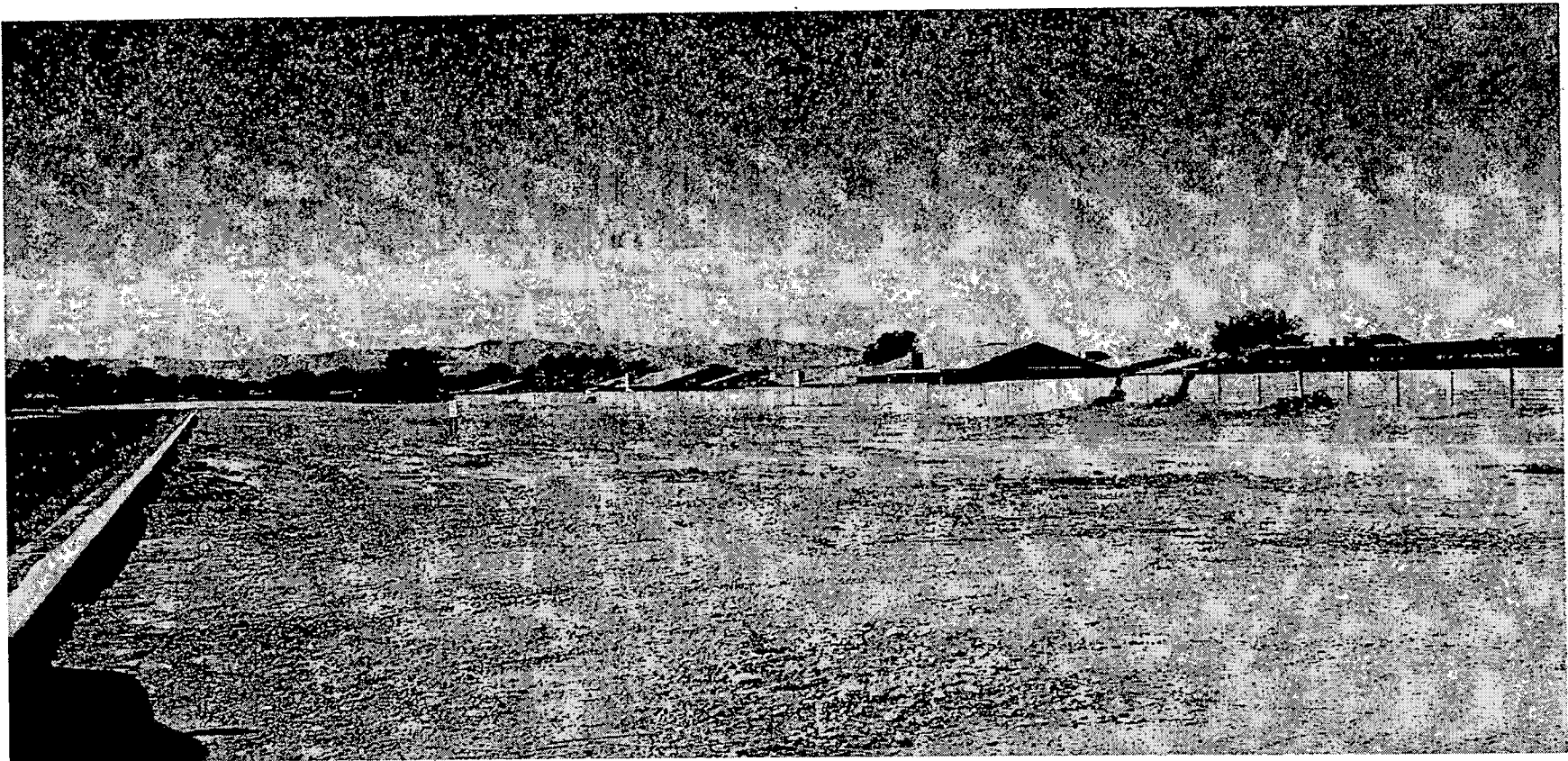
**ZON-5106
VAR-5110
VAR-5113
SDR-5108
10-07-04 PC**

**RECEIVED
AUG 24 2004**



RECEIVED
AUG 24 2004

PROJECT	DATE	SCALE	DRAWN	JOB	SHEET
04					
SINGLE FAMILY RESIDENCES ● CHARLESTON & LAMB 4800 POLARIS AVE. SUITE 200 LAS VEGAS, NEVADA 89103 OWNER CHARLESTON LAMB L.L.C.					
LEE LINTON • ARCHITECT 3711 REGULUS LAS VEGAS, NEVADA 702-477-1484 702-288-7882 FAX 702-288-8576					
REVISIONS BY					



SDR-5108 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND
350 FEET SOUTH OF SUNRISE AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to Conditions – UNANIMOUS

To be heard by City Council 12/01/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 34 [MOD-5254], Item 35 [ZON-5256] and Item 36 [SDR-5257].

DAVID CLAPSADDLE, Planning and Development Department, explained that approval of the Modification and Rezoning applications would provide one overall land use designation to develop a park on the entire 102-acre site. He pointed out that Condition 5 on Item 36 [SDR-5257] requires a Multi-Use, Non-Equestrian Trail along the northern alignment of Gowan Road. MR. CLAPSADDLE clarified that the trail for this piece of property is still showing on the Trails Plan so the City must request the trail be constructed. However, to the east and west of this site,

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 34 – MOD-5254

MINUTES – Continued:

there was a previous plan amendment that moved the alignment so the trail is no longer a requirement. Staff asked that the language “unless amended by a subsequent General Plan Amendment” be added to remove the trail requirement.

CLAIRE LEWIS, City of Las Vegas, Department of Public Works, appeared on behalf of the applicant and concurred with staff recommendations including the proposed amended language for Condition 5 on Item 36 [SDR-5257].

CLAY STRINGHAM, Challenger School, explained the school is directly to the south of the subject property, across Gowan Road. He indicated the school was not opposed to the property being developed as a parks and recreational development. Not being fully briefed on the scope of the project, he voiced concern about the locations of driveways and parking lots. MR. STRINGHAM referenced Metro Park, which is adjacent to the school’s property, and he said the City had failed to provide sufficient fencing and parking when that park was built. The result is nuisance traffic, trespassing and vandalism. MR. STRINGHAM wanted to bring this problem to the attention of the Commission in the hopes that it would not happen again with the proposed project. MR. LEWIS indicated he would be happy to meet with MR. STRINGHAM to discuss and address his concerns.

COMMISSIONER McSWAIN stated the facility looked very nice. She asked if artificial turf has been used in other parks within the City. MR. LEWIS replied that there was one installation at Ed Fountain Park and that the City was in the process of installing some at Washington/Buffalo Park. He said seven of the 11 fields at that location would be synthetic turf. He clarified that the proposal suggests the top portion of the park project be artificial turf with the lower portion being natural turf. COMMISSIONER McSWAIN confirmed with MR. LEWIS that the City has not had a lot of experience with the maintenance of the synthetic turf because it was first installed in March of 2004. She indicated her primary concern pertained to the possibility of injury to children playing on the artificial fields. Having played on synthetic turf herself, she was aware of how tough it could be. She questioned if the synthetic turf was being installed because it had an economical advantage. MR. LEWIS explained the turf was selected due to water conservation efforts, not because it is economically cheaper. He also explained that the new brand of synthetic turf has a rubber in fill and he was not aware of any problems at Ed Fountain Park.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 34 [MOD-5254], Item 35 [ZON-5256] and Item 36 [SDR-5257].

(7:30 – 7:37)

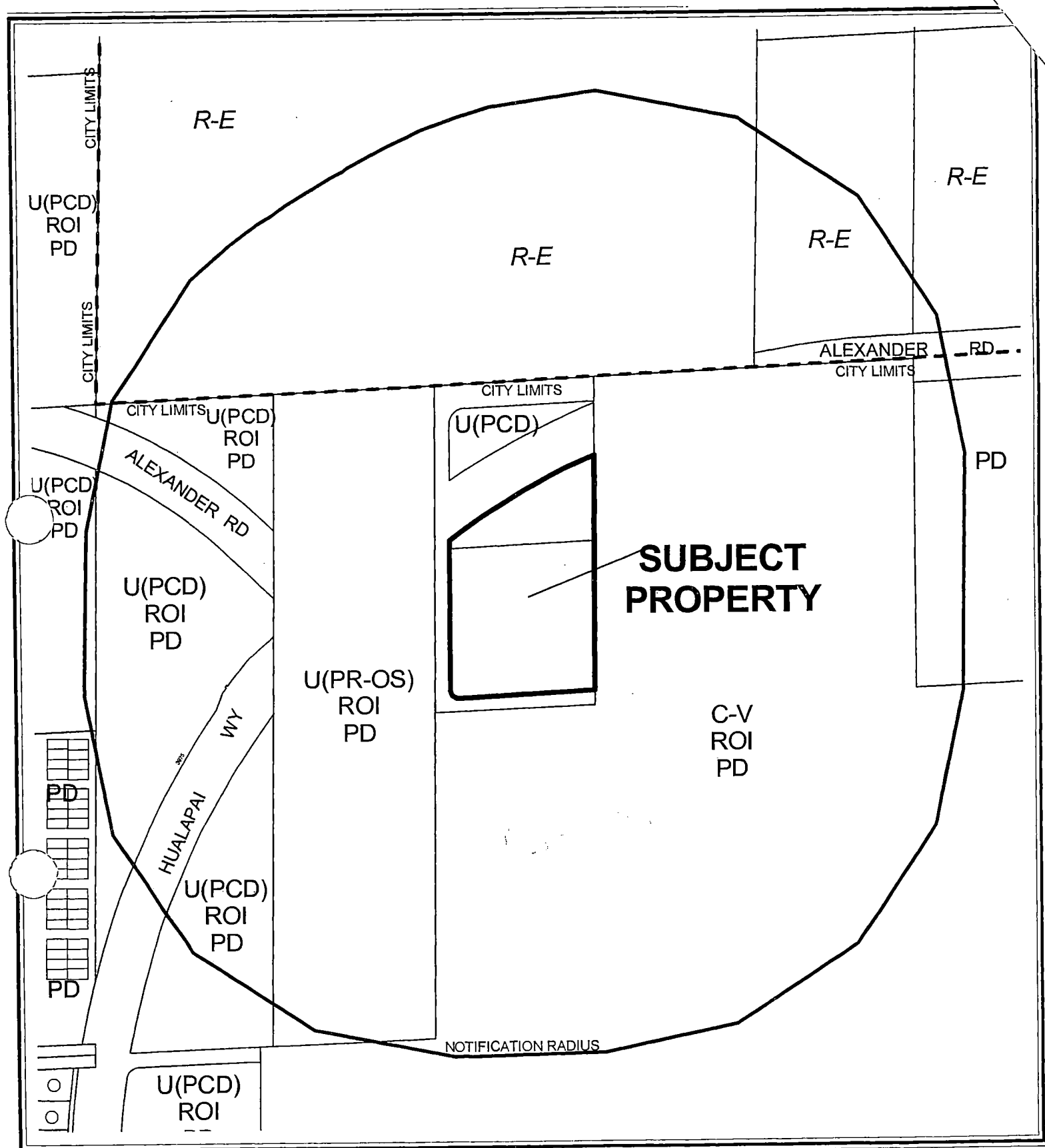
1-3467

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 34 – MOD-5254

CONDITION:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.



CASE: MOD-5254

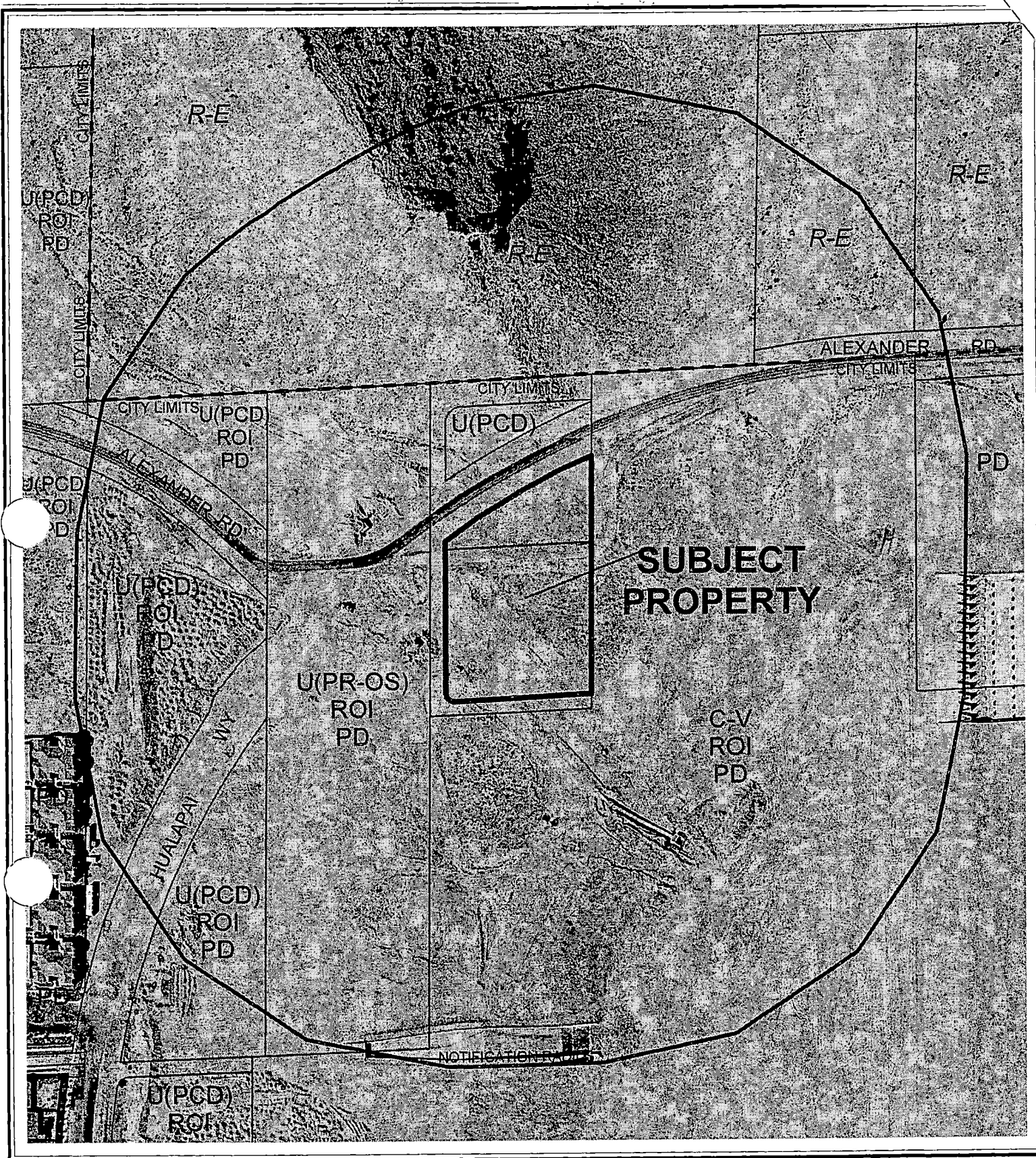
RADIUS: 750 FT

LONE MOUNTAIN MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

PLANNED COMMUNITY DEVELOPMENT

PROPOSED LONE MOUNTAIN MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

PARKS/SCHOOL/RECREATION/OPEN SPACE



CASE: MOD-5254

RADIUS: 750 FT

LONE MOUNTAIN MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

PLANNED COMMUNITY DEVELOPMENT

PROPOSED LONE MOUNTAIN MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

PARKS/SCHOOL/RECREATION/OPEN SPACE

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MOD-5254 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Major Modification to the Lone Mountain Master Development Plan Area from PCD (Planned Community Development) to PR/OS (Park/Recreation/Open Space) on a 2.73-acre portion of the overall 102.6-acre park site.

B) Applicant's Justification

The letter states the baseball/softball complex will include ten lighted softball fields (six are synthetic turf, four natural), new parking lots, shade shelters which will provide views of the surrounding mountains, children's play areas, complete restroom facilities, concession stands and security lighting. It is anticipated this will assist the City in providing recreational park uses to keep up with growing demand.

BACKGROUND INFORMATION

A) Previous Actions

11/06/03 The Planning Commission accepted the City's request to strike a request to rezone (ZON-2999) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) Zone on 14.85 acres adjacent to the southeast corner of Alexander Road and Kerry Way. Staff recommended approval.

11/04/04 The Planning Commission will consider a related Rezoning (ZON-5256) and Site Development Plan Review (SDR-5257) application for the reclassification of 2.73 acres from U (Undeveloped) [PF (Public Facilities) and [PR-OS (Parks/Recreation/Open Space) General Plan Designations] to PD (Planned Development) for a proposed baseball and softball park on approximately 102.6 acres adjacent to the southeast corner of Alexander Road and Hualapai Way. Staff is recommending approval.

B) Pre-Application Meeting

08/30/04 Issues discussed included providing the acreage of each parcel, a bus turnout lane along Hualapai Way, get copy of signed lease from the BLM, provide a Statement of Financial Interest and consider payment of impact fees for a traffic signal. The applicant provided the requested information when submitting the request.

C) Neighborhood Meetings

A neighborhood meeting was not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.73 Acres
Net Acres:

B) Existing Land Use

Subject Property: Undeveloped (Proposed baseball and softball park)
North: Undeveloped
South: Undeveloped (Proposed baseball and softball park)
East: Undeveloped (Proposed baseball and softball park)
West: Undeveloped (Proposed baseball and softball park)

C) Planned Land Use

Subject Property: PF (Public Facilities) & PR-OS (Parks/Recreation/ Open Space)
North: PR-OS (Parks/Recreation/ Open Space)
South: PR-OS (Parks/Recreation/ Open Space)
East: PR-OS (Parks/Recreation/ Open Space)
West: PR-OS (Parks/Recreation/ Open Space)

D) Existing Zoning

Subject Property: U (Undeveloped) [PF (Public Facilities) General Plan designation] &
U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation]
North: U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation]
South: C-V (Civic) Under Resolution of Intent to PD (Planned Development)
East: C-V (Civic) Under Resolution of Intent to PD (Planned Development)
West: U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation] Under Resolution of Intent to PD (Planned
Development)

E) General Plan Compliance

The subject parcels are designated PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) within the Centennial Hills Sector Land Use Map of the General Plan. Furthermore, the subject parcels are designated PCD (Planned Community Development) within the Lone Mountain Master Plan. Changing the land use to PR/OS (Parks/Recreation/Open Space) will be the proper designation for the proposed baseball and softball park.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Lone Mountain	X	

Lone Mountain Master Plan

The proposed Major Modification to the Lone Mountain Master Plan is appropriate because it will create a comprehensive site for the proposed baseball and softball park, instead of a hodgepodge gathering of parcels.

ANALYSIS

A) Zoning Code Compliance

A related request (ZON-5256) has been submitted to rezone the subject parcels to PD (Planned Development). If approved, the proposed park would be an allowable use.

B) General Analysis and Discussion

The subject 2.73 acres are designated as PF (Public Facilities) & PR-OS (Parks/Recreation/ Open Space) within the Centennial Hills Sector Land Use Map of the General Plan, therefore being in conformance with the proposed baseball/softball complex. However, the subject parcels fall within the Lone Mountain Master Plan and are designated PCD (Planned Community Development).

The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD. For the subject parcels to function as a park/ recreation/ open space portion of the Master Plan a Major Modification of the Lone Mountain Master Plan is necessary for it to be in compliance.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The proposed Major Modification of the Lone Mountain Master Plan conforms to the intent of the General Plan.

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

The proposed baseball and softball park would be allowed within the proposed PD (Planned Development) zoning district (ZON-5256), once the Lone Mountain Master Plan has been modified to reflect a PR/OS (Park/Recreation/Open Space) special land use designation (MOD-5254).

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

The ever increasing number of residential units within the subject area intensifies the necessity for parks, recreational areas, and open space within the community.

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

The subject site will have sufficient access to the subject parcels from Hualapai Way and Alexander Way, both of which are designated as 100-foot Primary Arterials within the Master Streets and Highways Plan.

NOTICES MAILED 901 – Mailed with ZON-5256 and SDR-5257

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-5254 APN: 138-07-101-002

Name of Property Owner: City of Las Vegas

Name of Applicant: Poggemeyer Design Group, 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: _____

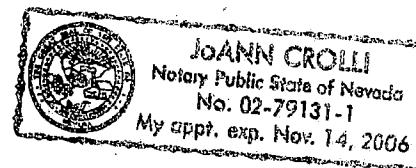
Signature of Property Owner/Authorized Agent: Daniel Kozak

Print Name: David Roark

Subscribed and sworn before me

This 8th day of September, 2004

John Cole
Notary Public in and for said County and State





STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Poggemeyer Design Group, Inc.

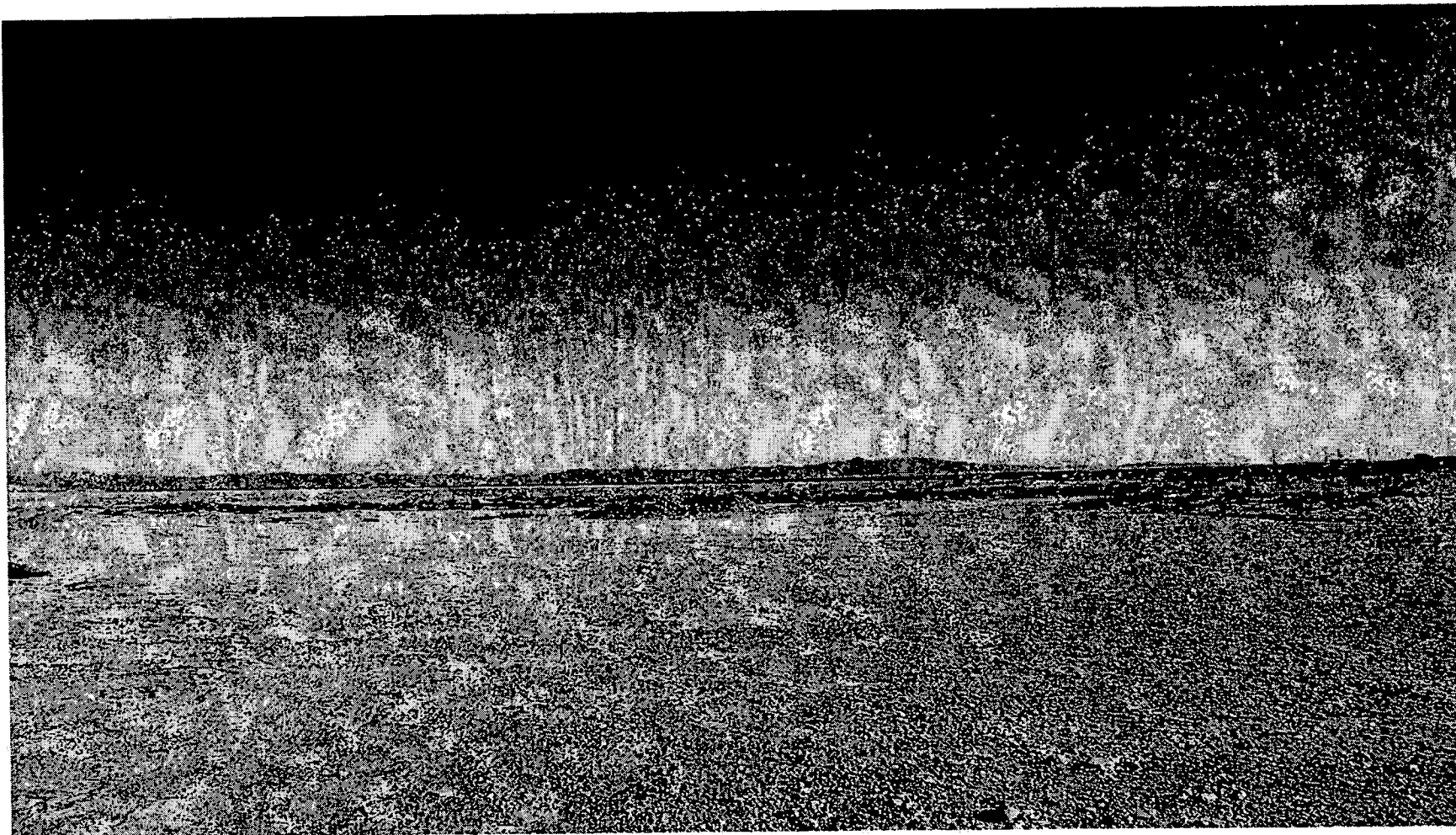
Yes _____ No X

APN: _____

Print Name: David Roark

John C. Webb
Notary Public in and for said County and State





MOD-5254 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF ALEXANDER ROAD AND HUALAPAI WAY
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to Conditions – UNANIMOUS

To be heard by City Council 12/01/2004

MINUTES:

See Item 34 [MOD-5254] for related discussion for Item 34 [MOD-5254], Item 35 [ZON-5256] and Item 36 [SDR-5257].

(7:30 – 7:37)

1-3467

CONDITIONS:

Planning and Development

1. This Rezoning shall go direct to ordinance.

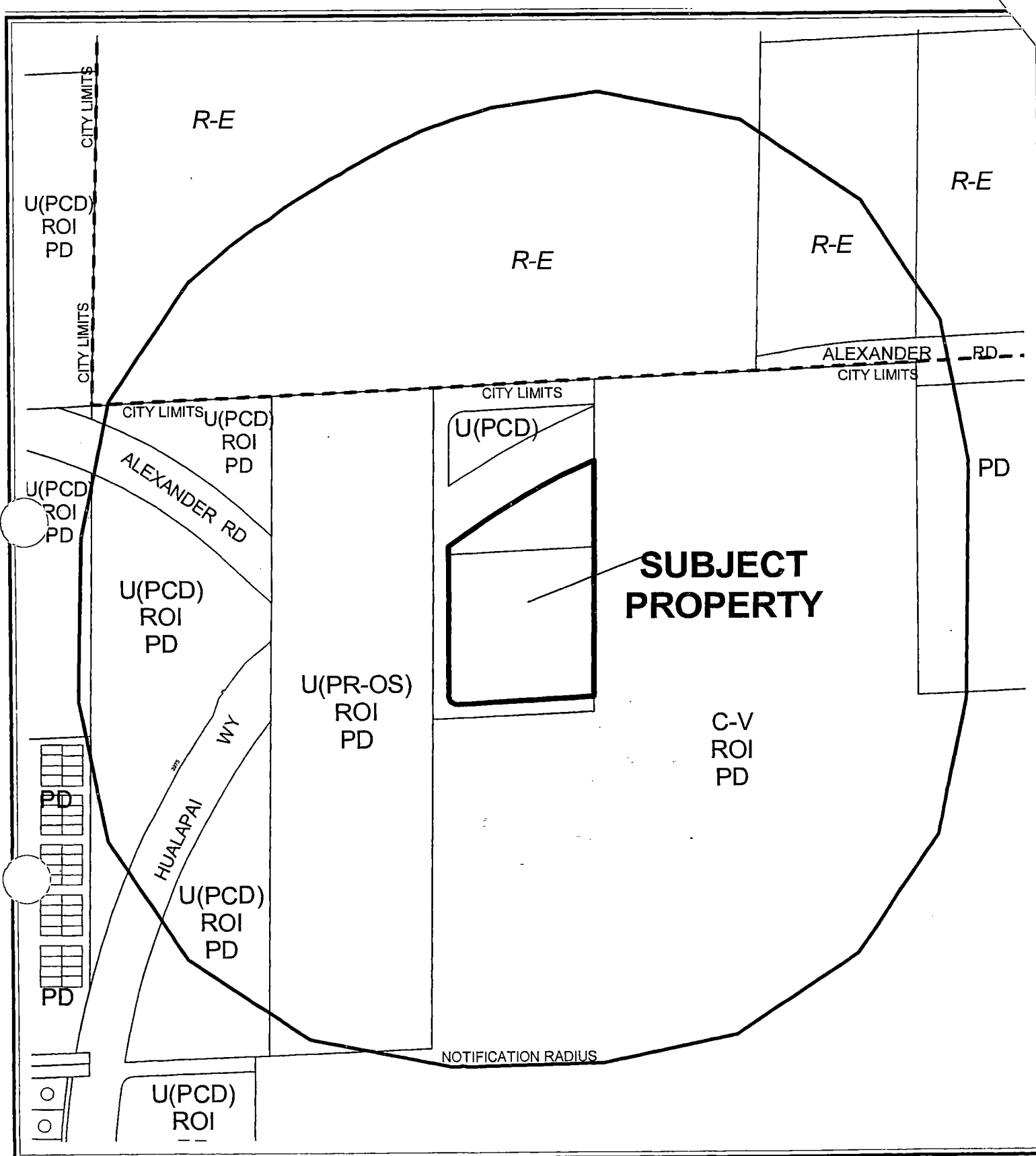
PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 35 – ZON-5256

CONDITIONS – Continued:

2. Approval of Site Development Plan Review (SDR-5257) by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. If not already in place, construct half-street improvements including appropriate overpaving on Alexander Road adjacent to this site concurrent with development of this site.
4. A Drainage Plan and Technical Drainage Study or other acceptable information 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.
5. A Traffic Impact Analysis or other acceptable information 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.



CASE: ZON-5256

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] AND
U (UNDEVELOPED) ZONE [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN
DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-5256 – APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. This Rezoning shall go direct to ordinance.
2. Approval of Site Development Plan Review (SDR-5257) by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. If not already in place, construct half-street improvements including appropriate overpaving on Alexander Road adjacent to this site concurrent with development of this site.
4. A Drainage Plan and Technical Drainage Study or other acceptable information 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.
5. A Traffic Impact Analysis or other acceptable information 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) [PF (Public Facilities) General Plan designation] and U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation] to PD (Planned Development) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way.

B) Applicant's Justification

The justification letter states the baseball/softball complex will include ten lighted softball fields (six are synthetic turf, four natural), new parking lots, shade shelters which will provide views of the surrounding mountains, children's play areas, complete restroom facilities, concession stands and security lighting. It is anticipated this will assist the City in providing recreational park uses to meet with growing demand.

BACKGROUND INFORMATION

A) Previous Actions

- 11/06/03 The Planning Commission accepted the City's request to strike a request to rezone (ZON-2999) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) Zone on 14.85 acres adjacent to the southeast corner of Alexander Road and Kerry Way. Staff recommended approval.
- 11/04/04 The Planning Commission will consider a related Major Modification (MOD-5254) to the Lone Mountain Master Development Plan Area from PCD (Planned Community Development) to PR/OS (Park/Recreation/Open Space) on a 2.73-acre and a Site Development Plan Review (SDR-5257) application for a proposed baseball and softball park on approximately 102.6 acres adjacent to the southeast corner of Alexander Road and Hualapai Way. Staff is recommending approval.

B) Pre-Application Meeting

08/30/04 Issues discussed included providing the acreage of each parcel, a bus turnout lane along Hualapai Way, get copy of signed lease from the BLM, provide a Statement of Financial Interest and consider payment of impact fees for a traffic signal. The applicant provided the requested information when submitting the request.

C) Neighborhood Meetings

A neighborhood meeting was not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.73 Acres
Net Acres:

B) Existing Land Use

Subject Property: Undeveloped (Proposed baseball and softball park)
North: Undeveloped
South: Undeveloped (Proposed baseball and softball park)
East: Undeveloped (Proposed baseball and softball park)
West: Undeveloped (Proposed baseball and softball park)

C) Planned Land Use

Subject Property: PF (Public Facilities) & PR-OS (Parks/Recreation/ Open Space)
North: PR-OS (Parks/Recreation/ Open Space)
South: PR-OS (Parks/Recreation/ Open Space)
East: PR-OS (Parks/Recreation/ Open Space)
West: PR-OS (Parks/Recreation/ Open Space)

D) Existing Zoning

Subject Property: U (Undeveloped) [PF (Public Facilities) General Plan designation] &
U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation]
North: U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation]
South: C-V (Civic) Under Resolution of Intent to PD (Planned Development)
East: C-V (Civic) Under Resolution of Intent to PD (Planned Development)
West: U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation] Under Resolution of Intent to PD (Planned
Development)

E) General Plan Compliance

The subject parcels are designated PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) within the Centennial Hills Sector Land Use Map of the General Plan. Furthermore, the subject parcels are designated PCD (Planned Community Development) within the Lone Mountain Master Plan. Changing the land use to PR/OS (Parks/Recreation/Open Space) will be the proper designation for the proposed baseball and softball complex (MOD-5254). Furthermore, the proposed rezoning from U (Undeveloped) to PD (Planned Development) would place the subject parcels in conformance with both the Lone Mountain Master Plan and the General Plan.

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

Lone Mountain Master Plan

The proposed Major Modification to the Lone Mountain Master Plan is appropriate because it will create a comprehensive site for the proposed baseball and softball park, instead of a hodgepodge gathering of parcels.

ANALYSIS

A) Zoning Code Compliance

The proposed rezoning (ZON-5256) to PD (Planned Development) would incorporate the subject parcels into the Lone Mountain Master Plan, therefore adopting the master plan's special land use designation. A related Major Modification (MOD-5254) application, if approved, will amend the to the Lone Mountain Master Development Plan Area from PCD (Planned Community Development) to PR/OS (Park/Recreation/Open Space). If the rezoning (ZON-5256) is approved, the propose park would be an allowable use.

B) General Analysis and Discussion

The subject 2.73 acres are designated as PF (Public Facilities) & PR-OS (Parks/Recreation/ Open Space) within the Centennial Hills Sector Land Use Map of the General Plan, therefore being in conformance with the proposed baseball/softball complex. However, the subject parcels fall within the Lone Mountain Master Plan and are designated PCD (Planned Community Development).

The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD. For the subject parcels to function as a park/ recreation/ open space portion of the Master Plan a Major Modification of the Lone Mountain Master Plan is necessary for it to be in compliance.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The proposed rezoning in conjunction with the proposed Major Modification (MOD-5254) of the Lone Mountain Master Plan will place the subject parcels in conformance with the intent of the General Plan.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

The proposed baseball and softball park will serve as a public amenity to the surrounding community and therefore, will be compatible with neighboring land uses and zoning districts.

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

The ever increasing number of residential units within the subject area intensifies the necessity for parks, recreational areas, and open space within the community.

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

The subject site will have sufficient access to the subject parcels from Hualapai Way and Alexander Way, both of which are designated as 100-foot Primary Arterials within the Master Streets and Highways Plan.

NOTICES MAILED 901 – Mailed with MOD-5254 and SDR-5257

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5256 APN: 138-07-101-004

Name of Property Owner: City of Las Vegas

Name of Applicant: Poggemeyer Design Group, 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: _____

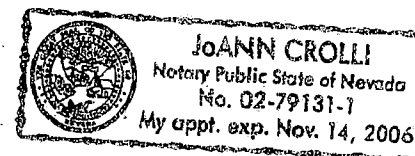
Signature of Property Owner/Authorized Agent: *Paula Hawk*

Print Name: David Roark

Subscribed and sworn before me

This 8th day of September, 20 04

John Cole
Notary Public in and for said County and State





Case Number: Zonal 5256 APN: 138-07-101-002

Name of Property Owner: City of Las Vegas

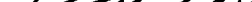
Name of Applicant: Poggemeyer Design Group, Inc.

Yes ☐ No ☒

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: 

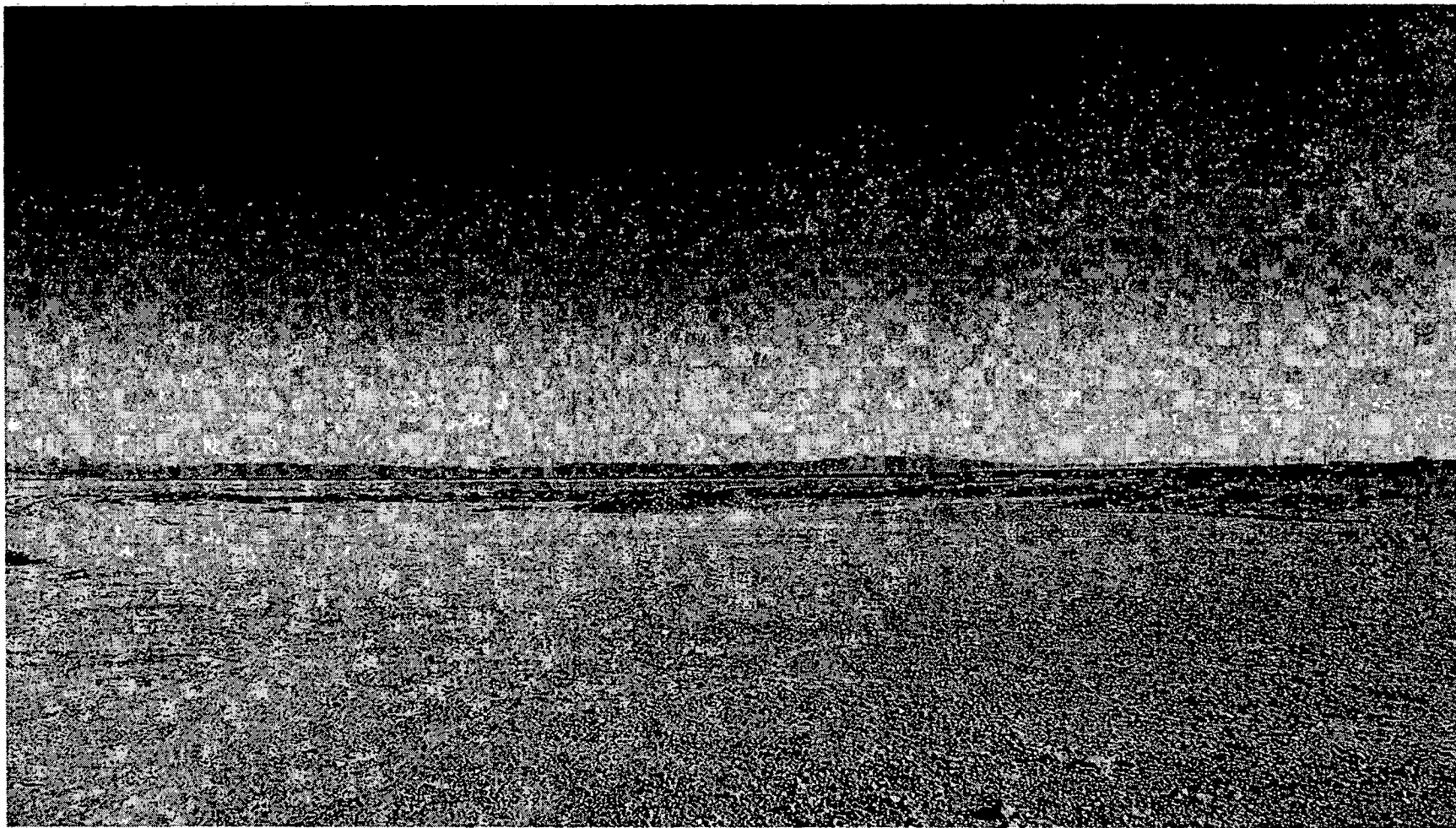
Print Name: David Roark

Subscribed and sworn before me

This 8th day of September, 2004

John A. Cole
Notary Public in and for said County and State





ZON-5256 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF ALEXANDER ROAD AND HUALAPAI WAY
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions and amending the following condition:

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a Multi-Use Non-Equestrian Transportation Trail along the northern alignment of Gowan Road *unless amended by a subsequent General Plan Amendment.*

– UNANIMOUS

To be heard by City Council 12/01/2004

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 36 – SDR-5257

MINUTES:

See Item 34 [MOD-5254] for related discussion for Item 34 [MOD-5254], Item 35 [ZON-5256] and Item 36 [SDR-5257].

(7:30 – 7:37)

1-3467

CONDITIONS:

Planning and Development

1. Approval of Major Modification (MOD-5254) and Rezoning (ZON-5256) 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 exterior lighting shall meet the standards of Title 19.08.060(C).
4. All development shall be in conformance with the site plan and building elevations, date stamped October 21, 2004, except as amended by conditions herein.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a Multi-Use Non-Equestrian Transportation Trail along the northern alignment of Gowan Road.
6. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

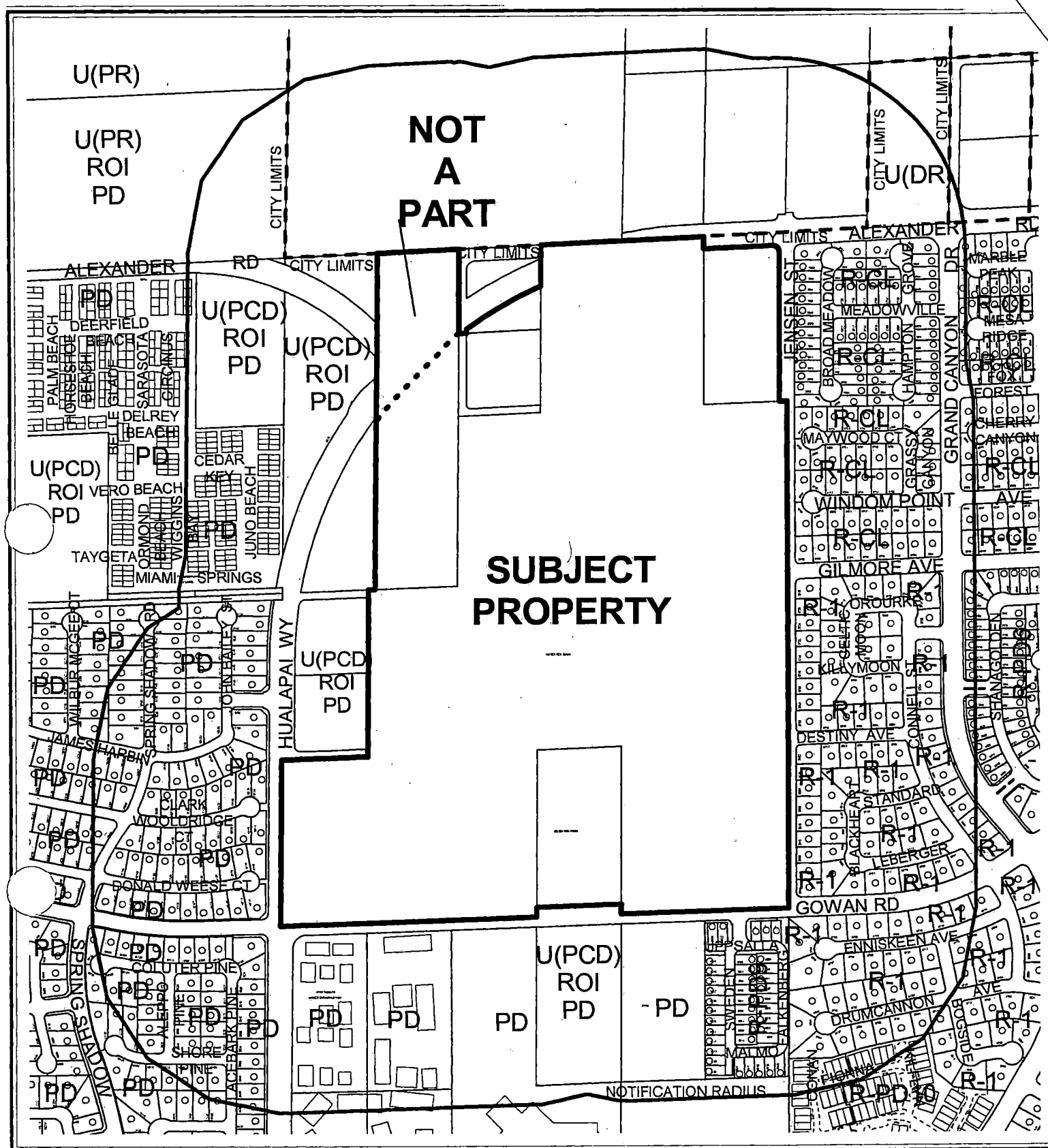
PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 36 – SDR-5257

CONDITIONS – Continued:

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. All City Code requirements and design standards of all City departments must be satisfied.

