City of Las Vegas

Agenda Item No. 141

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REZONING

ZON-4991 - PUBLIC HEARING - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER), on 4.79 acres adjacent to the southeast corner of Regena Avenue and Riley Street (APN 125-29-502-010), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after meeting - Color renderings submitted by GC Garcia for Item 141 [ZON-4991] and Item 142 [SDR-4985] filed under Item 141 [ZON-4991]

MOTION:

MACK - APPROVED subject to all conditions and the following added conditions as read for the record:

- Landscape and maintain all unimproved right-of-way on both sides of Durango Drive adjacent to and opposite this site.

- Submit an encroachment agreement for all landscaping and private improvements located in the Durango Drive public right-of-way adjacent to and opposite from this site prior to occupancy of this site.

- UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open on Item 141 [ZON-4991] and Item 142 [SDR-4985].

GEORGE GARCIA, 1711 Whitney Mesa Ste #110, Henderson, thanked everyone for being so courteous in meeting all needs of the project and to staff for taking time to resolve issues. COUNCILMAN MACK commented on the well-constructed site plan that correlates to desired traffic plans to protect Durango Drive flow and contributes to the community, as well as blending with theTown Center Master Plan. BART ANDERSON, Public Works Department, stated there were negotiations that the applicant agreed to landscape both sides of Durango Drive adjacent to this site and read the appropriate added conditions. COUNCILMAN MACK clarified the added conditions apply to the north and south of Durango Drive. MR. GARCIA agreed.

MINUTES - Continued:

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed on Item 141 [ZON-4991] and Item 142 [SDR-4985].
(2:37 - 2:41)
3-60

CONDITIONS:

Planning and Development

1. Site Development Plan Review (SDR-4985) 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.

2. This Rezoning request shall go direct to Ordinance.

Public Works

3. Dedicate 50 feet of half street right-of-way adjacent to this site for Grand Montecito Parkway where such does not exist, 30 feet of right-of-way for Regena Avenue, 30 feet of right-of-way for Riley Street a 15 foot radius at the southeast corner of Regena Avenue and Riley Street, and dedicate or obtain appropriate right of way of the entire cul-de-sac for the proposed termination of Regena Avenue. Dedicate or obtain dedication of the area needed to connect Riley Street to the Durango Drive alignment at a ninety degree angle and dedicate or obtain dedication of the area needed to connect Grand Montecito Parkway to the Durango Drive alignment at a ninety degree angle with all radii and designs meeting American Association of State Highway and Transportation Officials (AASHTO) criteria for a normal crowned street. Also dedicate all additional rights-of-way required by Standard Drawing #201.1 for turning lanes and #234.1 or 234.3 and #234.2 for bus turnouts at the intersection of Grand Montecito Parkway and Durango Drive prior to or concurrent with the commencement of on site development activities.

4. Dedicate portions of the BLM right of way grant N 74262 recorded as 20030529 01737 for Durango Drive as required by the Department of Public Works prior to the issuance of any permits.

5. Construct half-street improvements including appropriate overpaving on Regena Avenue, Riley Street and Grand Montecito Parkway adjacent to this site concurrent with development. Also construct turning lanes and bus turnouts adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). This site shall be responsible for all, if any, half-street improvements on Durango Drive that are not constructed by a special or capital improvement project.

6. The only allowed private driveway to Durango Drive as presented on the accompanying Site Plan dated October 15, 2004 from this site will be designed with a deceleration lane and bus stop per Standard Drawing 234.3.

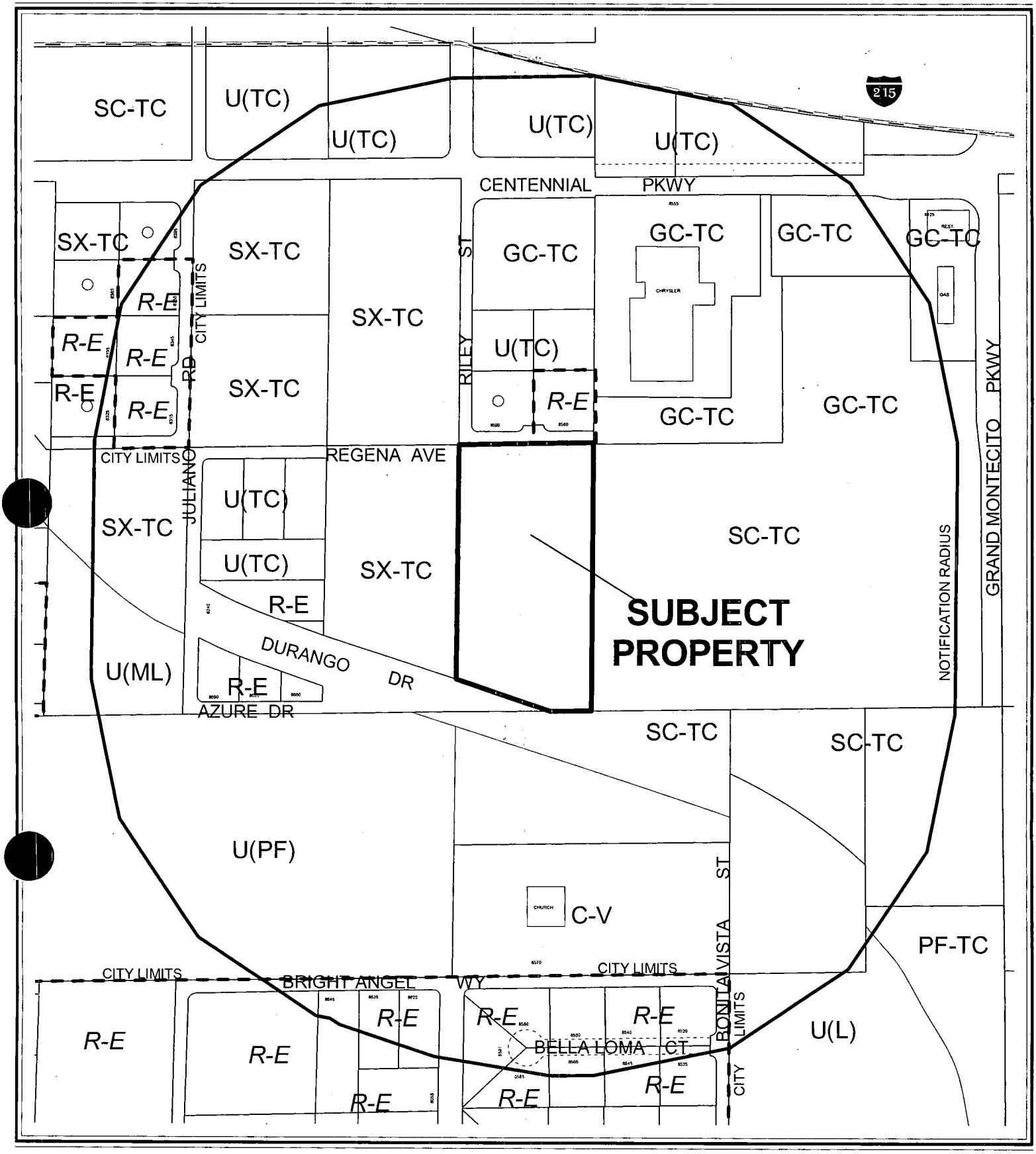
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to

CONDITIONS - Continued:

connect this site to the existing public sewer system have been granted to the City.

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

9. 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-4991**

RADIUS: 900 FT

0 200 400 Feet

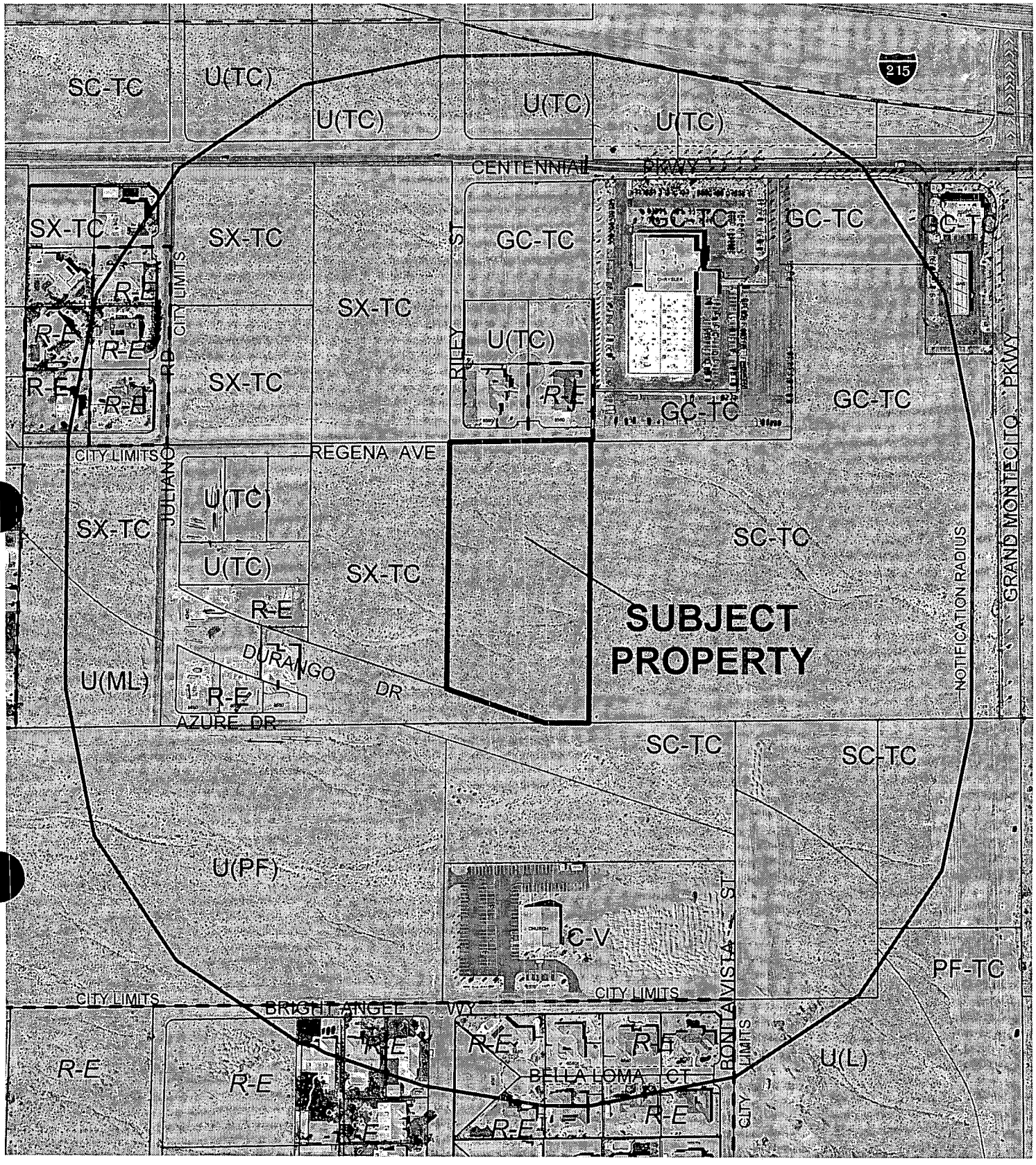
ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [T-C (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL) TOWN CENTER LAND USE DESIGNATION]

N



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N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4991 - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION

** CONDITIONS **

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

Planning and Development

1. Site Development Plan Review (SDR-4985) 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.

2. This Rezoning request shall go direct to Ordinance.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) on approximately 4.79 acres located at the southeast corner of Regena Avenue and Riley Street.

B) Applicant's Justification

The new development will be compatible with the adjacent uses, and will upgrade the neighborhood with attractive, functional office space that will serve the local community. The proposed development will not have a substantial adverse effect on public facilities and services, and the proposed zoning conforms to the current land use plan.

BACKGROUND INFORMATION

A) Previous Actions

08/21/02 The City Council approved a General Plan Amendment (GPA-0019-02) for area along the north side of the Durango S-Curve of which the subject parcel is a part.

02/05/03 The City Council approved a Petition to Annex the subject property (A-0038-02) located at the southeast corner of Regena Avenue and Riley Street. The effective date was February 14, 2003. The Planning Commission and staff recommended approval on October 24, 2002.

09/23/04 The Planning Commission held this and related Site Development Plan Review SDR-4985 in abeyance to allow the applicant additional time to design the site.

10/21/04 The Planning Commission recommended approval of a related item (SDR-4985).

10/21/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #18/dc).

B) Pre-Application Meeting

07/30/04 The following issues were discussed:

- Grand Montecito is a frontage road
- Durango is a Parkway (120 foot right-of-way)
- Riley is a Town Center Collector
- 15 foot setback is required in SC-TC for landscape planter Sidewalk per page 110

- Street lighting per page 115
- Buildings should be located at the front setback line with parking to the side or rear per page 73, 116-117.
- Parking lots shall be screened by buildings and/ or landscaping per page 117
- 1 tree/ 6 parking lot spaces
- Architectural features/ glazing/ materials per pages 72-75
- Revised Master Sign plan required- CH-10-03
- Parking- Medical: 1/200 square feet plus 1/175 square feet for all additional
- General Office: 1/300 square feet

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.84

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial – Town Center)
North:	GC-TC (General Commercial – Town Center)
South:	L (Low Density Residential)
East:	SC-TC (Service Commercial – Town Center)
West:	SX-TC (Suburban Mixed Use – Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) [TC (Town Center) General Plan Designation]
North:	U (Undeveloped) [TC (Town Center) General Plan Designation] Clark County
South:	U (Undeveloped) [L (Low Density Residential) General Plan Designation]
East:	TC (Town Center)
West:	TC (Town Center)

*E) **General Plan Compliance:*** Centennial Hills General Plan

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as SC-TC (Service Commercial - Town Center). The request for T-C (Town Center) zoning conforms to the SC-TC (Service Commercial – Town Center) special land use designation.

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

Trails – There are two trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. One is a Town Center Parkway Trail along Durango Road to the south of the site and a Multi-use Transportation Trail also along Durango Drive. The Town Center Parkway Trail is detailed in the street cross-sections in the Town Center Development Standards Manual and represents the sidewalks along these streets.

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 designated SC (Service Commercial - Town Center) on Map 4 of the Town Center Development Standards Manual. This category allows office use as proposed on the subject parcel. The requested Rezoning to T-C (Town Center) is consistent with this land use designation.

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

   The proposed T-C (Town Center) zoning district allows for a wide range of uses, including the proposed office development on the subject site. The intensity of the proposed use is consistent with the SC-TC (Service Commercial - Town Center) land use designation. The proposed development will be compatible with the intensity of the planned undeveloped properties surrounding the site .

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

   The proposed Rezoning will facilitate the development of office uses within the portion of the Town Center area designated for such uses.

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

   The site is adjacent to Durango Drive (a Town Center Parkway Arterial [120-foot]/ to the south, Riley Street (a Town Center 80 foot Collector to the west), and Regena Avenue (a Town Center 80 foot Collector) to the north, and Grand Montecito Parkway (a 90 foot Frontage Road) to the east of the site. These streets will be adequate to provide access to the subject site for the density of development that will be allowed under the proposed T-C (Town Center) zoning district.

PLANNING COMMISSION ACTION

The Planning Commission amended Condition #6 as shown.

NOTICES MAILED 42 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4991** APN: 125-29-601-020 (013) Now

Name of Property Owner: JAMES R. MARSH

Name of Applicant: _____

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: James R Marsh

Subscribed and sworn before me

This 21 day of July, 2004

_____
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JAMES W. ROZZI
No. 92-1582-1 My Appointment Expires Oct. 24, 2004

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4991 APN: 125-29-502-010

Name of Property Owner: DURANGO TOWN CENTER, LLC

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ronay Black Jr

Subscribed and sworn before me

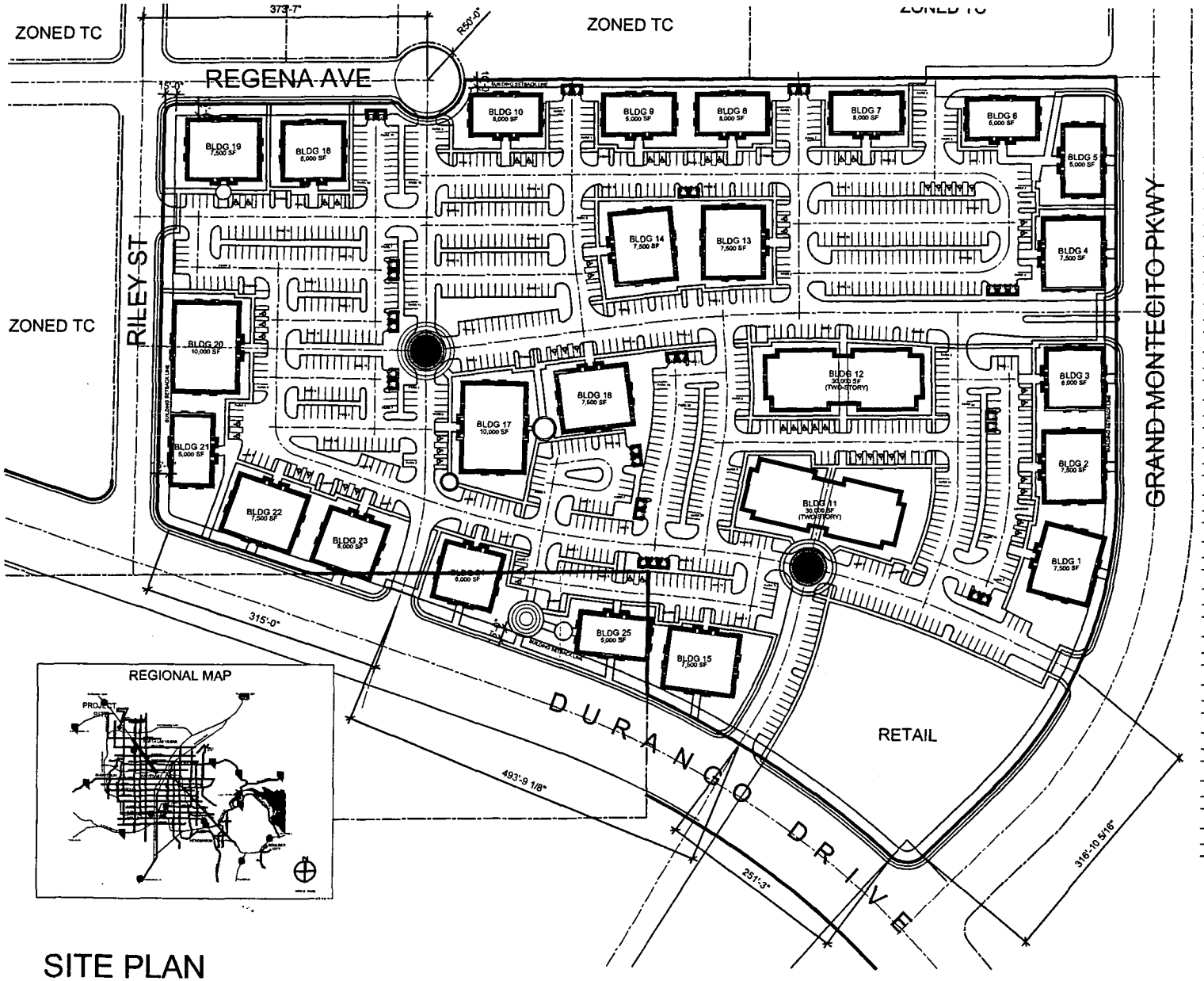
This 21th day of July, 2004

Lesley Fernandez

Notary Public in and for said County and State

LESLEY FERNANDEZ
Notary Public State of Nevada
No. 03-83173-1
My appt. exp. July 23, 2007

ZON-4991
10/21/04 PC



SITE PLAN

OFFICE PARK @ GRAND MONTECITO PKWY / DURANGO DRIVE

JMA ARCHITECTURE STUDIOS

SITE DATA

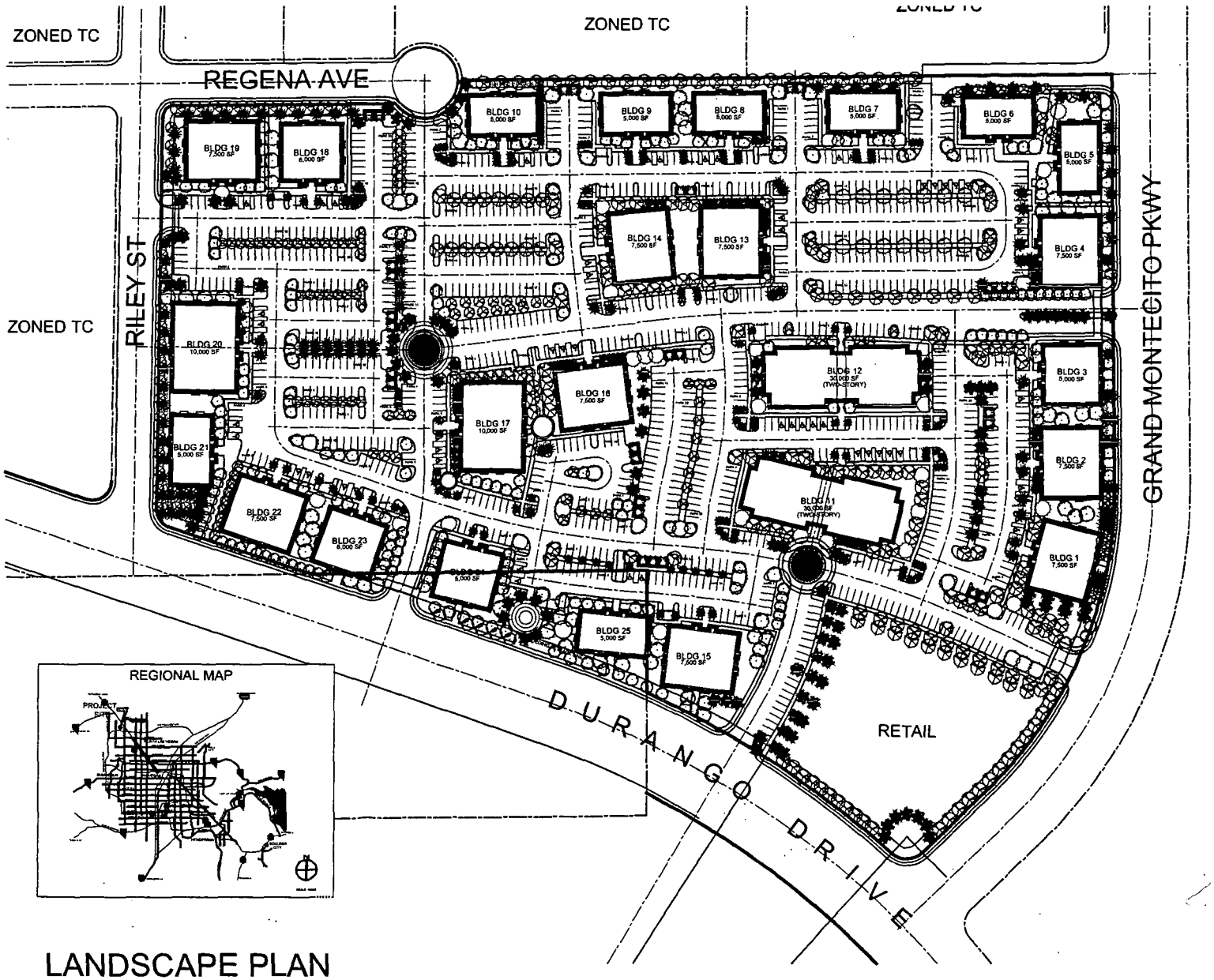
SITE AREA	972,735 SF
	22.31 ACRES
CURRENT ZONING	TC
BUILDING DENSITY	28%
BUILDING 1	7,500 SF
PARKING REQUIRED	38 SPACES
PARKING PROVIDED	38 SPACES
BUILDING 2	7,500 SF
PARKING REQUIRED	38 SPACES
PARKING PROVIDED	38 SPACES
BUILDING 3	6,000 SF
PARKING REQUIRED	30 SPACES
PARKING PROVIDED	30 SPACES
BUILDING 4	7,500 SF
PARKING REQUIRED	38 SPACES
PARKING PROVIDED	38 SPACES
BUILDING 5	5,000 SF
PARKING REQUIRED	25 SPACES
PARKING PROVIDED	25 SPACES
BUILDING 6	5,000 SF
PARKING REQUIRED	25 SPACES
PARKING PROVIDED	25 SPACES
BUILDING 7	5,000 SF
PARKING REQUIRED	25 SPACES
PARKING PROVIDED	25 SPACES
BUILDING 8	5,000 SF
PARKING REQUIRED	25 SPACES
PARKING PROVIDED	25 SPACES
BUILDING 9	5,000 SF
PARKING REQUIRED	25 SPACES
PARKING PROVIDED	25 SPACES
BUILDING 10	5,000 SF
PARKING REQUIRED	25 SPACES
PARKING PROVIDED	25 SPACES
BUILDING 11	30,000 SF
PARKING REQUIRED	150 SPACES
PARKING PROVIDED	150 SPACES
BUILDING 12	30,000 SF
PARKING REQUIRED	150 SPACES
PARKING PROVIDED	150 SPACES
BUILDING 13	7,500 SF
PARKING REQUIRED	38 SPACES
PARKING PROVIDED	38 SPACES
BUILDING 14	7,500 SF
PARKING REQUIRED	38 SPACES
PARKING PROVIDED	38 SPACES
BUILDING 15	7,500 SF
PARKING REQUIRED	38 SPACES
PARKING PROVIDED	38 SPACES
BUILDING 16	7,500 SF
PARKING REQUIRED	38 SPACES
PARKING PROVIDED	38 SPACES
BUILDING 17	10,000 SF
PARKING REQUIRED	50 SPACES
PARKING PROVIDED	50 SPACES
BUILDING 18	6,000 SF
PARKING REQUIRED	30 SPACES
PARKING PROVIDED	30 SPACES
BUILDING 19	7,500 SF
PARKING REQUIRED	38 SPACES
PARKING PROVIDED	38 SPACES
BUILDING 20	10,000 SF
PARKING REQUIRED	50 SPACES
PARKING PROVIDED	50 SPACES
BUILDING 21	5,000 SF
PARKING REQUIRED	25 SPACES
PARKING PROVIDED	25 SPACES
BUILDING 22	7,500 SF
PARKING REQUIRED	38 SPACES
PARKING PROVIDED	38 SPACES
BUILDING 23	6,000 SF
PARKING REQUIRED	30 SPACES
PARKING PROVIDED	30 SPACES
BUILDING 24	6,000 SF
PARKING REQUIRED	30 SPACES
PARKING PROVIDED	30 SPACES
BUILDING 25	5,000 SF
PARKING REQUIRED	25 SPACES
PARKING PROVIDED	25 SPACES
BUILDING 26	5,000 SF
PARKING REQUIRED	25 SPACES
PARKING PROVIDED	25 SPACES
TOTAL BUILDING AREA	221,500 SF
TOTAL PARKING REQ'D	1,058 SPACES
	PER CLIENT - 5/1000
TOTAL PARKING PROVIDED	1,083 SPACES

2285 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 942-2033 FAX: (702) 942-2038 WWW.JMAARCH.COM

PROJECT NO: 2003630
DATE: AUGUST 10, 2004

0 30' 60' 120'
SCALE: 1"=60'

NORTH



JMA ARCHITECTURE STUDIOS

PLANT LEGEND:

TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
	ACACIA SMALLII	SWEET ACACIA	36" BOX	46
	CHITALPA TASHKENTENSIS	CHITALPA (MATCHED STANDARDS)	36" BOX	166
	OLEA EUROPAEA	EUROPEAN OLIVE	24" BOX	39
	PHOENIX DACTYLIFERA	DATE PALM	36" BOX	16
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	154
	PYRUS CALLERYANA	BRADFORD PEAR	24" BOX	124

SHRUBS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
	YUCCA RIGIDA	BLUE YUCCA, PALMILLA	15 GAL.	373
	AGAVE GEMINIFLORA	TWIN FLOWERED AGAVE	5 GAL.@ 6' O.C.)	245
	CASSIA HEMIOPHILA	DESERT CASSIA	5 GAL.@ 6' O.C.)	245
	LEUCOPHYLLUM (F. 'GREEN CLOUD')	GREEN CLOUD SAGE	5 GAL.@ 6' O.C.)	384
	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	427

GROUNDCOVER:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	GERMANDER	1 GAL.@ 3' O.C.	339
	HUMENOXYS ACAULIS	ANGELITA DAISY	1 GAL.	249
	LANTANA 'NEW GOLD'	YELLOW LANTANA	1 GAL.@ 4' O.C	299
	MUHLENBERGIA C. REGAL MIST'	DEER GRASS	1 GAL.@ 3' O.C	299
	NOLINA MICROCARPA	BEAR GRASS	1 GAL.@ 4' O.C.	299
	ROSMARINUS O. 'PROST'	PROST ROSEMARY	1 GAL.@ 3' O.C	299

NOTE: SHRUBS AND GROUND COVER SHALL BE USED THROUGHOUT THE ENTIRE PROJECT @ ALL LANDSCAPE AREAS SHOWN ON THE SITE PLAN.

NOTE: LANDSCAPING SHALL BE 15% MINIMUM COVERAGE FOR THE ENTIRE PROJECT W/ 10% LANDSCAPING @ PARKING AREA AS APPROVED BY THE CITY OF HENDERSON.

LANDSCAPE COVERAGE:	15 %
LANDSCAPE COVERAGE @ PARKING AREA:	10 %

ZON-4991
10/21/04 PC

2295 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 942-3333 FAX: (702) 942-3339 WWW.JMAARCH.COM

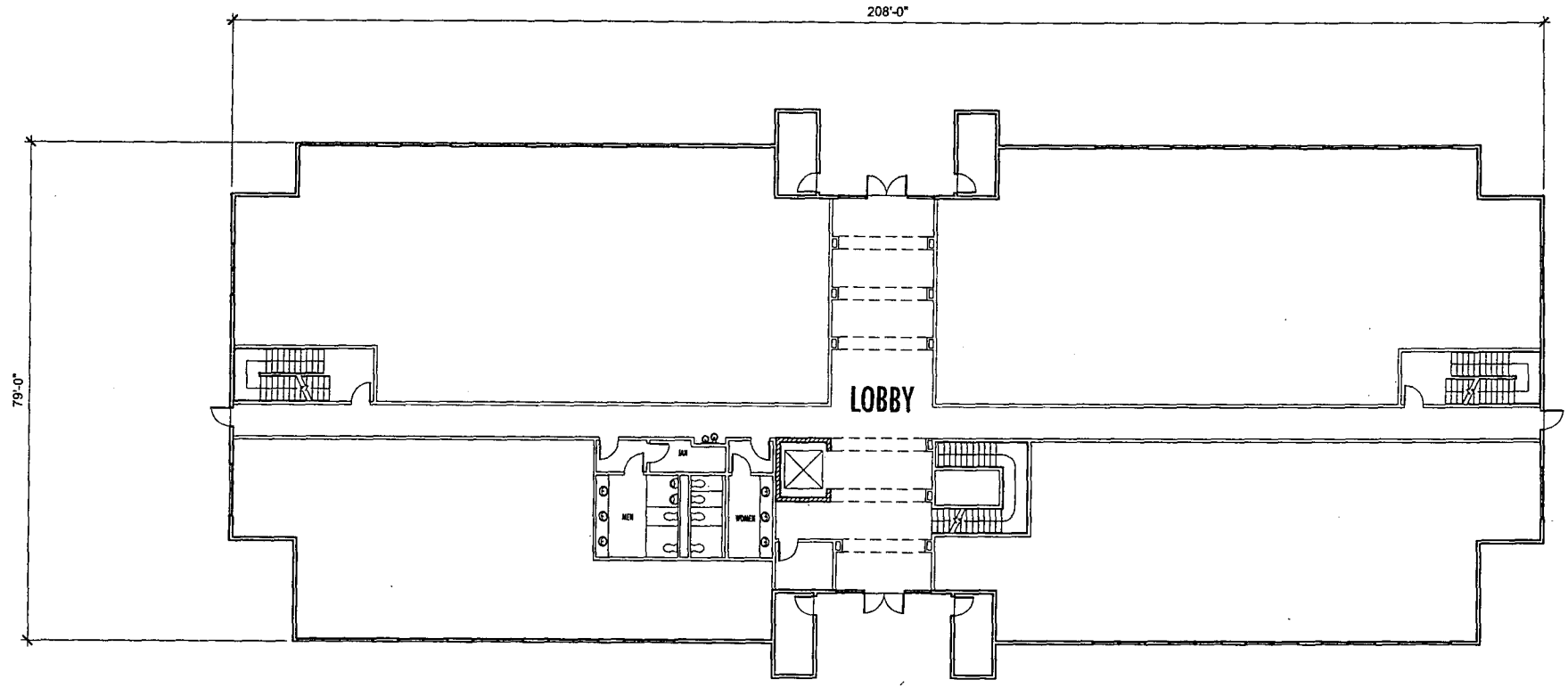
PROJECT NO: 2003630
DATE: AUGUST 10, 2004

0 30' 60' 120'
SCALE: 1"=60'
NORTH

LANDSCAPE PLAN

OFFICE PARK @ GRAND MONTECITO PARKWAY / DURANGO DRIVE

JMA ARCHITECTURE STUDIOS



ZON-4991
10/21/04 PC

2386 CORPORATE CIRCLE, SUITE 229 HENDERSON, NV 89074
PHONE: (702) 942-2000 FAX: (702) 942-2038 WWW.JMAARCH.COM

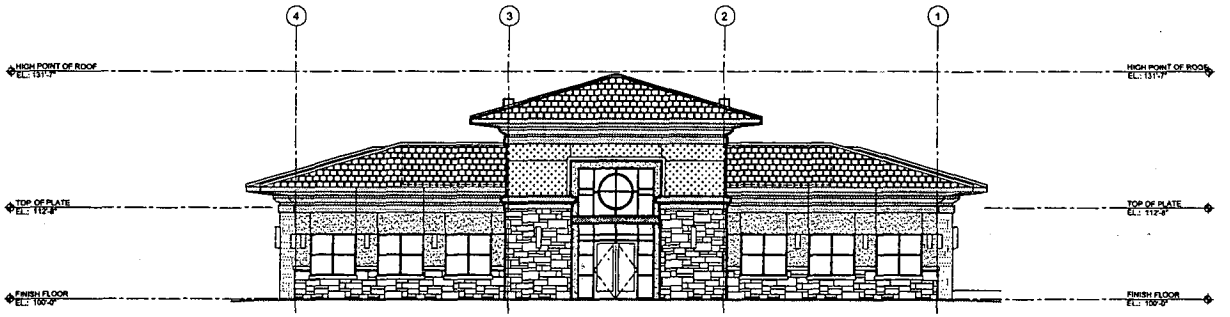
PROJECT NO: 2003830
DATE: August 13, 2004

0 4' 8' 16'
SCALE: 1/8" = 1'-0"
NORTH

TYPICAL FLOOR PLAN 30,000 S.F. BUILDING

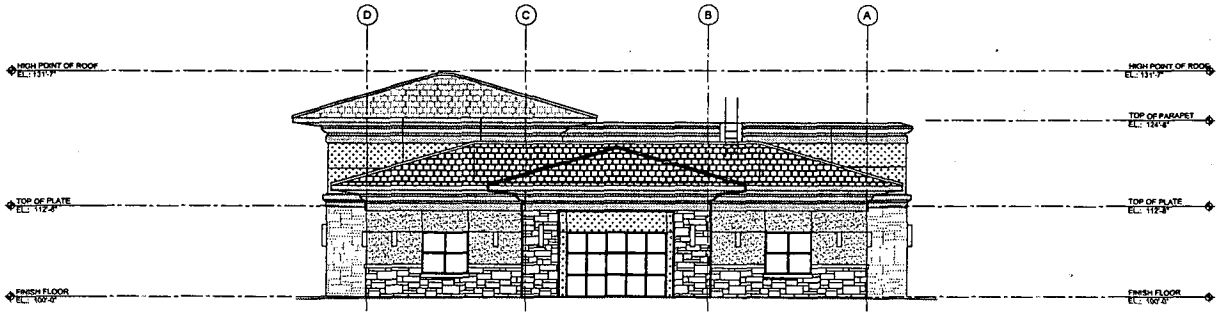
OFFICE PARK . @ MONTECITO PKWY / DURANGO DR.

JMA ARCHITECTURE STUDIOS



A EXTERIOR ELEVATION -- FRONT

1/8"=1'-0"



B EXTERIOR ELEVATION -- TYPICAL SIDE

1/8"=1'-0"

ZON-4991
10/21/04 PC

TYPICAL EXTERIOR ELEVATIONS

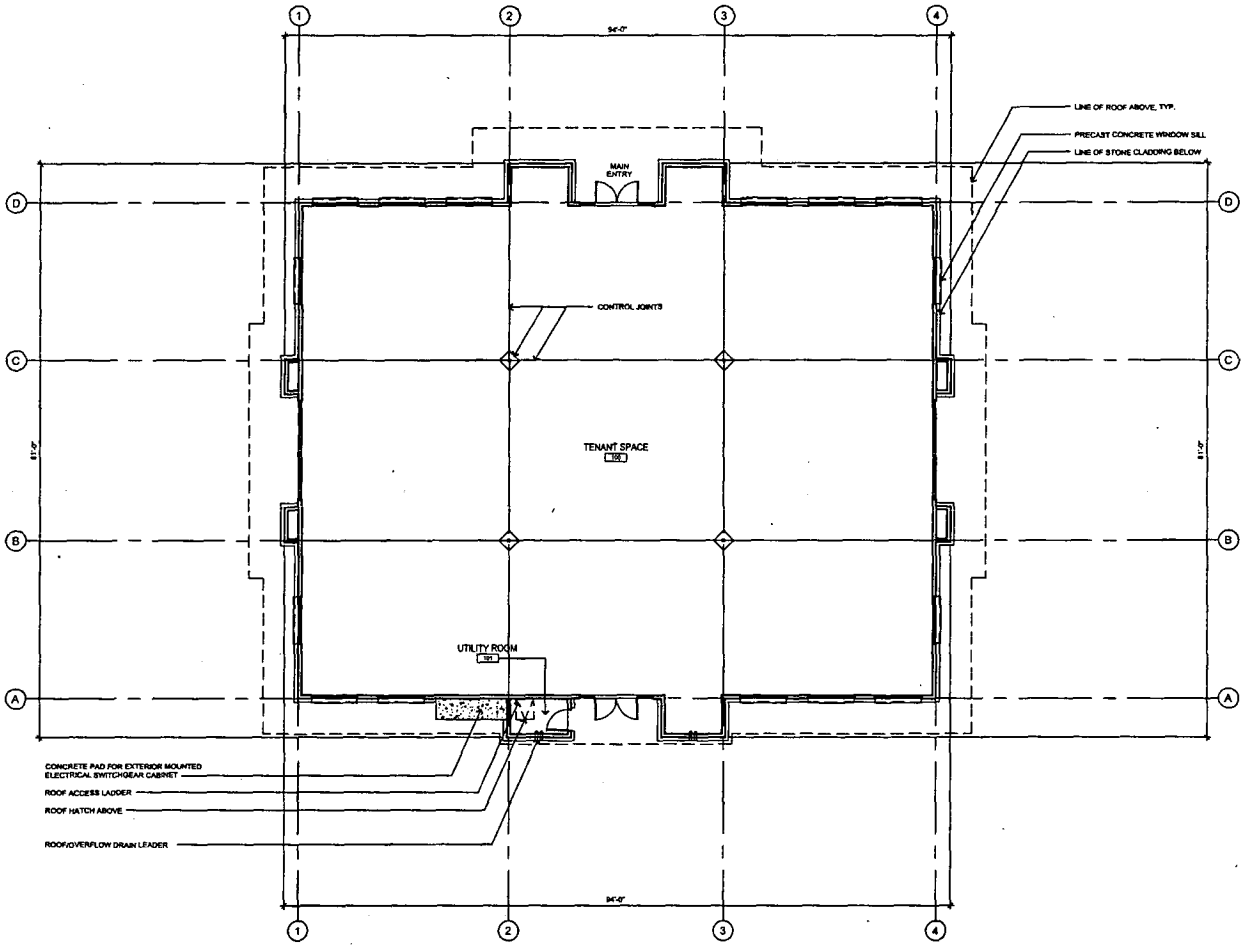
OFFICE PARK . @ MONTECITO PKWY / DURANGO DR.

10100 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2033 FAX: (702) 731-2039 WWW.JMAARCH.COM

PROJECT NO: 2003630
DATE: August 13, 2004

0 4' 8' 16'
SCALE: 1/8" = 1'-0"
NORTH

JMA ARCHITECTURE STUDIOS



ZON-4991
10/21/04 PC

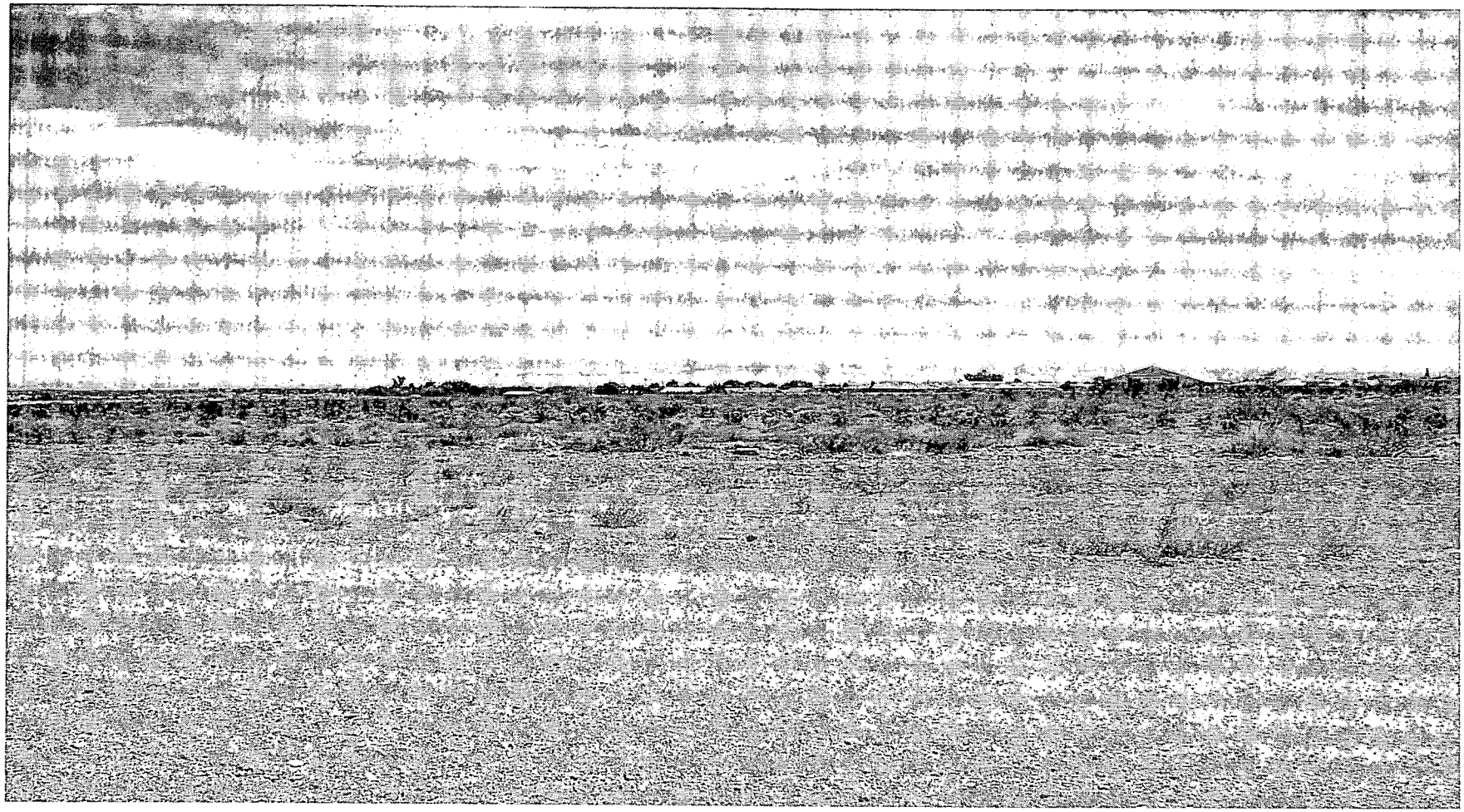
TYPICAL FLOOR PLAN 6,000 S.F. BUILDING

OFFICE PARK . @ MONTECITO PKWY / DURANGO DR.

2320 CORPORATE CIRCLE, SUITE 330 HENDERSON, NEVADA 89074
PHONE: (702) 942-2033 FAX: (702) 942-2039 WWW.JMAARCH.COM

PROJECT NO: 2003630
DATE: August 13, 2004

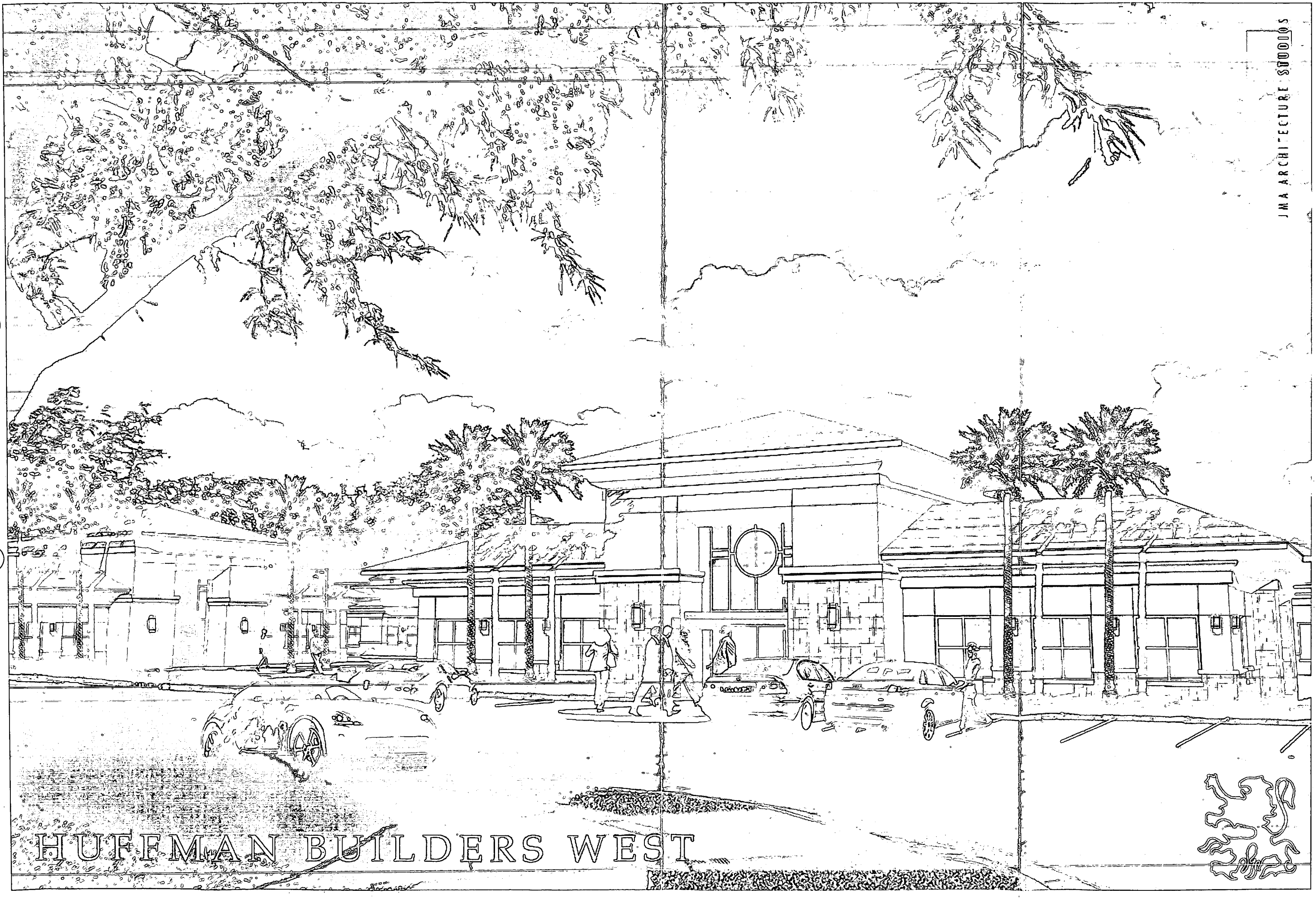
0 4' 8' 16'
SCALE: 1/8" = 1'-0"
NORTH



ZON-4991 - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION
SOUTHEAST CORNER OF REGENA AVENUE AND RILEY STREET
OCTOBER 21, 2004 / PLANNING COMMISSION

8/24/04

JMA ARCHITECTURE STUDIOS



HUFFMAN BUILDERS WEST

GRAND MONTECITO & DURANGO

PRELIMIMARY SITE PLAN

OFFICE BUILDING	SIZE	AMOUNT	TOTAL
BUILDING "A"	5,000 sf	7	35,000 sf
BUILDING "B"	6,000 sf	5	30,000 sf
BUILDING "C"	7,520 sf	6	45,120 sf
BUILDING "D"	10,000 sf	1	10,000 sf
BUILDING "E"	20,000 sf	1	20,000 sf
BUILDING "F"	30,000 sf	4	120,000 sf
			260,120 sf

RETAIL BUILDING			
BUILDING "1"	19,200 sf	1	19,200 sf
BUILDING "2"	14,600 sf	1	14,600 sf
			33,823 sf

PARKING REQUIRED:

RETAIL	136 SPACES
GENERAL OFFICE	360 SPACES
MEDICAL OFFICE	686 SPACES
TOTAL	1182 SPACES
PARKING PROVIDED	1193 SPACES

PROPOSED SITE DEVELOPMENT PLAN

SANDBERG & SMALL
ARCHITECTURE

©2004

City of Las Vegas

Agenda Item No. 142

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4991

SDR-4985 - PUBLIC HEARING - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION - Request for a Site Development Plan Review FOR A MEDICAL/PROFESSIONAL/RETAIL DEVELOPMENT on 22.31 acres adjacent to the southeast corner of Regena Avenue and Riley Street (APN 125-29-502-010 and 125-29-510-006, 125-29-601-002 and 020), U (Undeveloped) Zone [T-C (Town Center) General Plan Designation] and TC (Town Center) [PROPOSED: T-C (Town Center)] Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after meeting - Color renderings submitted by GC Garcia for Item 141 [ZON-4991] and Item 142 [SDR-4985] filed under Item 141 [ZON-4991].

MOTION:

MACK- APPROVED subject to conditions - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

See Item 141 [ZON-4991] for related discussion.
(2:37 - 2:41)
3-60

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-4991] to a T-C (Town Center) Zoning District approved by the City Council.

2. The applicant shall meet with staff to develop an address plan prior to permits. A copy of the approved address plan shall be submitted with any future building permit applications relayed to the site.

3. Prior to the issuance of building permits of non-residential projects, 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. This revised plan shall also demonstrate conformance to all landscape, wall and buffer standards of the Code as well as the Town Center Development Standards.

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

CONDITIONS - Continued:

in this development.

5. All development shall be in conformance with the site plan and building elevations, date stamped October 15, 2004, except as amended by conditions herein, including the required median on Durango Drive.

6. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.

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

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

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. Wall height shall be limited to 8 feet.

10. All City Code requirements and design standards of all City departments must be satisfied. The applicant shall demonstrate conformance to all handicapped parking standards of the City.

Public Works

11. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

12. All pads comprising this overall site must always allow for the perpetual common access between the various parcels/owners within the proposed commercial subdivision area.

13. Show and annotate the existing eight inch sewer main and the 20 foot wide public sewer easement in which it is located, along the Azure Drive alignment, within this site.

14. All landscaping installed with this project 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.

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 4991 and all other subsequent site-related actions.

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

17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings,

CONDITIONS - Continued:

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.

18. Dedicate 50 feet of half street right-of-way adjacent to this site for Grand Montecito Parkway where such does not exist, 30 feet of right-of-way for Regena Avenue, 30 feet of right-of-way for Riley Street a 15 foot radius at the southeast corner of Regena Avenue and Riley Street, and dedicate or obtain appropriate right of way of the entire cul-de-sac for the proposed termination of Regena Avenue. Dedicate or obtain dedication of the area needed to connect Riley Street to the Durango Drive alignment at a ninety degree angle and dedicate or obtain dedication of the area needed to connect Grand Montecito Parkway to the Durango Drive alignment at a ninety degree angle with all radii and designs meeting American Association of State Highway and Transportation Officials (AASHTO) criteria for a normal crowned street. Also dedicate all additional rights-of-way required by Standard Drawing #201.1 for turning lanes and #234.1 or 234.3 and #234.2 for bus turnouts at the intersection of Grand Montecito Parkway and Durango Drive prior to or concurrent with the commencement of on site development activities.

19. Dedicate portions of the BLM right of way grant N 74262 recorded as 20030529 01737 for Durango Drive as required by the Department of Public Works prior to the issuance of any permits.

20. Construct half-street improvements including appropriate overpaving on Regena Avenue, Riley Street and Grand Montecito Parkway adjacent to this site concurrent with development. Also construct turning lanes and bus turnouts adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). This site shall be responsible for all, if any, half-street improvements on Durango Drive that are not constructed by a special or capital improvement project.

21. The only allowed private driveway to Durango Drive as presented on the Site Plan dated October 15, 2004 from this site will be designed with a deceleration lane and bus stop per Standard Drawing 234.3.

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

23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the

CONDITIONS - Continued:

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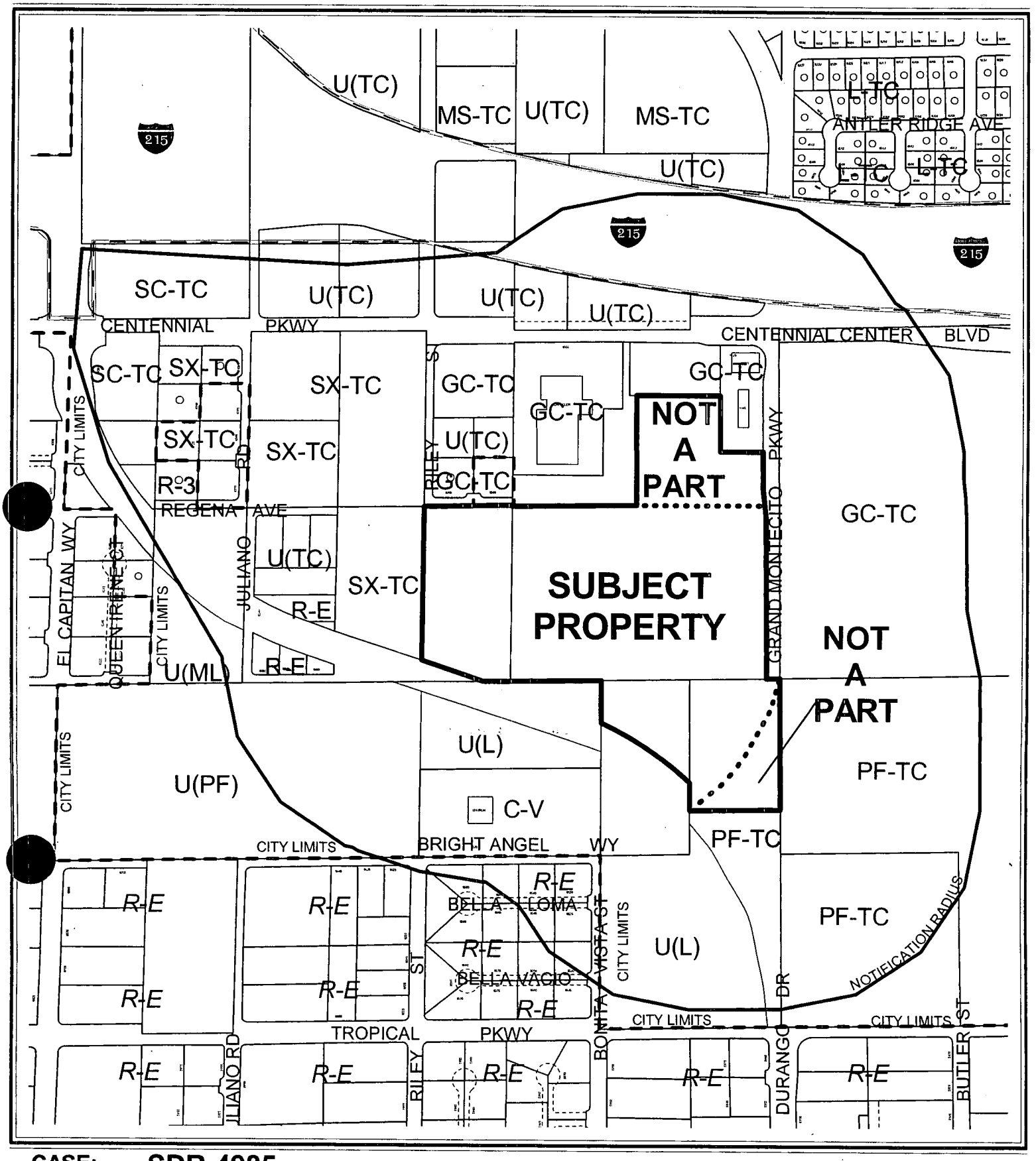
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and 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.



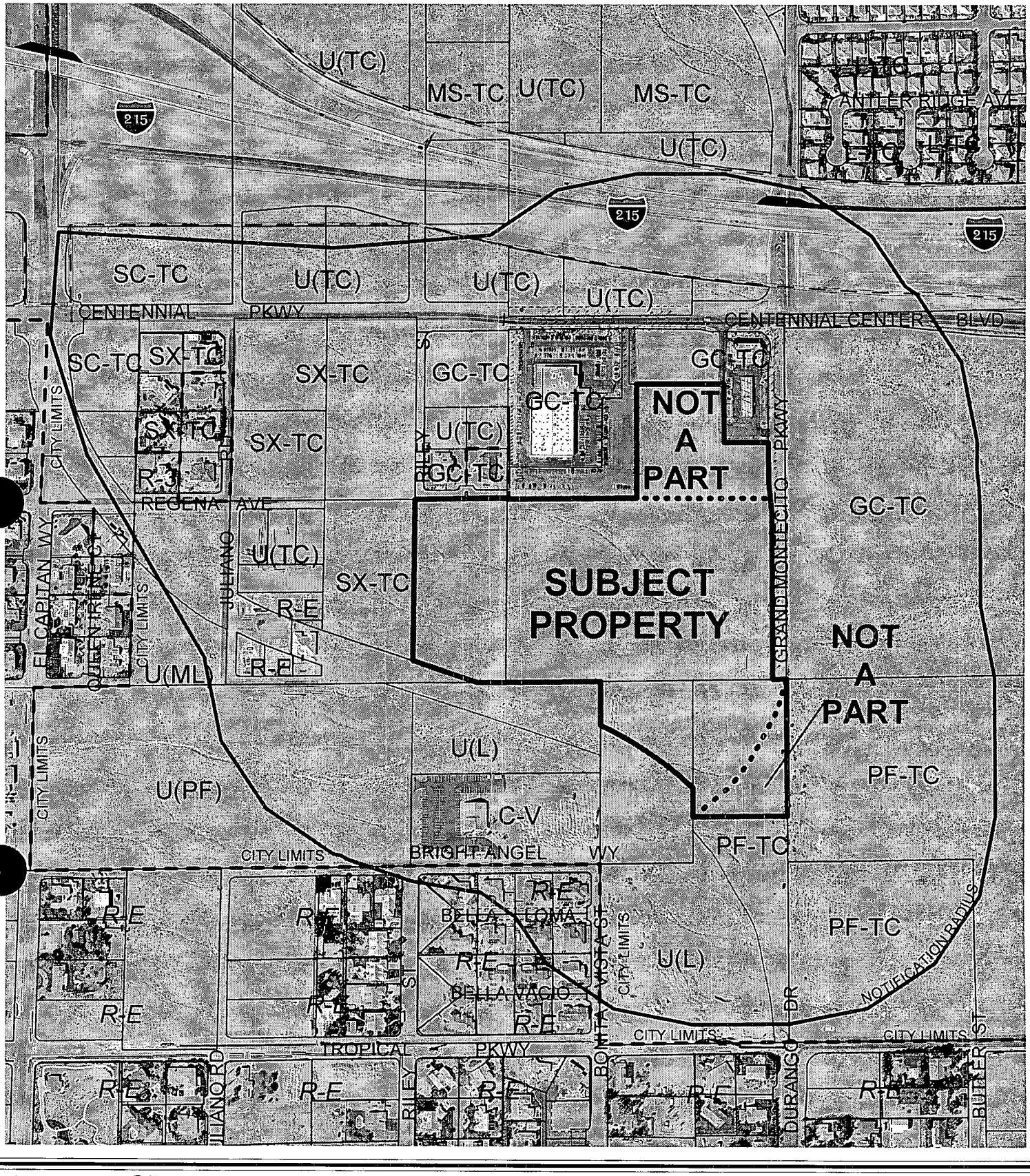
CASE: **SDR-4985**

RADIUS: 750 + SPECIAL

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:

U(UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN LAND USE DESIGNATION] AND T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL) TOWN CENTER LAND USE DESIGNATION]



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N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4985 - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION

** CONDITIONS **

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

Planning and Development

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a medical/ office/ retail development on 22.31 acres located at the southeast corner of Regena Avenue and Riley Street.

On October 15, 2004, the applicant submitted a revised site development plan, showing the following changes:

1. The number of driveways to the Durango Drive "S" curve was reduced from two to one.
2. The square footage of the project was increased to 260,120 square feet of office and 33,823 square feet of retail.
3. Five of the buildings along the north side of the property have been re-oriented and replaced with parking.
4. A layout of the vacant retail directly at the intersection of Durango Drive and Grand Montecito Parkway is depicted.

B) Applicant's Justification

The new development will be compatible with the adjacent uses, and will upgrade the neighborhood with attractive, functional office space that will serve the local community. The proposed development will not have a substantial adverse effect on public facilities and services, and the proposed zoning conforms to the current land use plan.

BACKGROUND INFORMATION

A) Previous Actions

08/21/02 The City Council approved a General Plan Amendment (GPA-0019-02) for area along the north side of the Durango S-Curve of which the subject parcel is a part.

02/05/03 The City Council approved a Petition to Annex the subject property (A-0038-02) located at the southeast corner of Regena Avenue and Riley Street. The effective date was February 14, 2003. The Planning Commission and staff recommended approval on October 24, 2002.

09/23/04 The Planning Commission held this and the related Rezoning ZON-4991 in abeyance to allow the applicant time to address issues pertaining to direct access to Durango Drive.

10/21/04 The Planning Commission recommended approval of a related item (ZON-4991).

10/21/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #19/dc).

B) Pre-Application Meeting

07/30/04 The discussion at the pre-application conference was about the following.

- Grand Montecito is a frontage road
- Durango is a Parkway (120 foot right-of-way)
- Riley is a Town Center Collector
- 15 foot setback is required in SC-TC for landscape planter
- Sidewalk per page 110
- Street lighting per page 115
- Buildings should be located at the front setback line with parking to the side or rear per page 73, 116-117.
- Parking lots shall be screened by buildings and/ or landscaping per page 117
- 1 tree/ 6 parking lot spaces
- Architectural features/ glazing/ materials per pages 72-75
- Revised Master Sign plan required- CH-10-03
- Parking- Medical: 1/200 square feet plus 1/175 square feet for all additional
- General Office: 1/300 square feet

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 22.31

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial – Town Center)
North:	GC-TC (General Commercial – Town Center)
South:	L (Low Density Residential)
	PROS (Park Recreation Open Space)
East:	SC-TC (Service Commercial – Town Center)
	GC-TC (General Commercial – Town Center)
	PF-TC (Public Facility– Town Center)
West:	SX-TC (Suburban Mixed Use – Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) [TC (Town Center) General Plan Designation]
North:	U (Undeveloped) [TC (Town Center) General Plan Designation]
	Clark County
South:	U (Undeveloped) [L (Low Density Residential) General Plan Designation]
	U (Undeveloped) [PF (Public Facility) General Plan Designation]
East:	TC (Town Center)
West:	TC (Town Center)

E) General Plan Compliance: Centennial Hills General Plan

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as SC-TC (Service Commercial - Town Center). The request for T-C (Town Center) zoning conforms to the SC-TC (Service Commercial – Town Center) special land use designation.