C
Public Works

13. If not already in place, construct appropriate half-street improvements adjacent to this site concurrent with development of this site.
 14. Submit an application to vacate all existing right-of-way in conflict with this site plan.
 15. A Drainage Plan and Technical Drainage Study or other acceptable information 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.
 16. A Traffic Impact Analysis or other acceptable information 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.
- C



CASE: SDR-5257

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

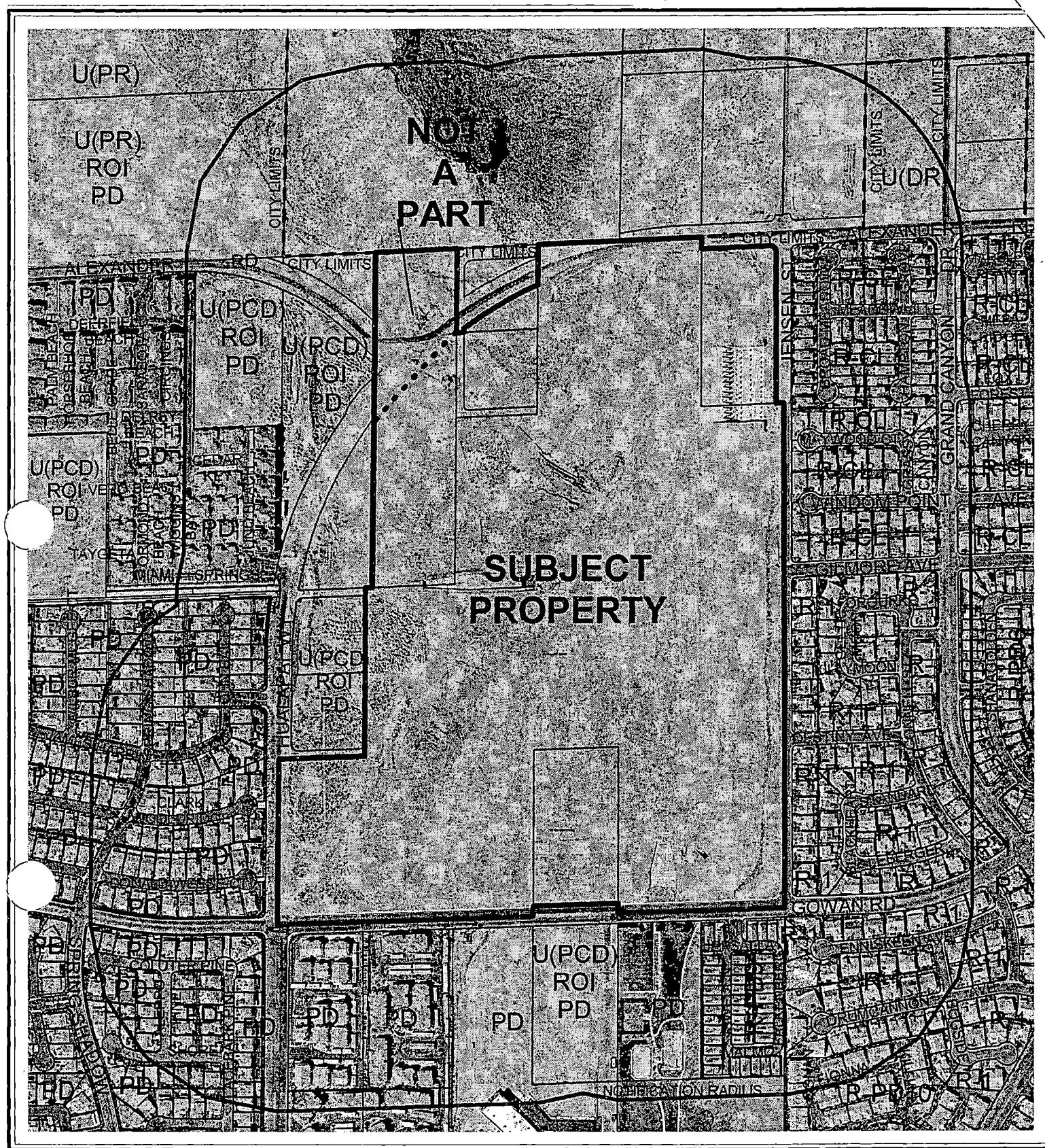
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) ZONE [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) ZONE [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT), C-V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

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

0 400 800 Feet





CASE: SDR-5257

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5257 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. Approval of Major Modification (MOD-5254) and Rezoning (ZON-5256) 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.
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9. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. If not already in place, construct appropriate half-street improvements adjacent to this site concurrent with development of this site.
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16. A Traffic Impact Analysis or other acceptable information 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

The justification letter states the baseball/softball complex will include ten lighted softball fields (six are synthetic turf and four are natural turf), new parking lots, shade shelters which will provide views of the surrounding mountains, children's play areas, complete restroom facilities, concession stands and security lighting. It is anticipated this will assist the City in providing recreational park uses to keep up with growing demand.

BACKGROUND INFORMATION

A) Previous Actions

- 05/17/95 The City Council approved a Rezoning (Z-0027-95) to C-V (Civic) on a portion of the subject site as part of a larger request for a proposed retention basin. The Planning Commission and staff both recommended approval.
- 06/23/97 The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on a portion of the subject site as part of a larger request. The Planning Commission and staff both recommended approval.
- 11/06/03 The Planning Commission accepted the City's request to strike a request to rezone (ZON-2999) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) Zone on 14.85 acres adjacent to the southeast corner of Alexander Road and Kerry Way. Staff recommended approval.

11/04/04 The Planning Commission will consider a related Major Modification (MOD-5254) to the Lone Mountain Master Development Plan Area from PCD (Planned Community Development) to PR/OS (Park/Recreation/Open Space) on a 2.73-acre and Rezoning (ZON-5256) for the reclassification of the same 2.73 acres from U (Undeveloped) [PF (Public Facilities) and [PR-OS (Parks/Recreation/Open Space) General Plan Designations] to PD (Planned Development) for the a proposed baseball and softball park adjacent to the southeast corner of Alexander Road and Hualapai Way. Staff is recommending approval.

B) Pre-Application Meeting

08/30/04 Issues discussed included providing the acreage of each parcel, a bus turnout lane along Hualapai Way, get copy of signed lease from the BLM, provide a Statement of Financial Interest and consider payment of impact fees for a traffic signal. The applicant provided the requested information when submitting the request.

C) Neighborhood Meetings

A neighborhood meeting was not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 102.6

B) Existing Land Use

Subject Property: Retention Basin & Undeveloped (Proposed Baseball/Softball Complex)

North: Undeveloped (Clark County)

South: Apartment Complex (Proposed Condominium Conversion); Shiloh School; Single-Family Dwellings; City Park (Metro Park)

East: Single-Family Dwellings

West: Single-Family Dwellings & Apartment Complex

C) Planned Land Use

Subject Property: PF (Public Facilities) & PR-OS (Parks/Recreation/ Open Space)

North: PF (Public Facilities)

South: PCD (Planned Community Development)

East: L (Low Density Residential) & ML (Medium-Low Density Residential)

West: PCD (Planned Community Development) & PR-OS (Parks/Recreation/ Open Space)

D) Existing Zoning

Subject Property: U (Undeveloped) [PF (Public Facilities) General Plan designation]; U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation]; U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation] Under Resolution of Intent to PD (Planned Development); C-V (Civic) Under Resolution of Intent to PD (Planned Development); and PD (Planned Development)

North: U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation]; Clark County

South: PD (Planned Development); U (Undeveloped) [PCD (Planned Community Development) General Plan designation] Under Resolution of Intent to PD (Planned Development); R-PD9 (Residential Planned Development – 9 Units Per Acre)

East: R-1 (Single Family Residential); R-CL (Single Family Compact-Lot)

West: U (Undeveloped) [PCD (Planned Community Development) General Plan designation] Under Resolution of Intent to PD (Planned Development); PD (Planned Development); U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation] Under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

The subject parcels are designated PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) within the Centennial Hills Sector Land Use Map of the General Plan. Furthermore, the subject parcels are designated PCD (Planned Community Development) and PR/OS (Parks/Recreation/Open Space) within the Lone Mountain Master Plan. Changing the land use to PR/OS (Parks/Recreation/Open Space) on a portion of the subject site will bring the site into one cohesive land use designation for the proposed baseball and softball complex (MOD-5254). Furthermore, the proposed rezoning from U (Undeveloped) to PD (Planned Development) for a portion of the overall site will place the subject parcels in conformance with both the Lone Mountain Master Plan and the General Plan (ZON-5256).

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

Multi-Use Non-Equestrian Transportation Trail

A Multi-Use Non-Equestrian Transportation Trail is required on the northern alignment of Gowan Road along the southern boundary of the property, as shown on Map 8 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan, as well as on Figure 9 of the Lone Mountain Master Plan. It is not indicated on the current site plan, therefore a condition will be added requiring a revised site plan prior to the issuance of any permits.

PROJECT DESCRIPTION

Park Amenities

Ball field Complex:

-	Baseball/Softball Fields	6 Synthetic Turf (Lighted)
-	Shade Shelters	4 Natural Turf (Lighted)
-	Restroom Facilities	
-	Concession Stands	
-	Walking Path	

Group Picnic Area:

-	Playgrounds	3
-	group ramadas	
-	Picnic Areas	5
-	single picnic ramadas	
-	picnic tables and barbeques	

The Alexander-Hualapai Softball Complex focuses on two primary recreational complexes, labeled “Red” and “Green”. Internal drives are accessed from three primary entrances, which open into the parking areas and provide access to other park amenities such as the group picnic area, dog park and picnic armadas via walking paths. The “Red” ball field complex, which includes 4 lighted baseball fields, a playground complex, shade structures, restrooms, and concession stands, is located at the southern end of the site and is accessed via an entryway from Gowan Road. The “Green” ball field complex, which includes 3 lighted softball fields, a playground complex, shade structures, restrooms, and concession stands, is located at the northern end of the site and is accessed via an entryway from Alexander Road. Steps and ADA ramps will be provided down to the ball fields within the retention basin, as well as, walking paths will connect the various ball fields throughout the site.

Landscaping is depicted throughout the entire site with the exception of along the southeast, northeast, and eastern portions of the site as a result of them remaining in use as the retention basing and not becoming a functional part of the park. Trees (minimum 24-inch and 36-inch box) are planted singly are shown with shrubs and ground cover within all landscape planters. A variety of trees and shrubs are found encompassing the baseball/softball fields, entryways, as well as within the parking areas.

Submitted building elevations include the standalone restroom facilities and restroom/concession/storage building. The architectural renderings for the proposed structures incorporate similar design themes such as color and use of metal accents to maintain a sense of continuity. The elevations for the restroom facilities and the restroom/concession/storage building utilize similar accents and colors. The Department of Public Works notes that a vacation application for existing rights-of-way underlying the proposed site plan should be submitted.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.06, Special Purpose and Overlay, the PD (Planned Development) (Section 19.06.050.E) states the minimum development standards for property in a PD (Planned Development) District shall be established by a Master Plan for that District. The Lone Mountain Master Plan has no specific development standards that pertain to the proposed parks/recreation/open space development. Therefore the development standards not addressed by the Lone Mountain Master Plan shall be established by the City Council in connection with the approval of a site development plan review. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

A2) Residential Adjacency Standards

This proposal has been conditioned to comply with the City's Residential Adjacency Standards regarding all park lighting.

A3) Parking and Traffic Standards

Specific parking standards for park and recreational uses are not provided in Section 19.10, Parking, Loading and Traffic standards for PD (Planned Development) district uses such as parks. These standards are reviewed and established in the site development plan review.

Provided Parking	
Regular	Handicap
800	16

The amount of parking provided onsite appears to be adequate.

A4) Landscape and Open Space Standards

Specific landscape standards for park and recreational uses are not provided in Section 19.12, Landscape and Buffer Standards or in the Las Vegas Urban Design Guidelines and Standards for PD (Planned Development) district uses such as parks. These standards are reviewed and established in the site development plan. Listed below are the provided trees with type, size and quantity indicated.

Standards	Type	Size	Provided
Trees	Arizona Ash	24" Box	121
	Bradford Pear	36" Box	18
	Mondel Pine	24" Box	6
	Chinese Pistache	24" Box	162
	Mexican Fan Palm	24" Box	46
	Chinese Mesquite	24" Box	86
	Desert Willow	24" Box	245
	Shoestring Acacia	24" Box	105
	Bradford Pear	24" Box	36
Total			825

The supplied landscape plan depicts 24" box trees to be placed 30 feet on center along Hualapai Way and the majority of Gowan Road and Alexander Road. The provided landscaping meets the expectations and intent of both the Lone Mountain Master Plan and Title 19.12.

A5) Sign Standards

This section is not applicable to this site development plan review application.

B) General Analysis and Discussion

- Zoning

The proposed City park is a permitted use in the PD (Planned Development) zoning district as a result of the Lone Mountain Special Land Use Designation of PR/OS (Parks/Recreation/Open Space). Title 19 (Section 19.06.050) does not provide minimum standards for park development, specific to building setbacks or height, parking or landscaping.

- Site Plan

The site plan depicts an orderly arrangement of recreational facilities, buildings, parking, vehicle driveways and access points within the existing retention basin. The proposed parking areas are depicted in a manner to provide access to the facilities in the park, and appear to provide adequate accessibility for park users without interfering with the contiguous arrangement of the proposed baseball and softball fields.

The submitted plans do not provide a lighting plan, but depicts ten baseball/softball fields that will have lighting. In an effort to buffer the adjacent residential uses from any nuisances created from the proposed lighting, a condition requiring lighting to conform to residential adjacency standards will be added.

- Waivers

No waivers have been identified nor requested.

- Landscape Plan

The proposed landscaping, which includes approximately 825 trees along the public right-of-way, parking areas and congregated around recreational facilities, appears to be appropriate for the site.

- Elevation

The submitted building elevations provide interest and variety as well as a sense of continuity.

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 public park will be an appropriate use adjacent to single family and multiple family residential uses, with sufficient visual buffering and outside lighting measures incorporated. Conditions are recommended regarding landscaping and limitations on outside lot lighting, to enhance compatibility between this project and adjacent residential 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 project will be consistent with Lone Mountain Master Plan, Title 19 and applicable City plans, policies and standards with implementation of the conditions presented below regarding landscaping and exterior lighting.

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

The proposed site access will not negatively impact adjacent residential neighborhood roadways, as proposed vehicle access to the park will utilize Hualapai Way, Gowan Road and Alexander Road, which will not directly impact neighborhood streets.

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

The proposed development will be appropriate for the City, in terms of the facility layout, buildings, and vehicular and pedestrian circulation. The proposed site layout demonstrates an effective arrangement of attractions and amenities that will create a harmonious facility. The project clusters the most intensive uses along the southern and northwestern boundary, away from the residences to the east and west, to minimize or eliminate the possibility of noise or light spillover to the nearby residential areas.

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

The building elevations provide interest and variety as well as a sense of continuity. In order to prevent obtrusive lighting of adjacent residential neighborhoods, a condition is listed requiring all lighting to conform to residential adjacency standards.

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

The proposed park development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 901 – Mailed with MOD-5254 and ZON-5256

APPROVALS 0

PROTESTS 0



138-07-201-006
138-07-102-001, 138-07-201-010
Case Number: SDR. 5257 APN: 138-07-101-002 & 004, 138-07-103-002
Name of Property Owner: City of Las Vegas
Name of Applicant: Poggemeyer Design Group, Inc.

Yes _____ No X

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: *Carla Houb*

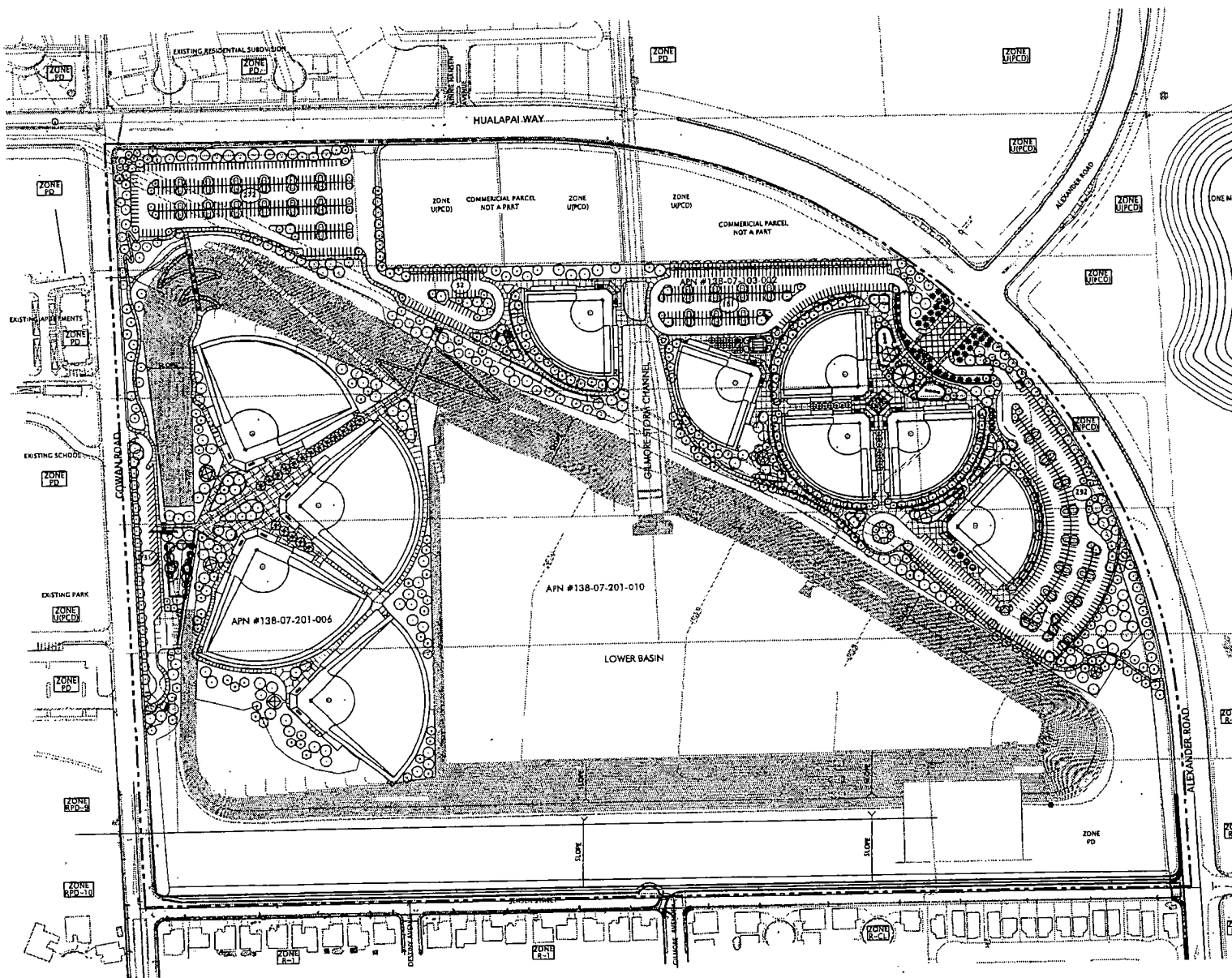
Print Name: David Roark

Subscribed and sworn before me

This 8th day of September, 2004

John A. Calk
Notary Public in and for said County and State





PLANT SCHEDULE						
TREES						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PLANT SPEC.	REMARK
1	1	FRAXINUS VULPINA	AMERICAN ASH	24" DIA.	AMA/ANS	
2	1	PIRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	36" DIA.	AMA/ANS	
3	1	PIRUS ELAURICA	PEACH PEAR	24" DIA.	AMA/ANS	
4	1	PISTACIA CHINENSIS	CHINESE PISTACHE	24" DIA.	AMA/ANS	
5	1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24" DIA.	AMA/ANS	
6	1	PROSOPIS JULIFLORA	CREOLE MESQUITE	24" DIA.	AMA/ANS	
7	1	OLEA LINEARIS	DESERT OLIVE	24" DIA.	AMA/ANS	
8	1	ACACIA STEPHANOLIA	SPREADING ACACIA	24" DIA.	AMA/ANS	
9	1	PIRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" DIA.	AMA/ANS	

PROPOSED SHRUBS						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PLANT SPEC.	REMARK
1	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
2	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
3	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
4	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
5	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
6	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
7	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
8	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
9	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
10	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
11	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
12	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
13	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
14	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
15	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
16	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
17	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
18	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
19	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	
20	1	CAESALPYNIA PULCHERRIMA	FLORIDA CAESALPYNIA	3 Gals.	CAN FULL	

INSTALL A 2" LAYER OF 3/8" SCREENED ROCK FILL IN LANDSCAPE PLANTER AREAS. COLOR SHALL BE "RED" BY PALMADAM PATTERNS. ALL LANDSCAPE AREAS SHALL RECEIVE APPROPRIATE NERT DRAINAGE IN ACCORDANCE WITH TITLE 19A.

- NOTES**
- 1) AMA= Arizona Nursery Association
ANS= American Standard for Nursery Stock
 - 2) Root guards are required for all trees planted within 5' of sidewalks and all other hardscape.
 - 3) Keep trees a minimum of 3' from back of sidewalk and all other hardscape. No obstructions permitted between 2 feet and 3 feet above grade within 5' of Sidewalk Restriction Easement. However, tree trunks within 5' are permitted. All trees, if necessary, in Sidewalk Restriction Easement shall be pruned at such time as horticulturally appropriate, so that all branches and foliage are above 7'.
 - 4) All landscape and irrigation shall conform to city of Las Vegas Development Code, Title 19A.



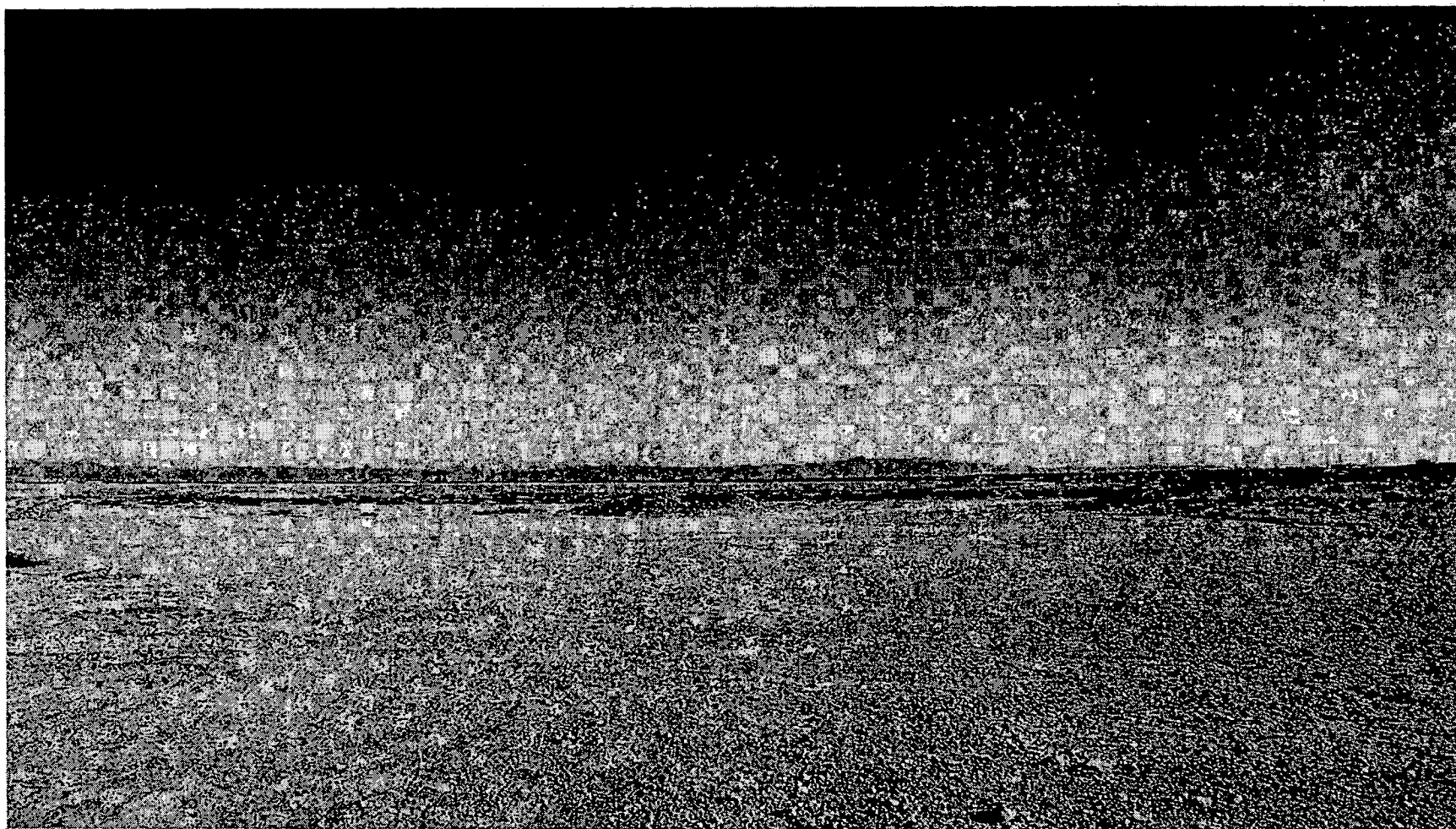
Alexander-Hualapai Softball Complex

Preliminary Landscape Plan

ZON-5256
SDR-5257
11-04-04 PC

poggemeyer
design group, inc.
engineers • planners • surveyors • landscape architects
200 North Nevada Ave. • Las Vegas, NV 89101 • (702) 251-0000 • (702) 251-0070

SEPTEMBER 14, 2004 PDG # 01139G



SDR-5257 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF ALEXANDER ROAD AND HUALAPAI WAY
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

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).

C.C. 12/01/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – **UNANIMOUS** with **TRUEDELL** abstaining as he has in the past. In addition, his company was involved in the transaction with those that purchased this property. He has no financial interest but felt it would be prudent to abstain.

To be heard by City Council 12/01/2004**MINUTES:**

VICE CHAIRMAN NIGRO declared the public hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the request is to change the underlining plan in Town Center to General Commercial Town Center. On the location map, the area to the west of Doe Brook Trail is also designated Main Street Mixed Use – Town Center (MSTC), but it is in the Montecito Development agreement area. The proposed property on the east side is not in the Montecito Development agreement area. The Development Agreement for

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 37 – MOD-5497

MINUTES – Continued:

the property to the west (MSTC) supercedes what the Town Center standards are, and a regional mall could be developed. However, MSTC in Town Center outside of Montecito does not allow for a regional mall. The proper designation would be General Commercial. To have the proposed property as General Commercial would allow an integrated development of future subsequent Site Plans to come before the Commission for this property and the property to the west at a later date.

PAUL LARSEN, Attorney, 300 S. Fourth Street, appeared with BARRY BENDER, Triple Five Nevada Development Corporation, and stated that this is the first step in a number of applications proposing a regional mall starting to the immediate west and stretching to the Highway 95 alignment. ATTORNEY LARSEN then concurred with staff's conditions.

DOTTIE MILLER, a resident of the Timberlake Community, which is located south of the proposed property, stated that residents have met twice with representatives from the Triple Five Development Company. She hoped that the meetings would continue. She felt that the rezoning request was premature, as there are pending issues. There are future plans for a hospital, Montecito Parkway Alignment has not been confirmed, and the residents have not seen a Site Plan for the proposed project. She emphasized that the residents do not oppose the project but would like to see the Site Plan. If the rezoning is approved and the project is not developed, the residents would like to see a condition stipulating the zoning would revert back to Main Street Mixed Use. She also stated that the residents were advised that they would receive notification regarding any projects relative to Town Center; however, she pointed out that there were two items on this agenda (Item 64 and Item 65) in which residents were not informed about. In addition, she requested that when the application goes before City Council, the residents would like the item be time certain and not too early to accommodate some of the residents' schedules.

JAY LEAVITT, 8336 Fawn Heather Court, stated his support of the proposed project; however, he agreed that a stipulation should be made to ensure that if the project is not completed, the zoning would revert back to Main Street Mixed Use.

BARRY BENDER stated that the reason for this change is to facilitate a Site Plan to bring forward to the residents and the community at large. He questioned why the residents would want the rezoning to revert back if the project was not developed, since the property needs to be developed with continuity. This is a problem with the Montecito Town Center Plan, as there are 40 acres to the west that is in the Town Center Development Plan, and 25 acres to the east, which is not. So, the subject property would need to be consistent with the 40 acres to the west. He assured the residents that they would continue to have meetings and they would be able to have input into the Site Plan as it is developed.

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 37 – MOD-5497

MINUTES – Continued:

In response to COMMISSIONER McSWAIN'S inquiry, DEPUTY CITY ATTORNEY BRYAN SCOTT informed her that the applicant would not be required to do the reversion back to the original zoning unless the applicant agreed to do so.

In light of the residents' concerns regarding the Site Plan, COMMISSIONER EVANS requested for DEPUTY CITY ATTORNEY SCOTT to elaborate on the process. DEPUTY CITY ATTORNEY SCOTT responded that the residents would have the opportunity to make comments on the design of the project as the applications come forward.

VICE CHAIRMAN NIGRO believed COMMISSIONER McSWAIN'S concern was previously raised regarding the batting cages. It was understood that if the use was not in force, the zoning could not revert back to O or its original zoning. DEPUTY CITY ATTORNEY SCOTT replied that the Commission could make stipulations with the applicant's concurrence but not impose such stipulations.

COMMISSIONER McSWAIN then asked if the applicant was willing to have such a stipulation. MR. BENDER replied that they would not be able to do so at this time. The project is now owned by one entity and continuity of the development of the project is vital. COMMISSIONER McSWAIN was concerned with whether or not the applicant could come back and request something different later if the regional mall was not developed. MR. BENDER responded that it would be handled during Site Plan Review, as it would be subject to Planning Commission and City Council's approval. She understood MR. BENDER'S comment but questioned when the opportunities for different uses come into play on the requested zoning. MR. CLAPSADDLE stated that the applicant is requesting General Commercial Town Center as a land use category, which allows for typical General Commercial uses anywhere. As a result, it does allow for more uses than what the current designation allows for. He then clarified that the request is not for rezoning, it is a modification to the land use plan. By doing the modification, it would allow more intense uses than what is currently allowed. Giving an example, COMMISSIONER McSWAIN confirmed with staff that if the regional mall is not constructed, the applicant could come back and request an automotive shop. With that, MR. CLAPSADDLE added that these types of uses are allowed in General Commercial Town Center (GC-TC). COMMISSIONER McSWAIN then stated that since this was not a zone change and only a land use designation, the Commission has the option to deny the zone change for a particular use simply because it was not compatible. MR. CLAPSADDLE responded that by doing the major modification, it would allow the same type of uses at the MSTC in Montecito to the west of this site, so it is actually a compatible land use change that would be appropriate for the area.

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 37 – MOD-5497

MINUTES – Continued:

COMMISSIONER GOYNES added that it is basically matching up what uses could go on the proposed site and the property directly to the west.

COMMISSIONER GOYNES commented this area has been looked at several times in the last few years. He felt that MS. MILLER, along with the other Timberlake residents, would be involved in this process every step of the way and in constant communication with the developer.

In response to VICE CHAIRMAN NIGRO'S question, MR. CLAPSADDLE responded that these types of applications were previously done as General Plan Amendments, but Major Modification was the proper process to use. The underlined General Plan Amendment would be amended and not the overall Plan Designation of Town Center. VICE CHAIRMAN NIGRO agreed with staff's recommendation because making the zoning compatible allows for a comprehensive plan.

COMMISSIONER EVANS pointed out that if the application is approved, it is with understanding that the Commission is looking to see a regional mall.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the public hearing closed.

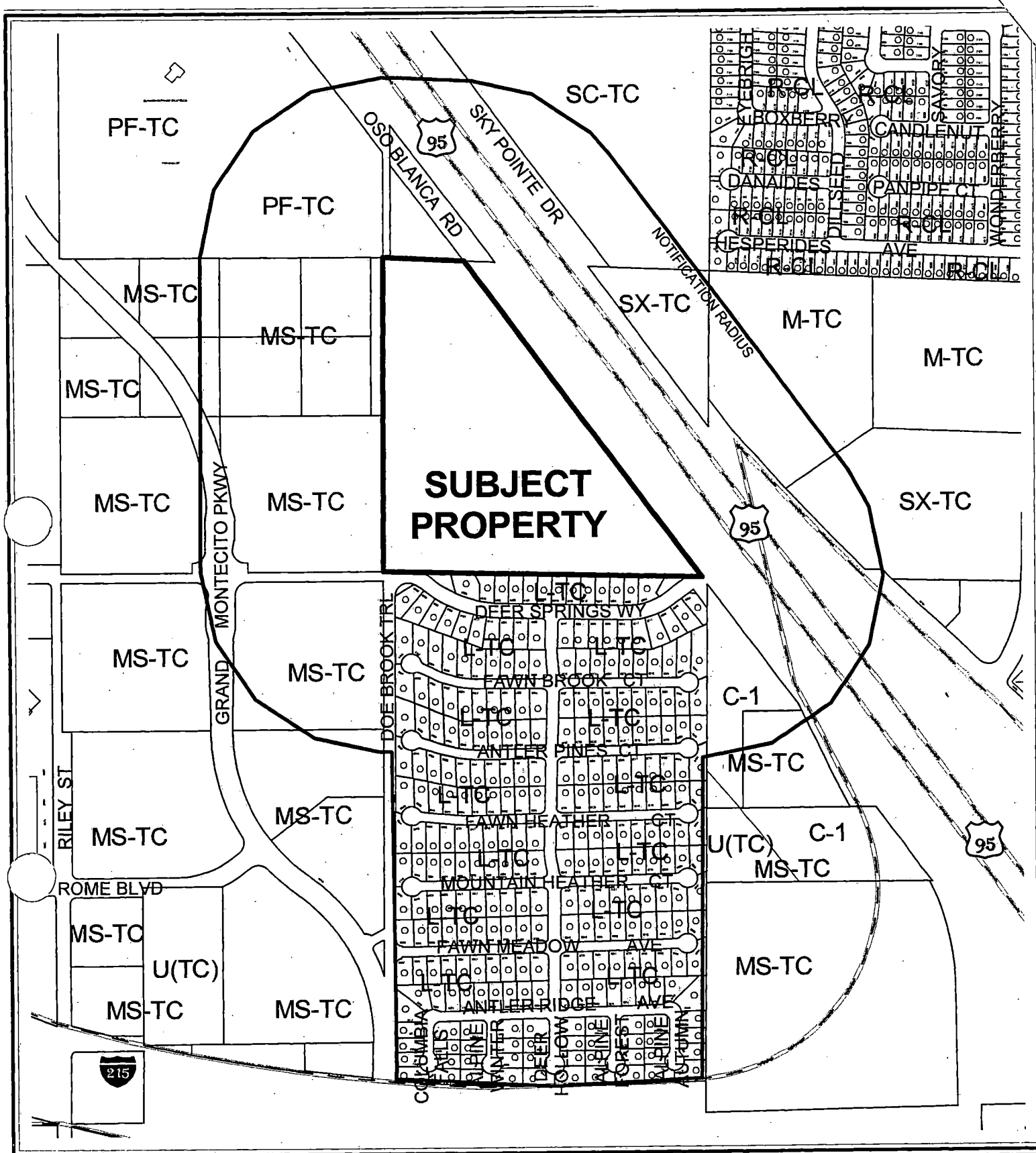
(7:37-7:54)

2-156

CONDITIONS:

Planning and Development

1. A Site Development Plan Review that shall be approved by the City Council at a Public Hearing.
2. Conformance to the Centennial Hills Sector Plan and the Town Center Development Standards Manual, except as amended by this request and other related applications.



CASE: MOD-5497

RADIUS: 750 FT + SPECIAL

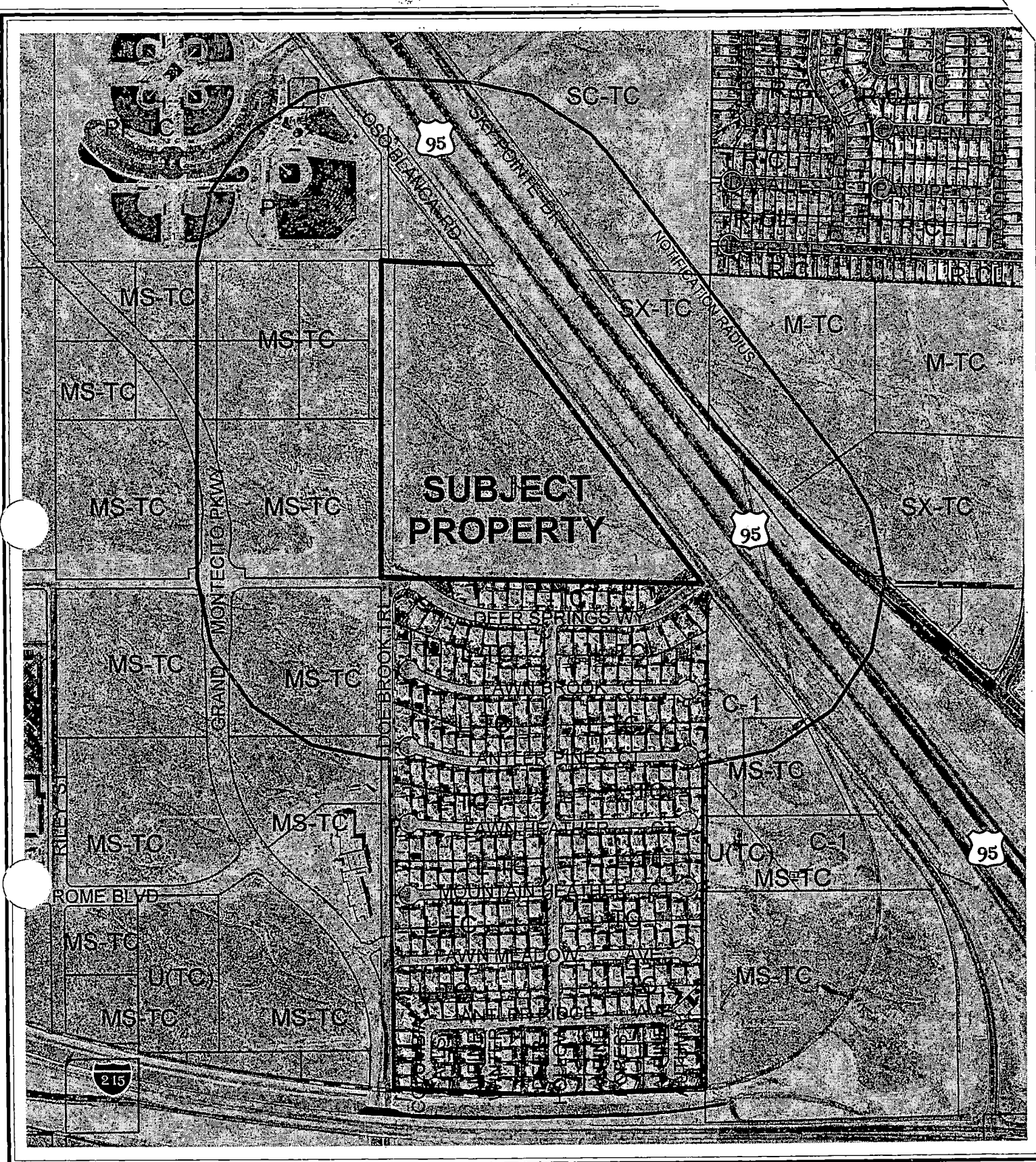
TOWN CENTER SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MS-TC (MAIN STREET MIXED USE - TOWN CENTER)

PROPOSED TOWN CENTER SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC-TC (GENERAL COMMERCIAL - TOWN CENTER)





CASE: MOD-5497

RADIUS: 750 FT + SPECIAL

TOWN CENTER SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MS-TC (MAIN STREET MIXED USE - TOWN CENTER)

PROPOSED TOWN CENTER SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC-TC (GENERAL COMMERCIAL - TOWN CENTER)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MOD-5497 - APPLICANT: TRIPLE FIVE DEVELOPMENT

NEVADA – OWNER: GREAT MALL OF LAS VEGAS, LLC

**** CONDITIONS ****

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

Planning and Development

1. A Site Development Plan Review that shall be approved by the City Council at a Public Hearing.
2. Conformance to the Centennial Hills Sector Plan and the Town Center Development Standards Manual, except as amended by this request and other related applications.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Major Modification to the Centennial Hills Sector Plan and the Town Center Development Standards Manual from MS-TC (Main Street Mixed Use - Town Center) to GC-TC (General Commercial - Town Center) on 24.91 acres located west of US95, south of the Dorrell Lane alignment, north of the Deer Springs Way alignment and east of the former Durango Drive alignment.

B) Applicant's Justification

The applicant has justified this request by stating that this and subsequent applications, when approved, will facilitate the development of a regional shopping center on this and the site immediately to the west.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre easterly portion of the subject site. The effective date of this annexation was 05/29/64.

12/07/98 The City Council approved a request for a rezoning (Z-0076-98) on 1,468 acres located within the area designated Town Center on the Northwest Amendment to the General Plan, including the subject site, from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development - 7 Units per Acre), R-PD11 (Residential Planned Development - 11 Units per Acre), R-PD13 (Residential Planned Development - 13 Units per Acre), R-PD18 (Residential Planned Development - 18 Units per Acre), R-CL (Residential - Compact Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and P-D (Planned Development) to T-C (Town Center).

11/07/01 The City Council approved the Town Center Development Standards Manual, which designated the subject site as MS-TC (Main Street Mixed Use - Town Center).

MOD-5497 - Staff Report Page Two
November 4, 2004 Planning Commission Meeting

10/21/04 The Planning Commission accepted a request to withdraw without prejudice an application for a General Plan Amendment (GPA-5200) from MS-TC (Main Street Mixed Use - Town Center) to GC-TC (General Commercial - Town Center) on 55.74 acres including the subject site) located west of US95, south of the Dorrell Lane alignment, north of the Deer Springs Way alignment and east of the Riley Street alignment.