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

Trails – There are two trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. One is a Town Center Parkway Trail along Durango Road to the south of the site and a Multi-use Transportation Trail also along Durango Drive. The Town Center Parkway Trail is detailed in the street cross-sections in the Town Center Development Standards Manual and represents the sidewalks along these streets.

PROJECT DESCRIPTION

The proposed development consists of 26 buildings around the perimeter of the 22.31-acre site with six more clustered in the center. Three sides of the perimeter are streets: Grand Montecito Parkway to the east, Durango Drive to the south, and Riley Street to the west. The northern perimeter is the Regena Avenue cul-de-sac and the northern property line. This design facilitates access from the development to east, south, and west. Primary access is to Grand Montecito Parkway. The access drive to Durango Drive is contrary to the arrangements that were the result of the many neighborhood meetings that were part of the planning process that resulted in the inclusion of the properties north of Durango into the Centennial Hills Town Center.

The open space provided with this project is 214,320 square feet within landscaped amenity zones, open spaces, and landscaped areas. The total amount of open space provided is approximately a half an acre in excess of that required by Town Center open space standards as outlined in the Town Center Development Standards Manual.

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	22.31 Acres	Y
Min. Lot Width	N/A	1060 Feet	Y
Min. Setbacks			
• Front	15 Feet	15 Feet	Y
• Side	15 Feet	15 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	10 Feet	10 Feet	Y
Max. Lot Coverage	N/A	22%	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories	Y
Trash Enclosure	Y	Shown	Y
Loading Zone	Y	Shown	Y
Mech. Equipment	Y	Not shown	Not Shown

The proposal meets the development requirements of Title 19 and the Town Center Development Standards.

A2) Residential Adjacency Standards

The Residential Adjacency Standards of Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Medical Office: ¼ of area	260,120 S.F of medical and general office	1/200 up to 2000 SF plus 1/175 GFA				
General Office: ¾ of area General Retail	33,823 S.F.	1/300 GFA				
TOTALS	211,500 S.F.		1,182		1,195	

The revised site plan shows that the total number of parking spaces required by Code is provided. However, a more detailed plan will be required prior to the issuance of building permits showing handicapped parking spaces. The project will be monitored as it is built out to ensure conformance to parking standards of the Code. The provided parking accounts for allowance of approximately 25% of the square footage for medical office uses.

A4a) Landscape

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	6 Trees/ 1 Space	1,095/ 6 = 191 Trees	Not Shown
Buffer: • Min. Trees	1 Trees/ 20 Linear Feet	600/ 20= 30 Trees	35 Trees
• Min. Zone Width	8 Feet		8 Feet
• Wall height	8 Feet		Not Shown

The revised site development plan did not show any landscaped finger islands in the parking lot. The applicant will be required to demonstrate conformance to this standard of the Code. The proposal exceeds the landscaping requirements of Title 19.12 for the perimeter landscaped planters.

A4b) Open Space Standards

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

Total Acreage	Required		Provided	
	Percent	Area	Percent	Area
22.31 acres	20 %	196,020 SF	22.1%	214,320 SF

The proposal exceeds the requirements of Title 19.06 for open space in a Town Center development.

A5) Sign Standards

The signs of the proposed development will be subject to a separate review by the Centennial Hills Architectural Review Committee (CHARC).

B) General Analysis and Discussion

- Zoning

With the approval of companion Rezoning application (ZON-4991), the portion of the subject site not already zoned will be rezoned as T-C (Town Center). The proposed Site Development Plan conforms to the proposed zoning for the site.

- Site Plan

The revised site plan can meet all standards of Title 18 and the Town Center Development Standards Manual. The applicant will be required to demonstrate conformance to all standards prior to the issuance of any building permit.

- Waivers

No waivers have been requested with respect to this application.

- Landscape Plan

A revised landscaping plan will be required to ensure that the revised layout for this project conforms to all landscape, wall and buffer standards as well as the Town Center Development Standards.

- Elevation

The proposed stucco exterior with a rectangular stone wainscot is typical of commercial development of today. The hipped roof, instead vertical parapets, is an attractive variation from typical designs.

- Floor Plan

The floor plans show the typical multiple suite designs of commercial 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 will be consistent with the existing and proposed development around the site.

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

   The proposed site plan conforms to both the General Plan and the Town Center land use designations for the site. The proposed site plan conforms to other city policies and standards.

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

   The site will be accessed from Grand Montecito Parkway, a 90 foot Town Center Frontage Road, to the east of the site, Durango Drive, a 120 foot Town Center Parkway Arterial, to the south, and Riley Street, a 80 foot Town Center Collector. These streets will be adequate for allowable development under the proposed T-C (Town Center) zoning district. Access to Durango Drive, however, is inconsistent with the results of the planning process that was associated with the planning of the Durango S-Curve neighborhood.

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

   The building and landscape materials are appropriate for this type of development in this portion of the City.

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

   The building elevations are typical of commercial development and will be compatible with existing and planned development around the site.

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

   The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission amended Condition #21 and added Conditions #23 and 24 as shown.

NOTICES MAILED 42 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4985** APN: 125-29-601-002

Name of Property Owner: Jim MARSH AMERICAN Corporation

Name of Applicant: _____

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JAMES R. MARSH

Subscribed and sworn before me

This 21 day of JULY, 2004

James W. Rozzi

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JAMES W. ROZZI
No. 92-1582-1 My Appointment Expires Oct. 24, 2004

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4985** APN: 125-29-502-010

Name of Property Owner: DURANGO TOWN CENTER, LLC

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ronay Black Jr

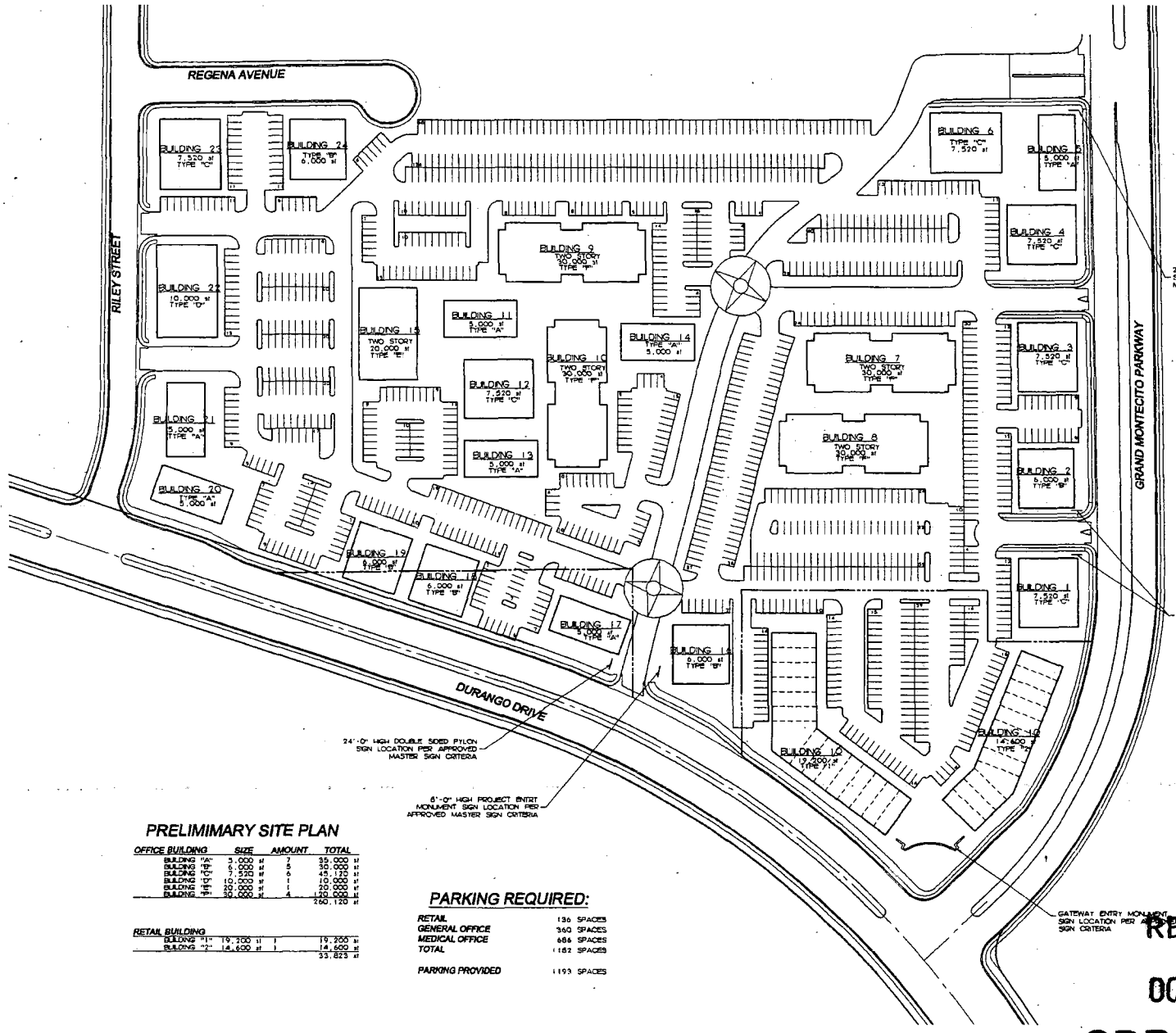
Subscribed and sworn before me

This 21st day of July, 2004

Lesley Fernandez

Notary Public in and for said County and State

LESLEY FERNANDEZ
Notary Public State of Nevada
No. 03-83173-1
My appt. exp. July 23, 2007



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PRELIMIMARY SITE PLAN

OFFICE BUILDING	SIZE	AMOUNT	TOTAL
BUILDING "A"	5,000 sf	7	35,000 sf
BUILDING "B"	6,000 sf	5	30,000 sf
BUILDING "C"	7,520 sf	6	45,120 sf
BUILDING "D"	10,000 sf	1	10,000 sf
BUILDING "E"	20,000 sf	1	20,000 sf
BUILDING "F"	30,000 sf	4	120,000 sf
			260,120 sf

RETAIL BUILDING			
BUILDING "H"	19,200 sf	1	19,200 sf
BUILDING "I"	14,600 sf	1	14,600 sf
			33,823 sf

PARKING REQUIRED:

RETAIL	136 SPACES
GENERAL OFFICE	360 SPACES
MEDICAL OFFICE	686 SPACES
TOTAL	1182 SPACES
PARKING PROVIDED	1193 SPACES

RECEIVED
OCT 15 2004

SDR-4985
10\21\04 PC

REVISED
10.15.04

KWM construction
contractor lic. #0034202
4630 south arville suite a
las vegas nevada 89102
t. 702.368.4664 f. 702.873.4004

HUFFMAN BUILDERS WEST
7201 W. Lake Mead Blvd.
Suite #205
Las Vegas, Nevada
89128
office: 702.341.6809
fax: 702.360.5819
www.huffmanwest.com

GRAND MONTECITO
DURANGO DRIVE

SHEET TITLE:

NAME DATE

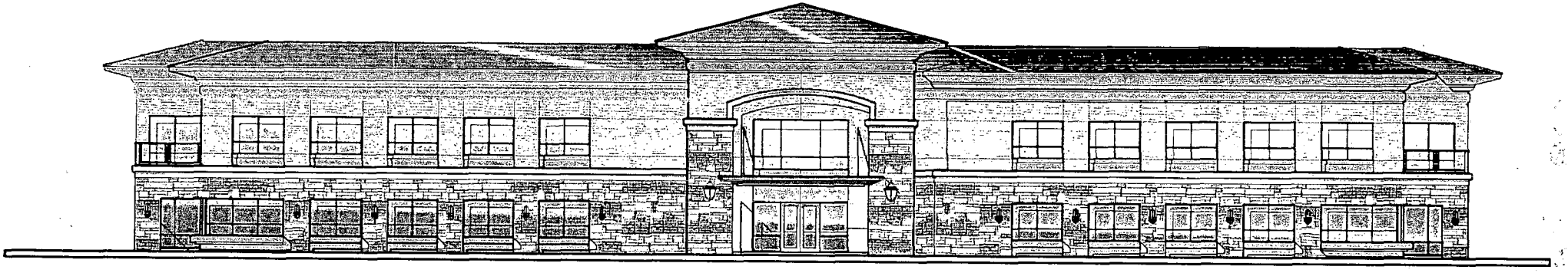
SIGN ABOVE TO INDICATE CLIENT DRAWING APPROVAL
☐ APPROVED AS IS
☐ APPROVED AS NOTED

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

REVISION DATE

SHEET NAME:

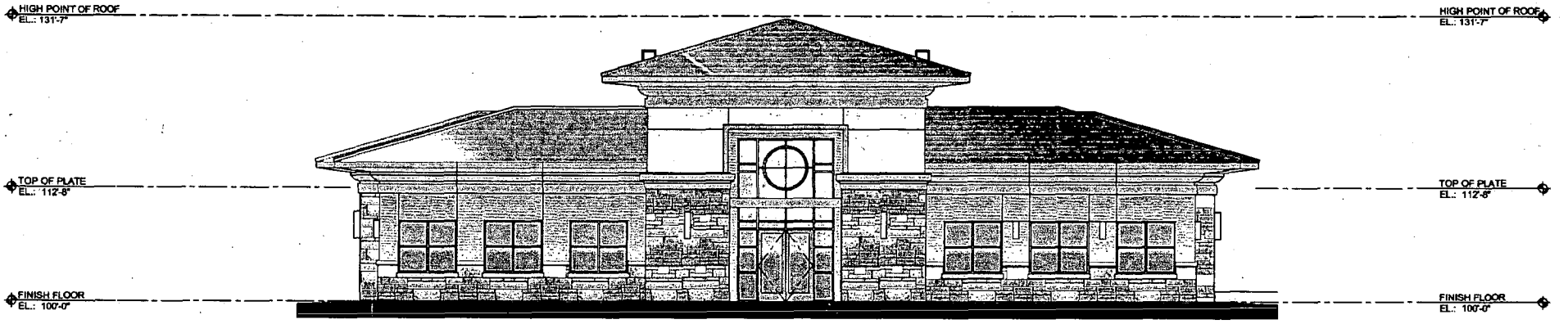
JOB NO:
RELEASE DATE:



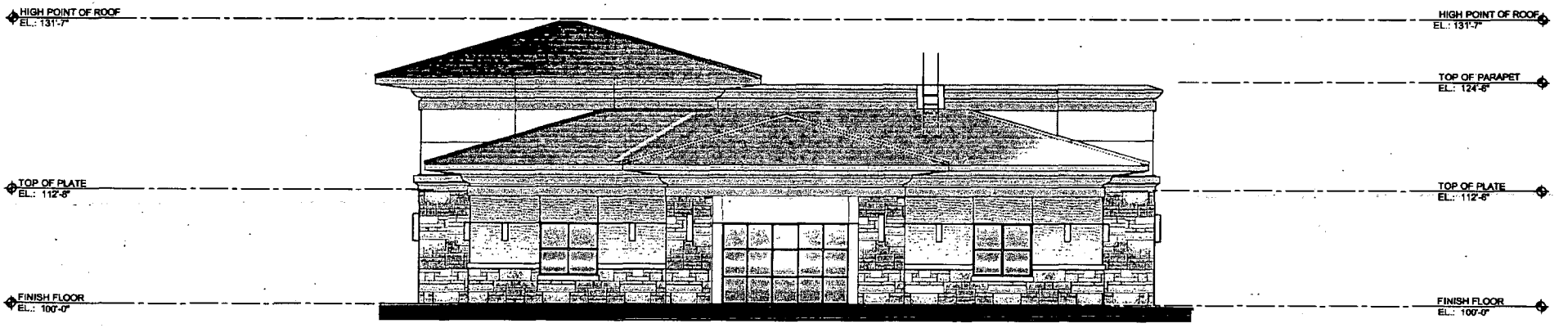
2 STORY 30,000 SF BUILDING . FRONT ELEVATION

JMA ARCHITECTURE STUDIOS

SDR-4985
10/21/04 PC



TYPICAL 6000 SF BUILDING . FRONT ELEVATION

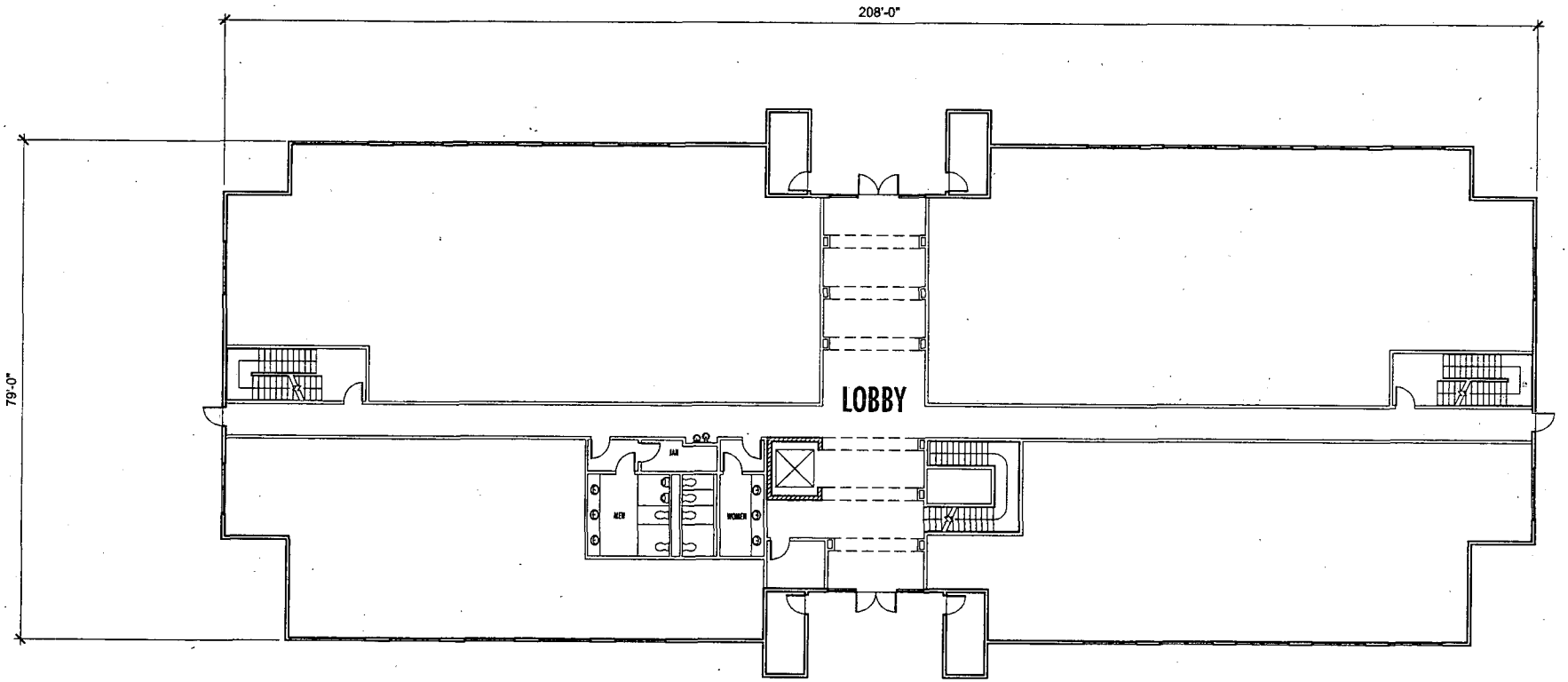


TYPICAL 6000 SF BUILDING . SIDE ELEVATION

JMA ARCHITECTURE STUDIOS

SDR-4985
10/21/04 PC

JMA ARCHITECTURE STUDIOS



TYPICAL FLOOR PLAN 30,000 S.F. BUILDING

OFFICE PARK . @ MONTECITO PKWY / DURANGO DR.

2285 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA, 89074
PHONE: (702) 942-2033 FAX: (702) 942-2039 WWW.JMAARCH.COM

PROJECT NO: 2003830
DATE: August 13, 2004

0 4' 8' 16'
SCALE: 1/8" = 1'-0"
NORTH

SDR-4985
10/21/04 PC

SDR-4985 - APPLICANT: RANDY BLACK, JR. - OWNER: DURANGO TOWN CENTER, LLC AND JIM MARSH AMERICAN CORPORATION
SOUTHEAST CORNER OF REGENA AVENUE AND RILEY STREET
OCTOBER 21, 2004 PLANNING COMMISSION

8/24/04

City of Las Vegas

Agenda Item No. 143

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REZONING

ZON-5176 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC., ET AL - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street (APN 139-35-211-087, 088, 089, 090 and 091), Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Backup referenced from the 10/21/2003 Planning Commission meeting Item 56

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open for Item 143 [ZON-5176] and Item 144 [SDR-5177].

BOB FIBLEMAN, Nevada H.A.N.D., 295 East Warm Springs, concurred with recommendations of staff and described the renderings. MAYOR PRO TEM REESE commented on tremendous previous projects in Ward 3 and 5 by this man and he looks forward to another success at this corner where it is very needed.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed for Item 143 [ZON-5176] and Item 144 [SDR-5177].
(2:42 - 2:44)
3-195

CONDITIONS:

Planning and Development

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

2. A Site Development Plan Review (SDR-5177) approved by the Planning Commission and City

CONDITIONS - Continued:

Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

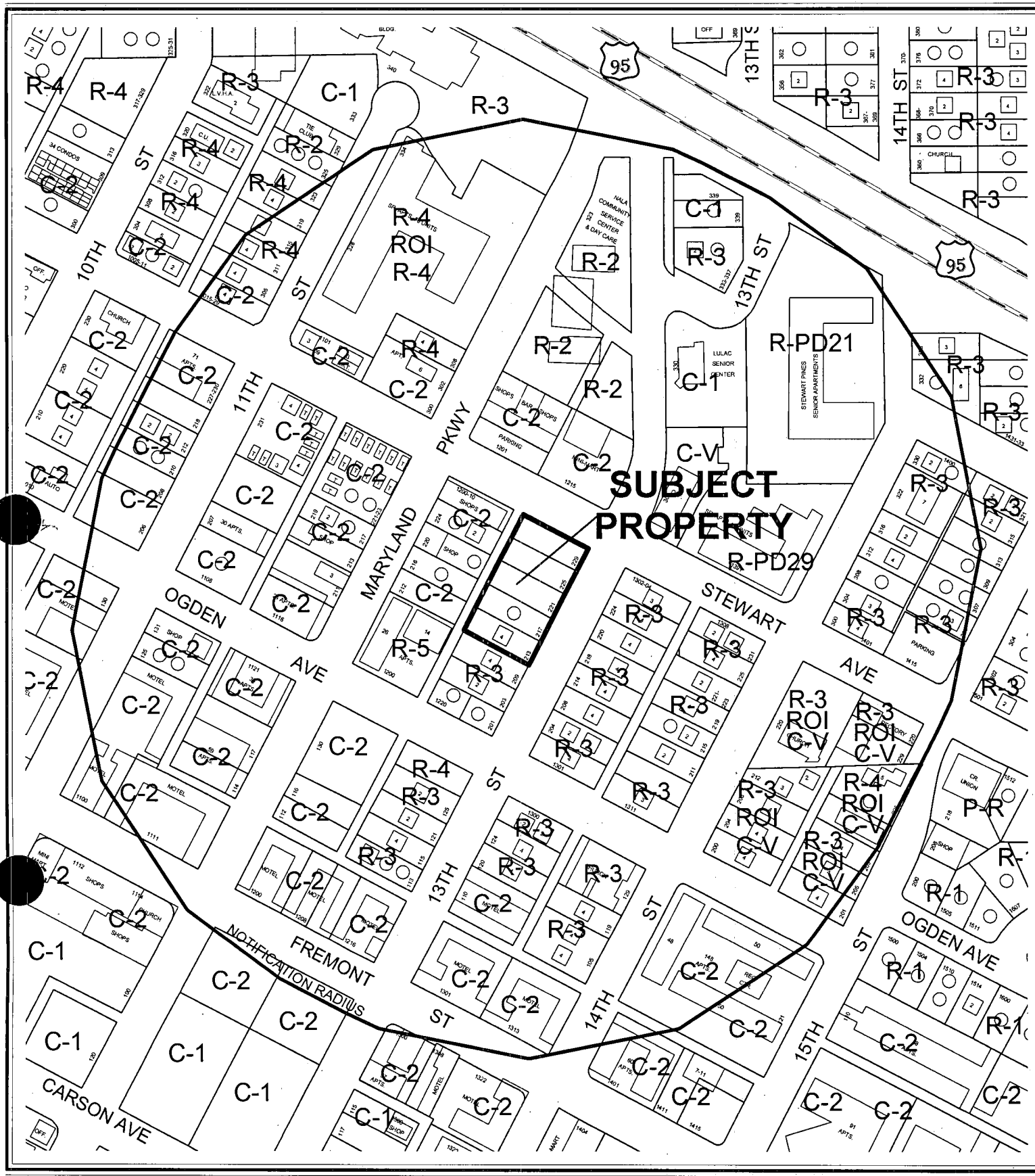
3. Dedicate a 15-foot radius on the southwest corner of Stewart Avenue and Thirteenth Street prior to the issuance of any permits.

4. Construct all incomplete half-street improvements on 13th Street, Stewart Avenue, and the full width of the alley adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. Landscape and maintain all unimproved rights-of-way on Stewart Avenue and 13th Street adjacent to this site.

6. Submit an Encroachment Agreement for all landscaping and private improvements located in the Stewart Avenue and 13th Street public rights-of-way adjacent to this site prior to occupancy of this site.

7. 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.



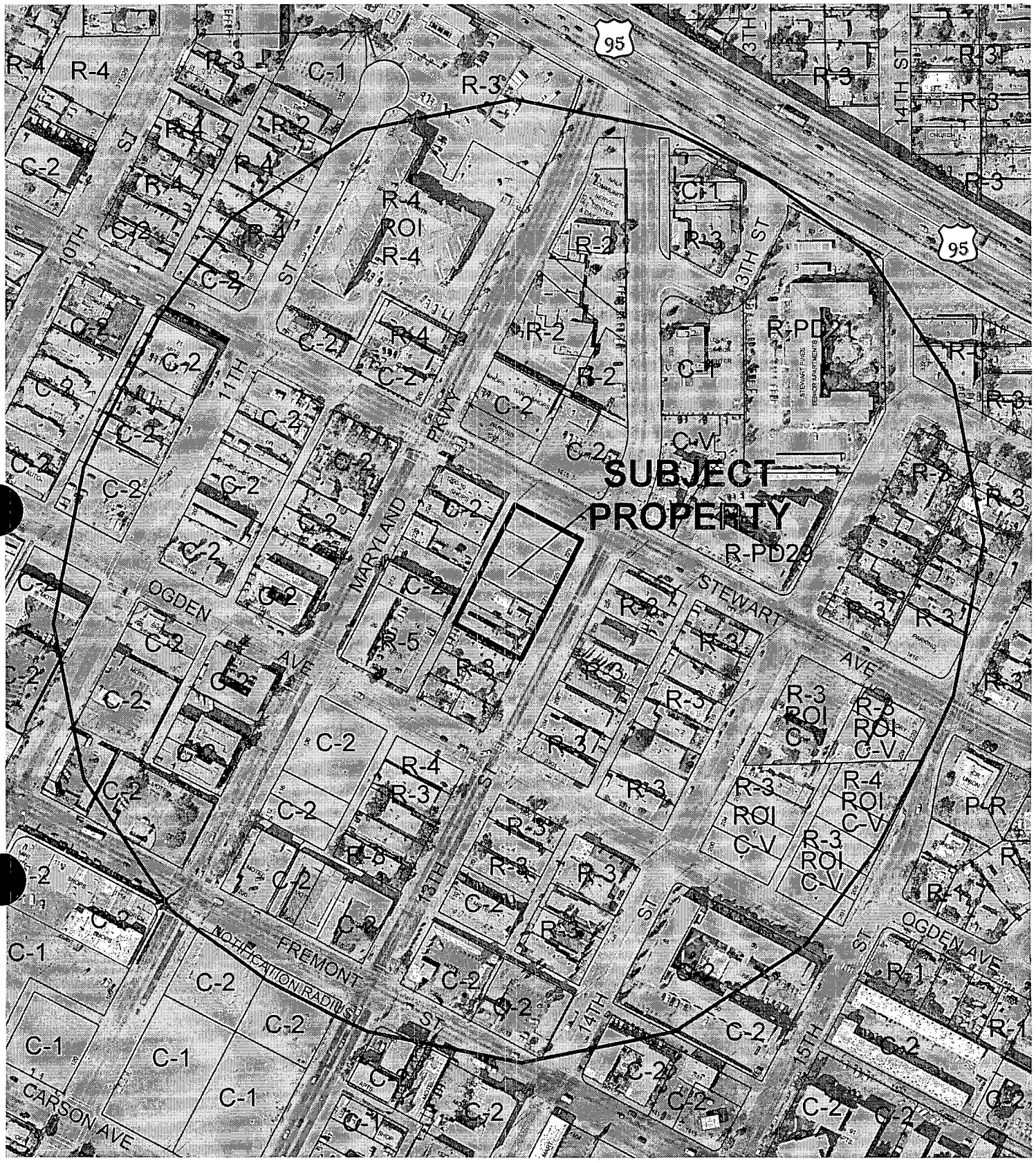
0 200 400 Feet

CASE: **ZON-5176**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



0 200 400 Feet

CASE: **ZON-5176**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5176 - APPLICANT/OWNER: NEVADA H.A.N.D., INC., ET AL

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

2. A Site Development Plan Review (SDR-5177) 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 a 15-foot radius on the southwest corner of Stewart Avenue and Thirteenth Street prior to the issuance of any permits.

4. Construct all incomplete half-street improvements on 13th Street, Stewart Avenue, and the full width of the alley adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. Landscape and maintain all unimproved rights-of-way on Stewart Avenue and 13th Street adjacent to this site.

6. Submit an Encroachment Agreement for all landscaping and private improvements located in the Stewart Avenue and 13th Street public rights-of-way adjacent to this site prior to occupancy of this site.

7. 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

This is a request for a Rezoning from R-3 (Medium-Density Residential) to R-5 (Apartment) on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street.

B) Applicant's Justification

The applicant states that high-density residential development is allowable and appropriate to the area.

BACKGROUND INFORMATION

A) Previous Actions

No previous action has been taken relative to the subject parcels. The following actions are scheduled:

10/21/04	The Planning Commission accepted the applicant's request to withdraw without prejudice a related Variance (VAR-5176); and recommended approval of a Site Development Plan Review (SDR-5177). Staff recommended approval
10/21/04	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #56/ff).

B) Pre-Application Meeting

08/27/04	At the pre-application conference it was noted that the proposed rezoning would be in compliance with the General Plan.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.80

B) Existing Land Use

Subject Property: Vacant
Single-Family Residential Use
Multifamily Residential Use

North:	Retail Use
South:	Multifamily Residential Use
East:	Multifamily Residential Use
West:	Retail Use
	Multifamily Residential Use

C) Planned Land Use

Subject Property:	MXU (Mixed Use)
North:	MXU (Mixed Use)
South:	MXU (Mixed Use)
East:	MXU (Mixed Use)
West:	MXU (Mixed Use)

D) Existing Zoning

Subject Property:	R-3 [(Medium-Density Residential); to be rezoned to R-5 (Apartment)]
North:	C-2 (General Commercial)
South:	R-3 (Medium-Density Residential)
East:	R-3 (Medium-Density Residential)
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 Mixed-Use land use designation. The Mixed-Use designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed use is in compliance with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Redevelopment Plan Area	X	
Special 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 Mixed-Use land use designation. The proposed use is in conformance with the Redevelopment Plan.

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 Las Vegas Redevelopment Plan designates the parcel as MXU (Mixed-Use), which allows both residential and commercial zoning. The proposed R-5 (Apartment) zoning is allowed under the MXU (Mixed-Use designation).

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

   The R-5 (Apartment) zoning district allows multifamily residential uses, which is compatible with the properties to the south and to the east, and will serve as a transition to the more intense commercial districts to the west.

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

   With the significant increase in housing prices over the last year, there is an even greater need for affordable housing. The proposed rezoning will result in an increase in the number of affordable units in the Las Vegas region.

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 proposed development will not impact the capacity of the adjacent streets or significantly effect existing traffic patterns.

NOTICES MAILED 113 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5176 APN: 139-35-211-088

Name of Property Owner: Curry Columbus

Name of Applicant: Nevada H.A.N.D., 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: Norman Curry

Print Name: NORMAN CURRY

Subscribed and sworn before me

This 31st day of August, 2004

J. S. Haas

Notary Public in and for said County and State

JACLYN S. HAAS
Notary Public State of Nevada
No. 03-84818-1
My appt. exp. Oct. 17, 2007

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

Re-Zoning (R-3 to R-5)

STATEMENT OF FINANCIAL INTEREST

Case Number ZON-5176 APN: 139-35-211-91, 90, 89 and 87

Name of Property Owner: Nevada H.A.N.D., Inc.

Name of Applicant: Nevada H.A.N.D., 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: [signature]

Print Name: Michael Mullin, President

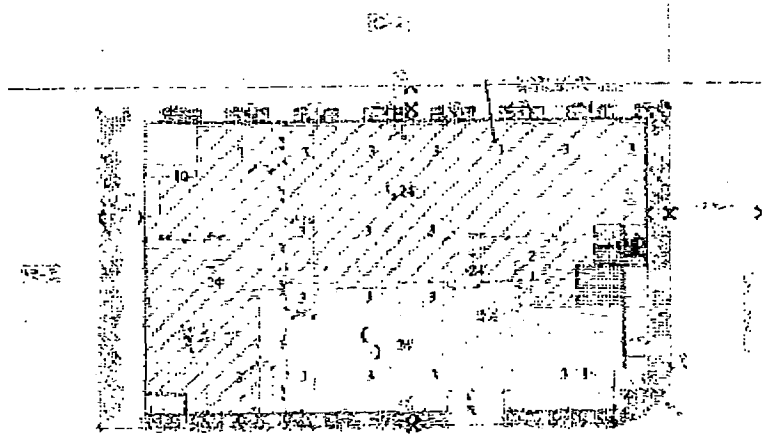
Subscribed and sworn before me

This 30th day of August, 2004

[signature]

Notary Public in and for said County and State

JACLYN S. HAAS
Notary Public State of Nevada
No. 03-84818-1
My appt. exp. Oct. 17, 2007



SITE INFORMATION

ZONING - City of Las Vegas
Current Zoning - R-3
Proposed Zoning - R-3 Multi-Family Apartment
(APN: 125-35-201-017, 018, 019, 020, 021, 022)

AREA (Approximate site Acreage)
Gross Area = 26,5440 = 1.0000 Sq. Ft.

SETBACKS
Front
Side
Side Street
Rear

BUILDING AREA
1st Floor
2nd Floor
3rd Floor
4th Floor
Total

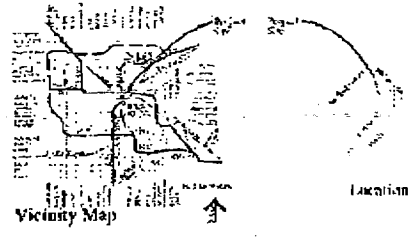
HEIGHT
Maximum Allowed
Proposed

PARKING REQUIREMENTS
1 Bedroom units
2 Bedroom units
3 Bedroom units
Total Parking Required
Total Parking Provided

HC Parking Required
HC Parking Provided

LANDSCAPING REQUIREMENTS
Residential
Commercial

LANDSCAPING LEGEND



Perlman Architects

OGDEN PINES II APARTMENTS

Las Vegas, Nevada

Developed By: Nevada H.A.N.D.

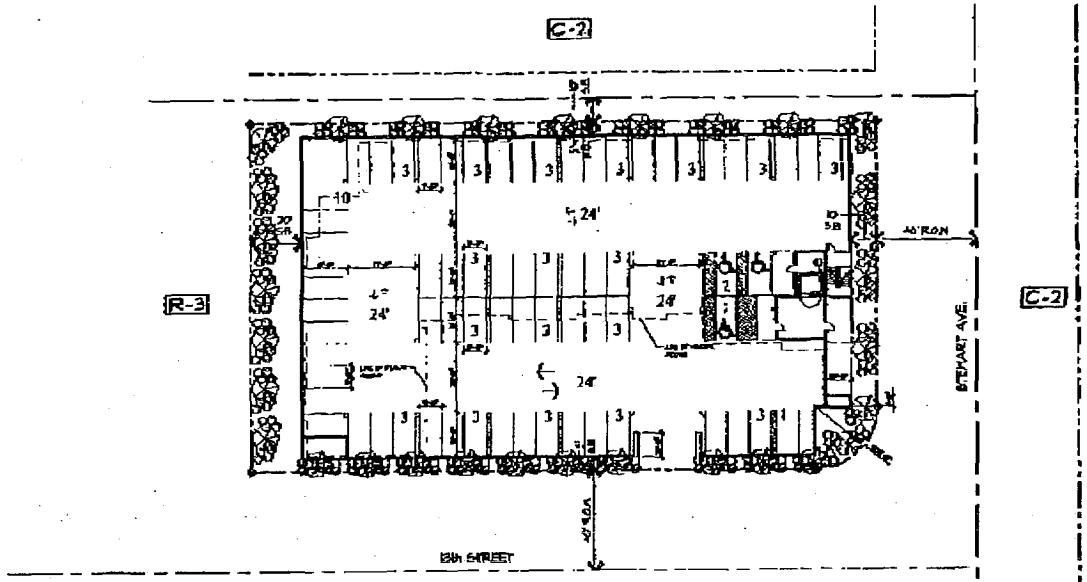
Building Site Plan

ZON-5176
SDR-5177
10/21/04 PC

RECEIVED
OCT 18 2004

REVISED
10.18.04

10/19/04 TUE 10:36 FAX
Oct 19 04 10:00a Howard Perlman (702) 932-3222 P.5 005/013



SITE INFORMATION

ZONING - City of Las Vegas
Current Zoning - R3
Proposed Zoning - R4 (Seven Apartments)
(APN: 139-35-201-007), (008, 009, 010, 011)

AREA (Approximate, to be Verified)
Gross Area = 240 x 430 = 85,000 Sq. Ft.

SETBACKS
Front 10'-0"
Side 5'-0"
Side (Street) 5'-0"
Rear 10'-0"

BUILDING AREA
1st Floor 17,160 Sq. Ft.
2nd Floor 17,179 Sq. Ft.
3rd Floor 15,624 Sq. Ft.
4th Floor 14,553 Sq. Ft.
Total 63,516 Sq. Ft.

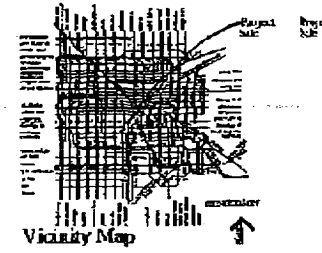
HEIGHT
Maximum Allowed 3 stories / 36'-0" (Whichever is less)
Provided 4 Stories / 35'-0" maximum from average grade plane

PARKING REQUIREMENTS
(51) 1 Bedroom Units
(6) 2 Bedroom Units
(20) Level Units
Total Parking Required 77 x 0.75 = 43
Total Parking Provided 69

H.C. Parking Required 3
H.C. Parking Provided 3

LANDSCAPING REQUIREMENTS
Residential: (1) 24" Box Tree, (4) 5 Gallon & (4) 1 Gallon @ 20' O.C.
Commercial: (1) 24" Box Tree, (1) 5 Gallon & (4) 1 Gallon @ 20' O.C.

LANDSCAPING LEGEND
24" Box Tree
5 Gallon
1 Gallon



OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Building Site Plan

Perlman
PERLMAN ARCHITECTS, INC.
2200 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.3000 702.990.3222 fax

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SDR-5177
10/21/04 PC

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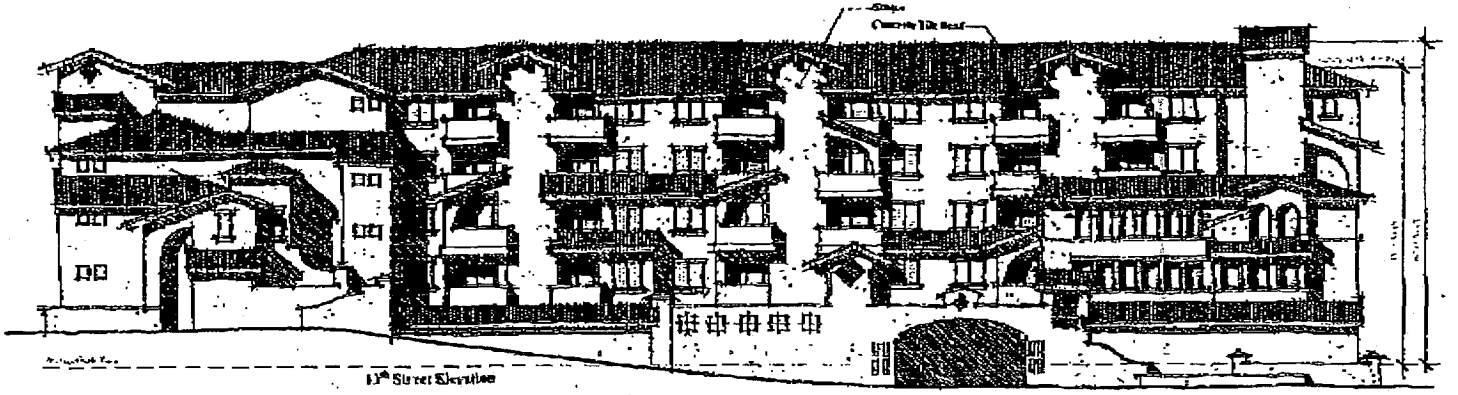
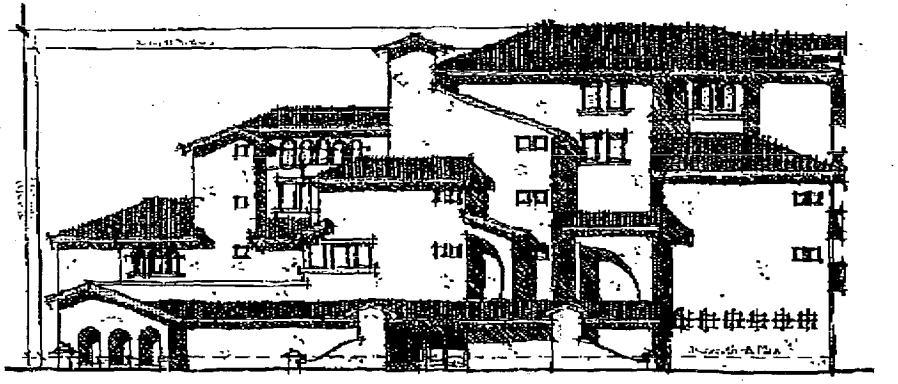
10.18.04



13th Street Elevation



Stewart Avenue Elevation

East Elevation

OGDEN PINES APARTMENTS

Las Vegas, Nevada

Conceptual Exterior Elevations

Perlman Architects

PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 932-3222 Fax

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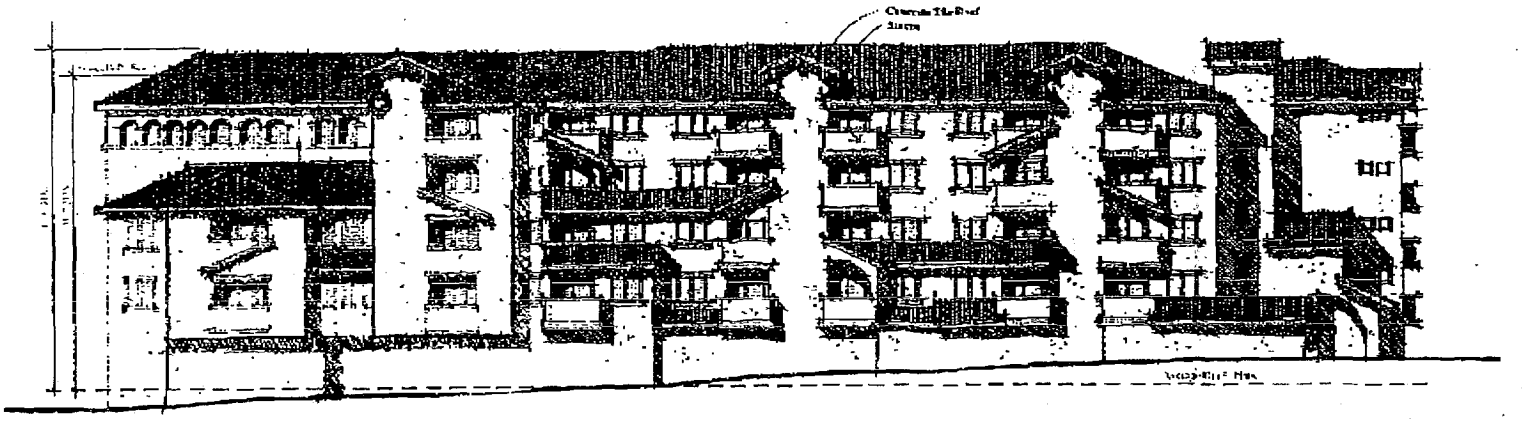

Alley Exterior Elevation

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Elevations

Perlman
PERLMAN ARCHITECTS INC
2238 CORPORATE CIRCLE, SUITE 200
HENDERSON NEVADA 89074
702 932-3222 Fax

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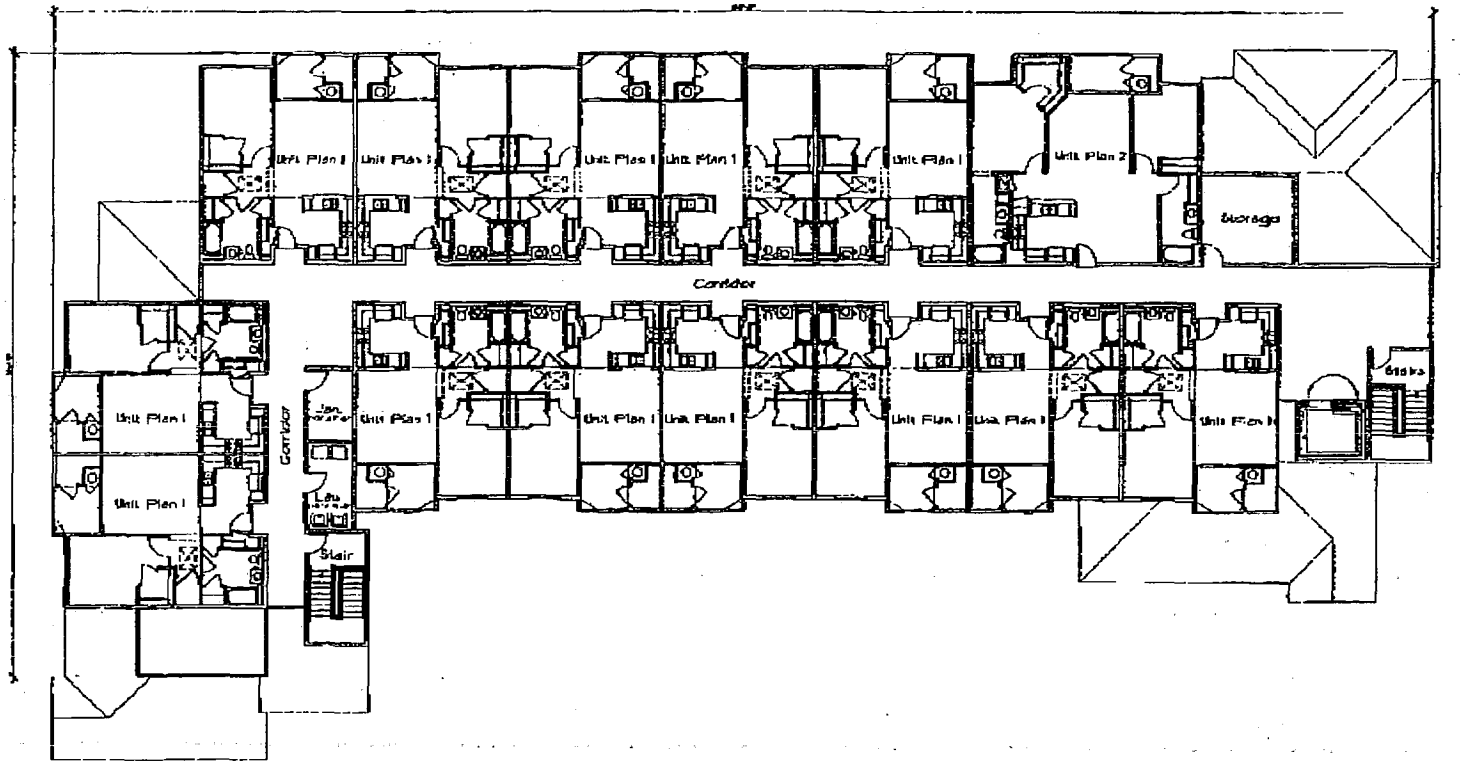

Fourth Floor Level

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

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Fourth Floor Level

Perlman

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2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9360 702.932.3222 fax

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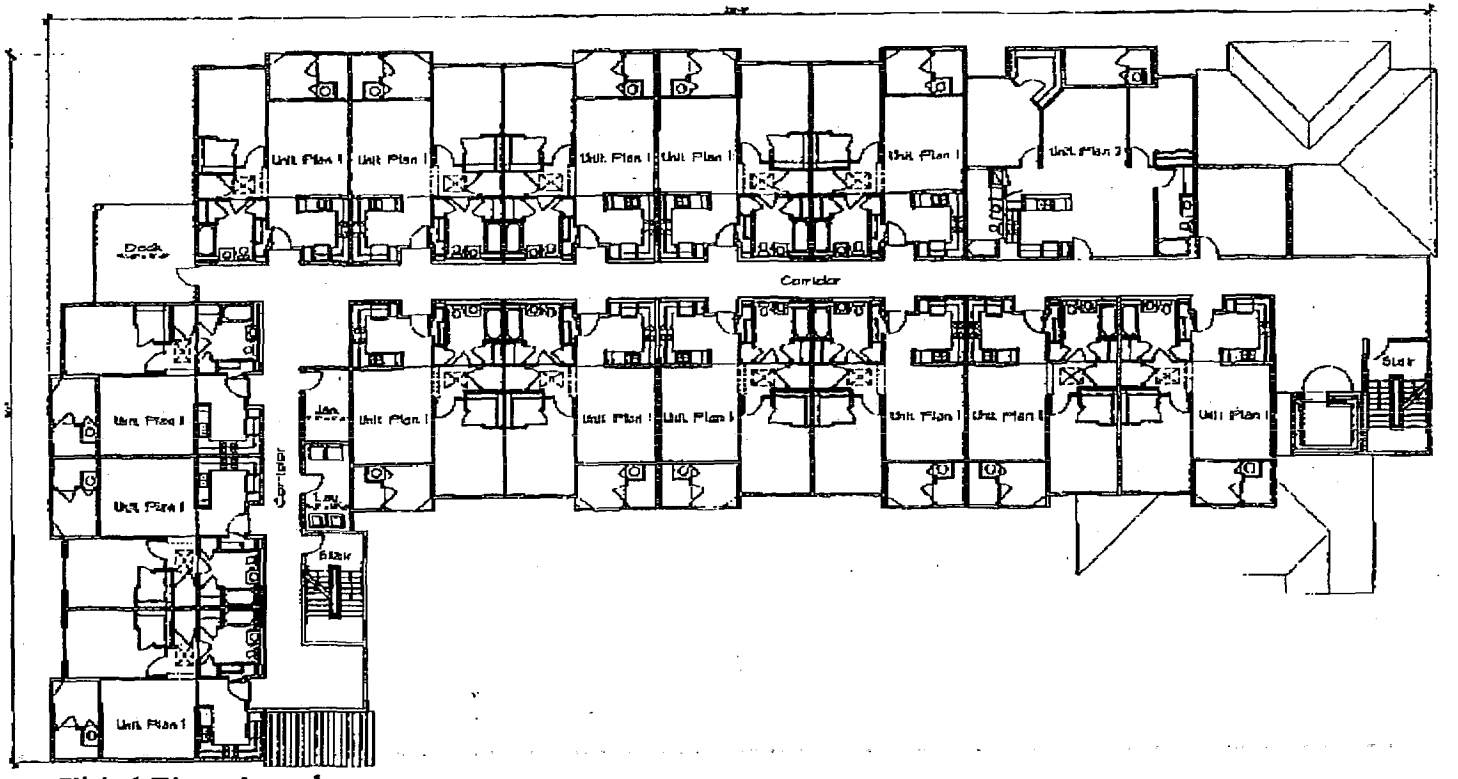

Third Floor Level

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

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Third Floor Level

Date: October 18, 2004
Project Number: 10417

Scale: 1/8" = 1'

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2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702 990 9990 702 942 9222 fax

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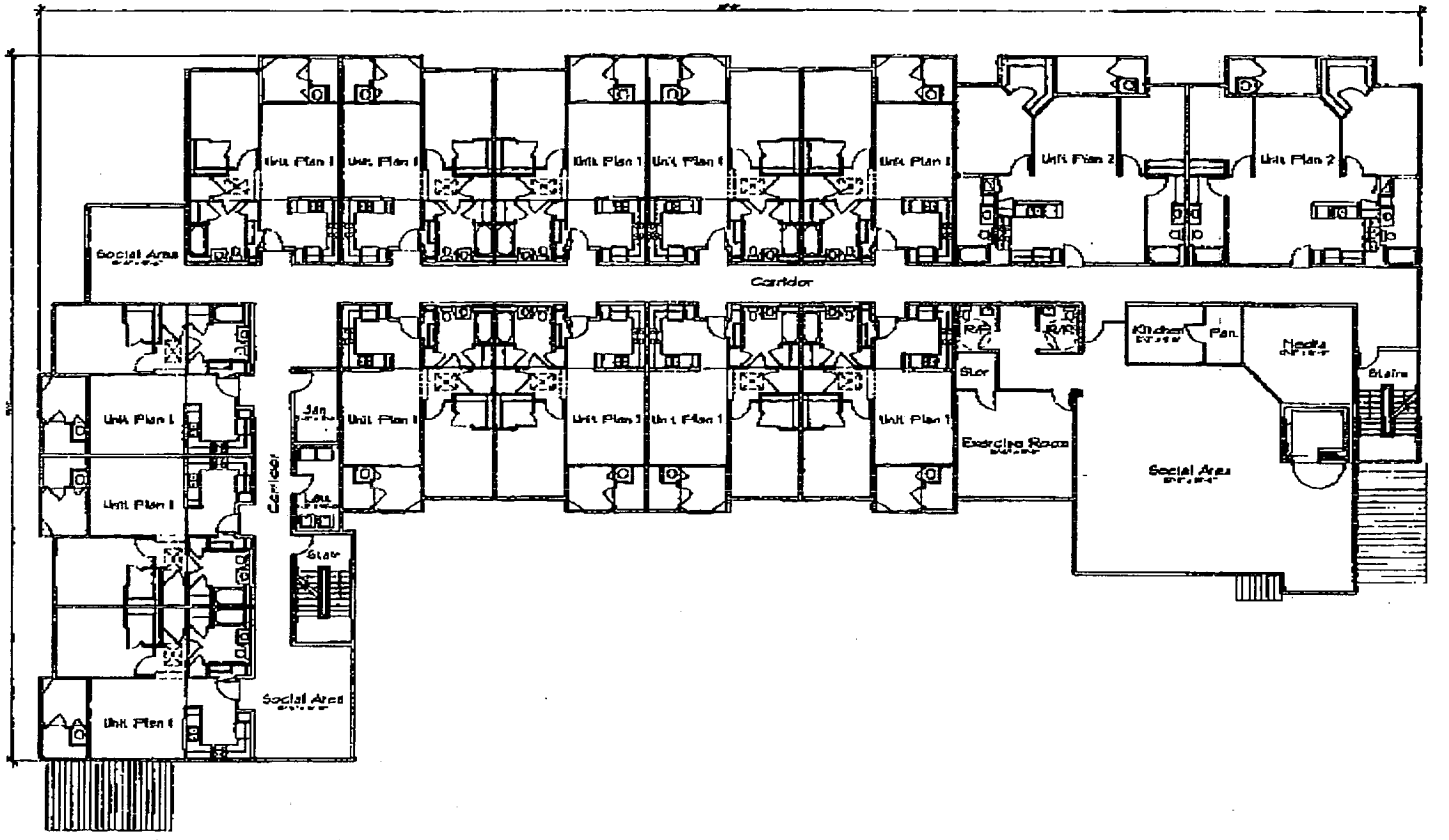
Oct 18 04 10:02a Howard Perlman (702) 932-3222 P.8 008/013



Second Floor Level

Scale 1/8" = 1'-0"

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Second Floor Level

Perlman
PERLMAN ARCHITECTS, INC.
7230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9990 702.932.3222 fax

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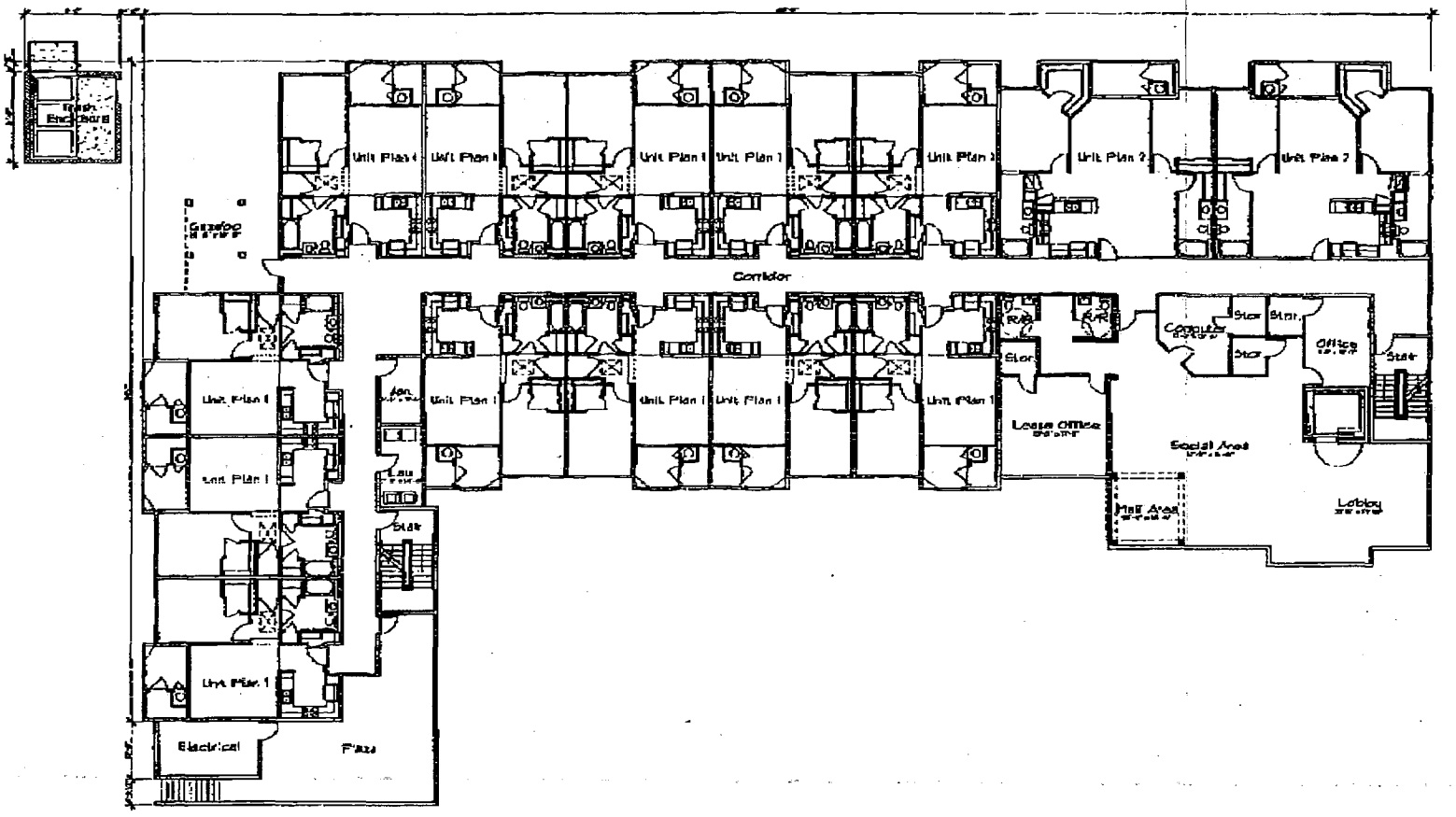

First Floor Level

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

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

First Floor Level

Scale: 1/8" = 1'

Perlman

PERLMAN ARCHITECTS, INC.
2345 LICHFIELD CIRCLE, SUITE 200
HENDERSON, NEVADA 89014
702.938.9900 702.932.3222 fax

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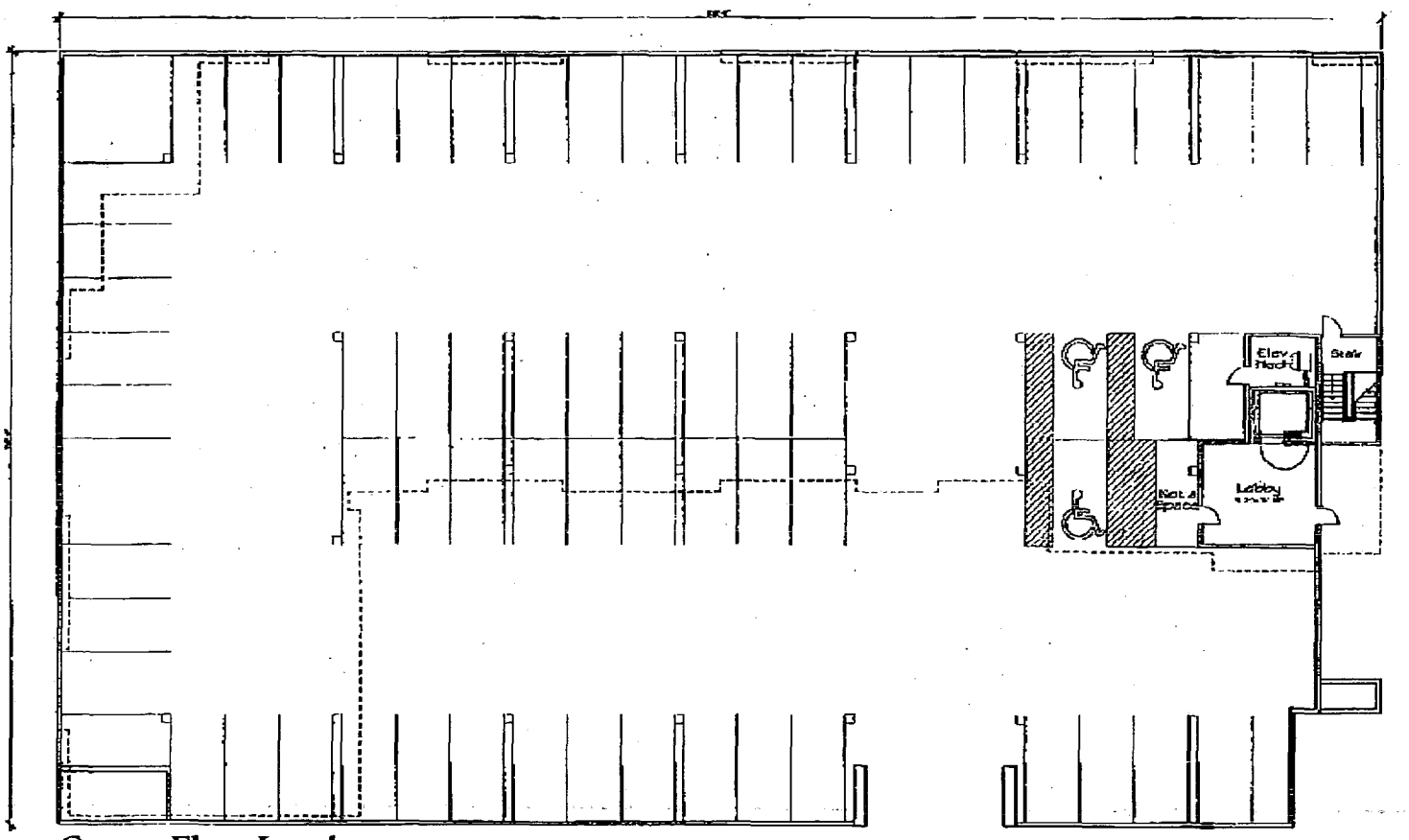