B) Pre-Application Meeting

08/23/04 A pre-application meeting was held in regard to GPA-5200, which was an application for a larger piece of land that included the subject site. The applicant was advised of the standard requirements for such an application, including the need to advertise and host a neighborhood meeting. That application was subsequently withdrawn in favor of this current request; as the substance of the request and the issues pertaining to the subject parcel remain the same, no additional formal pre-application meeting was required, although several meetings were held between the applicant and staff.

C) Neighborhood Meetings

09/21/04 A neighborhood meeting was held by the applicant with regard to GPA-5200. Approximately 75 persons attended the meeting and voiced concerns related to increased traffic, limitation of access to Durango ball fields, negative impact on property values and incompatibility with a rural lifestyle in the area.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 24.91

B) Existing Land Use

Subject Property: Undeveloped
North: Ball Diamonds
South: Single-Family Residential
East: US95 and Undeveloped
West: Undeveloped

C) Planned Land Use

Subject Property: TC (Town Center) [MS-TC (Main Street Mixed Use - Town Center) special land use designation]
North: TC (Town Center) [PF-TC (Public Facilities - Town Center) special land use designation]
South: TC (Town Center) [L-TC (Low Density Residential - Town Center) special land use designation]

East: TC (Town Center) [M-TC (Medium Density Residential - Town Center) and SX-TC (Suburban Mixed Use - Town Center) special land use designations] – across US95

West: TC (Town Center) [MS-TC (Main Street Mixed Use - Town Center) special land use designation] – Note: falls within the area affected by the Montecito Development Agreement

D) Existing Zoning

Subject Property:

North: T-C (Town Center)

South: T-C (Town Center) and C-1 (Limited Commercial)

East: T-C (Town Center)

West: T-C (Town Center)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan. More specifically, the site is located within the Centennial Hills Town Center, which is a master planned area subject to special land use designations as outlined in both the Centennial Hills Sector Plan and the Town Center Development Standards Manual. The site has a General Plan designation of TC (Town Center) within the Centennial Hills Sector Plan, and has a special land use designation of MS-TC (Main Street Mixed Use - Town Center) in both the Centennial Hills Sector Plan and the Town Center Development Standards Manual. The site is zoned as T-C (Town Center) pursuant to Title 19. This zoning district is consistent with both the General Plan designation and the Town Center special land use designation of the site.

The proposed special land use designation of GC-TC (General Commercial - Town Center), although more intensive than the current MS-TC special land use designation of the site, conforms to the TC (Town Center) General Plan land use designation of the site and the surrounding area. It should be noted that site plan controls will be necessary at the Site Development Plan Review stage to ensure that negative impacts on Timberlake, the adjacent single-family neighborhood to the south, are minimized.

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

Other than the Town Center policies as referenced above, there are no other plans or special policies that affect the subject site. It is possible that due to the scope of the regional mall project that will be facilitated by this request, that project may be subject to impact assessments through the Development Impact Notification Assessment or Project of Regional Significance processes.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

ANALYSIS

A) Zoning Code Compliance

The subject site and the majority of the entire area surrounding the site are currently zoned T-C (Town Center). The site will remain zoned as T-C should this request be approved, and the change to the GC-TC special land use designation will have no effect on this current zoning district as it applies to the site. Subsequent site plan review of development projects for the site will be required to conform to the provisions of the T-C zoning doistrict.

B) General Analysis and Discussion

The Town Center Development Standards Manual calls for urban, main street-style development in this area, with ground-level commercial uses close to the street frontage and mixed-use, multi-unit residential units above, creating an urban setting for the Town Center core. The requested GC-TC designation will instead foster the development of a suburban-style two-million square-foot regional shopping center, which will include this site, as well as the 38-acre parcel owned by the applicant immediately to the west.

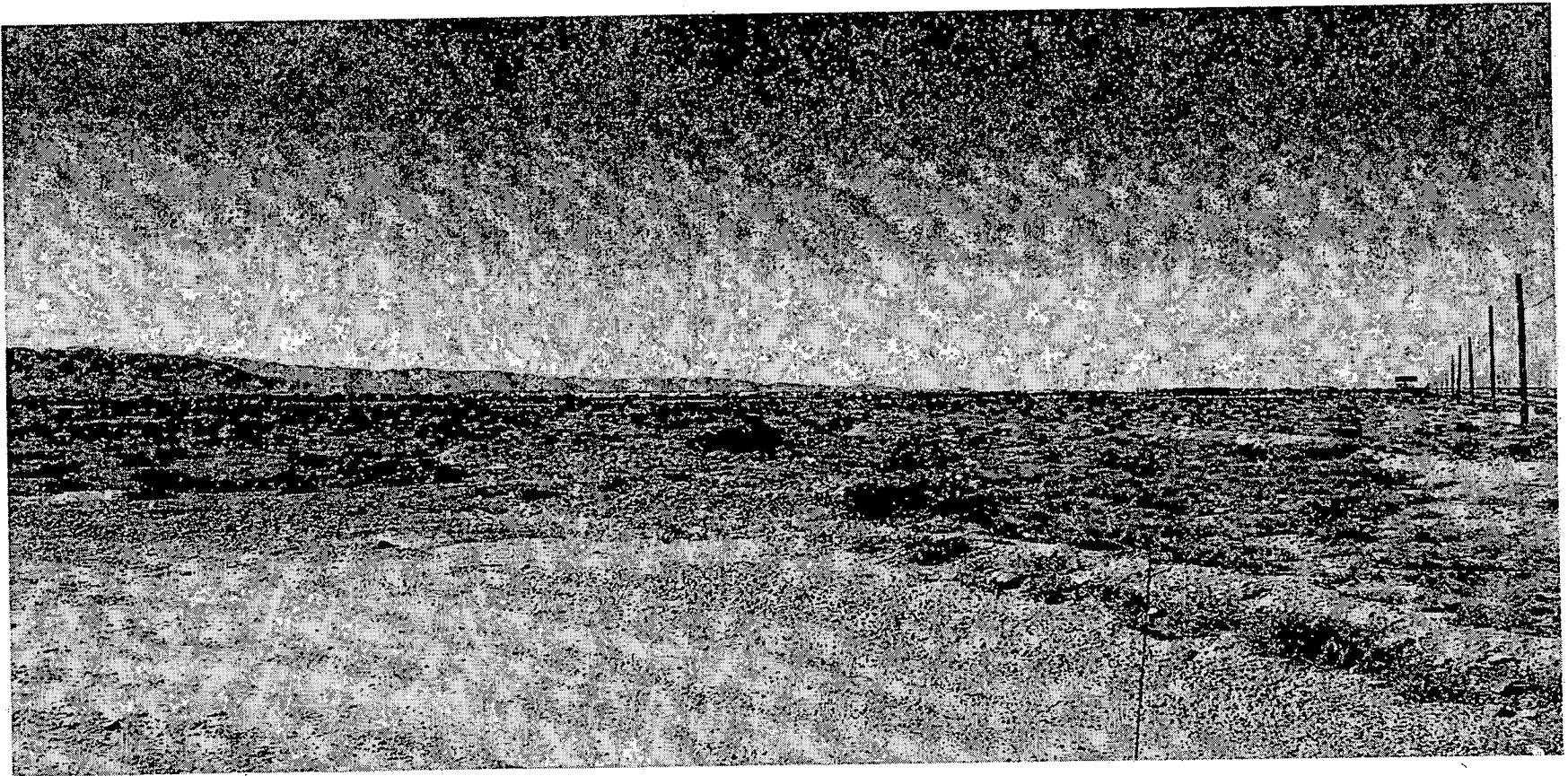
While this request appears to be contrary to the approved planning concepts for the Town Center core, much of that core is located to the west of this site, within the area subject to the Montecito Development Agreement. The provisions of that Agreement override the Town Center requirements. Virtually all of that MS-TC core area within the Development Agreement area (with the exception of the aforementioned 38-acre parcel), has either been developed as, or has been approved for, suburban-style development that is contrary to the spirit of the MS-TC requirements. As a result, the type of development that would occur on the subject parcel under GC-TC would be more in character with the existing and approved development in the Montecito area, than it would with Town Center development concepts. The subject site is sandwiched between US95 and the Montecito area, and is isolated from other portions of Town Center by US95. The request is therefore appropriate, given the current context of the area.

MOD-5497 - Staff Report Page Five
November 4, 2004 Planning Commission Meeting

NOTICES MAILED 303

APPROVALS 0

PROTESTS 0



MOD-5497 - APPLICANT: TRIPLE FIVE DEVELOPMENT NEVADA - OWNER: GREAT MALL OF LAS
VEGAS, LLC
NORTHEAST CORNER OF DEER SPRINGS WAY AND U.S. HIGHWAY 95
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

ABEYANCE TO THE JANUARY 13, 2005 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends ABEYANCE

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 38 – VAR-5099

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)

1-115

BONBON LLC
4550 W. Oakley - Suite 111
Las Vegas, NV 89102

October 28, 2004

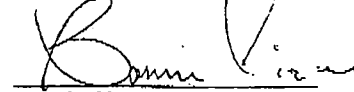
City of Las Vegas
Mr. Steve Swanton
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101
via fax 385-7268

Dear Steve:

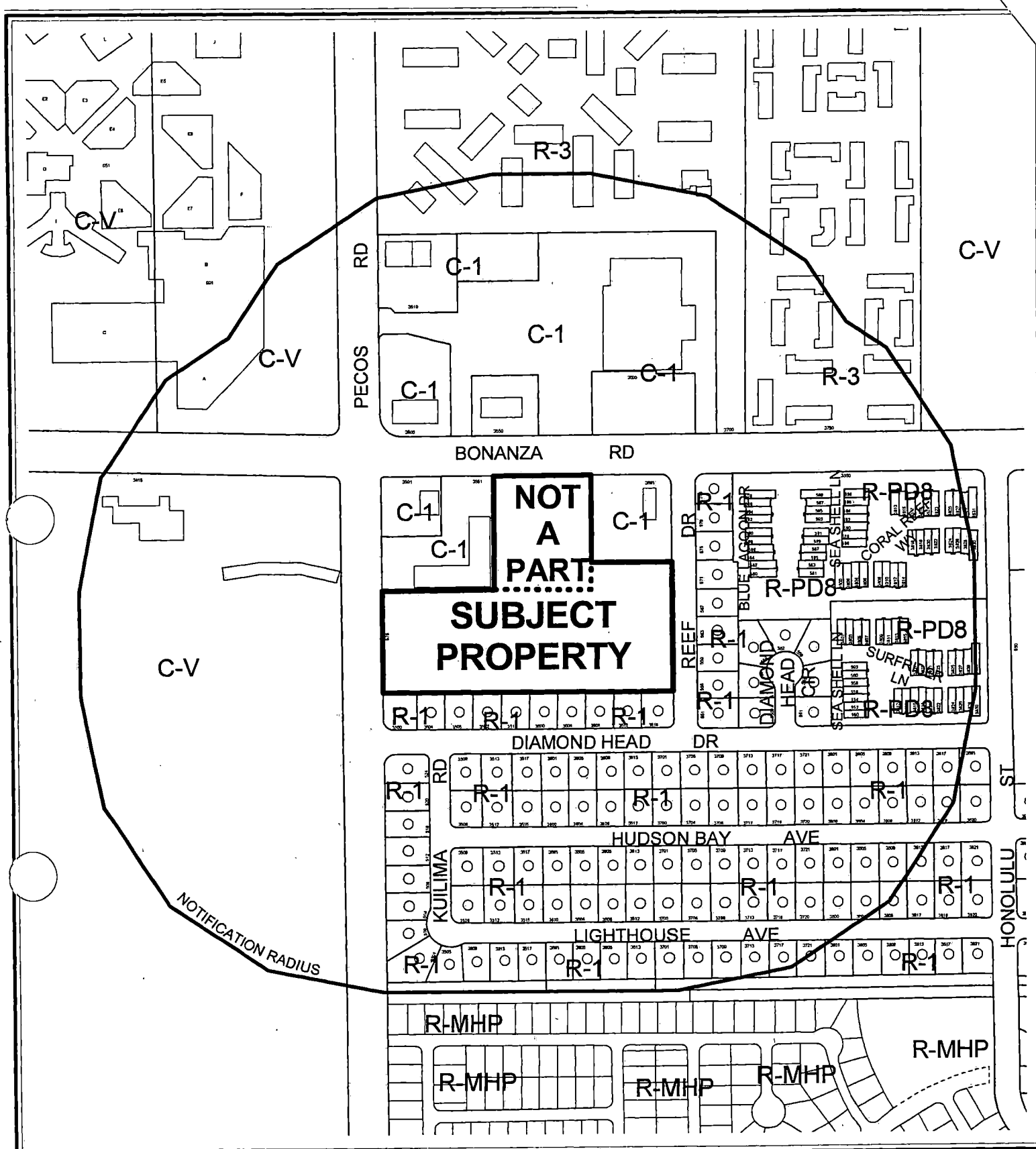
This shall serve as our request to kindly abay our applications VAR 5099, Zon 5092, VAR 5300, WVR 5299, SDR 5098, SUP 5096, & SDR 5093 from the November 4, 2004 City Council Meeting to the January 13, 2004 City Planning Commission Meeting as we are unable to have representation until that time.

Thank you.

Sincerely,



Bonnie Cisneros
Manager
367-6588



CASE: **VAR-5099**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE-FAMILY COMPACT-LOT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-5099 - APPLICANT/OWNER: BON BON, LLC

***ON OCTOBER 28, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN ABEYANCE
TO THE JANUARY 13, 2005 PLANNING
COMMISSION MEETING.***

GL



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5099 APN: 140-31-121-003

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

Name of Applicant: _____

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

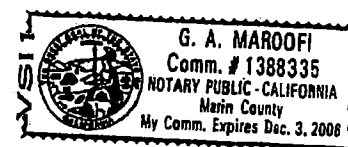
Signature of Property Owner/Authorized Agent: John E. Kenny Jr

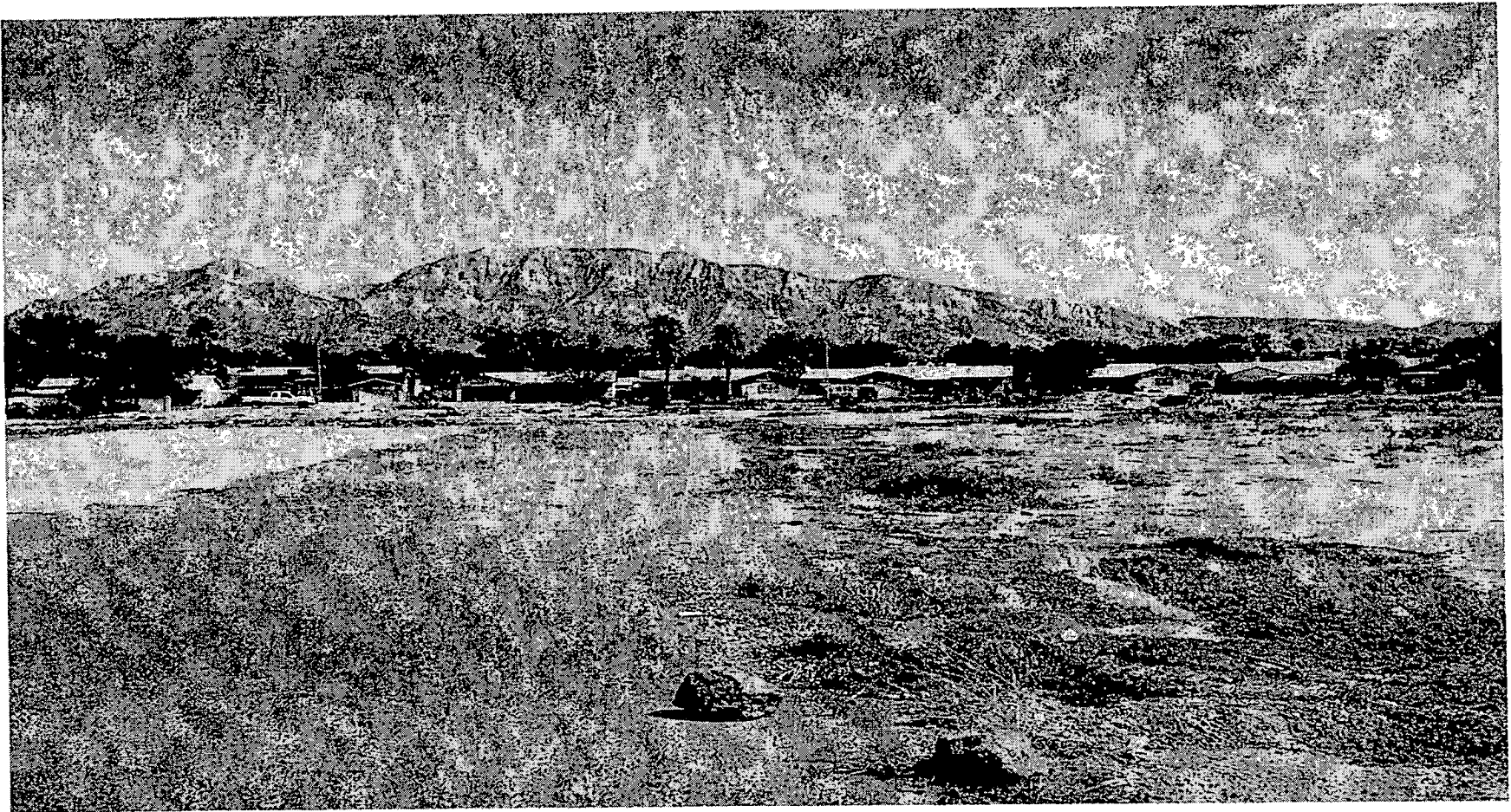
Print Name: JOHN E KENNEY JR TRUSTEE OF THE
KENNEY FAMILY DECLARATION OF TRUST

Subscribed and sworn before me

This 9 day of Aug., 2004

G. A. Maroofi 8/9/04
Notary Public in and for said County and State





VAR-5099 - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC
SOUTH OF BONANZA ROAD AND EAST OF PECOS ROAD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

ABEYANCE TO THE JANUARY 13, 2005 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

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 39 – ZON-5092

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)

1-115

BONBON LLC
4550 W. Oakley - Suite 111
Las Vegas, NV 89102

October 28, 2004

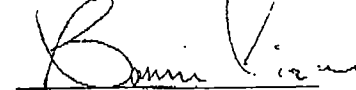
City of Las Vegas
Mr. Steve Swanton
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101
via fax 385-7268

Dear Steve:

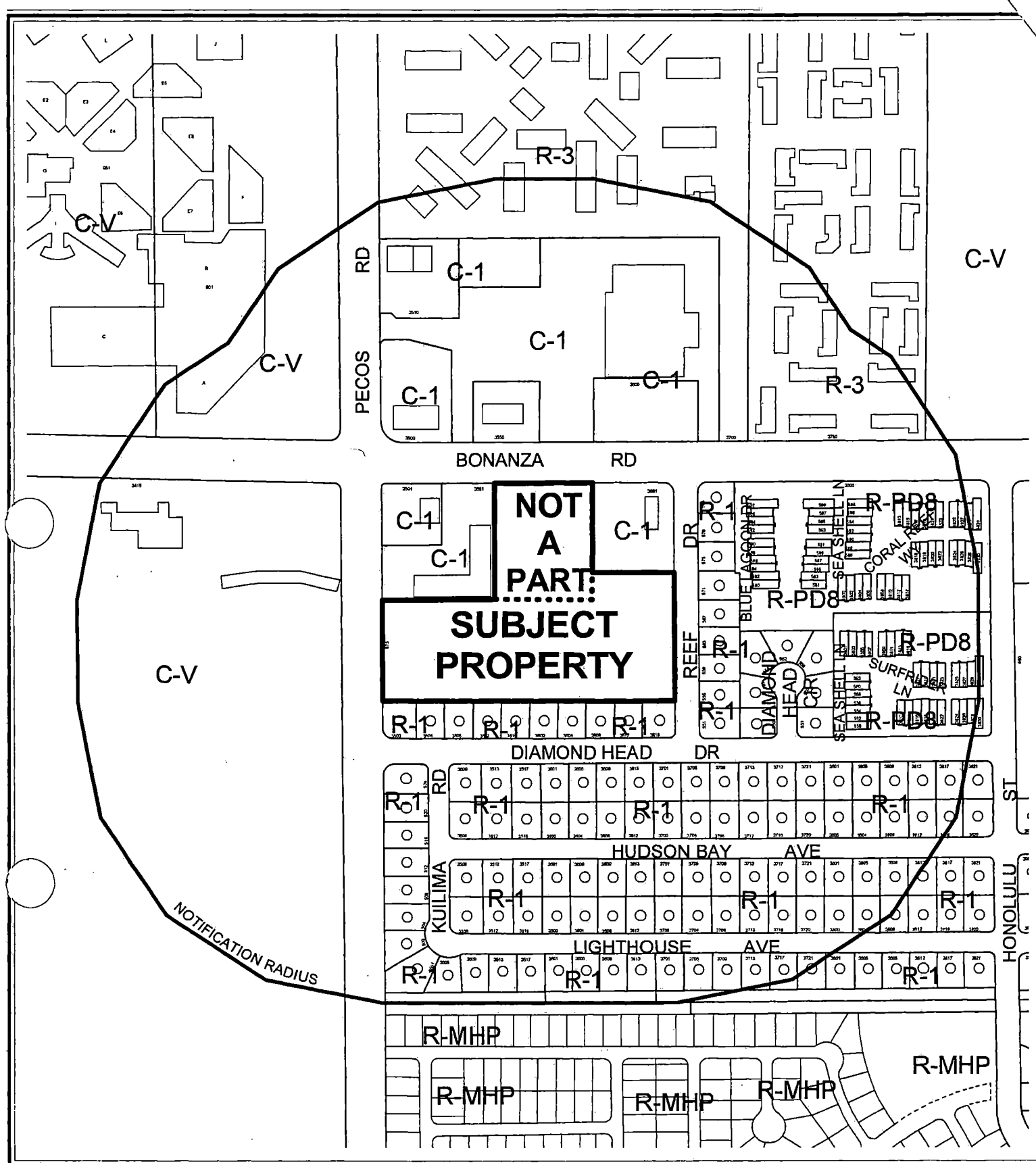
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Bonnie Cisneros
Manager
367-6588

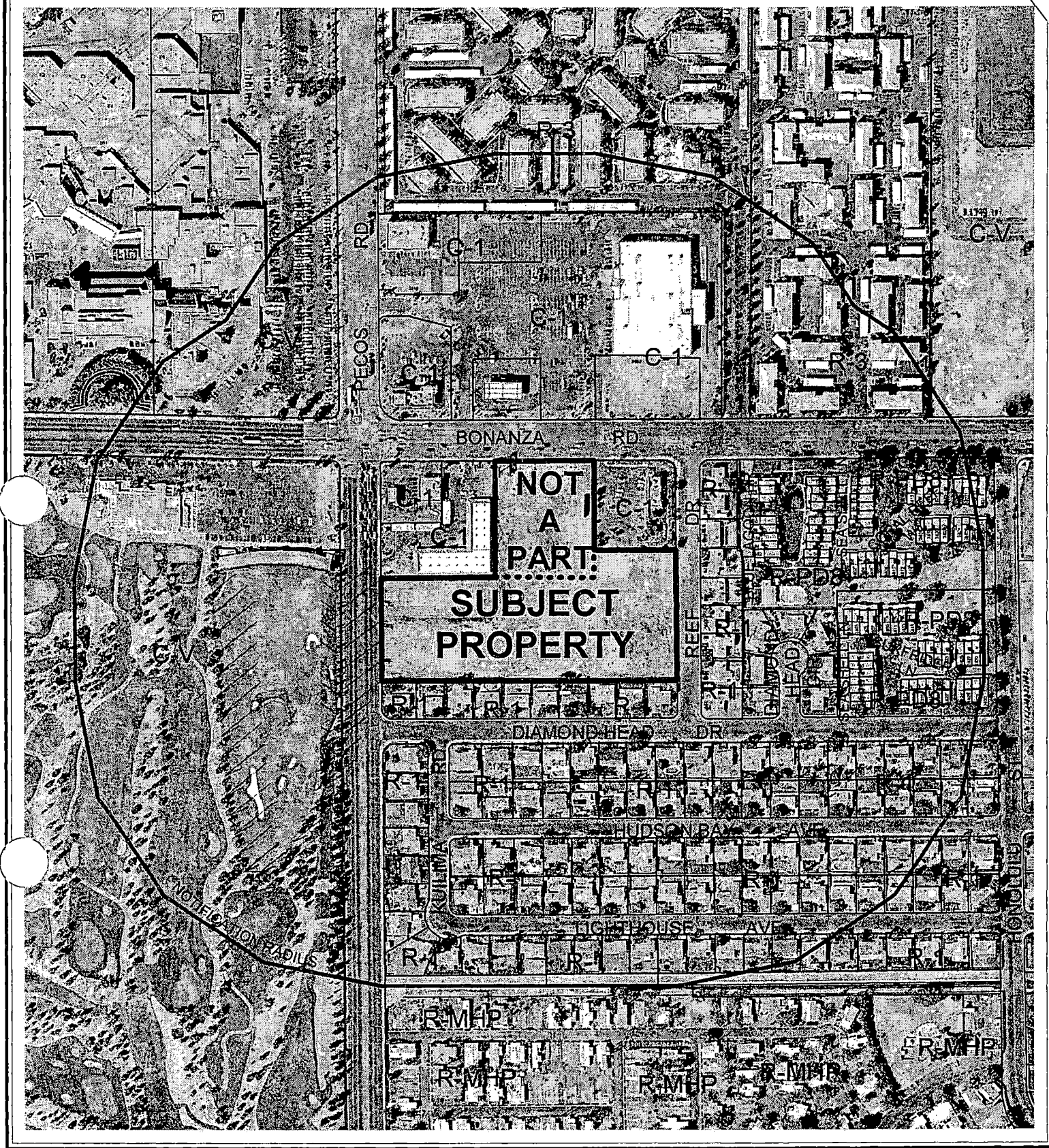


CASE: ZON-5092

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE-FAMILY COMPACT-LOT)



CASE: ZON-5092

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE-FAMILY COMPACT-LOT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-5092 – APPLICANT/OWNER: BON BON, LLC

***ON OCTOBER 28, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN ABEYANCE
TO THE JANUARY 13, 2005 PLANNING
COMMISSION MEETING.***

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5092 APN: 140-31-121-003
Name of Property Owner: John E. Kenny Jr Trustee of The Kenny
Family Declaration of Trust Dated Feb. 10, 1992
Name of Applicant: _____

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

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

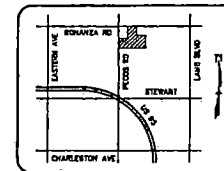
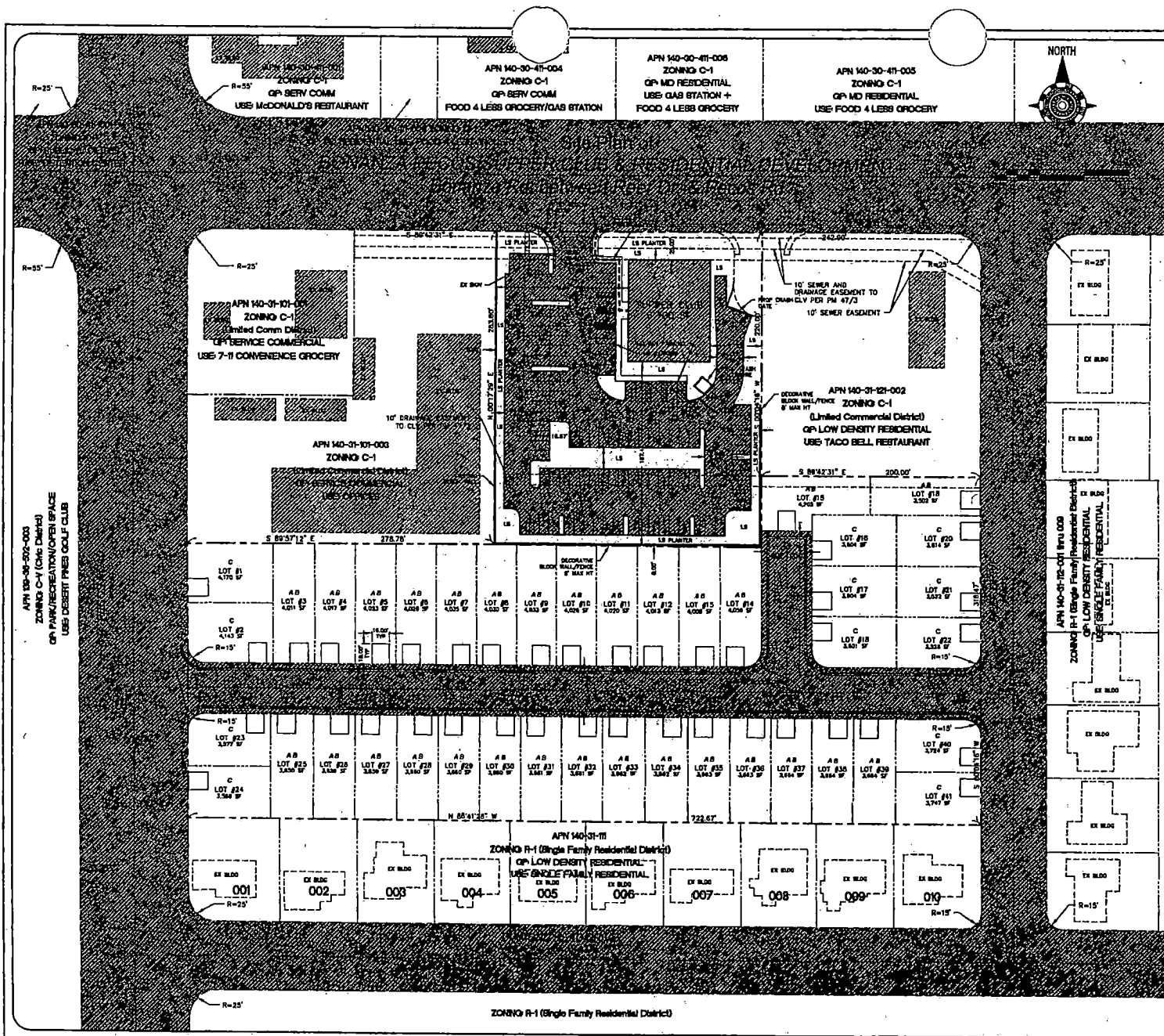
Print Name: JOHN E. KENNEY JR TRUSTEE OF THE
KENNEY FAMILY DECLARATION OF TRUST

Subscribed and sworn before me

This 9 day of Aug., 2004

G. A. MAROOFI 8/9/04
Notary Public in and for said County and State

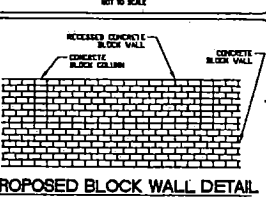
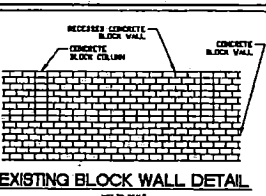




KEY MAP
N.T.S.
TOWNSHIP 20 SOUTH-RANGE 93 EAST-SECTION 31

SITE & BUILDING INFORMATION
C-1 Super Club &
R-CL Single-Family Compact-Lot Residential
NET SQUARE FOOTAGE (COMMERCIAL) 88,338.54 SF
NET SQUARE FOOTAGE (RESIDENTIAL) 184,968.38 SF
BUILDING SIZE (SUPER CLUB) 6,700 SF
F.A.R. (SUPER CLUB) 108
DENSITY (RESIDENTIAL) 8.18 RESIDENTIAL UNITS PER ACRE

PARKING ANALYSIS (SUPER CLUB)
PARKING REQUIREMENTS
REQUIRED PARKING FOR BUILDING 818 = 81 SPACES
REQUIRED PARKING FOR REVENUE 118 = 12 SPACES
TOTAL REQUIRED PARKING 101 SPACES
TOTAL PARKING PROVIDED 101 SPACES
HANDICAP PARKING REQUIREMENTS
REQUIRED HANDICAP PARKING 3 SPACES
(1 REGULARLY VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED 3 SPACES
(4 REGULARLY VAN ACCESSIBLE)



OWNER/DEVELOPER
REDHAWK CONSULTING, INC.
1400 S. GARDEN BLVD.,
LAS VEGAS, NEVADA 89102
PH: 367-8380
FAX: 367-8337

ABBREVIATIONS
C-1 COMMON ENTRY
C-2 LIMITED COMMON ENTRY
C-3 TRAIL ENCLOSURE
C-4 HANDICAPED
C-5 FIRE HYDRANT
C-6 TYPICAL
C-7 EROSION
C-8 LOT TO SCALE
C-9 SANITARY SEWER
C-10 BACK-UP-CLIP
C-11 UNIFORM STANDARDS
C-12 DRAINAGE CLAIM
C-13 QUALITY AREA
C-14 LANDSCAPED AREA
C-15 SWATH
C-16 PROPOSED LINE
C-17 RIGHT-OF-WAY
C-18 RIGHT-OF-WAY
C-19 WATER METER
C-20 WATER VALVE
C-21 STREET MOUNT
C-22 LOCK OF PAVEMENT
C-23 SIGNAGE
C-24 SIGNAGE FEET
C-25 RADIUS
C-26 DRIVEWAY
C-27 DRIVEWAY
C-28 ELEVATION
C-29 ROAD BUILDING
C-30 LOT TO SCALE
C-31 HEIGHT

LEGEND
--- EXISTING CENTERLINE OF ROAD
--- RIGHT-OF-WAY (PAVING)
--- SITE P.A. & BOUNDARY
--- PROPERTY LINE (ADJACENT)
--- EASEMENT
--- BUILDING RETRACTION LINE
--- NO ACCESS ROUTE

NO.	DATE	BY	CHKD.	APP.
1	10-07-04	SP		

DATE
10-07-04

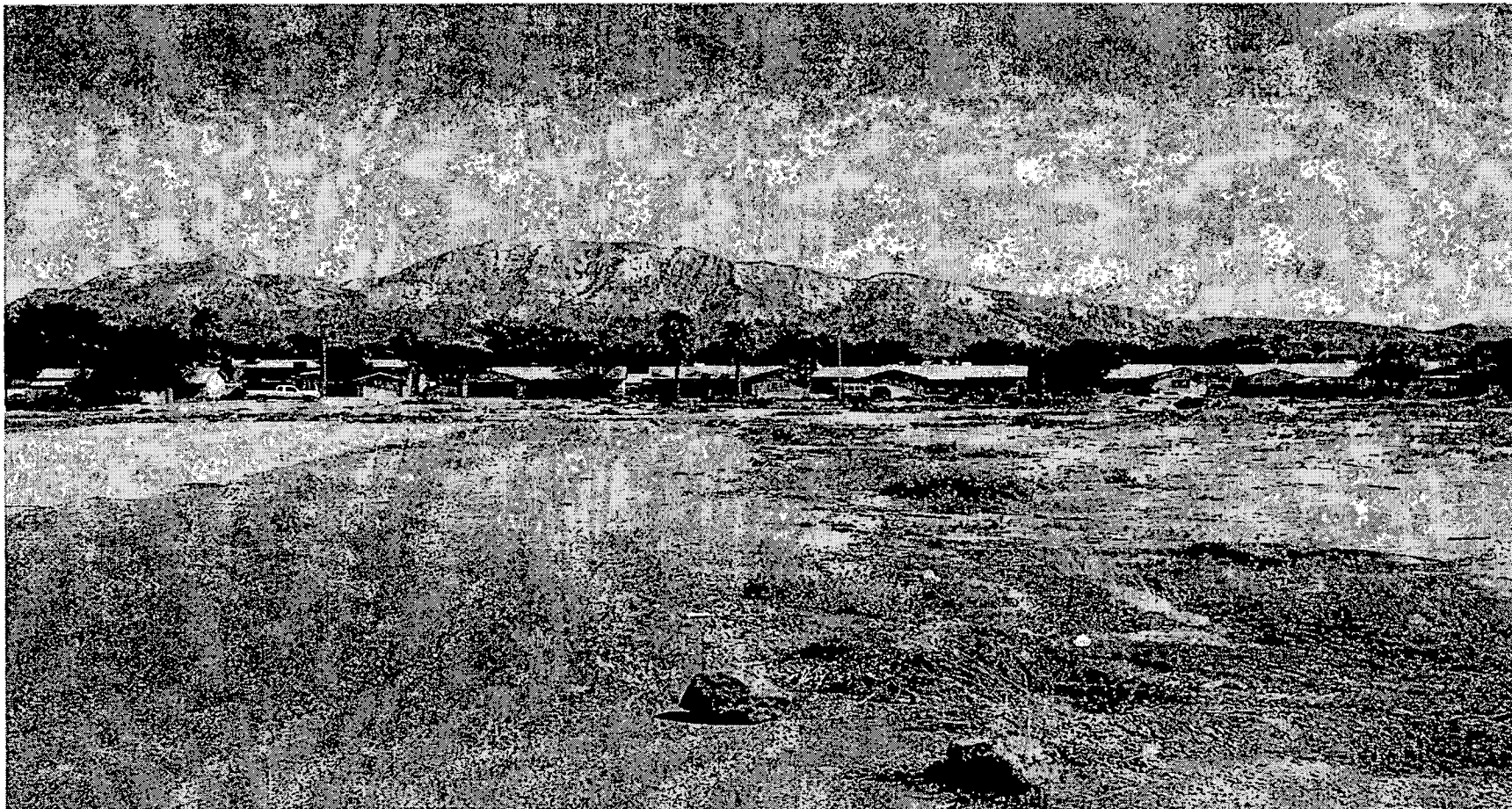


BONANZA PECOS SITE IMPROVEMENTS
BONANZA RD between PECOS RD & REEF DR
SITE PLAN

SHEET
SP
1 of 1 sheets

ZON-5092
VAR-5099
SUP-5096
SDR-5093
SDR-5098
10-07-04 PC

RECEIVED
AUG 24 2004



ZON-5092 - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC
SOUTH OF BONANZA ROAD AND EAST OF PECOS ROAD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

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).

ABEYANCE TO THE JANUARY 13, 2005 PLANNING COMMISSION MEETING**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

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 40 – VAR-5300

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)

1-115

BONBON LLC
4550 W. Oakey - Suite 111
Las Vegas, NV 89102

October 28, 2004

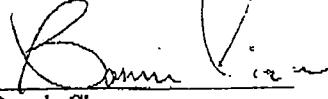
City of Las Vegas
Mr. Steve Swanton
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101
via fax 385-7268

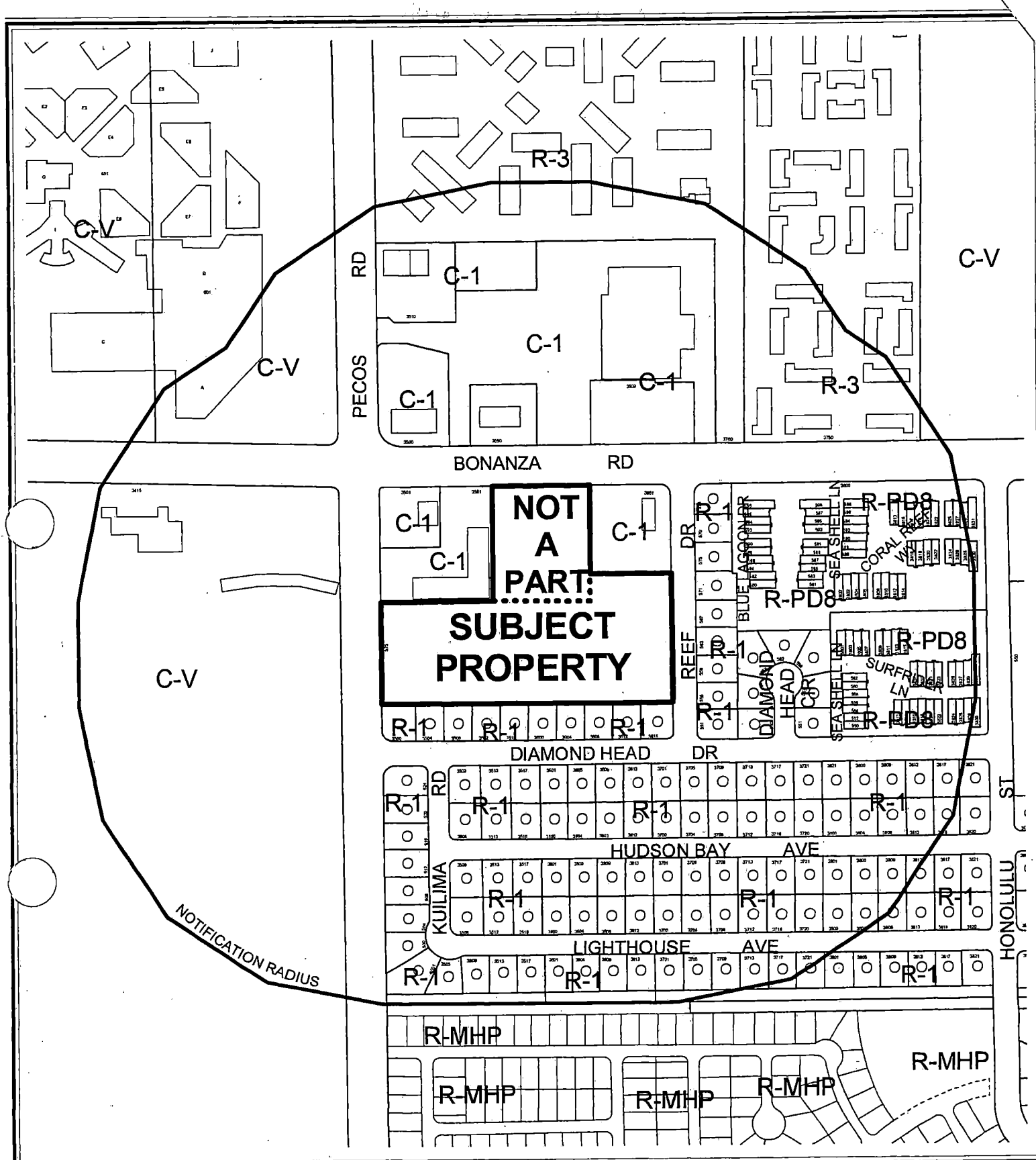
Dear Steve:

This shall serve as our request to kindly abay our applications VAR 5099, Zon 5092, VAR 5300, WVR 5299, SDR 5098, SUP 5096, & SDR 5093 from the November 4, 2004 City Council Meeting to the January 13, 2004 City Planning Commission Meeting as we are unable to have representation until that time.

Thank you.