Garage Floor Level

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

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Garage Floor Level

Date: September 8, 2004
Project Number: (0107)

Scale: 1/8" = 1'

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2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.938.8000 702.932.3222 fax

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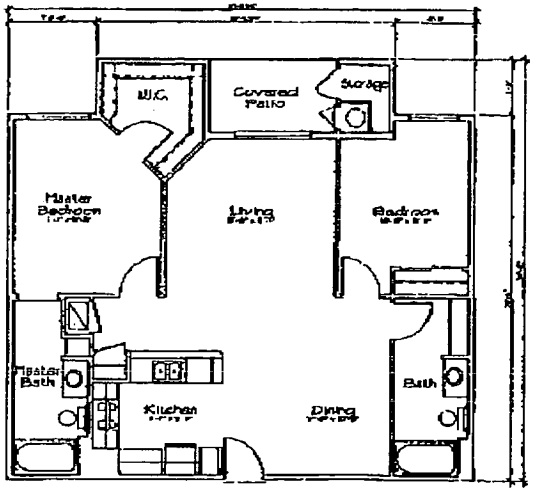

Unit Plan II

Scale: 1/4" = 1'-0"

AREA CALC's

Livable Total	1,106 sf

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Unit Plan

Date: October 14, 2004
Project Number: (4-07)

Scale: 1/4" = 1'-0"

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2200 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.896.9000 702.896.3222 fax

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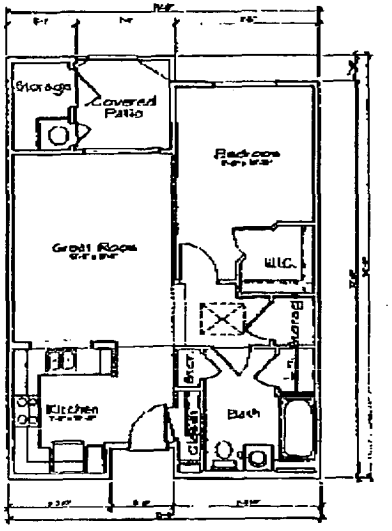

Unit Plan I

Scale: 1/4" = 1'-0"

AREA CALC's

Livable Total	703 sf

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Unit Plan

Date: October 14 2004
Project Number: 14-079

Scale: 1/4" = 1'

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10.18.04

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2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.932.3222 fax

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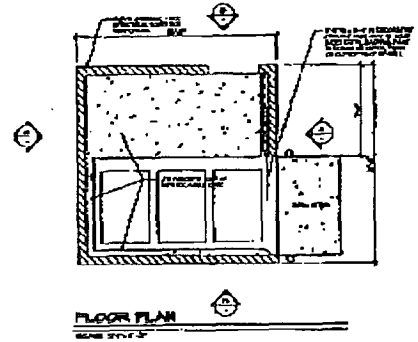

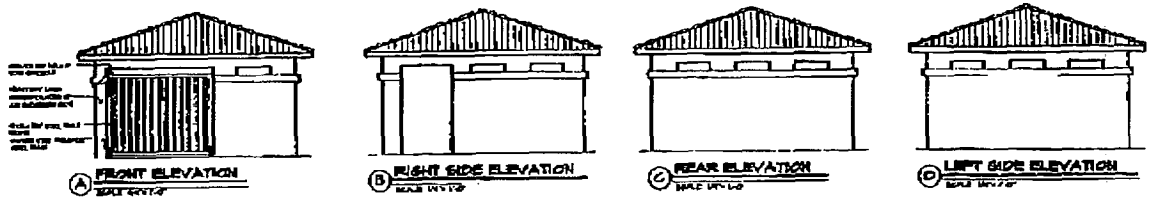

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Typical Duplex Enclosure

Date: September 1, 2004

Perlman

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2290 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702/990 9009 702/832 3222 fax

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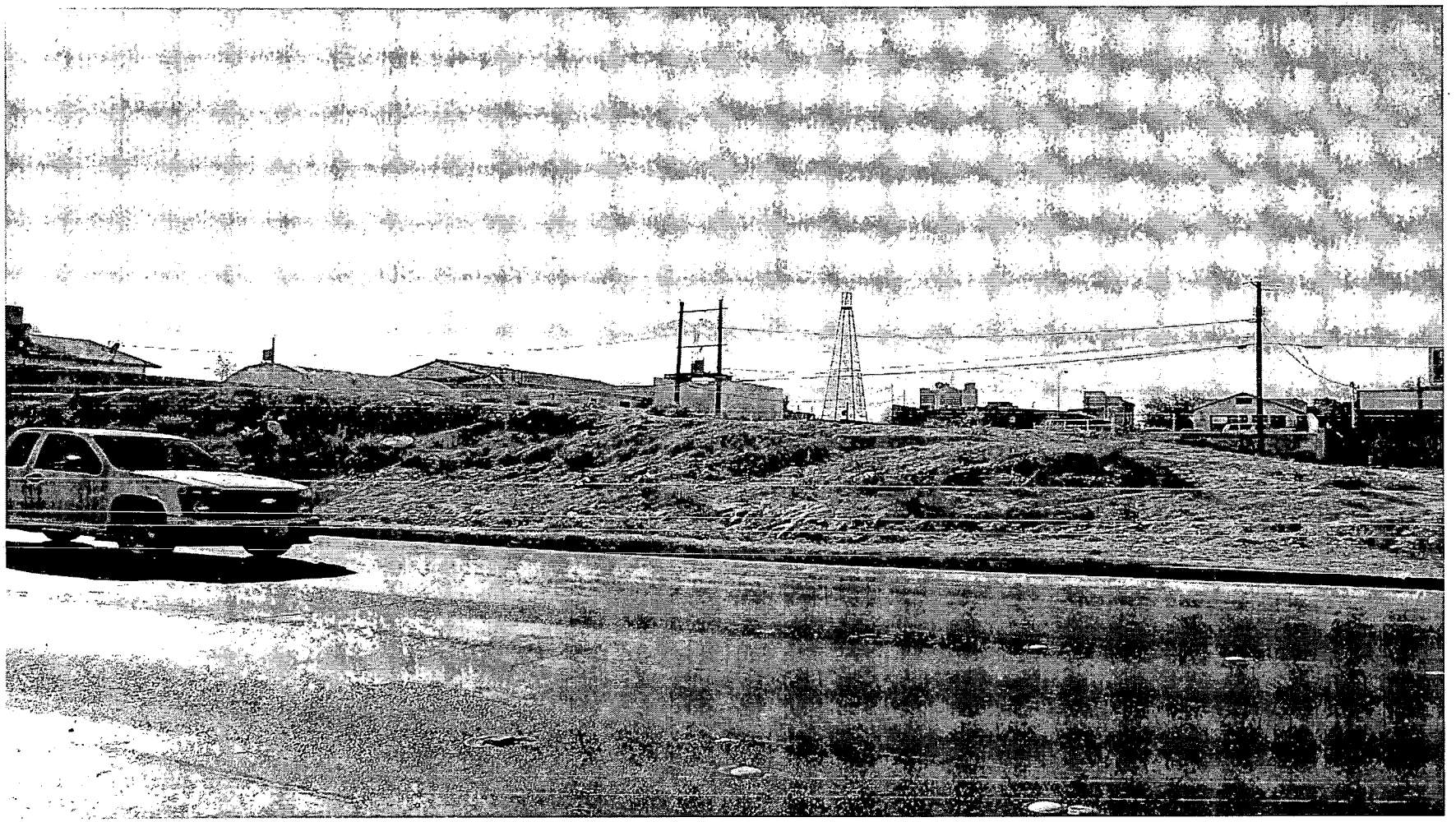
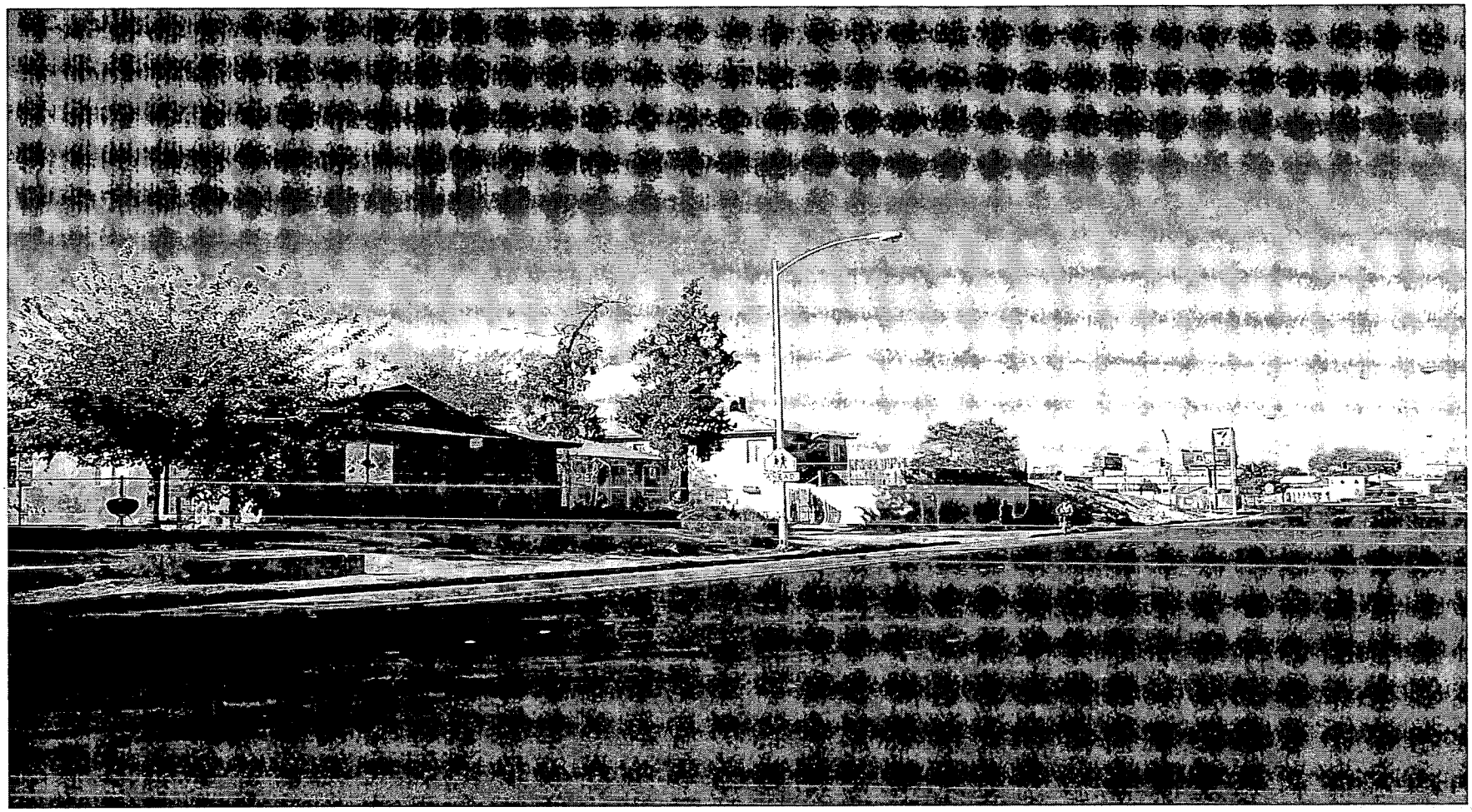


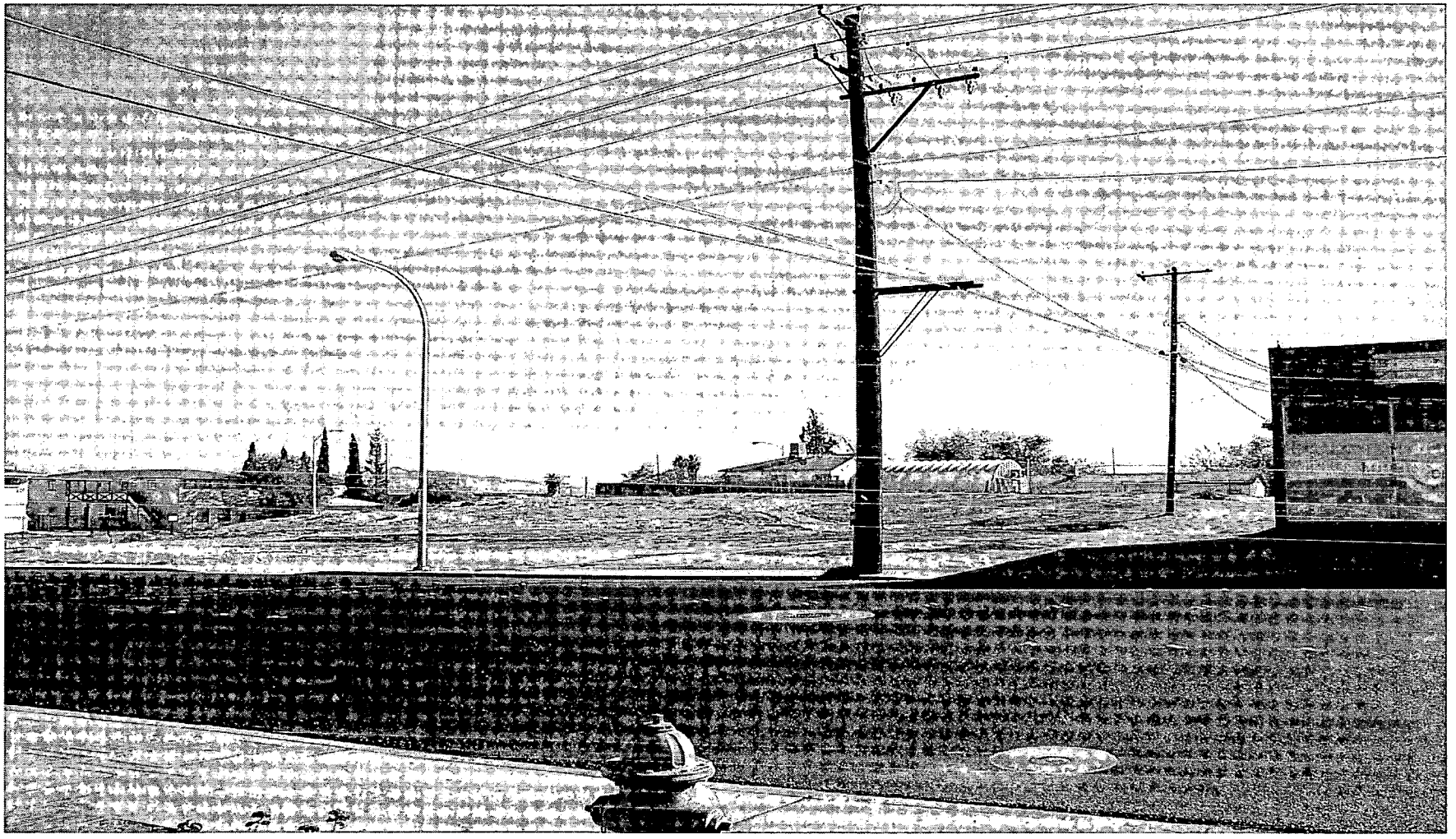
ZON-5176 - APPLICANT/OWNER: NEVADA H.A.N.D., INC., ET AL
SOUTHWEST CORNER OF STEWART AVENUE AND 13TH STREET
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04



ZON-5176 - APPLICANT/OWNER: NEVADA H.A.N.D., INC., ET AL
SOUTHWEST CORNER OF STEWART AVENUE AND 13TH STREET
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04



ZON-5176 - APPLICANT/OWNER: NEVADA H.A.N.D., INC., ET AL
SOUTHWEST CORNER OF STEWART AVENUE AND 13TH STREET
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

Oct 14, 2004

To whom it may concern.

I, Imogene Griggs, own property at 121 N 13th St, Las Vegas, NV, 89101 and wish to object to the proposed changes of case # ZON-5176, SDR-5177 & VAR-5178, all of which are related to the construction of additional apartments in this area. Please note this area already a rather high density of apartments - none of which is of a better grade - there is mostly "cheaper" apartments. We need something to "improve" the area, not bring in a higher population. Sixty Units are proposed! Ye Gads!

Thank you

Imogene Griggs
1704 Ferrell St.
Las Vegas, NV
89106

Re: ZON-5176
SDR-5177
VAR-5178

READ INTO THE RECORD

Ms. Imogene L. Griggs
1704 Ferrell St.
Las Vegas, NV 89106-1304

City of Las Vegas

Agenda Item No. 144

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5176

SDR-5177 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC., ET AL - Request for a Site Development Plan Review FOR A PROPOSED 5 STORY, 60 UNIT, MULTI-FAMILY DEVELOPMENT on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street (APN 135-35-211-087, 088, 089, 090 and 091), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Backup referenced from the 10/21/2003 Planning Commission meeting Item 58

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

NOTE: See Item 143 [ZON-5176] for related discussion.
(2:42 - 2:44)
3-195

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-5176) to a R-5 Zoning District approved by the City Council.

2. The development shall be limited to a maximum of 57 units.

3. The development shall conform to the definition of Senior Citizen Apartment as listed in Title 19.20.

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

5. All development shall be in conformance with the revised site plan and building elevations, date stamped October 18, 2004, except as amended by conditions herein.

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the

CONDITIONS - Continued:

Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

7. Turf shall be limited to 15% of the total landscape area. No turf shall be permitted in the non-recreational common areas.

8. A property line wall shall be constructed along the south property line in accordance with the requirements of Title 19.12. The property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall height shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets

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

11. 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.

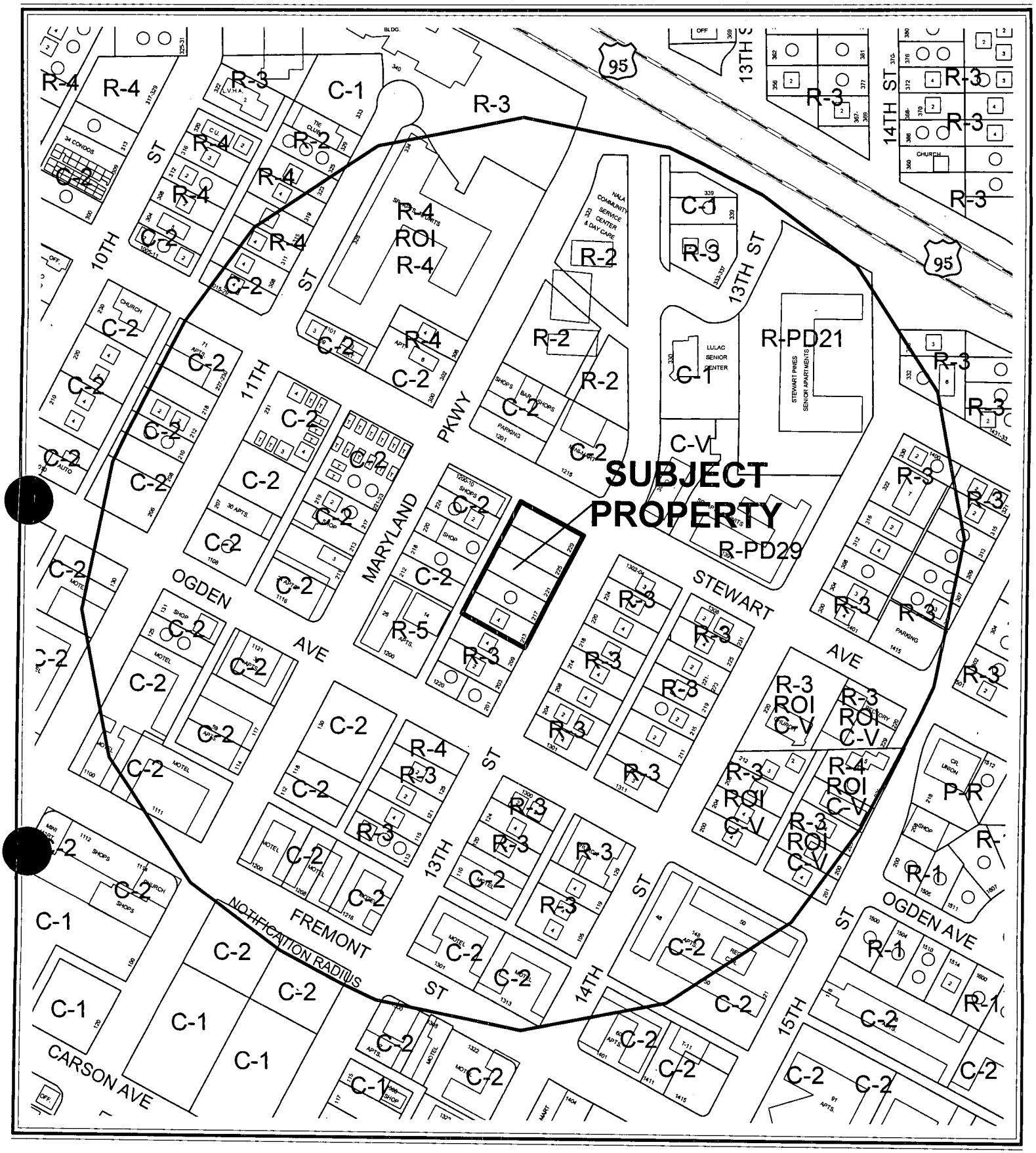
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Coordinate with the City Surveyor to determine whether a Merger and Re-subdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.

14. Driveways shall be designed, located and meet the intent of Standard Drawing #222A.

15. Site development to comply with all applicable conditions of approval for ZON-5176 and all other subsequent site-related actions.



CASE: **SDR-5177**

RADIUS: 750 FT

0 200 400 Feet

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5177 - APPLICANT/OWNER: NEVADA H.A.N.D., INC., ET AL

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-5176) to a R-5 Zoning District approved by the City Council.
2. The development shall be limited to a maximum of 57 units.
3. The development shall conform to the definition of Senior Citizen Apartment as listed in Title 19.20.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the revised site plan and building elevations, date stamped October 18, 2004, except as amended by conditions herein.
6. 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.
7. Turf shall be limited to 15% of the total landscape area. No turf shall be permitted in the non-recreational common areas.
8. A property line wall shall be constructed along the south property line in accordance with the requirements of Title 19.12. The property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall height shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. 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.

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

Public Works

13. Coordinate with the City Surveyor to determine whether a Merger and Re-subdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.

14. Driveways shall be designed, located and meet the intent of Standard Drawing #222A.

15. Site development to comply with all applicable conditions of approval for ZON-5176 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review for a proposed five-story multifamily development with 60 units on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street.

B) Applicant's Justification

The applicant states that they have developed a reputation for building quality, affordable housing, and that this project will be a welcome addition to the downtown area.

BACKGROUND INFORMATION

A) Previous Actions

No previous action has been taken relative to the subject parcels. The following actions are scheduled:

10/21/04	The Planning Commission recommended approval of a related Rezoning (ZON-5176); and accepted the applicant's request to withdraw without prejudice a Variance (VAR-5178).
10/21/04	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #58/ff).

B) Pre-Application Meeting

08/27/04	At the pre-application conference, issues were discussed relative to the proposed setbacks, parking requirements, perimeter buffers, and conformance with height requirements. Public Works discussed the need to provide a corner radius dedication and the requirements for re-mapping the property.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.80

B) Existing Land Use

Subject Property:	Vacant Single-Family Residential Use Multifamily Residential Use
North:	Retail Use
South:	Multifamily Residential Use
East:	Multifamily Residential Use
West:	Retail Use Multifamily Residential Use

C) Planned Land Use

Subject Property:	MXU (Mixed Use)
North:	MXU (Mixed Use)
South:	MXU (Mixed Use)
East:	MXU (Mixed Use)
West:	MXU (Mixed Use)

D) Existing Zoning

Subject Property:	R-3 [(Medium-Density Residential); to be rezoned to R-5 (Apartment)]
North:	C-2 (General Commercial)
South:	R-3 (Medium-Density Residential)
East:	R-3 (Medium-Density Residential)
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 Mixed-Use land use designation. The Mixed-Use designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed use is in compliance with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Redevelopment Plan Area	X	
Special 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 Mixed-Use land use designation. The proposed use is in conformance with the Redevelopment Plan.

PROJECT DESCRIPTION

The project involves the demolition of the existing single- and multifamily residences on the southern portion of the property, and the construction of a new five-story residential development with 60 units. Parking for the residents will be located on the ground floor of the building, and will be partially underground due to the change in grade of the property; the residential units will be located on the upper four floors of the building. A building lobby will be located on the ground floor facing Stewart Avenue, and will include an elevator to the upper levels of the building. The residential floors are arranged with an interior hallway providing access to all of the units; all of the units will be one-bedroom units. An activity room and exercise room will be provided for the residents, and an on-site leasing office will be maintained.

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	7,000 SF	35,000 SF	Y
Units/Acre	Unlimited	75 units/acre	Y
Min. Lot Width	N/A Feet	140 Feet	N/A
Min. Setbacks			
• Front (Stewart Ave.)	10 Feet	10 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner (13th St.)	5 Feet	5 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	N/A	72%	N/A
Max. Building Height	5 Stories/55 Feet	5 stories/55 Feet	Y
Trash Enclosure	Walled/roofed	Walled/roofed	Y
Mech. Equipment	Screened	Not indicated	Not indicated

The proposed structure will comply with all development standards of the R-5 (Apartment) zoning district. The submitted elevations designate the overall height of the structure as 62 feet; based on the definition in Title 19.20, the height of the building as measured from average finished grade to the midpoint of the roof is actually 55 feet. No information has been provided relative to the screening of the mechanical equipment; all equipment will need to be screened in accordance with Code requirements.

A2) Residential Adjacency Standards

Title 19.08.060 exempts properties within the Las Vegas Redevelopment Area from the application of Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Multifamily • 1 bedroom	60 units	1.25 spaces/unit + 1 guest space/6 units	85	N/A	66	3

The development will not provide adequate parking based on Code requirements. The applicant has submitted a Variance (VAR-5178) application to address this issue.

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	26 Trees	30 Trees
• Min. Zone Width	6 Feet		5-20 Feet
• Wall height	6 Feet		Not indicated

The landscape plan indicates that trees will be provided in the buffer areas in accordance with Code requirements. The perimeter landscape buffers have been provided in accordance with the required setbacks of the R-5 zoning district. No information has been provided relative to a perimeter wall; a wall would be required along the south property line in accordance with Title 19.12.

A5) Sign Standards

No information has been provided relative to the proposed signage for the property. All signage shall be subject to the requirements of Title 19.14.

B) General Analysis and Discussion

- Zoning

The applicant has submitted an application to Rezone (ZON-5176) the property to R-5 (Apartment). The proposed use is allowed in the R-5 district, and the proposed structure will comply with the development standards of the R-5 (Apartment) district.

- Site Plan

The site plan depicts the residential lobby located at grade with access from Stewart Avenue, with the vehicular entrance located on 13th Street. Perimeter buffers are provided on all sides of the property in accordance with Code requirements. A trash enclosure, with walls and a roof, will be located directly off the alley on the west side of the property.

- Waivers

No Waivers have been requested as part of this application.

- Landscape Plan

As noted above, the landscape plan indicates that adequate trees and plant materials will provide in all buffer areas. The width of the perimeter buffers is based on the required setbacks of the R-5 zoning district, which vary from five feet to 20 feet in depth. As the parking area is located beneath the building, no landscaping is required.

- Elevation

The building will feature stucco on the exterior walls of the structure and a concrete tile roof. The building has been designed so that the principal mass is towards the interior of the site, with elements cascading down towards the street so as to reduce the apparent massing of the structure. Additional elements that assist in reducing the scale of the building include varied rooflines and projecting gables, cantilevered balconies, and variations in the wall plane of the façade.

- Floor Plan

The ground floor plan features a residential elevator lobby and covered parking area for the residents. Egress from the building will be via the stairs located at the northwest and southeast corners of the building. The upper floors of the building each have 15 one-bedroom residential units along an L-shaped corridor; each of the units will have a balcony. Other amenities include an activity room, exercise room, media room, common kitchen, and outdoor terraces.

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 other multifamily development in the area, and residents of the development will be within walking distance of shops and services.

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

   The proposed development is consistent with the General Plan, the Redevelopment Plan, and the development standards contained in Title 19. The number of parking spaces provided does not meet Code requirements; a Variance application (VAR-5178) has been filed to address this situation. Landscape materials will be provided in required buffer areas in accordance with the provisions of the Code.

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

   The development will have a single driveway on 13th Street, and will not negatively impact the flow of traffic on adjacent roadways.

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

   Building and landscape materials are appropriate for the residential use and compatible with adjacent properties.

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;"**

   Great care has been exercised in the design of the structure to reduce the apparent massing of the building, and the level of detail provided in the elevations exceeds what is typically expected for affordable housing. The development will be harmonious and compatible with development in the area.

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

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

PLANNING COMMISSION ACTION

The Planning Commission added Conditions #2 and 3.

NOTICES MAILED 113 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

Site Development Review

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5177** APN: 139-35-211-088

Name of Property Owner: Curry Columbus

Name of Applicant: Nevada H.A.N.D., 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: Norman Curry

Print Name: NORMAN CURRY

Subscribed and sworn before me

This 31st day of August, 2004

J. Haas

Notary Public in and for said County and State

JACLYN S. HAAS
Notary Public State of Nevada
No. 03-84818-1
My appt. exp. Oct. 17, 2007

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

Site Development Review

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5177** APN: 139-35-211-91, 90, 89, and 87

Name of Property Owner: Nevada H.A.N.D., Inc.

Name of Applicant: Nevada H.A.N.D., 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: [signature]

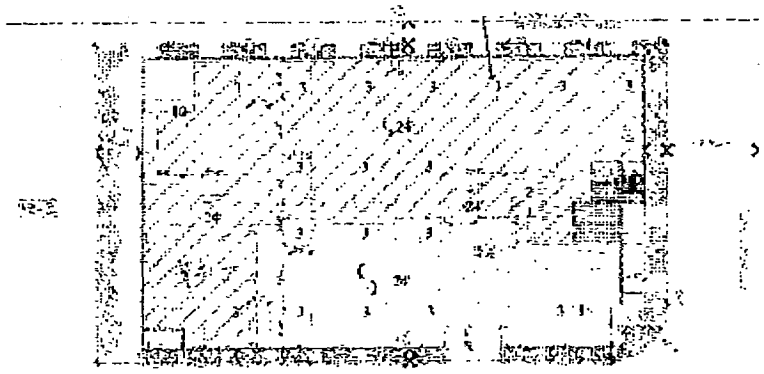
Print Name: Michael Mullin, President

Subscribed and sworn before me

This 30th day of August, 2004

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

JACLYN S. HAAS
Notary Public State of Nevada
No. 03-84818-1
My appt. exp. Oct. 17, 2007



SITE INFORMATION

ZONING - City of Las Vegas
Current Zoning - R1
Proposed Zoning - R3 Multi-Family Apartments
(APN: 139-35-210-001, 004, 005, 006, 007)

AREA (Approximate, to be verified)
Gross Area = 261,440 = 6.000 Sq. Ft.

SETBACKS
Front 15'-0"
Side 5'-0"
Side (reverse corner) 5'-0"
Rear 15'-0"

BUILDING AREA
1st Floor 27,000 Sq. Ft.
2nd Floor 27,000 Sq. Ft.
3rd Floor 27,000 Sq. Ft.
4th Floor 27,000 Sq. Ft.
Total 108,000 Sq. Ft.

HEIGHT
Maximum Allowed 3 stories / 38'-0"
Proposed 4 stories / 52'-0"

PARKING REQUIREMENTS
(1.5 Spaces per Unit
x 72 1 Bedroom Units
= 108 Spaces)
(2 Spaces per Unit
x 48 2 Bedroom Units
= 96 Spaces)
Total Parking Required 204 Spaces
Total Parking Provided 204 Spaces

HC Parking Required 5
HC Parking Provided 5

LANDSCAPING REQUIREMENTS
Residential: 10,000 Sq. Ft. Area (15% Open Space)
4,000 Sq. Ft. Required
Commercial: 11,000 Sq. Ft. Area (5% Open Space)
550 Sq. Ft. Required

LANDSCAPING LEGEND
24" Box Tree
5 Gallon Shrub
Ground Cover

Vicinity Map

Location Map

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Building Site Plan

Scale: 1" = 20'

Perlman Architects
[illegible]
[illegible]

ZON-5176
SDR-5177
10/21/04 PC

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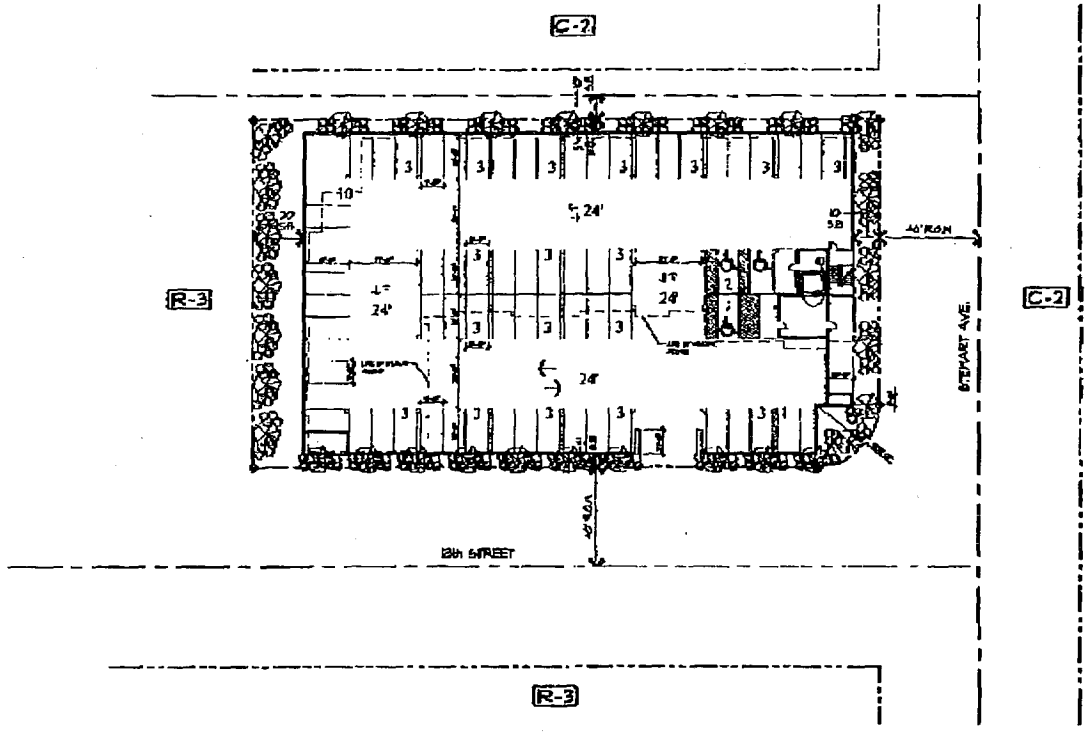
10.18.04



SITE INFORMATION

ZONING - City of Las Vegas
Current Zoning - RM
Proposed Zoning - R-4 (Garden Apartments)
(APN: 139-33-101-047), (-048, -049, -050, -051)

AREA (Approximate, to be Verified)
Gross Area = 240 x 430 = 103,200 Sq. Ft.

SETBACKS

Front	10' ft.
Side	5' ft.
Side Corner	5' ft.
Rear	10' ft.

BUILDING AREA

1st Floor	17,498 Sq. Ft.
2nd Floor	17,379 Sq. Ft.
3rd Floor	15,621 Sq. Ft.
4th Floor	14,853 Sq. Ft.
Total	65,351 Sq. Ft.

HEIGHT

Maximum Allowed	3 stories / 36' ft. (Attached to East)
Provided	4 Stories / 55 Ft. maximum from average grade plane

PARKING REQUIREMENTS

(51) 1 Bedroom Units
(6) 2 Bedroom Units
(57) Total Units

Total Parking Required	1.5 x 0.75 =	43
Total Parking Provided		69

H.C. Parking Required	3
H.C. Parking Provided.	3

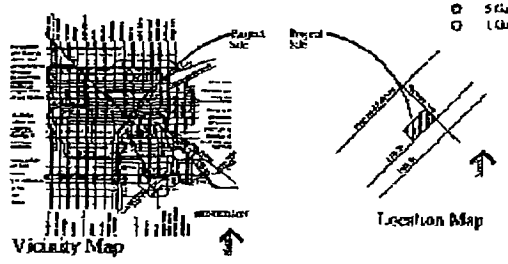
LANDSCAPING REQUIREMENTS

Residential: (1) 24" Box Tree, (4) 5 Gallon & (4) 1 Gallon @ 20' O.C.

Commercial: (1) 24" Box Tree, (4) 5 Gallon & (8) 1 Gallon @ 20' O.C.

LANDSCAPING LEGEND

24" Box Tree
5 Gallon
1 Gallon



OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Building Site Plan

Scale: 1" = 20'

Perlman
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.932.3222 Fax

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Oct 18 04 09:57a Howard Perlman (702) 932-3222 P.3
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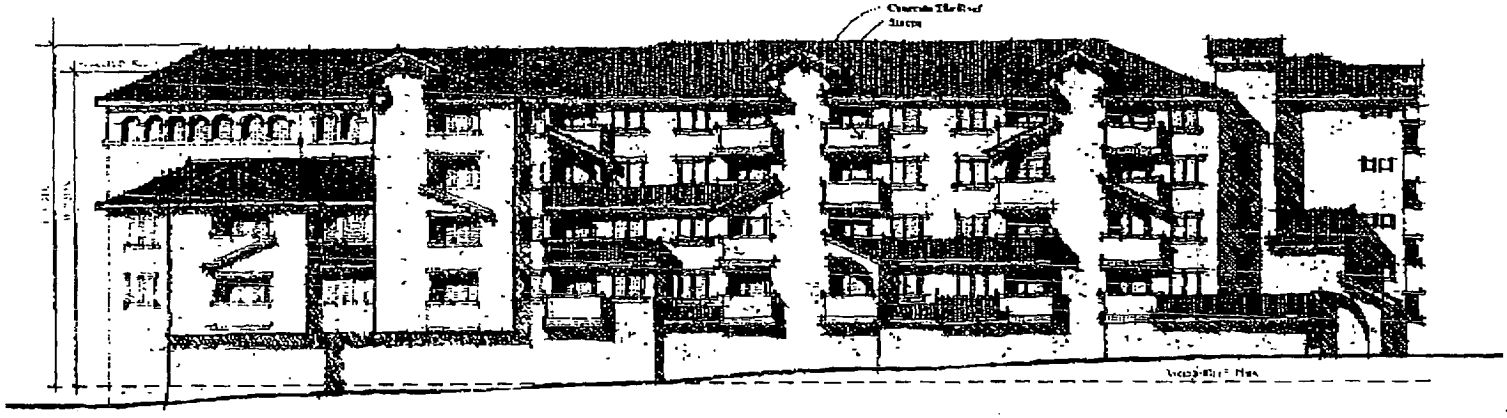

Alley Exterior Elevation

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Elevations

Perlman
PERLMAN ARCHITECTS INC
2228 CORPORATE CIRCLE, SUITE 250
HENDERSON NEVADA 89074
(702) 932-3222 fax

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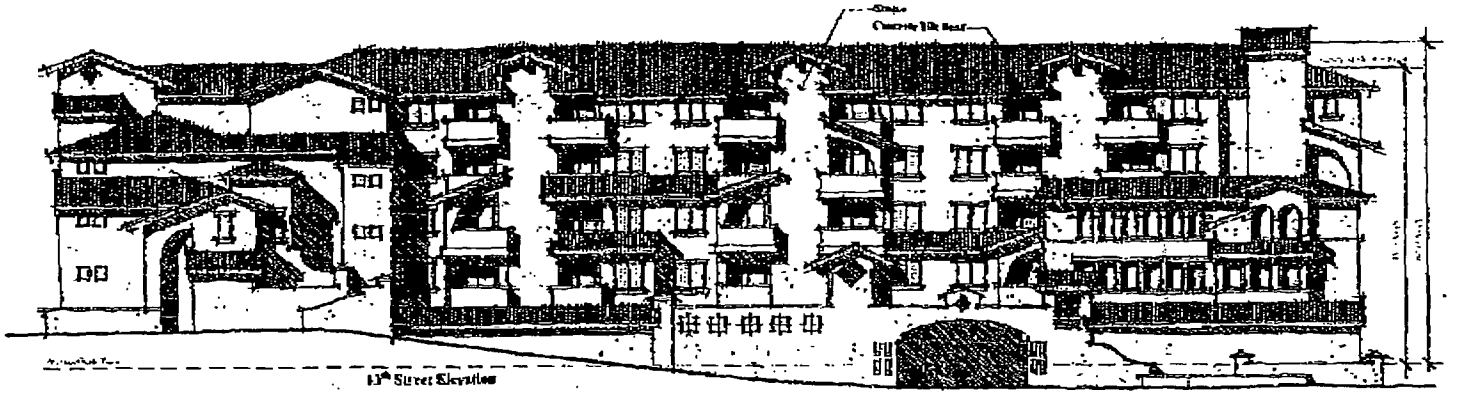
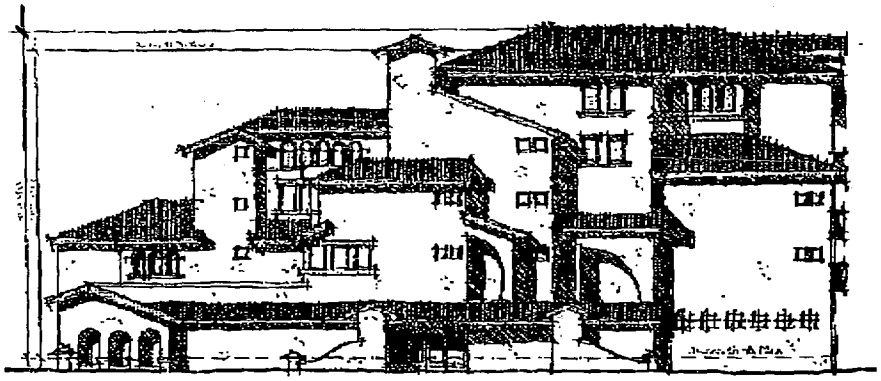


13th Street Elevation



Stewart Avenue Elevation

East Elevation

OGDEN PINES APARTMENTS

Las Vegas, Nevada

Conceptual Exterior Elevations

Perlman Architects

PERLMAN ARCHITECTS, INC.
2200 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.932.3222 fax

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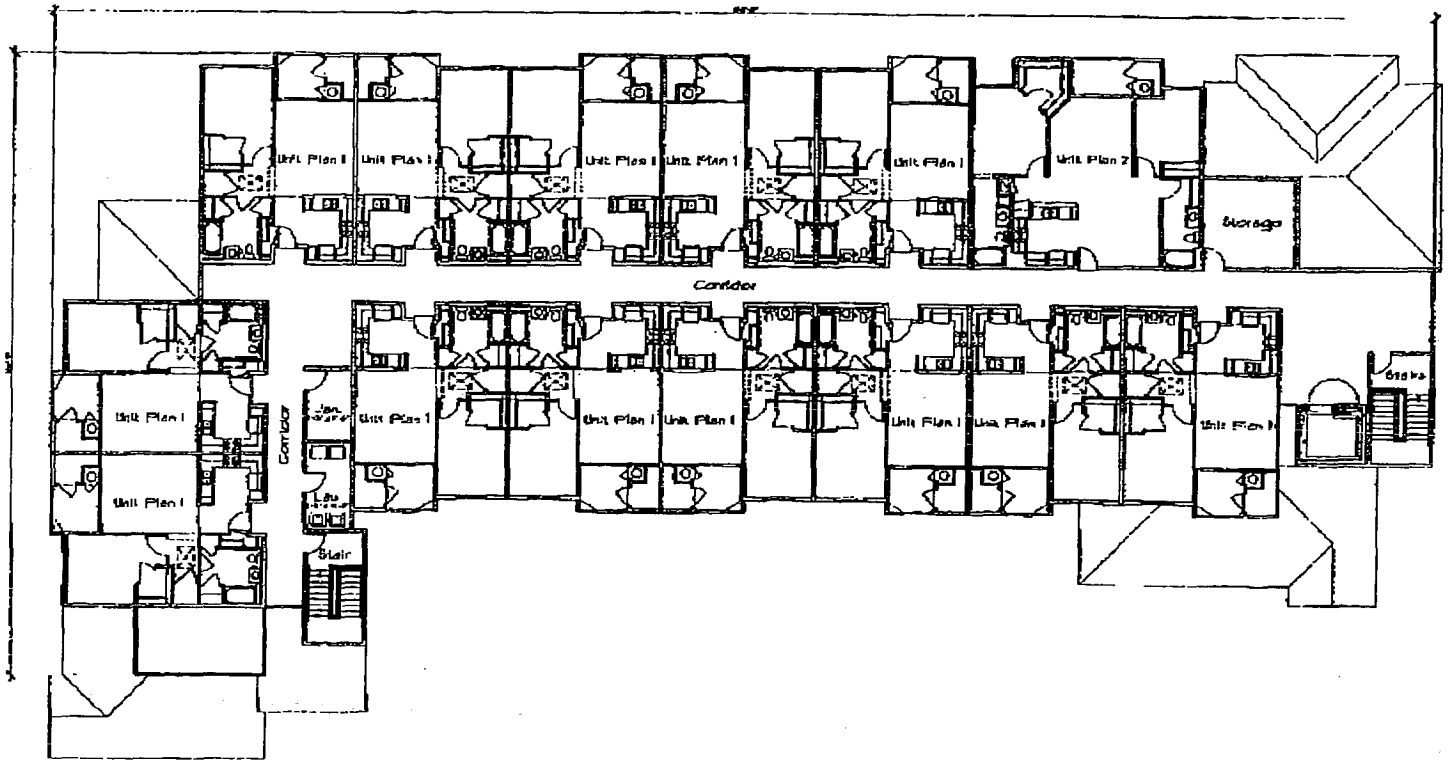

Fourth Floor Level

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

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Fourth Floor Level

Perlman

PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9990 702.932.3222 fax

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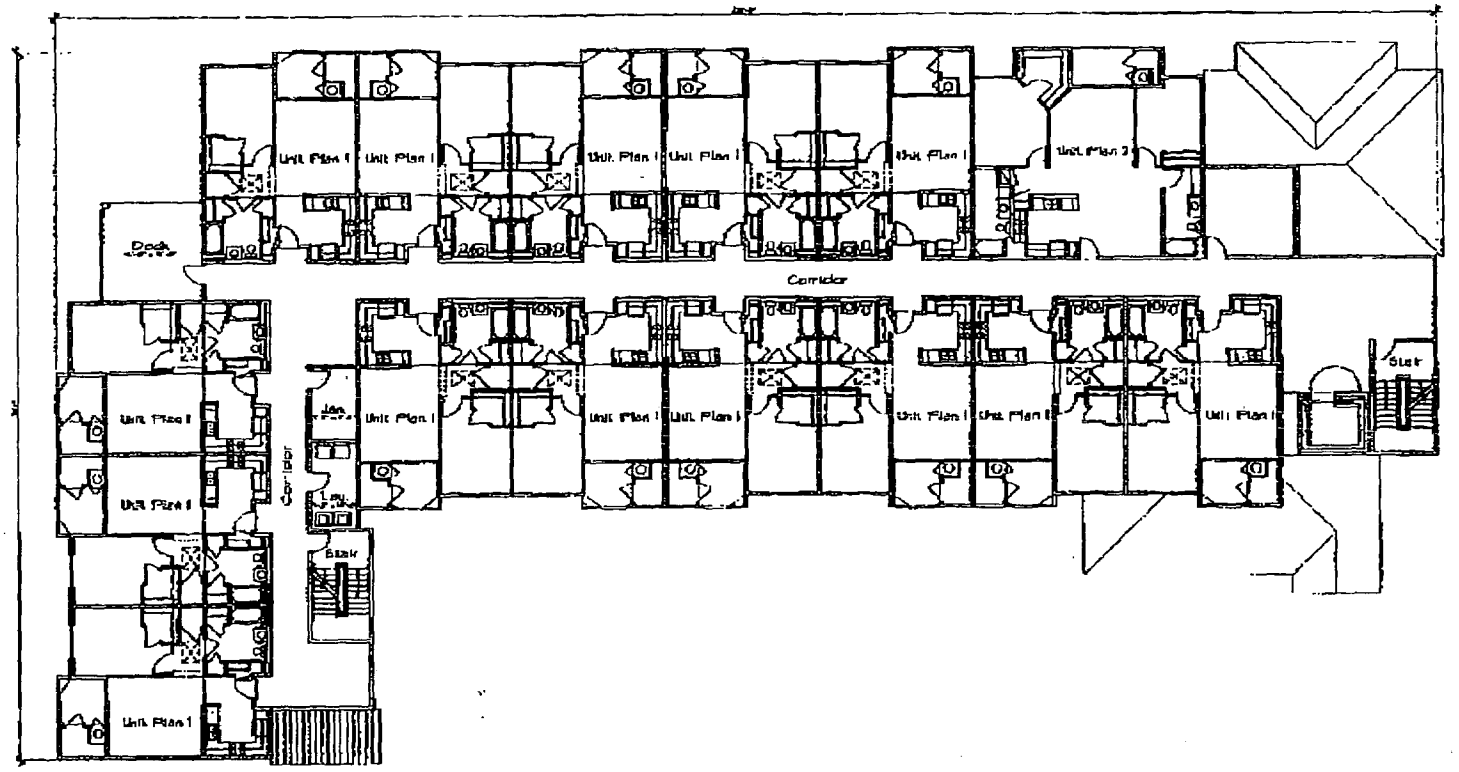

Third Floor Level

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

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Third Floor Level

Perlman

PERLMAN ARCHITECTS, INC.
2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702 990 9990 702 932 3222 fax

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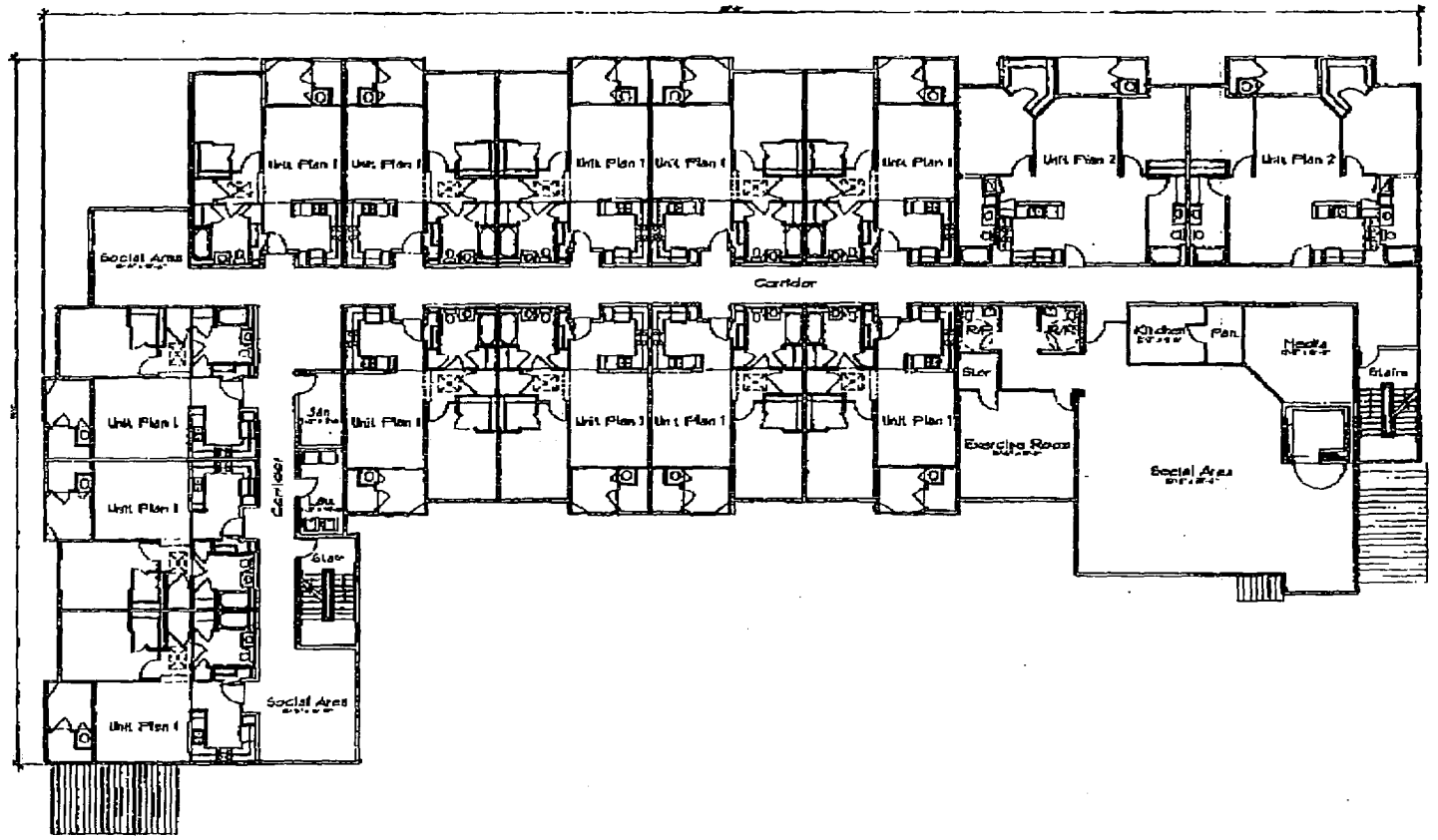

Second Floor Level

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

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Second Floor Level

Scale 1/8"=1'

Perlman

PERLMAN ARCHITECTS, INC.
7230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.932.3900 702.932.3222 fax

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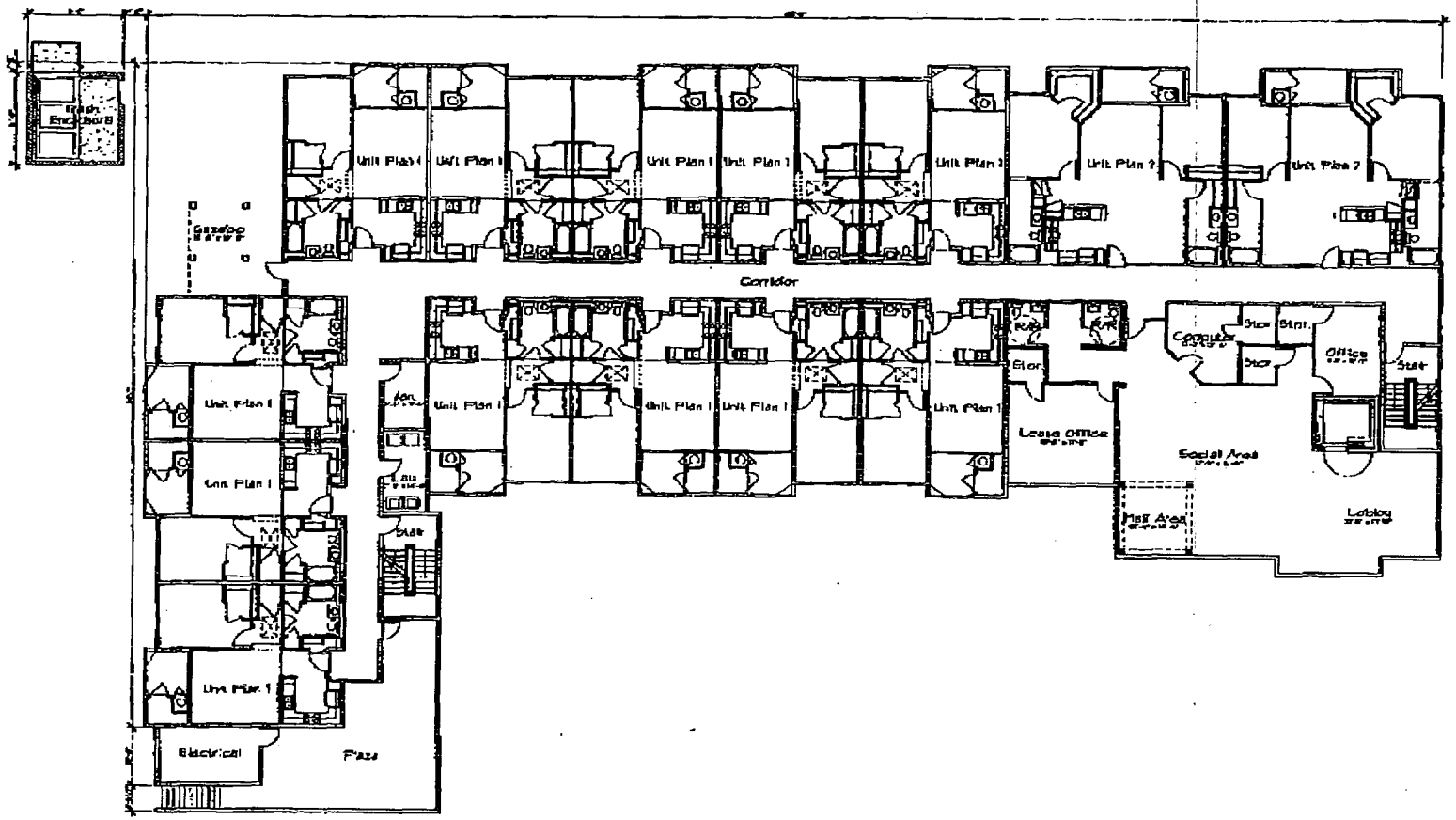

First Floor Level

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

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

First Floor Level

Scale: 1/8" = 1'

Perlman

PERLMAN ARCHITECTS, INC
2220 CHAPDELAINE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702-932-3222 fax

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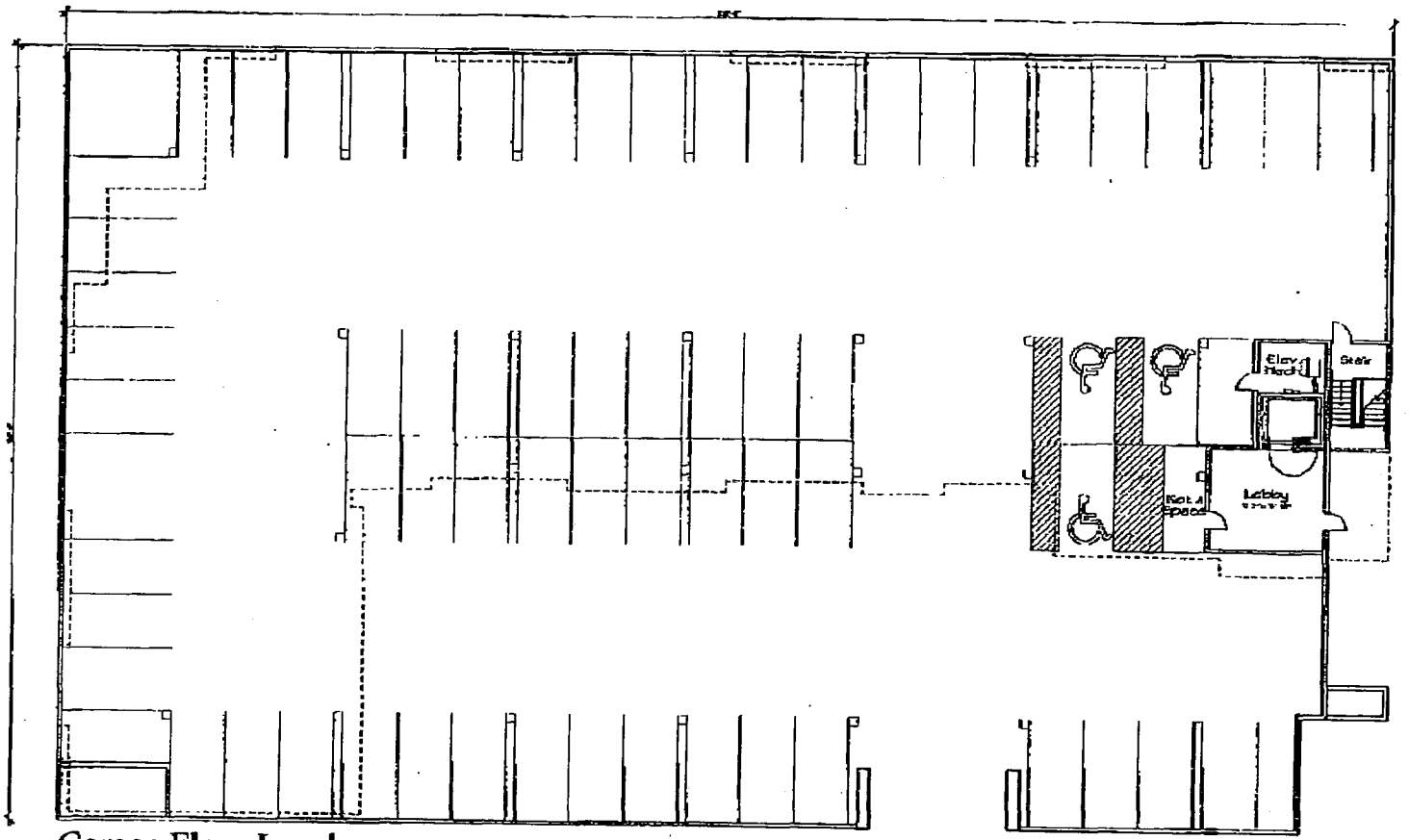

Garage Floor Level

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

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Garage Floor Level

Date: September 8, 2004
Project Number: 10307

Scale: 1/8" = 1'

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PERLMAN ARCHITECTS, INC.
2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.932.3222 fax

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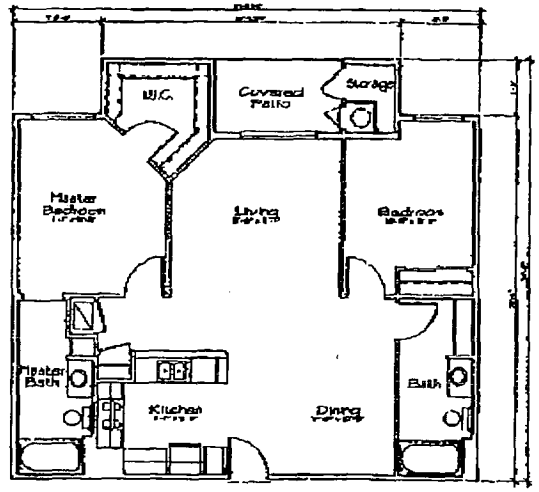

Unit Plan II

Scale: 1/4" = 1'-0"

AREA CALC's

Livable Total	1,006 sf

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Unit Plan

Date: October 14, 2004
Project Number: H-07

Perlman
PERLMAN ARCHITECTS, INC.
2200 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.896.9500 702.932.3222 fax

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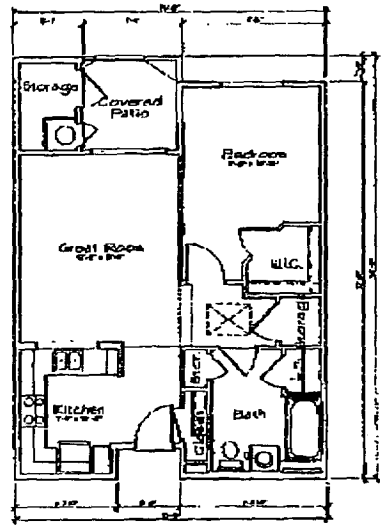