Sincerely,


Bonnie Cisneros
Manager
367-6588



CASE: VAR-5300

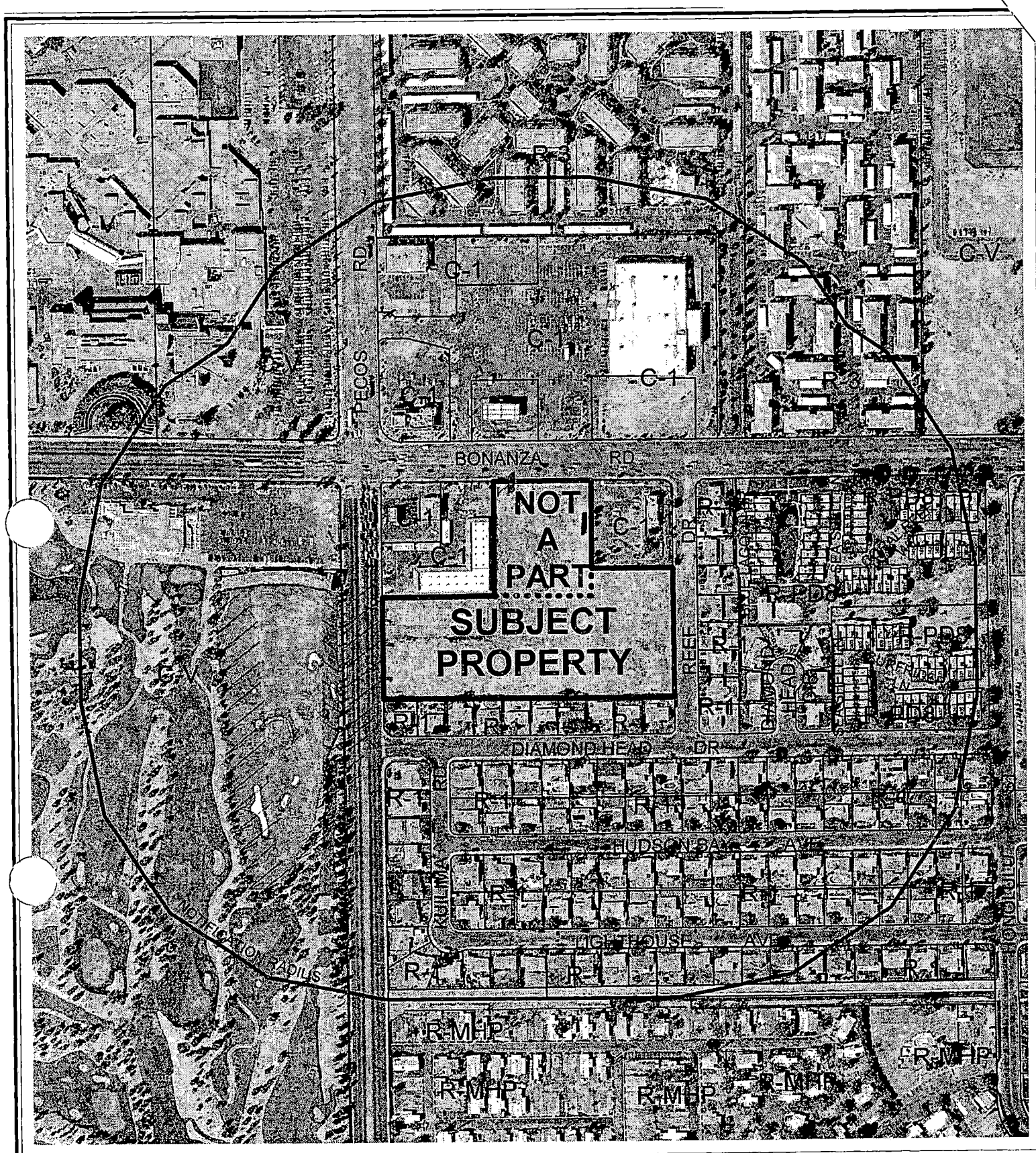
RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE-FAMILY COMPACT-LOT)

0 300 600 Feet





CASE: **VAR-5300**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE-FAMILY COMPACT-LOT)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-5300 - APPLICANT/OWNER: BON BON, LLC

***ON OCTOBER 28, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN ABEYANCE
TO THE JANUARY 13, 2005 PLANNING
COMMISSION MEETING.***

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5300 APN: 140-31-121-003

Name of Property Owner: Bon Bon LLC

Name of Applicant: same

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: James L. Lamm

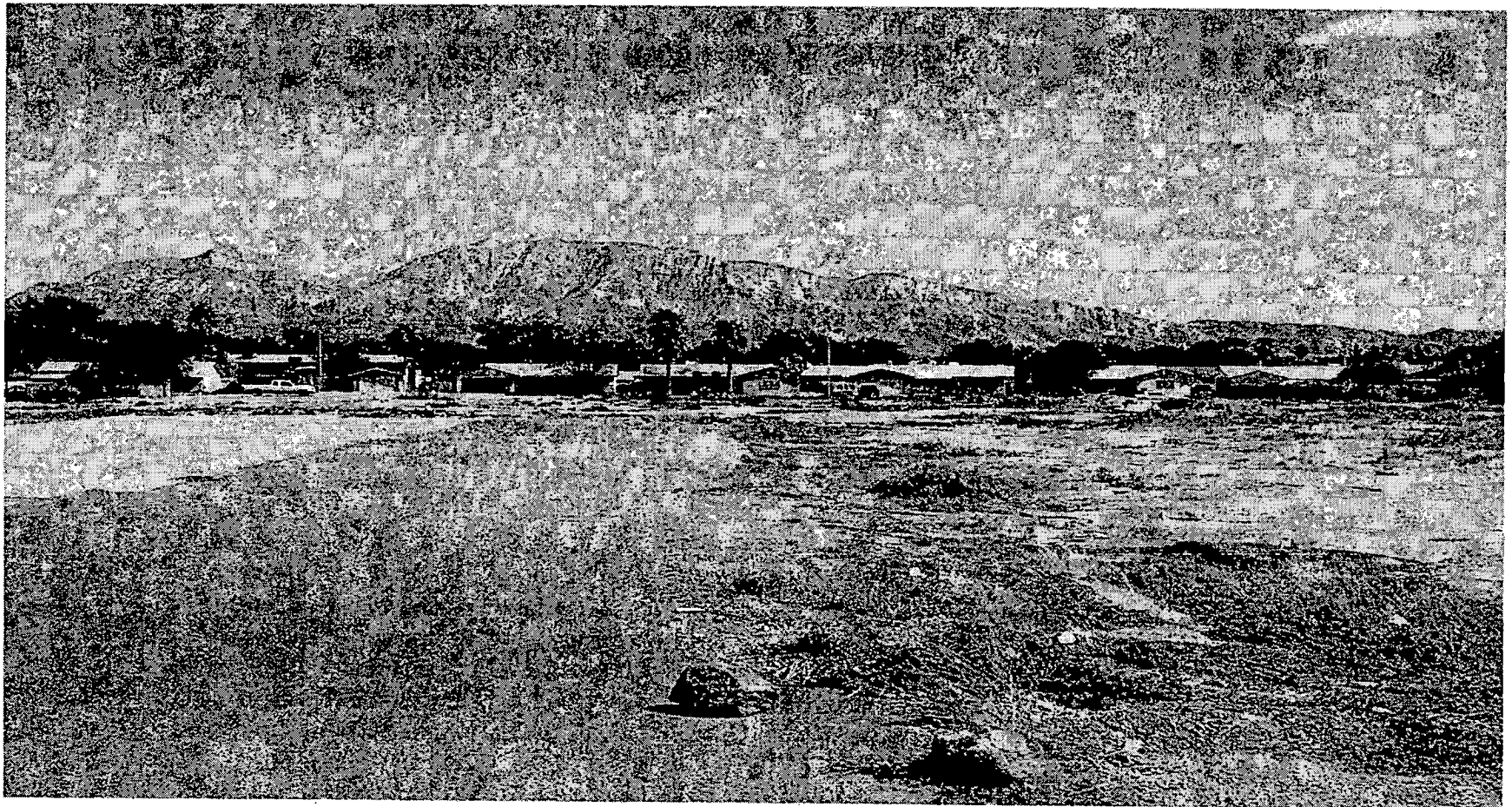
Print Name: Donnie Cisneros

Subscribed and sworn before me

This 18 day of Sept, 2004
Houma Knight
 Notary Public in and for said County and State

DONNA J. KNIGHT

Notary Public, State of Nevada
Appointment No. 01-70024-1
My Appt. Expires June 29, 2005



VAR-5300 - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC
SOUTH OF BONANZA ROAD AND EAST OF PECOS ROAD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

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).

ABEYANCE TO THE JANUARY 13, 2005 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends ABEYANCE

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 41 – WVR-5299

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)

1-115

BONBON LLC
4550 W. Oakey - Suite 111
Las Vegas, NV 89102

October 28, 2004

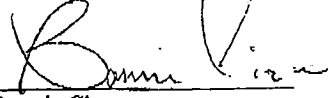
City of Las Vegas
Mr. Steve Swanton
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101
via fax 385-7268

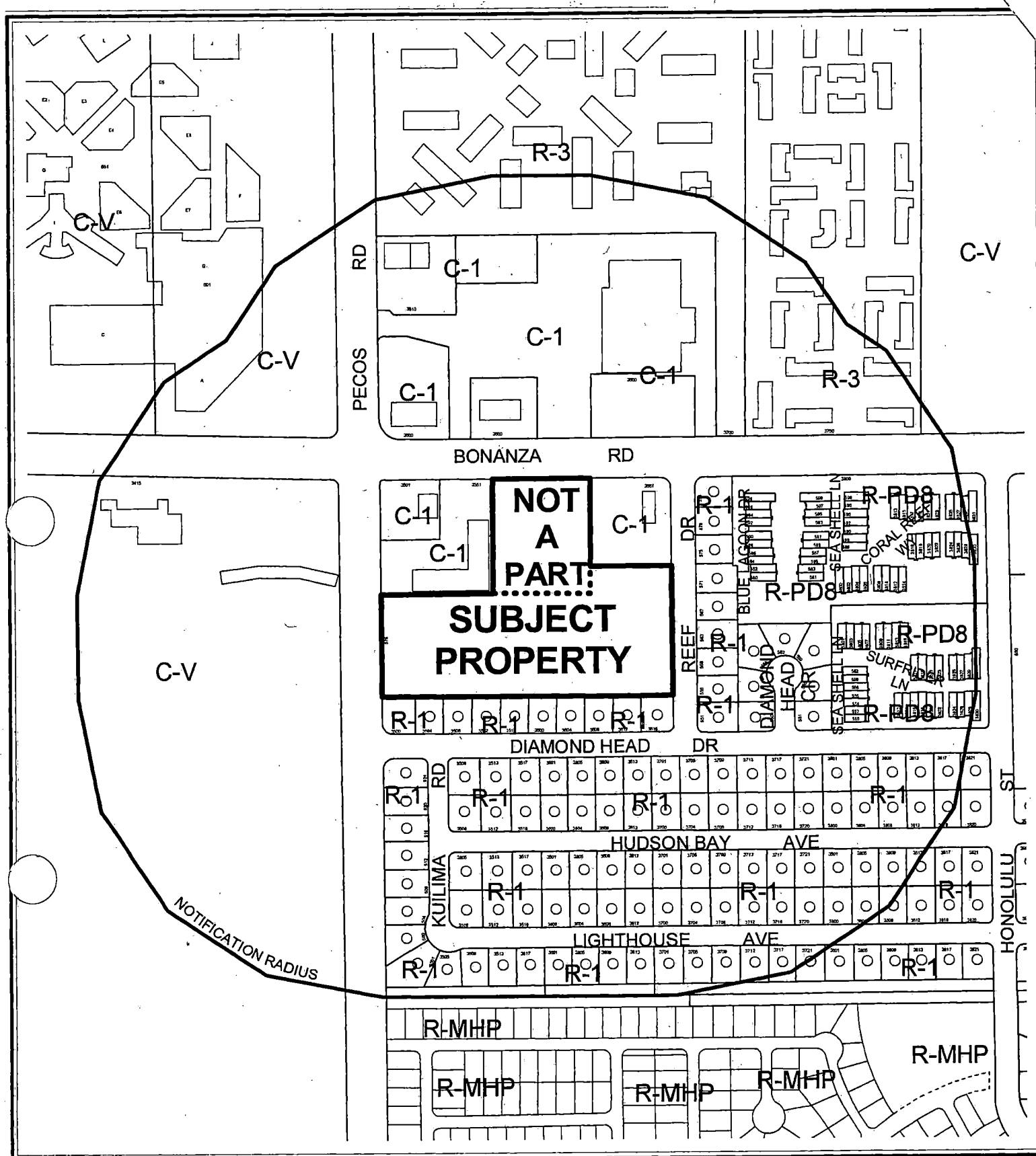
Dear Steve:

This shall serve as our request to kindly abay our applications VAR 5099, Zon 5092, VAR 5300, WVR 5299, SDR 5098, SUP 5096, & SDR 5093 from the November 4, 2004 City Council Meeting to the January 13, 2004 City Planning Commission Meeting as we are unable to have representation until that time.

Thank you.

Sincerely,


Bonnie Cisneros
Manager
367-6588



CASE: WVR-5299

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE-FAMILY COMPACT-LOT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: WVR-5299 - APPLICANT/OWNER: BON BON, LLC

***ON OCTOBER 28, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN ABEYANCE
TO THE JANUARY 13, 2005 PLANNING
COMMISSION MEETING.***



Case Number: WVR-5299 APN: 140-31-121-003
Name of Property Owner: BON BON LLC
Name of Applicant: SAME

 Yes X No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Donnie Cisneros

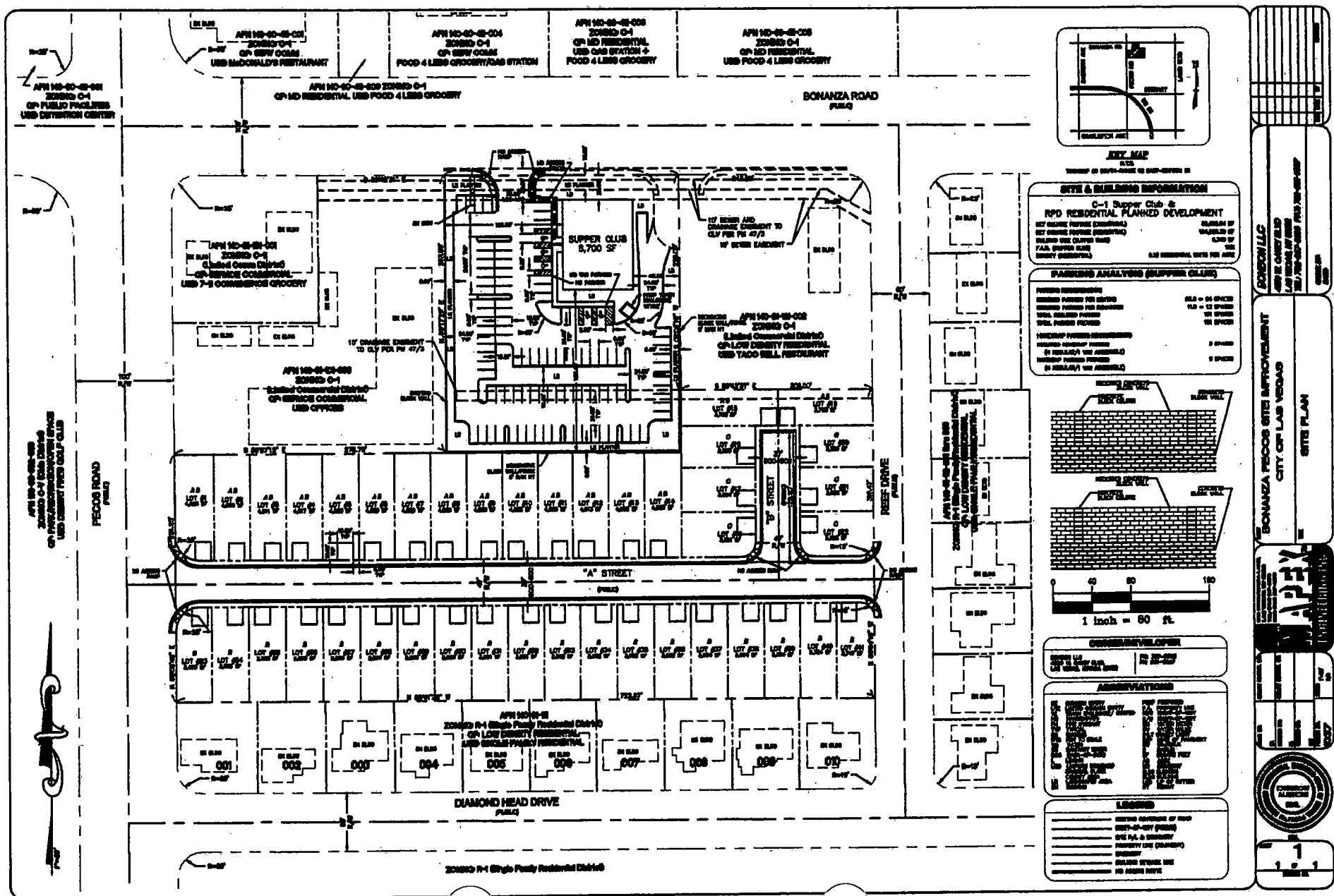
Subscribed and sworn before me

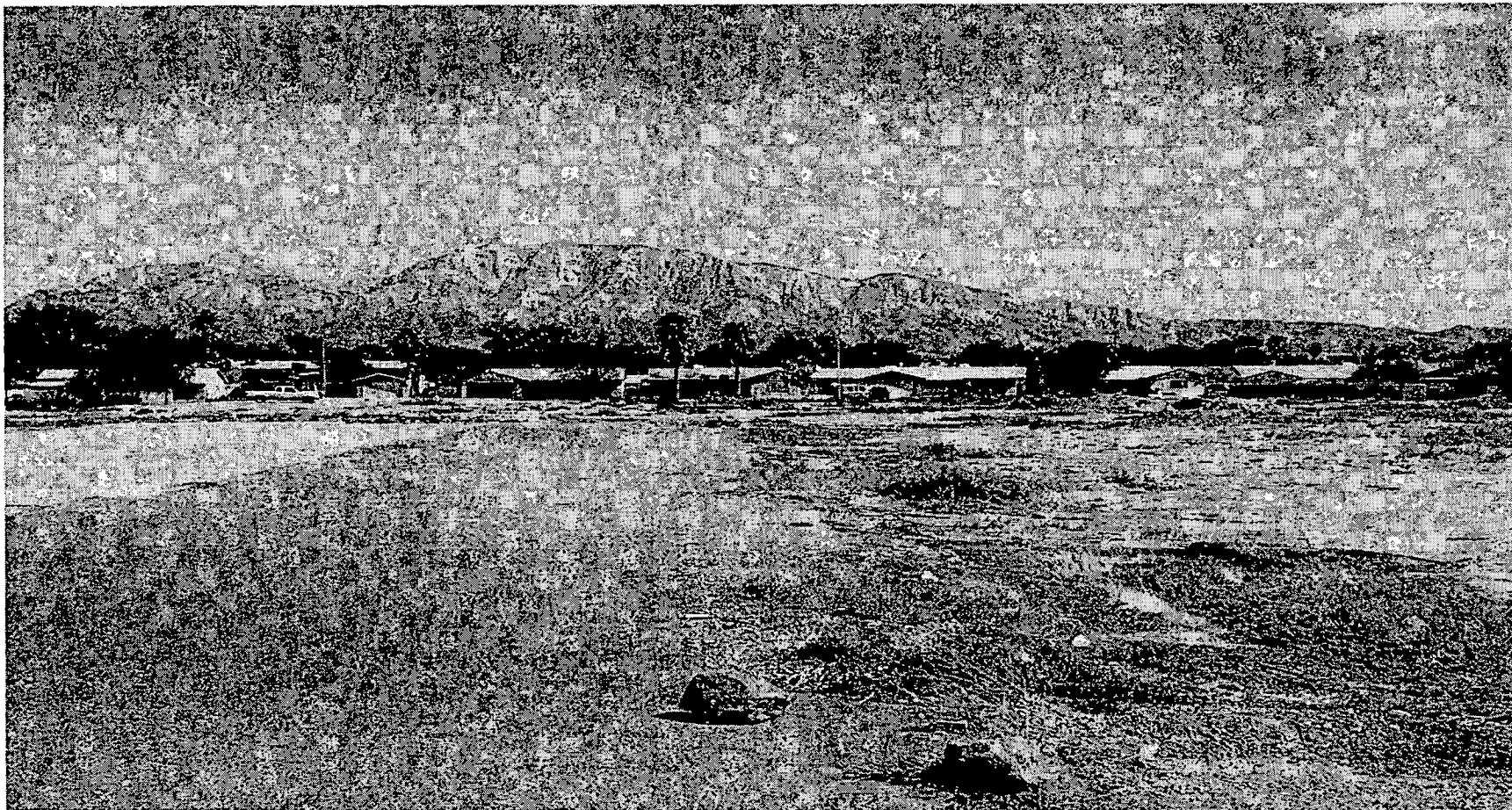
This 18 day of Sept, 20 04

Douna Knight
Notary Public in and for said County and State



ZON-5092
VAR-5099
SDR-5098
VAR-5300
WVR-5299
11-04-04 PC





WVR-5299 - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC
SOUTH OF BONANZA ROAD AND EAST OF PECOS ROAD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

ABEYANCE TO THE JANUARY 13, 2005 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends ABEYANCE

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 42 – SDR-5098

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)

1-115

BONBON LLC
4550 W. Oakley - Suite 111
Las Vegas, NV 89102

October 28, 2004

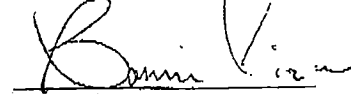
City of Las Vegas
Mr. Steve Swanton
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101
via fax 385-7268

Dear Steve:

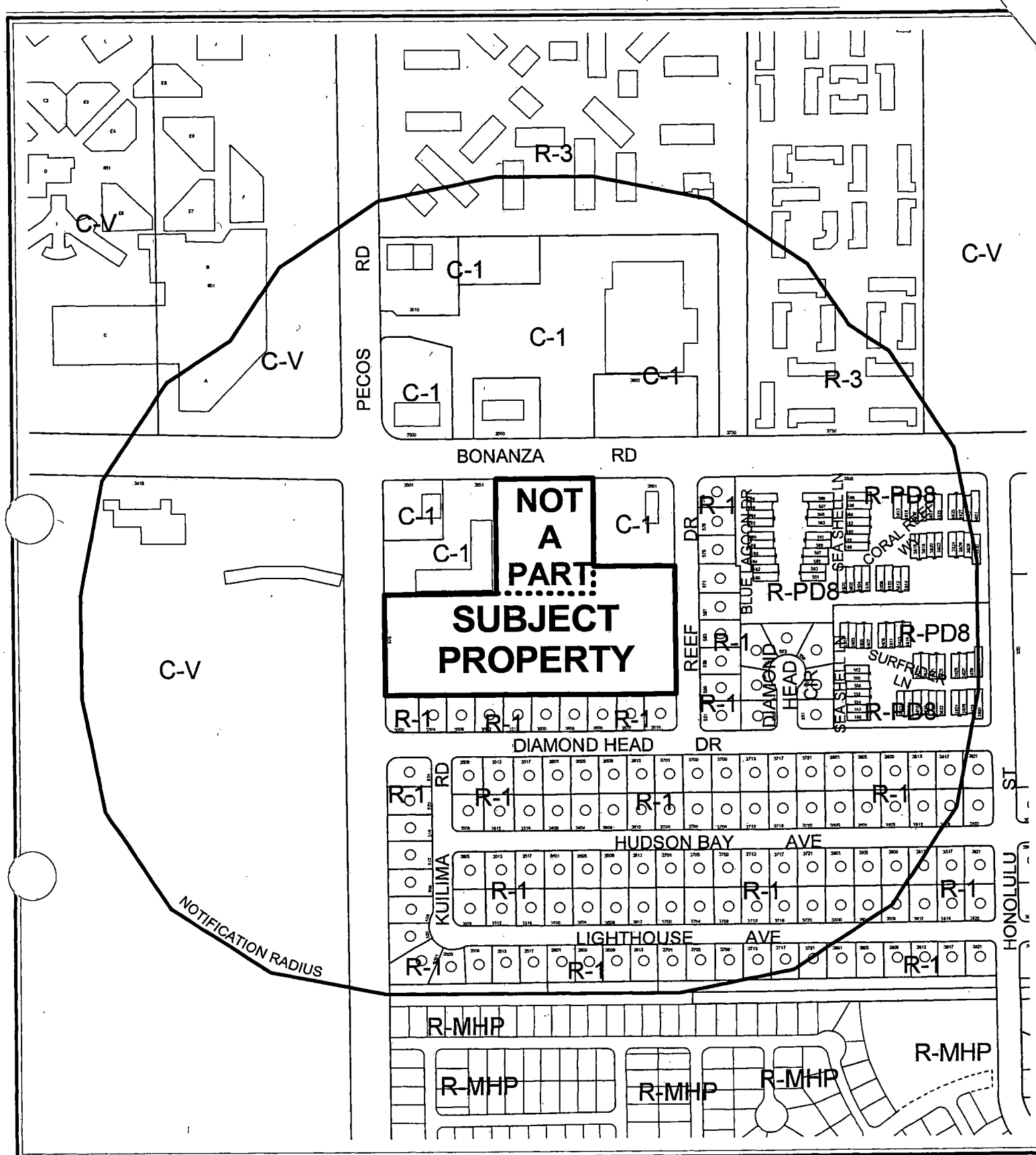
This shall serve as our request to kindly abay our applications VAR 5099, Zon 5092, VAR 5300, WVR 5299, SDR 5098, SUP 5096, & SDR 5093 from the November 4, 2004 City Council Meeting to the January 13, 2004 City Planning Commission Meeting as we are unable to have representation until that time.

Thank you.

Sincerely,



Bonnie Cisneros
Manager
367-6588



CASE: SDR-5098

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE-FAMILY COMPACT-LOT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5098 – APPLICANT/OWNER: BON BON, LLC

***ON OCTOBER 28, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN ABEYANCE
TO THE JANUARY 13, 2005 PLANNING
COMMISSION MEETING.***

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5098 APN: 140-31-121-003

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

Name of Applicant: _____

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

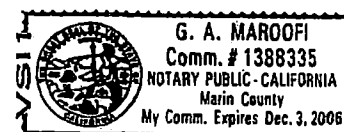
Signature of Property Owner/Authorized Agent: John E. Kenny Jr TRUSTEE

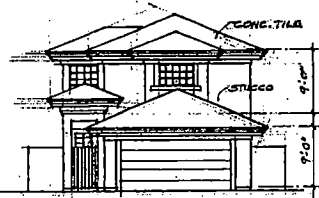
Print Name: JOHN E KENNEY JR TRUSTEE OF THE
KENNEY FAMILY DECLARATION OF TRUST

Subscribed and sworn before me

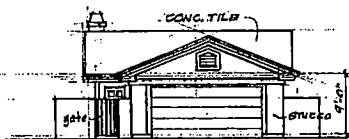
This 9 day of Aug, 2004

G. A. MAROOFI 8/9/04
Notary Public in and for said County and State

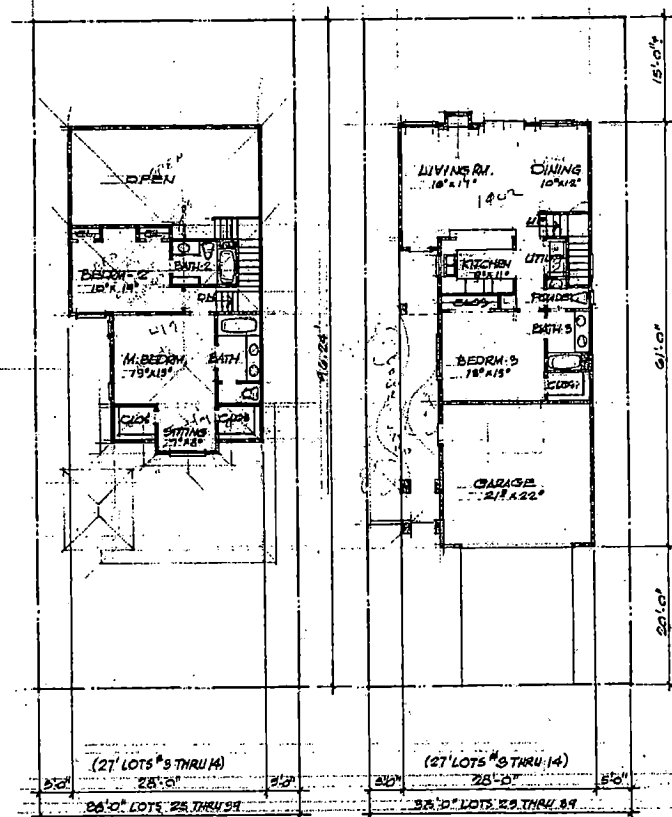




PLAN-B - FRONT ELEVATION
SCALE: 1/8"=1'-0"



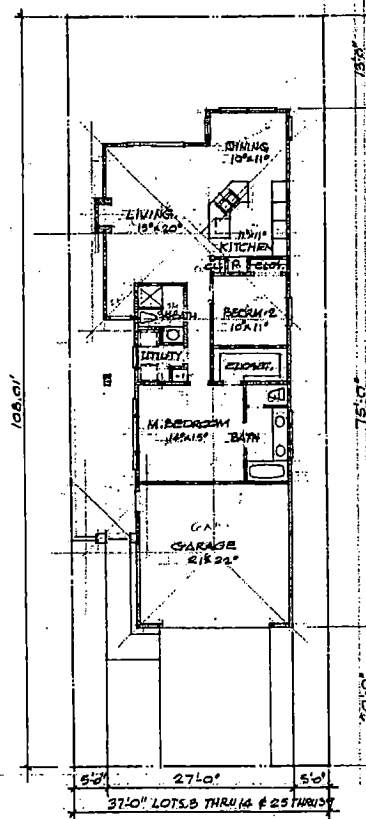
PLAN-A - FRONT ELEVATION
SCALE: 1/8"=1'-0"



PLAN-B - 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

PLAN-B - 1ST FLOOR PLAN

SCALE: 1/8"=1'-0"
HOUSE: (1000 S.F. INTERIOR) (4220 S.F. TOTAL)
GARAGE: 462
TOTAL: 1884 S.F.



PLAN-A - FLOOR PLAN

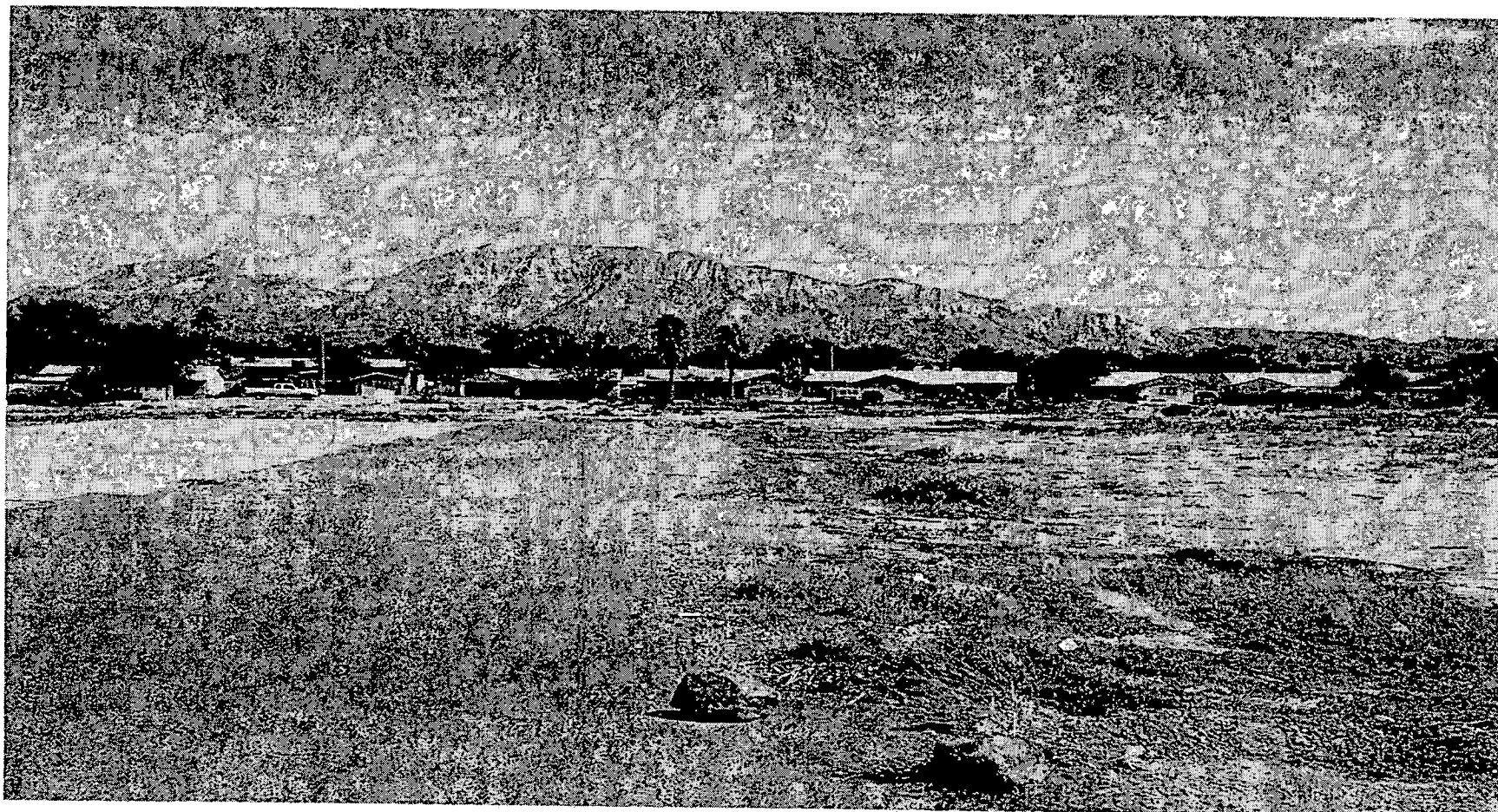
SCALE: 1/8"=1'-0"
HOUSE: 1277 S.F.
GARAGE: 479 S.F.
TOTAL: 1756 S.F.

ZON-5092
VAR-5099
SUP-5096
SDR-5093
SDR-5098
10-07-04 PC

RECEIVED
AUG 24 2004

STEVE FISKIN, ARCHITECT
3305 SPRING MT. RD., #32
LAS VEGAS, NV 89102, ph. 727-5693

BONANZA PECOS
RESIDENTIAL DEVELOPMENT



SDR-5098 - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC
SOUTH OF BONANZA ROAD AND EAST OF PECOS ROAD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

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).

ABEYANCE TO THE JANUARY 13, 2005 PLANNING COMMISSION MEETING**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends ABEYANCE

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 43 – SUP-5096

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)

1-115

BONBON LLC
4550 W. Oakley - Suite 111
Las Vegas, NV 89102

October 28, 2004

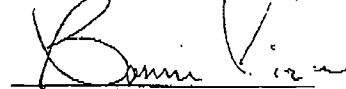
City of Las Vegas
Mr. Steve Swanton
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101
via fax 385-7268

Dear Steve:

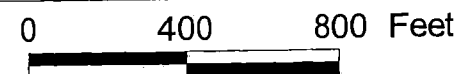
This shall serve as our request to kindly abay our applications VAR 5099, Zon 5092, VAR 5300, WVR 5299, SDR 5098, SUP 5096, & SDR 5093 from the November 4, 2004 City Council Meeting to the January 13, 2004 City Planning Commission Meeting as we are unable to have representation until that time.

Thank you.

Sincerely,

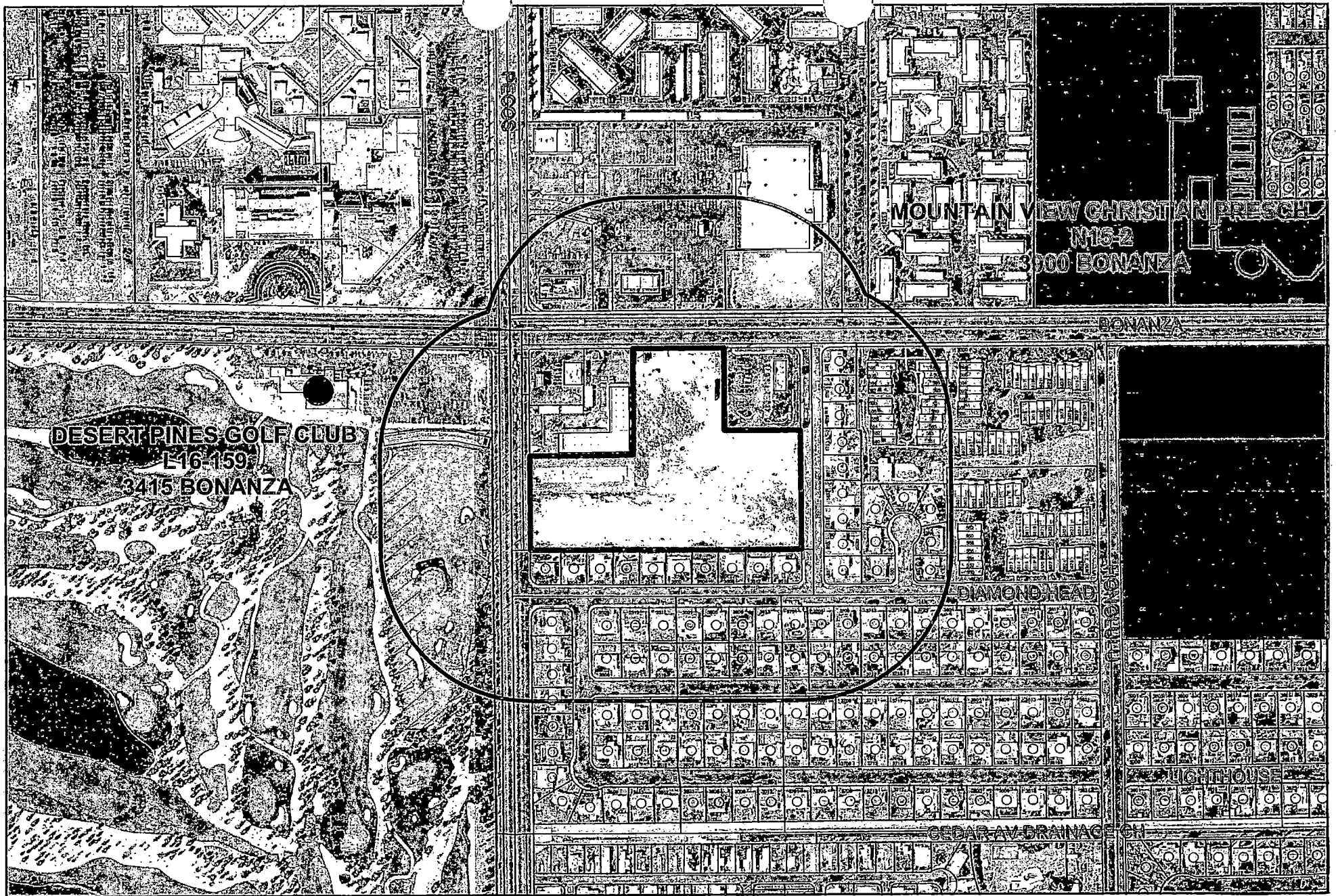


Bonnie Cisneros
Manager
367-6588



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





SUP-5096

Protected Landuses

	Parks		Taverns
	Schools		Religious

Business Licenses

	Tavern		Child Care/ Children Facility
	Supper Club/ Restaurant Service Bar		

Subject Property

400 foot buffer



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5096 – APPLICANT/OWNER: BON BON, LLC

***ON OCTOBER 28, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN ABEYANCE
TO THE JANUARY 13, 2005 PLANNING
COMMISSION MEETING.***

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SLP-5096 APN: 140-31-121-003

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

Name of Applicant: _____

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

_____ Yes

_____ X No

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

City Official: _____

Partner(s): _____

APN: _____

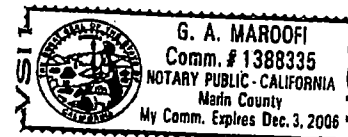
Signature of Property Owner/Authorized Agent: John E. Kenny Jr TRUSTEE

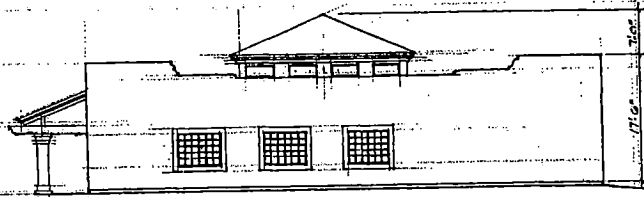
Print Name: John E. Kenny Jr TRUSTEE OF THE
KENNEY FAMILY DECLARATION OF TRUST

Subscribed and sworn before me

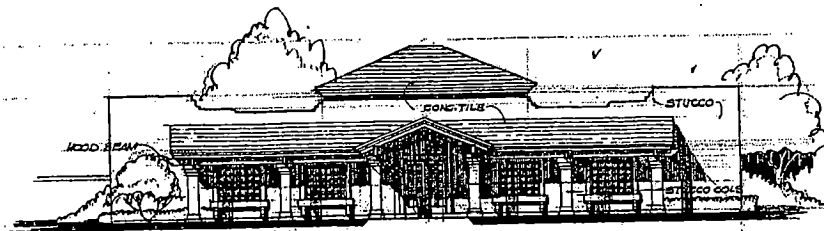
This 9 day of Aug., 2004

G. A. Maroofi 8/9/04
Notary Public in and for said County and State

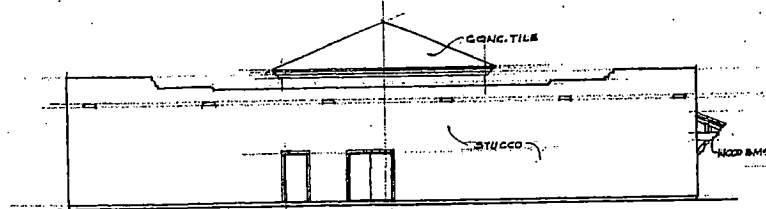




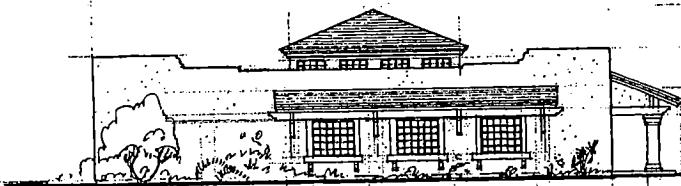
SOUTH ELEVATION



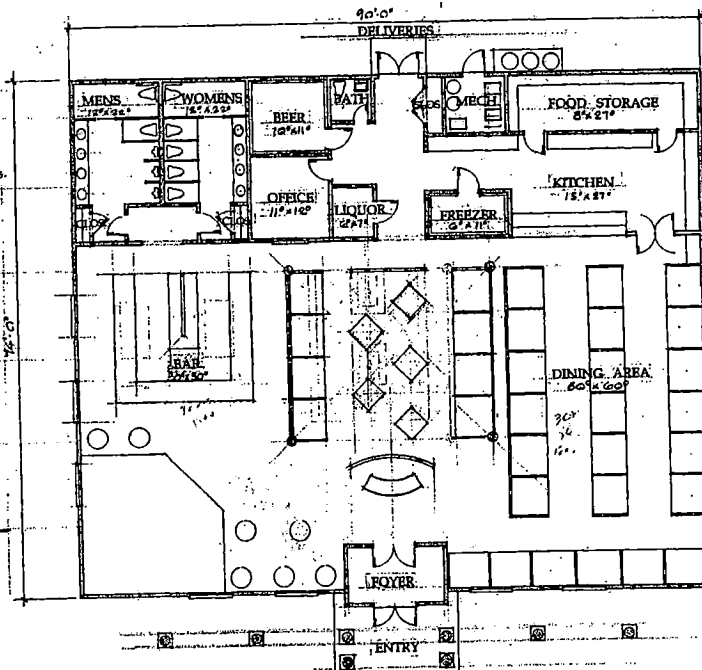
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



FLOOR

PLAN

SCALE
1"=10'-0"

W-T-F

STEVE FISKIN, ARCHITECT
3905 SPRING MT. RD., #32
LAS VEGAS, NV 89102 ph. 277-6493

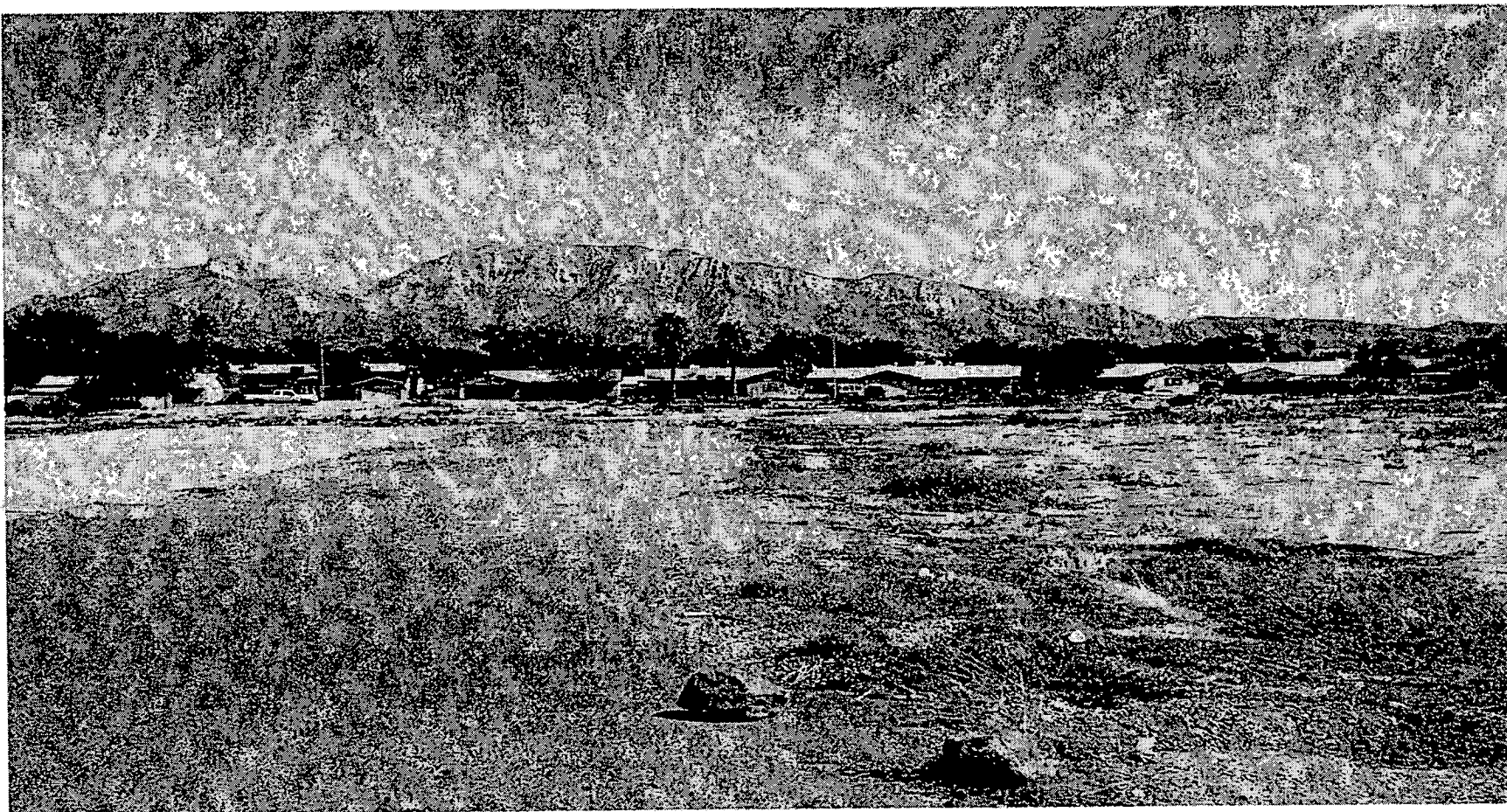
SUPPER CLUB
BONANZA AND PECOS RD.
LAS VEGAS, NEVADA

FLOOR PLAN
ELEVATIONS

RECEIVED

AUG 24 2004

ZON-5092
VAR-5099
SUP-5096
SDR-5093
SDR-5098
10-07-04 PC



SUP-5096 - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC
SOUTH OF BONANZA ROAD AND EAST OF PECOS ROAD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

ABEYANCE TO THE JANUARY 13, 2005 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends ABEYANCE

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 44 – SDR-5093

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)

1-115

BONBON LLC
4550 W. Oakley - Suite 111
Las Vegas, NV 89102

October 28, 2004

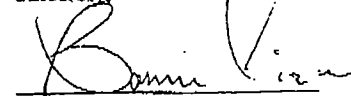
City of Las Vegas
Mr. Steve Swanton
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101
via fax 385-7268

Dear Steve:

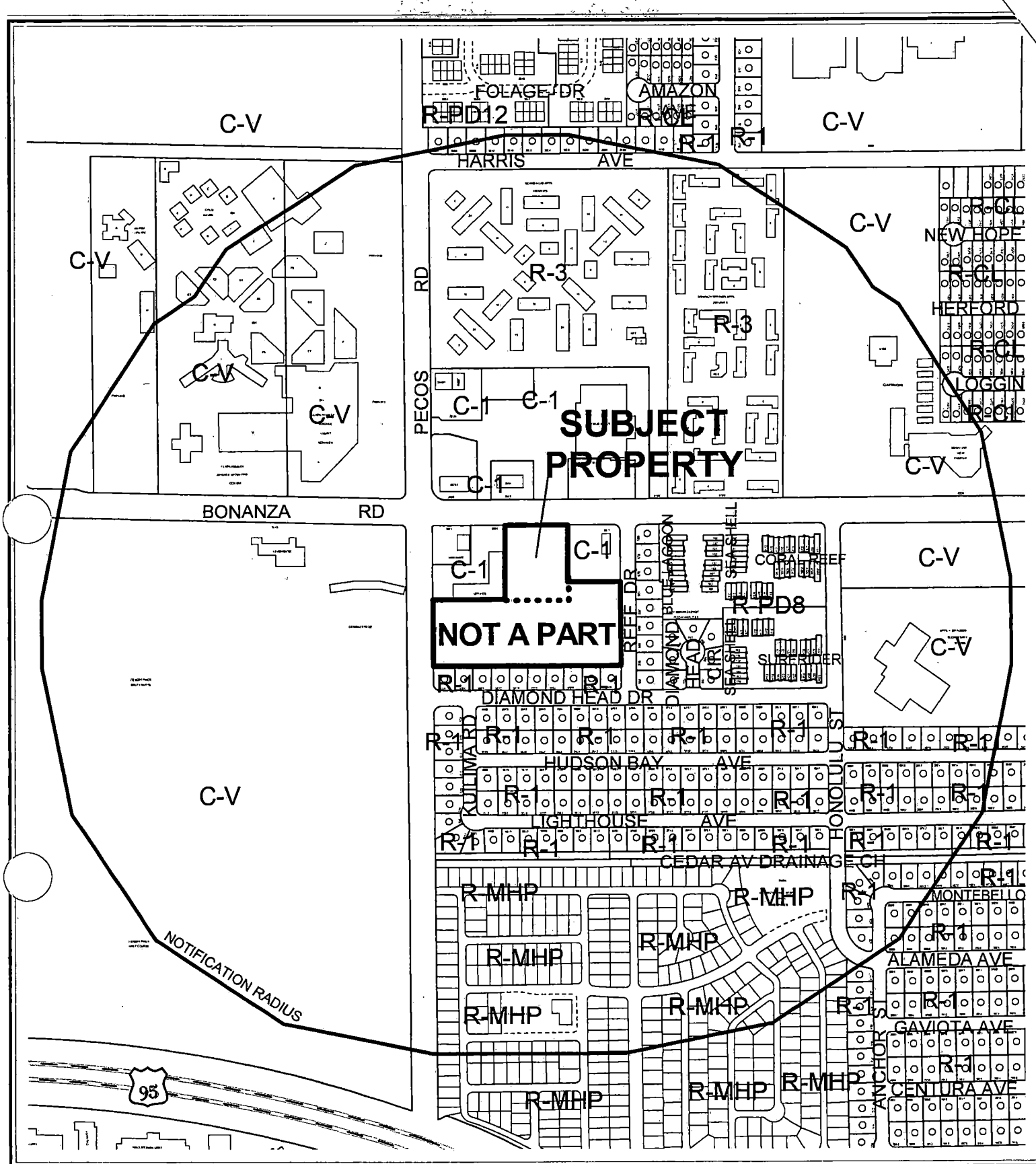
This shall serve as our request to kindly abay our applications VAR 5099, Zon 5092, VAR 5300, WVR 5299, SDR 5098, SUP 5096, & SDR 5093 from the November 4, 2004 City Council Meeting to the January 13, 2004 City Planning Commission Meeting as we are unable to have representation until that time.

Thank you.

Sincerely,



Bonnie Cisneros
Manager
367-6588



CASE: **SDR-5093**

RADIUS: 1500 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: SDR-5093 – APPLICANT/OWNER: BON BON, LLC

***ON OCTOBER 28, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN ABEYANCE
TO THE JANUARY 13, 2005 PLANNING
COMMISSION MEETING.***

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5093 APN: 140-31-121-003

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

Name of Applicant: _____

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

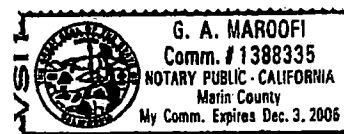
Signature of Property Owner/Authorized Agent: John E. Kenny Jr TRUSTEE

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

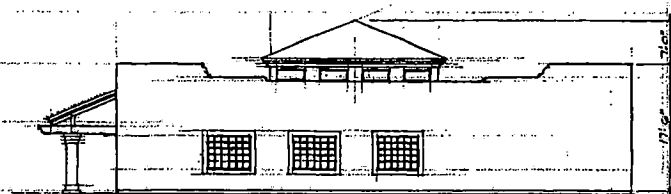
Subscribed and sworn before me

This 9 day of Aug, 2004

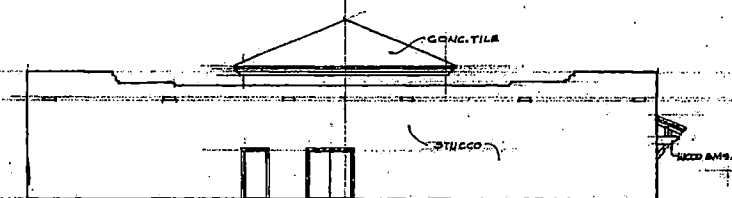
G. A. Maroofi 8/9/04
Notary Public in and for said County and State



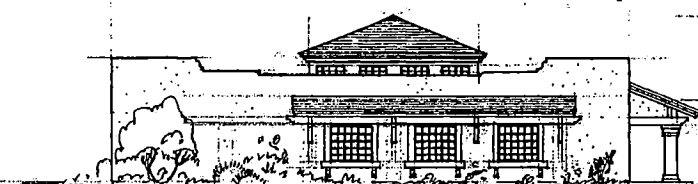
RECEIVED
AUG 24 2004



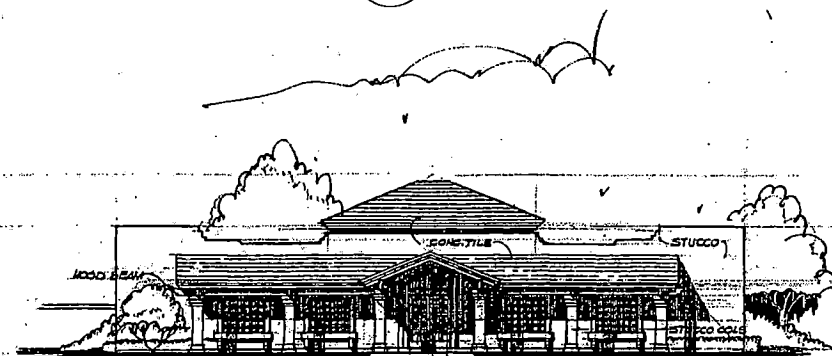
SOUTH ELEVATION
56' 11" x 11' 0"



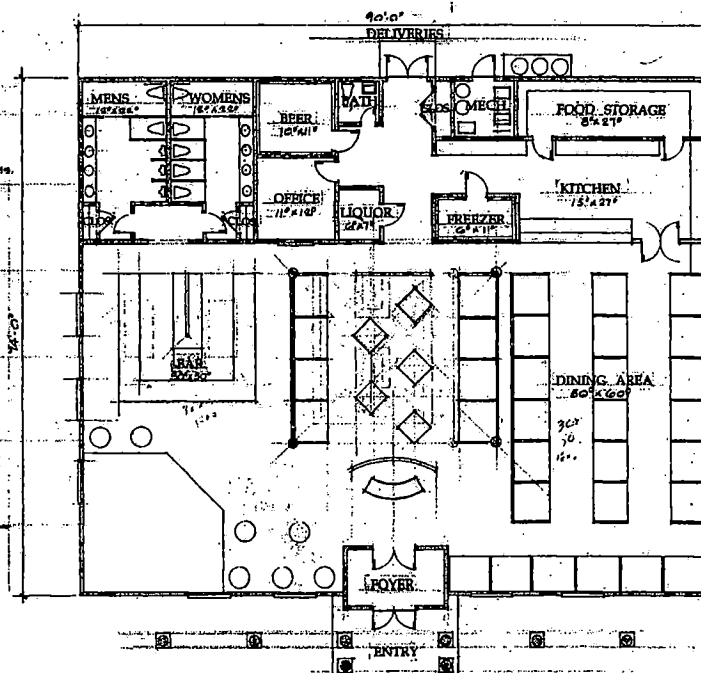
EAST ELEVATION
56' 11" x 11' 0"



NORTH ELEVATION
56' 11" x 11' 0"



WEST ELEVATION
56' 11" x 11' 0"



FLOOR PLAN

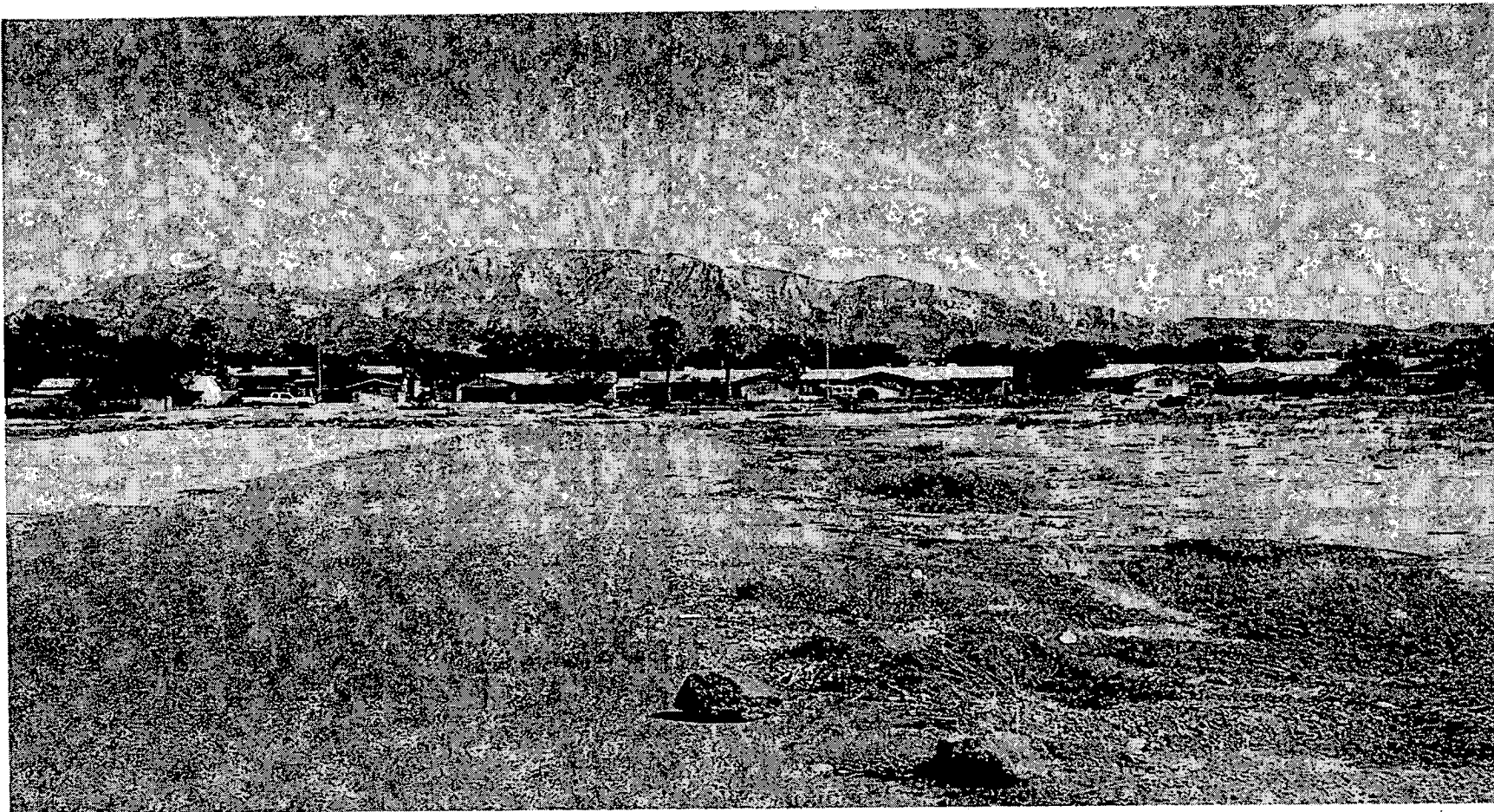
SCALE: 1/8" = 1'-0"

ZON-5092
VAR-5099
SUP-5096
SDR-5093
SDR-5098
10-07-04 PC

STEVE FISKIN, ARCHITECT
300 SPRING MT. RD., #2
LAS VEGAS, NV 89102, PH. 227-6493

SUPPER CLUB
BONANZA AND PECOS RD.
LAS VEGAS, NEVADA

FLOOR PLAN
ELEVATIONS



SDR-5093 - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC
SOUTH OF BONANZA ROAD AND EAST OF PECOS ROAD
NOVEMBER 4, 2004 PLANNING COMMISSION

09/17/04

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 12/01/2004

MINUTES:

CHAIRMAN TRUESDELL declared the public hearing open on Item 45 [ZON-5222], Item 46 [SUP-5225] and Item 47 [SDR-5223].

KYLE WALTON, Planning and Development, stated that the proposed zoning of C-1 is in conformance with the Downtown Redevelopment Classification of this site of being Commercial. It is consistent with the plan and staff supported the rezoning.

The self-service car wash is a permitted use in the C-1 District with the stipulated conditions. The conditions are appropriate for the area and there is minimal impact of this site to residential, as Martin Luther King Boulevard and another street directly behind that act as buffers between this site and the residential development to the east. A condition would be added to move the

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 45 – ZON-5222

MINUTES – Continued:

vacuums from where they are located on the site to the area next to the trash enclosure. This alteration of the plan will correct the setback error, improve onsite circulation, and move the noise producing vacuums from the proximity of the eastern property line that is shared with the existing residence to the east of the development. Staff supported the Special Use Permit.

Lastly, staff supported the Site Plan. Currently, there is an existing home, also designated as Commercial on the Downtown Redevelopment Plan, but as it is, considering it is still an existing home, the vacuums the applicant are requesting to place on the east side of the property, just so that for this use, for the time that the home remains there that the most obnoxious of the use would be the vacuums considering their sound. As a result, staff has added a condition to the Site Plan Review that the vacuums be moved from the east property line to the north property line near the entrance to this site from Martin Luther King Boulevard. There appears to be sufficient room for the applicant to do so without having to drastically change their Site Plan. In addition, there was a setback problem from the middle building to Martin Luther King Boulevard. The setback needs to be 20 feet from the front property line, and a condition would be stipulated to require that the middle building be shrunk down to allow setback conformance.

CLEDOUS L. DEXTER, applicant, request the Commission's approval and confirmed with CHAIRMAN TRUESDELL that he concurred with staff's conditions.

MACK SMITH, owner of the property adjacent to the subject property spoke on behalf of the property owners in the area and stated that they opposed the proposed project because they felt it was not appropriate and compatible with their types of businesses. He pointed out that there is an upcoming street-widening project, which would take a portion of his property. An agreement was made that a switch out on the property would be done. He requested denial on the proposed project.

COMMISSIONER GOYNES concurred with MR. SMITH'S comments and agreed that the proposed project is not an appropriate use. His opinion was that the proposed project would create problems and become a "hang-out" area, with individuals sitting and loitering for long periods of time and not just for washing their vehicles. The proposed project abuts a neighborhood, which is very sensitive. In the past, the area experienced problems that arose from a previous 7-11 convenience store on the corner of Martin Luther King Boulevard and Washington Avenue. He inquired about the details of the proposed car wash, such as hours of operation, security, and on-site attendants. The residents in this neighborhood like to hang out regardless of whether it is summertime or wintertime, that's just their nature. His main concern was the impact the proposed car wash would have in this area and the types of activities that could be drawn to this. He concluded that he would not support the proposed project.

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 45 – ZON-5222

MINUTES – Continued:

MR. DEXTER appreciated COMMISSIONER GOYNES' comments and responded that his objective is to try and bring convenience to the neighborhood. He felt that the proposed project would be compatible to or even enhance the existing aesthetics in the neighborhood. He does not oppose to individuals "hanging out" at a carwash but his goal would be to alleviate some, if not all, of the non-productive activities and raise the standard in that particular area. He would like to give back to the community and felt the proposed project was one way to do so. He added that he was not aware of anything in the immediate area similar to this project, including the smog check service center and an on-site attendant.

COMMISSIONER GOYNES respectfully disagreed and stated that further down to the north, at Martin Luther King Boulevard and Vegas Drive, there is an existing strip mall with a lube and tune facility. He emphasized that within the next four to five years, MR. DEXTER'S proposed car wash facility would more than likely look like another facility at Martin Luther King Boulevard and Carey Avenue.

Even though MR. DEXTER respectfully disagreed with COMMISSIONER GOYNES, he believed that everyone is entitled to an opinion. However, he stated that the area is changing, as Martin Luther King Boulevard will be widened and new developments are coming into the neighborhood, and he would like to be a part of this. COMMISSIONER GOYNES then stated that the open-air car wash is not good, as it escalates the loitering factor and brings unwanted elements to the area, as well as, becomes a detriment to the existing businesses. MR. DEXTER replied that is exactly why individuals need to step up and make efforts toward "change" and eliminate such elements.

CHAIRMAN TRUESDELL commented that it was okay for people to agree to disagree. COMMISSIONER DAVENPORT then confirmed with MR. DEXTER that the car wash is the type where the individuals drive up and get out and use the spray wash to wash their cars. The patrons are not physically driving their vehicles through a system to get it washed.

COMMISSIONER McSWAIN stated this is an application that imposes on the adjacent property, as there is residential on the other side of Martin Luther King Boulevard. She has not supported similar applications in other neighborhoods in the past, and she felt that the proposed car wash was not an appropriate use for this particular location. She appreciated MR. DEXTER'S efforts in wanting to develop something on this parcel, but she believed that an outdoor car wash with its daily operation and noise level would be too much for the neighborhood.

COMMISSIONER STEINMAN reiterated COMMISSIONER GOYNES question regarding hours of operation, etc. MR. DEXTER informed COMMISSIONER STEINMAN that there

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 45 – ZON-5222

MINUTES – Continued:

would be a minimum of two individuals on site; one would be on site for eight to ten hours managing the smog station and the other one would be the clean up person to make sure the place is kept in an orderly manner. The City has set hours for this type of operation.

COMMISSIONER STEINMAN stated that he has viewed the site and the neighborhood and realized that the neighborhood is in need of individuals doing things for its community. The site is zoned for this type of use. He complimented MR. DEXTER and his great efforts for trying to provide this type of service to a neighborhood that is in need. He then stated that he firmly believed that we should support individuals who want to make contributions and be successful within their neighborhoods. He agreed that the proposed project may not look good in later years but the main point is that it is a neighborhood that is in need, so he would support the proposed project.

CHAIRMAN TRUESDELL did not wholeheartedly oppose the project. However, he was concerned with MR. DEXTER'S comments regarding individuals "hanging out", loud noise and loitering and not opposing this, as his opinion was that he should be concerned about it and make efforts to alleviate these types of problems. Otherwise, having this carwash at this location would place a great imposition on the residents within the immediate area. This is one of the reasons why proposed businesses at this location do not get the support they need. These types of businesses need individuals who are committed to maintaining and operating their companies for a long period of time. MR. DEXTER was apologetic that the Commissioners may have misunderstood his previous comments and wanted to stress that it is his intention to maintain and operate this facility in a professional manner and to ensure that the public, including his clientele, are taken care of. CHAIRMAN TRUESDELL then stated he would support the rezoning. Regarding the Special Use Permit, he requested that sufficient time be given to ensure that everyone involved has the opportunity to review it and make sure everyone's expectations are being met.

COMMISSIONER GOYNES concurred with CHAIRMAN TRUESDELL in support of the rezoning. However, he would not support the Special Use Permit or the Site Development Plan Review, as the project is not harmonious and compatible with the neighborhood.

Although it is not recommended, COMMISSIONER GOYNES suggested the applicant walking this particular neighborhood, do a notice and have a neighborhood meeting at the West Las Vegas Library to present the proposed project to the residents in this area.

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 45 – ZON-5222

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the public hearing closed on Item 45 [ZON-5222], Item 46 [SUP-5225] and Item 47 [SDR-5223].

(7:54-8:11)

2-1283

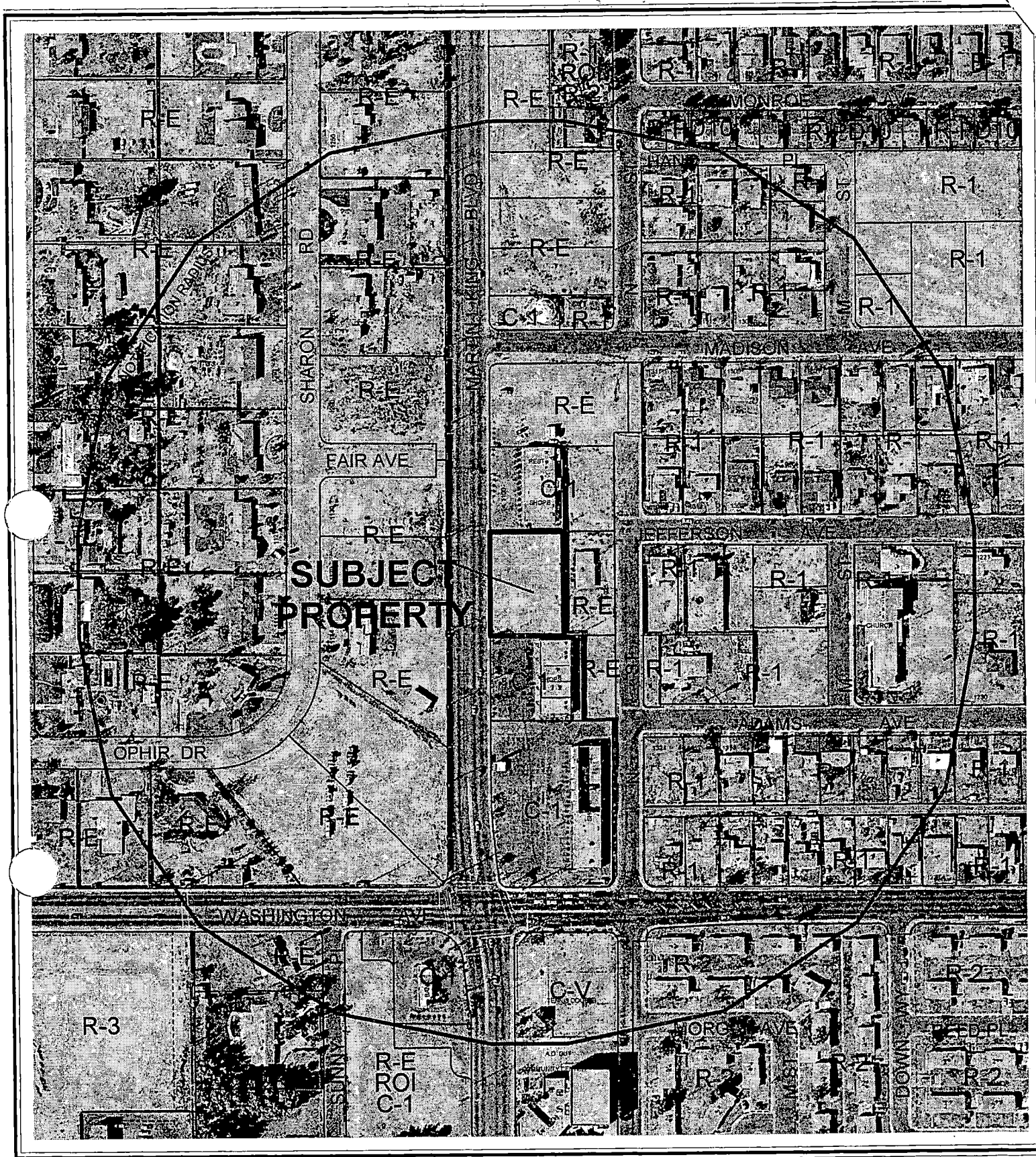
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review SDR-5223 and Special Use Permit SUP-5225 by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard adjacent to this site prior to the issuance of any permits. Construction of these improvements is not required at this time. The future Martin L. King Boulevard widening project will include an additional 10-foot right-of-way acquisition along Martin L. King Boulevard adjacent to this site.
4. Coordinate the design of this site with the City Engineer's Office prior to the submittal of any construction drawings for this site.
5. 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. Offsite public sewer improvements may be required to address capacity issues associated with this project.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



CASE: ZON-5222

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

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

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-5222 - APPLICANT: CLEDOUS L DEXTER - OWNER:
ODESSA AND JOHNNY PATTILLO TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review SDR-5223 and Special Use Permit SUP-5225 by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard adjacent to this site prior to the issuance of any permits. Construction of these improvements is not required at this time. The future Martin L. King Boulevard widening project will include an additional 10-foot right-of-way acquisition along Martin L. King Boulevard adjacent to this site.
4. Coordinate the design of this site with the City Engineer's Office prior to the submittal of any construction drawings for this site.
5. 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. Offsite public sewer improvements may be required to address capacity issues associated with this project.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a rezoning of the subject parcel located between 1000- 1100 Martin L. King Boulevard from R-E (Residence Estates) to C-1 (Limited Commercial).

B) Applicant's Justification

No justification for this rezoning request was made by the applicant.

BACKGROUND INFORMATION

A) Previous Actions

11/04/04 This Rezoning application is being heard concurrently with a Special Use Permit (SUP-5225) and Site Development Plan Review (SDR-5223), to allow a Auto Smog Check and Car wash.

B) Pre-Application Meeting

08/18/04 During the pre-application conference all three applications (ZON-4288, SUP-5225, and SDR-5223) and the elements of complete submittals 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: 0.58

B) Existing Land Use

Subject Property: Undeveloped
North: Commercial
South: Commercial
East: Single Family Dwelling
West: Single Family Dwellings

C) Planned Land Use

Subject Property:	C-DTR	Commercial- Downtown Redevelopment Plan
North:	C-DTR	Commercial- Downtown Redevelopment Plan
South:	C-DTR	Commercial- Downtown Redevelopment Plan
East:	C-DTR	Commercial- Downtown Redevelopment Plan
West:	R	Rural Density Residential

D) Existing Zoning

Subject Property:	R-E	Residence Estates Residential
North:	C-1	Limited Commercial
South:	C-1	Limited Commercial
East:	R-E	Residence Estates Residential
West:	R-E	Residence Estates Residential

E) General Plan Compliance

a. Southeast General Plan

The subject parcel is designated C (Commercial) within the Downtown Redevelopment Plan (DTR) Map as part of the City of Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is in conformance with the General Plan and the DTR.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan- Downtown Redevelopment 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

Special Area Plan- Downtown Redevelopment Plan

The site will be subject to the goals, objectives, and policies of the DTR and the General Plan.

B) General Analysis and Discussion

The subject site has existing commercial uses to the south and north. The parcel to the east, although has a home on it, is planned to be C (Commercial) according to the DTR. Therefore, this request is appropriate.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The proposed rezoning to C-1 (Limited Commercial) conforms to the DTR designation C (Commercial). The DTR is a special area plan of the General Plan, therefore the proposed zoning is in conformance with the General Plan.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

The commercial uses allowed under C-1 will be same as allowed on the commercially zoned parcels to the north and south of the site and the C (Commercial) of the DTR allows compatible uses in terms of the parcel the east.

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

The subject site is an infill parcel that is one of the last empty lot in the neighborhood. The evolving commercial development around the parcel made the development of the site as commercial appropriate and justified.

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

Access to the site will be accomplished via two proposed driveways that will allow traffic to and from Martin L. King Boulevard.

NOTICES MAILED 106 – Mailed with SUP-5225 and SDR-5223

APPROVALS 0

PROTESTS 0



Case Number: ZON. 5222 APN: 139-38-604-004
Name of Property Owner: JOHNNY PATTILLO
Name of Applicant: CLEDDUS L. KATHERINE DEXTER

Yes

~~Yes~~ No

City Official: _____

Partner(s): _____

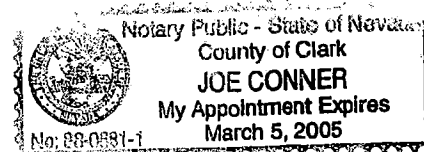
APN: _____

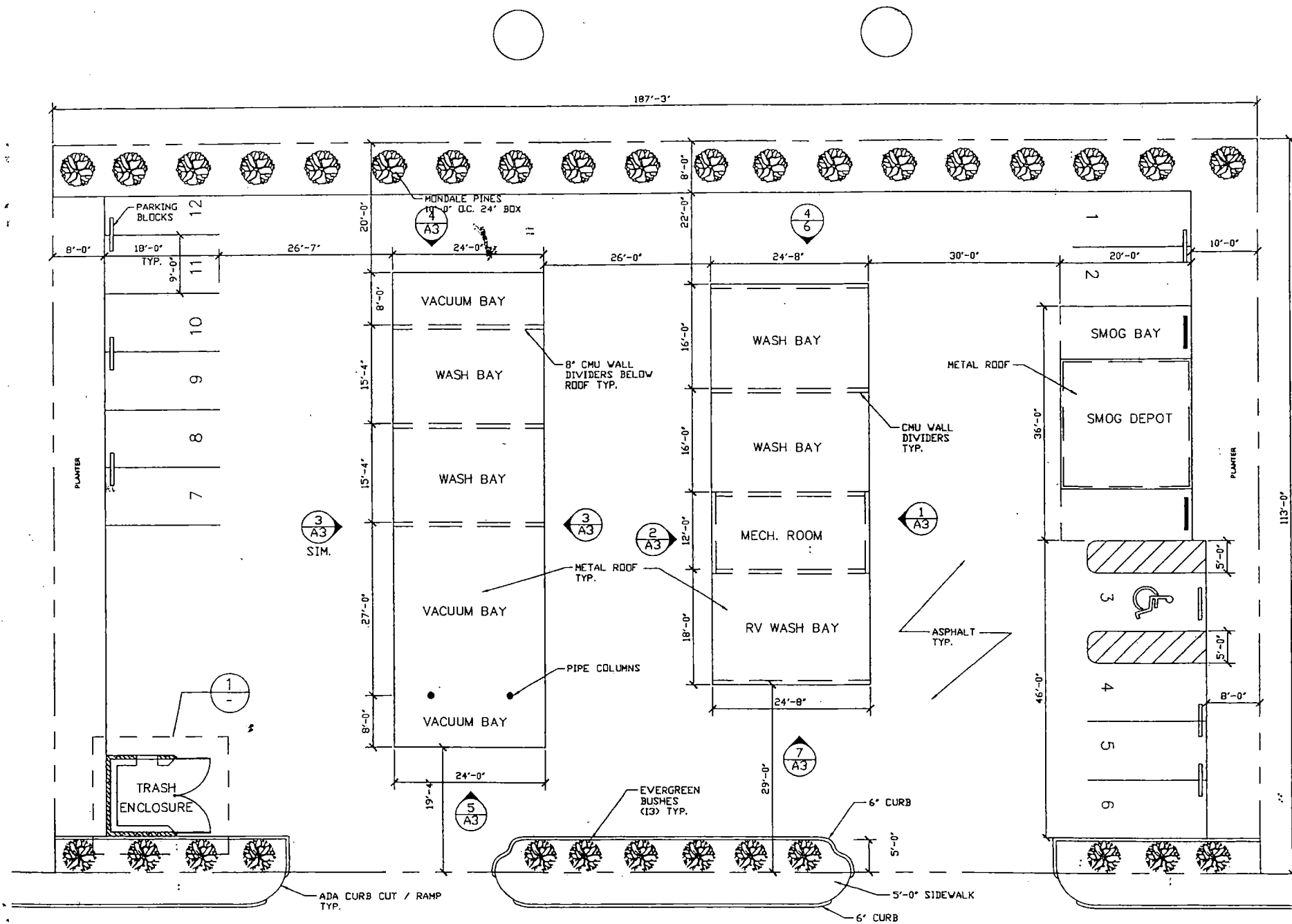
Signature of Property Owner/Authorized Agent: CLEODUS L. DEXTER

Subscribed and sworn before me

This 8 day of Sept, 2004

Notary Public in and for said County and State





MARTIAN LUTHER KING BLVD.

ZON-5222
SUP-5225
SDR-5223
11-04-04 PC

R C B B INC 122 Industrial Road, Suite 20 Newburgh, NY 12550 (914) 534-3300 FAX (914) 534-1005	
SITE PLAN	
SMOG DEPOT & CAR WASH MARTIN LUTHER KING BLVD	
A1.0	



ZON-5222 - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST
1000-1100 MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**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).**

C.C.: 12/01/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – DENIED – Motion carried with TRUESDELL and STEINMAN voting NO

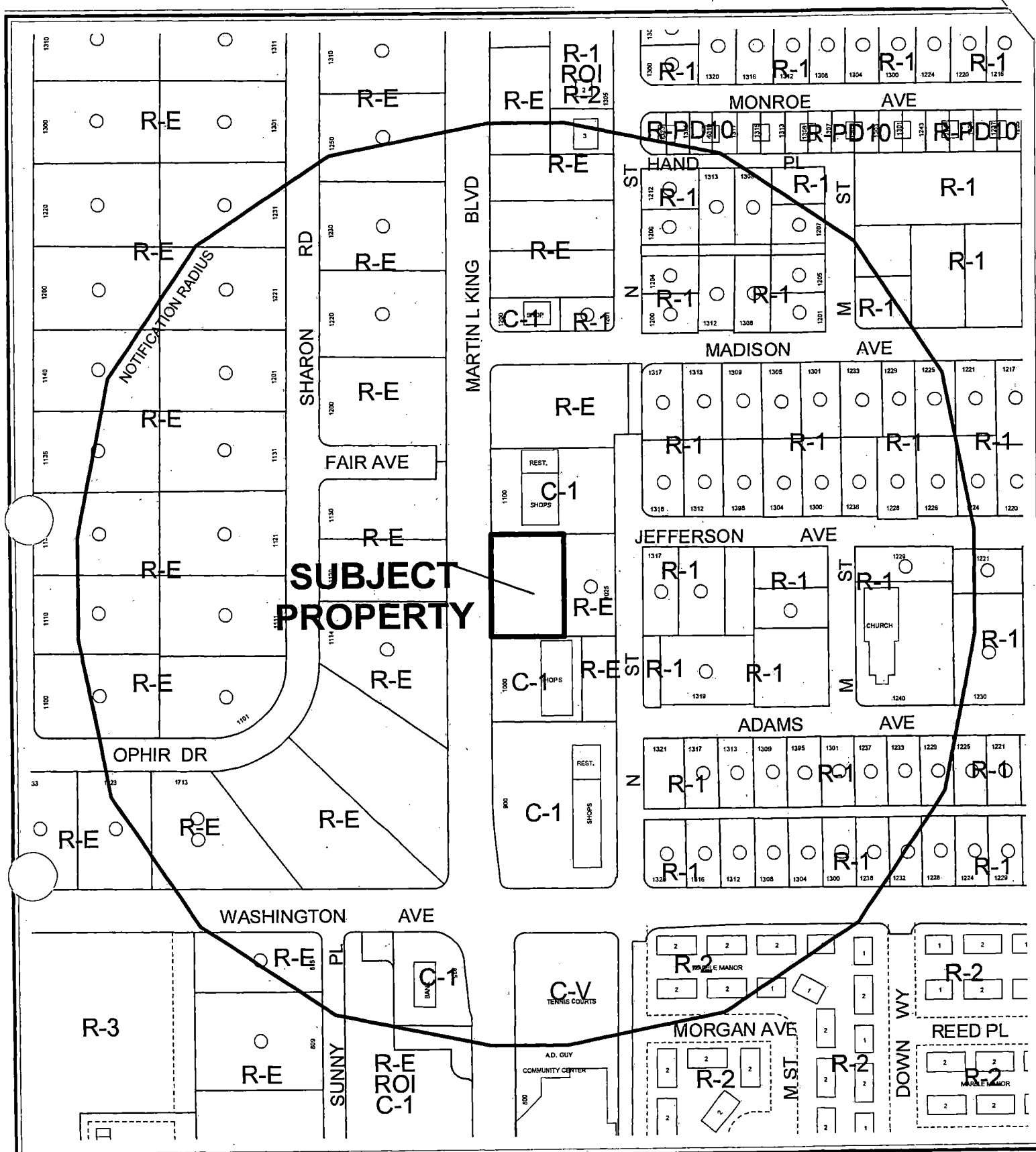
To be heard by City Council 12/01/2004

MINUTES:

See Item 45 [ZON-5222] for all related discussion on Item 45 [ZON-5222], Item 46 [SUP-5225]
and Item 47 [SDR-5223].