Unit Plan I

Scale: 1/4" = 1'-0"

AREA CALC's

Livable Total	703 sf

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Unit Plan

Date: October 14 2004
Project Number: 04-079

Scale: 1/4" = 1'

REVISED 10.18.04

Perlman
PERLMAN ARCHITECTS, INC.
2250 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.932.3222 fax

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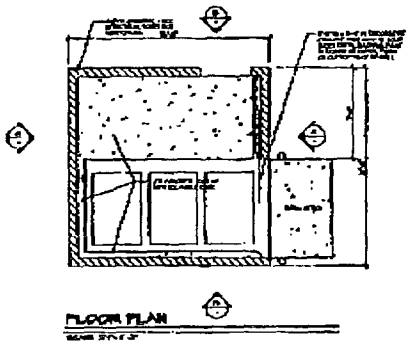

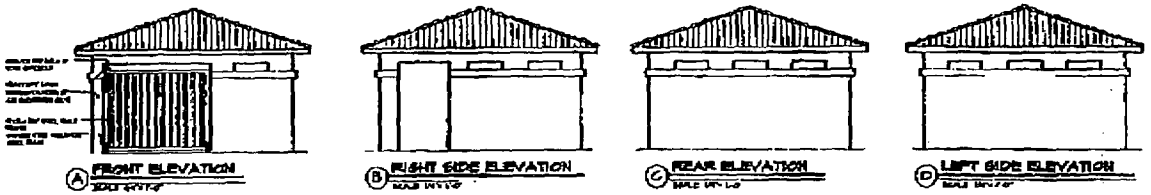

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Typical Trash Enclosure

Date: September 3, 2004

Scale: 1/4"=1'

Perlman
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.932.3222 Fax

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10.18.04

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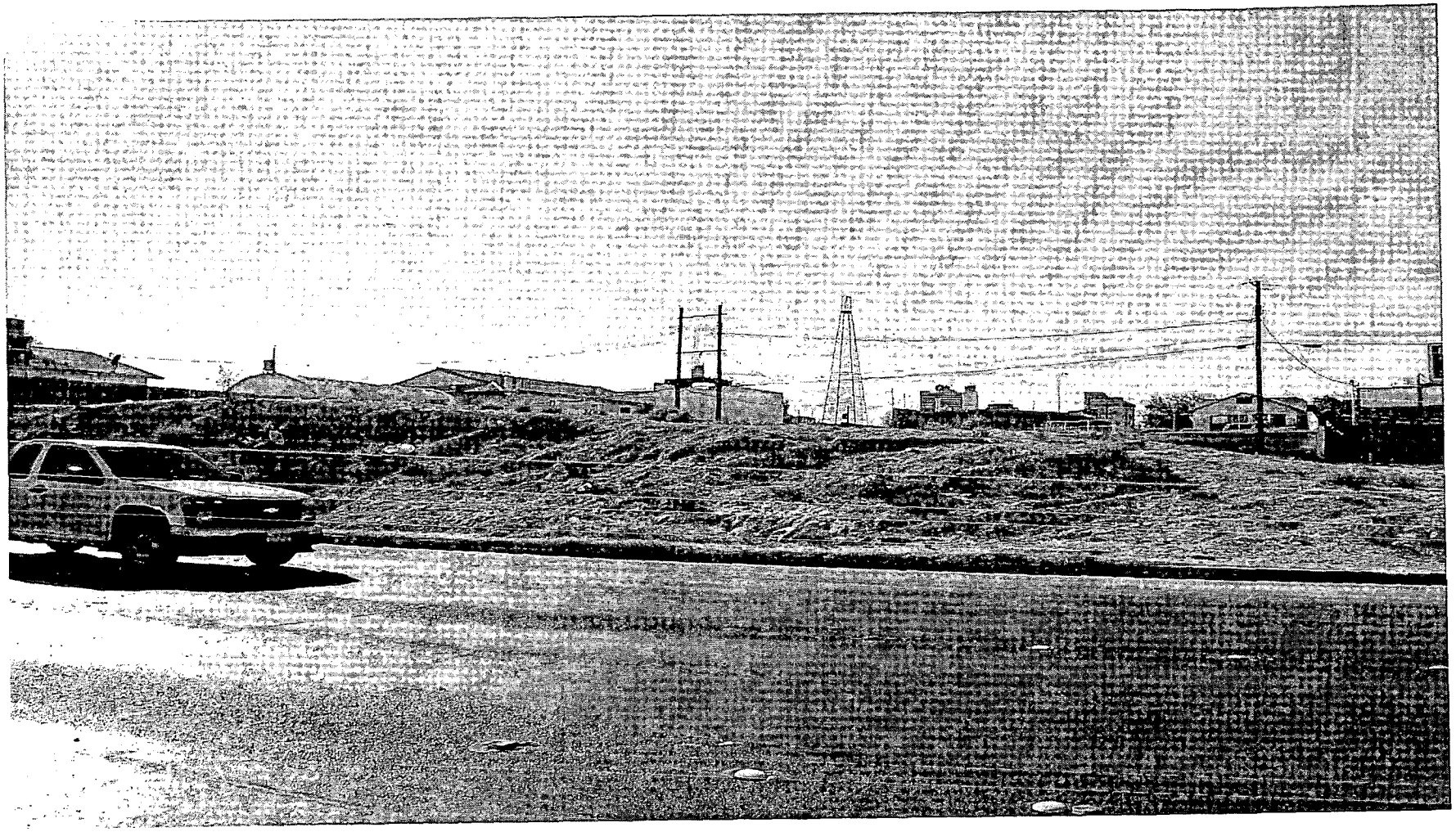
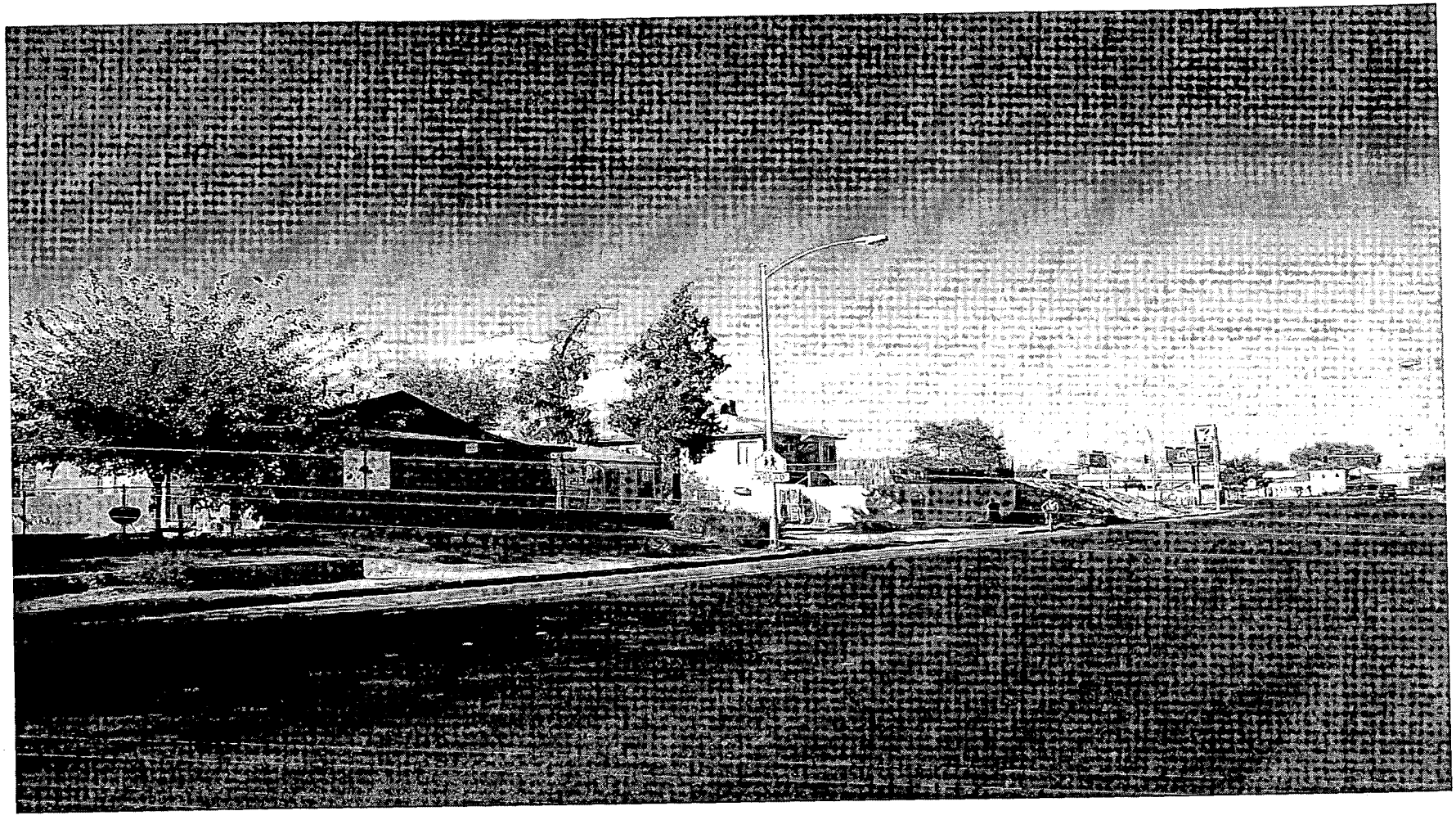


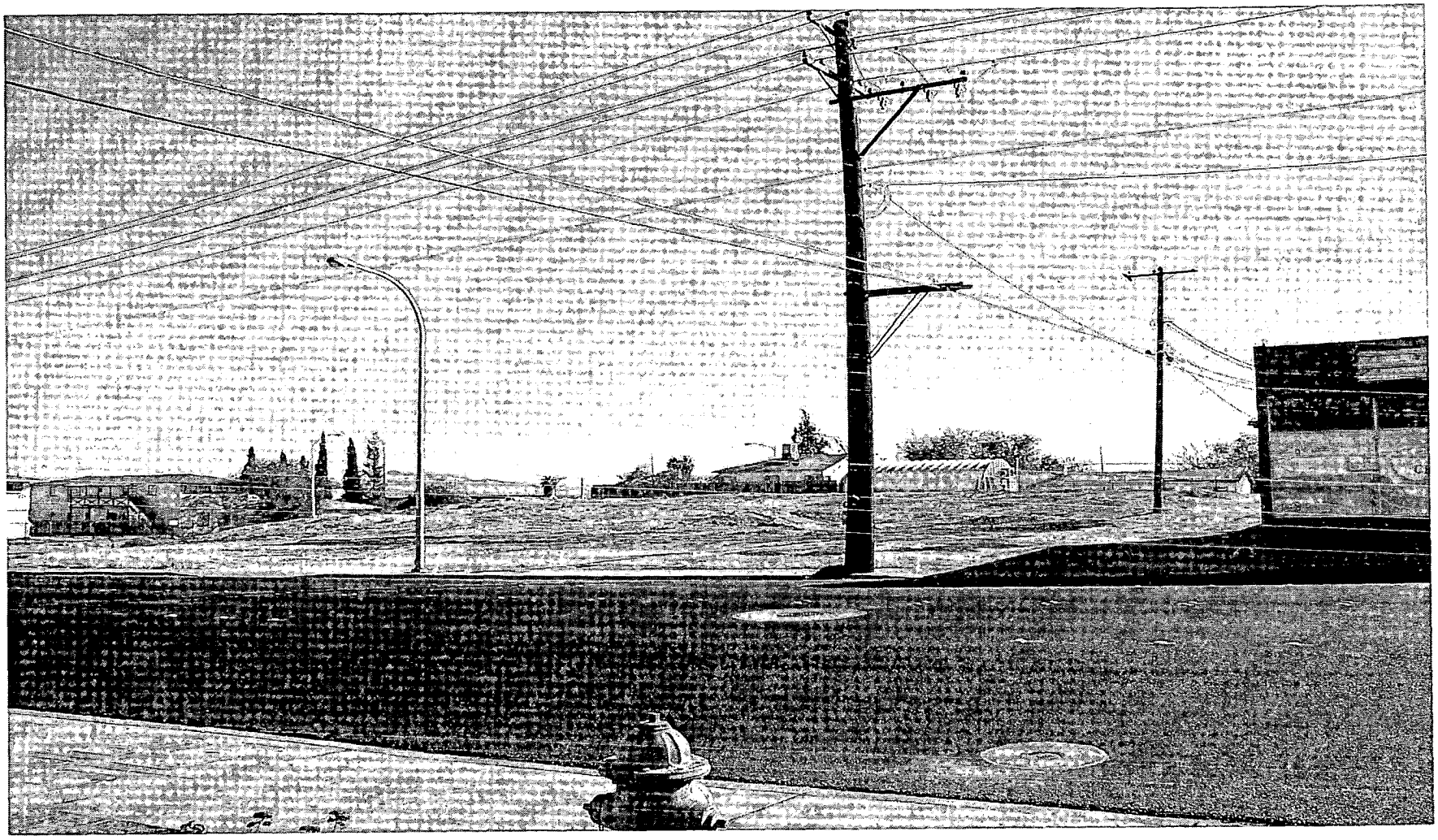
SDR-5177 - APPLICANT/OWNER: NEVADA H.A.N.D., INC., ET AL
SOUTHWEST CORNER OF STEWART AVENUE AND 13TH STREET
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04



SDR-5177 - APPLICANT/OWNER: NEVADA H.A.N.D., INC., ET AL
SOUTHWEST CORNER OF STEWART AVENUE AND 13TH STREET
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04



SDR-5177 - APPLICANT/OWNER: NEVADA H.A.N.D., INC., ET AL
SOUTHWEST CORNER OF STEWART AVENUE AND 13TH STREET
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

Oct 14, 2004

To whom it may concern.

I, Imogene Griggs, own property at 121 N 13th St, Las Vegas, NV, 89101 and wish to object to the proposed changes of case # ZON-5176, SDR-5177 & VAR-5178, all of which are related to the construction of additional apartments in this area. Please note, there are already a rather high density of apartments - none of which is of a better grade - there is mostly "cheaper" apartments. We need something to "improve" the area, not bring in a higher population. Sixty Units are proposed! Ye Gads!

Thank you

Imogene Griggs
1704 Ferrell St.
Las Vegas, NV
89106

Re: ZON-5176
SDR-5177
VAR-5178

READ INTO THE RECORD

Ms. Imogene L. Griggs
1704 Ferrell St.
Las Vegas, NV 89106-1304

City of Las Vegas

Agenda Item No. 145

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5120 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted after final agenda - Abeyance request by Kummer Kaempfer Bonner & Renshaw for Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124] and Item 148 [SDR-5122] filed under Item 145 [GPA-5120]

MOTION:

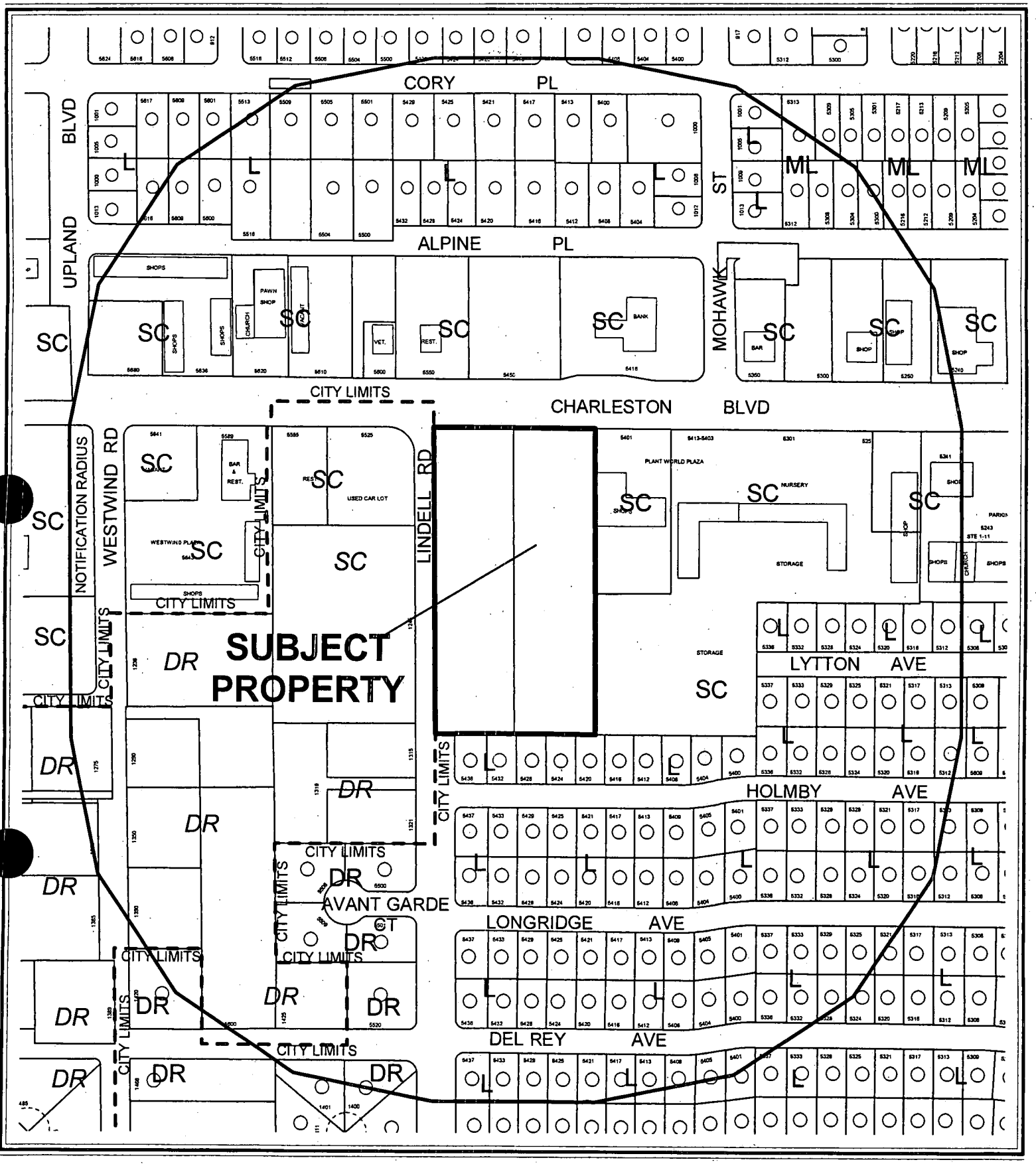
BROWN - Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 167 [SUP-5196] and Item 168 [SDR-5197], to accept the WITHDRAWAL of APN 138-12-110-022 and HOLD IN ABEYANCE the remainder of the applications for Item 158 [GPA-5182] and Item 159 [ZON-5183] to 1/19/2005; HOLD IN ABEYANCE Item 128 [SUP-4830], Item 130 [SUP-5228], Item 131 [SDR-5094], Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124], Item 148 [SDR-5122], Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035], and Item 166 [SDR-5155] to 12/1/2004; and Item 112 [VAR-5114], Item 113 [SUP-5111], Item 114 [SDR-5109], Item 118 [RQR-5168], and Item 125 [RQR-5171] to 12/15/2004 - UNANIMOUS with GOODMAN and WEEKLY excused and MACK abstaining on Item 118 [RQR-5168] and Item 125 [RQR-5171] because his company, Mack Consulting, is negotiating contracts with Lamar Advertising on behalf of their clients

MINUTES:

There was no related discussion.

(1:05 - 1:14)

2-1



CASE: **GPA-5120**

RADIUS: 750 FT

0 200 400 Feet

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

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

N

CASE: **GPA-5120**

RADIUS: 750 FT

0 200 400 Feet

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

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - GPA-5120 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 3, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL.

** STAFF REPORT **

APPLICATION REQUEST

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

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

BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial) land uses.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.

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

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

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

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

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

10/07/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #32/ar).

DETAILS OF APPLICATION REQUEST

Site Area: 5.0 Acres

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

	YES	NO
INTERLOCAL AGREEMENT JOINT LAND USE PLANNING AREA		X
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER	X	
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

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

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

ANALYSIS

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

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

FINDINGS

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

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

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies, which include approved neighborhood plans.

In regard to "1": The proposed land use of ML (Medium Low Density Residential) permits up to 8 dwelling units/per gross acre. This category permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. The property is located in an area where high intensity commercial uses exist. The frontage along Charleston Boulevard is designated for general commercial uses due to the high traffic volume. Intermixing single-family residential development with high intensity commercial uses is not a compatible combination of land uses. Therefore, it is recommended that this application be denied.

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

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

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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

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

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

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

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

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

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

NOTICES MAILED: 202 by Planning Department

APPROVALS: 0

PROTESTS: 4

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Ronald & Carolyn Mich'L

Name of Applicant: Richmond American

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: CAROLYN MICH'L

Subscribed and sworn before me

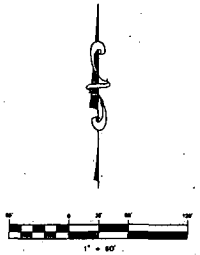
This 24 day of August, 2004

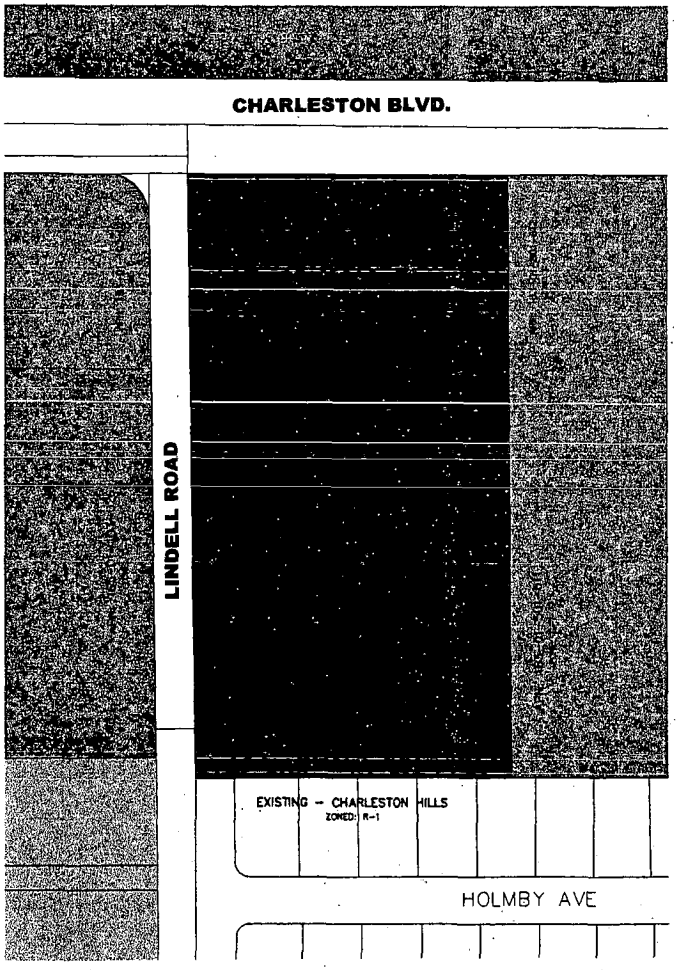
Virginia Jauregui

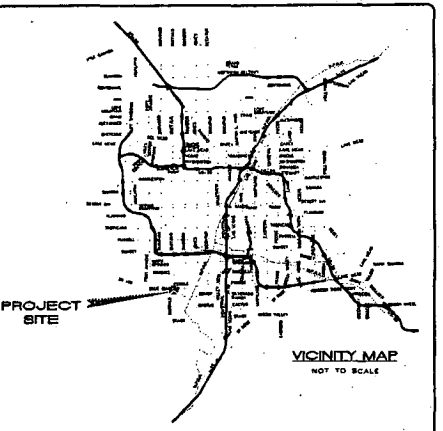
Notary Public in and for said County and State

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

CHARLESTON - LINDELL







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

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

ASSESSOR8 PARCEL NUMBER:
163-01-501-001.002

OVERALL TABULATIONS

EXISTING ZONING ——— C-2
PROPOSED ZONING ——— R-PD8

EXISTING LAND USE ——— OC
PROPOSED LAND USE ——— MEDIUM LOW

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

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

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

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

GPA-5120
10-07-04 PC

PROJECT OWNER: RICHMOND AMERICAN HOMES
2940 PASEO VERDE PKWY, SUITE 120
HENDERSON, NEVADA
(702) 617-6100

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7625 Hickman Avenue Las Vegas, NV 89129 Office: 702.384-7700 Fax: 702.384-7702

SHEET: SITE PLAN TO ACCOMPANY GPA / REZONING/SDR

TITLE: CHARLESTON - LINDELL
CITY OF LAS VEGAS, NEVADA

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

SHEET 1 OF 1
DRAWING NO. 1

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

09/17/04

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW
WWW.KKBR.COM

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89109-0907
Tel: 702.792.7000
Fax: 702.796.7181

8600 Technology Way
Suite 104
Reno, NV 89521-5941
Tel: 775.852.3900
Fax: 775.852.3982

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kkbr.com

November 16, 2004

RECEIVED
CITY CLERK
2004 NOV 16 P 3:47

VIA FACSIMILE
382-4803

Barbara Jo Ronemus
CITY OF LAS VEGAS
CITY CLERK
400 Stewart Ave.
Las Vegas, NV 89101

Re: Request to hold (GPA-5120, ZON-5121, VAR-5124, SDR-5122)
Applicant: Richmond American Homes
City of Las Vegas City Council Meeting
November 17, 2004

Dear Ms. Ronemus:

On behalf of the applicant, we respectfully request that the above referenced applications scheduled to be heard by the City of Las Vegas City Council on November 17, 2004 be held until the **December 1, 2004** City of Las Vegas City Council meeting in order to work out issues with the site plan.

If you have any questions, please do not hesitate to contact me.

Sincerely,
KUMMER KAEMPFER BONNER & RENSHAW

Jennifer Lazovich

JL/dmf

144687_1

Submitted after final agenda
Date 11/16/04 Item #145-148 8586 82

City of Las Vegas

Agenda Item No. 146

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REZONING RELATED TO GPA-5120

ZON-5121 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request by Kummer Kaempfer Bonner & Renshaw for Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124] and Item 148 [SDR-5122] filed under Item 145 [GPA-5120]

MOTION:

BROWN - Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 167 [SUP-5196] and Item 168 [SDR-5197], to accept the WITHDRAWAL of APN 138-12-110-022 and HOLD IN ABEYANCE the remainder of the applications for Item 158 [GPA-5182] and Item 159 [ZON-5183] to 1/19/2005; HOLD IN ABEYANCE Item 128 [SUP-4830], Item 130 [SUP-5228], Item 131 [SDR-5094], Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124], Item 148 [SDR-5122], Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035], and Item 166 [SDR-5155] to 12/1/2004; and Item 112 [VAR-5114], Item 113 [SUP-5111], Item 114 [SDR-5109], Item 118 [RQR-5168], and Item 125 [RQR-5171] to 12/15/2004 - UNANIMOUS with GOODMAN and WEEKLY excused and MACK abstaining on Item 118 [RQR-5168] and Item 125 [RQR-5171] because his company, Mack Consulting, is negotiating contracts with Lamar Advertising on behalf of their clients

MINUTES:

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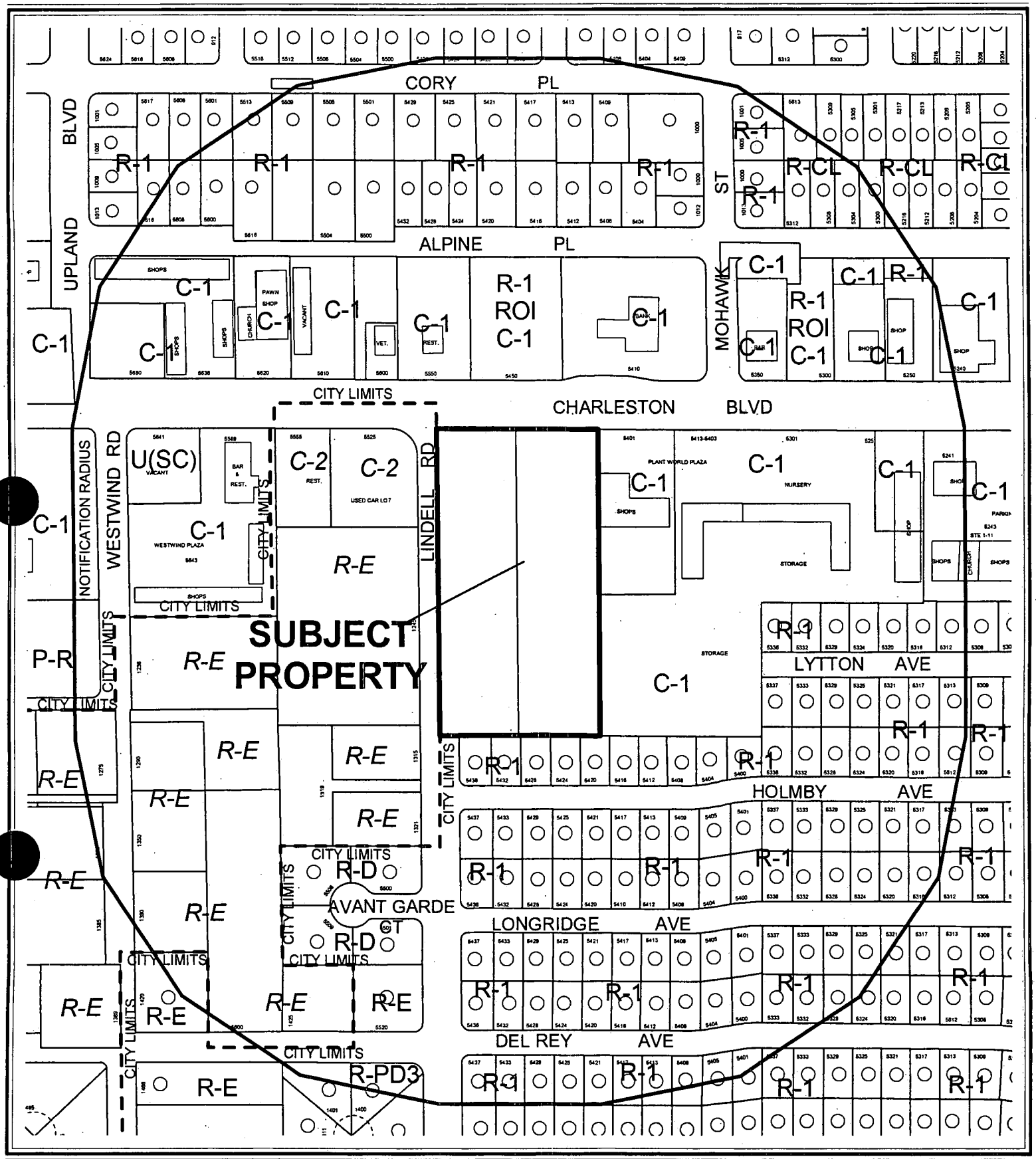
(1:05 - 1:14)

2-1



CASE: **ZON-5121**

RADIUS: 750 FT

0 200 400 Feet

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

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

CASE: ZON-5121

RADIUS: 750 FT

0 200 400 Feet

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

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - ZON-5121 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 3, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to:

Planning and Development

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

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

Public Works

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

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

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

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

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits,

submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole 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 is a request for Rezoning from U (Undeveloped) [GC (General Commercial) General Plan Designation] under ROI to C-2 (General Commercial) to R-PD8 (Residential Planned Development - 8 Units Per Acre) on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road.

B) Applicant's Justification

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

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

BACKGROUND INFORMATION

A) Actions

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

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

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

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

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

10/07/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #33/ds).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

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

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	5.0 Acres

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

A) Zoning Code Compliance

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

B) General Analysis and Discussion

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

FINDINGS

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

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

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

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

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

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

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

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

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

NOTICES MAILED 202 by Planning Department

APPROVALS 0

PROTESTS 4

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.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Ronald & Carolyn Michl

Name of Applicant: Richmond American

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Carolyn Michl

Print Name: Carolyn Michl

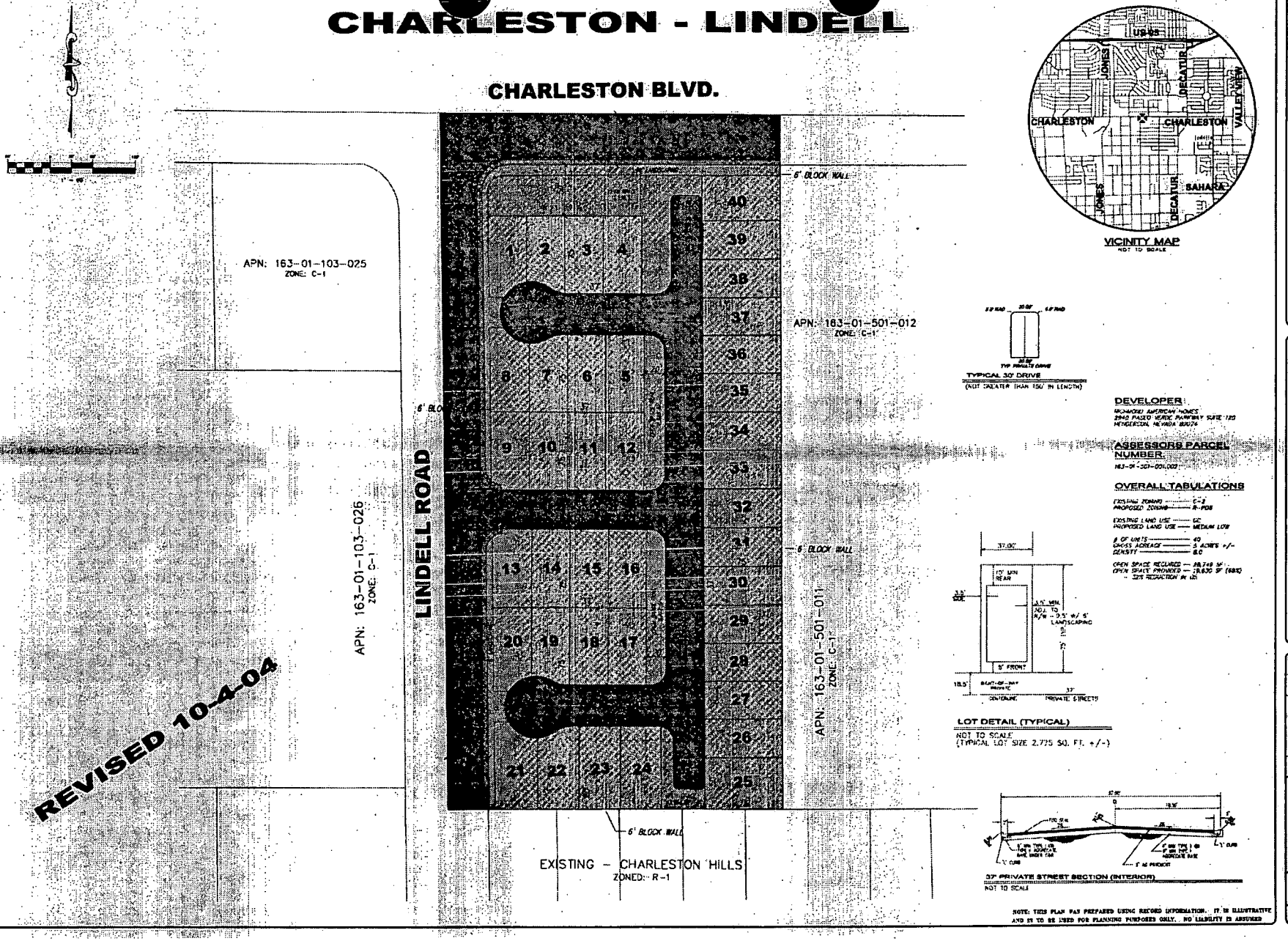
Subscribed and sworn before me

This 24 day of August, 2004

Virginia Jauregui
Notary Public in and for said County and State

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

CHARLESTON - LINDELL



VICINITY MAP
NOT TO SCALE

TYPICAL 30' DRIVE
(NOT GREATER THAN 150' IN LENGTH)

DEVELOPER

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

ASSESSORS PARCEL NUMBER

163-01-501-001/002

OVERALL TABULATIONS

EXISTING ZONING ——— C-1
PROPOSED ZONING ——— R-PUD

EXISTING LAND USE ——— GC
PROPOSED LAND USE ——— MEDIUM LDR

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

OPEN SPACE REQUIRED — 18,748 SF
OPEN SPACE PROVIDED — 19,630 SF (68%)
- 32% REDUCTION IN LOT

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

37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

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

REVISED 10-4-04

DEVELOPER: RICHMOND AMERICAN HOMES
2340 PASEO VERDE PKWY, SUITE 120
HENDERSON, NV 89074
(702) 617-8400

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Amigo Street, Suite 120, Las Vegas, NV 89119 (702) 361-7900

PRELIMINARY SITE PLAN TO ACCOMPANY GPA / REZONING/SDR

CHARLESTON - LINDELL
CITY OF LAS VEGAS, NEVADA

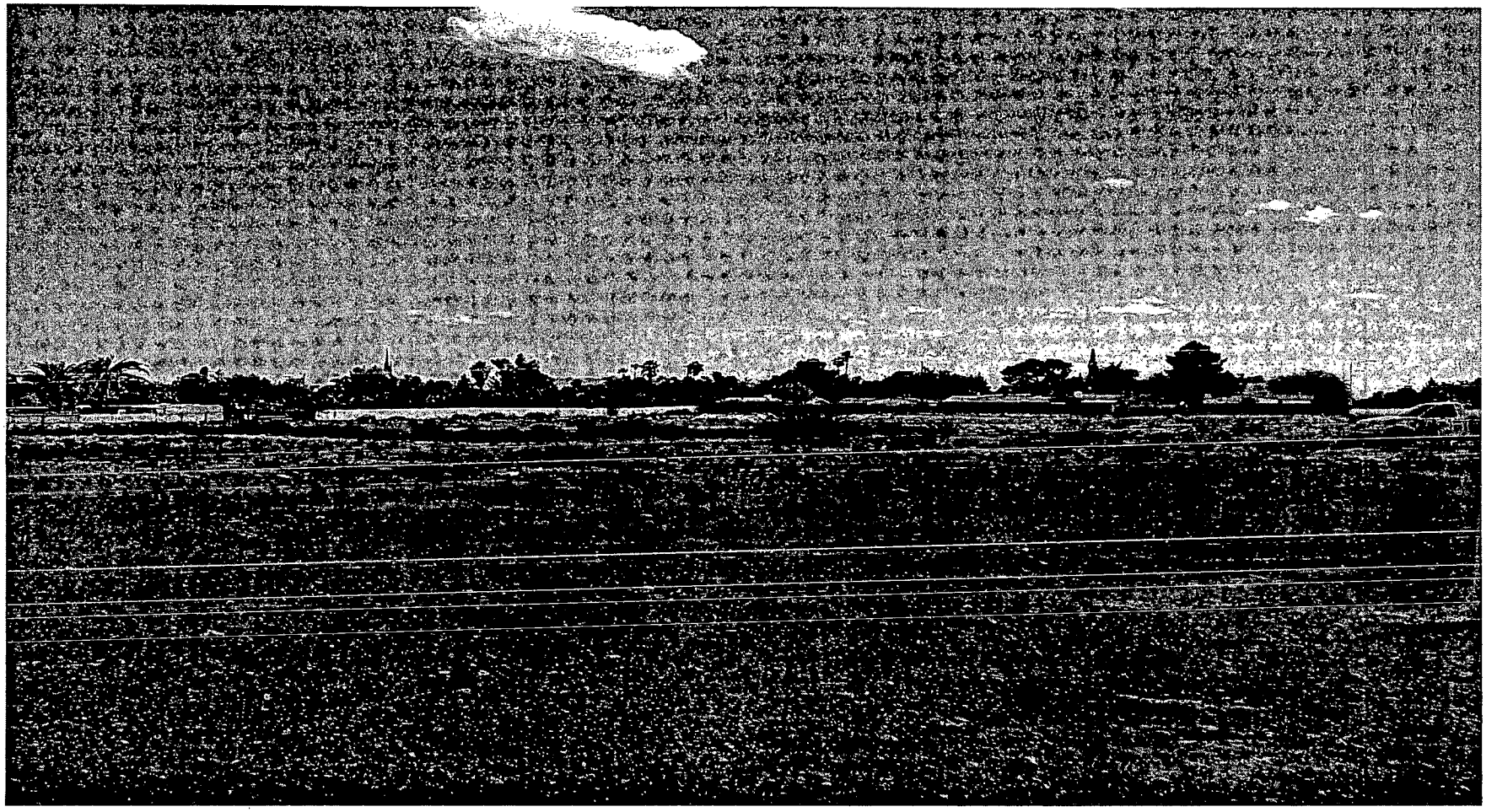
DATE: OCTOBER 4, 2004
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
PROJECT NO.: RA-0067

RECEIVED
OCT 6 & 2004
ZON-5121
VAR-5124
SDR-5122
10-07-04 PC
REVISED 10-05-04

SHEET 1 OF 1
DRAWING NO. 1

ZON-5121
VAR-5124
SDR-5122

10-7-04 PC
REVISED 10-5-04



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

09/17/04

City of Las Vegas

Agenda Item No. 147

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VARIANCE RELATED TO GPA-5120 AND ZON-5121

VAR-5124 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL - Request for a Variance TO ALLOW 0.44 ACRES OF OPEN SPACE WHERE 0.66 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), GC (General Commercial) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre)], Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

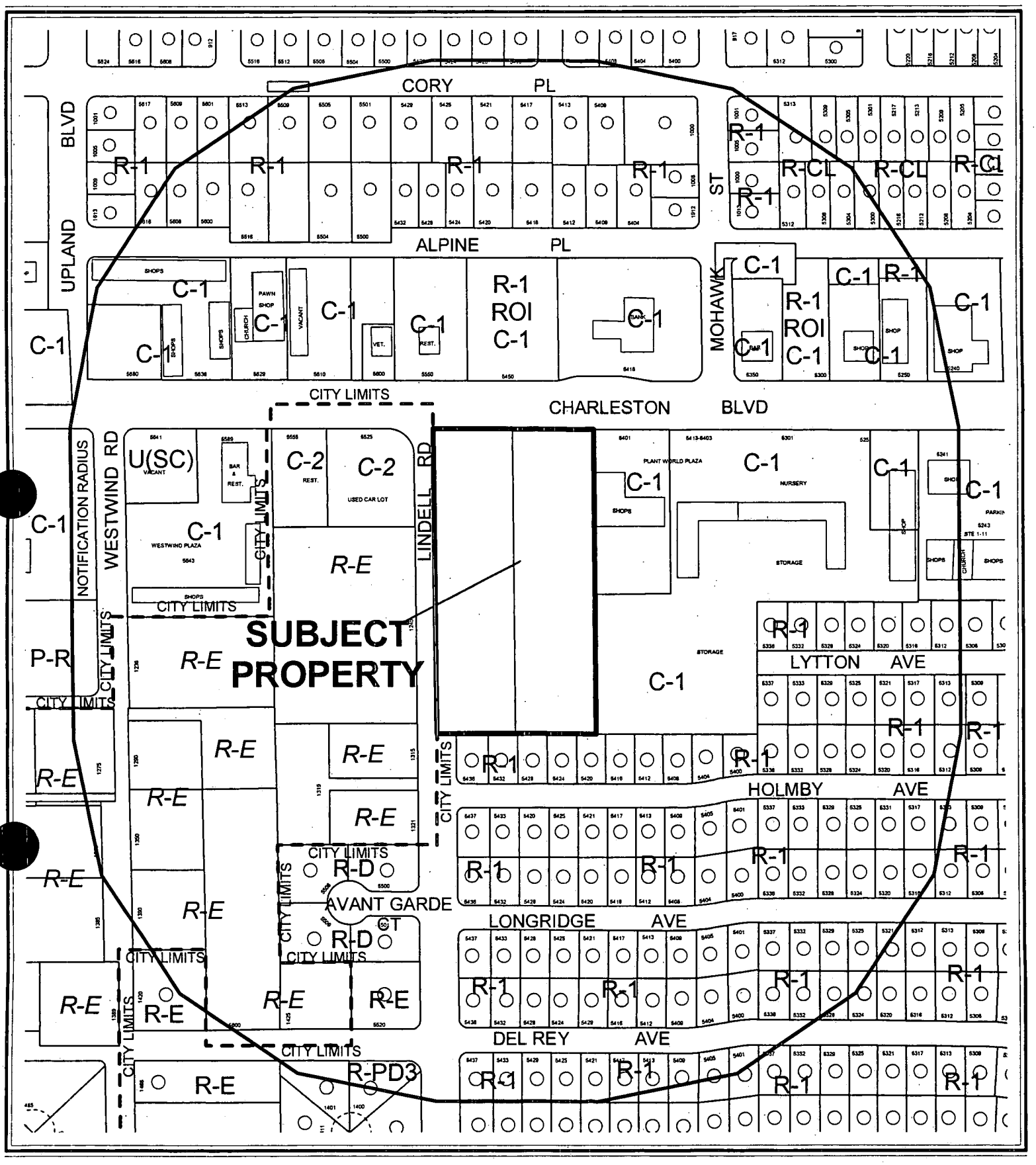
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request by Kummer Kaempfer Bonner & Renshaw for Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124] and Item 148 [SDR-5122] filed under Item 145 [GPA-5120]

MOTION:

BROWN - Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 167 [SUP-5196] and Item 168 [SDR-5197], to accept the WITHDRAWAL of APN 138-12-110-022 and HOLD IN ABEYANCE the remainder of the applications for Item 158 [GPA-5182] and Item 159 [ZON-5183] to 1/19/2005; HOLD IN ABEYANCE Item 128 [SUP-4830], Item 130 [SUP-5228], Item 131 [SDR-5094], Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124], Item 148 [SDR-5122], Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035], and Item 166 [SDR-5155] to 12/1/2004; and Item 112 [VAR-5114], Item 113 [SUP-5111], Item 114 [SDR-5109], Item 118 [RQR-5168], and Item 125 [RQR-5171] to 12/15/2004 - UNANIMOUS with GOODMAN and WEEKLY excused and MACK abstaining on Item 118 [RQR-5168] and Item 125 [RQR-5171] because his company, Mack Consulting, is negotiating contracts with Lamar Advertising on behalf of their clients

MINUTES:

There was no related discussion.
(1:05 - 1:14)
2-1



CASE: **VAR-5124**

RADIUS: 750 FT

0 200 400 Feet

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

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - VAR-5124 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 3, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to:

Planning and Development

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 0.44 acres of open space where 0.66 acres is the minimum required for a proposed 40-lot single-family residential development on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road..

B) Applicant's Justification

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

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

BACKGROUND INFORMATION

A) Actions

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

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

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

10/07/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #34/dds).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 5.0 Acres

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

A) Zoning Code Compliance

A1) Landscape and Open Space Standards

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

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

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

B) General Analysis and Discussion

This Variance is requested to allow 0.44 acres of open space where 0.66 acres is the minimum required for a proposed 40-lot single-family residential development. This difference of 9,549 square feet is a 34 percent reduction in the required amount of open space. A typical lot in the development has an area of 2,775 square feet, so meeting the open space requirement would necessitate the elimination of four lots in the development. The applicant expressed a concern for the current water situation in the Valley. Consequently, it is the applicant's interest to reduce the amount of open space. Regardless of the concern, whether a variance is warranted depends upon whether there exists a hardship or practical difficulty as discussed below.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

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

- **No evidence is provided that a hardship exists to warrant a variance in the required amount of open space.** The onus for presenting such evidence of a hardship as legally defined is placed on the applicant, the person allegedly aggrieved by the requirement; however, no such evidence of a hardship has been presented with the application.
- **The hardship is self-imposed.** Clearly the hardship is of the applicant's own making, as the reduction in the amount of open space is based upon the manner in which the applicant proposes to development the property.

- **Use of the property is not denied.** The question is one of whether the property could be developed for any use without consideration of a variance for a reduction in the amount of open space. The property has no exceptional narrowness, shallowness, shape, exceptional topographic conditions or other extraordinary and exceptional situation or conditions attributed to the property. Although the property is undeveloped, it has excellent exposure to a high traffic carrier and it has been under a Resolution of Intent since 2001 for commercial development. Since profit motives and financial incentives are not a basis for granting a variance, it's inconceivable that the property cannot be used for any purpose for which it is currently zoned. If the property is rezoned to a residential classification, it also is inconceivable that the property could not be developed as a single-family subdivision with four fewer lots for the required amount of open space.

PLANNING COMMISSION ACTION

The Planning Commission believes the merits of the project warrant approval of the Variance.

NOTICES MAILED 205 by City Clerk

APPROVALS 0

PROTESTS 4

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Ronald & Carolyn Michl

Name of Applicant: Richmond American

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

_____Yes ✓ _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Carolyn Michl

Print Name: CAROLYN MICHL

Subscribed and sworn before me

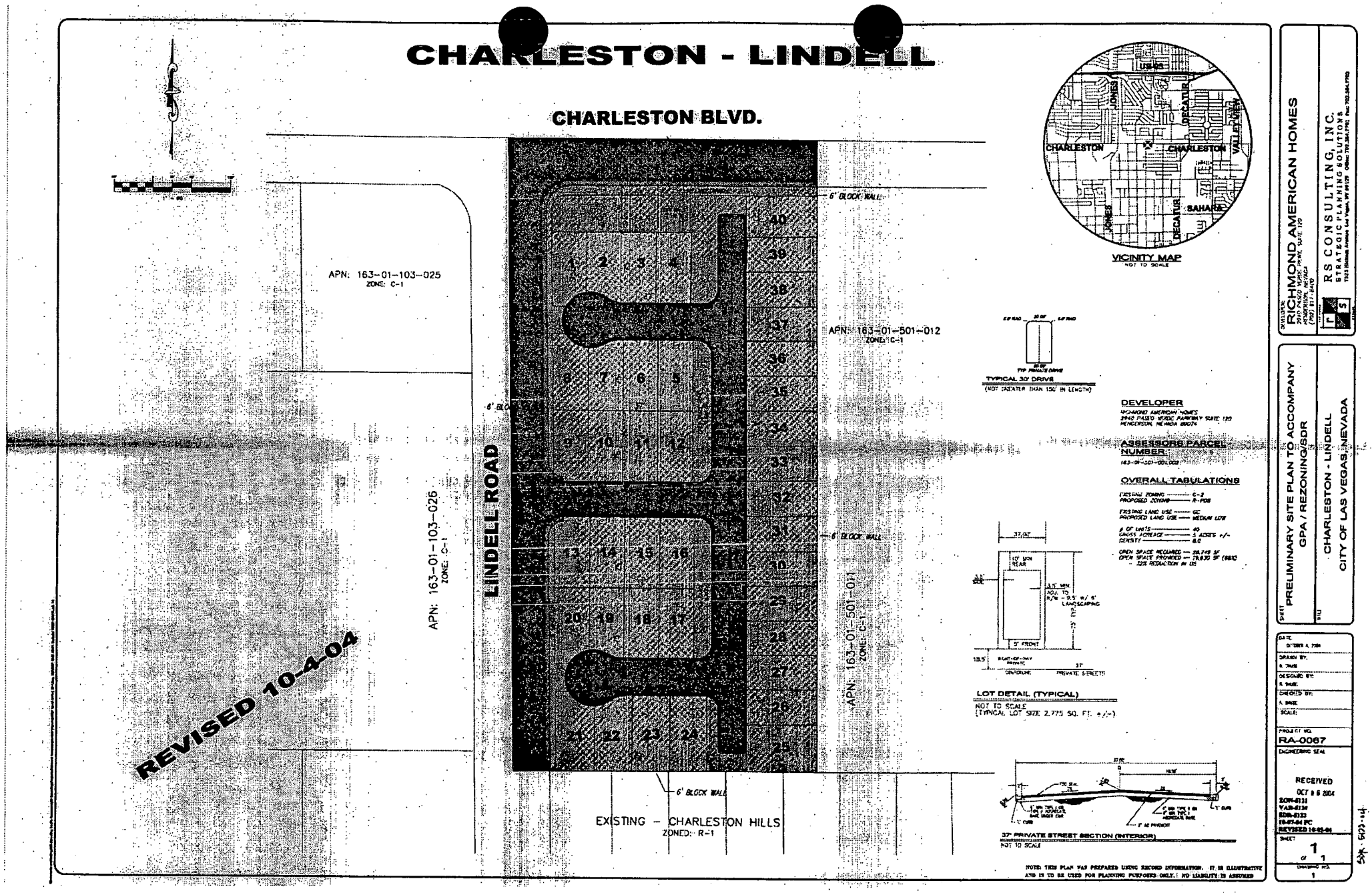
This 24 day of August, 2004

Virginia Jauregui

Notary Public in and for said County and State

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

CHARLESTON - LINDELL



RICHMOND AMERICAN HOMES
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS

PRELIMINARY SITE PLAN TO ACCOMPANY
GPA / REZONING/SDR

CHARLESTON - LINDELL
CITY OF LAS VEGAS, NEVADA

RA-0067

RECEIVED
OCT 8 6 2004
ZON-5121
VAR-5124
SDR-5122
10-07-04 PC
REVISED 10-05-04

SHEET 1 OF 1

ZON-5121
VAR-5124
SDR-5122

10-7-04 PC
REVISED 10-5-04

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

09/17/04

City of Las Vegas

Agenda Item No. 148

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5120, ZON-5121 AND VAR-5124

SDR-5122 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre)], Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request by Kummer Kaempfer Bonner & Renshaw for Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124] and Item 148 [SDR-5122] filed under Item 145 [GPA-5120]

MOTION:

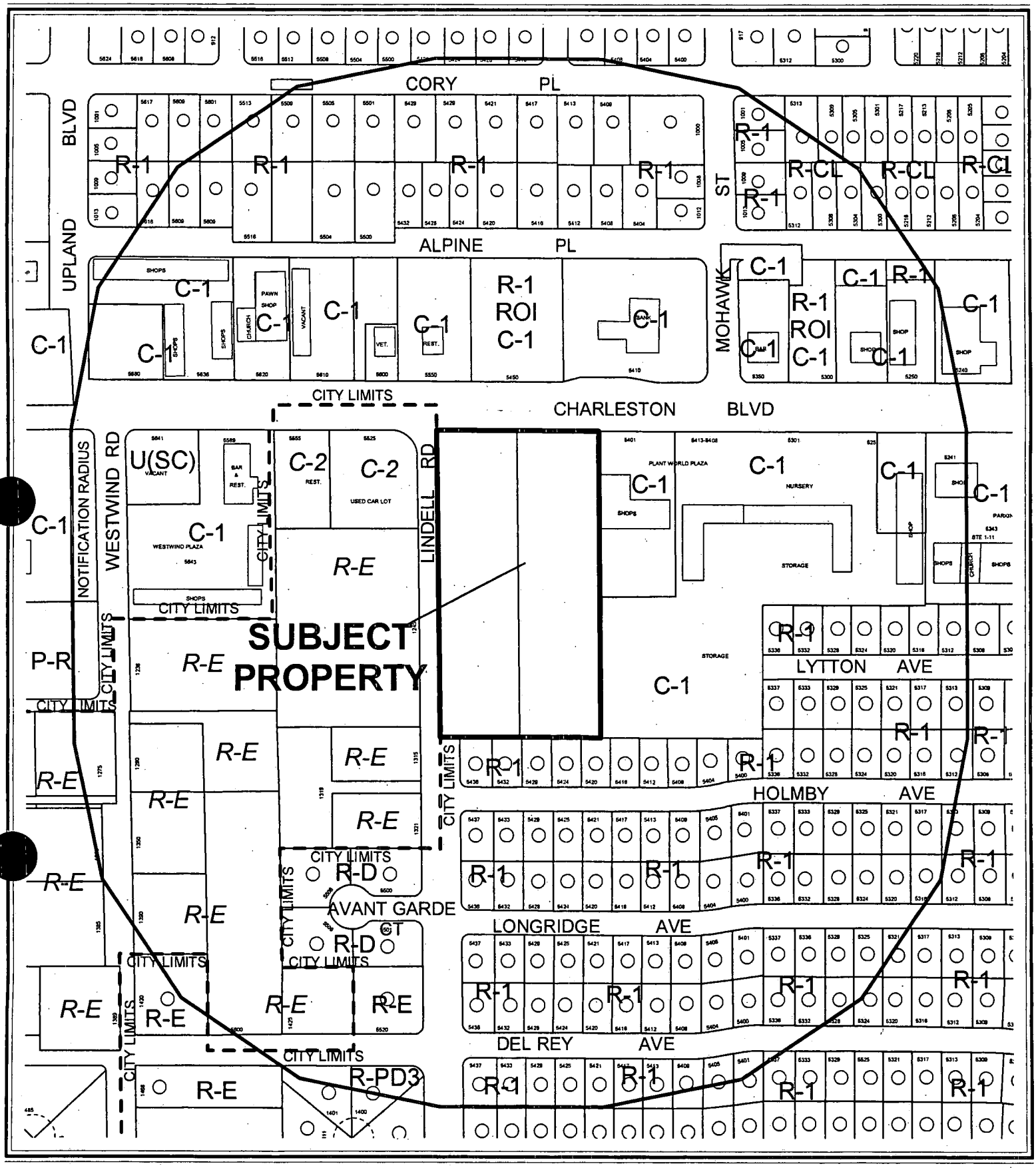
BROWN - Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 167 [SUP-5196] and Item 168 [SDR-5197], to accept the WITHDRAWAL of APN 138-12-110-022 and HOLD IN ABEYANCE the remainder of the applications for Item 158 [GPA-5182] and Item 159 [ZON-5183] to 1/19/2005; HOLD IN ABEYANCE Item 128 [SUP-4830], Item 130 [SUP-5228], Item 131 [SDR-5094], Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124], Item 148 [SDR-5122], Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035], and Item 166 [SDR-5155] to 12/1/2004; and Item 112 [VAR-5114], Item 113 [SUP-5111], Item 114 [SDR-5109], Item 118 [RQR-5168], and Item 125 [RQR-5171] to 12/15/2004 - UNANIMOUS with GOODMAN and WEEKLY excused and MACK abstaining on Item 118 [RQR-5168] and Item 125 [RQR-5171] because his company, Mack Consulting, is negotiating contracts with Lamar Advertising on behalf of their clients

MINUTES:

There was no related discussion.

(1:05 - 1:14)

2-1



CASE: **SDR-5122**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SDR-5122 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 3, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. An application for a General Plan Amendment (GPA-5124), Rezoning (ZON-5087), and a Variance (VAR-5124) approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations dated 10/05/04, except as amended by conditions herein.

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

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

6. All homes developed on lots adjacent to the existing residential area to the south of the site shall be single-story homes.

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

8. A detailed landscape plan shall be provided and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. The design, location, height, and type of materials of all perimeter walls shall be shown. At a minimum, the perimeter walls shall be decorative block walls, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

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

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

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

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

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

Public Works

16. 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.

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

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 40-lot single-family residential development on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road.

B) Applicant's Justification

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

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

BACKGROUND INFORMATION

A) Actions

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

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

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

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

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

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

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

- The width of lots is too narrow compared to the width of existing lots.
- Parking problems within the proposed subdivision could lead to parking problems within the existing neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 5.0 Acres

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

PROJECT DESCRIPTION

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

This Site Development Plan Review proposes the following Development Standards:

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

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

A2) Landscape and Open Space Standards

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

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

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

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

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

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

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

B) General Analysis and Discussion

- Zoning

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

- Site Plan

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

- Landscape Plan

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

- Elevation

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSION ACTION

At the Planning Commission hearing there were several speakers in opposition to the subject project. Condition #6 was added by the Planning Commission.

NOTICES MAILED 202 by Planning Department

APPROVALS 0

PROTESTS 4

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Ronald & Carolyn Michi

Name of Applicant: Richmond American

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Carolyn Michi

Print Name: Carolyn Michi

Subscribed and sworn before me

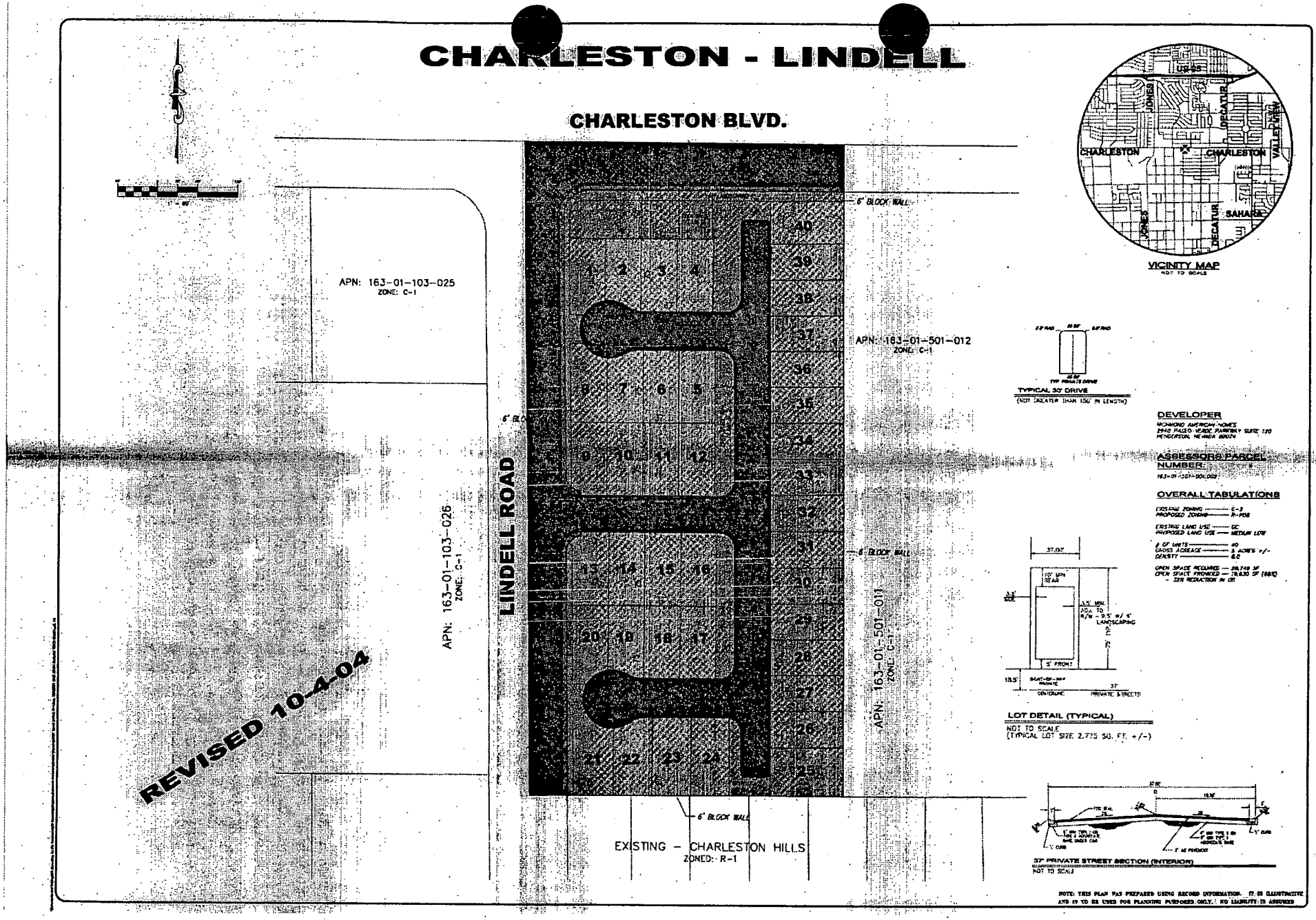
This 24 day of August, 2004

Virginia Jauregui

Notary Public in and for said County and State

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

CHARLESTON - LINDELL



VICINITY MAP
NOT TO SCALE

TYPICAL 30' DRIVE
(NOT GREATER THAN 150' IN LENGTH)

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

ASSESSORS PARCEL NUMBER:
163-01-501-011, 163-01-501-012

OVERALL TABULATIONS

EXISTING ZONING — C-1
PROPOSED ZONING — R-PUD

EXISTING LAND USE — GC
PROPOSED LAND USE — MEDIUM LDR

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

OPEN SPACE REQUIRED — 19,748 SF
OPEN SPACE PROVIDED — 19,630 SF (99%)
- 25% REDUCTION IN OS

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

37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

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

DEVELOPER:
RICHMOND AMERICAN HOMES
2340 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NEVADA
(702) 837-2400

LAND PLANNER:
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Amigo Street Las Vegas, NV 89119 Office: 702.304.7701 Fax: 702.304.7702

SHEET: PRELIMINARY SITE PLAN TO ACCOMPANY GPA / REZONING/SDR

TITLE: CHARLESTON - LINDELL
CITY OF LAS VEGAS, NEVADA

DATE: OCTOBER 6, 2004
DRAWN BY: R. BASE
DESIGNED BY: R. BASE
CHECKED BY: R. BASE
SCALE:
PROJECT NO. RA-0067
ENGINEERING SEAL

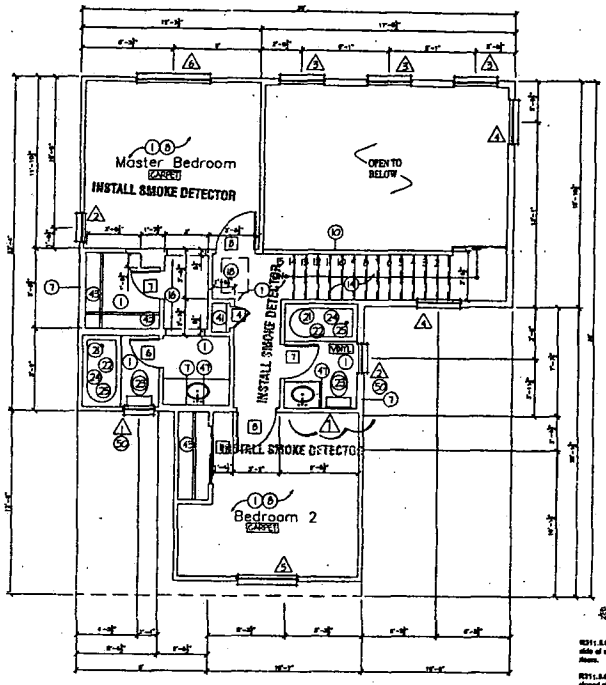
RECEIVED
OCT 6 2004
ZON-5121
VAR-5124
SDR-5122
10-07-04 PC
REVISED 10-05-04

SHEET 1 of 1
DRAWING NO. 1

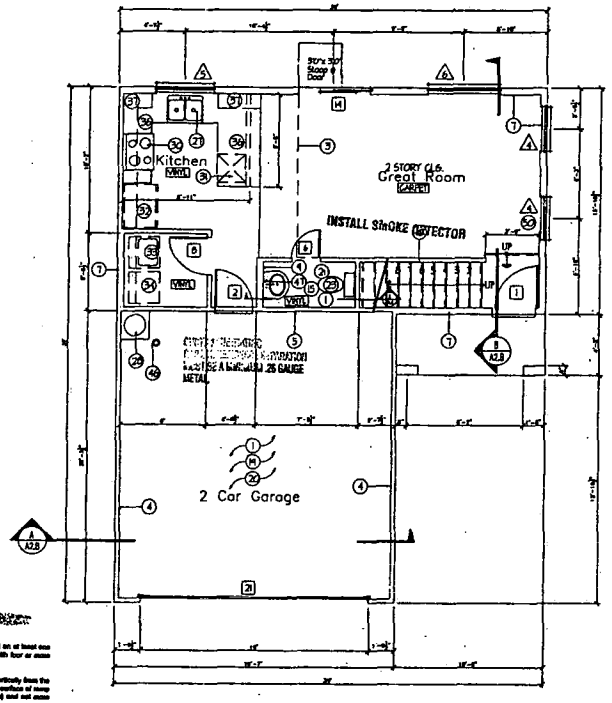
ZON-5121
VAR-5124
SDR-5122

10-7-04 PC
REVISED 10-5-04

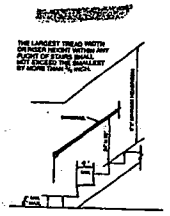
ZON-5121
VAR-5124
SDR-5122
10-07-04 PC

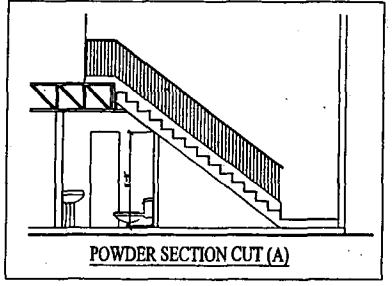


FLOOR PLAN (2ND FLOOR-A)



FLOOR PLAN (1ST FLOOR)





POWDER SECTION CUT (A)

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

RECEIVED
JAN 15 2004
CITY OF LAS VEGAS
PERMITS

PLANS APPROVED
CONSTRUCTION
DOC JAN 25 2004

SEE TYPICAL PLOT PLAN CHART A2.A
& MEC- A2.B

ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED.

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

KEYNOTES

GENERAL FLOOR PLAN NOTES

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

Framing – Drywall

Plumbing Fixtures

Appliances

Cabinets – Shelves

Foundations – Finishes – Misc.

DOOR SCHED.

GENERAL DOOR NOTES

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

No.	QTY.	TYPE	SIZE	FUNCTION
1	1	B	3'-0" x 8'-0"	SWING
2	1	A	2'-6" x 8'-0"	SWING
3	0	-	-	-
4	1	C	1'-6" x 8'-0"	SWING
5	0	-	-	SWING
6	2	C	2'-6" x 8'-0"	SWING
7	2	C	2'-6" x 8'-0"	SWING
8	3	C	2'-6" x 8'-0"	SWING
9	0	-	-	-
10	0	-	-	-
11	1	C	2'-6" x 8'-0"	BI-PASS
12	0	-	-	-
13	0	-	-	-
14	1	D	5'-0" x 6'-0"	SLIDING
15	0	-	-	-
16	0	-	-	-
17	0	-	-	-
18	0	-	-	-
19	0	-	-	-
20	0	-	-	-
21	1	F	16'-0" x 7'-0"	ROLL - UP
22	0	-	-	-
23				
24				
25				
26				
27				
Total:	0			

WDW. SCHED.

GENERAL WINDOW NOTES

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

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

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

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

Elevation "A" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR.
△	1	A	3'-0" x 3'-0"	FIX.	+96"
△	2	A	2'-6" x 5'-0"	FIX.	+96"
△	2	A	3'-0" x 5'-0"	FIX.	+96"
△	4	A	2'-6" x 5'-0"	FIX.	+96"
△	1	A	2'-6" x 1'-6"	FIX.	+96"
△	2	A	2'-6" x 5'-0"	FIX.	+96"

Elevation "B" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR.
△	1	A	3'-0" x 5'-0"	FIX.	+96"

Elevation "C" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR.
△	2	A	2'-6" x 4'-0" Rect.	FIX.	+96"

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

LAS VEGAS DIVISION

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

FLOOR PLAN OF
1ST & 2ND FLOOR

DRAWN BY: E.O.T.
DATE: 09/22/03

REV. No.	DATE
1	01/07/04

PLAN #
978

SUBDIVISION:
Ashley Ridge

3516A1

SHEET No.
A1.0

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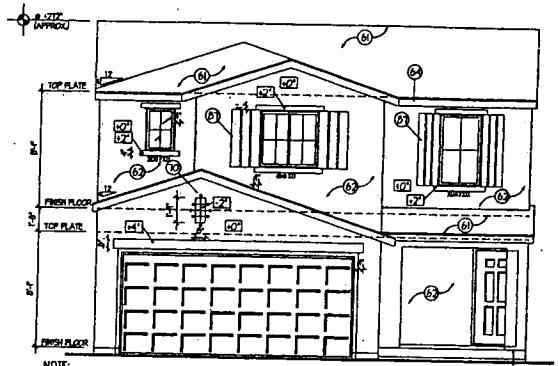
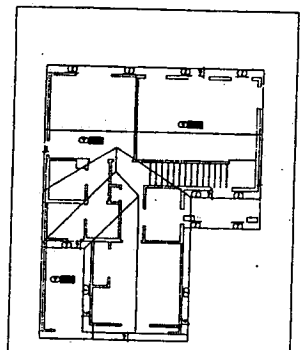


NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

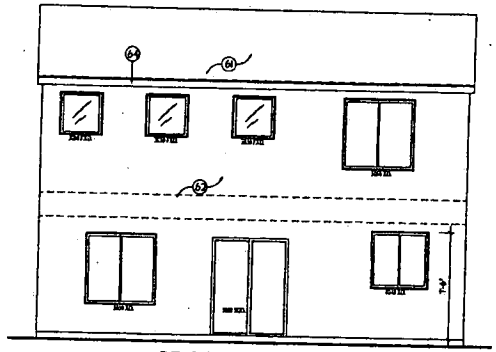
FRONT ELEVATION - A

PROVIDE EA. ENTRANCE WITH A DEADLOCK BOLT.



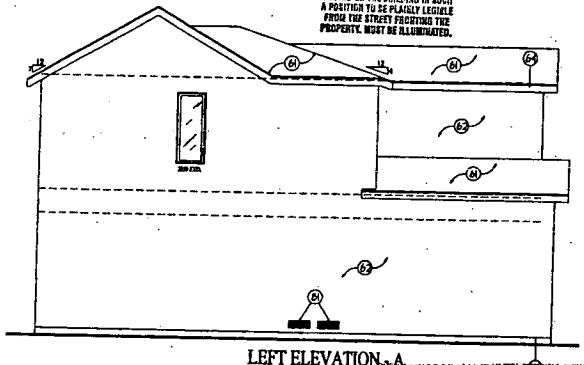
ROOF ELEVATION - A

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

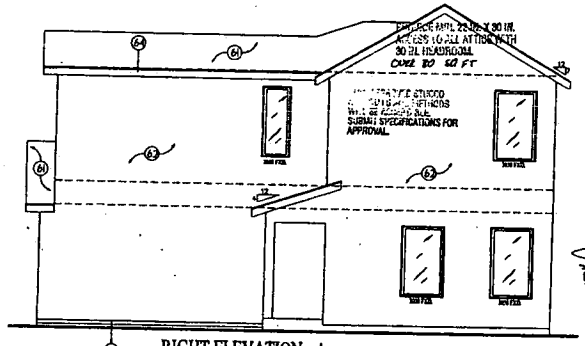


REAR ELEVATION

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



LEFT ELEVATION - A



RIGHT ELEVATION - A

APPROVED
BY [signature] 2-4-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

KEYNOTES

GENERAL ELEVATION NOTES

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

(64) FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) w/1/2" THK. OSB (TYP)
(62) STUCCO w/FOAM BOARD I.C.B.O. #4004 w/THERMAL BARRIER - PER IRC
(63) STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (CBC# CR3568)
(64) 2x6 ROUGH SAWN FASCIA SEE EAVE DETAIL F/01
(65) -
(66) PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION
(67) -
(68) FIRE BLOCKING @ +96" - TYPICAL
(69) -
(70) DECORATIVE CROSS WROUGHT IRON BARS / WROUGHT IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GUARDRAILING. (SEE DETAIL I/D1 & M/D1 FOR DECK RAILING SUPPORT)
(71) -
(72) -
(73) -
(74) -
(75) -
(76) PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
(77) R-30 INSULATION (SEE DETAIL F/01 FOR INSULATION BAFFLE @ EAVE)
(78) 2x4"S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT. w/a FACING - PROVIDE FIRE BLOCKING WHERE REQUIRED
(79) PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCRETE INFORMATION
(80) 1/2" GYPSUM BOARD
(81) 2-22"ø SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
(82) -
(83) -
(84) -
(85) -
(86) -
(87) SHUTTERS (MTX or WOOD) - SEE SPECIFICATIONS w/o METAL OR WOOD AWNING - SEE SPECIFICATIONS
(88) PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
(89) -
(90) -
(91) -
(92) -
(93) -
(94) -
(95) -
(96) -
(97) -
(98) -
(99) -
(100) -

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A -	B -	C -	D -
E -	F -	G -	H -
I -	J -	K -	L -
M -	N -	O -	P -
Q -	R -	S -	T -
U -	V - CLOAKED TILE	W -	X -
Y -	Z - 22"		

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DOC JAN 25 2004

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EXECUTIVE VICE PRESIDENT
ERNEST J. BROWN, JR.

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

RICHMOND AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS & NORTH LAS VEGAS

TITLE: PARTCIAL FLOOR PLAN, ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION 'A'

Drawn by: E.D.H.
Date: 09/22/03

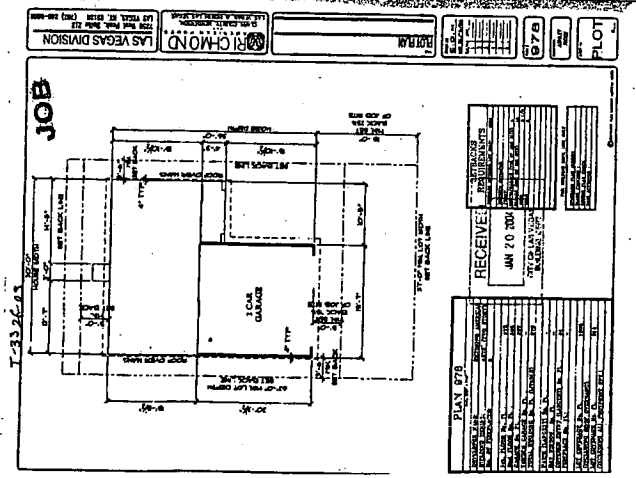
REV. No.	DATE
1	01/07/04

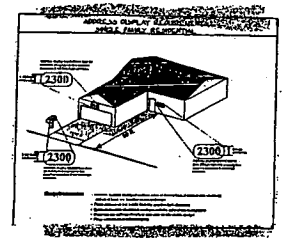
PLAN # 978

SUBDIVISION: Ashley Ridge

3516A2A

SHEET No.:





Weather Resistive Barrier

R703.2 Weather-resistant sheathing paper. Asphalt-saturated felt, less than Ib/sq. ft. (11 pound felt), or other approved material shall be applied over studs or sheathing of all exterior walls. Such material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches.

Weep Screed Required

R703.6.2.1: A minimum No. 26 gage corrosion-resistant weep screed with a minimum 3.5" vertical attachment flange shall be provided at or below grade line on all exterior stud walls. The screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall be of a type that will allow trapped water to drain to the outside of the building. The weather-resistive barrier shall lap the attachment flange, and the exterior lath shall cover and terminate on the attachment flange of the screed.

Finish Exposure to Attics

R314.2.3 Attics and crawlspaces. Within attics and crawl spaces where entry is made only for service of utilities, foam plastic insulation shall be permitted against gables by 1.5" thick inward fiber insulation, 1/4" thick plywood, hardboard or gypsum wallboard, or 0.12" thick sheet metal.

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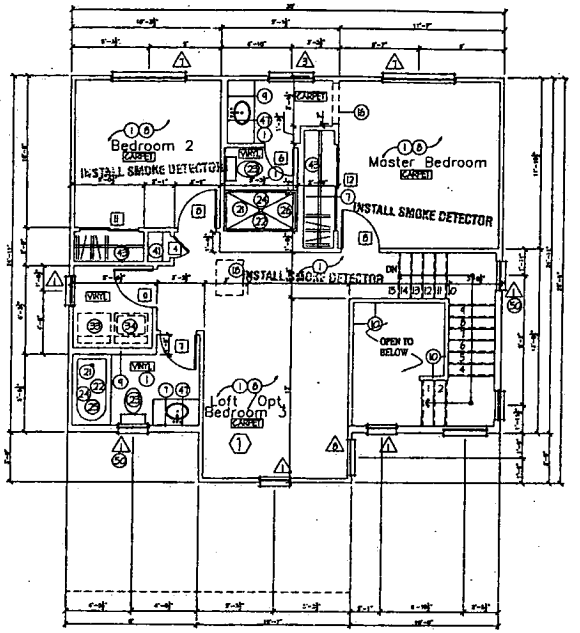
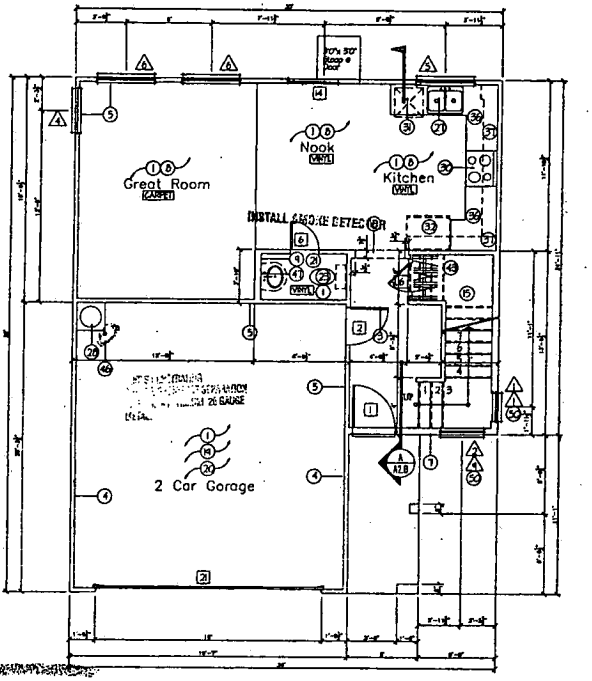
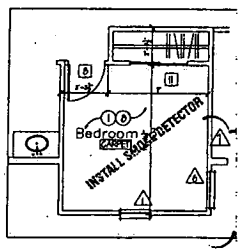
VAR-5124
SDR-5122
10-07-04 PC

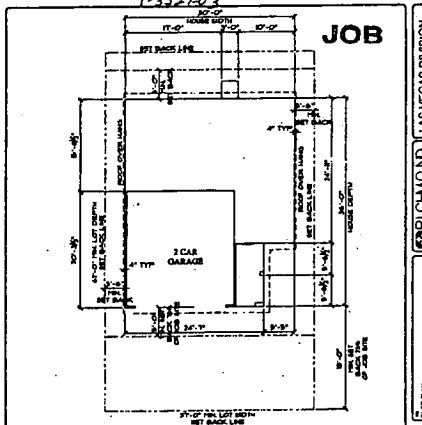


FLOOR PLAN (2ND FLOOR -A)





Opt. Bedroom



PLAN 1233

FOUNDATION BASE	CONCRETE SLAB
BUILDING HEIGHT	ONE STORY
No. OF FIREPLACES	0
1st FLOOR Sq. Ft.	1233
2nd FLOOR Sq. Ft.	0
GARAGE Sq. Ft.	468
TOTAL LIVING Sq. Ft.	1233
TOTAL GARAGE Sq. Ft.	468
TOTAL BUILDING Sq. Ft. (EXCLUDES PATIO)	1701
PATIO FLAGSTONE Sq. Ft.	
BAY FOOTER Sq. Ft.	
CONCRETE PATIO FLOOR Sq. Ft.	
FRONTAGE Sq. Ft.	
NET COVERAGE Sq. Ft.	1701
PROPOSED RIGHT ACCESSORY	

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SETBACKS REQUIREMENTS

LAS VEGAS DIVISION
7250 West Peak, Suite 212
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RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

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TITLE: FLOOR PLAN OF 1ST & 2ND FLOOR

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

REV No.	DATE
1	01/02/04
2	
3	
4	
5	
6	

PLAN # 1233

SUBDIVISION: Ashley Ridge

3516A1

SHEET No.: A1.0

FLOOR PLAN (2ND FLOOR -A)

R308.2 Separation Required. The garage shall be separated from the residence and its attic area by not less than 5/8" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8" gypsum board or equivalent.

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

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

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

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

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

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

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

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

APPROVED
BY [signature] 2.24.04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

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CONSTRUCTION
Building & Safety Division
City of Las Vegas

DOC JAN 25 2004

SEE: ENTRY SCHEDULE SHEET A2.0

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0029417
EXECUTIVE VICE-PRESIDENT
ERNESTO RELAÑO, JR.

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

KEYNOTES

GENERAL FLOOR PLAN NOTES

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

Framing – Drywall

1. 6"-1 FLAT CEILING (1ST FLOOR)
2. 8"-4 FLAT CEILING (2ND FLOOR)
3. LINE OF CEILING CHASE
4. 2x4's @ 16" O.C. – TYP. @ EXTERIOR GARAGE WALL – 5/8" TYPE 'X' GYPSUM BOARD @ INSIDE FACE – NON-RATED
5. 2x4's @ 16" O.C. – TYP. @ EXTERIOR LIVABLE WALL – R-11 BATT w/6 FACING – PROVIDE FIRESTOPPING @ 8'-0" REQUIRED
6. 2x6's @ 16" O.C. – TYP. @ EXTERIOR LIVABLE WALL – R-19 BATT w/6 FACING – PROVIDE FIRESTOPPING @ 8'-0" REQUIRED
7. 2x4's @ 16" O.C. – TYP. @ INTERIOR WALLS – w/ 1/2" GYPSUM BRD. (SEE DETAIL 6/01 FOR GYPSUM BACKING)
8. 2x6 @ 16" O.C. – TYP. @ PLUMBING WALLS – w/ 1/2" GYPSUM BRD. (SEE DETAIL 6/01 FOR GYPSUM BACKING)
9. 42" HIGH POST WALL (SPC. 12" FURRED TOP @ KITCHEN OR 24"+ w/ WOOD HAND RAILING OVER +4" POST WALL (SEE DETAIL 6/01 & 8/01 FOR RAILING OPT.)
10. WOOD HAND RAILING @ 34" ABOVE TYP. NOSING OF RISERS AND LANDINGS. STAIRS HAVE 1 1/2" HEIGHS & 11" RUNS (SEE DETAIL 1/A9)
11. PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS
12. ELLIPTICAL ARCH – 8" DEEP SOFT ARCH
13. 12" x 30" SOFFIT – PROVIDE A MINIMUM 30" CLEAR HEAD ROOM ABOVE. (SEE DETAIL 9/01)
14. 5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING. WALLS & SUPPORTING STRUCTURAL MEMBERS COMMON TO LIVING AREA (SEE DETAIL 8/01) / R-19 INSULATION @ CEILING
15. WATER RESISTANT GYPSUM BOARD @ SHOWER WALLS & WATER CLOSET COMPARTMENT WALLS

Plumbing Fixtures

1. FAUCET
2. SHOWER HEAD LOCATED @ +66" ABOVE FINISH FLOOR
3. WATER CLOSET – PROVIDE 15" (MIN.) ON EACH SIDE AND 24" (MIN.) CLEAR IN FRONT – PER UPC
4. SHOWER HEAD LOCATED ABOVE TUB AND ROD FOR SHOWER CURTAIN
5. 60" x 32" TUB @ SECONDARY BATH w/ FIBERGLASS TO 6'-0"
6. 60" x 36" SHOWER w/ TEMPERED GLASS SURROUND
7. DOUBLE SINK w/ DISPOSAL – SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
8. GAS FIRED HEATER w/PRESSURE RELIEF VALVE – 34,500 BTU (STAND BELOW– SEE PLUMBING PLAN (SHT. P1)

Appliances

1. 30" GAS RANGE w/ HOOD ABOVE
2. DISHWASHER
3. REFRIGERATOR – PRE-PLUMB FOR ICEMAKER
4. GAS DRYER – VENT TO EXTERIOR – COMPLY WITH UMC
5. WASHER

Cabinets – Shelves

1. 24" DEEP x 36" HIGH COUNTER TOP WITH OR WITHOUT 4" BACKSPLASH (SEE CABINET SPECIFICATION)
2. 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT – SEE CABINET SPECIFICATION)
3. 5 – 14" DEEP LINEN WALL SHELVES
4. – 12" DEEP CLOSET WALL SHELF

Foundations – Finishes – Misc.

1. MECHANICAL PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED-STEEL PIPE BOLLARD) SEE DETAIL A/01
2. 42" HIGH MIRROR
3. TEMPERED GLASS

DOOR SCHED.

GENERAL DOOR NOTES

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

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

WDW. SCHED.

GENERAL WINDOW NOTES

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

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

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

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

Elevation "A" w/ Typical Windows

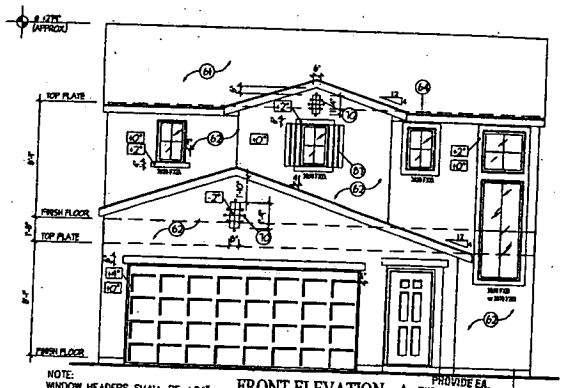
MK.	QTY.	TYPE	SIZE	FUNCTION	HDR
A	8	A	1'-6" x 3'-6"	FXD.	+80"
B	1	A	2'-6" x 3'-6"	FXD.	+80"
C	1	A	1'-6" x 4'-6"	FXD.	+80"
D	1	A	5'-6" x 5'-6"	FXD.	+80"
E	1	A	5'-6" x 7'-6"	FXD.	+80"
F	2	A	6'-6" x 5'-6"	FXD.	+80"
G	2	A	5'-6" x 3'-6"	FXD.	+80"
H	1	A	1'-6" x 5'-6"	FXD.	+80"
I	1	A	2'-6" x 7'-6"	FXD.	+80"

Elevation "B" w/ Typical Windows

MK.	QTY.	TYPE	SIZE	FUNCTION	HDR
A	2	A	2'-6" x 3'-6"	FXD.	+80"
B	1	A	1'-6" x 3'-6" W.P. BRD.	FXD.	+80"

Elevation "C" w/ Typical Windows

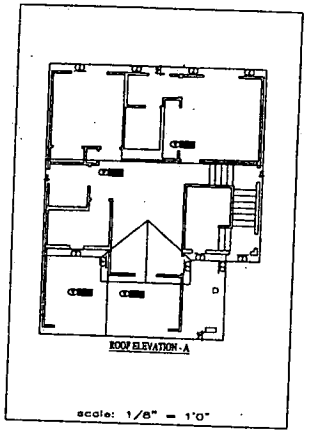
MK.	QTY.	TYPE	SIZE	FUNCTION	HDR
A	1	A	1'-6" x 6'-6"	FXD.	+80"



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

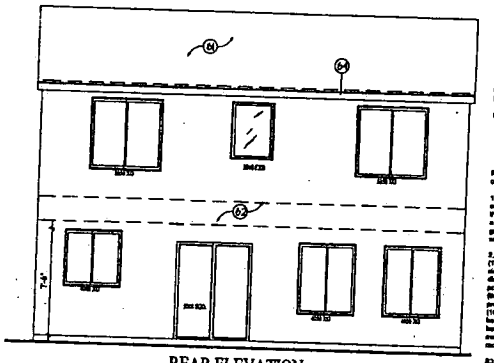
FRONT ELEVATION - A

PROVIDE EA. ENTRANCE WITH A DEADLOCK BOLT.



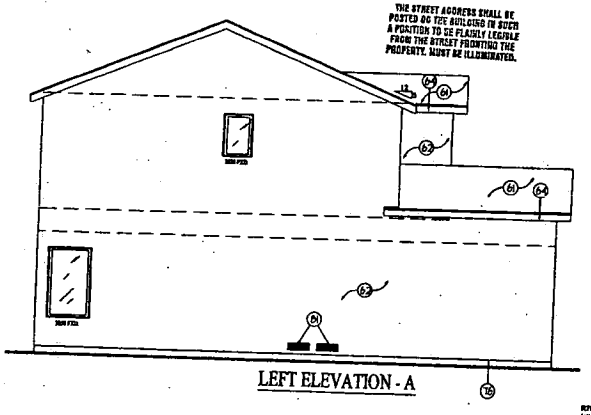
ROOF ELEVATION - A

scale: 1/8" = 1'0"



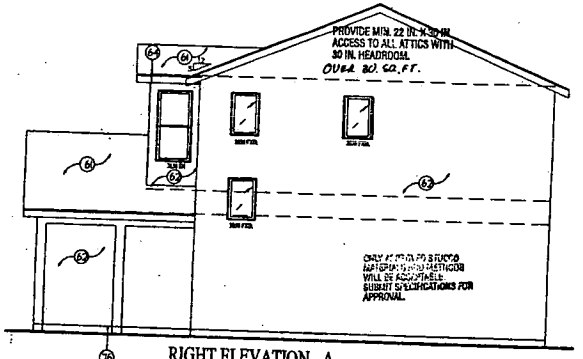
REAR ELEVATION

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



LEFT ELEVATION - A

PROVIDE MIN. 22 IN. X 30 IN. ACCESS TO ALL ATTICS WITH 30 IN. HEADROOM.
OVER 30" CLR.



RIGHT ELEVATION - A

ONLY AT ITEMS STUCCO ARTIFICIAL STONE VENEER SUBMIT SPECIFICATIONS FOR APPROVAL.

APPROVED
BY [signature] 2.24.04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

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

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

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

Exceptions:

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

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

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

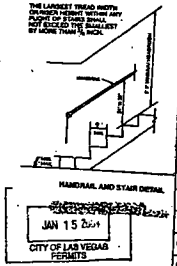
2. Type II. Handrails with a perimeter greater than 6¼ inches (160mm)shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile, and achieve a depth of at least 5/16 inch (8mm) within 7/8 inch (22mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¾ inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

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

R312.2Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm)or more in diameter.

Exceptions:

3. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.
4. Openings for required guards on the sides of stair treads shall not allow a sphere 4⅜ inches (107mm) to pass through.



HANDRAIL AND STAIR DETAIL

JAN 15 2004
CITY OF LAS VEGAS
PERMITS

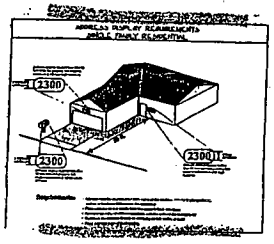
R703.8 Weather-resistant sheathing paper. Asphalt-saturated felt, free from holes and breaks, weighing not less than 14 pounds per 100 square feet (15 pound felt), or other approved material shall be applied over studs or sheathing of all exterior walls. Such material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches.

Wind Bracing Required

R703.8.2.1: A minimum No. 25 gage corrosion-resistant wire nailed with a minimum 3/4" vertical attachment flanges shall be provided at or below plate line on all exterior stud walls. The formed shelf be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall be of a type that will drain trapped water to daylight on the exterior of the building. The weather-resistive barrier shall lap the attachment flange, and the exterior lath shall cover and terminate on the attachment flange of the shield.

Foam Exposure in Attics

R314.3.3 Attics and crawlspaces: Within attics and crawl spaces where entry is made only for service of utilities, foam plastic insulation shall be protected against ignition by 1½" thick mineral fiber insulation, ¼" thick plywood, hardboard or gypsum wallboard, or ¾" thick wood shield.



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

PLANS APPROVED
CONSTRUCTION
FOR JAN 29 2004

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0038417
EXECUTIVE VICE-PRESIDENT
ERNEST J. BELAIR, JR.

KEYNOTES

GENERAL ELEVATION NOTES

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

61	FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) w/1/2" THK. OSB (TYP)
62	STUCCO w/FOAM BOARD I.C.B.O. #4004 w/THERMAL BARRIER - PER IRC
63	STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (ER304) (ER3568)
64	2x8 ROUGH SAWN FASCIA SEE EAVE DETAIL F/01
65	-
66	PROVIDE CORROSION RESTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION.
67	-
68	FIREBLOCKING @ +98" - TYPICAL
69	-
70	DECORATIVE CROSS WROUGHT IRON BARS / WROUGHT IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON CHAIRRAILING. (SEE DETAIL 1/01 & 16/01 FOR DECK RAILING SUPPORT)
71	-
72	-
73	-
74	-
75	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(6" ABOVE EARTH, 2" ABOVE PAVED)
76	R-30 INSULATION (SEE DETAIL F/01 FOR INSULATION BAFFLE @ EAVE)
77	2x4"S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/a FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
78	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCEIVING INFORMATION
79	1/2" GYPSUM BOARD
80	1-22" ø SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
81	-
82	-
83	-
84	-
85	-
86	-
87	SHUTTERS (MDX or WOOD) - SEE SPECIFICATIONS &/or METAL OR WOOD AWNING - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
89	-
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VENT SCHED.

GENERAL ATTIC VENT NOTES

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

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

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5800

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

PARTICIAL FLOOR PLAN, ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

DRAWN BY E.D.T.
DATE 09/22/03

REV. No.	DATE
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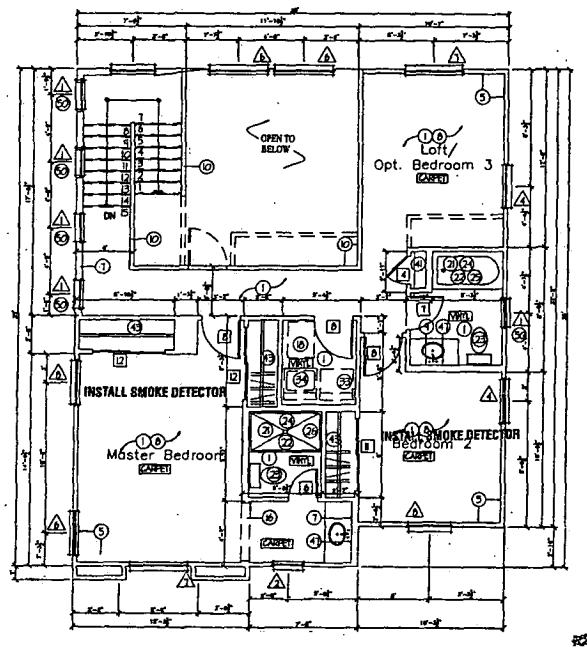
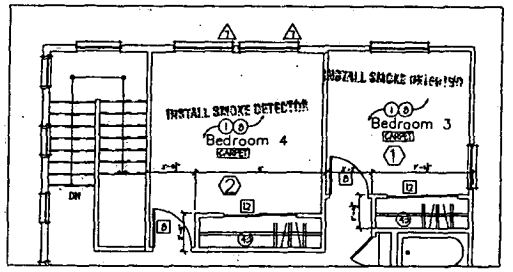
3	
4	
5	
6	

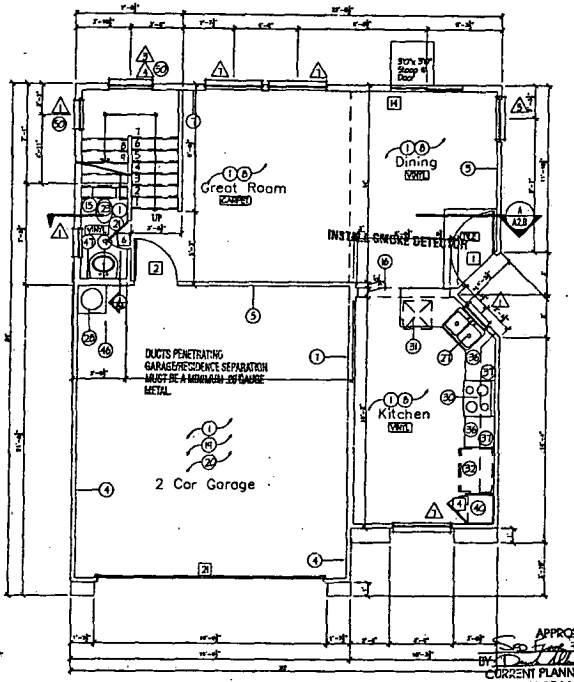
PLAN # 1233
SUBDIVISION Ashley Ridge
3516A2A
SHEET No.



FLOOR PLAN (2ND FLOOR-A & B)



Opt. Bedroom 3/
Opt. Bedroom 4



FLOOR PLAN (1ST FLOOR)

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

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

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

Exceptions:

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

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

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

2. Type 2. Handrails with a perimeter greater than 6¼ inches (160mm)shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3¼ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least ⅜"(9 mm) (9mm) within 7⅛ inch (22mm) below the widest portion of the profile. This required depth shall continue for at least ⅞ inch (10mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¼ inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

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R312.2Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter.

Exceptions:

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.
4. Openings for required guards on the sides of stair treads shall not allow a sphere 4⅜ inches (107mm) to pass through.

R315.2 Separation Required. The garage shall be separated from the residence and its attic area by not less than ½" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½" gypsum board or equivalent.

R309.1 Opening Protection. Openings between the garage and residence shall be equipped with solid wood doors not less than 1⅜" in thickness, solid or honeycomb core steel doors not less than 1⅜" inches thick, or 20-minute fire-rated doors.

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

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

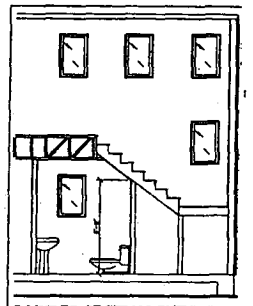
Section R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.463 m2).

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

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

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



POWDER SECTION CUT "A"

RECEIVED
JAN 15 20..
CITY OF LAS VEGAS
PERMITS

ALL KEYED ENTRANCES REQUIRE SWITCHES FOR INTERIOR AND EXTERIOR LIGHTS.

ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED.

PLANS APPROVED
CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada

DEC FEB - 1 2004
[signature]

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0024417
EXECUTIVE VICE PRESIDENT
ERNEST BELAIR, JR.

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

KEYNOTES

GENERAL FLOOR PLAN NOTES

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

Framing – Drywall

1. 5'-0" FLAT CEILING (1ST FLOOR)
2. 8'-1" FLAT CEILING (2ND FLOOR)
3. [illegible] CEILING DRAPE
4. 2x6 @ 16" O.C. – TYP. @ EXTERIOR GARAGE WALL - 5/8" TYPE 'X' GYPSUM BOARD @ ROCK FACE – R26-R30(LESS)
5. 2x6 @ 16" O.C. – TYP. @ EXTERIOR DOUBLE WALL – R-11 BATT w/ FACING – PROVIDE FIRESTOPPING WHERE REQUIRED
6. 2x4 @ 16" O.C. – TYP. @ EXTERIOR SINGLE WALL – R-11 BATT w/ FACING – PROVIDE FIRESTOPPING WHERE REQUIRED
7. 2x4 @ 24" O.C. – TYP. @ INTERIOR WALLS – 1/2" GYPSUM BD. (SEE DETAIL E/01 FOR DRYWALL BACKING)
8. 2x4 @ 24" O.C. – TYP. @ PLUMBING WALLS – 1/2" GYPSUM BD. (SEE DETAIL E/01 FOR DRYWALL BACKING)
9. 42" HIGH PONY WALL (TYP. 12" FURRING TOP @ STAIRWELL OPT. +30" WOOD HAND RAILING OVER 42" PONY WALL (SEE DETAIL 5/01 & 8/01 FOR RAILING OPT.)
10. [illegible]
11. [illegible]
12. WOOD HAND RAILING @ +30" ABOVE THE NOSING OF TREADS AND LANDINGS. STAIRS HAVE 7 1/2" RISERS & 11" RUNS (SEE DETAIL 9/01)
13. PROVIDE ONE- HOUR FIRE- RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS, 5/8" GYPSUM BRD.
14. ELLIPTICAL NICHE – 6" DEEP SOFT NICHE
15. 20" x 30" SKYLITE – PROVIDE A MINIMUM 20" CLEAR HEAD HEIGHT ABOVE. (SEE DETAIL 9/01)
16. [illegible] CEILING, @ PANT
17. 5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING WALLS & SEPARATING STRUCTURAL MEMBERS CONNECTED TO LIVING AREA (SEE DETAIL 8/01 / 8-19 ROLLINGS @ CLOSE
18. MOISTURE RESISTANT GYPSUM BOARD @ SHOWER /TUB & LINEN CLOSET COMPARTMENT WALLS

Plumbing Fixtures

19. [illegible] TALCOT
20. SHOWER HEAD LOCATED @ +80" ABOVE FINISH FLOOR
21. 30" CLOSET – PROVIDE 12" MIN. ON EACH SIDE AND 24" (MIN.) CLEAR IN FRONT – PER UPC
22. SHOWER HEAD LOCATED ABOVE TUB ADD ROD FOR SHOWER CURTAIN
23. 60" x 30" TUB @ SECONDARY BATH w/ (HEIGHT)ALLOWS TO 42"
24. 60" x 36" SHOWER w/ TEMPERED GLASS SURROUNDS
25. [illegible]
26. DOUBLE SINK w/ DISPOSAL – SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
27. GAS WATER HEATER – (PROVIDE RELIEF VALVE– 34"x36"x48" STAND BELOW– SEE PLUMBING PLAN (SHT. P1)

Appliances

28. [illegible]
29. 30" GAS RANGE w/ HOOD ABOVE
30. DISHWASHER
31. REFRIGERATOR – PRE-PLUMB FOR ICEMAKER
32. GAS OVEN – VENT TO EXTERIOR – COMPLY WITH UMC
33. WASHER
34. 42" GAS FIREPLACE / (HEIGHT) 4" TYP. 'B' VENT OF DIRECT VENT TO EXTERIOR (SEE E/01 FOR DETAILS & INTERIOR ELEVATIONS)

Cabinets – Shelves

35. 7" DEEP x 36" TALL CLOSET TOP WITH OR WITHOUT DOOR/FLUSH (SEE CABINET SPECIFICATION)
36. 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)
37. 5 – 12" DEEP PANTRY WIRE SHELVES
38. 5 – 14" DEEP LINEN WIRE SHELVES
39. 1 – 12" DEEP CLOSET WIRE SHELF

Foundations – Finishes – Misc.

40. [illegible]
41. PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED STEEL PIPE BOLLARD) SEE DETAIL A/01
42. 42" HIGH MIRROR
43. [illegible]
44. EXPOSED GLASS
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DOOR SCHED.

MATERIAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND 1HWT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS – 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/01 FOR GARAGE DOOR JAMB)

No.	QTY.	TYPE	SIZE	FUNCTION
1	1	B	2'-6" x 6'-8"	SWING
2	1	A	2'-6" x 6'-8"	SWING
3	0	-	-	-
4	2	C	1'-6" x 6'-8"	SWING
5	0	-	-	-
6	2	C	2'-6" x 6'-8"	SWING
7	1	C	2'-6" x 6'-8"	SWING
8	4	C	2'-6" x 6'-8"	SWING
9	0	-	-	-
10	0	-	-	-
11	1	C	2'-6" x 6'-8"	B-PASS
12	4	C	2'-6" x 6'-8"	B-PASS
13	0	-	-	-
14	1	D	6'-0" x 6'-8"	SLIDING
15	0	-	-	-
16	0	-	-	-
17	0	-	-	-
18	0	-	-	-
19	0	-	-	-
20	0	-	-	-
21	1	F	16'-0" x 7'-0"	ROLL - UP
22	0	-	-	-
23				
24				
25				
26				
Total	0			

WDW. SCHED.

GENERAL WINDOW NOTES

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

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

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

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

Elevation "A" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HEIGHT
6	1	A	2'-6" x 3'-6"	FIXED	48"
1	1	A	2'-6" x 4'-6"	FIXED	48"
1	1	A	2'-6" x 5'-6"	FIXED	48"
3	1	A	2'-6" x 6'-6"	FIXED	48"
1	1	A	5'-6" x 5'-6"	FIXED	48"
2	1	A	4'-6" x 5'-6"	FIXED	48"
4	1	A	3'-6" x 5'-6"	FIXED	48"
3	1	A	2'-6" x 5'-6"	FIXED	48"

Elevation "B" w/ Typical Windows

Elevation "C" w/ Typical Windows

2	1	A	2'-6" x 6'-8" Door	FIXED	48"

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

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS & NORTH LAS VEGAS

TITLE: FLOOR PLAN
1ST & 2ND FLOOR

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

MARK	DATE
1	01/07/04
2	
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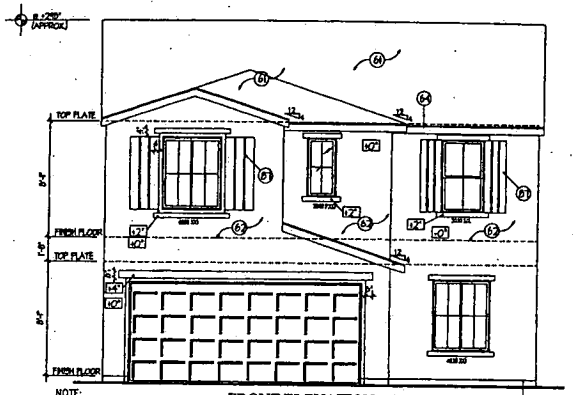
PLAN #
1364

SUBDIVISION
Ashley Ridge

3516A1

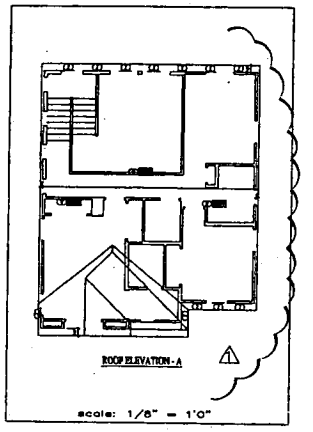
SHEET No:



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

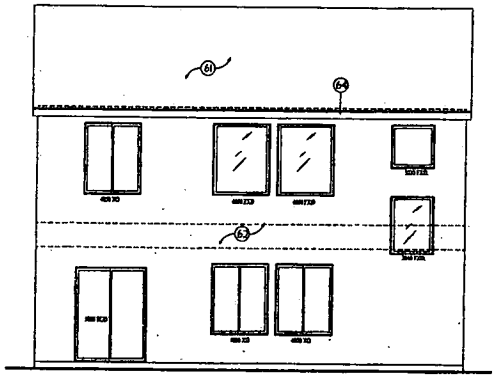
FRONT ELEVATION - A

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

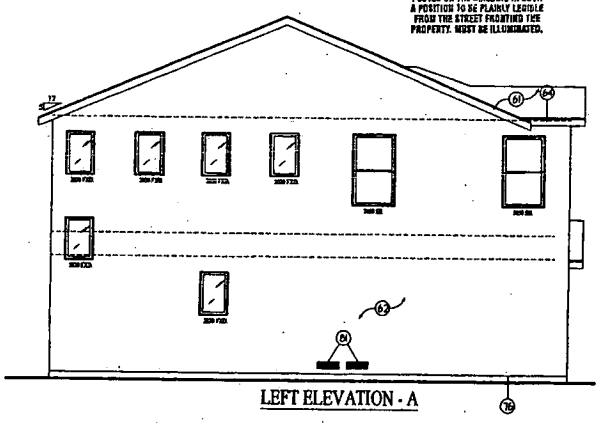


ROOF ELEVATION - A

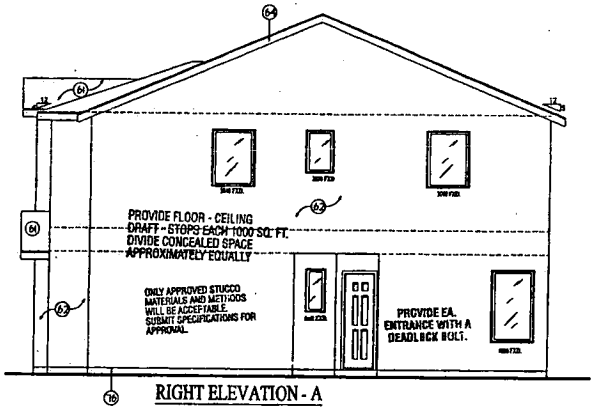
scale: 1/8" = 1'0"



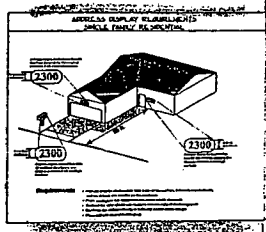
REAR ELEVATION



LEFT ELEVATION - A

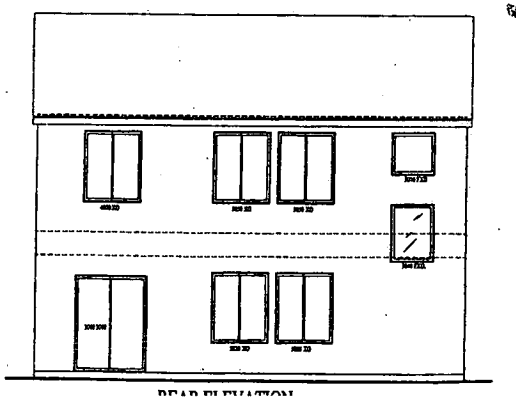


RIGHT ELEVATION - A



APPROVED
SDR Elevations Only
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

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



REAR ELEVATION

PLANS APPROVED
CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada

DEC FEB - 1 2004

Cross Ref. Sub. on Division, Planning
Mechanical Sheet no. or Details
Incorporated in all Cover Sheet
Without Approval Plan is
Not a Permit or Violates any Ordinance

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT
ERNEST J. BEGLIN, JR

KEYNOTES

GENERAL ELEVATION NOTES

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

61	FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) o/1/2" THK. OSB (TYP)
62	STUCCO o/FOAM BOARD U.C.B.C. §4604 w/THERMAL BARRIER - PER IRC
63	STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (ICBO) ER5668)
64	2x6 ROUGH SAWN FASCIA - SEE EAVE DETAIL F/D1
65	-
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIAMENTER.
67	-
68	FIREBLOCKING @ +9'-8" - TYPICAL
69	-
70	DECORATIVE WROUGHT IRON BARS (SEE "B"WROUGHT IRON DETAIL ON SHEET A2.C)
71	-
72	-
73	-
74	-
75	-
76	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
77	R-30 INSULATION (SEE DETAIL F/D1 FOR INSULATION BAFFLE @ EAVE)
78	2x4"S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
79	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONDCING INFORMATION
80	1/2" GYPSUM BOARD
81	2-22"ø" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82	-
83	-
84	-
85	-
86	-
87	SHUTTERS (MDX or WOOD) - SEE SPECIFICATIONS &/or METAL OR WOOD AWNING - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL BEAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
89	-
90	-
91	-
92	-
93	-
94	-
95	-
96	-
97	-
98	-
99	-
100	-

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A -	B -	C -	D -
E -	F -	G -	H -
I -	J -	K -	L -
M -	N -	O -	P -
Q -	R -	S -	T -
U -	V - CLOAKED TILE	W -	X -
Y -	Z - 2"x2" SCREEN		

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5800

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

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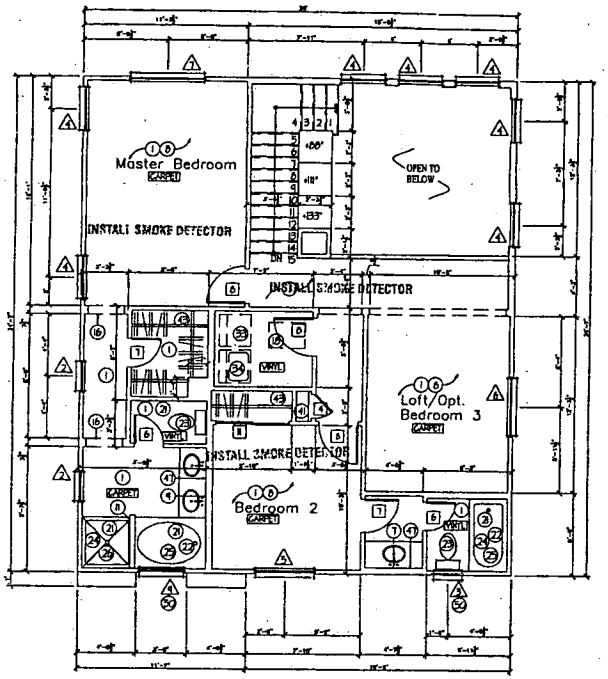
TITLE:
PARTIAL FLOOR PLAN, ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

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

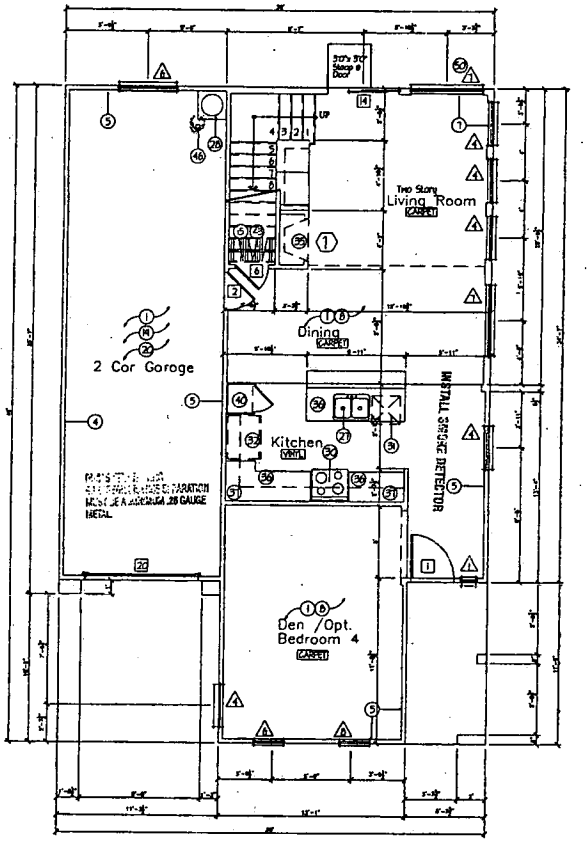
REV. No.	DATE
1	01/07/04
2	
3	
4	
5	
6	

PLAN #: 1364
SUBDIVISION: Ashley Ridge
3516A2A
SHEET No.: A2.A

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



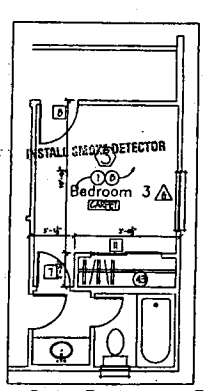
FLOOR PLAN (2ND FLOOR- A & B)



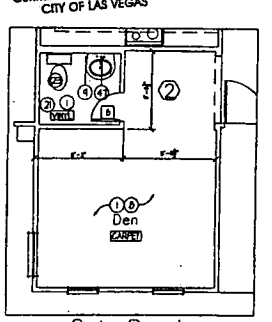
FLOOR PLAN (1ST FLOOR- A)

Plan Check Approved
BY: [signature] 2-24-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

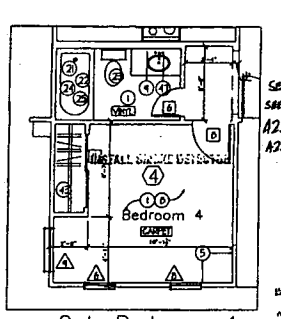
RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0078417
[signature]
ERNEST MARTINEZ, JR.



Opt. Bedroom 3



Opt. Powder



Opt. Bedroom 4

ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED.

SEE: SHEET# A2.A FOR PLOT PLAN A2.C FOR ENERGY SCHEDULE

APPROVED JAN 25 2004

KEYNOTES

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

Framing – Drywall

1. 5/8" TYPE 'X' GYPSUM BOARD @ GARAGE WALL - 5/8" TYPE 'X' GYPSUM BOARD @ INSIDE FACE - NON-INSULATED
2. 2x6 @ 16" O.C. - TYP. @ EXTERIOR LOADBEARING WALL - R-19 BATT W/5/8 FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
3. 2x4 @ 16" O.C. - TYP. @ INTERIOR WALLS - 1/2" GYPSUM BD. (SEE DETAIL C/01 FOR DRYWALL BACKING)
4. 2x6 @ 24" O.C. - TYP. @ PLUMBING WALLS - 1/2" GYPSUM BD. (SEE DETAIL C/01 FOR DRYWALL BACKING)
5. 42" HIGH POST WALL (OPT. 12" CORBELS TOP @ KITCHEN OR OPT. 4'-10" WOOD HAND RAILING OVER 44" POINT WALL (SEE DETAIL 5/08 & 5/01 FOR RAILING OPT.)
6. 44" LONG WALL w/ TOP @ 3" ABOVE TOP OF ROUNDOUT TUB - PROVIDE BARRELL CAP
7. WOOD HAND RAILING @ 2'-8" ABOVE THE NOSING OF TREADS AND LANDINGS. STAIRS HAVE 7 1/2" RISERS & 11" RUNS (SEE DETAIL 1/01)
8. PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION IN 5/8"@ LOCATED UNDER THE STAIRS, 5/8" GYPSUM BRD.
9. ELLIPTICAL ARCH - 6" DEEP SOFFIT ARCH
10. 22" x 30" SCUTTLE - PROVIDE A MINIMUM 30" CLEAR HEAD ROOM ABOVE. (SEE DETAIL H/01)
11. LAMP, TEXTURE & PAINT
12. 5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING, WALLS & SUPPORTING STRUCTURAL MEMBERS COMMON TO LIVING AREA (SEE DETAIL 6/01) / 8-19 INSULATION @ CEILING
13. WATER RESISTANT GYPSUM BOARD @ SHOWER TUB & WATER CLOSET COMPARTMENT WALLS

Plumbing Fixtures

22. HB FAUCET
23. SHOWER HEAD LOCATED @ +80" ABOVE FINISH FLOOR
24. WATER CLOSET - PROVIDE 15" (min) ON EACH SIDE AND 24" (min) CLEAR IN FRONT - PER UPC
25. SHOWER HEAD LOCATED ABOVE TUB AND BOD FOR SHOWER CONTROL
26. 60" x 17" TUB @ RAISED BATH w/ TILE
27. 60" x 32" TUB @ SECONDARY BATH w/ FIBERGLASS @ +74"
28. 36" x 36" SHOWER w/ TEMPERED GLASS SURROUNDS
29. GARAGE SINK w/ DISPOSAL - SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
30. GAS WATER HEATER w/PRESSURE RELIEF VALVE - 34"x18"x18" STAND BELOW - SEE PLUMBING PLAN (SHT. P1)

Appliances

32. 30" GAS RANGE w/ HOOD ABOVE
33. DISHWASHER
34. REFRIGERATOR - PRE-PLUMB FOR ICEMAKER
35. GAS DRYER - VENT TO EXTERIOR - COMPLY WITH UMC
36. WASHER
37. VENT GAS APPLIANCE FURNACE w/ HEATER - 4" TYPE 'B' VENT OR DIRECT VENT TO EXTERIOR (SEE 1/A1 FOR DETAILS & INTERIOR ELEVATIONS)

Cabinets - Shelves

51. 24" DEEP x 34" HIGH COUNTER TOP WITH OR WITHOUT 12" BACKSPLASH (SEE CABINET SPECIFICATION)
52. 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)
53. 5 - 12" DEEP PANTRY WIRE SHELVES
54. 1 - 14" DEEP LINEN WIRE SHELVES
55. 1 - 12" DEEP CLOSET WIRE SHELF

Foundations - Finishes - Misc.

60. PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED STEEL PIPE BOLLARD) SEE DETAIL A/01
61. 42" HIGH MIRROR
62. TEMPERED GLASS

DOOR SCHED.

GENERAL DOOR NOTES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/01 FOR GARAGE DOOR JAMB)

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

WDW. SCHED.

GENERAL WINDOW NOTES

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

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

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

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

Elevation "A" w/ Typical Windows

No.	QTY.	TYPE	SIZE	FUNCTION	HDR
1	1	A	3'-0" x 5'-0"	FXD.	+80"
2	2	A	2'-0" x 3'-0"	FXD.	+80"
3	1	A	2'-0" x 6'-0"	FXD.	+80"
11	1	A	3'-0", 6'-0"	FXD.	+80"
1	1	A	1'-0" x 5'-0"	XO.	+80"
2	2	A	1'-0" x 3'-0"	XO.	+80"
2	2	A	2'-0", 5'-0"	XO.	+80"
3	1	A	2'-0" x 5'-0"	XO.	+80"
2	2	A	2'-0" x 6'-8"	XO.	+80"

Elevation "B" w/ Typical Windows

2	2	A	2'-0" x 5'-0"	FXD.	+80"

Elevation "C" w/ Typical Windows

2	2	A	2'-0" x 5'-0" Dbl.	XO	+80"

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LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

RECEIVED
SEP 13 '04
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

FLOOR PLAN OF 1ST & 2ND FLOOR

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

NO.	DATE
1	01/07/04
2	
3	
4	
5	
6	

PLAN # 1608

SUBDIVISION: Ashley Ridge

3516A1

SHEET NO.

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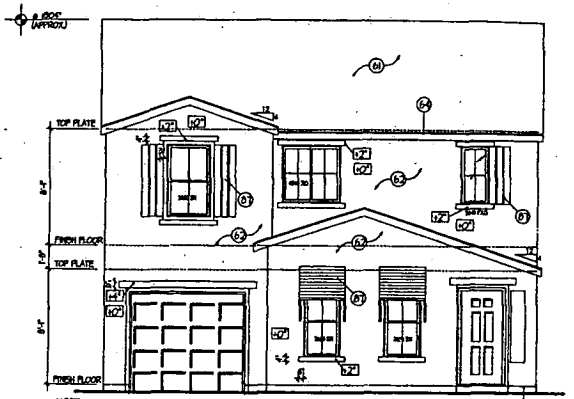
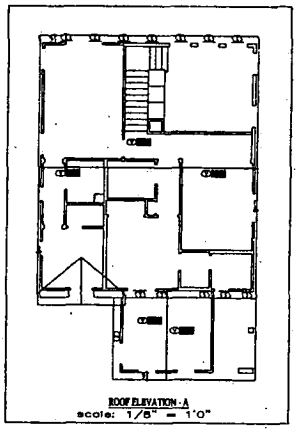
ZON-5121
VAR-5124
SDR-5122
10-07-04 PC



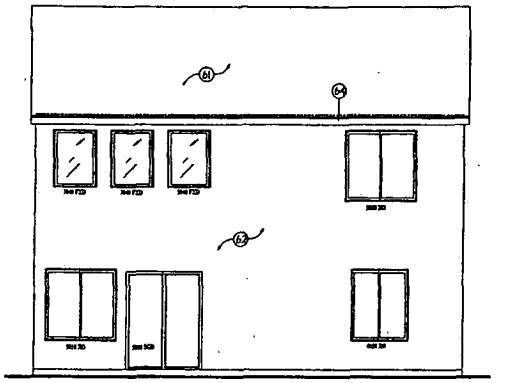
NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

FRONT ELEVATION - A

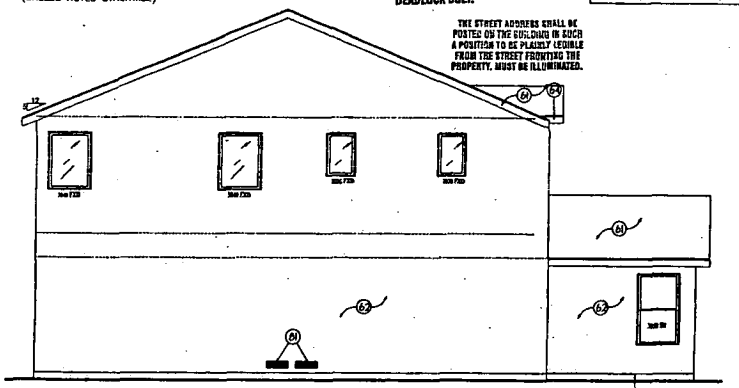
PROVIDE EA. ENTRANCE WITH A DEADLOCK BOLT.