(7:54-8:11)

2-1283



CASE: SUP-5225

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

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

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-5225 - APPLICANT: CLEDOUS L DEXTER - OWNER:
ODESSA AND JOHNNY PATTILLO TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of a Rezoning (ZON-5222) and Site Development Plan Review (SDR-5223) by the Planning Commission and City Council prior to issuance of any type of permits for the site.
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 vacuums near the east property line shall be relocated to the open area near the trash enclosure at the northwest corner of the parcel.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Special Use Permit for Auto Smog Check and Carwash on 0.58 acres located between 1000 and 1100 Martin L. King Boulevard.

B) Applicant's Justification

No justification was made by the applicant for this request for a Special Use Permit.

BACKGROUND INFORMATION

A) Previous Actions

11/04/04 The Planning Commission will hear the related Rezoning to C-1 (ZON-5222) and Site Development Plan Review for an auto smog check and car wash as part of this agenda (SDR-5223).

B) Pre-Application Meeting

08/18/04 During the pre-application conference all three applications (ZON-4288, SUP-5225, and SDR-5223) and the elements of complete submittals 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: 0.58

B) Existing Land Use

Subject Property: Undeveloped
North: Commercial
South: Commercial
East: Single Family Dwelling
West: Single Family Dwellings

C) Planned Land Use

Subject Property:	C-DTR	Commercial- Downtown Redevelopment Plan
North:	C-DTR	Commercial- Downtown Redevelopment Plan
South:	C-DTR	Commercial- Downtown Redevelopment Plan
East:	C-DTR	Commercial- Downtown Redevelopment Plan
West:	R	Rural Density Residential

D) Existing Zoning

Subject Property:	R-E	Residence Estates Residential
North:	C-1	Limited Commercial
South:	C-1	Limited Commercial
East:	R-E	Residence Estates Residential
West:	R-E	Residence Estates Residential

E) General Plan Compliance

a. Southeast General Plan

The subject parcel is designated C (Commercial) within the Downtown Redevelopment Plan (DTR) Map as part of the City of Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is in conformance with the General Plan and the DTR.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan- Downtown Redevelopment 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

Special Area Plan- Downtown Redevelopment Plan

The request is in conformance with Redevelopment Plan Policies that encourage innovative development that is harmonious and compatible with the surrounding area.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Car Wash Self service	N/A.	2 Spaces /Stall	9	1	12	1

The proposal meets the requirements of Title 19.10 for Parking.

A2) Minimum Distance Separation Requirements

There is an 80 foot (the width of a public street) Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed self service car wash use. Specifically a self serve car wash, by standard condition, shall be separated by a 80-foot minimum width street from any residential property. Inasmuch the residential lot to the east is planned as commercial by the Downtown Redevelopment Plan, the separation will be interpreted as to pertain to the residential across Martin L. King and "N" Street to the east.

B) General Analysis and Discussion

- Zoning

There are a number of requirements set forth in Title 19.08.050, Special Use Permits, for the self-service car wash use. The proposed development is in conformance with the requirements listed in 19.08.050.

- Use

The self-service car wash use is permitted in the C-1 (Limited Commercial) zoning district by means of a Special Use Permit.

- Conditions

Since the lot to the east is currently being used as a residence, a condition will be added to require the relocation of the easternmost vacuum bay to the Martin L. King side of the lot, until such time the lot is rezoned commercial to minimize the impact of the carwash.

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:

KW

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 self service car wash can be conducted in a manner that is harmonious and compatible with the adjacent land uses by modification of site plan. Although the stipulation has been made that the residential to east would not disqualify the proposed use, the potential impacts could be mitigated by moving the vacuum bays to be along the north property line.

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

The subject site is physically suitable for the type and intensity of the land use proposed. Moving the vacuum bays to be along the north property line will allow better circulation around the site even after the widening of Martin L. King and will minimize the impact of the use on the residential lot to the east.

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."**

Martin L. King Boulevard is an 80-foot wide secondary arterial roadway. The roadway is of adequate capacity to accommodate the expected needs of the proposed car wash and auto smog uses.

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

The proposed car wash and auto smog uses will be consistent with the objectives of the General Plan as development of the site is supported by the DTR designation of the parcel as future commercial. The additional commercial will provide the services that local neighborhood needs.

NOTICES MAILED 106 – Mailed with ZON-5222 and SDR-5223

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: CLEDIOUS L. KATHERINE DEXTER

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): _____

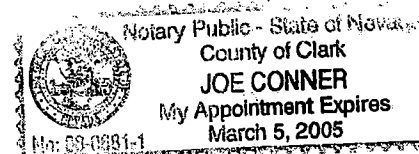
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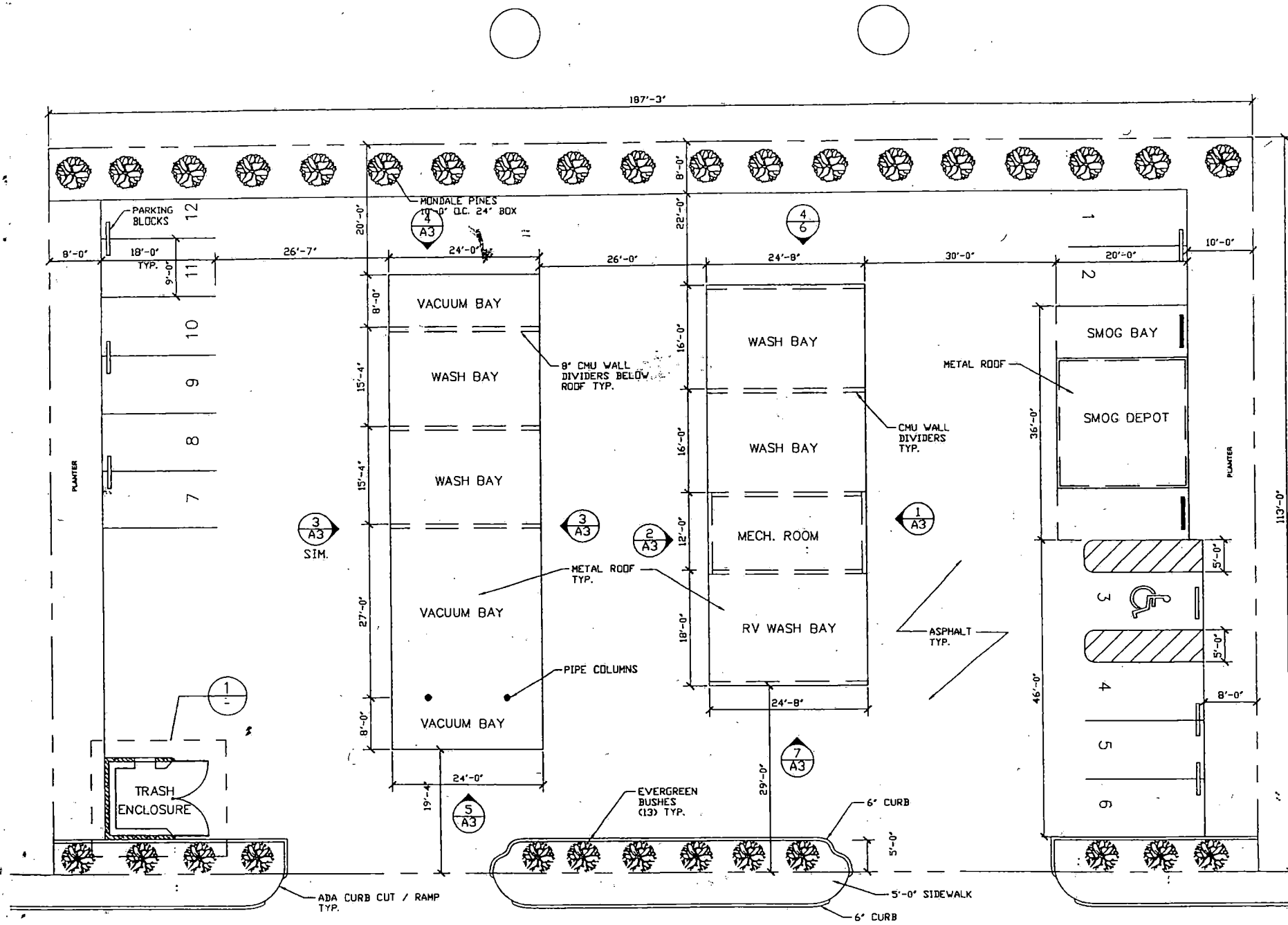
Signature of Property Owner/Authorized Agent: CLEDOUS L. DEXTER

Subscribed and sworn before me

This 8 day of Sept, 2004

Notary Public in and for said County and State

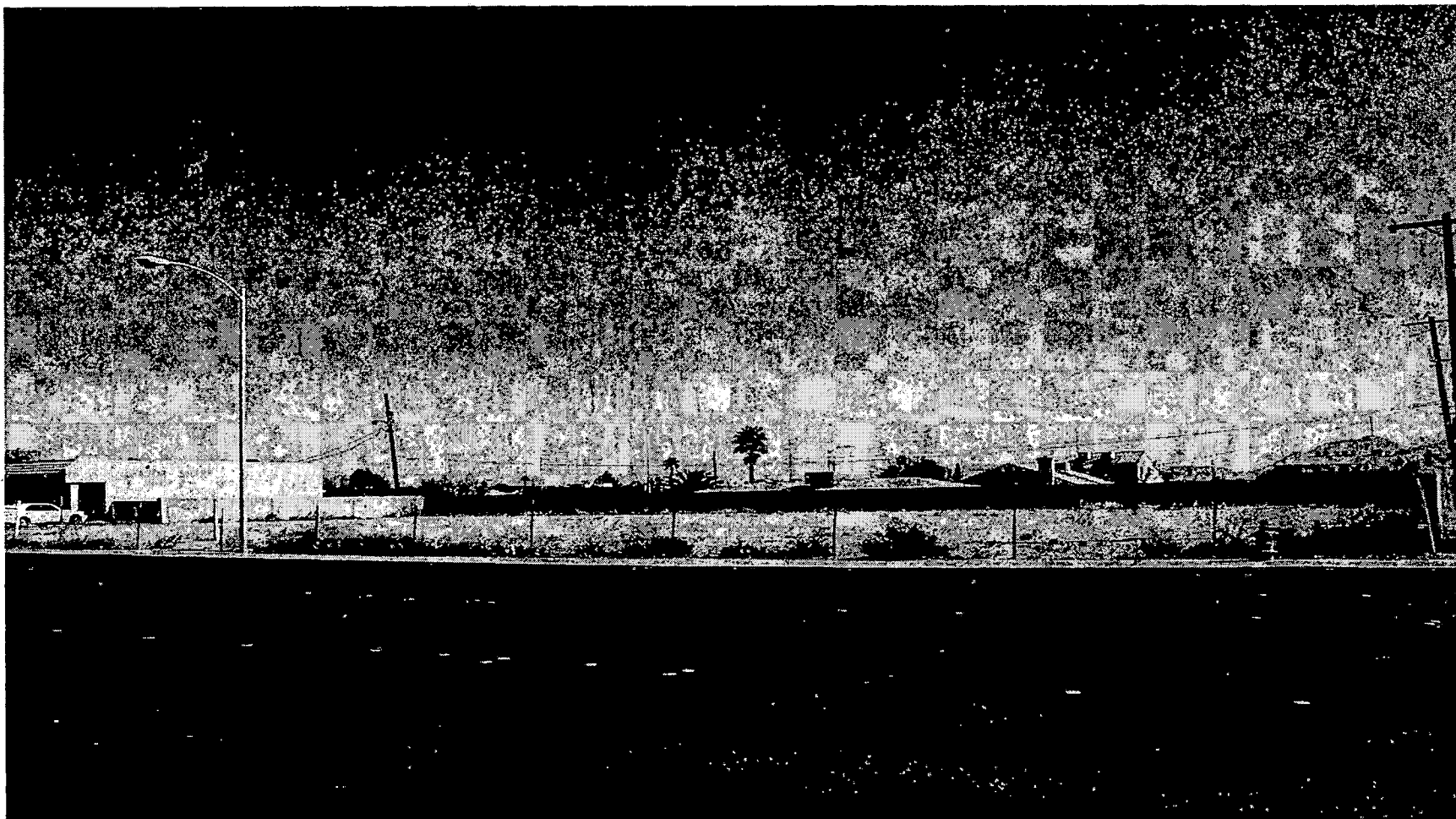




MARTIAN LUTHER KING BLVD.

ZON-5222
SUP-5225
SDR-5223
11-04-04 PC

R C B B INC 122 Industrial Park Road, Suite 20 Houston, TX 77057 (713) 866-1111 FAX (713) 866-1100	
SITE PLAN	
SMOG DEPOT & CAR WASH MARTIN LUTHER KING BLVD	
A1.0	



SUP-5225 - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST
1000-1100 MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – DENIED – Motion carried with TRUESDELL and STEINMAN voting NO

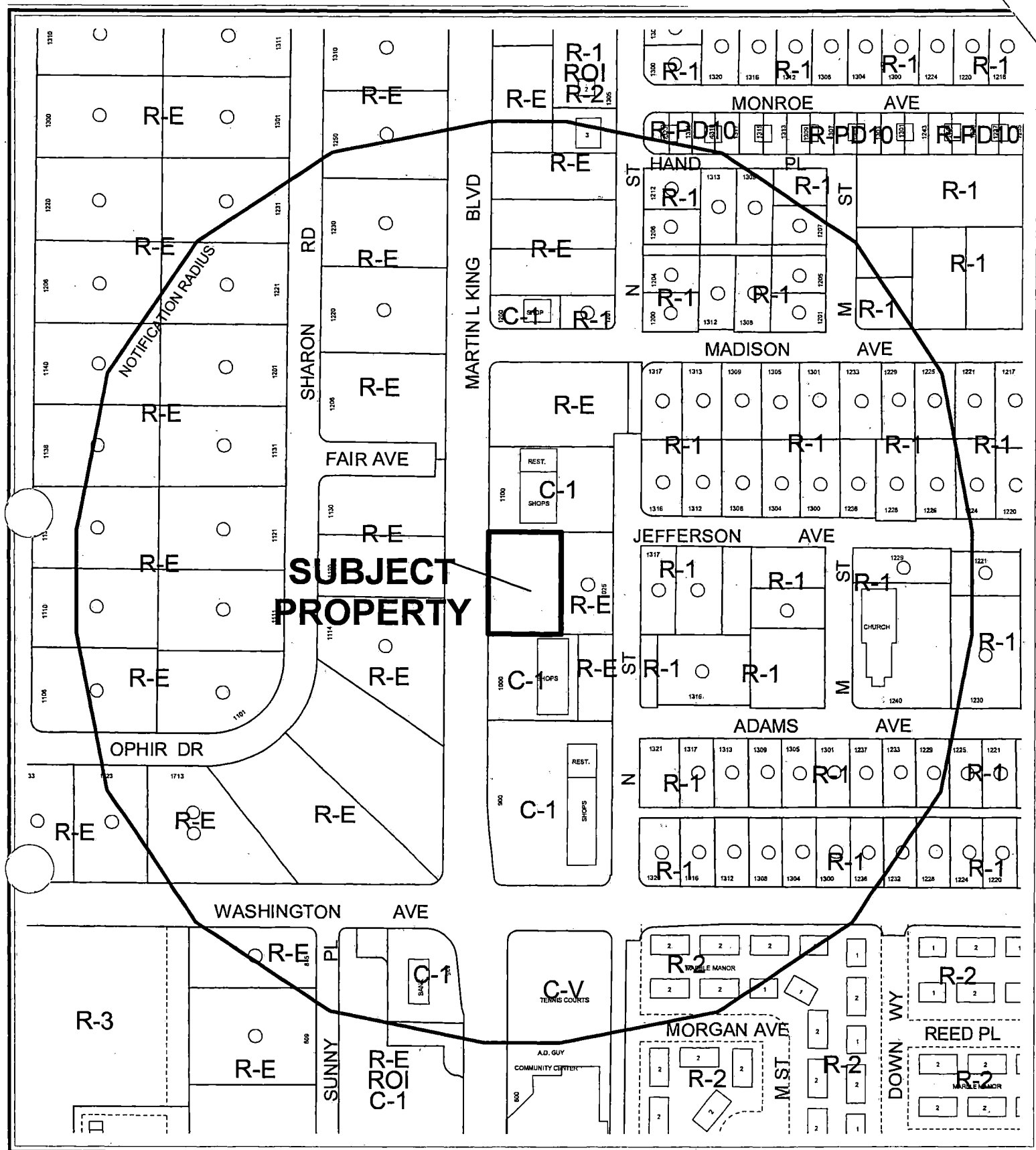
To be heard by City Council 12/01/2004

MINUTES:

See Item 45 [ZON-5222] for all related discussion on Item 45 [ZON-5222], Item 46 [SUP-5225] and Item 47 [SDR-5223].

(7:54-8:11)

2-1283



CASE: SDR-5223

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

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

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-5223 - APPLICANT: CLEDOUS L DEXTER - OWNER:
ODESSA AND JOHNNY PATTILLO TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. A Rezoning (ZON-5222) to a C-1 (Limited Commercial) Zoning District and a Special Use Permit (SUP-5225) approved by the City Council.
2. A revised site plan shall be submitted to the Planning and Development Department prior to the issuance of building permits that will show the relocation of the vacuums to be next to the trash enclosure at the northwest corner of the site and a reduced building in the northern portion of the site that is no closer than 20 feet from the front property line.
3. A new landscaping plan shall be submitted to the Planning and Development Department prior to the issuance of building permits that shows the proper number of 24 inch box trees and 4- five gallon and 4- one gallon shrubs along the north and south property lines.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. All development shall be in conformance with the site plan and building elevations, date stamped September 8, 2004, except as amended by conditions herein.
6. 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.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
8. All mechanical equipment, air conditioners and trash areas shall be fully screened from the abutting streets.

9. 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.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Landscape and maintain all unimproved right-of-way on Martin L. King Boulevard adjacent to this site concurrent with development of this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the Martin L. King Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
15. Site development to comply with all applicable conditions of approval for ZON-5222 and all other subsequent site-related actions.
16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Site Development Plan Review for a proposed Self Serve Car wash and Auto Smog on 0.58 acres located between 1000 and 1100 Martin L. King Boulevard. The request includes waivers of Title 19.08. front perimeter landscaping standards.

B) Applicant's Justification

The applicant justifies the reduction of the front landscaping from 15 feet to 5 feet as the narrower strip will match the development to north at 1000 Martin L. King and south at 1100 Martin L. King Boulevard.

BACKGROUND INFORMATION

A) Previous Actions

11/04/04 The Planning Commission will hear the related Special Use Permit for the Auto Smog Check and Car Wash as part of this agenda (SUP-5225).

B) Pre-Application Meeting

08/18/04 During the pre-application conference all three applications (ZON-4288, SUP-5225, and SDR-5223) and the elements of complete submittals 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: 0.58

B) Existing Land Use

Subject Property: Undeveloped
North: Commercial
South: Commercial
East: Single Family Dwelling
West: Single Family Dwellings

C) Planned Land Use

Subject Property: C-DTR Commercial- Downtown Redevelopment Plan
North: C-DTR Commercial- Downtown Redevelopment Plan
South: C-DTR Commercial- Downtown Redevelopment Plan
East: C-DTR Commercial- Downtown Redevelopment Plan
West: R Rural Density Residential

D) Existing Zoning

Subject Property: R-E Residence Estates Residential
North: C-1 Limited Commercial
South: C-1 Limited Commercial
East: R-E Residence Estates Residential
West: R-E Residence Estates Residential

E) General Plan Compliance

a. Southeast General Plan

The subject parcel is designated C (Commercial) within the Downtown Redevelopment Plan (DTR) Map as part of the City of Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is in conformance with the General Plan and the DTR.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan- Downtown Redevelopment 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

Special Area Plan- Downtown Redevelopment Plan

The site will be subject to the goals, objectives, and policies of the DTR and the General Plan.

PROJECT DESCRIPTION

The project consists of five open wash and three vacuum bays generally in the center of the site. Patron parking is along the north and south property lines. Sufficient room is provided between the buildings to allow the queuing of vehicles waiting to use the wash and vacuum bays. A covered and gated trash enclosure is located near the northern most entrance from Martin L. King Boulevard. Access to the site is by two entrances to Martin L. King Boulevard, an 80-foot secondary arterial on the Master plan of Streets and Highways.

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	187.25 Feet	Y
Min. Setbacks			
• Front	20 Feet	19.33 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	18.9%	Y
Max. Building Height	Single Story	Y	Y
Trash Enclosure	Yes	Y	Y
Loading Zone	N/A	N/A	N/A
Mech. Equipment	Screened	Not Shown	Not Shown
Other ...			

The proposal does not meet the development requirements of Title 19. The building with the 19.3-foot setback will need to be made smaller to achieve compliance with setback standards.

A condition will be added to move the vacuums from where they are located on the site to the area next to the trash enclosure. This alteration of the plan will correct the setback error, improve onsite circulation, and move the noise producing vacuums from the proximity of the eastern property line that is shared with the existing residence to the east of the development.

- A2) Residential Adjacency Standards
With the structures on site being no more than single story the proposal meets adjacency standards of Title 19.08.
- A3) Parking and Traffic Standards
Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Car Wash Self service	N/A.	2 Spaces /Stall	9	1	12	1

The proposal meets the requirements of Title 19.10 for Parking.

- A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/ 6 Spaces	N/A	N/A
Buffer:	1 Tree/ 20 Linear Feet	19 Trees	19
• Min. Trees	1 Tree/ 30 Linear Feet	8 Trees	0
• Min. Zone Width	8 Feet		8 Feet
• Wall height	8 Feet		Not Shown

The proposal does not meet the requirements of Title 19.12 for perimeter trees. A condition will be added to require 24-inch box trees spaced at 30 feet on center along the north and south property lines with the appropriate quantity and size of shrubs.

B) General Analysis and Discussion

- Zoning

The proposed Self Serve Car Wash and Auto Smog is within the range of uses allowed with the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit

- Site Plan.

The site plan depicts a five space Self Serve Car wash and smog use. Access to the site will be via two drives from Martin L. King Boulevard.

The vacuums near the east property line and the vacuum bays near the north entrance should be moved to be near the trash enclosure along the north property line. This will lessen the impact of the use on the eastern residential use while it is still residential and will make the circulation on the site easier.

- Waivers

The applicant is requesting a 5-foot wide front landscaping strip along the street. The waiver is recommended for the following reasons:

- 1) The proposed perimeter landscaping will match that of adjacent properties.
- 2) As conditioned, there will be sufficient landscaping on the site to ensure the property is harmonious and compatible with the surrounding area.

- Landscape Plan

The landscape plan does not show perimeter trees along the north and south property lines although the proper buffer is shown on the plan. A condition will be added to remedy the problem.

- Elevation

The elevations show a typical design of self-serve car wash structures.

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;"**

With the relocation of the vacuums as described above the proposed plan will be compatible with current and future uses 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 will be consistent with city plans, policies, and standards.

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

The use will not have a negative impact on Martin L. King Boulevard.

KW

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

The building and landscape materials are same that are used elsewhere in the city.

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

The elevations and design characteristics are typical for this type of use.

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

The proposed development will be subject to inspections for occupancy, and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 106 -- Mailed with ZON-5222 and SUP-5225

APPROVALS 0

PROTESTS 0

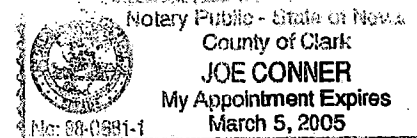


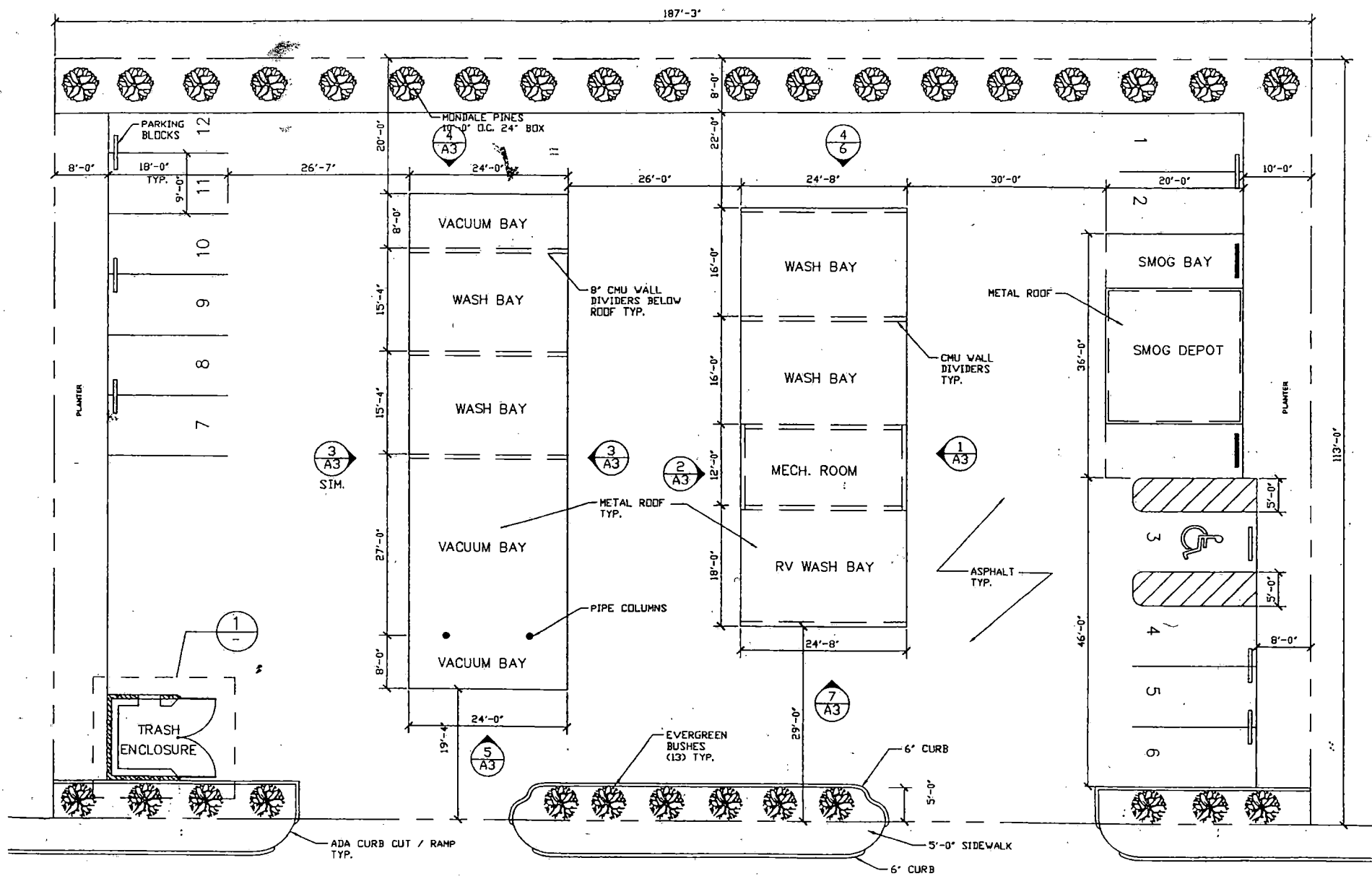
Name of Applicant: CLEDOUS L KATHERINE DEXTER

 X No

APN: _____

Notary Public in and for said County and State





MARTIAN LUTHER KING BLVD.

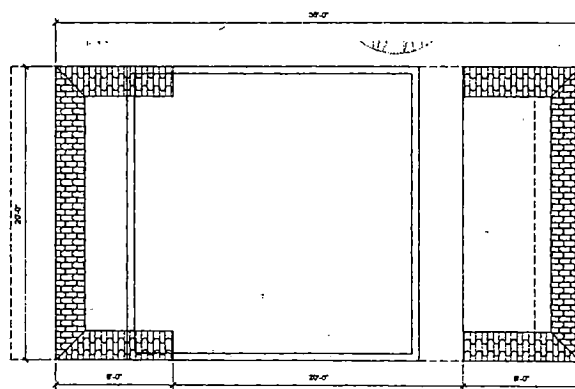
ZON-5222
SUP-5225
SDR-5223
11-04-04 PC

R C B B INC
 10101 N. W. 10th Ave., Suite 200
 Fort Lauderdale, FL 33309
 (954) 584-1000 FAX (954) 584-1008

SITE PLAN

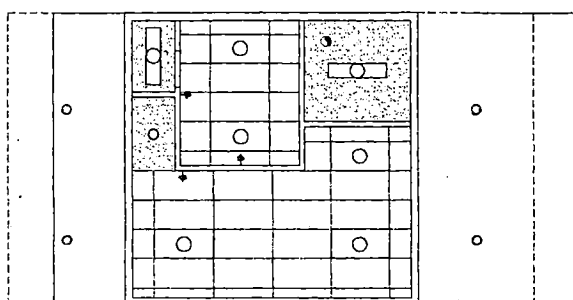
SMOG DEPOT & CAR WASH
MARTIN LUTHER KING BLVD

A1.0



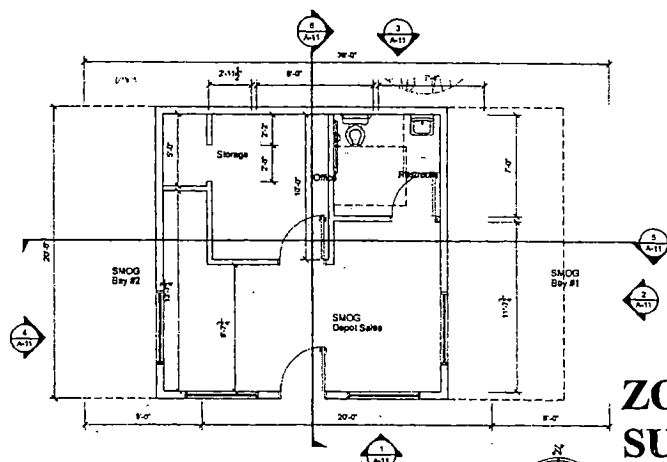
SMOG Building Roof Plan

Scale: 1/8" = 1'-0"



SMOG Building Floor Plan

Scale: 1/8" = 1'-0"



SMOG Building Floor Plan

Scale: 1/8" = 1'-0"



ZON-5222
SUP-5225
SDR-5223
11-04-04 PC

General Notes

CONTRACTOR	
These plans are prepared and modified by the contractor as an integral part of the project and are not to be used for any other project without the written consent of the contractor.	
Contractor Name	Project Name
Contractor Address	Contractor Phone
Contractor E-mail	Contractor Fax

NAC 623.700 - Drawings & Specifications remain the property of the design professional. Copies of the drawings & specifications retained by the client may be used only for his use & for carrying the project for which they were prepared, and not for the construction of any other project.

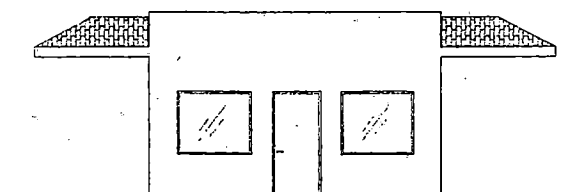
No.	Revision/Issue	Date

Drawn By:	Date:

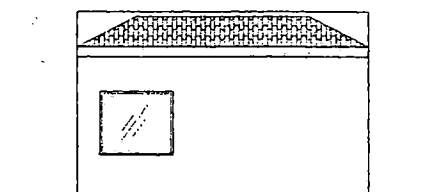
R C B INC General Contracting LLC # 10015A 122 Industrial Park Road Suite 200 Henderson, Nevada 89015

Project Name and Address Smog Depot & Car Wash Martin Luther King Blvd. Las Vegas, NV

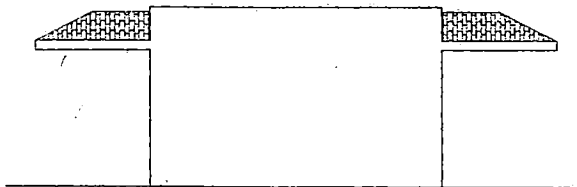
Project 5/018/04 AS NOTED	Sheet A-9



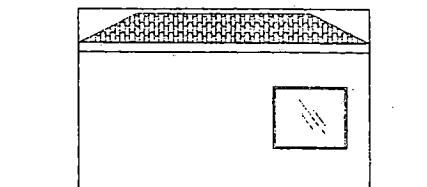
① SMOG Building South Elevation Scale: 1/4" = 1'-0"



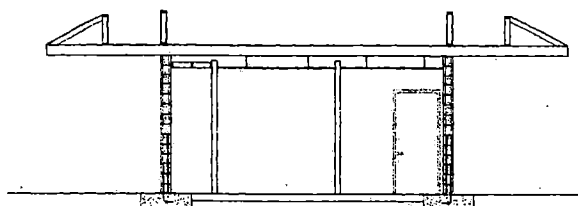
② SMOG Building East Elevation Scale: 1/4" = 1'-0"



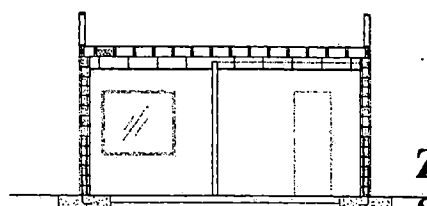
③ SMOG Building North Elevation Scale: 1/4" = 1'-0"



④ SMOG Building West Elevation Scale: 1/4" = 1'-0"



⑤ SMOG Building Section Scale: 1/4" = 1'-0"



⑥ SMOG Building Section Scale: 1/4" = 1'-0"

ZON-5222
SUP-5225
SDR-5223
11-04-04 PC

General Notes																							
CONTRACTOR These plans are prepared and submitted by the architect as an advisory service only and are not to be used for construction without the approval of the architect. Contract Name: _____ Project Name: _____ Contractor License Number: _____ Architect License Number: _____ Date Issued: _____ Date: _____ NAC 623.760 - Drawings & Specifications remain the property of the design professional. Copies of the drawings & specifications retained by the client may be utilized only for his use & for occupying the project for which they were prepared, and not for the construction of any other project. <table border="1"> <thead> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> Drawn By: _____ Date: _____ Check Name and Address R.C.B. INC. General Contracting L.C. # 108154 122 Industrial Park Road Suite 209 Henderson, Nevada 89015 Project Name and Address Smog Depot & Car Wash Martin Luther King Blvd. Las Vegas, NV <table border="1"> <thead> <tr> <th>Date</th> <th>By</th> <th>AS NOTED</th> </tr> </thead> <tbody> <tr> <td>5/18/04</td> <td>A-10</td> <td> </td> </tr> </tbody> </table>			No.	Revision/Issue	Date													Date	By	AS NOTED	5/18/04	A-10	
No.	Revision/Issue	Date																					
Date	By	AS NOTED																					
5/18/04	A-10																						



SDR-5223 - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST
1000-1100 MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-5302 - REZONING - 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).

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – APPROVED subject to conditions, amending the following conditions:

3. Dedicate *40* feet of right-of-way adjacent to this site for Iron Mountain Road where no right-of-way currently exists.
5. Construct half-street improvements including appropriate overpaving (if legally able) Iron Mountain Road and *construct rural improvements on* Brent Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

and adding the following condition:

- Horses shall be allowed pursuant to City Code.

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 48 – ZON-5302

MOTION – Continued:

– Motion carried with McSWAIN abstaining as her company is presently doing work for Sterling S Development, NIGRO abstaining as he is currently in litigation with one of the principals at Sterling S Development and GOYNES and EVANS voting NO

To City Council 12/01/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 48 [ZON-5302], Item 49 [VAR-5306] and Item 50 [SDR-5304].

DAVID CLAPSADDLE, Planning and Development, stated that this request is an expansion to the property to the east. The 33 lots are at a residential density at 2.09 units per acre. The minimum lot size is just over 18,000 square feet with the average lot size at 21,000 square feet, so it would be a true two-unit per acre project. Some of the conditions on the applications include the dedication of right-of-way for the Iron Mountain Road and payment of fees in lieu of open space. Normally staff does not recommend approval for an open space variance; however, the open space requirement for all the properties combined meets the standards of the Code. With the understanding that each side of the development would have access to the open space, staff supported the open space variance. In addition, the landscaping along Brent Lane needs to be specified on the Site Plan, the Site Plan needs to be revised to reflect the trails south of Iron Mountain Road, and Maverick Street and Maggie Avenue would need to be vacated at a future date.

BRYAN PSIODA, 2727 S. Rainbow, thanked MR. CLAPSADDLE for the overview of the proposed project. He added that the neighbors requested one of the access points to the site be from Jones Boulevard. He showed photos of the Site Plan and emphasized the only change is one access point moving to Jones Boulevard. He reiterated the lot sizes average from 18,000 to 21,000 square feet.

For the record, MR. PSIODA stated that the applicant has agreed with staff's recommendation to have 20% contrasting materials, as he submitted a sample photo of such wall. Although the applicant did not have a detailed landscaped plan, the agreement was made to comply with staff's recommendations. They would like to receive the entitlements first before large sums of money are exhausted on the landscaping but would submit the plans at the appropriate time. The keeping of horses would not be prohibited on this property, and this would be stated in the CCNR's. He used the overhead to show an existing residence belonging to a MR. ALEXANDER, which had a very nice wall surrounding his property. If physically possible, the developer has agreed to increase the height of this resident's wall to the maximum allowed,

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 48 – ZON-5302

MINUTES – Continued:

which is eight feet. Originally, the residents requested one-story units along the entire western property line. The applicant could not concede to this at this time, but they have agreed that two of the lots would be one story. Other properties are vacant, and developers have the opportunity to build two-story homes. They did not believe it would be fair to restrict the applicant to having only one-story homes. Although MR. PSIODA was cautious in giving lot numbers at an early stage of the project, he proceeded in responding to CHAIRMAN TRUESDELL'S request and stated that on this current Site Plan, the lots would be Lot 28 and Lot 33. With the adjacent neighbor's cooperation, the developer has also agreed to process the necessary Vacation applications on their behalf. At the residents' request, City Council approved Brent Lane as a rural street section. The applicant would like it to continue further up Brent Lane and realized this may have to be approved at City Council.

COMMISSIONER EVANS was somewhat confused by MR. PSIODA'S presentation and wanted clarification about the applicant agreeing to staff's conditions and the aforementioned were additional concessions that the applicant was agreeing to do also. MR. PSIODA responded yes and stated that Councilman Mack's office has a copy of the list of additional concessions. He then asked for clarification from Public Works on Condition 3 of Item 48 [ZON-5302] relative to the dedicated right-of-way, which should be 40 feet and not 50 feet. CHAIRMAN TRUESDELL stated that the intent is to match what has already been approved on the adjacent property. DAVID GUERRA, Public Works, concurred and stated he was just given confirmation that the adjacent property has, in fact, already been approved at 40 feet so, Public Works could agree to the change for this property also. MR. PSIODA also stated that there would be no streetlights on the private streets within the development; there would be gas or electric lamp type or coach lighting.

DIANE ALLEN, 6291 Masonheimer, Las Vegas, NV 89131, stated that several months ago, she and other residents met with a representative from VTN and not Sterling S Development. They received some information and portions of the applications were approved and some forwarded to City Council. At Council, the City Attorney advised them that residents could not discuss the first portion of the project because it was not on the agenda. However, the residents have become even more concerned about the overall project and its density, even though it meets the two units per acre. The last notification they received was from the County and it pertained to a parcel two properties away and involved 11 cows and eight horses.

This proposed project has now been changed from 31 units to 33 units with no open space. These homes would total approximately 89,000 square feet and over two acres. The property owner behind the proposed homes is already placing building materials on his property in preparation for building a home. The property across the street on Brent Lane is a five-acre

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
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MINUTES – Continued:

estate, and on the corner is a two and a half-acre estate. In addition, there is a ranch nearby with 30 horses and an additional property that has 12 horses where there is heavy traffic with horses in and out for training. As a result, the area is extremely rural with very low density.

MS. ALLEN concluded by stating that the residents would like to see the open space, as well as, the density on the second portion of the project be equal to the first portion of the project, as a means of keeping their rural neighborhood.

MARVIN LEONARD, 9041 Wind Warrior Avenue, stated that the applicant has not made any concessions for him or the property owners to the east, Mr. & Mrs. Alexander, relative to a higher wall. The discussion was for a higher wall for the entire site and not just for some of the property owners. He stated that he has yet to receive a notification or a telephone call from the developer, as the proposed project would surround his property on two sides. In addition, they were only told that Maggie Avenue would be vacated but the question was not asked to the residents. He owns a horse that is kept on Craig Road and Durango Drive, but in order to ride the horse, he has to put him in a trailer and haul him to another side of town. As a result, he and his wife specifically purchased a two and a half-acre property for the rural environment and freedom to ride their horses. He pointed out that there is an easement on the other side of his property on Maggie Avenue that they intended to use it for hauling horses and hay in and out of their property. However, the developer has stated that the intent is to vacate Maggie Avenue, which would limit him in having access to just the front of their property. MR. LEONARD concluded that the proposed development would have residents that would have to deal with the smell of horses and livestock because the zoning is Rural.

JIM MARINOW, 6280 Brent Lane, stated that the proposed project does not border his property, but he is concerned with the density. He moved into this area eight years ago and has seen the area mature, but the average homeowner has two and a half acres. He requested that their neighborhood remain preserved as a rural environment.

FRANK ALEXANDER, 8820 Maverick Street, stated that throughout the meetings, the residents were consistently being advised that Phase II of the project could not be discussed. He stressed to the Commission that a meeting has not been held regarding Phase II so that the residents could voice their concerns. The discussions have only centered on Phase I, even though the residents wanted to discuss Phase II. He continued by stating that the residents requested an eight-foot wall along the parameters of the project. However, the applicant has stated at this meeting that they would do an eight-foot wall behind his property, specifically add an additional two feet to his existing six-foot wall if the footings were adequate. MR. ALEXANDER felt that it was not his responsibility to use his wall, but that the applicant needed to commit to doing the eight-foot

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
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Item 48 – ZON-5302

MINUTES – Continued:

wall. In addition, the residents requested that the two-story housing be the entire contiguous point of existing houses, which is approximately two more homes and not one, as MR. PSIODA previously stated. The residents also requested that landscaping be placed down the entire back wall of Maverick Lane, which the applicant stated this would be addressed in Phase II but is not included in their plan. MR. ALEXANDER stressed that the residents have been able to reach agreements with every developer in their neighborhood and felt that it could also be done with Sterling S Development.