ROOF ELEVATION - A
scale: 1/8" = 1'0"

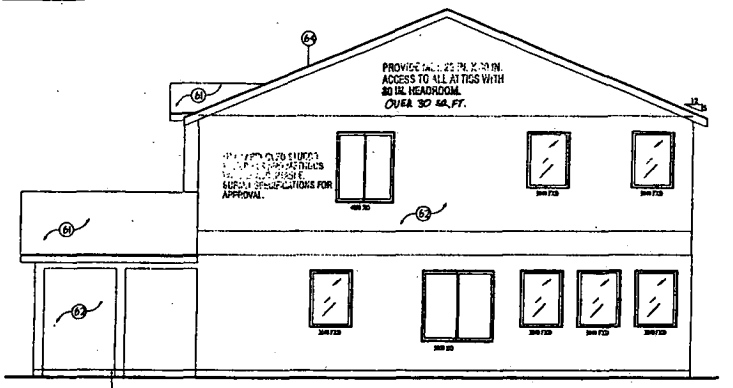


REAR ELEVATION



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

RIGHT ELEVATION - A



LEFT ELEVATION - A

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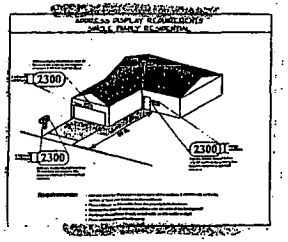
JAN 15 2004
CITY OF LAS VEGAS
PLANNING



Weather Resistive Barrier

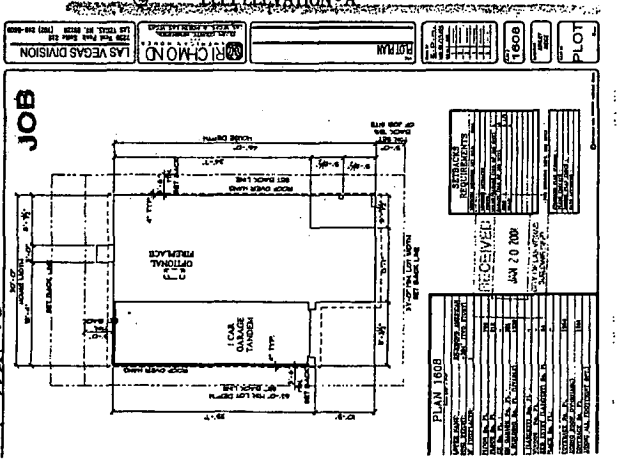
R703.2 Weather-resistant sheathing paper. Applied horizontal, less than halves and laterals, overlying not less than 1st provide per 100 square feet (15 pound felt), or other approved material shall be applied over studs or sheathing of all exterior panels. Such paper shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches

Wind Bracing Required

R703.4.3.1.1: A minimum No. 26 gage corrosion-resistant strap nailed with a minimum 3.25" vertical attachment flange shall be provided at or below plate line on all exterior stud walls. The strap shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistive barrier shall flow the attachment flange, and the exterior lath shall cover and terminate on the attachment flange of the screed.

Foam Exposure in Attics

R314.3.3 Attics and crawlspaces: Within attics and crawl spaces where entry is made only for service of utilities, foam plastic insulation shall be protected against ignition by 1.5" thick mineral fiber insulation, 1/4" thick plywood, particleboard or gypsum wallboard, or 3/4" thick drilled wood.



APPROVED
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

T-1119-03

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0068417
EXECUTIVE JADE PANORAMIC

JAN 29 2004

KEYNOTES

GENERAL ELEVATION NOTES

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

(61) FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 3" (51mm) & END LAPPED 6" (153mm) w/1/2" THK. OSB (TYP.)
(62) STUCCO w/FOAM BOARD I.C.B.O. #4004 w/THERMAL BARRIER - PER IRC
(63) STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (CBU 05368)
(64) 2x6 ROUGH SAWN FASCIA . SEE EAVE DETAIL F/01
(65) -
(66) PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION.
(67) -
(68) FIREBLOCKING @ +96" - TYPICAL
(69) -
(70) DECORATIVE CROSS WROUGHT IRON BARS / WROUGHT IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GALVERALING. (SEE DETAIL L/01 & M/01 FOR DECK RAILING SUPPORT)
(71) -
(72) -
(73) -
(74) -
(75) -
(76) PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
(77) R-30 INSULATION (SEE DETAIL F/01 FOR INSULATION BAFFLE @ EAVE)
(78) 2x4"S @ 16" O.C. - TYP. @ EXTERIOR LOADED WALL - R-11 BATT w/1/2 FACING - PROVIDE FIRECLOCKING WHERE REQUIRED
(79) PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCRETE INFORMATION
(80) 1/2" GYPSUM BOARD
(81) 2-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
(82) -
(83) -
(84) -
(85) -
(86) AWNINGS (METAL or WOOD) - SEE SPECIFICATIONS &/or METAL OR WOOD AWNING - SEE SPECIFICATIONS
(87) PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
(88) -
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VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A -	B -	C -	D -
E -	F -	G -	H -
I -	J -	K -	L -
M -	N -	O -	P -
Q -	R -	S -	T -
U -	V CLOAKED TILE	W -	X -
Y -	Z 3"x12" SCREEN		

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7250 West Peak, Suite 212
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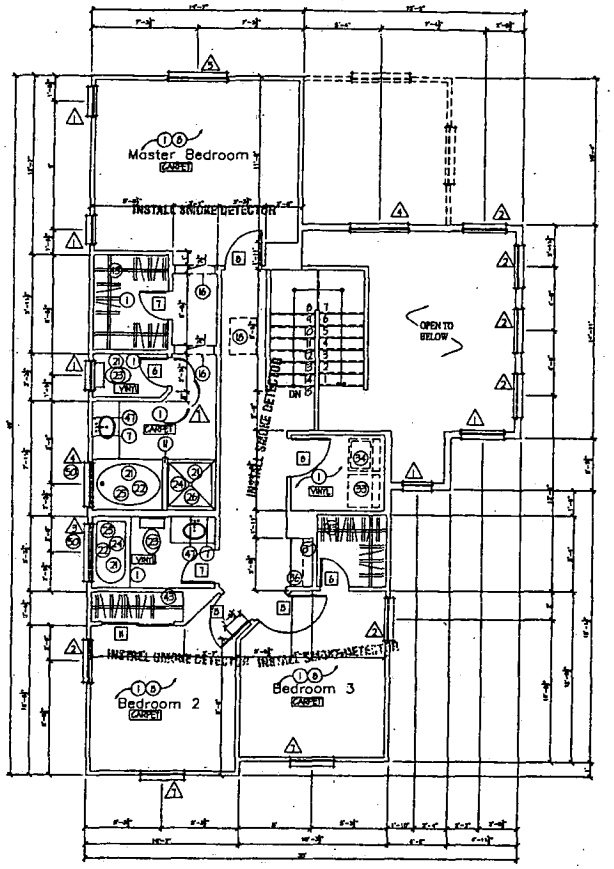
TITLE: PARTIAL FLOOR PLAN, ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

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

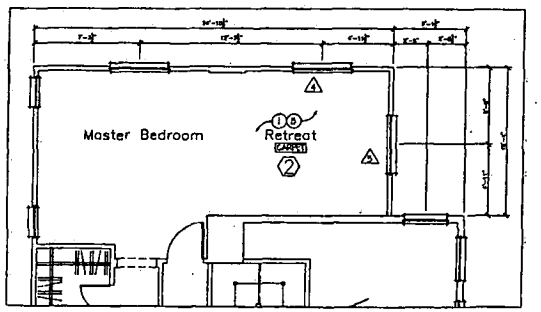
NO.	DATE
2	01/01/04
3	
4	
5	
6	

PLAN # 1608
SUBDIVISION: Ashley Ridge
3516A2A
SHEET No.: A2.A

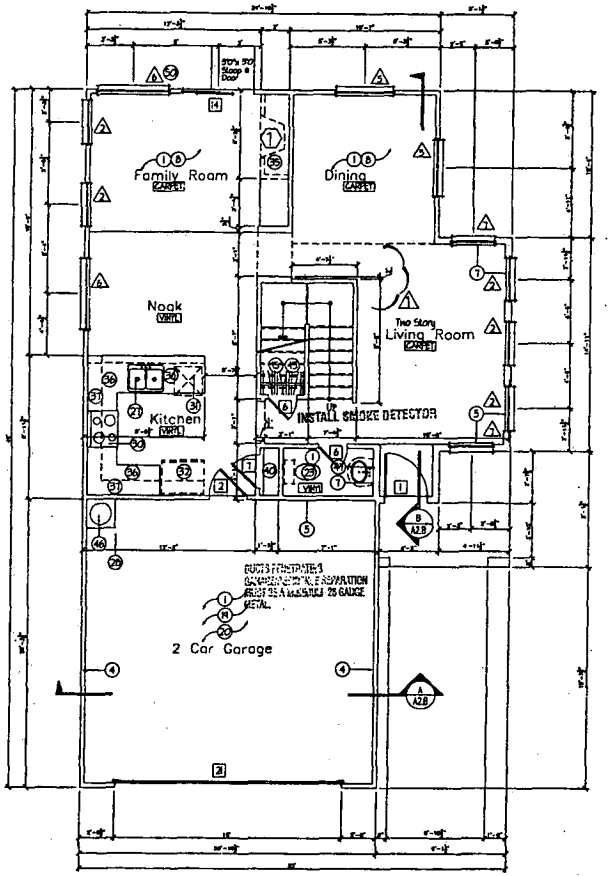
ZON-5121
VAR-5124
SDR-5122
10-07-04 PC



FLOOR PLAN (2ND FLOOR- A)



OPT. MASTER RETREAT



FLOOR PLAN (1ST FLOOR)

APPROVED
BY [illegible] 2.24.04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

Garage/House Separation

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

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

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

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

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

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

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

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

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

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STATE CONTRACTOR #0051329 Residential
EXECUTIVE VICE PRESIDENT
ERNEST J. BECAIR

SEE PLOT PLAN OVER
WORST CASE MEC OVER

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

KEYNOTES

GENERAL FLOOR PLAN NOTES

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

Framing - Drywall

1 8'-1" FLAT CEILING (1ST FLOOR)
9'-1" FLAT CEILING (2ND FLOOR)
2
3 LINE OF CEILING CHANGE
4 2x6 @ 16" O.C. - TYP. @ EXTERIOR GARAGE WALL - 5/8" TYPE 'X' GYPSUM BOARD @ INSIDE FACE - NON-INSULATED
5 2x6 @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-19 BATT o/o FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
6
7 2x6 @ 16" O.C. - TYP. @ INTERIOR LIVABLE WALLS - R-13 BATT o/o FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
8 2x4 @ 24" O.C. - TYP. @ INTERIOR WALLS - w/ 1/2" GYPSUM BD. [SEE DETAIL 1/P1 FOR DRYWALL BACKING]
9 2x4 @ 24" O.C. - TYP. @ PLUMBING WALLS - w/ 1/2" GYPSUM BD. [SEE DETAIL 1/P1 FOR DRYWALL BACKING]
10 42" HIGH PONY WALL (TOP) 13" FURRED TOP @ WINDOW) - 4 1/2" WOOD HAND RAILING CAP @ 42" PONY WALL (SEE DETAIL 5/P1 & R/P1 FOR RAILING DET.)
11 42" LONG WALL w/ TOP @ +3" ABOVE TOP OF ADJACENT TUB - PROVIDE BUBBLE CAP
12
13
14 WOOD HAND RAILING @ +38" ABOVE THE NOSING OF TREADS AND LANDINGS. STAIRS HAVE 7 1/2" RISERS & 11" RUNS (SEE DETAIL 7/P1)
15 PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS. 5/8" GYPSUM BRD.
16 ELLIPTICAL ARCH - 8" DEEP SOFT ARCH
17
18 72" x 36" SKYLITE - PROVIDE 3 minimum 20" CLEAR HEAD ROOM ABOVE. [SEE DETAIL A/P1]
19 TAPE, TEXTURE, & PAINT
20 5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING, WALLS & SUPPORTING STRUCTURAL MEMBERS COMMON TO LIVING AREA [SEE DETAIL A/P1] / R-19 INSULATION @ CEILING
21 WATER RESISTANT GYPSUM BOARD @ SHOWER, TUB & WATER CLOSET COMPARTMENT WALLS

Plumbing Fixtures

22 +36" FAUCET @ SHOWER HEAD LOCATED @ +60" ABOVE FINISH FLOOR
23 WATER CLOSET - PROVIDE 15" (MIN) CLEAR TO EACH SIDE & 24" (MIN.) CLEAR IN FRONT - FOR WPC
24 SHOWER HEAD LOCATED ABOVE TUB AND RIG FOR SHOWER CURTAIN
25 60" x 32" TUB @ MASTER BATH w/ TILE
26 60" x 32" TUB @ SECONDARY BATH w/ FIBERGLASS TO +72"
27 36" x 36" SHOWER w/ TEMPERED GLASS SURROUNDS
28
29 DOUBLE SINK w/ DISPOSAL - SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
30 GAS WATER HEATER w/ PRESSURE RELIEF VALVE - 24"x24" AIR STAND BELOW- SEE PLUMBING PLAN (WH, P1)

Appliances

31
32 30" GAS RANGE w/ HOOD ABOVE
33 DISHWASHER
34 REFRIGERATOR - PRE-PLUMB FOR ICEMAKER
35 GAS DRYER - VENT TO EXTERIOR - COUPLE WITH WHC
36 WASHER
37 OPT. GAS APPLIANCE FIREPLACE w/ DAMPER / 6" DIA. "B" VENT OR DIRECT VENT TO EXTERIOR (SEE I/A1 FOR DETAILS & INTERIOR ELEVATIONS)

Cabinets - Shelves

38 24" DEEP x 36" HIGH COUNTER TOP With OR WITHOUT 4" BACKSPLASH [SEE CABINET SPECIFICATION]
39 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)
40
41
42
43 5 - 12" DEEP PANTRY WIRE SHELVES
44
45 - 12" DEEP CLOSET WIRE SHELF
46
47
48
49 **Foundations - Finishes - Misc.**
50 PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE-FILLED PIPE BOLLARDS SEE DETAIL A/P1)
51 42" HIGH MIRROR
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54 TEMPERED GLASS
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DOOR SCHED.

GENERAL DOOR TYPES

A = MIN OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE -
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-1/2TE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

No.	QTY.	TYPE	SIZE	FUNCTION
1	1	B	2'-8" x 6'-8"	SWING
2	1	A	2'-6" x 6'-8"	SWING
3	0	-	-	-
4	0	-	-	-
5	0	-	-	-
6	4	C	2'-6" x 6'-8"	SWING
7	3	C	2'-4" x 6'-8"	SWING
8	4	C	2'-6" x 6'-8"	SWING
9	0	-	-	-
10	0	-	-	-
11	1	C	6'-0" x 6'-8"	B-PASS
12	0	-	-	-
13	0	-	-	-
14	1	B	5'-0" x 6'-8"	SLIDING
15	0	-	-	-
16	0	-	-	-
17	0	-	-	-
18	0	-	-	-
19	0	-	-	-
20	0	-	-	-
21	1	-	10'-0" x 7'-0"	-
22	0	C	-	-
23				
24				
25				
26				
total	0			

WDW. SCHED.

GENERAL WINDOW NOTES

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

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

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

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 10 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER IRC

Elevation "A" w/ Typical windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR.
A	5	A	2'-0" x 3'-0"	FIX.	+96"
A	11	A	3'-0" x 4'-0"	FIX.	+96"
A	1	A	4'-0" x 5'-0"	FIX.	+96"
A	3	A	4'-0" x 6'-0"	FIX.	+96"
A	5	A	6'-0" x 5'-0"	SL.	+96"
A	2	A	5'-0" x 5'-0"	SL.	+96"
A	4	A	5'-0" x 6'-0"	SL.	+96"

Elevation "B" w/ Additional windows

Elevation "C" w/ Additional windows

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TITLE: FLOOR PLAN OF 1ST & 2ND FLOOR

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

REVISIONS	DATE
1	09/07/04
2	
3	
4	
5	
6	

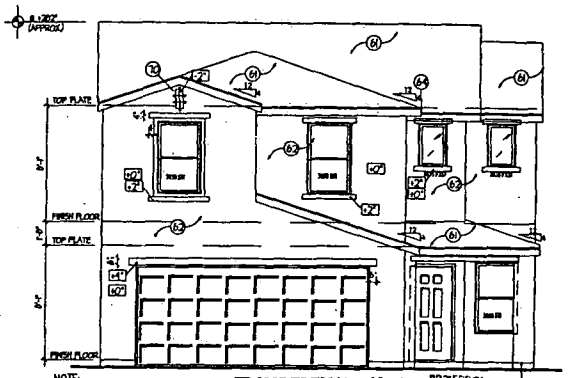
PLAN #: 1643

SUBDIVISION: Ashley Ridge

3516A1

SHEET No.: A1.0

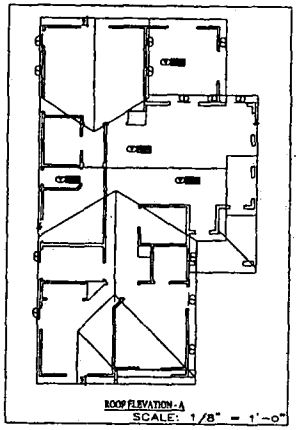
ZON-5121
VAR-5124
SDR-5122
10-07-04 PC



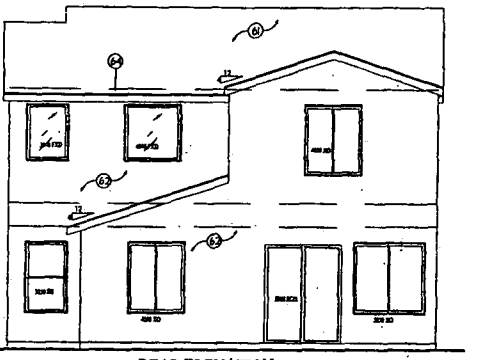
NOTE:
WINDOW HEADERS SHALL BE +84" (UNLESS NOTED OTHERWISE)

FRONT ELEVATION - A

PROVIDE 5A. ENTRANCE WITH A DEADLOCK BOLT.



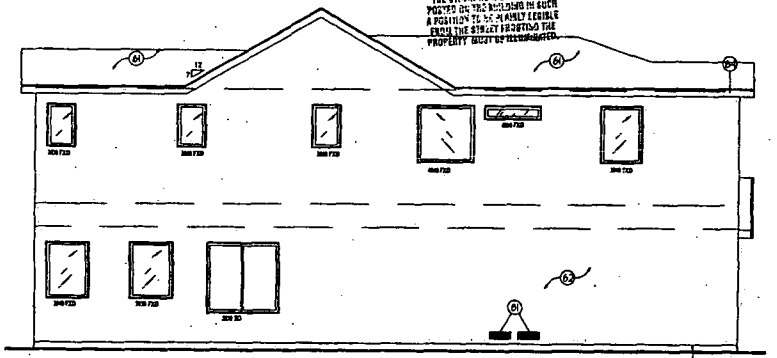
ROOF ELEVATION - A
SCALE: 1/8" = 1'-0"



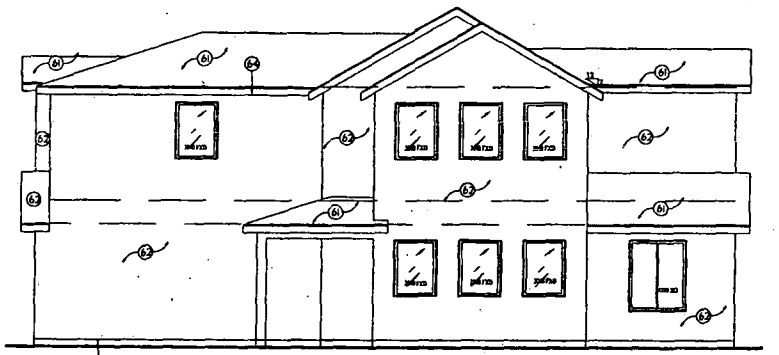
REAR ELEVATION

RECEIVED
JAN 15 2004
CITY OF LAS VEGAS PERMITS

THE RIGHT ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTED THE PROPERTY BUILT OR REMODELED.



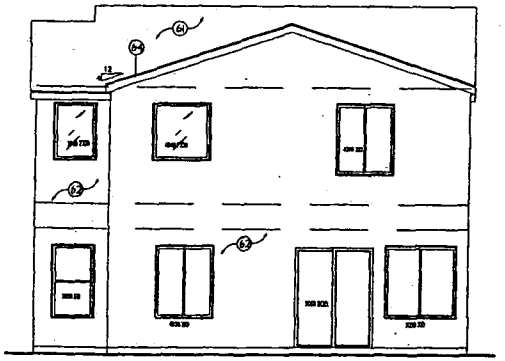
LEFT ELEVATION - A



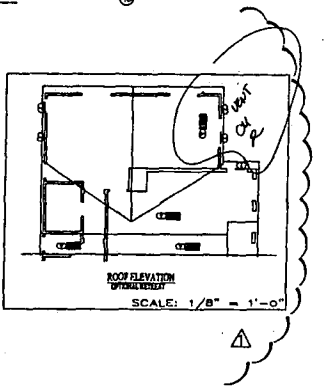
RIGHT ELEVATION - A

APPROVED
BY [signature] 2.24.04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

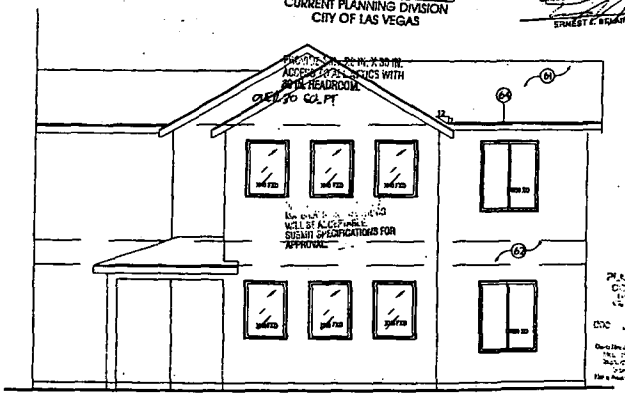
RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT
ERNEST E. ROGERS, JR.



REAR ELEVATION
OPTIONAL RETREAT



ROOF ELEVATION
OPTIONAL RETREAT
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

PLANS APPROVED
CONSTRUCTION
DOC JAN 25 2004

KEYNOTES

GENERAL ELEVATION NOTES

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

61 FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 2" (50mm) & END LAPPED 6" (152mm) w/1/2" DRK. OSB (TYP)
62 STUCCO w/FOAM BOARD I.C.B.O. #4604 w/THERMAL BARRIER - PER IRC
63 STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (ICBO) (ES560)
64 2x6 ROUGH SAWN FASCIA . SEE EAVE DETAIL F/01
65 -
66 PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIAMETER.
67 -
68 FIREBLOCKING @ +96" - TYPICAL
69 -
70 DECORATIVE CROSS BRACED IRON BARS / (DECORATIVE WROUGHT IRON (SEE"W" WROUGHT IRON DETAIL ON SHEET A2.0)
71 -
72 -
73 -
74 -
75 -
76 PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED 4" ABOVE EARTH, 2" ABOVE PAVED)
77 R-30 INSULATION (SEE DETAIL F/01 FOR INSULATION BAFFLE @ EAVE)
78 2x4"S @ 16" O.C. - TYP. @ EXTERIOR LAVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
79 PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCRETE INFORMATION
80 1/2" GYPSUM BOARD
81 2-27"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82 -
83 -
84 -
85 -
86 -
87 SHUTTERS (VINYL or WOOD) - SEE SPECIFICATIONS
88 w/o METAL OR WOOD AWNING - SEE SPECIFICATIONS
89 PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IRC)
90 -
91 -
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VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A	B	C	D
E	F	G	H
I	J	K	L
M	N	O	P
Q	R	S	T
U	V	W	X

CLOSED TOP

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

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS & NORTH LAS VEGAS

PLAN: PARTIAL FLOOR PLAN, ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

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

	DATE
1	01/07/04
2	
3	
4	
5	
6	

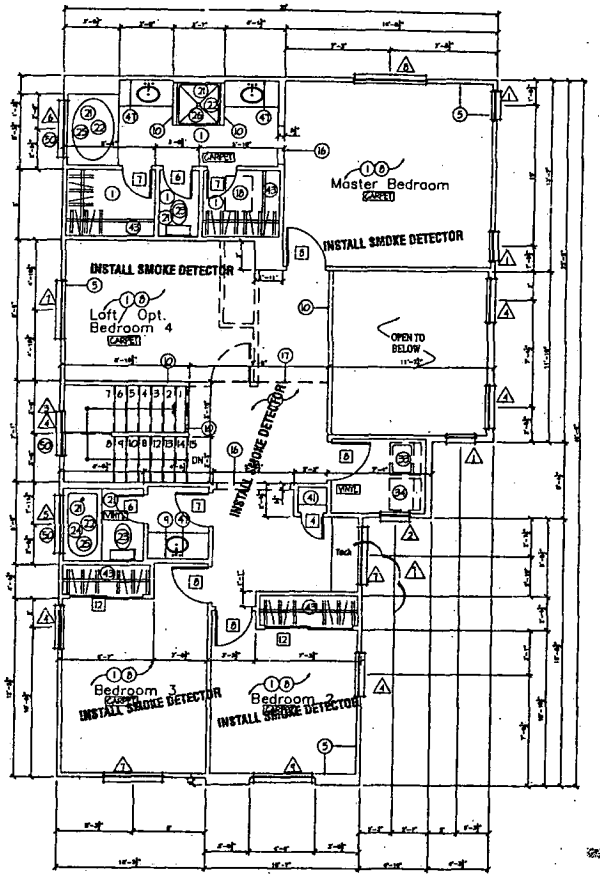
PLAN #: 1643

SUBDIVISION: Ashley Ridge

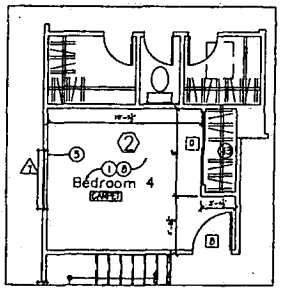
3516A2A

SHEET No.:

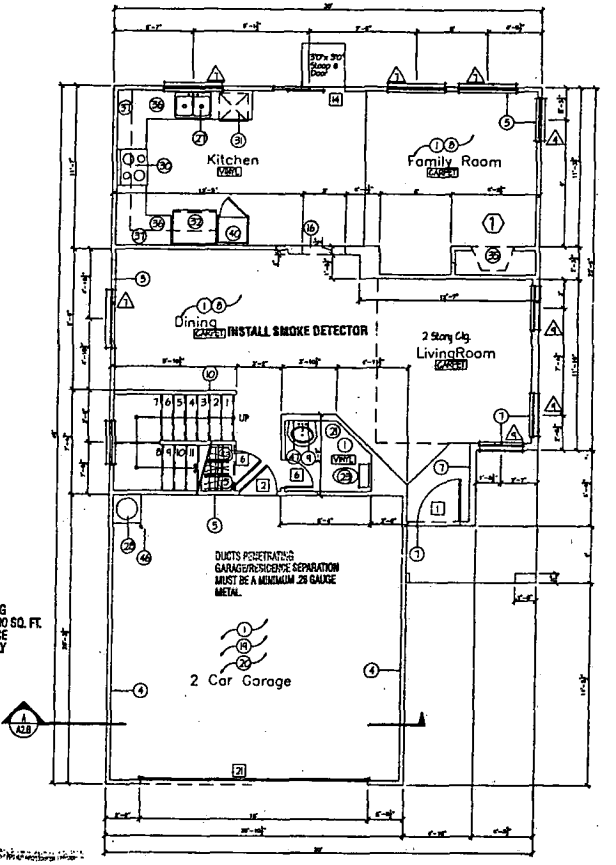
ZON-5121
VAR-5124
SDR-5122
10-07-04 PC



FLOOR PLAN (2ND FLOOR)



OPT. BEDROOM 4



PROVIDE FLOOR - CEILING DRAFT - STOPS EACH 1000 SQ. FT. DIVIDE CONCEALED SPACE APPROXIMATELY EQUALLY

FLOOR PLAN (1ST FLOOR - "A" ELEV.)

RECEIVED
JAN 15 20..
CITY OF LAS VEGAS
PERMITS

APPROVED
BY
DATE 2-24-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED.

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0029417
EXECUTIVE VICE PRESIDENT

ALL KEYED ENTRANCES REQUIRE SWITCHES FOR INTERIOR AND EXTERIOR LIGHTS.

PLANS APPROVED CONSTRUCTION
Building & Safety Division
City of Las Vegas, Nevada

DOC FEB - 1 2004

KEYNOTES

GENERAL FLOOR PLAN NOTES

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

Framing - Drywall

1. 6"-7" FLAT CEILING (1ST FLOOR)
2. 8'-0" FLAT CEILING (2ND FLOOR)
3. LINE OF CEILING CHANGE
4. 2x4 @ 16" O.C. - TYP. @ EXTERIOR GARAGE WALL - 5/8" TYPE 'X' GYPSUM BOARD @ WOOD FACE - NON-RESILIENT
5. 2x4 @ 16" O.C. - TYP. @ EXTERIOR UNABLE WALL - R-11 BATT w/s FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
6. 2x4 @ 16" O.C. - TYP. @ PLUMBING WALLS - w/ 1/2" GYPSUM BD. (SEE DETAIL C/01 FOR DRYWALL BACKING)
7. 42" HIGH PONY WALL (OPT. 42" FORMICA TOP @ KITCHEN) WITH 2x6 WOOD HAND RAILING ONTO 42" PONY WALL (SEE DETAIL 5/04 & 6/04 FOR RAILING SPEC)
8. WOOD HAND RAILING @ +34" ABOVE TOP NOSING OF TREADS AND LANDINGS. STAIRS HAVE 7 1/2" RISERS & 11" RUNS (SEE DETAIL 7/01)
9. PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION @ ENCLOSED UNDER THE STAIRS. 5/8" GYPSUM BRD.
10. ELLIPTICAL ARCH - 6" DEEP SOFT ARCH
11. PROVIDE 3/8" WOOD STRUCTURAL PANELS @ FLOOR TRUSS FOR DRAFT STOP. NOTE AREA DOESN'T EXCEED 1000 SQ. FT.
12. 22" x 30" SCUTTLE - PROVIDE A MINIMUM 30" CLEAR HEAD ROOM ABOVE. (SEE DETAIL 9/01)
13. TAPE, REVERE, & PAINT
14. 5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING, WALLS & SUPPORTING STRUCTURAL MEMBERS COMMON TO LIVING AREA (SEE DETAIL 8/01) / R-19 INSULATION @ CEILING
15. WATER RESISTANT GYPSUM BOARD @ SHOWER /TUB & WATER CLOSET COMPARTMENT WALLS

Plumbing Fixtures

16. 3/4" FAUCET
17. SHOWER HEAD LOCATED @ +80" ABOVE FINISH FLOOR
18. WATER CLOSET - PROVIDE 15" (MIN.) CLR EACH SIDE AND 24" (MIN.) CLEAR IN FRONT - PER UPC
19. SHOWER HEAD LOCATED ABOVE TUB - ADD ROD FOR SHOWER CURTAIN
20. 60" L. x 32" W. x 12" D. TUB @ MASTER BATH w/ 36" W. x 60" L. x 32" W. x 9" D. SECONDARY BATH w/ 2 PEDESTALS TO +17" W. x 36" SHOWER w/ TEMPERED GLASS SURROUNDS
21. DOUBLE Sink w/ DISPOSAL - "SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL"
22. GAS WATER HEATER w/ PRESSURE RELIEF VALVE - 50 GALLON STAND BELOW - SEE PLUMBING PLAN (SPEC PP)

Appliances

23. 30" GAS RANGE w/ HOOD ABOVE
24. DISHWASHER
25. REFRIGERATOR - PRE-PLUMB FOR ICEMAKER
26. GAS DRYER - VENT TO EXTERIOR - COMPLY WITH UMC
27. VENT
28. OPT. GAS APPLIANCE FIREPLACE w/ HEARTH / 6" PIPE "B" VENT TO DIRECTLY VENT TO EXTERIOR (SEE VENT PIPE DETAILS & INTERIOR ELEVATIONS)

Cabinets - Shelves

29. 24" DEEP x 34" HIGH COUNTER TOP WITH OR WITHOUT 6" BACKSPLASH (SEE CABINET SPECIFICATION)
30. 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)
31. 8" - 12" DEEP PANTRY WIRE SHELVES
32. 8" - 14" DEEP LINEN WIRE SHELVES
33. 12" DEEP CLOSET WIRE SHELF

Foundations - Finishes - Misc.

34. PROVIDE PENETRATION FOR MECHANICAL EQUIPMENT (CONDUIT, FLUES, VENT, PIPE, ROOFJACK) SEE DETAIL 4/01
35. 42" HIGH MIRROR
36. MEDICINE CABINET
37. TEMPERED GLASS

DOOR SCHED.

GENERAL DOOR NOTES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/01 FOR GARAGE DOOR JAMB)

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

WDW. SCHED.

GENERAL WINDOW NOTES

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

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

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

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

Elevation "A" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	U.O.N.
1	1	A	3'-0" x 5'-0"	FIX	+80"
2	1	A	3'-0" x 4'-0"	FIX	+80"
3	1	A	3'-0" x 3'-0"	FIX	+80"
3	3	A	3'-0" x 4'-0"	FIX	+80"
1	1	A	4'-0" x 5'-0"	FIX	+80"
2	1	A	4'-0" x 4'-0"	FIX	+80"
5	1	A	4'-0" x 3'-0"	FIX	+80"
1	1	G	5'-0" x 5'-0"	XO	+80"
2	1	A	5'-0" x 4'-0"	SH	+80"

Elevation "B" w/ Typical Windows

Elevation "C" w/ Typical Windows

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

RICHMOND AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS & NORTH LAS VEGAS

FLOOR PLAN OF
1ST & 2ND FLOOR

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

REVISIONS	DATE
1	01/07/04
2	
3	
4	
5	
6	

PLAN #
1954

SUBDIVISION:
Ashley Ridge

SHEET No.:
3516A1

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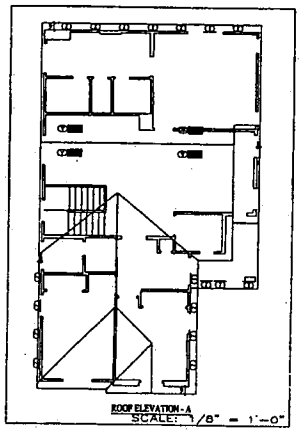
ZON-5121
VAR-5124
SDR-5122
10-07-04 PC

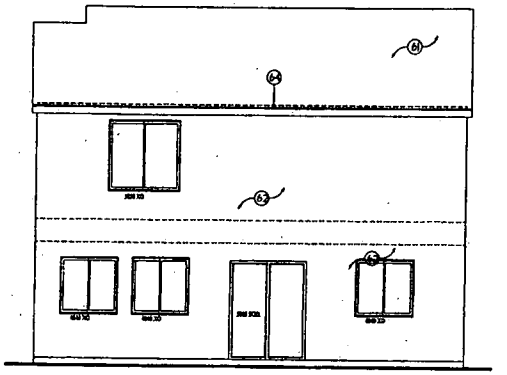
NOTE:
WINDOW HEADERS SHALL BE +84" (UNLESS NOTED OTHERWISE)

FRONT ELEVATION - A

PROVIDE EA. ENTRANCE WITH A DEADLOCK BOLT.

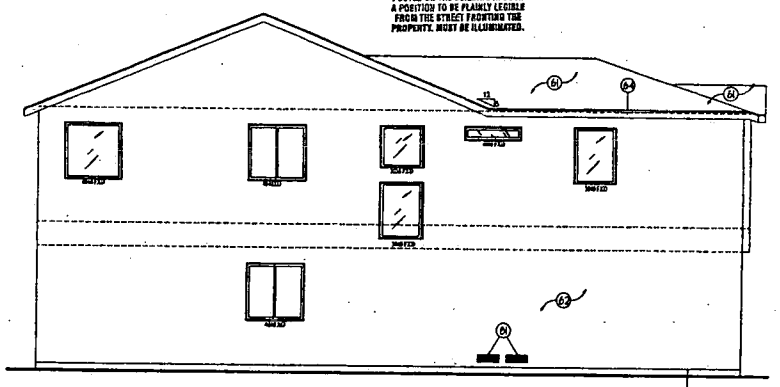


ROOF ELEVATION - A
SCALE: 1/8" = 1'-0"

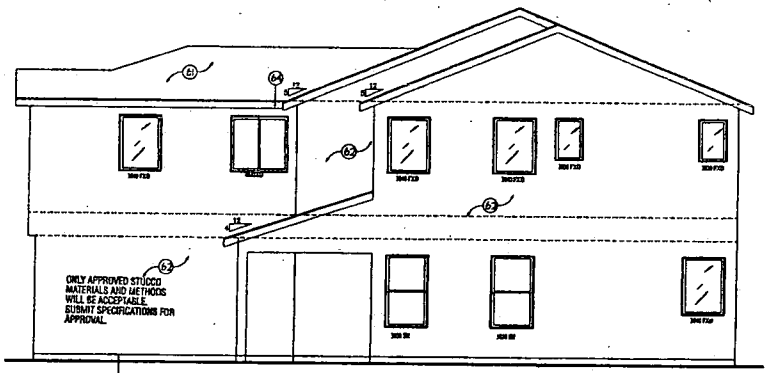


REAR ELEVATION

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



LEFT ELEVATION - A



RIGHT ELEVATION - A

KEYNOTES

GENERAL ELEVATION NOTES

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

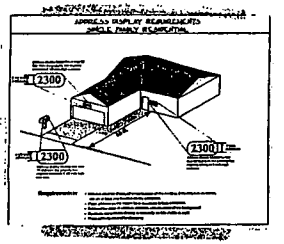
61 FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) w/1/2" DIA. OSB (TYP)
62 STUCCO w/FOAM BOARD U.C.B.O. #4004 w/THERMAL BARRIER - PER IRC
63 STONE VENEER & APPLICATION SHALL COMPLY WITH IRC (IC804) (R703.6)
64 2x6 ROUGH SAWN FASCIA SEE EAVE DETAIL F/EH
65 -
66 PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION
67 -
68 FIREBLOCKING @ +96" - TYPICAL
69 -
70 DECORATIVE CROSS WROUGHT IRON BARS /DECORATIVE WROUGHT IRON. (SEE "B" WROUGHT IRON DETAIL ON SHEET A2.C)
71 -
72 -
73 -
74 -
75 -
76 PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
77 R-30 INSULATION (SEE DETAIL F/EH FOR INSULATION BAFFLE @ EAVE)
78 2x4'S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
79 PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCRETE INFORMATION
80 1/2" GYPSUM BOARD
81 7"-22"ø SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82 -
83 -
84 -
85 -
86 -
87 SHUTTERS (MDX or WOOD) - SEE SPECIFICATIONS &/or METAL OR WOOD AWNING - SEE SPECIFICATIONS
88 PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (PER IMC)
89 -
90 -
91 -
92 -
93 -
94 -
95 -
96 -
97 -
98 -
99 -

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A	-	B	-	C	-	D	-
E	-	F	-	G	-	H	-
I	-	J	-	K	-	L	-
M	-	N	-	O	-	P	-
Q	-	R	-	S	-	T	-
U	-	V	CLOAKED TILE	W	-	X	-
Y	-	Z	3'x22' SYSTEM				



Weather Resistive Barrier

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

Wrap Screed Required

R703.6.2.1.1: A minimum No. 26 gage corrosion-resistant weep screed with a minimum 3.5" vertical attachment flange shall be provided at or below grade line on all exterior stud walls. The screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistive barrier shall lap the attachment flange, and the exterior lath shall cover and terminate on the attachment flange of the screed.

Foam Exposure in Attics

R314.5.3 Attics and crawlspaces. Within attics and crawl spaces where entry is made only for service of utilities, foam plastic insulation shall be protected against ignition by 1.5" thick mineral fiber insulation, 1/4" thick plywood, particleboard or gypsum wallboard, or 3/8" thick wood board.

APPROVED
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

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CITY OF LAS VEGAS
PERMITS

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0026417
EXECUTIVE VICE PRESIDENT
PLANS APPROVED FOR CONSTRUCTION
Building & Safety Division
City of Las Vegas, Nevada
ERNES: 7-26-AIR-24

DOC FEB - 1 2004

Done Per Industry Standard, Powder, Mechanical Attached or Clip Attic

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

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

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TITLE
PARTIAL FLOOR PLAN, ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

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

REV. No.	DATE
1	10/17/04
2	
3	
4	
5	
6	

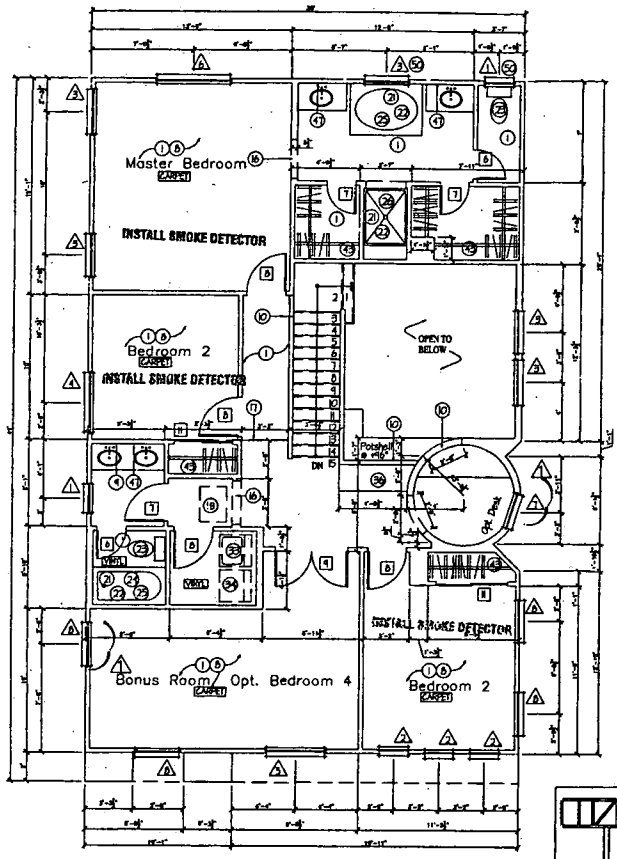
PLAN #
1954

SUBDIVISION
Ashley Ridge

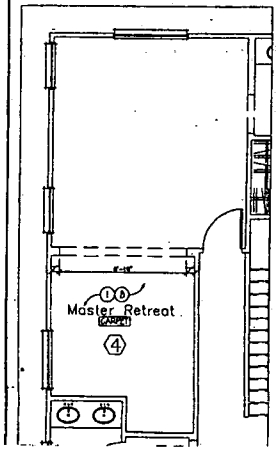
3516A2A

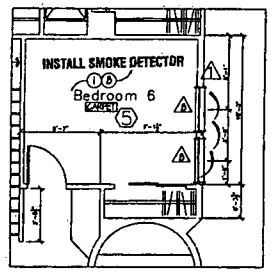
SHEET No.:
A-1

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

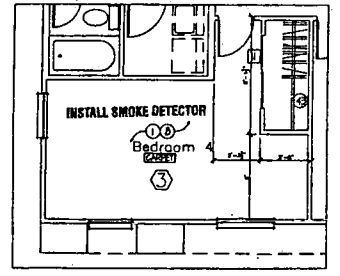


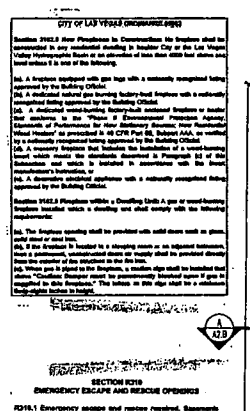
FLOOR PLAN (2ND FLOOR- A)

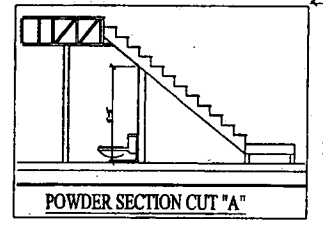




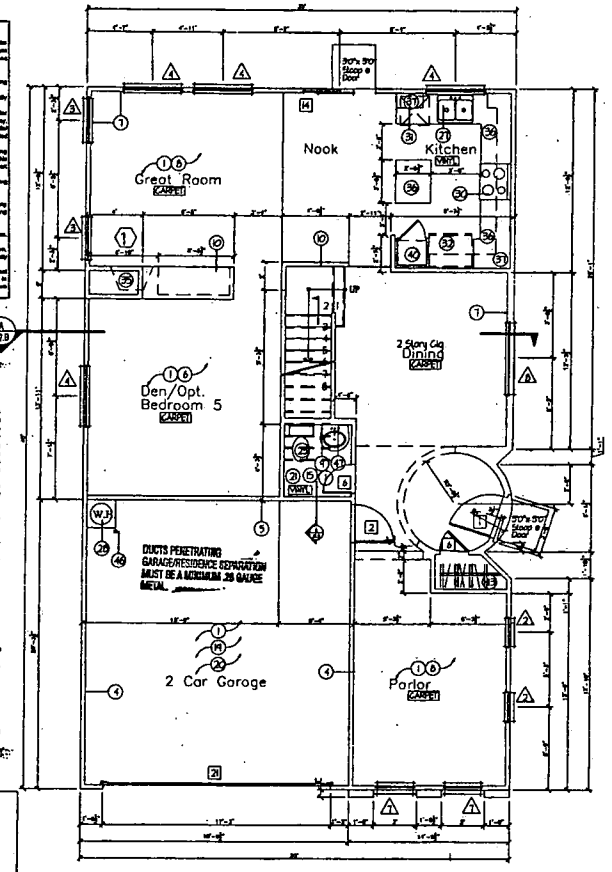
OPT. BEDROOM 6







POWDER SECTION CUT "A"



FLOOR PLAN (2ND FLOOR- A & B)

APPROVED
BY: [signature] 2-18-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

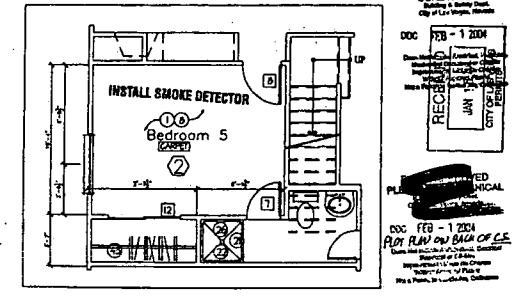
ALL KEYED ENTRANCES REQUIRE DEADBOLT LOCKS. PROVIDE LIGHT SWITCHES FOR INTERIOR AND EXTERIOR LIGHTS.

ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED.

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE # 0052041?
EXECUTIVE VICE PRESIDENT

PLANS APPROVED CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada

DOC FEB - 1 2004



OPT. BEDROOM 5

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JAN
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

APPROVED
PLANNING & ZONING
TECHNICAL

DOC FEB - 1 2004
PLOT PLAN ON BACK OF C.E.

KEYNOTES

GENERAL FLOOR PLAN NOTES

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

Framing - Drywall

1. 2'-1" FLAT CEILING (1ST FLOOR)
2. 1'-1" FLAT CEILING (2ND FLOOR)
3. LINE OF CEILING CHANGE
4. 2x4 @ 16" O.C. - TYP. @ EXTERIOR GARAGE WALL - 5/8" TYPE 'X' GYPSUM BOARD @ WOOD FACE - NON-COMBUSTIBLE
5. 2x4 @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIRERLOCKING WHERE REQUIRED
6. 2x4 @ 24" O.C. - TYP. @ INTERIOR WALLS - 1/2" GYPSUM BD. (SEE DETAIL C/01 FOR DRYWALL BACKING)
7. 2x6 @ 24" O.C. - TYP. @ PLUMBING WALLS - 1/2" GYPSUM BD. (SEE DETAIL C/01 FOR DRYWALL BACKING)
8. 42" HIGH POST WALL (OPT. 1) FURNISH TOP @ BEYOND, 36" OPT. 4.5" WOOD HAND RAILING ONTO 2" POST WALL (SEE DETAIL 5/B1 & 8/A1 FOR RAILING OPT.)
9. WOOD HAND RAILING @ +34" ABOVE THE NOSING OF STEPS AND LANDINGS. STAIRS HAVE 1 1/2" RISERS & 11" RUNS (SEE DETAIL 1/A1)
10. PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION @ SPACE ENCLOSED UNDER THE STAIRS, 5/8" GYPSUM BRD.
11. ELLIPTICAL ARCH - 8" DEEP SOFFIT ARCH
12. PROVIDE 3/4" WOOD STRUCTURAL PANELS @ FLOOR TRUSS FOR DRAFT STOP. NOTE AREA DOESN'T EXCEED 1000 SQ. FT.
13. 72" x 30" SCUTTLE - PROVIDE A MINIMUM 30" CLEAR HEAD ROOM ABOVE (SEE DETAIL 9/A1)
14. TUFC TEXTURE, & PAINT
15. 5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING, WALLS & SUPPORTING STRUCTURAL MEMBERS COMMON TO LIVING AREA (SEE DETAIL 8/A1) R-19 INSULATION @ CEILING
16. WATER RESISTANT GYPSUM BOARD @ SHOWER, TUB & WATER CLOSET COMPARTMENT WALLS

Plumbing Fixtures

17. 40 GAL WATER HEATER w/PRESSURE RELIEF VALVE- 3/4"x3/4"x3/4" COPPER RELIEF - SEE PLUMBING PLAN (SHT. P1)

Appliances

18. 30" GAS RANGE w/ HOOD ABOVE
19. DISHWASHER
20. REFRIGERATOR - PRE-PLUMB FOR ICEMAKER
21. GAS DRYER - VENT TO EXTERIOR - COMPLY WITH UMC
22. BURNER
23. DIRECT VENT GAS APPLIANCE FIREPLACE w/ HEARTH / 4" PIPE "B" VENT TO EXTERIOR (SEE VENT PIPE DETAILS & MANUFACTURER'S SPECIFICATIONS)

Cabinets - Shelves

24. 24" DEEP x 36" HIGH COUNTER TOP BASE CAB WITHOUT BACKSPLASH (SEE CABINET SPECIFICATION)
25. 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)
26. 1 - 12" DEEP PAINTED WIRE SHELVES
27. 1 - 12" DEEP CLOSET WIRE SHELF

Foundations - Finishes - Misc.

28. PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED STEEL PIPE BOLLARD) SEE DETAIL A/D1
29. 42" HIGH GUARDRAIL
30. TEMPERED GLASS

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/01 FOR GARAGE DOOR JAMB)

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

WDW. SCHED.

GENERAL WINDOW NOTES

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

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

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

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

Elevation "A" w/ Typical Windows

NO.	QTY.	TYPE	SIZE	FUNCTION	HDR.
2	6	a	5'-0" x 5'-0"	FXD.	6'8"
6	6	a	5'-0" x 4'-0"	FXD.	6'8"
7	6	a	5'-0" x 1'-0"	FXD.	6'8"
5	3	a	4'-0" x 5'-0"	SH	6'8"
1	3	a	4'-0" x 5'-0"	SH	6'8"
2	3	a	4'-0" x 5'-0"	SH	6'8"
2	3	a	4'-0" x 5'-0"	SH	6'8"
4	6	b	3'-0" x 5'-0"	SH	6'8"

Elevation "B" w/ Typical Windows

Elevation "C" w/ Typical Windows

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

RICHMOND AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS & NORTH LAS VEGAS

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TITLE: FLOOR PLAN OF 1ST & 2ND FLOOR

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

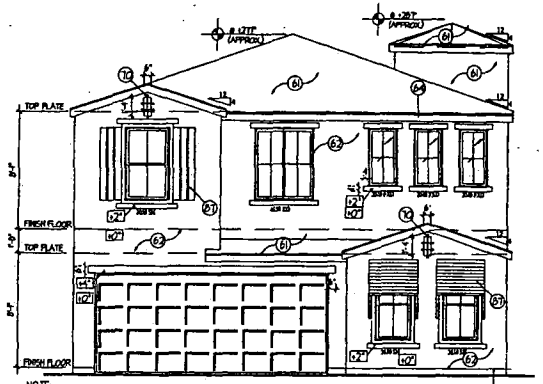
MARK	DATE
1	
2	
3	
4	
5	
6	8/17/04

PLAN #: 2280

SUBDIVISION: Ashley Ridge
3519A1

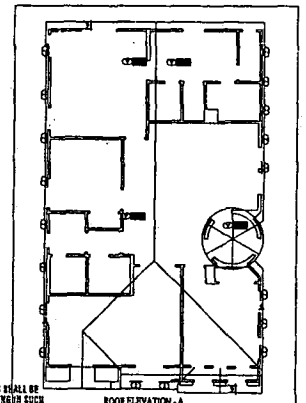
SHEET No.: A1.0

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



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

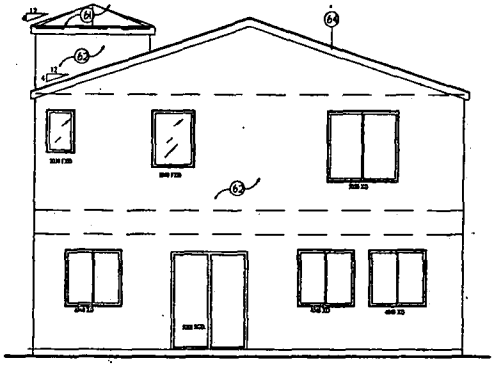
FRONT ELEVATION - A



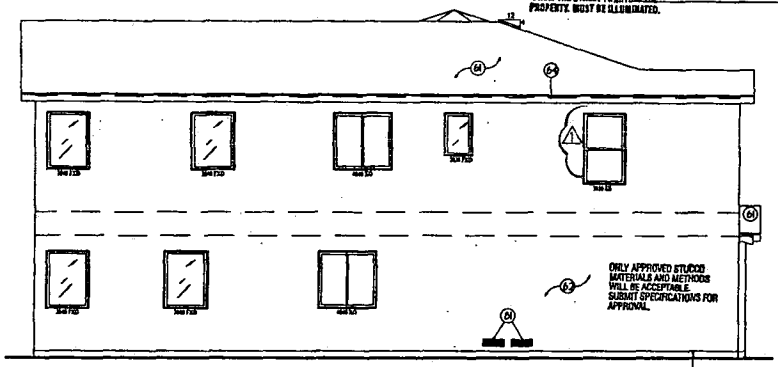
THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.

ROOF ELEVATION - A

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



REAR ELEVATION



ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL.

LEFT ELEVATION - A

APPROVED
SEE EXCEPTIONS
BY
7-25-04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

PROVIDE EA. ENTRANCE WITH A DEADLOCK BOLT.

RIGHT ELEVATION - A

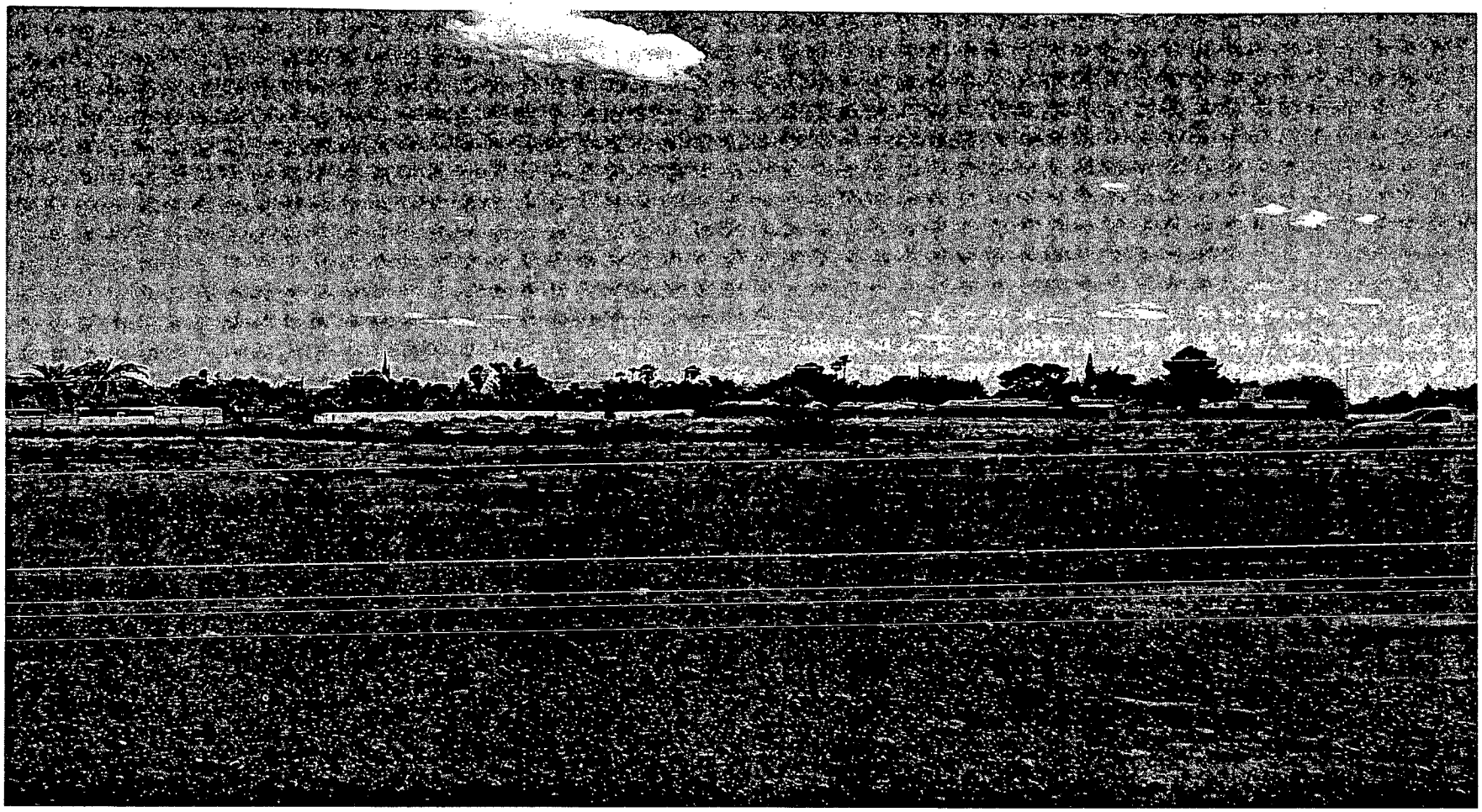
BLDG. DEPT. REQUIREMENTS FOR THE 2003 ENERGY CODE

Construction Inspections: Field verification of compliance to the MEC will include spot-check elements on the mechanical plans. To expedite plan review and inspection time a listing of the MEC requirements in the form of an energy schedule is required.

Additional requirements for Residential:
Thermostat: Provide a thermostat for the HVAC system with a 10 degree (min) set back capability and a manual override that can be manually activated to operate the fully automatic setback thermostat during periods of occupancy.
Water Heater: The water heater must be labeled to show it complies with ASHRAE standard 90.2-1993 or the applicable standard for the appropriate fuel and physical rating for gas or electric hot water heaters.
Weatherization: Exterior doors and windows must be weather-stripped.
Caulking and Sealing: Provide caulking at the exterior of the penetrations of the building envelope and the foundation. This applies between framing and sheathing and also at all other locations that may conduct unwanted air infiltration. Openings around vents, piping and electrical fittings, and plumbing and flue openings shall be caulked or sealed.
Ducts: Supply and Return air ducts shall be insulated to a minimum of R-8 for ducts located in attics and R-4 for ducts located elsewhere. Any duct located outside the building must be insulated to R-8.
Insulation: Unless this building uses Optional Energy Packages, then insulation must be a minimum of R-13 in exterior walls and roof spaces. Any duct located outside the building must be insulated to R-8.

ENERGY SCHEDULE

| | | |



SDR-5122 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND LINDELL ROAD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No. 149

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5015 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend portions of the Downtown North Land Use Plan and the Downtown Centennial Plan to add the Scenic Byway as an Urban Trail along both sides of Las Vegas Boulevard between Washington and Sahara Avenues, Wards 1 and 5 (Moncrief and Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application
3. Staff Report

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS with GOODMAN and WEEKLY excused

NOTE: COUNCILMAN MACK disclosed that his brother-in-law, ANDREW DONNER, who has a contract with the Lady Luck Casino related to its non-restricted gaming license, and a SuperPawn owned by his brother, STEVEN MACK, are both near portions of the trail. Since neither would be affected by the proposal and have not discussed the item with him, he would be voting on the item.

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

MARGO WHEELER, Deputy Director Planning and Development, informed the Council the item is to adopt the area of Las Vegas Boulevard as a scenic byway and include it in the general plan. It will assist in obtaining various funding sources to implement the plan for the scenic byway.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed.
(2:44 - 2:46)
3-290

CONDITIONS:

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

CONDITIONS - Continued:

and U.S. 95.

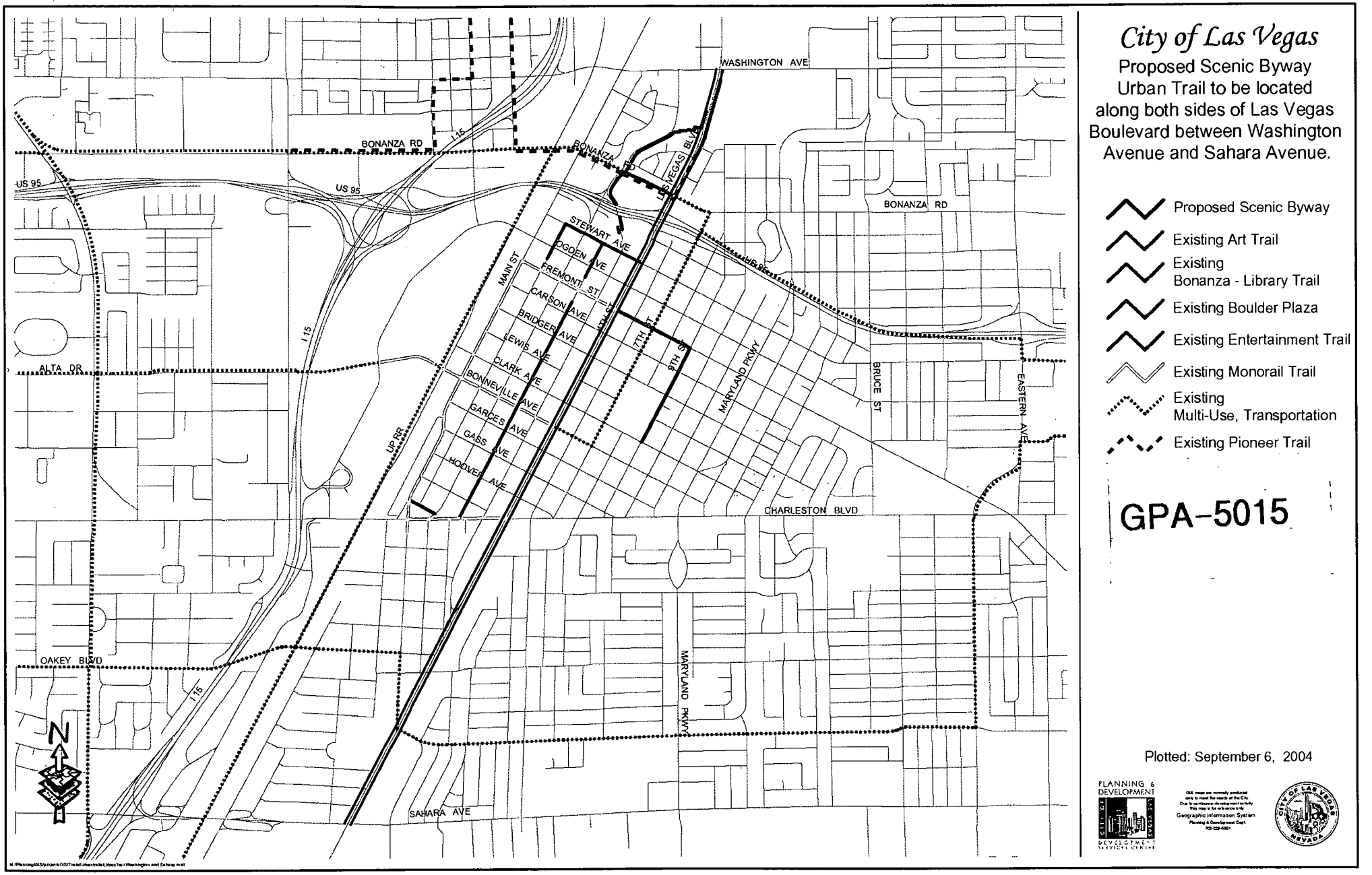
2. Map 7 of the Downtown Centennial Plan shall be amended to include the Las Vegas Boulevard Scenic Byway Trail along both sides of Las Vegas Boulevard between U.S. 95 and Sahara Avenue

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

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

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

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



City of Las Vegas

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

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

GPA-5015

Plotted: September 6, 2004

PLANNING & DEVELOPMENT

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

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5015 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

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

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

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

BACKGROUND DATA:

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

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

04/07/04 The City Council adopted the Scenic Byway Corridor Management Plan.

10/21/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #26/ar).

DETAILS OF APPLICATION REQUEST

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

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

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

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

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

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

ANALYSIS AND FINDINGS

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

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

NOTICES MAILED: NEWSPAPER ONLY BY PLANNING DEPARTMENT

APPROVALS: 0

PROTESTS: 0

City of Las Vegas

Agenda Item No. 150

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5016 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the Downtown North Land Use Plan to add the Cultural Corridor Trail, located on the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road, as an Urban Trail, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application
3. Staff Report

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

MARGO WHEELER, Deputy Director Planning and Development, informed the Council this item completes the link of the Cultural Corridor Trail from the location of the Mormon Fort to Las Vegas Boulevard and over to Bonanza Road.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed.
(2:46 - 2:47)
3-339

CONDITIONS:

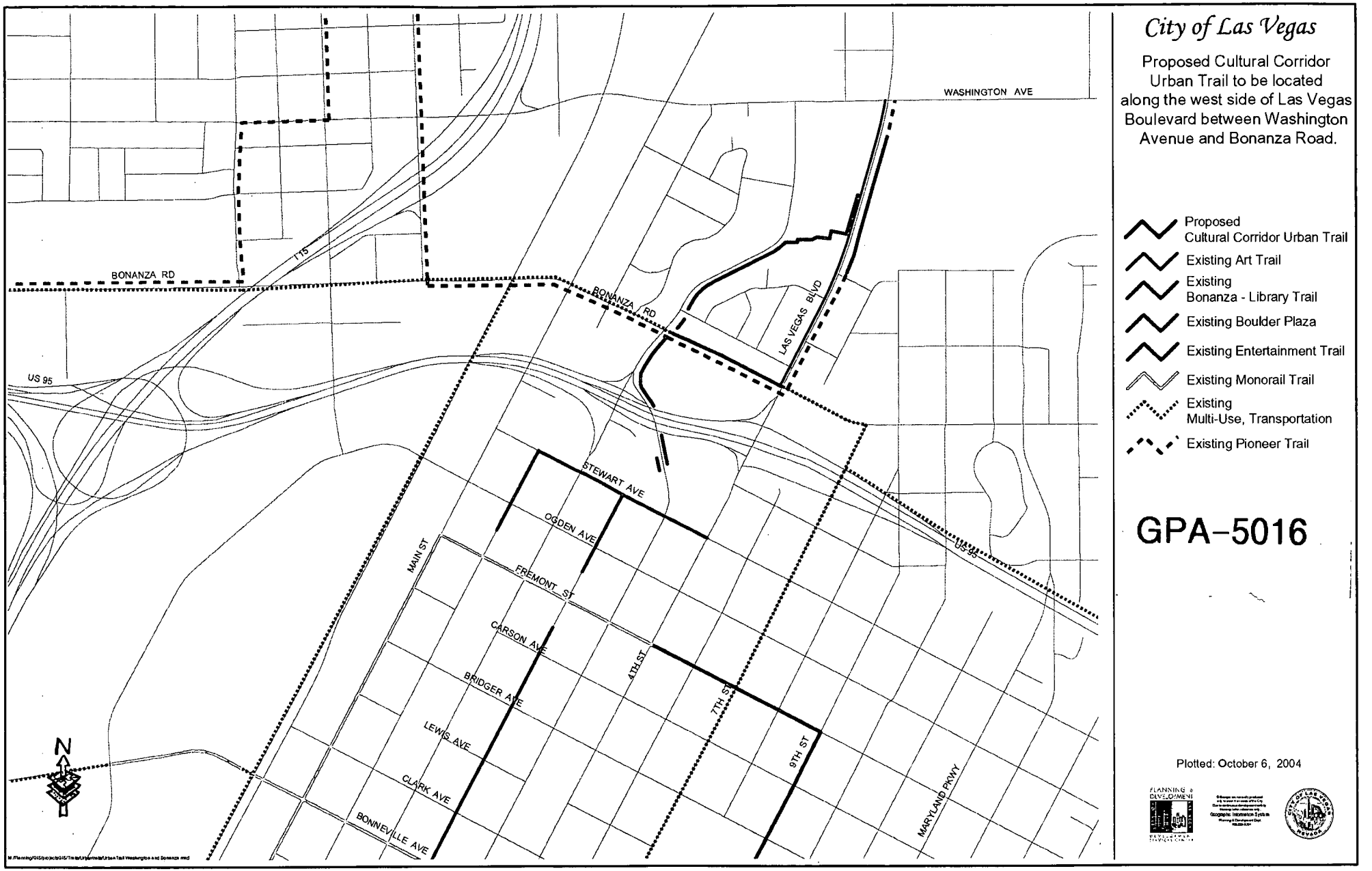
1. Maps 5 and 5A of the Downtown North Land Use Plan shall be amended to include the Cultural Corridor Trail, located on the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road.

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

3. The Cultural Corridor Trail is located on the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road and shall be developed as an Urban Trail. An Urban Trail is defined as a

CONDITIONS - Continued:

designated pedestrian route located in an urban area, consisting of widened sidewalks in existing right-of-way corridors. The trail should be readily identifiable through sidewalk treatments, directional signage and banners, shade trees, street furniture, public art and other techniques. Every effort should be made to improve the safety of pedestrians, including the provision of specialized crosswalk signals, protected pedestrian crossings, and the use of distinctive paving materials for crosswalks. Traffic calming measures should be investigated as part of the development of the Cultural Corridor Trail.



City of Las Vegas

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

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

GPA-5016

Plotted: October 6, 2004

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5016 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

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

BACKGROUND DATA:

05/21/03	The City Council adopted the Downtown North Land Use Plan.
11/05/03	The City Council adopted the Cultural Corridor Trail which was included in the Downtown Centennial Plan (GPA-3000).
10/21/04	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #27/ar).

DETAILS OF APPLICATION REQUEST

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

The Downtown North Plan includes the following statement:

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

ANALYSIS AND FINDINGS

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

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

NOTICES MAILED: NEWSPAPER ONLY BY PLANNING DEPARTMENT

APPROVALS: 0

PROTESTS: 0

City of Las Vegas

Agenda Item No. 151

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GENERAL PLAN AMENDMENT

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

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

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

MACK - ABEYANCE to 12/1/2004 - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

MAYOR PRO TEM REESE declared the public hearing open.

TOM PERRIGO, Planning Manager, described that the plan is to designate certain trails in Map 2 of the transportation trail element as pedestrian paths. The new trail cross-section is being implemented because it is required to make redevelopment smoother and to accept the recommendation of the Regional Transportation Commission (RTC) and their multi-modal transportation plan. He referred to examples of the trails and described the landscaping surrounding the plans. MR. PERRIGO explained the process to assure the trail paths would be functional, operational and maintenance would clearly be delineated. He proposed changing the trail cross-section for the equestrian trail to include a five-foot landscape corridor and a ten-foot equestrian path with PVC fence separating the landscape corridor from the equestrian trail. He requested to amend the multi-use equestrian trail of the recreation trail element to include a ten-foot transportation trail path, a landscape corridor of five feet and a ten-foot equestrian trail path.

COUNCILMAN MACK thanked MR. PERRIGO and staff for the great efforts put forth for the trail plans. It seems to be user-friendly to the community, as well as the development, as far as maintenance.

At the request of COUNCILWOMAN MONCRIEF, BART ANDERSON, Public Works Department, voiced a potential problem with the exhibit shown. He questioned the trees shown within the five-foot transition area because they are adjacent to the back curb where the City standard requires the utility companies to have their lines. He stated those lines are generally 16 inches below the surface, which

MINUTES - Continued:

makes for a potential conflict with the trees. He recommended that staff make accommodations where necessary with the landscaping to avoid the utility lines.

COUNCILMAN BROWN expressed concern with the proposal and asked for clarification since he thought the RTC was also trying to develop streetscapes and pedestrian friendly avenues. MR. PERRIGO explained that because the paths are going in areas already existing, it becomes difficult to retrofit and move the sidewalk inside. He stated this is the recommended cross-section. MR. ANDERSON confirmed there is no conflict with the proposal from the RTC. Based on the diagrams he clarified what each trail would look like depending on whether it was a new or an existing area that had an equestrian trail and sidewalk or one without the other trails. COUNCILMAN MACK asked to hold the item for two weeks because he was not briefed. He wants to confirm with the RTC that both will compliment each other.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the public hearing closed.
(2:47 - 2:56)
3-365

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5157 - OWNER/APPLICANT: CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (6-1 vote) and staff recommend APPROVAL.

** STAFF REPORT **

APPLICATION REQUEST

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

BACKGROUND DATA:

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

10/21/04 The Planning Commission voted 6-1 to recommend APPROVAL (PC Agenda Item #28/sr).

ANALYSIS

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

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

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

Recent changes to the Nevada Revised Statutes include a revision to chapter 278.4787 which now requires the city to assume ownership and maintenance of any trail alignment required in a Recreation Plan. This in effect places responsibility for all equestrian trail paths with the city. Because each cross section is stratified with areas of landscaping, pedestrian paths, and equestrian

paths, it is necessary to specifically state which portions of the trail are equestrian paths and which are amenity areas to be maintained by adjacent Homeowner's Associations. These revised cross sections also minimize landscape areas within the right-of-way to reduce the maintenance burden that would be placed on the city for that upkeep as well. In no case is the actual usable area of the trail reduced for either pedestrians or equestrians.

FINDINGS

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

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

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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

NOTICES MAILED: NEWSPAPER ONLY BY PLANNING DEPARTMENT

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5157 APN: City Wide

Name of Property Owner: ———

Name of Applicant: City of Las Vegas

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Sean P. Roberts

Print Name: Sean P. Roberts

Subscribed and sworn before me

This 2ND day of SEPTEMBER, 2004

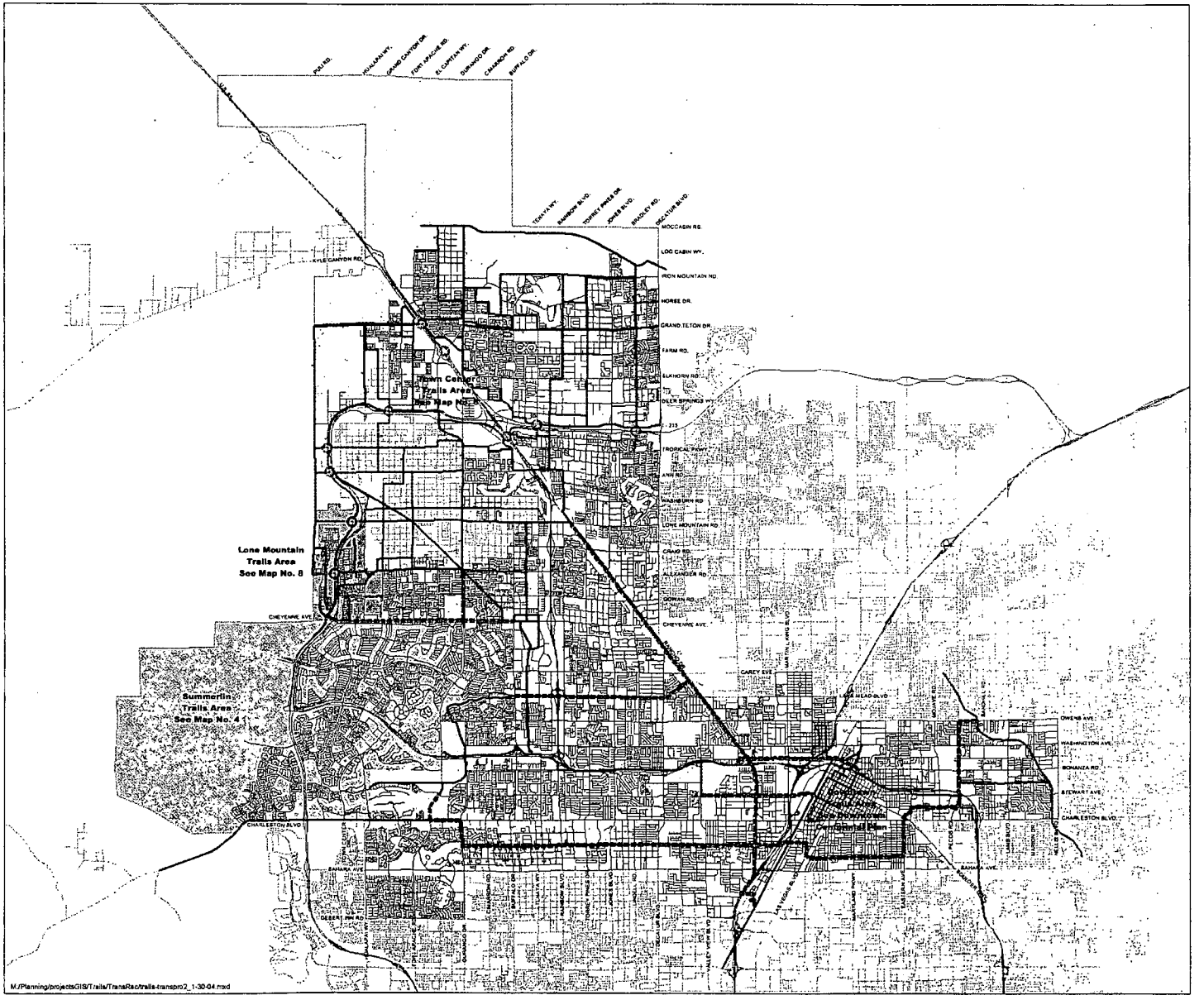
Linda Hartman-Maynard

Notary Public in and for said County and State

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

TRAILS

Existing and Proposed Areas



City of Las Vegas

OFF-STREET MULTI-USE TRANSPORTATION TRAIL ALIGNMENTS

Map No. 2
Proposed

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

N

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

0 0.5 1 2 3 Miles

Geographic Information System

Plotted: September 7, 2004

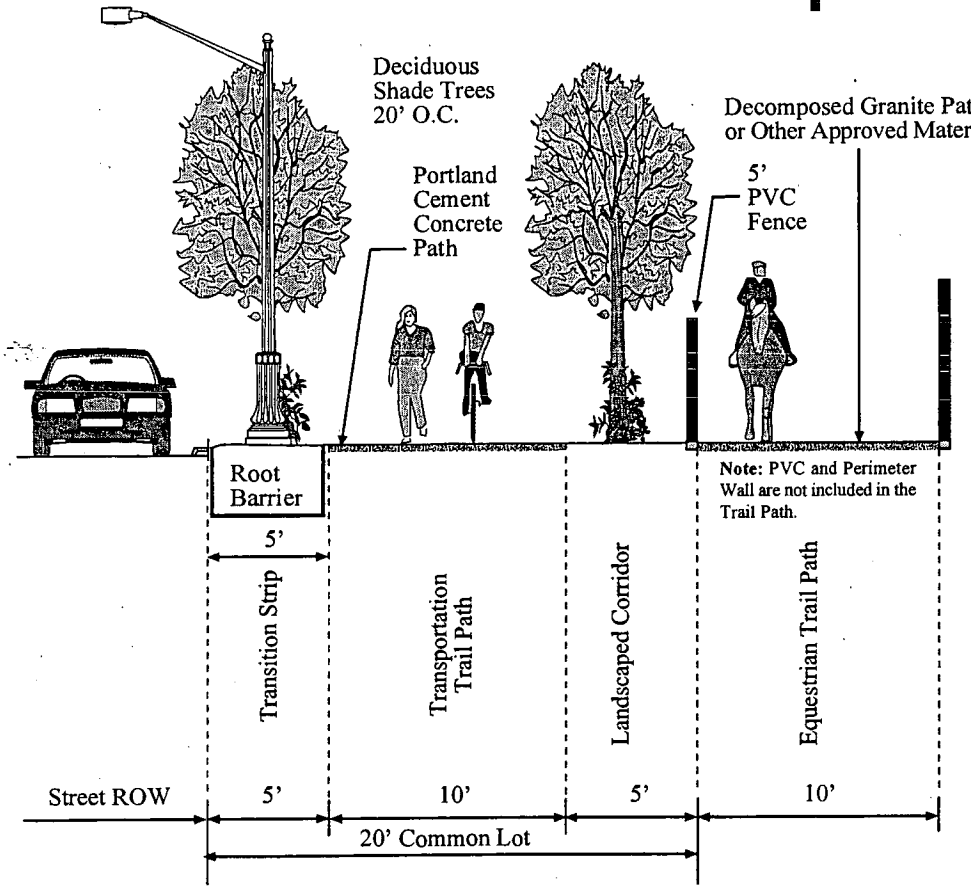
GPA-5157
10/21/04 PC

CITY OF LAS VEGAS
Recreation
Trails Element

Exhibit 3

Multi-Use Equestrian Trail

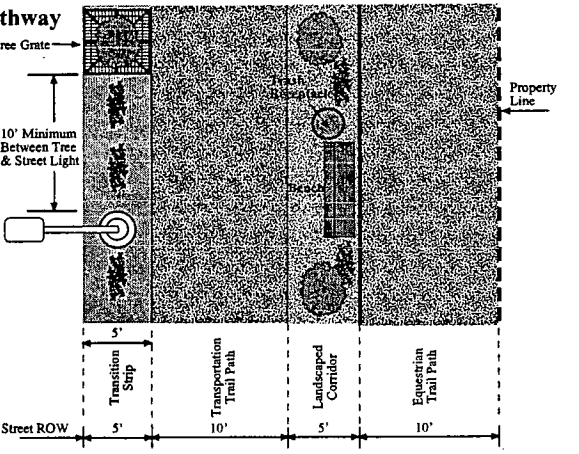
Proposed



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

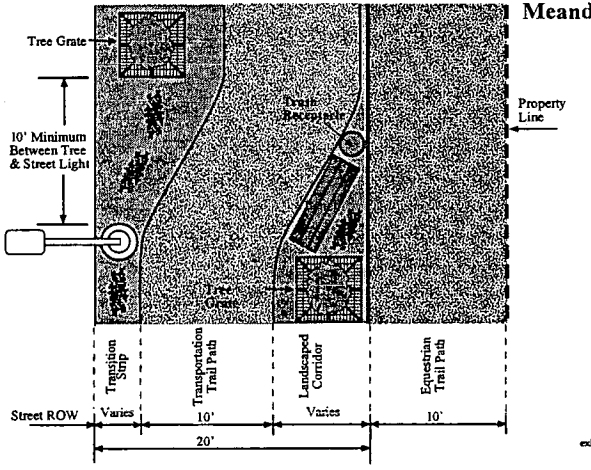
For protection from storm water, trees planted in the transition strip adjacent to right-of-way must be secured by a decorative tree grate in stamped concrete.

Standard Pathway



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

Meandering Pathway



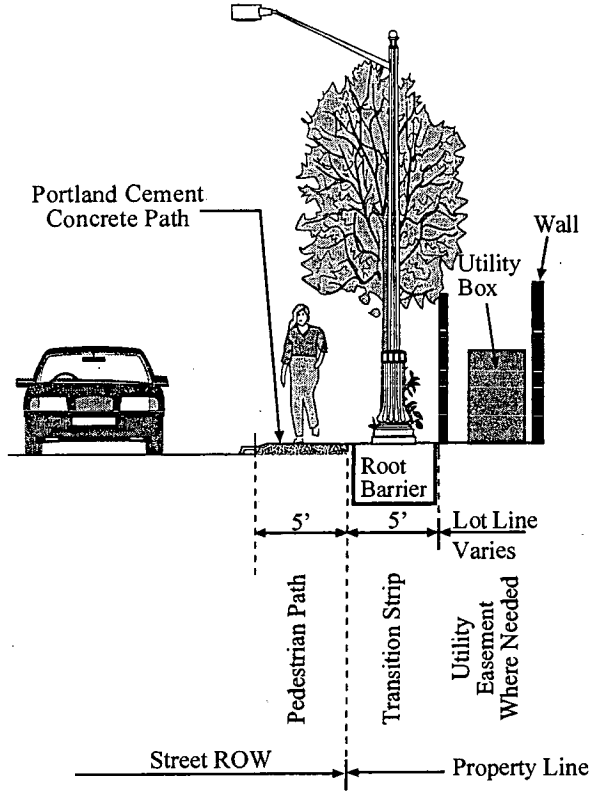
exhibit#3\trails-rec\masterplan\frfrnd\rs\08-12-04

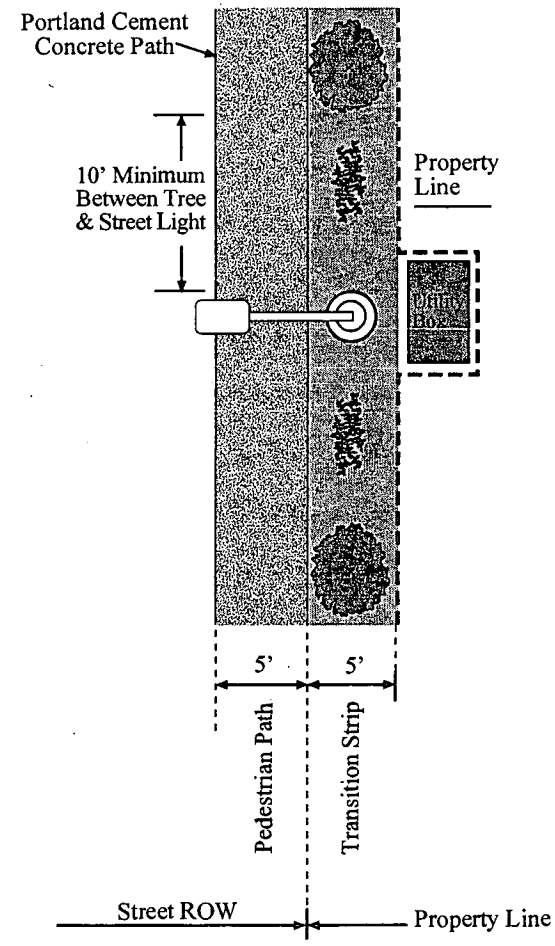
GPA-5157
10/21/04 PC

Proposed

CITY OF LAS VEGAS
Transportation
Trails Element

Exhibit 2
Pedestrian Path





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

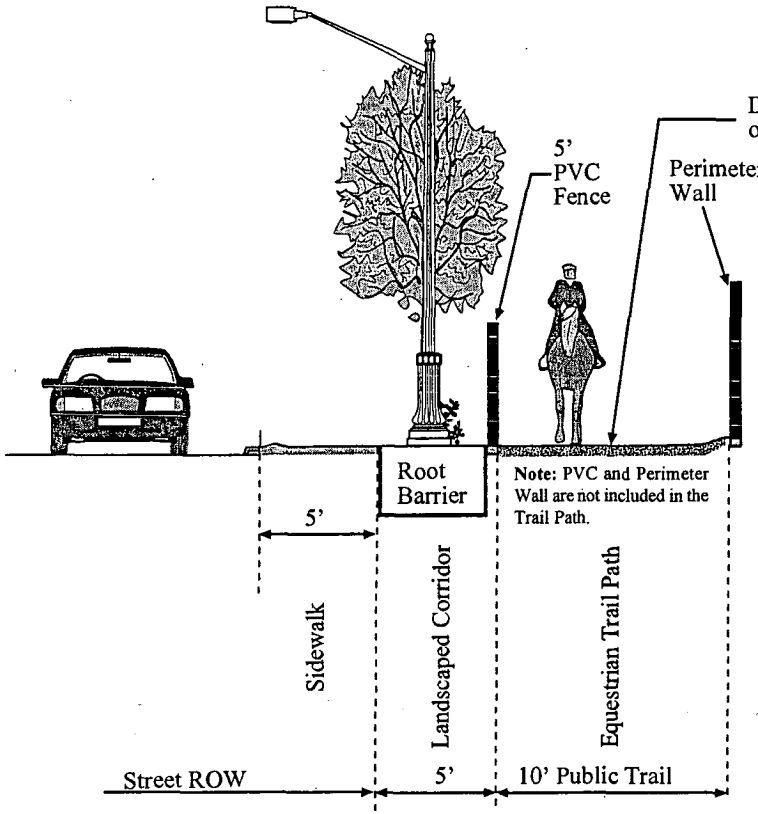
transportation#1\trails-trans\masterplan\frfrnd\rs\08-12-04

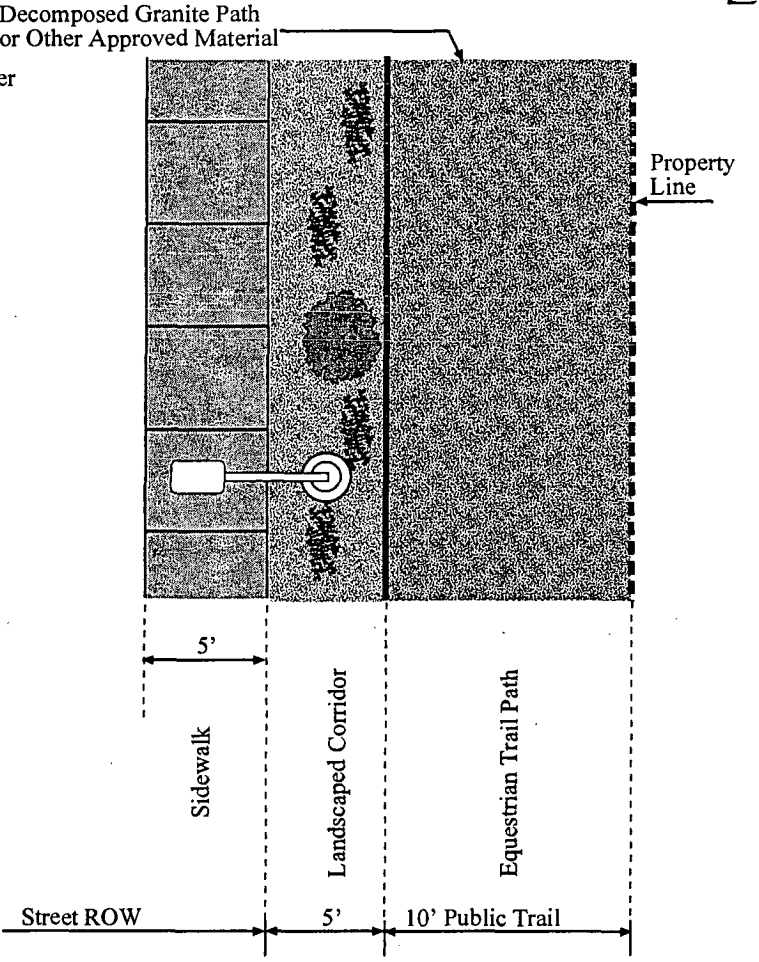
GPA-5157
10/21/04 PC

Proposed

CITY OF LAS VEGAS
Recreation
Trails Element

Exhibit I
Equestrian Trail





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

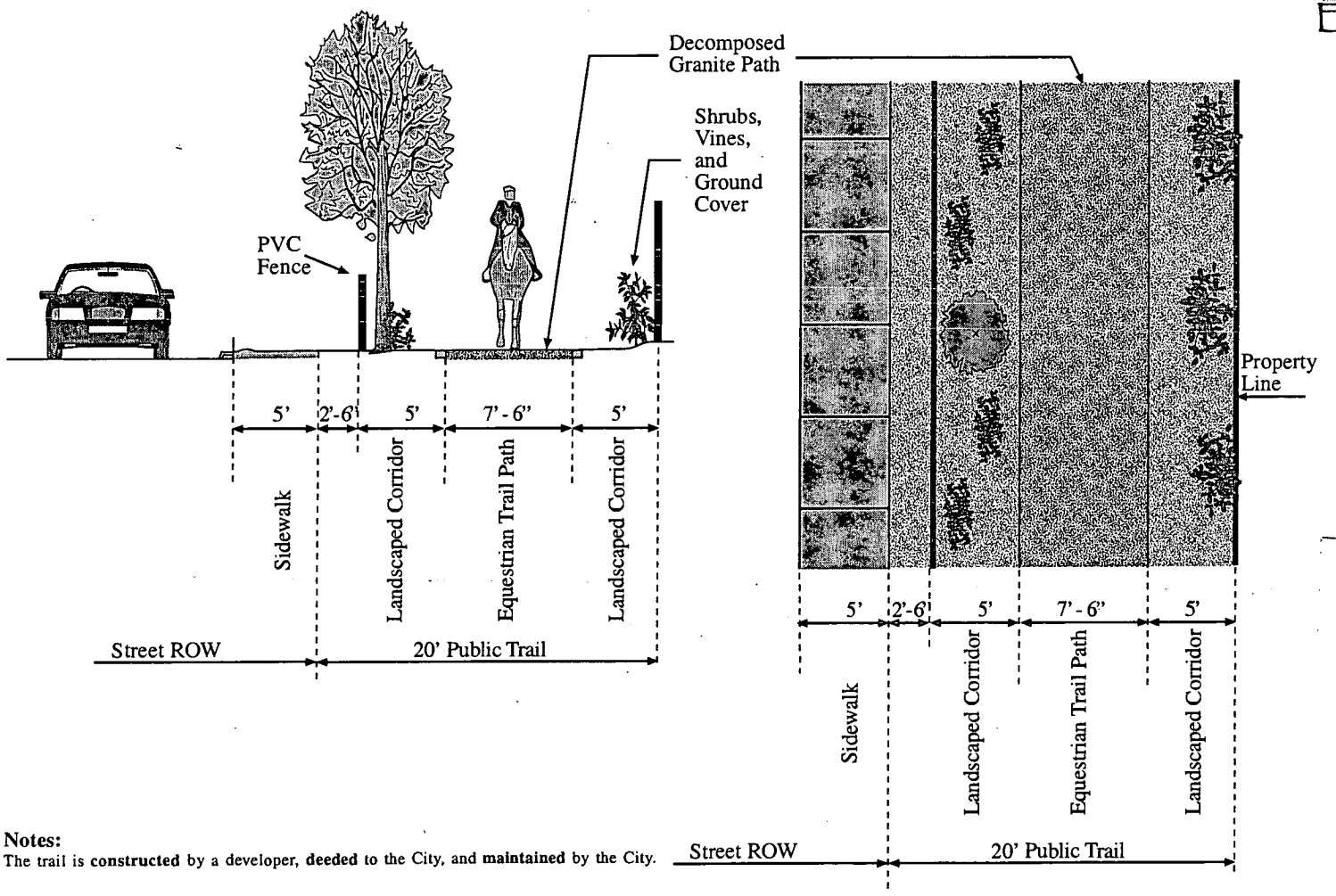
exhibit#1\trails-rec\masterplan\frhrnd\ra\08-12-04

GPA-5157
10/21/04 PC

EXISTING

CITY OF LAS VEGAS
Recreation
Trails Element

Exhibit 1
Equestrian Trail



Notes:
The trail is **constructed** by a developer, **deeded** to the City, and **maintained** by the City.

GPA-5157
11-17-04 CC

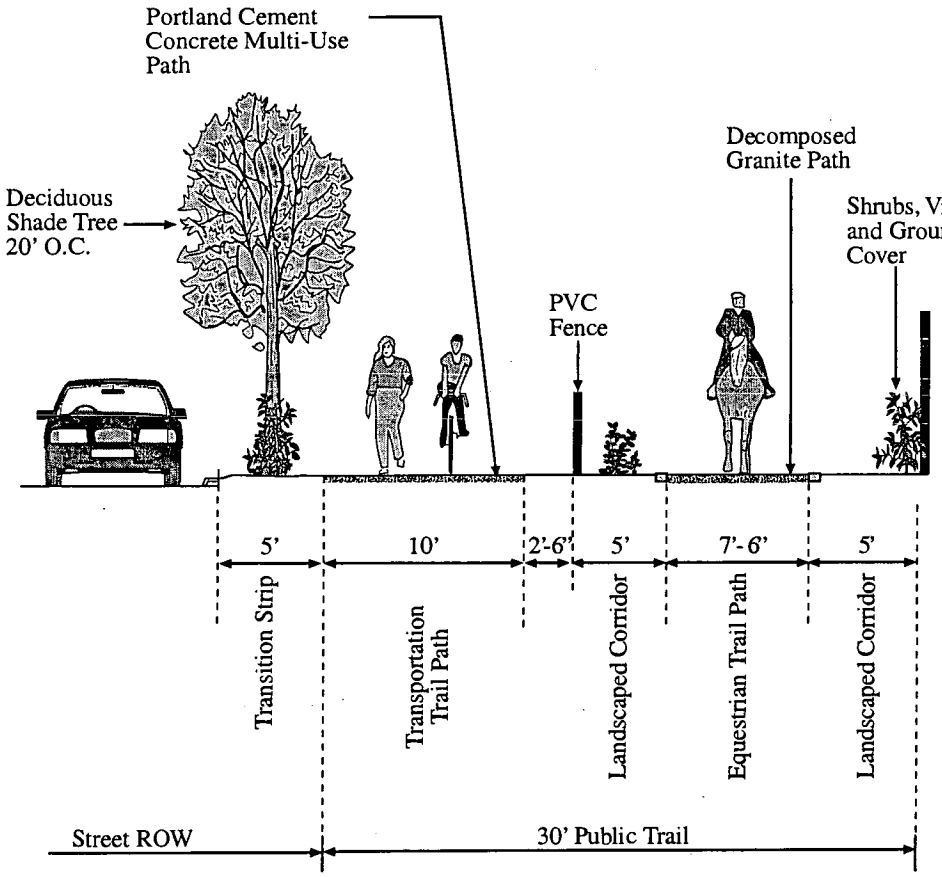
Adopted January 16, 2002

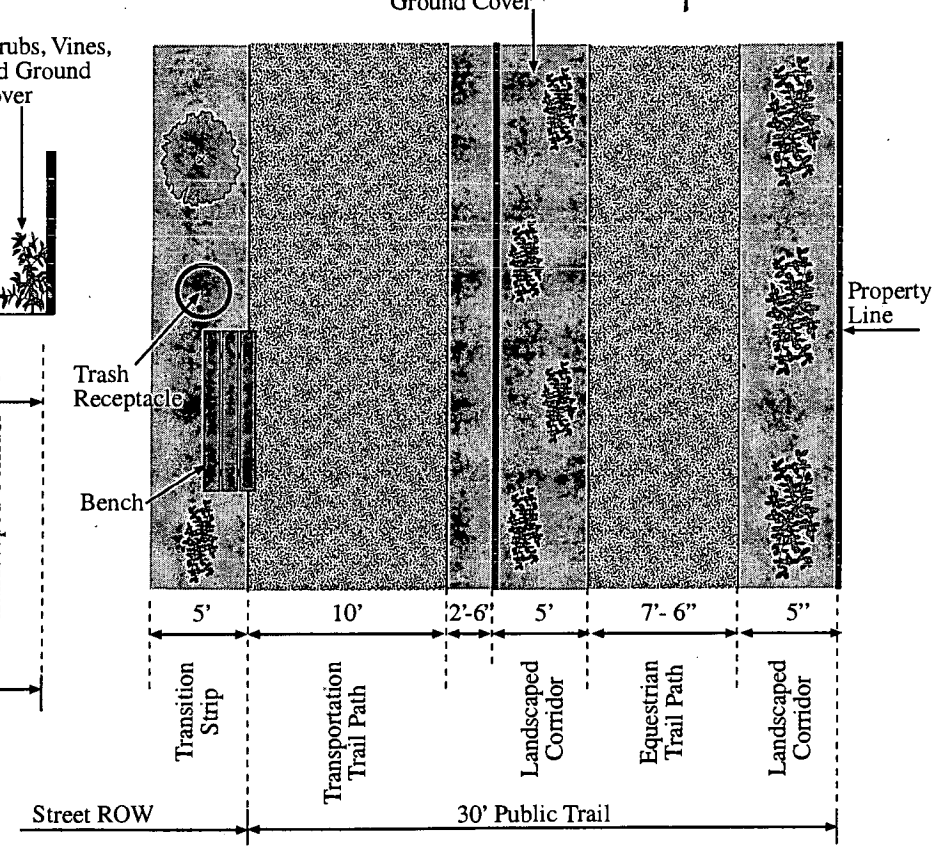
exhibit#1\trails-rec\masterplan\frbrd\rs\11-12-01

EXISTING

CITY OF LAS VEGAS
Recreation
Trails Element

Exhibit 3
Multi-Use Equestrian Trail





Notes:
The trail is **constructed** by a developer, **deeded** to the City, and **maintained** by the City.

Adopted January 16, 2002

exhibit#3\trails-rec\masterplan\[rtrnd\rs\11-12-01

GPA-5157
11-17-04 CC

City of Las Vegas

Agenda Item No. 152

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:
GENERAL PLAN AMENDMENT

GPA-5194 - PUBLIC HEARING - APPLICANT/OWNER: MARIA TORRES AND JOSE TORRES - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 0.46 acres at 2665 North Jones Boulevard (APN 138-14-704-015), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	64	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Backup referenced from the 10/21/2003 Planning Commission meeting Item 42

MOTION:
REESE - DENIED - UNANIMOUS with GOODMAN and WEEKLY excused and MONCRIEF not voting

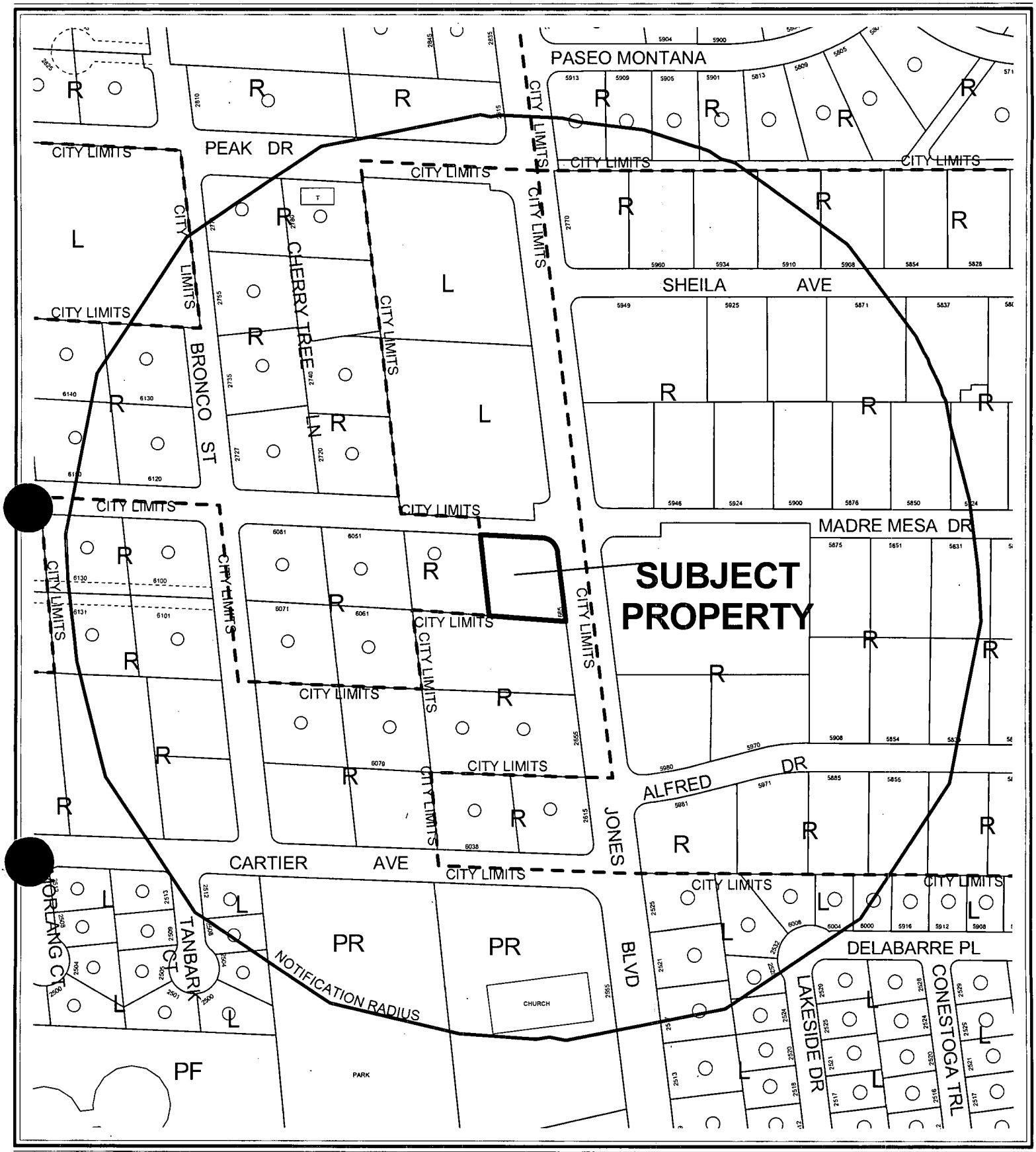
MINUTES:
MAYOR PRO TEM REESE declared the Public Hearing open.

The applicant was not present.

ARLON SIBERT, 5980 West Alfred Drive, indicated a petition was submitted at the Planning Commission Meeting in opposition to the request. He stated they are splitting less than a half-acre when most of the area consists of half-acre lots or more. He understands they own an acre directly south and does not believe there is a problem with having enough property. Although it has been said it is not economical to have homes built on half-acre lots, such purchases have been made in the area.

MAYOR PRO TEM REESE noted he visited the area and confirmed it to be a half-acre area. To maintain uniformity, he motioned to deny the request.

MAYOR PRO TEM REESE declared the Public Hearing closed.
(2:56 - 2:59)
3-678



0 200 400 Feet

CASE: **GPA-5194**

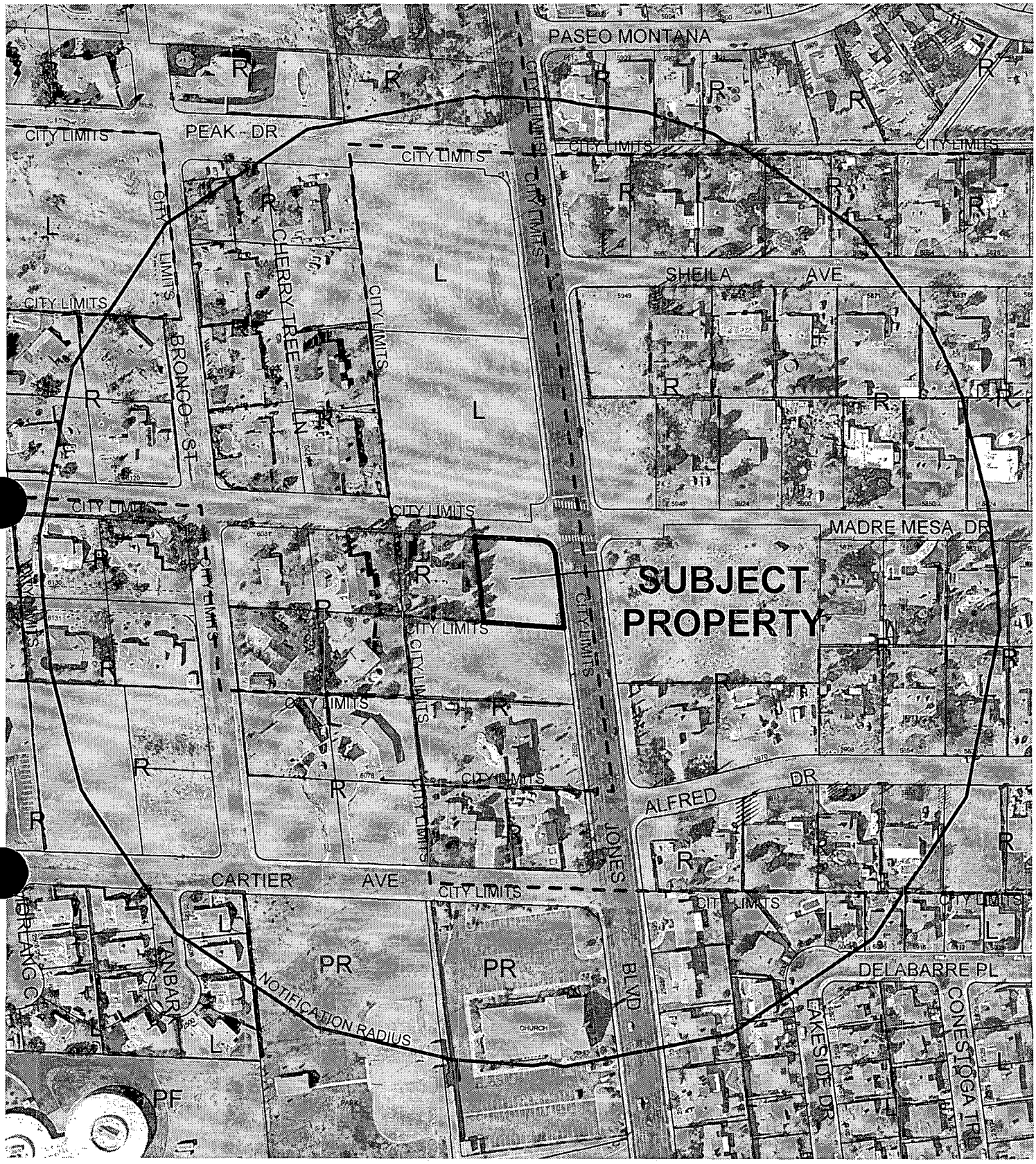
RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)



0 200 400 Feet

CASE: **GPA-5194**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5194 - APPLICANT/OWNER: MARIA TORRES AND JOSE TORRES

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend DENIAL.

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to amend a portion of the Southwest Sector Plan of the General Plan from R (Rural Density Residential) to L (Low Density Residential) on 0.46 acres at 2665 North Jones Boulevard.

The applicant's justification letter states the applicant bought the property with the intention to build two homes on the same lot. When the applicant requested permission to build them, he was informed that the land had a designation of U (R) and that at least 20,000 square feet was required to build. The applicant is requesting permission to build two homes on this parcel and rezone them (at a future date) to R-1 (Single Family Residential).

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural) Residential land uses with a maximum density of three dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
02/15/95	The City Council accepted the applicants' request for a withdrawal without prejudice for a Rezoning (Z-0153-94) to P-R (Professional Office and Parking). The Planning Commission recommended Denial on 12/22/94.
06/09/97	The City Council denied a request for a Rezoning (Z-0013-97) from R-E (Residence Estates) and N-U (Non-Urban) zones to P-R (Professional Offices and Parking) for three proposed office buildings totaling 12,828 square feet. The Planning Commission denied this request on 4/10/97.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
10/21/04	The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #42/lm).

DETAILS OF APPLICATION REQUEST

Site Area: 0.46 Acres

EXISTING LAND USE

Subject Property	Undeveloped property
North	Undeveloped property
South	Undeveloped property
East	Undeveloped property (Clark County)
West	Single Family Residence (Clark County)

PLANNED LAND USE

Subject Property	R (Rural Density Residential)
North	L (Low Density Residential)
South	R (Rural Density Residential)
East	R (Rural Density Residential) (Clark County)
West	R (Rural Density Residential) (Clark County)

EXISTING ZONING

Subject Property	U (R) Undeveloped [R (Rural Density Residential) General Plan Designation]
North	ROI to R-1 (Single Family Residential)
South	U (R) Undeveloped [R (Rural Density Residential) General Plan Designation]
East	Clark County
West	Clark County

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

DEFINITIONS

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

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

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The applicant plans to construct two single-family homes on the 0.46 acre lot, which is approximately 10,000 square feet for each home. The homes will be accessed from Madre Mesa Drive and/or Jones Boulevard. Adjacent to the proposed project site is a single-family residence to the west, located within Clark County and undeveloped lands to the north, south and east.

The Southwest Sector Plan of the General Plan designates the site as R (Rural Density Residential). This application proposes to change the land use designation of approximately 0.46 acres to L (Low Density Residential) to accommodate the two homes. The proposed density of up to 5.5 dwelling units per acre is not compatible with the adjacent R (Rural Density Residential) designated parcels.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

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

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1": The proposed L (Low Density Residential) General Plan designation allows for a maximum of 5.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size. The proposed L (Low Density Residential) designation is not compatible with the adjacent R (Rural Density Residential) General Plan designations and land uses found to the south, east and west of the site.

In regard to "2": The companion zoning classification for the proposed L (Low Density Residential) General Plan designation would be R-1 (Single Family Residential), which would permit the proposed two-lot residential development. An application to rezone the property to R-1 (Single Family Residential) was not submitted as a related item to this application. This zoning designation would generally be compatible only with the area to the north of the project site. However, due to the reasons listed in Finding "1", if proposed, R-1 (Single Family Residential) is not compatible with the adjacent R (Rural Density Residential) General Plan designations.

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 W. Cheyenne, located at the northwest corner of Cheyenne and Metro Academy Way, (west of Grand Canyon). Fire Station #43, located at Torrey Pines Drive and Smoke Ranch Road is the closest city facility to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/30/04 The applicant sponsored a neighborhood meeting. One person attended and had the following concerns:

- Project site was going to be commercial
- More than two residential units would be allowed
- Requested a wall on Jones Boulevard
- Wanted driveways on Madre Mesa
- Wanted a time limit on the rezoning

Due to unforeseen circumstances, the neighborhood meeting was rescheduled in order to allow more residents the opportunity to provide comments. A second neighborhood meeting was held on October 12, 2004. There were eight neighbors in attendance, all opposed to the application. They were concerned that the proposed General Plan designation is not compatible with the existing development pattern of ¼ to ½ acre lots. They do not want the smaller lots in their neighborhood.

NOTICES MAILED: 82 by Planning Department

APPROVALS: 0

PROTESTS: 64

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5194 APN: 138-14-704-015

Name of Property Owner: JOSE TORRES

Name of Applicant: JOSE TORRES

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X Jose Torres

Print Name: Jose Torres

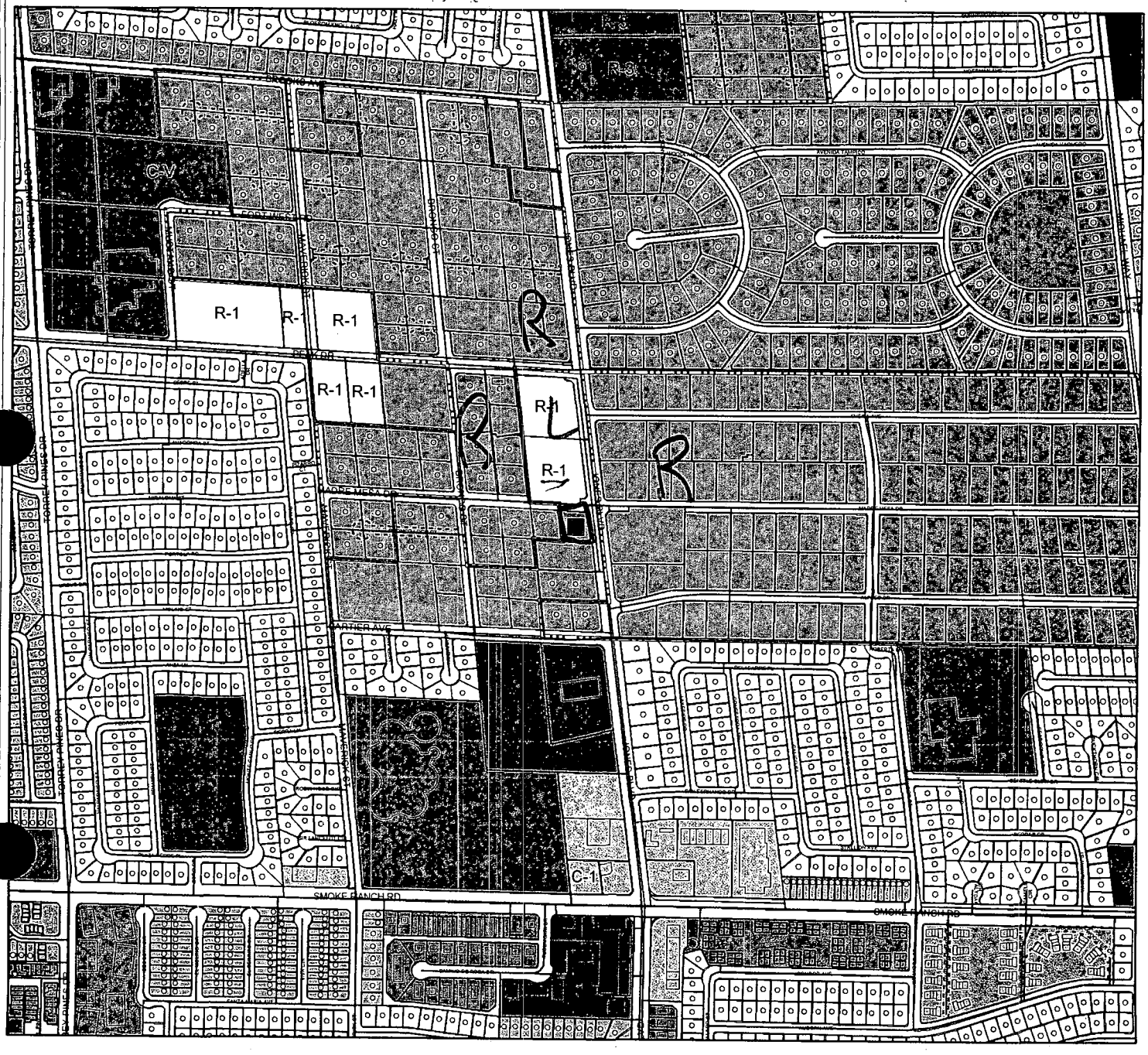
Subscribed and sworn before me

This 7th day of September, 2004

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JAMES G. RICKETT
No. 98-25111-1 My Appointment Expires Sept. 6, 2007

FLU Map - SEC Madre Mesa/Jones



Existing: R
Proposed: L

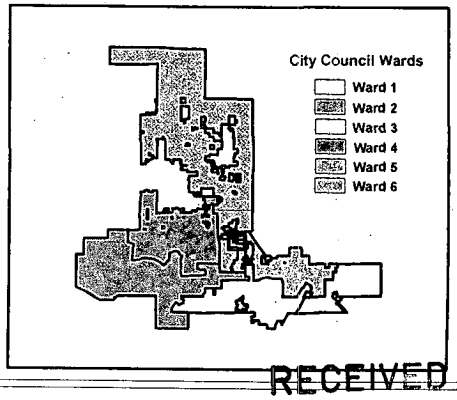
0 170 340
Feet

Information Technologies

GPA-5194
10/21/04 PC

Created by: Lauraeis on Aug 17 2004

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



RECEIVED
SEP 07 2004

GPA-5194 - APPLICANT/OWNER: MARIA TORRES AND JOSE TORRES
2665 NORTH JONES BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

10/04/04

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING OCTOBER 21, 2004 6.P.M.

CASE NUMBER GPA-5194

WE ARE OPPOSED TO THE REZONING FROM R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

NAME	ADDRESS
[illegible]	5780 W. ALFRED Dr. L.V. NV 89108
Suzan C Sibert	5980 W. Alfred Dr. Las Vegas Nevada 89108
Brenda Sadberry	5981 Alfred Dr LV Nev 89108
[illegible]	5970 Alfred Dr. LV NV 89108
Dena Falcon	5885 ALFRED DR LV. NV 89108
James Pintar	5854 ALFRED DR LV. NV 89108
Jaci Pintar	5854 Alfred Dr LV NV 89108
Teri Brandt	5855 Alfred DR. LVNV 89108
Jody Lee	5807 Alfred Dr. LVNV 89108
Ileen Ivan Carson	5759 ALFRED DR LV NV 89108
RUBY PELACIOS	5735 ALFRED DR LV NV 89108
[illegible]	5111 MADRE MESA LV NV 89108
Bill Wittman	5711 MADRE MESA DR LV, NV 89108
Tommy Gunn	5876 Madre Mesa Dr L V 89108
Kathleen Gunn	5876 MADRE MESA DR LV, NV 89108
[illegible]	5900 [illegible]
Sheryl Cartwright	5875 Madre Mesa Dr. NV 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING OCTOBER 21, 2004 6.P.M.

CASE NUMBER GPA-5194

WE ARE OPPOSED TO THE REZONING FROM R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

NAME	ADDRESS
Roosevelt + Raquel Savage	2770 N. Jones BLvd
Raquel Savage	2770 N. Jones LV, NV 89115
Kadee Hughes	5916 Sheila Ave Las Vegas NV
Jerilynn Cope	5934 Sheila Ave LV, NV 89108
J & R	5901 Sheila Ave LV. NV. 89108
Darlene Miller	5908 Sheila Ave LV NV 89108
Dora Sturgis	5701 Paseo Recallo LV NV 89108
Linda Coles	5828 Sheila Ave L.V NV. 89108
Eve E Yuf	5722 Sheila Ave L.V. 89108
Pete Fedler	5675 Sheila Ave L.V 89108
Jeanette B Pintar	5675 Sheila Ave. LV 89108
Cindee Scher	5908 Alfred St L.V. Nev 89108
Rocky Zamora	5908 Alfred St L.V. Nev
Patricia Ogle	5908 Alfred St LV Nev.
Mrs S Dowd	6085 W Brooks Ave NV 89108
Terry Planet	5885 Alfred L.V. NV, 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING OCTOBER 21, 2004 6.P.M.

CASE NUMBER GPA-5194

WE ARE OPPOSED TO THE REZONING FROM R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

NAME	ADDRESS
	6140 MADRE MESA LN NV 89108
	6190 " " " "
	6160 " " " "
	6130 BRONCO LOCO CT LVNV 89108
	6160 Bronco Loco ct LVNV 89108
	6160 Bronco Loco ct 8910
	6191 BRONCO Loco ct 89108
	↑ Same 89105
	6190 Bronco Loco ct
	6078 W. Cartier Ave
	6130 Madre Mesa
	6120 Madre Mesa LV 89108
	2720 CHERRY TREE LV NV 89108
	2720 Cherry Tree LV NV 89108
	2740 CHERRY TREE LN LVNV 89108
	2735 CHERRY TREE LN LVNV 89108
	6061 Madre Mesa 89105

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING OCTOBER 21, 2004 6.P.M.

CASE NUMBER GPA-5194

WE ARE OPPOSED TO THE REZONING FROM R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

NAME	ADDRESS
Sue Brandt	5855 Alfred Dr L.V. NV 89108
Ron Brandt	5830 Alfred Dr 89108
Del Pucal	5830 Alfred Dr 89108
Roy E Lee	5807 Alfred Dr 89108
[illegible] Rauch	5798 Alfred Dr. 89108
James White	5613 Alfred 89108
Martha M. Williams	5617 Alfred Dr. 89108
Edward Wilson	5617 ALFRED DR. 89108
Rita Board	5593 Alfred Dr 89108
Susan [illegible]	5711 Alfred Dr 89108
Marjorie Rich	5737 Alfred Dr 89108
[illegible] McKeown	5782 alfred dr 89108
Rose M Holland	2727 Cherry Tree Lane 89108
Michele Cooke	7846 March Brown 89149
Kathryn L Woodland	2780 Cherry Tree Ln 89108
[illegible]	6170 Madre Mesa 89108
[illegible]	6140 Madre Mesa 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING OCTOBER 21, 2004 6.P.M.

CASE NUMBER GPA-5194

WE ARE OPPOSED TO THE REZONING FROM R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

NAME	ADDRESS
Dawn Sorentos	6071 MADRE MESA DR 89108
CHRIS BROWN	5924 MADRE MESA 89108
Carol Cohen	5971 Alfred Drive 89108
Nanette Keuser	5806 Alfred Dr. 89108
Kara Keuser	5806 Alfred Dr. 89108
Keri Keuser	5806 Alfred 89108
WALTER BAILEY	6150 MADRE MESA 89108
Diane Bailey	6150 Madre Mesa 89108
John D Hunt	5948 Madre Mesa 89108

City of Las Vegas

Agenda Item No. 153

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5278 - PUBLIC HEARING – APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend Policy 3.4.1 of the Las Vegas 2020 Master Plan, which currently reads as follows: "That a minimum of 30 percent of available BLM lands be planned for recreational and parks uses within the northwest sector of the city, in the general vicinity of the intersection of Kyle Canyon Road and US 95", to the following: "That a minimum of 30 percent of available BLM lands be planned as open space within the Centennial Hills Sector of the City of Las Vegas through the adoption of an open space plan". And to amend Policy 3.4.3, which currently reads as follows: "That a minimum of 20 percent of available BLM lands within the Kyle Canyon area be made available for the development of a high technology business park, research and higher education, within the northwest sector of the city", to the following: "That an adequate amount of available BLM lands within the Centennial Hills Sector of the City of Las Vegas be made available for the development of a high technology business park, research facility and/or higher education facility", Ward 6 (Mack). The Planning Commission (6-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

MACK - APPROVED - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

TOM PERRIGO, Planning Manager, addressed Policy 3.4.1 to clarify the need for recreational and common areas, and clarify Policy 3.4.3 in regards to the general vicinity of the intersection of Kyle Canyon Road and US95. Neither policy is well defined, so he suggested amending the wording not to read as a reduction of open space but a request to still call for 30 percent of Bureau of Land Management (BLM) open space. Within the plan, it is defined that open space is to include open areas, natural areas, parks, recreations and greenways etc. In regards to Policy 3.4.3 he explained it was anticipated that the area would be a business park retaining 20 percent of 1,710 acres at Kyle Canyon today.

COUNCILMAN MACK questioned if the open space includes the Red Rock conservation area. MR. PERRIGO confirmed it is considered open space but is not formal factored into City Policy 3.4.1 because it is outside City limits. In regional context it is considered part of the open space. He acknowledged there are hundreds of thousands of acres adjacent to the development of the northwest

MINUTES - Continued:

preserved as open space.

COUNCILMAN BROWN asked for clarification on whether the area included the County Shooting Range and if Floyd Lamb State Park and the BLM that runs along Moccasin Road to Decatur Boulevard are considered part of the minimum of 30 percent. MR. PERRIGO replied it was included and the recommendations would come out in the open space plan with details of the parcels and the reasons for having 30 percent open space. COUNCILMAN BROWN stated the details are crucial.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed.
(2:59 - 3:05)
3-784

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5278 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (6-1 vote) and staff recommend APPROVAL.

** STAFF REPORT **

APPLICATION REQUEST

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

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

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

BACKGROUND DATA:

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

ANALYSIS and FINDINGS

In regard to the first portion of this request, concerning open space requirements in the vicinity of Kyle Canyon and U.S. 95, the draft of the open space plan states that communities throughout the United States have used an open space goal or target to publicly declare the community's intent to balance growth and development with land conservation. The consultants for this Plan recommend that the City of Las Vegas establish a planning goal of protecting 30% of the land in the Northwest Region as future open space. This 30% goal is recommended as a minimum target based on the ecological, social, economic, and political realities of Las Vegas and is designed to ensure a quality of life in the 21st century that is progressive, sustainable, healthy and economically viable. Therefore, staff recommends approval of this amendment in order to ensure that the open space goals of the 2020 Master Plan and the Northwest Open Space Plan match.

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

NOTICES MAILED: NEWSPAPER ONLY BY PLANNING DEPARTMENT

APPROVALS: 0

PROTESTS: 0

City of Las Vegas

Agenda Item No. 154

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT GENZER ☐ CONSENT ☒ DISCUSSION

SUBJECT:
GENERAL PLAN AMENDMENT

GPA-5075 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT - Request to amend a portion of the Southwest Sector of the General Plan FROM: SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO M (MEDIUM DENSITY RESIDENTIAL) on 10.16 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), Ward 2 (Wolfson). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (6-0-1 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:
WOLFSON - APPROVED - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:
MAYOR PRO TEM REESE declared the Public Hearing open for Item 154 [GPA-5075], Item 155 [ZON-5076], Item 156 [VAR-5336] and Item 157 [SDR-5077].