C CHAIRMAN TRUESDELL asked that MR. PSIODA address the issues regarding vacating Maggie Avenue and the extension of Maverick Street. MR. PSIODA responded that although everyone was aware that a discussion could not take place, he was aware of the residents' requests regarding Phase II. He added that stipulations have been added concerning Phase II, although it was not part of the official record for the 20 acres. The stipulations included that Maverick Street be partially dedicated all the way down to the center of a property, which he pointed out on the diagram to the Commissioners. There is a current application to vacate a portion of Maggie Avenue. However, it does not preclude MR. ALEXANDER from utilizing it as an access point; it will not be a public street that the City has to maintain. So, MR. ALEXANDER has the freedom to utilize the street and place gravel on the road if he chooses to do so. Regarding Maverick Street, MR. PSIODA was under the impression that the existing wall is in the right-of-way. If it is, it would need to be torn down. The landscaping along the west side of Maverick Street on the east side of the property line, it appeared to be in the right-of-way. The applicant is willing to vacate Maverick Street for the residents. MR. PSIODA then stated that it was his understanding with the residents, that if the additional concessions he stated above were done, then the residents would give them full cooperation with the vacation.

C CHAIRMAN TRUESDELL asked MR. PSIODA if staff agreed, would the applicant be willing to do the eight-foot wall. MR. PSIODA replied that it might not be possible to add two additional feet to the existing six-foot wall, but the applicant is not willing to do an eight-foot wall at this time. MR. CLAPSADDLE then confirmed for CHAIRMAN TRUESDELL that eight feet is the maximum allowed height. CHAIRMAN TRUESDELL felt that the applicant's willingness to pay for the vacation, as well as, the other concessions made were reasonable and appropriate. However, in all fairness to the residents, he felt it was more important to address the concern with the six-foot wall rather than restricting the development to one-story lots. The proposed size lots are appropriate, but he felt the eight-foot wall along the west development line should be required. He then stated he would support the proposed application.

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 48 – ZON-5302

MINUTES – Continued:

MR. ALEXANDER confirmed for COMMISSIONER STEINMAN that he did want the eight-foot wall, whether or not it would be the additional two feet on his existing wall or a new eight-foot wall. COMMISSIONER STEINMAN stated that it would not make sense to have an existing six-foot wall on MR. ALEXANDER'S property and an eight-foot wall everywhere else on the property. MR. PSIODA replied that an agreement could be negotiated. CHAIRMAN TRUESDELL stated that if an agreement cannot be made between now and City Council, there will never be an agreement. MR. ALEXANDER then stated that the residents attend these meetings and are willing to work with the developer, and the developer should commit to the eight-foot wall. If not, then hold the application until the applicant is willing to do so.

In response to CHAIRMAN TRUESDELL'S request to require the eight-foot wall along the west property line, COMMISSIONER STEINMAN stated that the requirement should be the south property line also. CHAIRMAN TRUESDELL concurred, as his intent was to include both.

COMMISSIONER EVANS asked had the Nevada Revised Statutes (NRS) that sunsetted regarding the Rural Neighborhood Preservation (RNP), would the proposed project be able to move forward? MR. CLAPSADDLE replied that sunset was the buffer area. RNP is a land use category that cannot be amended for the life of the development agreement between, between the life of the agreement between the City and the County. The applicant is not requesting to amend this; they are requesting a conforming zone change to the General Plan.

COMMISSIONER GOYNES asked if the applicant was willing to hold the item and work with the residents again. MR. PSIODA replied no, as previously they were willing to hold the item pertaining to the 20 acres on two occasions, and it has placed the developed behind schedule with this phase, the proposed project. There is a timeline that does not allow for the items to be held. COMMISSIONER GOYNES replied that MR. PSIODA'S response was somewhat arrogant and did not show "good neighbor" respect for the residents who currently reside in the community. MR. PSIODA respectfully disagreed with COMMISSIONER GOYNES because he felt that the developer is aware of the residents' concerns and he, himself, has read into record additional concessions that the applicant is willing to commit to. He added that this is the same layout that was proposed four to five months ago, and nothing has changed.

COMMISSIONER DAVENPORT stated that there appeared to be only two issues: having two story units and the eight-foot wall. He suggested having a motion to approve with the stipulation of having an eight-foot wall along the west and south property lines. Should MR. ALEXANDER'S existing six-foot wall not work, then the applicant would be required to build an additional eight-foot wall. MR. ALEXANDER would pick up another foot should his wall be torn down. MR. PSIODA concurred.

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
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MINUTES – Continued:

CHAIRMAN TRUESDELL confirmed that MR. PSIODA would work with the residents and MR. ALEXANDER between now and City Council regarding the eight-foot block wall. COMMISSIONER EVANS commented that it would be helpful in the future if applicants would submit information, such as concessions that are agreed upon, to staff prior to these meetings. It is difficult for the Commission and staff to try and craft proposed projects during Planning Commission meetings. MR. PSIODA apologized and concurred.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 48 [ZON-5302], Item 49 [VAR-5306] and Item 50 [SDR-5304].

(8:11-8:52)

2-1283

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-5304) and open space Variance (VAR-5306) 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

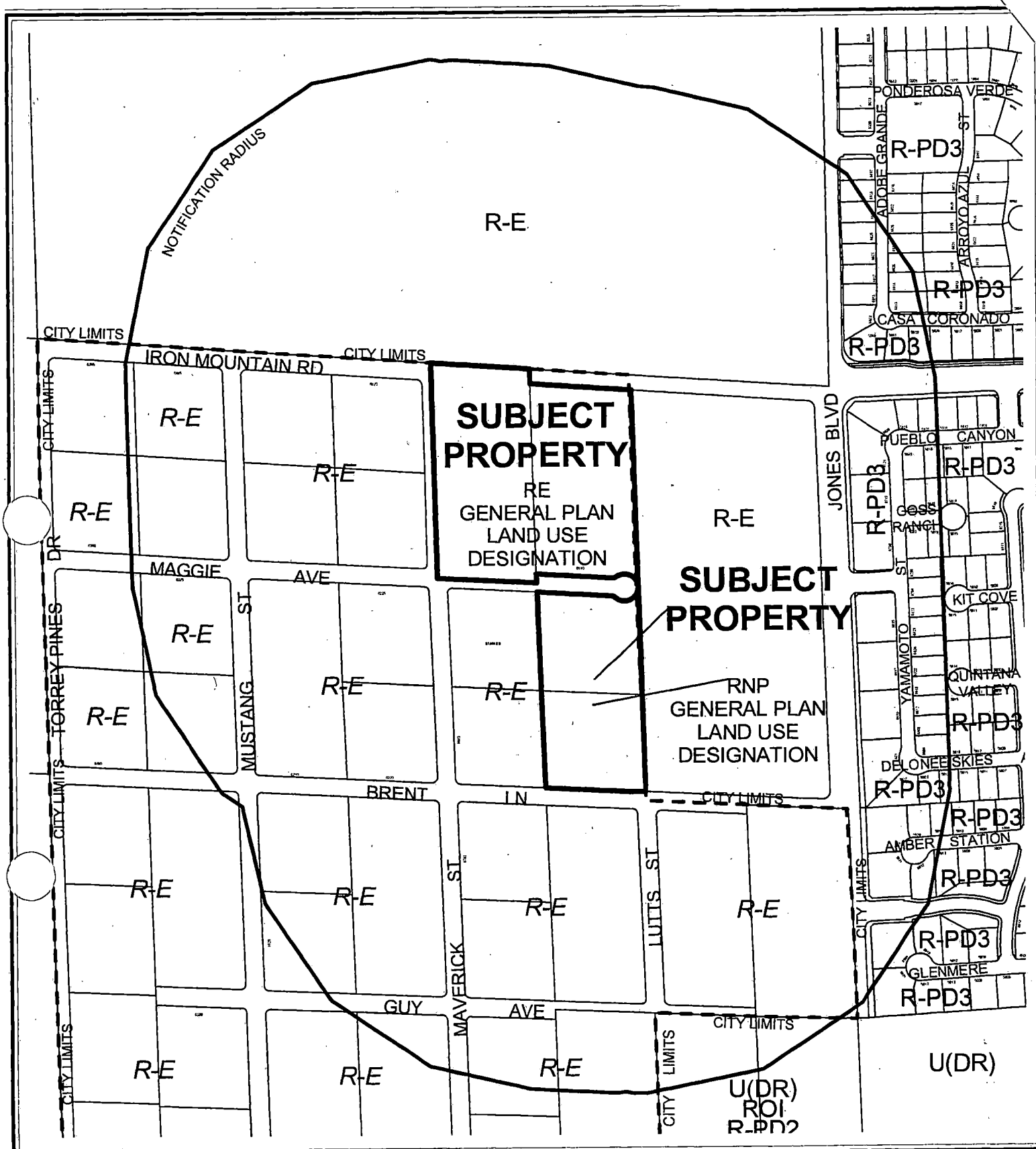
3. Dedicate 50 feet of right-of-way adjacent to this site for Iron Mountain Road where no right-of-way currently exists.
4. Dedicate 30 feet of right-of-way for Maverick Street, a 25-foot radius corner at the southeast corner of Iron Mountain Road and Maverick Street and 30 feet for Maggie Avenue where no right-of-way currently exists adjacent to this site. These dedications will not be required if a Vacation is recorded that would remove the need for these rights-of-way.
5. Construct half-street improvements including appropriate overpaving (if legally able) Iron Mountain Road and Brent Lane 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

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 48 – ZON-5302

CONDITIONS – Continued:

and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

- C
6. Construct half-street improvements including appropriate overpaving (if legally able) on Maverick Street and Maggie Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundaries of this site prior to construction of hard surfacing (asphalt or concrete). These construction requirements will not be required if a Vacation is recorded that would remove the need for these improvements.
 7. Extend oversized public sewer to the western edge of this site to a location and 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.
 - C 8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



CASE: ZON-5302

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

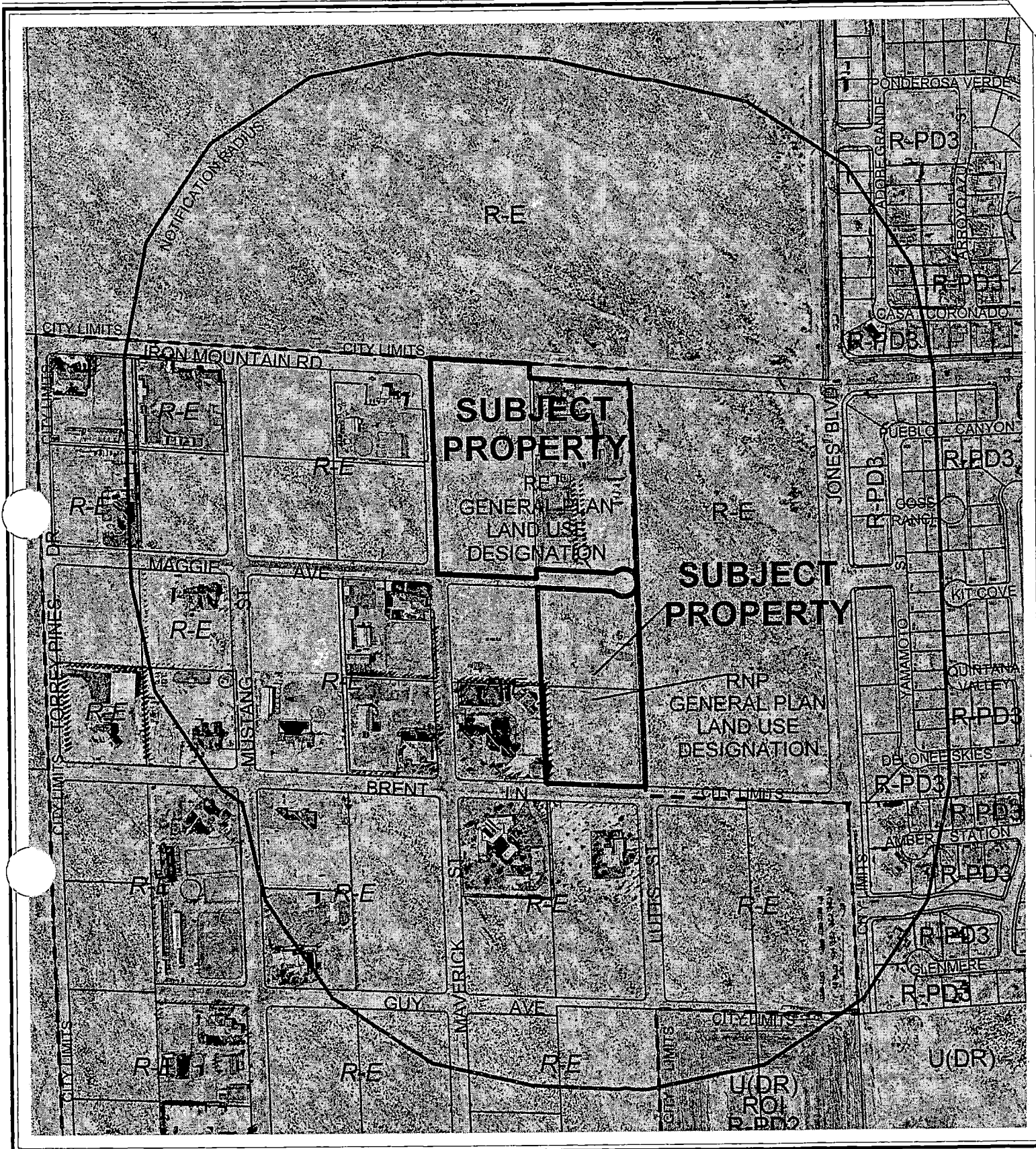
R-E (RESIDENCE ESTATES) [RE (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

0 400 800 Feet





0 400 800 Feet

CASE: ZON-5302

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) [RE (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-5302 - APPLICANT: STERLING S DEVELOPMENT -

OWNER: QUARTERHORSE FALLS ESTATES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-5304) and open space Variance (VAR-5306) 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

3. Dedicate 50 feet of right-of-way adjacent to this site for Iron Mountain Road where no right-of-way currently exists.
4. Dedicate 30 feet of right-of-way for Maverick Street, a 25-foot radius corner at the southeast corner of Iron Mountain Road and Maverick Street and 30 feet for Maggie Avenue where no right-of-way currently exists adjacent to this site. These dedications will not be required if a Vacation is recorded that would remove the need for these rights-of-way.
5. Construct half-street improvements including appropriate overpaving (if legally able) Iron Mountain Road and Brent Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. Construct half-street improvements including appropriate overpaving (if legally able) on Maverick Street and Maggie Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location

and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundaries of this site prior to construction of hard surfacing (asphalt or concrete). These construction requirements will not be required if a Vacation is recorded that would remove the need for these improvements.

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from: U (Undeveloped) Zone [RE (Rural Estates) and U(Undeveloped) Zone [RNP (Rural Neighborhood Preservation)] To: RPD2 (Residential Planned Development – 2 Units per acre) on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road.

B) Applicant's Justification

The applicant states: "This request represents Phase II. Phase I of the Site Development Plan Review was approved on 8/18/04 (SDR-4198). The open space variance applies to Phase II only. The overall project has an abundance of open space and would not require a waiver if it were considered as one application. The site was designed with two visible and usable parks located near the entrances within the first phase of the project. This approach was taken rather than providing small segments of decorative space throughout the community".

BACKGROUND INFORMATION

A) Previous Actions

11/03/04 The City Council approved a request for a petition to Annex 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (ANX-4777). The Planning Commission and staff recommended approval on 8/26/04.

B) Pre-Application Meeting

09/01/04 The elements of a rezoning were discussed at the meeting.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.79 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property: RNP (Rural Neighborhood Preservation)
 R-E (Residence Estates)
 North: PR-OS (Park/Recreation/Open Space)
 South: RNP (Rural Neighborhood Preservation)
 East: D-R (Desert Rural)
 West: RNP (Rural Neighborhood Preservation)
 R-E (Residence Estates)

D) Existing Zoning

Subject Property: R-E (Rural Estates) [Clark County designation]
 North: R-E (Residence Estates)
 South: R-E (Rural Estates) [Clark County designation]
 East: R-E (Residence Estates)
 West: R-E (Rural Estates) [Clark County designation]

E) General Plan Compliance

The subject site is located within Clark County pending an annexation (ANX-4777). Once annexed, the subject site would be located in the Centennial Hills Sector of the General Plan with an RNP (Rural Neighborhood Preservation) and R-E (Residence Estates) land use designation. The proposed R-PD2 (Residential Planned Development – 2 Units per Acre) zoning district is consistent with the proposed General Plan designation.

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

A twenty (20) foot wide multi-use trail is required south of Iron Mountain Road. The trail is required to have the following components: a five (5) foot transition strip, a ten (10) foot public transportation trail, and a five (5) foot private landscaped corridor. The trail shall be incorporated in the improvements of the south side of Iron Mountain Road and the proposed development.

ANALYSIS

A) General Analysis and Discussion

This rezoning application requesting RPD-2 (Residential Planned Development Community – 2 Units per Acre) is consistent with the RPN (Rural Preservation Neighborhood) and R-E (Residence Estates) General Plan designations for the site.

- i. The proposed rezoning is consistent with the approved General Plan designation that applies to the area; and
- ii. The proposed rezoning represents a reasonable match with the zoning or land use on adjacent residential parcels to the north and east of the sites, which are between 0 and 2.0 units per acre.

From the standpoint of the proposal as an R-PD development, the project provides a sufficient amount of open space, based on the requirements of the Zoning Code, and appears to provide a reasonable development solution for the subject parcels. The various aspects of the site plan are addressed in greater detail in the companion case report on (SDR-5304).

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The subject site is currently designated R-E (Rural Estates) under a Clark County designation. The applicant has requested R-PD2 (Residential Planned Development – 2 units per acre) zoning. The site will be consistent with the General Plan, after approval of Rezoning and Annexation

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.”

ZON-5302 - Staff Report Page Four
November 4, 2004 Planning Commission Meeting

The proposed development that is shown on the companion Site Development Plan to this Rezoning application is intended to comply with the proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning. Lands to the west and south of this project are zoned R-E (Rural Estates) under Clark County zoning. The land to the north and east, within the City of Las Vegas boundary, is zoned R-E (Residence Estates) with a density of up to 2 dwelling units per acre. Therefore, the subject property is compatible with both Las Vegas and Clark County zoning designations and the surrounding land uses.

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

The subject site consists of five parcels within the Centennial Hills Interlocal Land Use Plan Designation, subject to Council approval of the annexation. Development of this site for single-family residential development at a density of two units per acre means; that the project will be in scale and compatible with future low-density residential development on surrounding sites.

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

The subject site is bounded on the north by Iron Mountain Road (a Secondary [80-foot] Collector) and the east by Jones Boulevard (a Primary [90-foot] Arterial). Access to the site is indicated from both Iron Mountain Road and Jones Boulevard. When developed, the access will be adequate to meet the requirements of the proposed zoning district.

NOTICES MAILED 39 – Mailed with VAR-5306 and SDR-5304

APPROVALS 0

PROTESTS 0



Case Number: ZON-5302 APN: 125-11-507-002, 4 and 125-11-503-001,2

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S Development

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

Yes

No

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

City Official: _____

Partner(s) _____

APN: _____

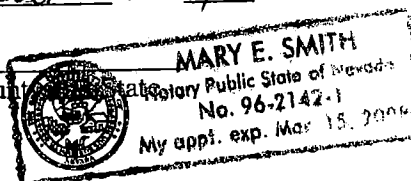
Signature of Property Owner/Authorized Agent:

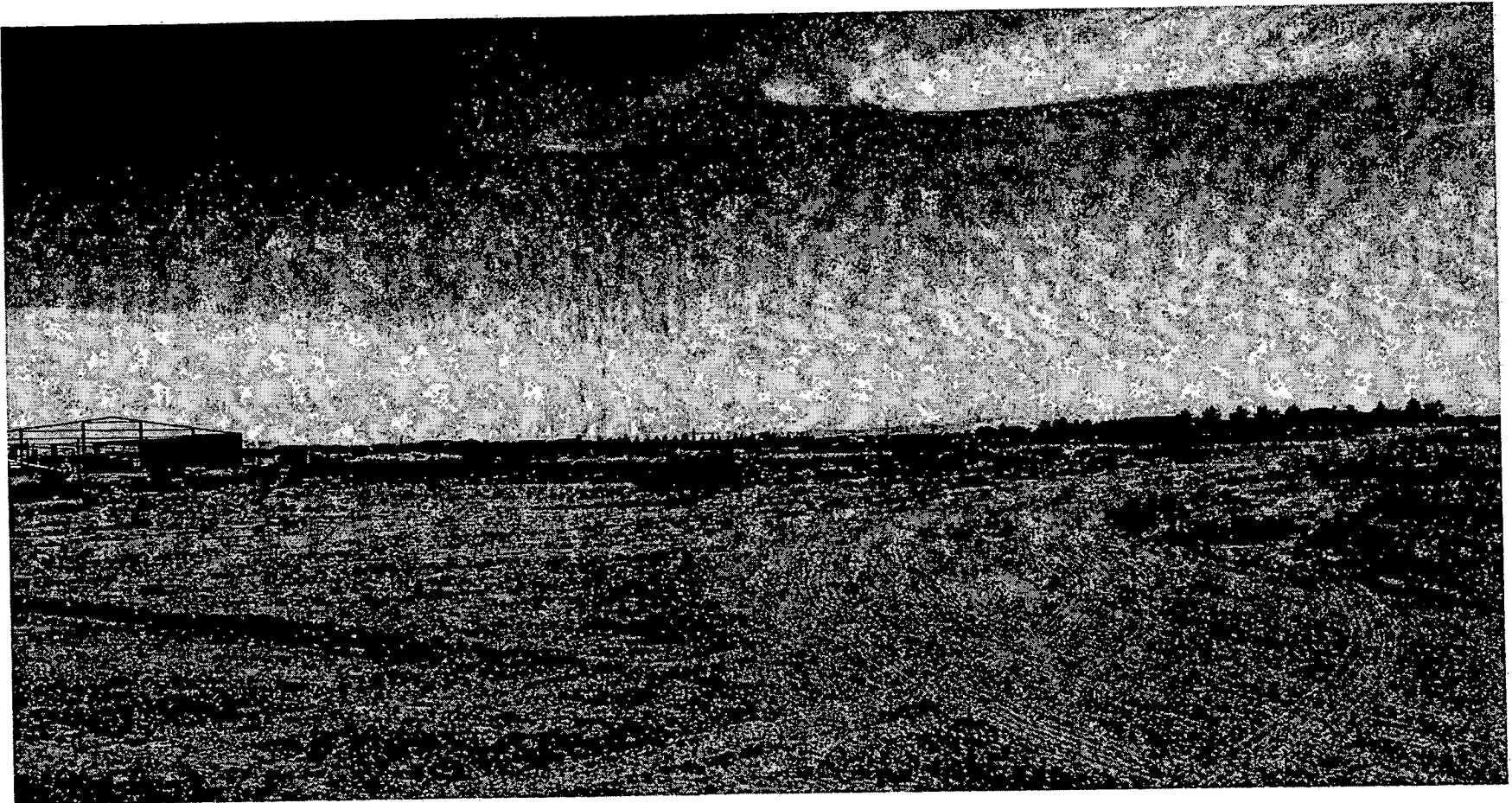
Print Name: _____

Subscribed and sworn before me

This 20 day of September, 2004

Notary Public in and for said County





ZON-5302 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES,
LLC
SOUTHEAST CORNER OF MAVERICK STREET AND IRON MOUNTAIN ROAD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – APPROVED subject to conditions – Motion carried with McSWAIN abstaining as her company is presently doing work for Sterling S Development, NIGRO abstaining as he is currently in litigation with one of the principles at Sterling S Development and GOYNES and EVANS voting NO

To City Council 12/01/2004

MINUTES:

See Item 48 [ZON-5302] for all related discussion on Item 48 [ZON-5302], Item 49 [VAR-5306] and Item 50 [SDR-5304].

(8:11-8:52)

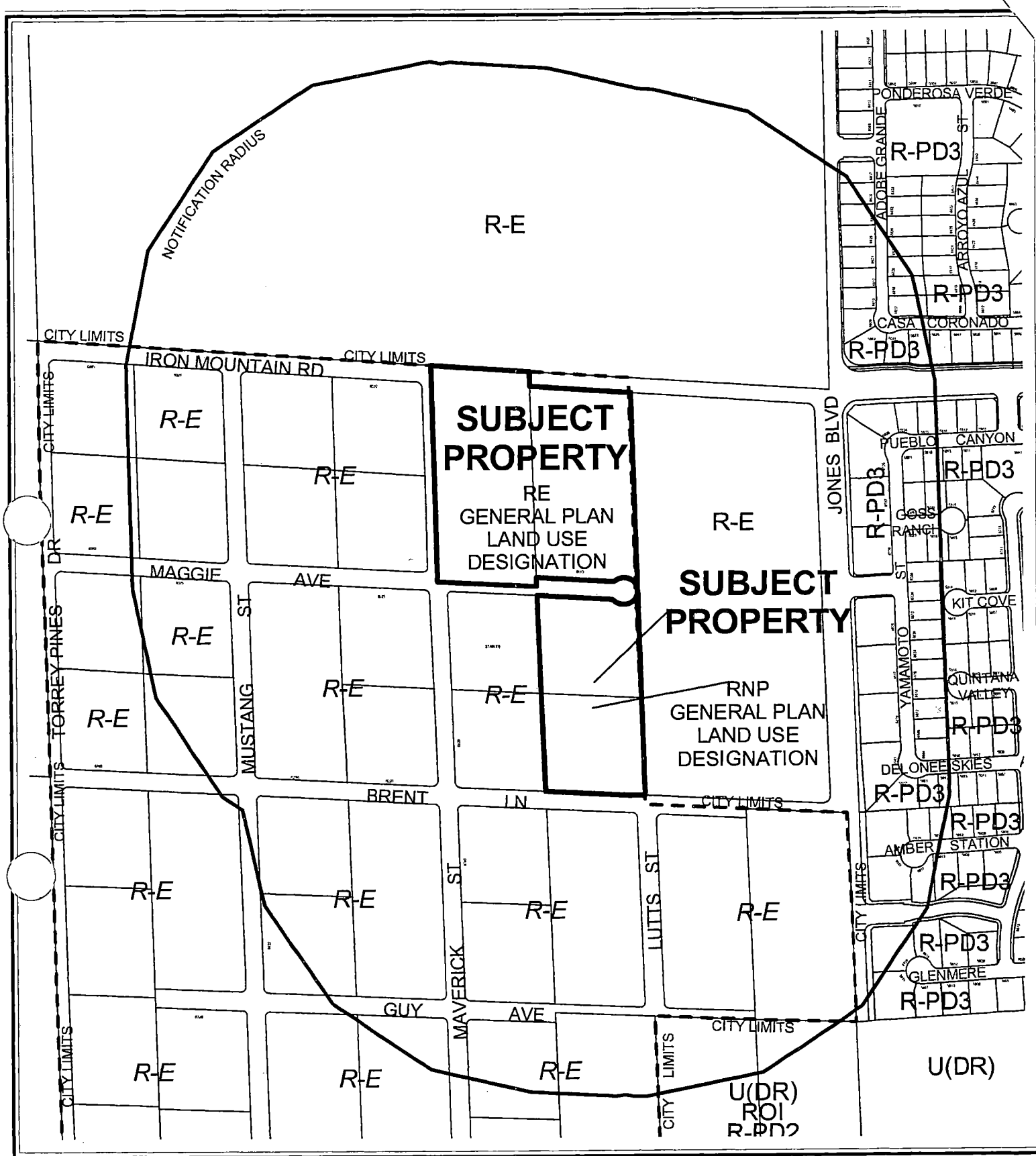
2-1283

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 49 – VAR-5306

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning and Site Development Plan Review (ZON-5302) and (SDR-5304).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $[23,522.4 \times \$4.00 = \$94,089.60]$ to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.



CASE: **VAR-5306**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) [RE (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

0 400 800 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-5306 - APPLICANT: STERLING S DEVELOPMENT -

OWNER: QUARTERHORSE FALLS ESTATES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning and Site Development Plan Review (ZON-5302) and (SDR-5304).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $[23,522.4 \times \$4.00 = \$94,089.60]$ 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting 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.

B) Applicant's Justification

The applicant states: "This request represents Phase II. Phase I of the Site Development Plan Review was approved on 8/18/04 (SDR-4198). The open space variance applies to Phase II only. The overall project has an abundance of open space and would not require a waiver if it were considered as one application. The site was designed with two visible and usable parks located near the entrances within the first phase of the project. This approach was taken rather than providing small segments of decorative space throughout the community".

BACKGROUND INFORMATION

A) Previous Actions

11/03/04 The City Council approved a request to Annex 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (ANX-4777). The Planning Commission and staff recommended approval on 8/26/04.

11/04/04 The Planning Commission will hear a companion request for a Rezoning (ZON-5302) from R-E (Rural Estates) and RNP (Rural Neighborhood Preservation) General Plan Designations] To: R-PD2 (Residential Planned Development – 2 units per acre); a Site Development Plan Review (SDR-5304) for a proposed 33-lot single-family residential development.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

A) Site Area

Gross Acres: 15.79

B) Existing Land Use

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

C) Planned Land Use

Subject Property: RNP (Rural Neighborhood Preservation)
R-E (Residence Estates)
North: PR-OS (Park/Recreation/Open Space)
South: RNP (Rural Neighborhood Preservation)
East: D-R (Desert Rural)
West: RNP (Rural Neighborhood Preservation)
R-E (Residence Estates)

D) Existing Zoning

Subject Property: R-E (Rural Estates) [Clark County designation]
North: R-E (Residence Estates)
South: R-E (Rural Estates) [Clark County designation]
East: R-E (Residence Estates)
West: R-E (Rural Estates) [Clark County designation]

E) General Plan Compliance

The subject site is located within Clark County pending an annexation (ANX-4777). Once annexed, the subject site would be located in the Centennial Hills Sector of the General Plan with an RNP (Rural Neighborhood Preservation) and R-E (Residence Estates) land use designation. The proposed R-PD2 (Residential Planned Development – 2 Units per Acre) zoning district is consistent with the proposed General Plan designation.

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

A twenty (20) foot multi-use trail is required south of Iron Mountain Road. The trail is required to have the following components: a five (5) foot transition strip, a ten (10) foot public transportation trail, and a five (5) foot private landscaped corridor. The trail shall be incorporated in the improvements of the south side of Iron Mountain Road and the proposed development.

ANALYSIS

A) Zoning Code Compliance

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

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
15.79 acres	2.09	1.65	3.45%	0.54 acres	3.3%	0.30 acres

The applicant is requesting a variance from the required .54 acres of open space.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

VAR-5306 - Staff Report Page Four
November 4, 2004 Planning Commission Meeting

The request for a variance in open space is reasonable, because Phase I has .49 acres more open space than required by Title 18. The applicant states that Phase I was designed with larger areas of open space, therefore smaller areas in Phase II would not be as great a benefit to the project as a whole. If both projects were viewed as one contiguous site, the amount of required open space would be .05 acres.

NOTICES MAILED 39 – Mailed with ZON-5302 and SDR-5304

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S Development

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

Yes _____ No _____

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

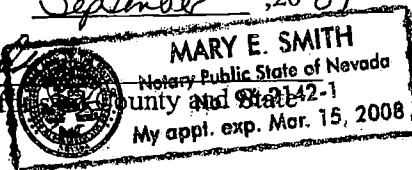
Signature of Property Owner/Authorized Agent: *Michael Shatto*

Print Name: John Michael Stratton

Subscribed and sworn before me

This 20th day of September, 20 04

MARY E. SMITH
Notary Public State of Nevada
Notary Public in and for Clark County and State of Nevada
May 15 2008



ZONE: IRON MOUNTAIN RANCH
USE: VACANT
MPD: RURAL -- 3.5 DU/AC

ZONE: COUNTY R--E
USE: VACANT
MPD: R--E

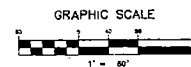
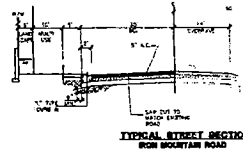
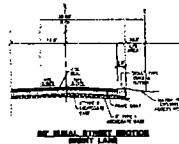
ZONE: COUNTY R-E
USE: VACANT
MPD: R-E

ZONE: COUNTY R-E
USE: EX. SINGLE FAMILY
ON 2.5 ACRES
MPD: RNP

ZONE: COUNTY R-5
USE: VACANT
MPD: RNP

ZONE: COUNTY R-E
USE: EX. SINGLE FAMILY
ON 2.5 ACRES
MPD: RNP

ADDITIONAL LOT AREA
PREVIOUSLY APPROVED IN
PHASE I



~~RECEIVED~~

SEP 21 2004

ZON-5302
VAR-5306
SDR-5304
11-04-04 PC

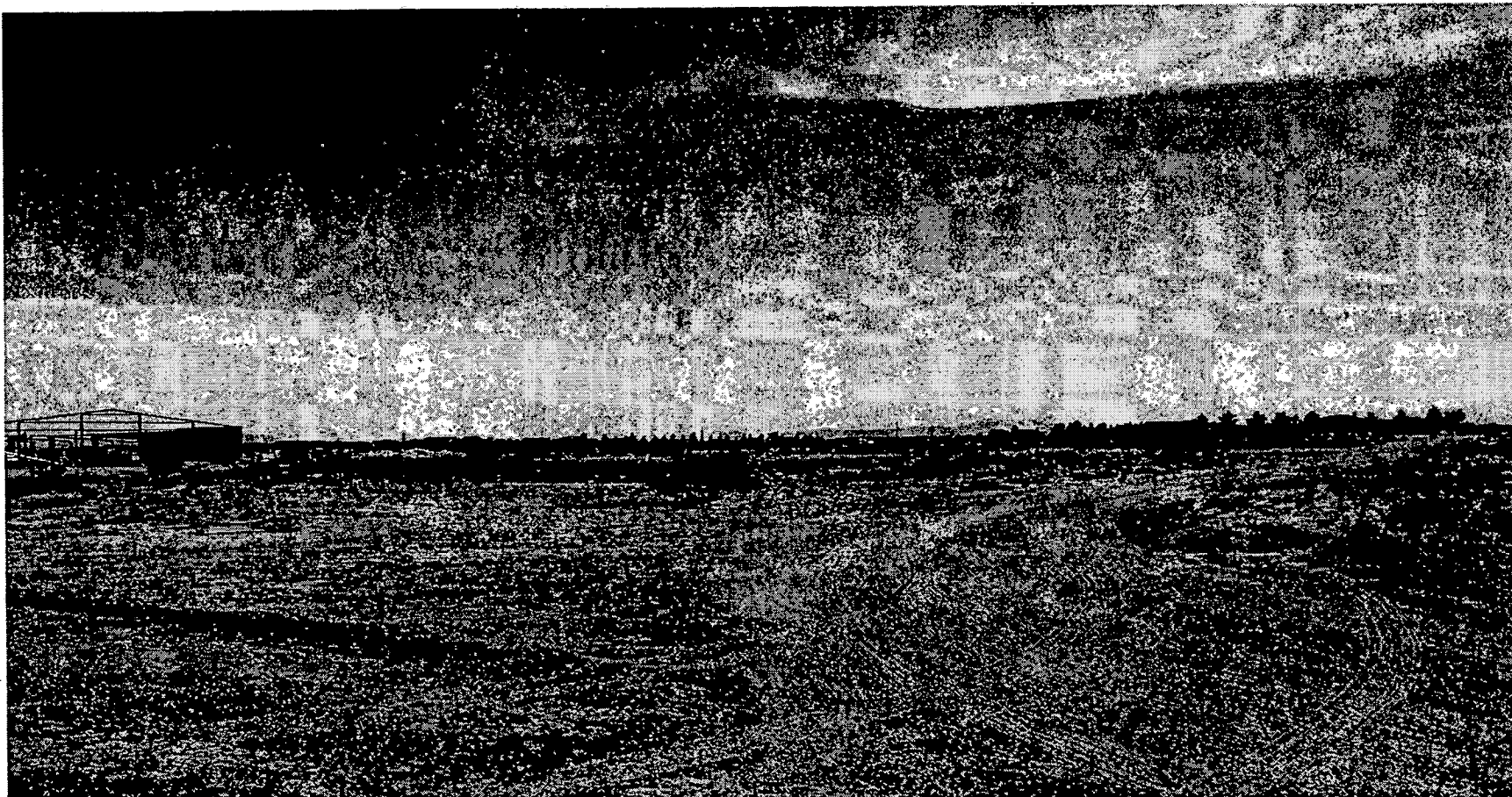
STERLING S DEVELOPMENT

PHASE II SITE PLAN
TO ACCOMPANY
ZONE CHANGE & SITE PLAN REVIEW
IRON MOUNTAIN - JONES

DRAWN BY:	CS/7/01
DESIGNED BY:	CS/7/01
CHECKED BY:	
PROJECT NO:	SCALE: 80 HORZ

SHEET
SP-1
OF 2 SHEETS
DRAWING NO.

1. *What is the purpose of the study?*



VAR-5306 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC
SOUTHEAST CORNER OF MAVERICK STREET AND IRON MOUNTAIN ROAD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**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).**

C.C. 12/01/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – APPROVED subject to conditions and adding the following conditions:

- An eight-foot decorative wall along the west project perimeter and south facing connection shall be provided, as depicted in the applicant's submitted photo date stamped 11/01/2004.
 - The two lots at the southernmost cul-de-sac shall be single story structures.
 - No streetlights on private streets.
 - The setbacks for this project shall be 20 feet, upfront setback of 20 feet to the garage, a side setback of five feet, corner side at 15 feet and rear setback of 20 feet.
- Motion carried with McSWAIN abstaining as her company is presently doing work for Sterling S Development, NIGRO abstaining as he is currently in litigation with one of the principles at Sterling S Development and GOYNES and EVANS voting NO

To City Council 12/01/2004

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 50 – SDR-5304

MINUTES:

See Item 48 [ZON-5302] for all related discussion on Item 48 [ZON-5302], Item 49 [VAR-5306] and Item 50 [SDR-5304].

(8:11-8:52)

2-1283

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 September 21, 2004, except as amended by conditions herein.
3. Landscaping shall be installed on the north side of Brent Lane in a six (6) foot wide planter with 1 - 24" box tree every 30 linear feet on center, plus one (1) additional tree. Four (4), five (5) gallon shrubs shall be planted around each tree.
4. A twenty (20) foot multi-use trail is required south of Iron Mountain Road as indicated on Exhibit 1, Multi-Use Transportation Trail of the Transportation Trails Element of the 2020 Master Plan. The trail is required to have the following components: a five (5) foot transition strip, a ten (10) foot public transportation trail, and a five (5) foot private landscaped corridor. The trail shall be incorporated in the improvements of the south side of Iron Mountain Road and the proposed development.

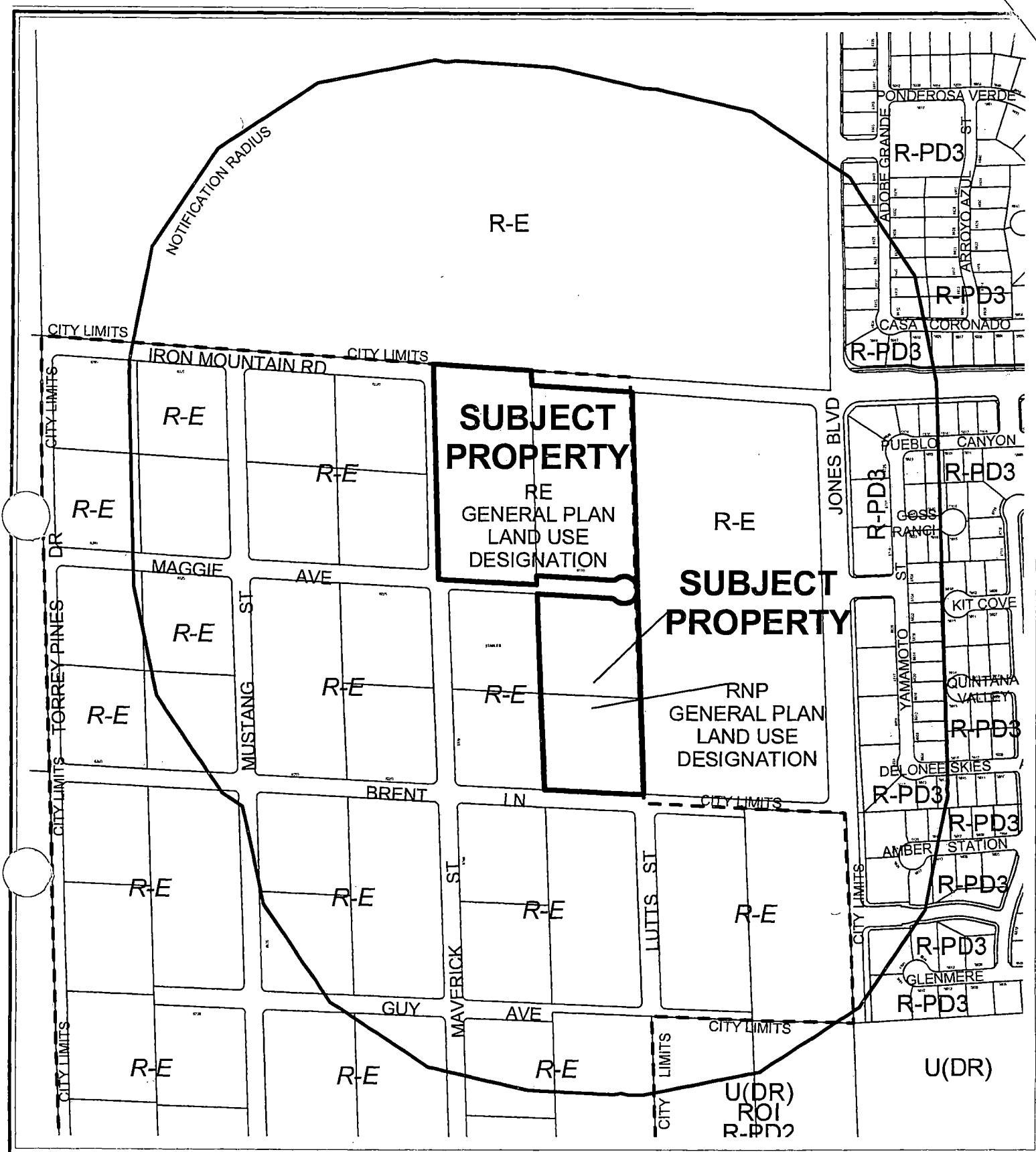
Public Works

5. A Petition of Vacation to vacate Maverick Street and Maggie Avenue must be recorded prior to the recordation of a Final Map for this site. Alternatively appropriate rights-of-way may be dedicated to accommodate this site.
6. 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.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF NOVEMBER 4, 2004
Planning and Development Department
Item 50 – SDR-5304

CONDITIONS – Continued:

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5302 and all other subsequent site-related actions.
9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
10. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard knuckles, including private street/private drive intersections are proposed within this subdivision.



CASE: SDR-5304

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) [RE (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

0 400 800 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5304 - APPLICANT: STERLING S DEVELOPMENT -

OWNER: QUARTERHORSE FALLS ESTATES, LLC

**** 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 September 21, 2004, except as amended by conditions herein.
3. Landscaping shall be installed on the north side of Brent Lane in a six (6) foot wide planter with 1 - 24" box tree every 30 linear feet on center, plus one (1) additional tree. Four (4), five (5) gallon shrubs shall be planted around each tree.
4. A twenty (20) foot multi-use trail is required south of Iron Mountain Road as indicated on Exhibit 1, Multi-Use Transportation Trail of the Transportation Trails Element of the 2020 Master Plan. The trail is required to have the following components: a five (5) foot transition strip, a ten (10) foot public transportation trail, and a five (5) foot private landscaped corridor. The trail shall be incorporated in the improvements of the south side of Iron Mountain Road and the proposed development.

Public Works

5. A Petition of Vacation to vacate Maverick Street and Maggie Avenue must be recorded prior to the recordation of a Final Map for this site. Alternatively appropriate rights-of-way may be dedicated to accommodate this site.
6. 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.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5302 and all other subsequent site-related actions.

SDR-5304 - Conditions Page Two
November 4, 2004 Planning Commission Meeting

9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
10. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard knuckles, including private street/private drive intersections are proposed within this subdivision.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Site Development Plan Review for a proposed 33-lot single-family residential development on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain.

B) Applicant's Justification

The applicant states: "This request represents Phase II. Phase I of the Site Development Plan Review was approved by the City Council on 8/18/04 (SDR-4198). The open space variance applies to Phase II only. The overall project has an abundance of open space and would not require a waiver if it were considered as one application. The site was designed with two visible and usable parks located near the entrances within the first phase of the project. This approach was taken rather than providing small segments of decorative space throughout the community".

BACKGROUND INFORMATION

A) Previous Actions

- 08/18/04 The City Council approved the request for a Site Development Plan Review (Phase I) for a 29-lot single-family residential subdivision on 18.2 acres adjacent to the southeast corner of Iron Mountain Road and Jones Boulevard (SDR-4198). The Planning Commission recommended approval and staff recommended denial on 7/08/04.
- 11/03/04 The City Council approved the request to annex 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (ANX-4777). The Planning Commission and staff recommended approval on 8/26/04.
- 11/04/04 The Planning Commission will consider the related Variance (VAR-5306) and Rezoning (ZON-5302) at this meeting.

B) Pre-Application Meeting

- 09/01/04 The elements of a Site Development Plan Review were discussed at the meeting.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.79 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property: RNP (Rural Neighborhood Preservation)
R-E (Residence Estates)
North: PR-OS (Park/Recreation/Open Space)
South: RNP (Rural Neighborhood Preservation)
East: D-R (Desert Rural)
West: RNP (Rural Neighborhood Preservation)
R-E (Residence Estates)

D) Existing Zoning

Subject Property: R-E (Rural Estates) [Clark County designation]
North: R-E (Residence Estates)
South: R-E (Rural Estates) [Clark County designation]
East: R-E (Residence Estates)
West: R-E (Rural Estates) [Clark County designation]

E) General Plan Compliance

The subject site is located within Clark County pending an annexation (ANX-4777). Once annexed, the subject site would be located in the Centennial Hills Sector of the General Plan with an RNP (Rural Neighborhood Preservation) and R-E (Residence Estates) land use designation. The proposed R-PD2 (Residential Planned Development – 2 Units per Acre) zoning district is consistent with the proposed General Plan designation.

PROJECT DESCRIPTION

The site plan depicts 33 single-family residential lots on the 15.79-acre site, resulting in a density of 2.09 dwelling units per acre. These lots will be served by 39-foot wide private drives that will have access to two 51-foot wide gated entries that serve the development from entrances on Jones Boulevard and Iron Mountain Road. These lots average approximately 21,780 square feet in size.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed
Min. Lot Size	21,780 Feet
Min. Lot Width	120 Feet
Min. Setbacks	
• Front (Garage)	20 Feet
• Front (Living Area)	16 Feet
• Side	5 Feet
• Corner	15 Feet
• Rear	20 Feet

These standards are appropriate for this type and scale of development, given the amount and location of open space provided on the site.

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that 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	Units	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Single Family, Detached	33	2 spaces/unit	66	none	66	none

The project as proposed meets the parking requirements of Title 19.

A Petition of Vacation to vacate Maverick Street and Maggie Avenue must be recorded prior to the recordation of a Final Map for this site. Alternative appropriate rights-of-way may be dedicated to accommodate this site.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Tree/ 30 Linear Feet along Iron Mountain Road and Brent Lane	33 Trees	42 Trees
• Min. Zone Width	20 Feet		20 Feet along Iron Mountain Road
• Wall height	6 Feet		6 Feet

Perimeter landscaping is required along Brent Lane, which is referenced in condition number four (4). Additionally, a multi-use trail is required south of Iron Mountain Road as indicated in condition four (4).

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
15.79 acres	2.09	1.65	3.45%	0.54 acres	3.3%	0.30 acres

A Variance is a companion item associated with this Site Development Plan Review (VAR-5306). The request for a variance is to allow zero acres of open space where 0.54 acres is required.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-E (Rural Estates). Companion Rezoning and Variance requests would, if approved, rezone the subject property to R-PD2 (Residential Planned Development - 2 Units per Acre) in order to allow the project as proposed to be developed. This proposed zoning district is compatible with the intended R-E (Residential Estates) General Plan designation for the site, which allows a density of up to 2 dwelling units per acre (ZON-5302) and (VAR-5306). The proposed development is compatible with proposed land use designations and adjacent low-density development, most of which is zoned and developed at 0-2 units per acre.

- Site Plan

The site plan meets standards with respect to density based on current General Plan land use designation and to the proposed zoning district. The development proposed for this site is compatible with the established development pattern of lots surrounding it.

- Waivers

No Waivers have been requested as part of this application, nor are any required.

- Landscape Plan

The conceptual landscape plan indicates that a variety of landscaping will be provided along a the multi-use trail, which is south Iron Mountain Road. The majority of the landscaping is located throughout Phase I.

- Elevation

The proposed elevations depict five models, which consist of both one and two-story products. The units will vary between 17 and 26 feet in height. Visual interest is promoted by variation in rooflines, architectural details and façade materials.

FINDINGS

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

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

The proposed single-family residential development is similar to other residential developments in the surrounding area. It is adjacent to existing low-density residential development to the east.

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

The proposed development is consistent with the General Plan, and is substantially consistent with Title 19 and the Centennial Hills Sector Interlocal Land Use Plan.

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

The site abuts Iron Mountain Road, a Secondary Collector (80-foot wide) street, and Jones Boulevard, a Primary Arterial (90-foot wide) street, according to the Master Plan of Streets and Highways. The subdivision would have access to both Iron Mountain Road and Jones Boulevard. The streets are adequate to handle the traffic from this development.

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

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

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

The proposed elevations are harmonious and compatible with development in the area and are not undesirable in appearance.

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

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

NOTICES MAILED 39 – Mailed with ZON-5302 and VAR-5306

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5304 APN: 125-11-507-002, 4 and 125-11-503-001,2

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S Development

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

_____ Yes _____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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: *John Michael Stratter*

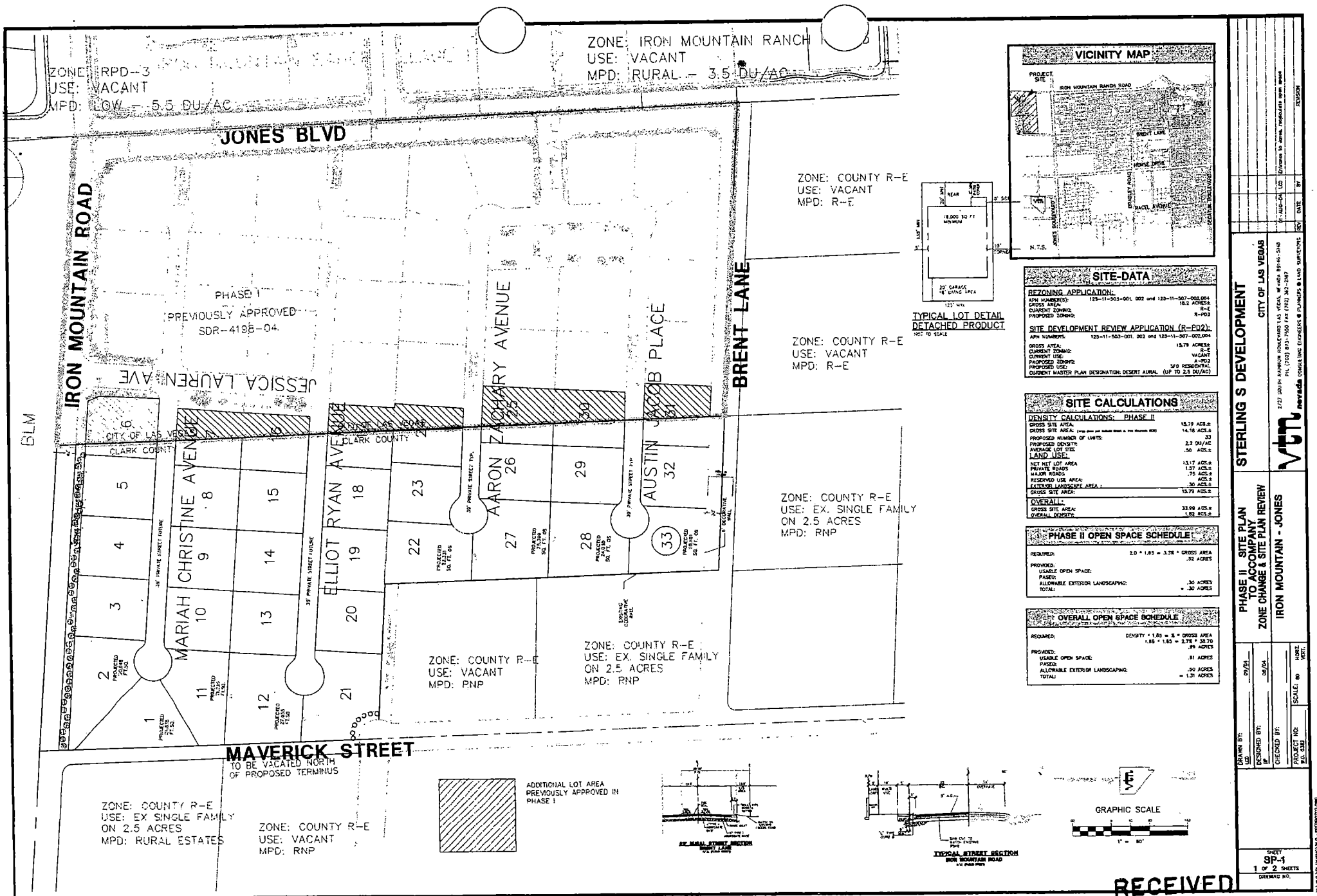
Print Name: John Michael Stratter

Subscribed and sworn before me

This 20 day of September, 2004

M. E. Smith

Notary Public in and for said County and State of NEVADA
MARY E. SMITH
Notary Public State of Nevada
No. 96-2142-1
My appt. exp. Mar. 15, 2008



ZON-5302
VAR-5306
SDR-5304
11-04-04 PC



3B



3C



3D

Sterling S

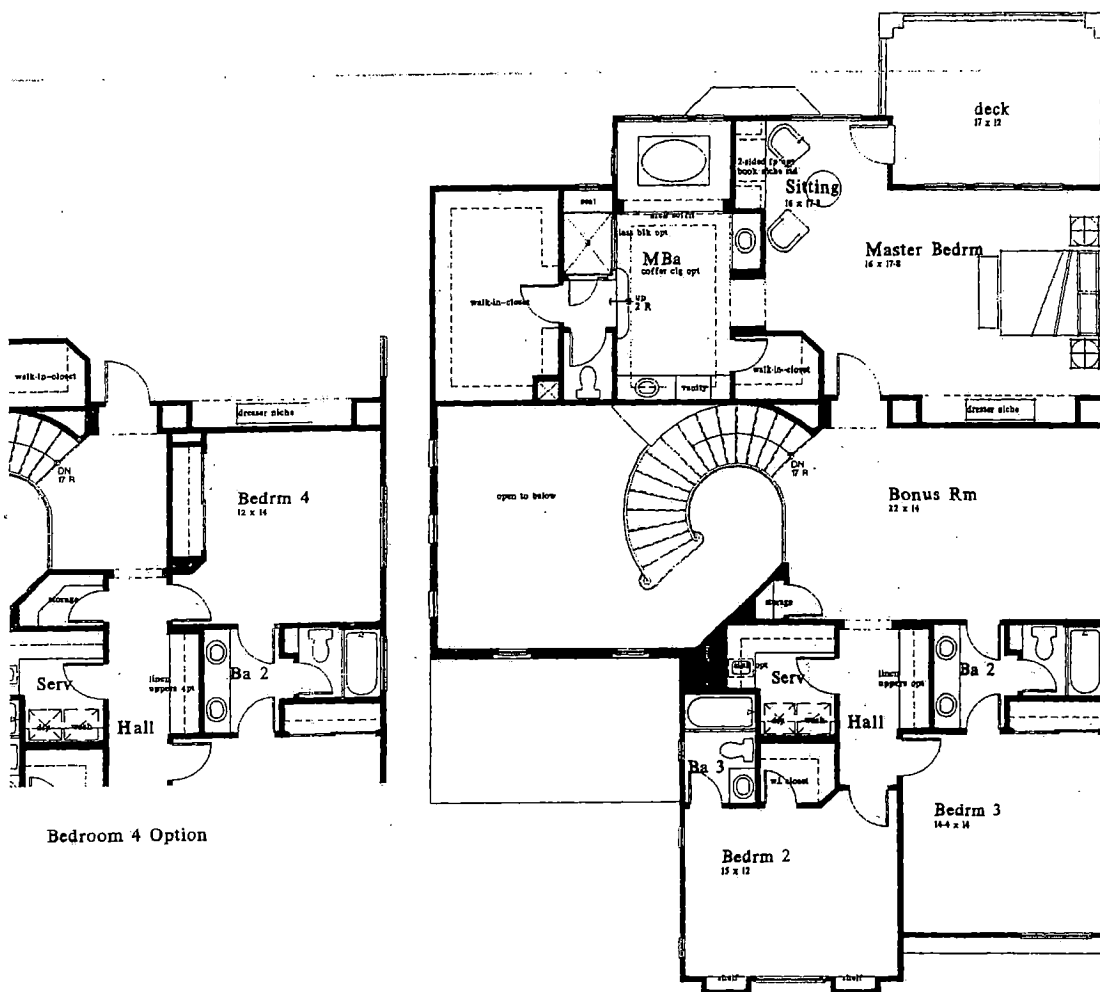
KITGY NO. 2003-757

Conceptual Front Elevations - Plan 3
 Quarterhorse Estates I
 Las Vegas, Nevada

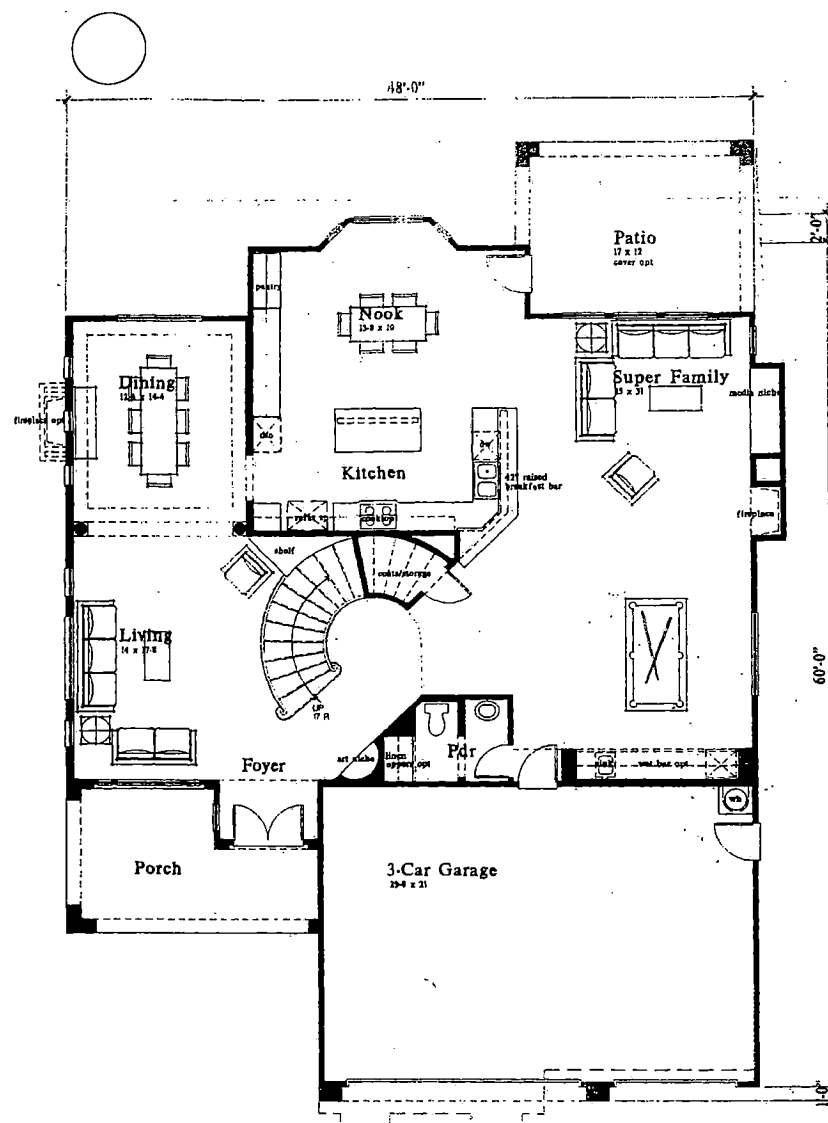
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Second Floor Plan 3
First Floor: 1,965 sqft Total: 3,738 sqft



First Floor Plan 3
First Floor: 1,773 sqft Total: 3,738 sqft

Conceptual Floor Plan 3 - 3,738 sqft
Quarterhorse Estates I

Sterling S

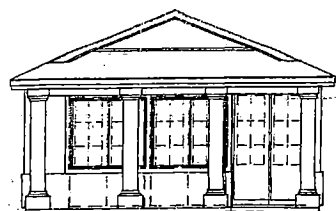
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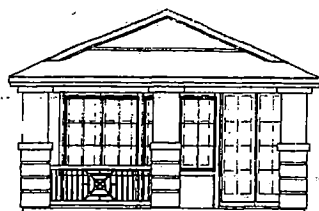
6 1/05/04

ZON-5302
VAR-5306
SDR-5304
11-04-04 PC

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Guest House/ Home Office
1A



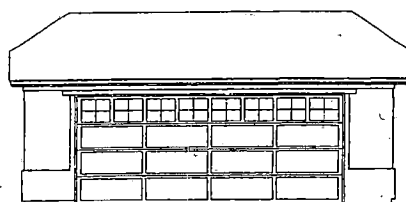
Guest House/ Home Office
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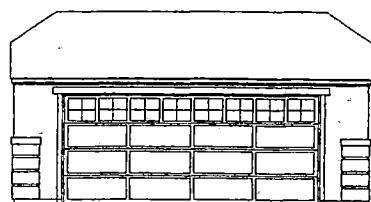
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1C



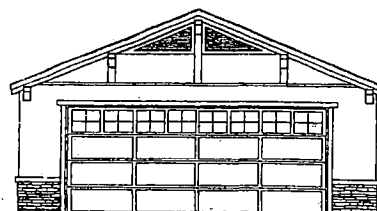
Guest House/ Home Office
1D



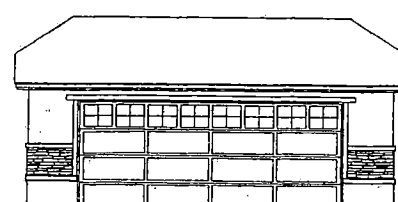
2 - Car Garage
2A



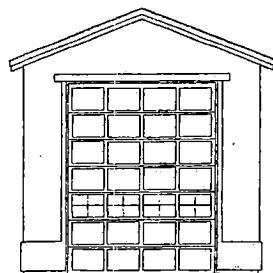
2 - Car Garage
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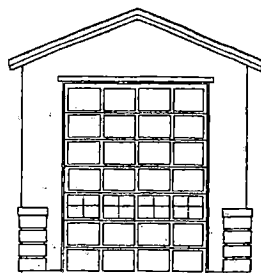
2 - Car Garage
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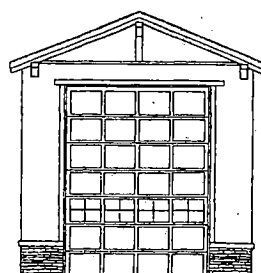
2 - Car Garage
2D



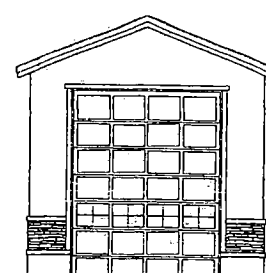
RV Garage
3A



RV Garage
3B



RV Garage
3C



RV Garage
3D

Conceptual Casita Elevation
Quarterhorse Estates I
Las Vegas, Nevada

Sterling S

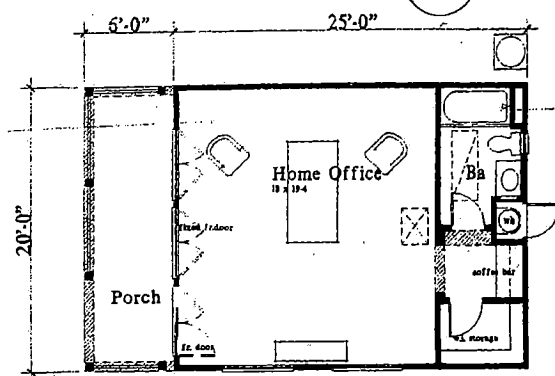
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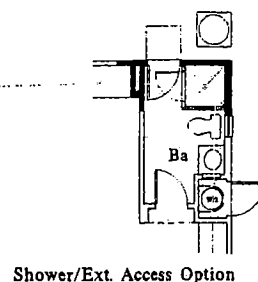
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ZON-5302
VAR-5306
SDR-5304
11-04-04 PC

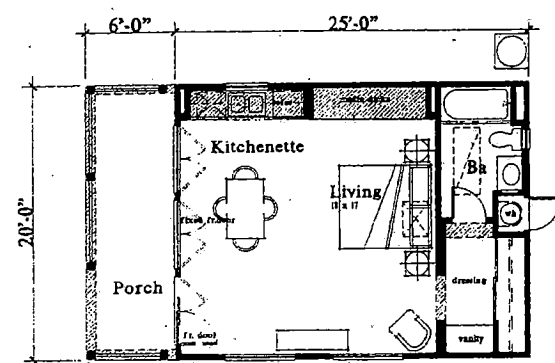
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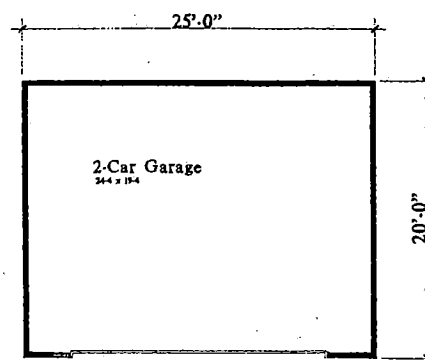
Home Office Floor Plan
Total: 500 sqft



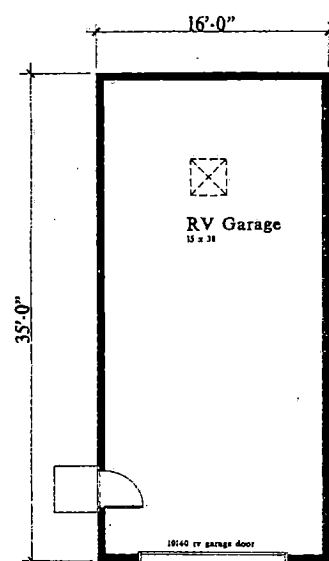
Shower/Ext. Access Option



1-Story Guest House Floor Plan
Total: 500 sqft



2-Car Garage
Total: 500 sqft



RV Garage
Total: 640 sqft

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Conceptual Casita Floor Plan
Quarterhorse Estates I
Las Vegas, Nevada

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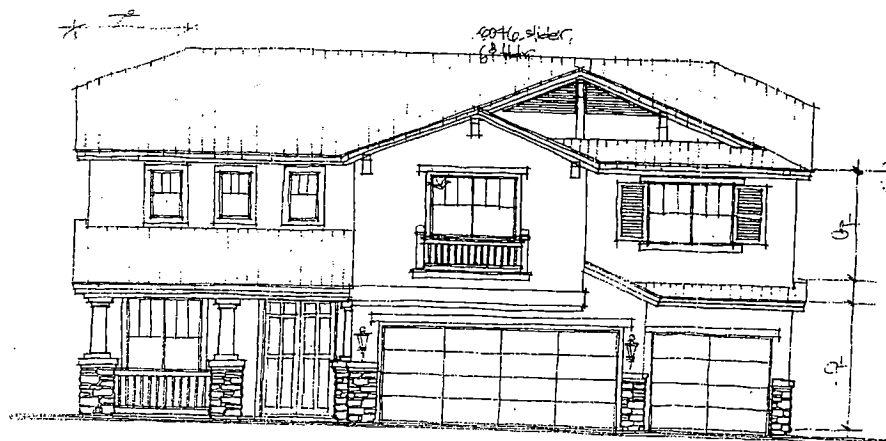
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11-04-04 PC

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Conceptual Front Elevations - Plan 3
Quarterhorse Estates I
Las Vegas, Nevada

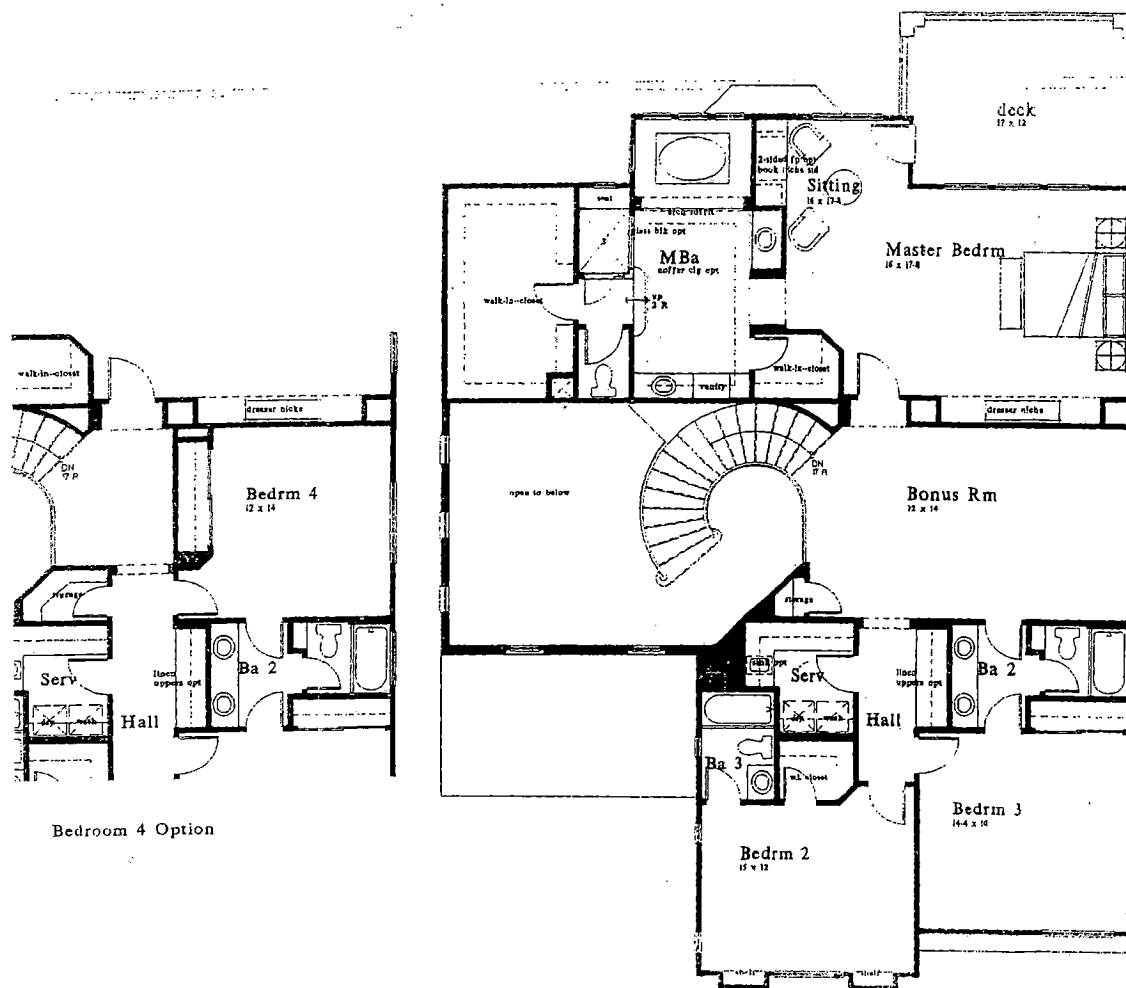
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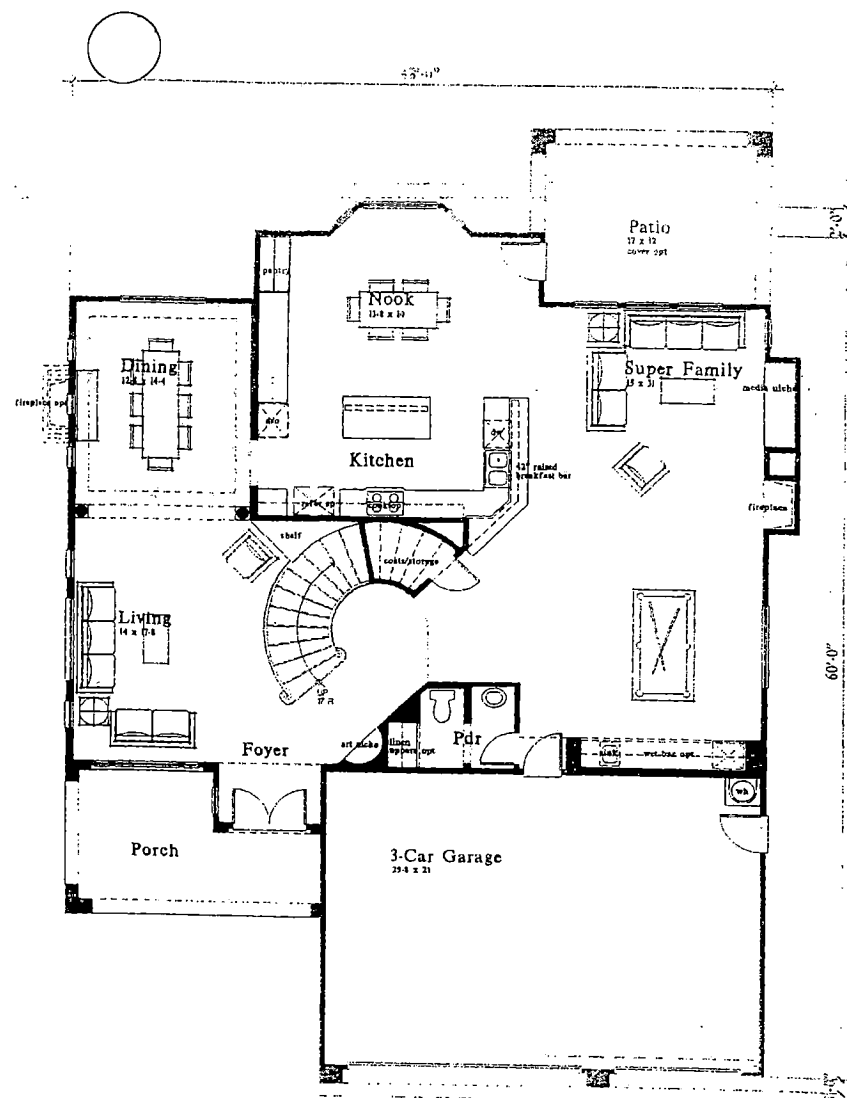
5 1/05/04

ZON-5302
VAR-5306
SDR-5304
11-04-04 PC

SEP 21 2004



Second Floor Plan 3
First Floor 1,955 sqft Total 3,738 sqft

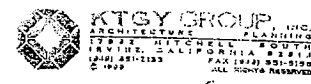


First Floor Plan 3
First Floor 1,773 sqft Total 3,738 sqft

Conceptual Floor Plan 3 - 3,738 sqft
Quarterhorse Estates I
Las Vegas, Nevada

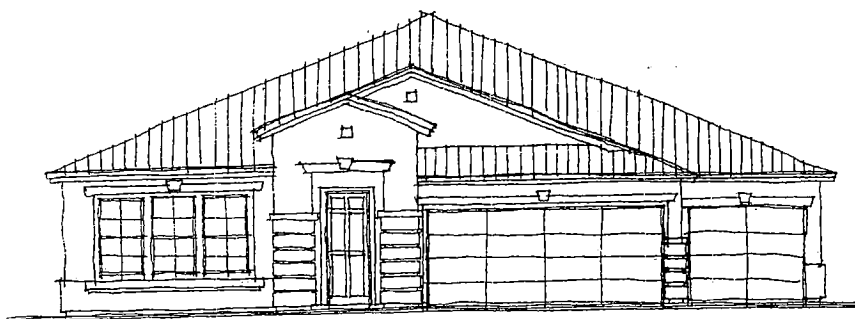
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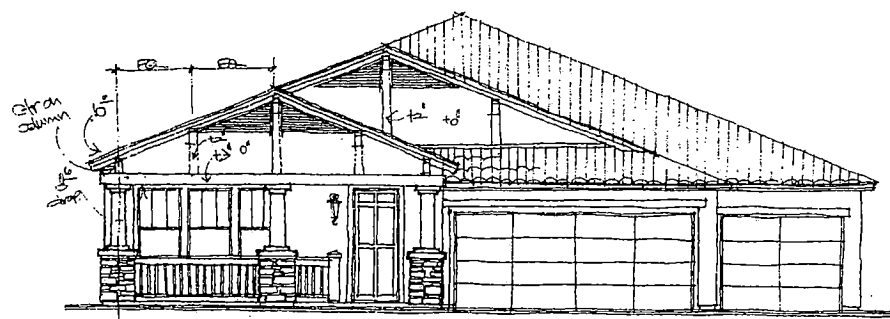


**ZON-5302
VAR-5306
SDR-5304
11-04-04 PC**

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SEP 21 2004**



1B



1C

Sterling S

KITGY NO. 2003-157

Conceptual Front Elevations - Plan 1
 Quarterhorse Estates I
 Las Vegas, Nevada

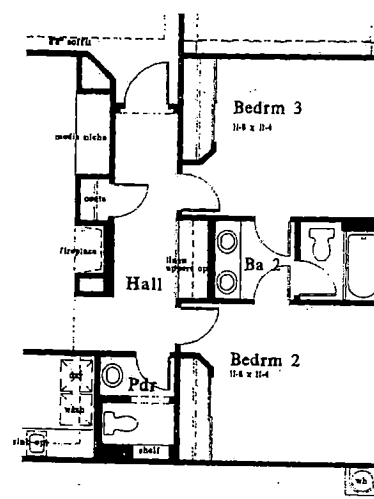
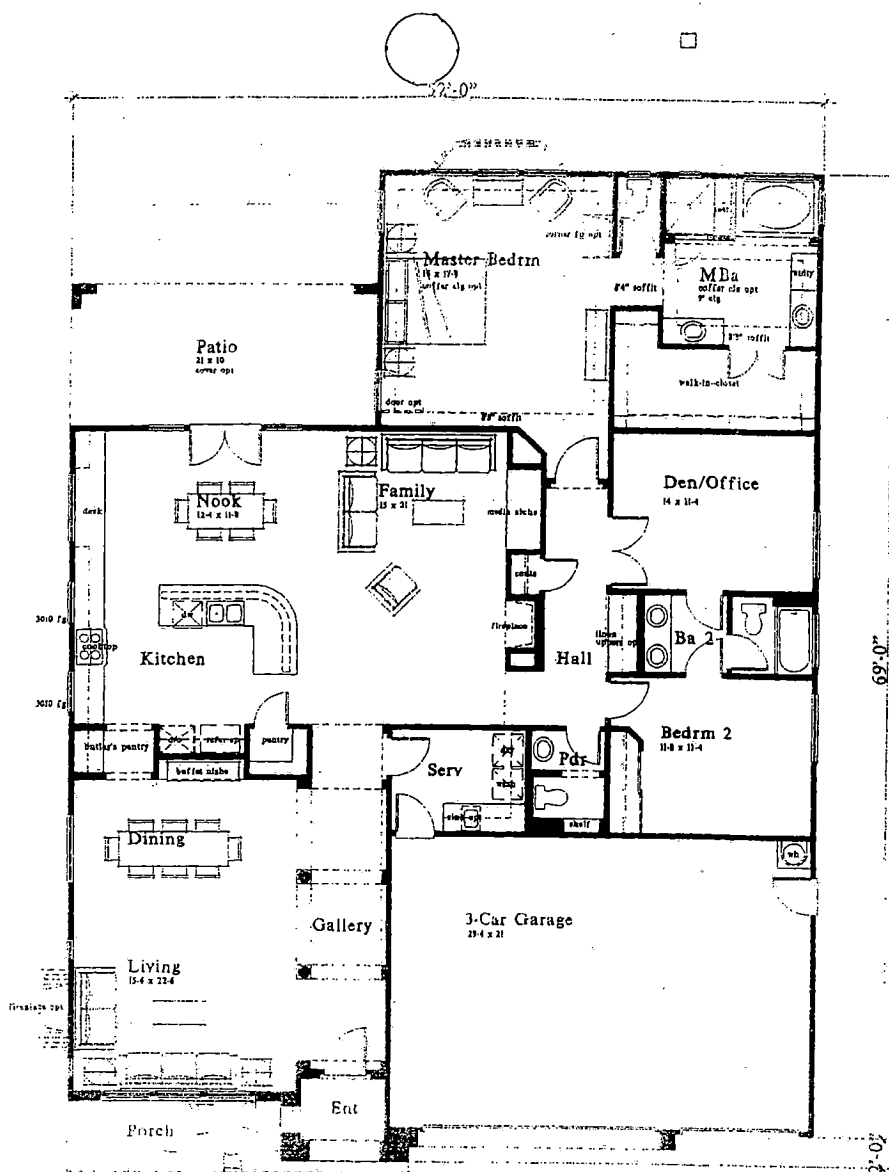


KITGY GROUP, Inc.
 ARCHITECTURAL DRAFTING
 17773 W. WYVILL ROAD
 LAS VEGAS, NV 89130
 (702) 251-1111
 FAX (702) 251-1111
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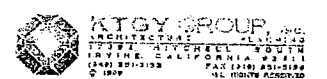


Bedroom 3 Std Condition

Conceptual Floor Plan 1 - 2,518 sqft
 Quarterhorse Estates I
 Las Vegas, Nevada

Sterling S

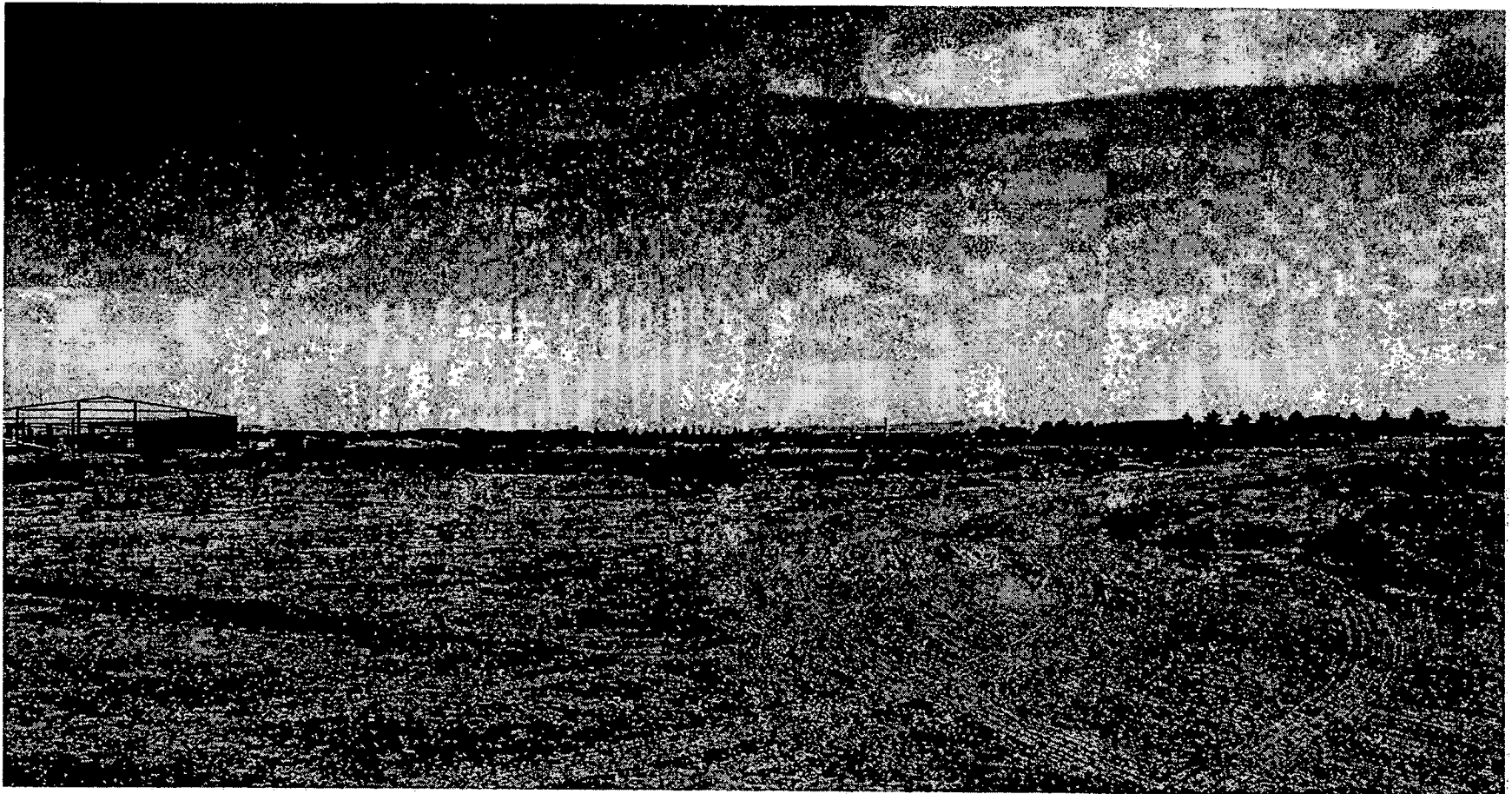
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 SDR-5304
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SDR-5304 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC
SOUTHEAST CORNER OF MAVERICK STREET AND IRON MOUNTAIN ROAD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04