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and described the site plan. He appreciated the input from the neighborhood and the results achieved. The original plan showed an open space adjacent to the single-family houses along the northern boundary. The residents liked the open space but did not like it adjacent to the homes on the north. As a consequence, the site plan has been revised and is presented to show that a street was moved to the north to provide additional buffering, the pool was centered on the property, and Building 7 was reduced in size with a portion of the building extended to the east. The setback of the north property line was increased to over 95 feet. Setbacks to Buildings 8 and 9 were established at 72 feet and 81 feet respectively, and the setback for building 14 is 92 feet from the properties to the north. Additionally, an agreement was made to plant Mondale Pines 20-foot on center along the single-family portion of the site. He described which areas had condominiums, apartments, and the single-family homes. They also agreed not to have trash dumpsters on the property and the homes would be for sale only. No investor sales would be permitted, and there would be no covered parking near the north property line. All other setbacks for buildings not mentioned would remain at 95, 72, 81, and 92 feet respectively. He noted that they would address a concern of elevation difference for a neighbor on the most easterly portion of the parcel. Another neighbor indicated that the block wall on the northeast portion of the property may be in need of repair, and they have agreed to address that as

MINUTES - Continued:

well. Finally, the owner of a condominium project to the north of this project expressed concern that children in this project may jump his wall to gain faster access to the school and has agreed to work on that as well. He respectfully requested approval for all the conditions presented by staff and the amended conditions as agreed to by the neighbors. He thanked the neighbors for working long and hard on a compromise for a site plan to meet all needs.

DENISE WALL, 8229 Ogee Drive, stated she met with Pulte Homes and supports the project. She expressed high regard for their efforts to compromise with the needs of the people in the surrounding area.

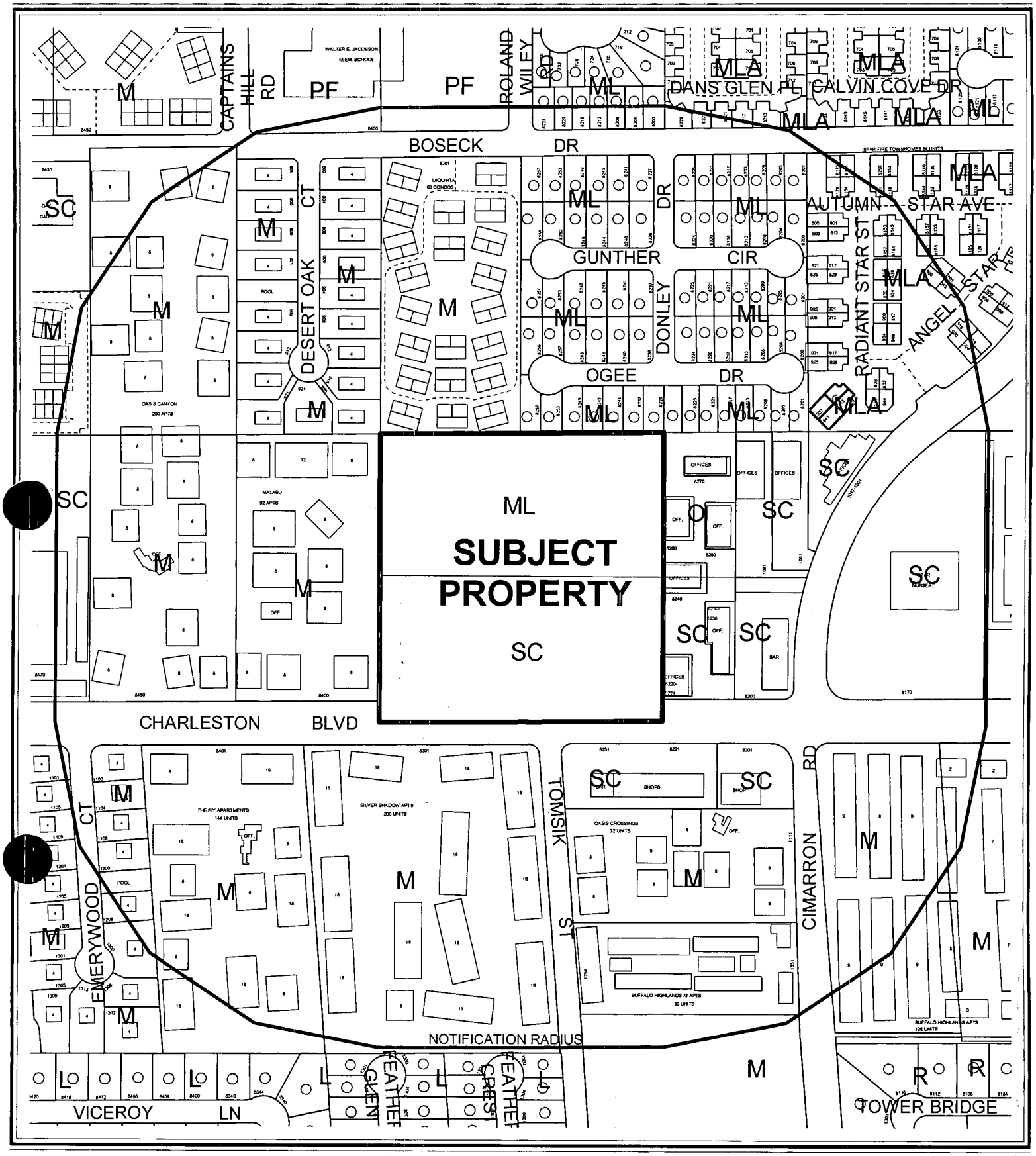
STEVEN "CAPTAIN TRUTH" DEMPSEY requested clarification about the plans for the wall in need of repair. ATTORNEY KAEMPFER stated the project is a Bureau of Land Management (BLM) property that was purchased as part of an auction. ATTORNEY KAEMPFER further clarified that once the zoning is approved the sale would be finalized. In regard to the wall, ATTORNEY KAEMPFER stated an engineer is examining the wall to determine if it simply needs repair or ultimately needs to be removed in order to avoid a potential safety hazard.

COUNCILMAN WOLFSON thanked ATTORNEY KAEMPFER for briefing him on the project, and praised him and the applicant for setting a precedent of how to compromise with the neighbors to reach a suitable site plan.

Under Item 156, MARGO WHEELER, Deputy Director of Planning and Development, indicated that all conditions MR. KAEMPFER referred to are in the conditions being considered today.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed for Item 154 [GPA-5075], Item 155 [ZON-5076], Item 156 [VAR-5336] and Item 157 [SDR-5077].
(3:05 - 3:19)
3-1060

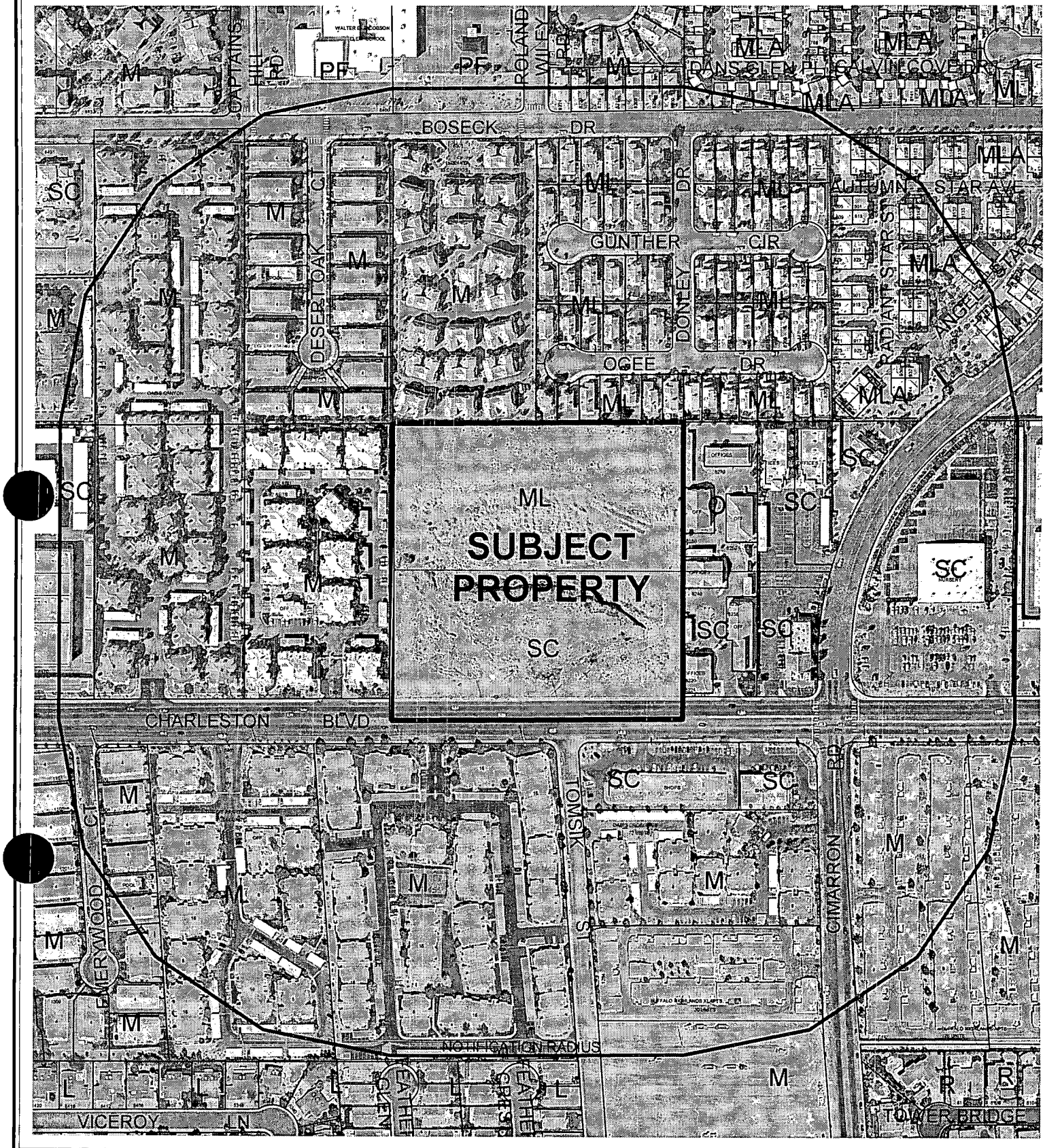


CASE: **GPA-5075**

RADIUS: 750 FT

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

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



CASE: **GPA-5075**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5075 - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGMENT

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL.

** 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 Charleston Boulevard, approximately 330 feet west of Cimarron Road from SC (Service Commercial) and ML (Medium Low Density Residential) to M (Medium Density Residential).

BACKGROUND DATA

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-0023-99, 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.
08/18/99	The City Council approved GPA-0014-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Southwest Sector Area as described in the Plan.
10/07/04	The Planning Commission voted to hold this item in abeyance to the October 21, 2004 Planning Commission meeting to allow the application to be heard with a companion Variance request (VAR-5336) regarding Residential Adjacency Standards. The related Rezoning (ZON-5076) and Site Development Plan Review (SDR-5077) were also held in abeyance. Special Use Permit (SUP-5078) was deemed unnecessary and was stricken from the agenda.
10/21/04	The Planning Commission recommended approval of related items (ZON-5076, SDR-5077 and VAR-5336).
10/21/04	The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #21).

DETAILS OF APPLICATION REQUEST

Site Area: 10.16 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Single-family Residential, Multi-family Residential
South	Commercial, Multi-family Residential
East	Office
West	Multi-family Residential

PLANNED LAND USE

Subject Property	SC (Service Commercial) ML (Medium Low Density Residential)
North	M (Medium Density Residential) ML (Medium Low Density Residential)
South	SC (Service Commercial) M (Medium Density Residential)
East	SC (Service Commercial O (Office)
West	M (Medium Density Residential)

EXISTING ZONING

Subject Property	U (Undeveloped) Zone [SC (Service Commercial) and ML (Medium-Low Density Residential) General Plan Designations]
North	R-PD12 (Residential Planned Development – 12 Units Per Acre), R-CL (Single-family Residential Compact-Lots)
South	R-3 (Medium Density Residential) C-1 (Limited Commercial)
East	P-R (Professional Office and Parking District) C-1 (Limited Commercial)
West	R-PD18 (Residential Planned Development – 18 Units Per Acre)

	YES	NO
INTERLOCAL AGREEMENT JOINT LAND USE PLANNING AREA		X
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

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

M (Medium Residential)
(12.1 to 25 dwelling units/gross acre.) The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

SC (Service Commercial)
The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

ANALYSIS

The request is to amend a portion of the Southwest Sector of the General Plan from SC (Service Commercial) and ML (Medium Low Density Residential) to M (Medium Density Residential). The change will allow a residential density of up to 25 dwelling units per acre. The request is appropriate given the subject site's proximity to other M (Medium Density Residential) designated parcels to the north, south, and west. The subject property is currently undeveloped, and access is provided from Charleston Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways.

FINDINGS

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

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

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies, which include approved neighborhood plans.

In regard to "1": The M (Medium Density Residential) land use designation is appropriate given the subject site's proximity to other parcels in the area which are developed with densities and uses compatible with the proposed General Plan Amendment.

In regard to "2": The zoning designations allowed by the proposed amendment are residential in nature, and will be compatible with the existing adjacent land uses and zoning districts in the area.

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed residential project. The Southwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 5925 Spring Mountain Road (located east of Jones Boulevard). Fire Station #2, located at 900 South Durango Drive, is the closest city facility to the site.

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/07/04 A neighborhood meeting was held and the eight persons who attended had the following comments:

- Expressed concern regarding the effect on traffic caused by the proposed development.
- Had a traffic study been conducted? The applicant stated that one had been completed, but had not been reviewed by the City as of yet.
- Expressed concern that similar developments in the area have been purchased by investors and then rented out.
- Asked if the Applicant could include additional language in their deed restrictions to further discourage purchase by investors.

NOTICES MAILED: 291 by Planning Department

APPROVALS: 3

PROTESTS: 1

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5075 APN: 138-33-401-015

Name of Property Owner: USA - Bureau of Land Management

Name of Applicant: PN II Inc. dba Pulte Homes

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

_____ Yes XX No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ~~Jeremy Fritz~~ Don Boettcher

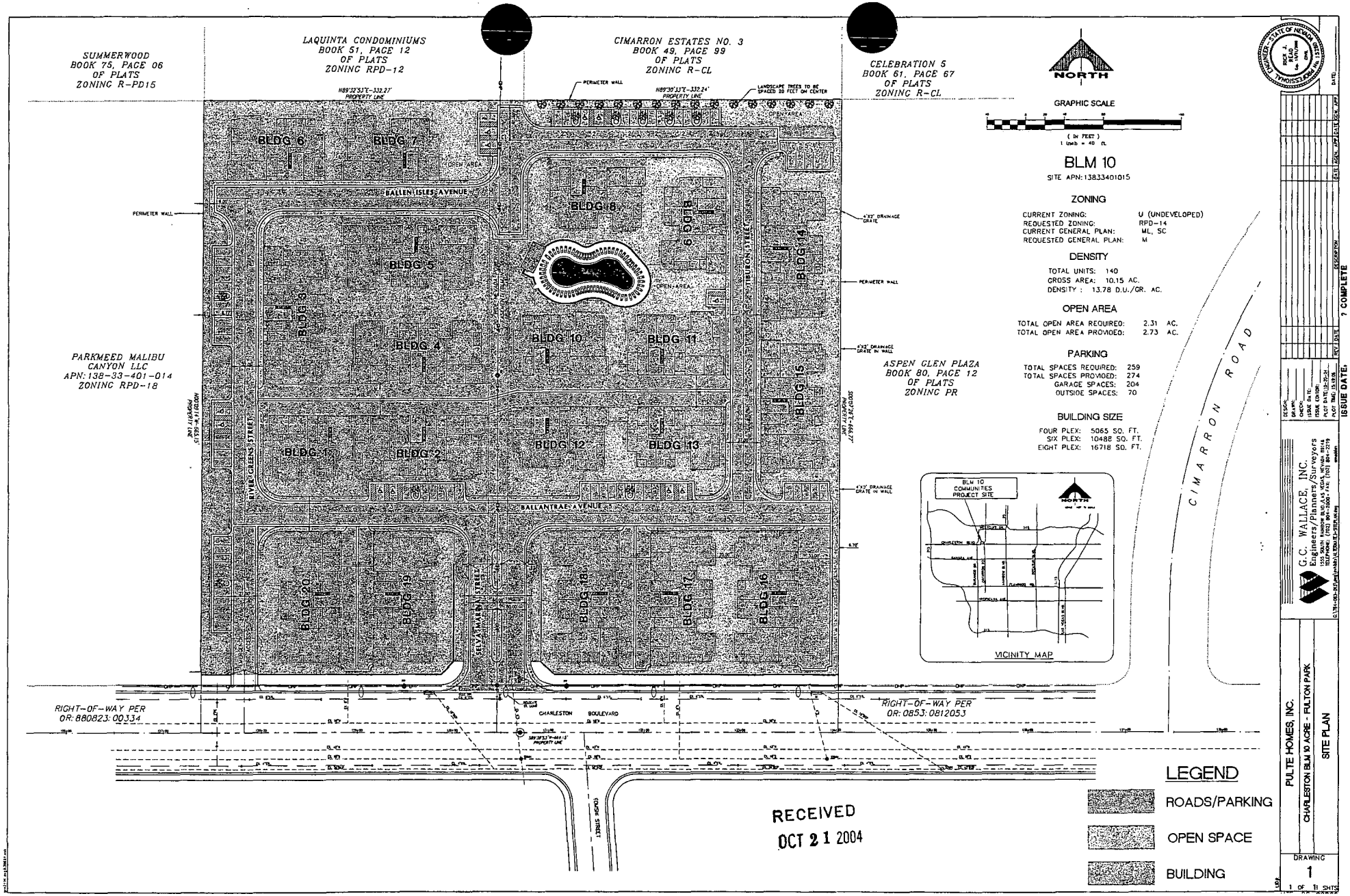
Subscribed and sworn before me

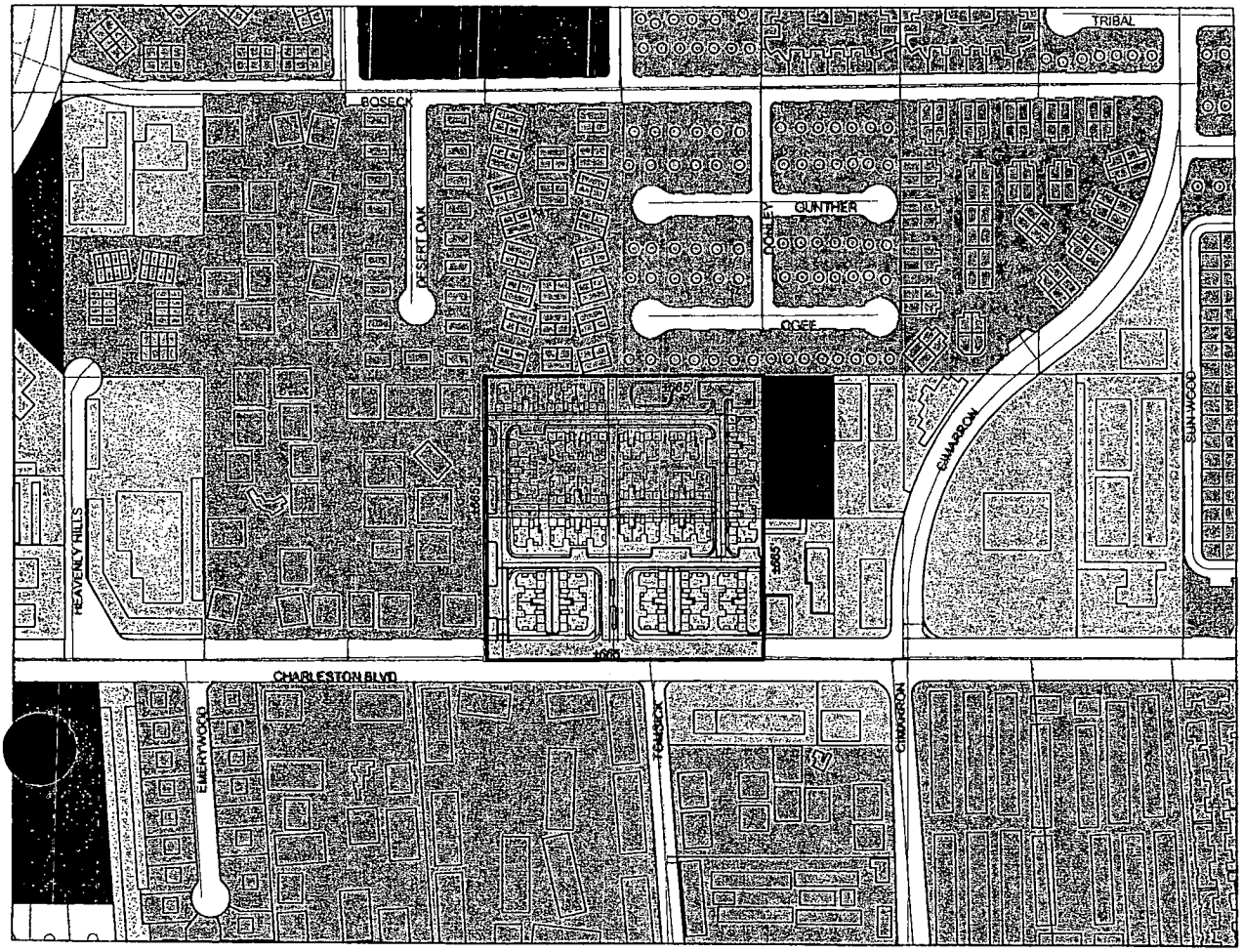
This 19th day of AUGUST, 2004

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GINA R. BROWN
No: 93-4425-1
My Appointment Expires Aug. 26, 2005


SUMMERWOOD
BOOK 75, PAGE 06
OF PLATS
ZONING R-PD15
LAQUINTA CONDOMINIUMS
BOOK 51, PAGE 12
OF PLATS
ZONING RPD-12
CIMARRON ESTATES NO. 3
BOOK 49, PAGE 99
OF PLATS
ZONING R-CL
CELEBRATION 5
BOOK 61, PAGE 67
OF PLATS
ZONING R-CL
PARKMEED MALIBU
CANYON LLC
APN: 138-33-401-014
ZONING RPD-18
ASPEN GLEN PLAZA
BOOK 80, PAGE 12
OF PLATS
ZONING PR
BALLANTRAE AVENUE
RIVER GLENS STREET
SILVER MAIN STREET
CHARLESTON BOULEVARD
CIMARRON ROAD
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11
BLDG 12
BLDG 13
BLDG 14
BLDG 15
BLDG 16
BLDG 17
BLDG 18
BLDG 19
BLDG 20
PERIMETER WALL
OPEN AREA
RIGHT-OF-WAY PER
OR: 880823: 00334
RIGHT-OF-WAY PER
OR: 0853: 0812053
NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
BLM 10
SITE APN: 13833401015
ZONING
CURRENT ZONING: U (UNDEVELOPED)
REQUESTED ZONING: RPD-14
CURRENT GENERAL PLAN: ML, SC
REQUESTED GENERAL PLAN: M
DENSITY
TOTAL UNITS: 140
GROSS AREA: 10.15 AC.
DENSITY : 13.78 D.U./GR. AC.
OPEN AREA
TOTAL OPEN AREA REQUIRED: 2.31 AC.
TOTAL OPEN AREA PROVIDED: 2.73 AC.
PARKING
TOTAL SPACES REQUIRED: 259
TOTAL SPACES PROVIDED: 274
GARAGE SPACES: 204
OUTSIDE SPACES: 70
BUILDING SIZE
FOUR PLEX: 5065 SQ. FT.
SIX PLEX: 10488 SQ. FT.
EIGHT PLEX: 16718 SQ. FT.
BLM 10
COMMUNITIES
PROJECT SITE
VICINITY MAP
LEGEND
ROADS/PARKING
OPEN SPACE
BUILDING
RECEIVED
OCT 21 2004
PULTE HOMES, INC.
CHARLESTON BLM 10 ACRE - FULTON PARK
SITE PLAN
DRAWING
1
1 OF 11 SHTS
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
ISSUE DATE:
7 COMPLETE
GPA-5075
ZON-5076
SDR-5077
VAR-5336
10-21-04 PC
REVISED
10.21.04



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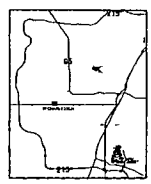
FULTON PARK

Legend
- Property
- Planned Land Use
- DR
- L
- M
- ML
- MLA
- O
- PF
- PR
- ROW
- SC

LOCATION INDEX



DISPLAY USE ONLY
G.C.Wallace assumes no liability for the accuracy of the data contained herson.

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G.C. WALLACE, INC.

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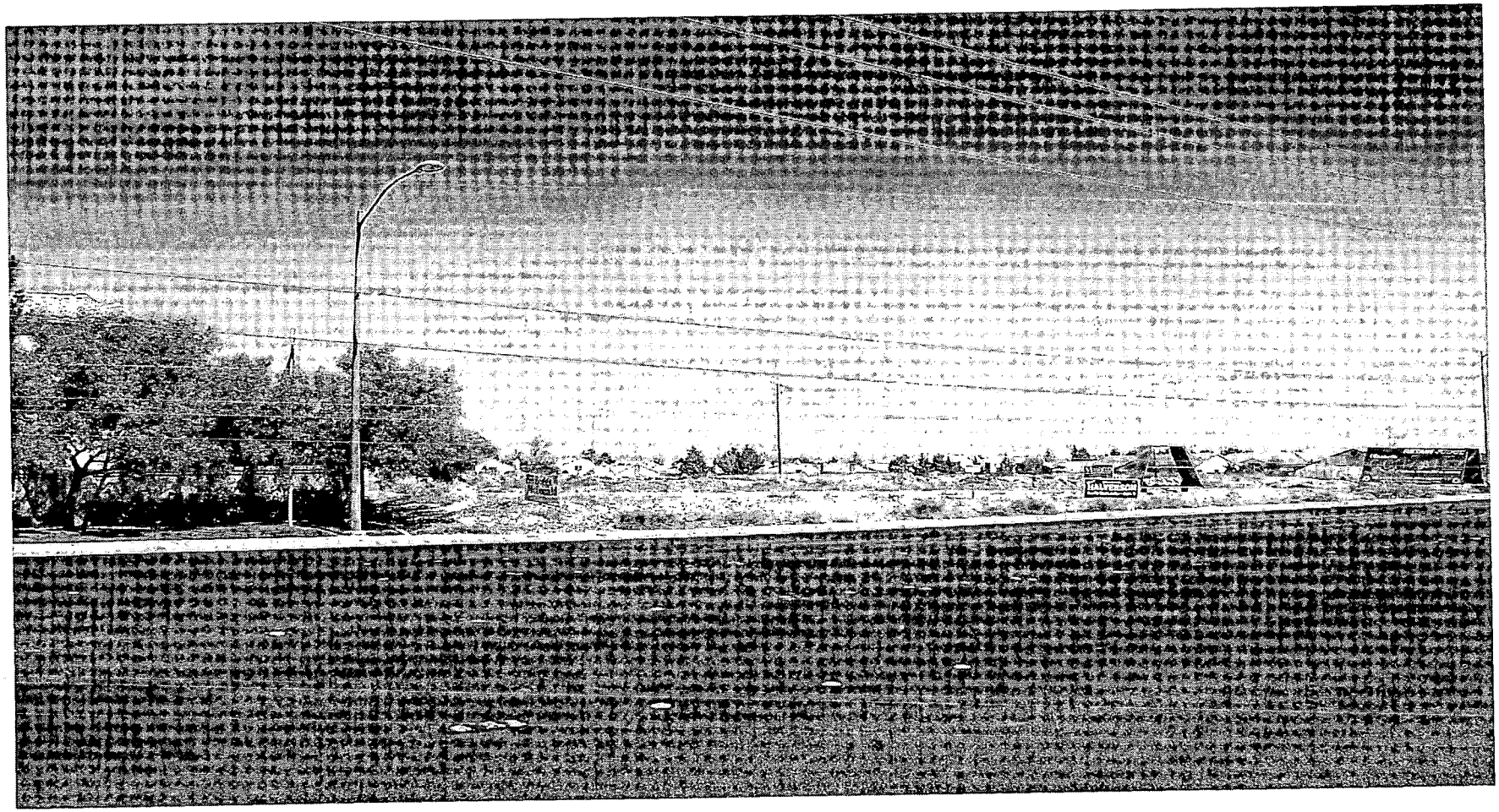
AUG 23 2004

GPA-5075
10/21/04 PC



GPA-5075 - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT
8324 WEST CHARLESTON BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No. 155

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REZONING RELATED TO GPA-5075

ZON-5076 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATIONS] TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 10.16 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), Ward 2 (Wolfson). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WOLFSON - APPROVED subject to conditions - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

NOTE: See Item 154 [GPA-5075] for related discussion.
(3:05 - 3:19)
3-1060

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5075) to an M (Medium Density Residential) land use designation approved by the City Council.

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

3. A Site Development Plan Review application (SDR-5077) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 50 feet of right-of-way adjacent to this site for Charleston Boulevard.

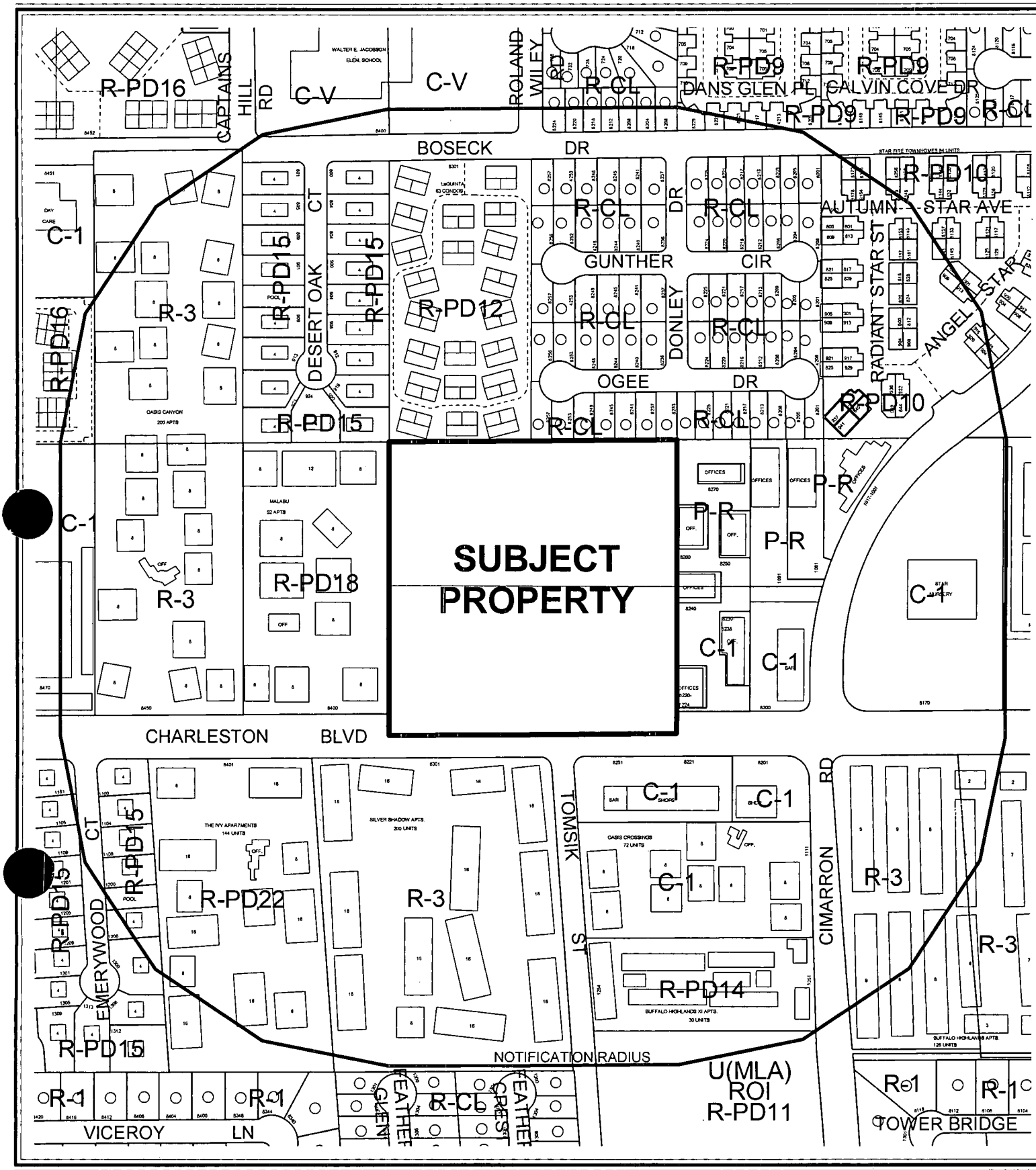
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

CONDITIONS - Continued:

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

7. The submitted Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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.

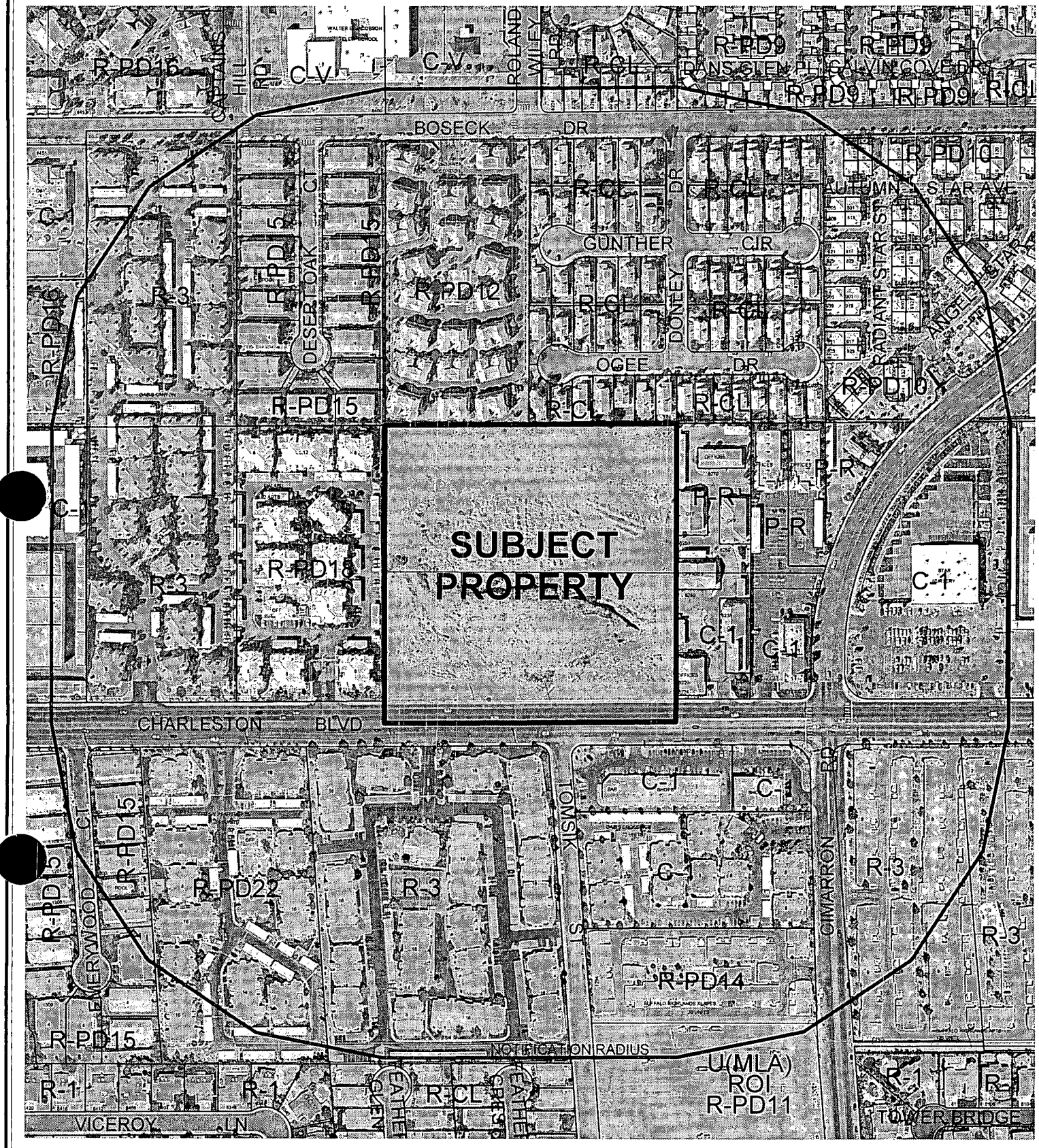


CASE: **ZON-5076**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)



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CASE: **ZON-5076**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5076 - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGMENT

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5075) to an M (Medium Density Residential) land use designation approved by the City Council.

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

3. A Site Development Plan Review application (SDR-5077) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 50 feet of right-of-way adjacent to this site for Charleston Boulevard.

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

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

7. The submitted Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [ML (Medium-Low Density Residential) and SC (Service Commercial) General Plan Designations] to R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone on approximately 10 acres adjacent to Charleston Boulevard approximately 650 feet west of Cimarron Road.

B) Applicant's Justification

The applicant has justified this request by stating that this zoning district is compatible with the zoning of adjacent and nearby parcels, and would be compatible with the requested companion General Plan land use designation.

BACKGROUND INFORMATION

A) Previous Actions

10/03/84 The City Council approved a request to annex (A-0013-84) 365 acres of land including the subject site. The effective date was October 12, 1984.

10/21/04 The Planning Commission recommended approval of companion applications for a General Plan Amendment (GPA-5075) from ML (Medium-Low Density Residential) and SC (Service Commercial) to M (Medium Density Residential), a Variance (VAR-5336) to allow a reduction in Residential Adjacency Standards, and a Site Development Plan Review (SDR-5077) for a 140-unit apartment project on the subject site, concurrently with this request.

10/21/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #22/gl).

B) Pre-Application Meeting

08/11/04 At the pre-application meeting, the applicant was advised of the various submission requirements, including a number of Public Works issues, including the need to line the entrance up with Tomsik Street to the south, and the need to obtain access approval from the Nevada Department of Transportation.

C) Neighborhood Meetings

No neighborhood meeting was required or conducted with respect to this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.98

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments
	Single Family Dwellings
South:	Apartments
East:	Office Park
West:	Apartments

C) Planned Land Use

Subject Property:	ML (Medium-Low Density Residential)
	SC (Service Commercial)
North:	ML (Medium-Low Density Residential)
	M (Medium Density Residential)
South:	SC (Service Commercial)
	M (Medium Density Residential)
East:	O (Office)
	SC (Service Commercial)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [ML (Medium-Low Density Residential) and SC (Service Commercial) General Plan Designations]
North:	R-PD12 (Residential Planned Development - 12 Units Per Acre)
	R-CL (Single Family Compact Lot)
South:	C-1 (Limited Commercial)
	R-3 (Medium Density Residential)
East:	P-R (Professional Office and Parking)
	C-1 (Limited Commercial)
West:	R-PD18 (Residential Planned Development - 18 Units Per Acre)

E) General Plan Compliance

The Southwest Sector Plan Map of the General Plan designates this site as ML (Medium-Low Density Residential) and SC (Service Commercial). A companion General Plan Amendment (GPA-5075) will redesignate this site to M (Medium Density Residential), which allows a density range of up to 25 units per acre. The proposed zoning change to the R-PD14 (Residential Planned Development - 14 Units Per Acre), which allows up to 14.49 units per acre, is in conformance with the M (Medium Density Residential) land use designation.

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

There are no Special Area Plans, Overlay Districts, Trails, Rural Preservation Neighborhoods or other planning policies that affect this site.

FINDINGS

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

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

   The existing General Plan designations of the subject site are ML (Medium-Low Density Residential) and SC (Service Commercial). A companion General Plan Amendment (GPA-5075) will redesignate this site to M (Medium Density Residential), which allows a density range of up to 25 units per acre. The proposed zoning change to the R-PD14 (Residential Planned Development - 14 Units Per Acre), which allows up to 14.49 units per acre, is in conformance with the M (Medium Density Residential) land use designation.

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

   The proposed development that is shown on the companion Site Development Plan to this rezoning application (SDR-5077) is intended to comply with both the M (Medium Density Residential) land use designation and the proposed R-PD14 (Residential Planned Development – 14 Units Per Acre) zoning. The proposed project will be compatible with apartment development to the west, north and south of the site. Where single-family development is adjacent to the site to the northeast, the applicant is proposing to place the pool area and a parking area, to minimize any potential negative impact by the project on these single-family areas.

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

   The subject site represents an infill parcel surrounded by a mix of apartment development to the west, north and south. The development of apartment uses on the site, with appropriate measures to mitigate any potential impact on the adjacent single-family uses, is a logical use of the site. Use of this site for apartment development will represent an extension of a significant concentration of apartment development along this portion of the Charleston Boulevard corridor.

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

The subject site has access to Charleston Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of streets and Highways. Charleston Boulevard will be adequate to meet the requirements of the proposed zoning district.

NOTICES MAILED 291 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5076 APN: 138-33-401-015

Name of Property Owner: USA - Bureau of Land Management

Name of Applicant: PN II Inc. dba Pulte Homes

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

_____ Yes ____XX____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ~~Jeromy Fritz~~ Don Bethurem

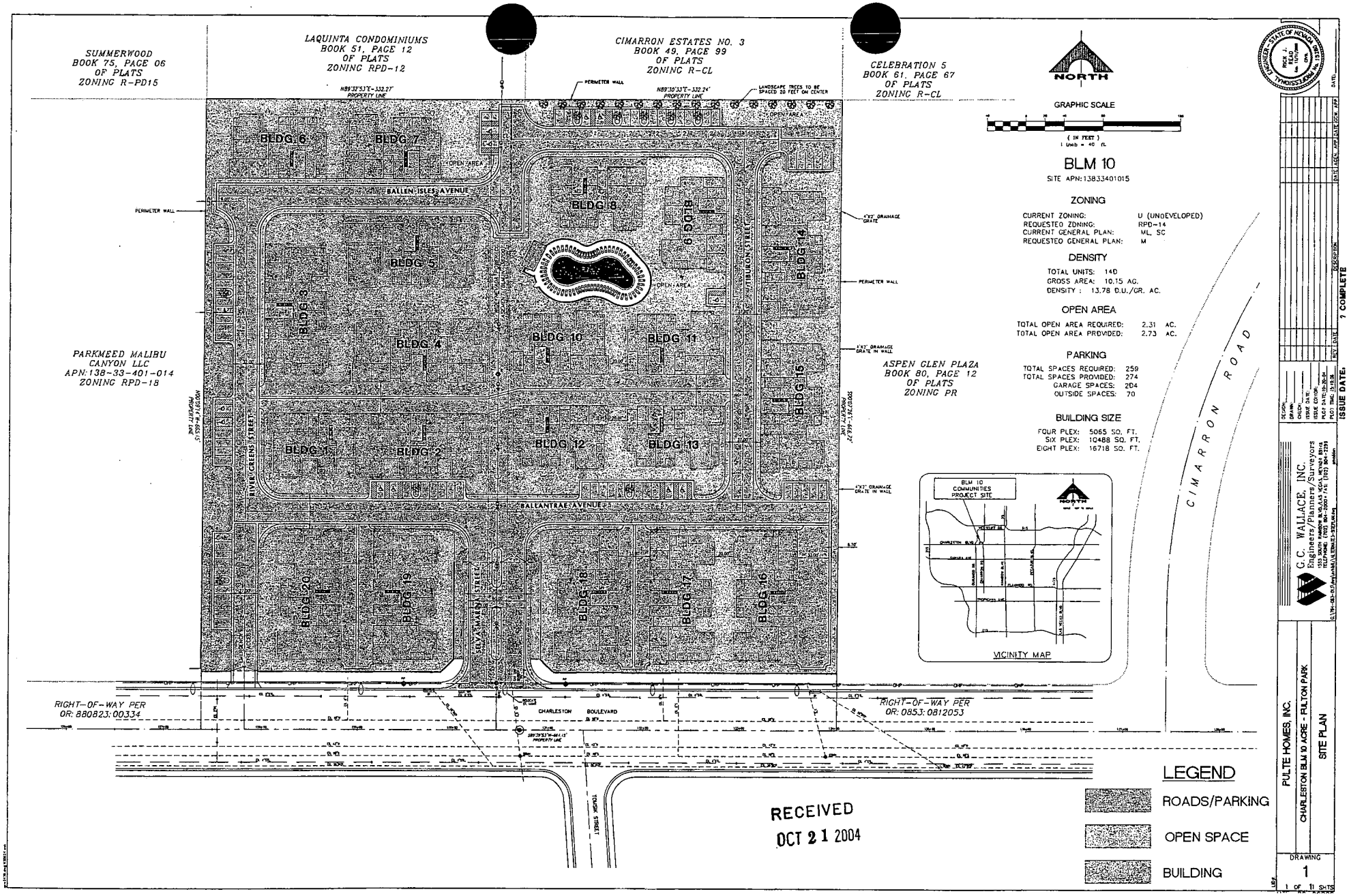
Subscribed and sworn before me

This 19th day of AUGUST, 2004

[signature]

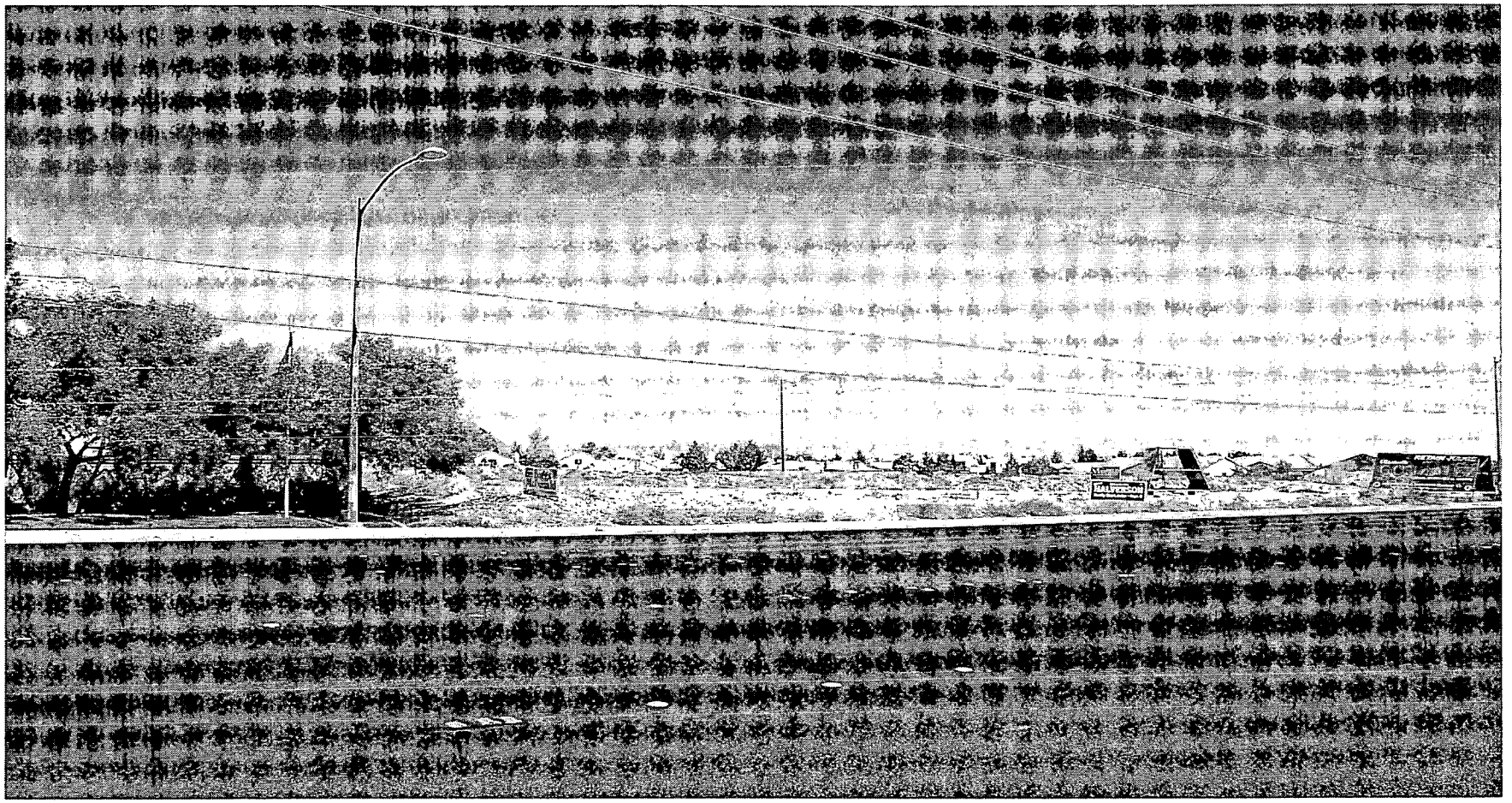
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GINA R. BROWN
93-4425-1
My Appointment Expires Aug. 26, 2005



GPA-5075
ZON-5076
SDR-5077
VAR-5336
10-21-04 PC

REVISED
10.21.04



ZON-5076 - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT
8324 WEST CHARLESTON BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No. 156

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:
VARIANCE RELATED TO GPA-5075 AND ZON-5076

VAR-5336 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF 52 FEET WHERE 90 FEET IS THE MINIMUM DISTANCE REQUIRED FROM SINGLE-FAMILY DEVELOPMENT FOR A PROPOSED 140-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 10.16 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), U (Undeveloped) Zone [SC (Service Commercial) and ML (Medium-Low Density Residential) General Plan Designations] [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre)], Ward 2 (Wolfson). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

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

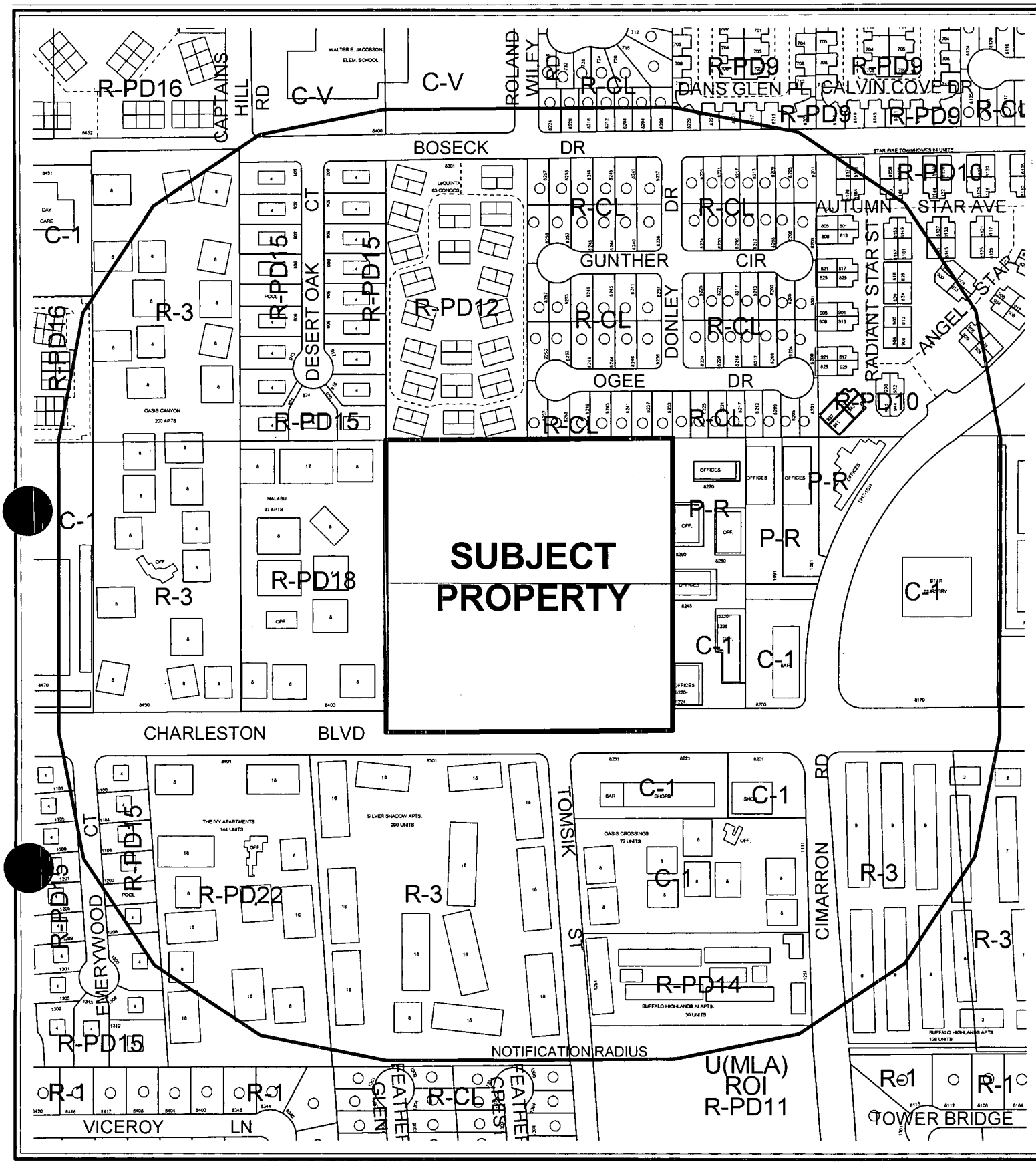
MOTION:
WOLFSON - APPROVED subject to conditions - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:
NOTE: See Item 154 [GPA-5075] for related discussion.
(3:05 - 3:19)
3-1060

CONDITIONS:
Planning and Development
1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON 5076), and Site Development Plan Review [SDR-5077].

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

3. The Variance as approved for this project shall be 72 feet for Building 8 and 81 feet for Building 9.



0 200 400 Feet

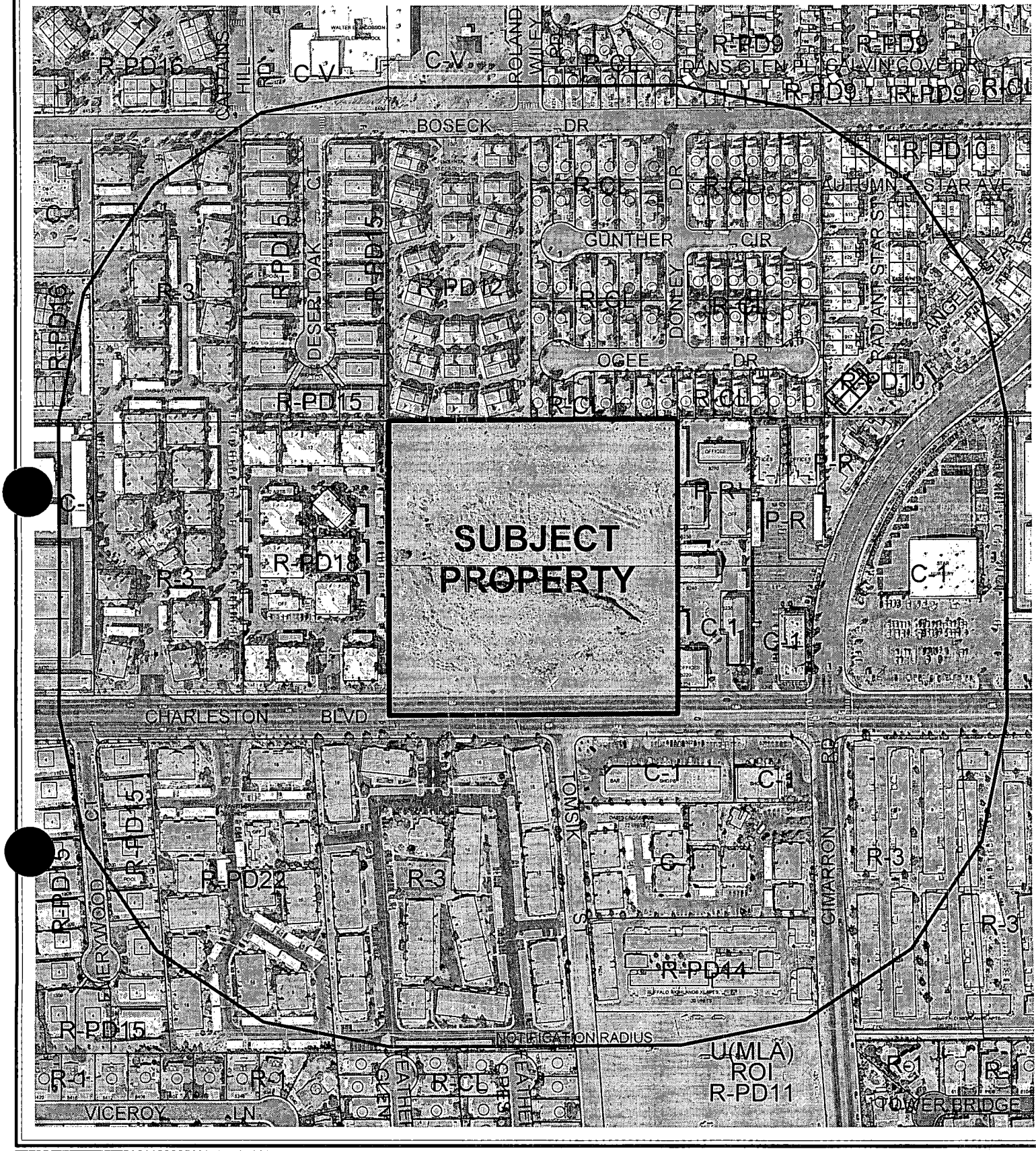
CASE: **VAR-5336**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

N



CASE: **VAR-5336**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5336 - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5076), and Site Development Plan Review [SDR-5077].

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

3. The Variance as approved for this project shall be 72 feet for Building 8 and 81 feet for Building 9.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Variance to allow a reduction in Residential Adjacency Standards on an approximately 10-acre site adjacent to Charleston Boulevard, approximately 650 feet west of Cimarron Road.

B) Applicant's Justification

The applicant has justified this request by stating that this request will allow for the development of an apartment project that will be compatible with the existing apartment development of adjacent and nearby parcels, and that the requested Variance is not significant in nature.

BACKGROUND INFORMATION

A) Previous Actions

10/03/84 The City Council approved a request to annex (A-0013-84) 365 acres of land including the subject site. The effective date was 10/12/84.

10/07/04 The Planning Commission approved a request to abey an application for a General Plan Amendment (GPA-5075) from ML (Medium-Low Density Residential) and SC (Service Commercial) to M (Medium Density Residential), on the subject site, to its 10/21/04 meeting.

10/21/04 The Planning Commission recommended approval of companion applications for a General Plan Amendment (GPA-5075) from ML (Medium-Low Density Residential) and SC (Service Commercial) to M (Medium Density Residential), a Rezoning (ZON-5076) from U (Undeveloped) Zone [ML (Medium-Low Density Residential) and SC (Service Commercial) General Plan Designations] to R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone, and a Site Development Plan Review (SDR-5077) for a 140-unit apartment project on the subject site, concurrently with this request.

10/21/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #24/gl).

B) Pre-Application Meeting

08/11/04 At the pre-application meeting, the applicant was advised of the various submission requirements, including a number of Public Works issues, including the need to line the entrance up with Tomsik Street to the south, and the need to obtain access approval from the Nevada Department of Transportation. Follow up discussions with the applicant indicated the need for this Variance.

C) Neighborhood Meetings

No neighborhood meeting was required or conducted with respect to this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.98

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments and Single Family Dwellings
South:	Apartments
East:	Office Park
West:	Apartments

C) Planned Land Use

Subject Property:	ML (Medium-Low Density Residential) SC (Service Commercial)
North:	ML (Medium-Low Density Residential) M (Medium Density Residential)
South:	SC (Service Commercial) M (Medium Density Residential)
East:	O (Office) SC (Service Commercial)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [ML (Medium-Low Density Residential) and SC (Service Commercial) General Plan Designations]
North:	R-PD12 (Residential Planned Development - 12 Units Per Acre) R-CL (Single Family Compact Lot)
South:	C-1 (Limited Commercial) R-3 (Medium Density Residential)
East:	P-R (Professional Office and Parking) C-1 (Limited Commercial)
West:	R-PD18 (Residential Planned Development - 18 Units Per Acre)

E) General Plan Compliance

The Southwest Sector Plan Map of the General Plan designates this site as ML (Medium-Low Density Residential) and SC (Service Commercial). A companion General Plan Amendment (GPA-5075) will redesignate this site to M (Medium Density Residential), which allows a density range of up to 25 units per acre. The proposed use conforms to the allowable uses and density range within this General Plan designation.

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

There are no Special Area Plans, Overlay Districts, Trails, Rural Preservation Neighborhoods or other planning policies that affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

a) *Proximity slope.* One of the proposed structures on the site is located 52 feet from an area zoned as R-CL (Residential - Compact Lot) to the immediate northeast of the subject site. As this structure is proposed at a height of 29.5 feet, the adjacency requirement would be 90 feet. As the distance is deficient with respect to this measurement, the applicant has requested a companion Variance to seek relief from this requirement. This is a deviation of 58% with respect to one building on the site.

b) *Building setback.* The closest proposed buildings to the property line are 15.42 feet on the east and 18.2 feet on the north. These setbacks must meet or exceed the required minimum setbacks established in the Zoning Code for the adjacent sites. On the east, these are the C-1 (Limited Commercial) and P-R (Professional Office and Parking) zones, with side setbacks of five and 10 feet respectively. On the north, these are R-CL (Single Family - Compact Lot) district, which requires a 10-foot rear setback, and R-PD12 (Residential Planned Development - 12 Units per Acre), in which the setback is established through the site plan. On that site, the existing buildings are closer than 18 feet to the property line; therefore, the project meets building setback requirements of the Code.

B) General Analysis and Discussion

The overall 10-acre site is designed to contain 20 condominium apartment buildings. While the developer has planned the location of most of these structures to meet Residential Adjacency Standards, one of the 20 structures (Building 7) does not.

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."

Whether there exists a "hardship" depends upon whether the subject site cannot be developed with a project that meets the Residential Adjacency Standards. There is no basis to suggest that the property cannot be developed for the project with a revised Building 7 that would meet Code requirements. For this reason, it is recommended that the application for a Variance be denied.

The recommendation for denial is based on the following findings, only one of which is necessary to deny the request for a Variance:

- **No evidence is provided that a hardship exists to warrant a Variance in the required Residential Adjacency Standards.** The onus for presenting such evidence is placed on the applicant, the person allegedly aggrieved by the requirement. The applicant has presented reasons for the Variance, but none substantiate why a project could not be developed that meets the Residential Adjacency Standards.

- **The hardship is self-imposed.** Clearly, the hardship is of the applicant's own making, as the need for the reduced rear yard setback is based upon the manner in which the applicant chooses to development the property.

- **Use of the property is not denied.** The property has no exceptional narrowness, shallowness, shape, exceptional topographic conditions or other extraordinary and exceptional situation or conditions attributed to the property. The question is one of whether the property could be developed in a way that would not necessitate the reduction in the rear yard setback required by the Residential Adjacency Standards. It is believed that this area of the subject site could be developed in a way that would comply with the Standards.

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by placing Building 7 in the proposed location. Alternative design of Building 7 with a smaller building would allow conformance to the Title 19 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.

PLANNING COMMISSION ACTION

There were four speakers protesting this application. The Planning Commission added Condition #3 and believed that the Variance findings could be made for this application.

NOTICES MAILED 294 by City Clerk

APPROVALS 0

PROTESTS 4

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5336 APN: 138-33-401-015

Name of Property Owner: USA - Bureau of Land Management

Name of Applicant: PN II Inc. dba Pulte Homes

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

_____ Yes ____ XX ____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ~~Jeremy Fritz~~ Don Bennett

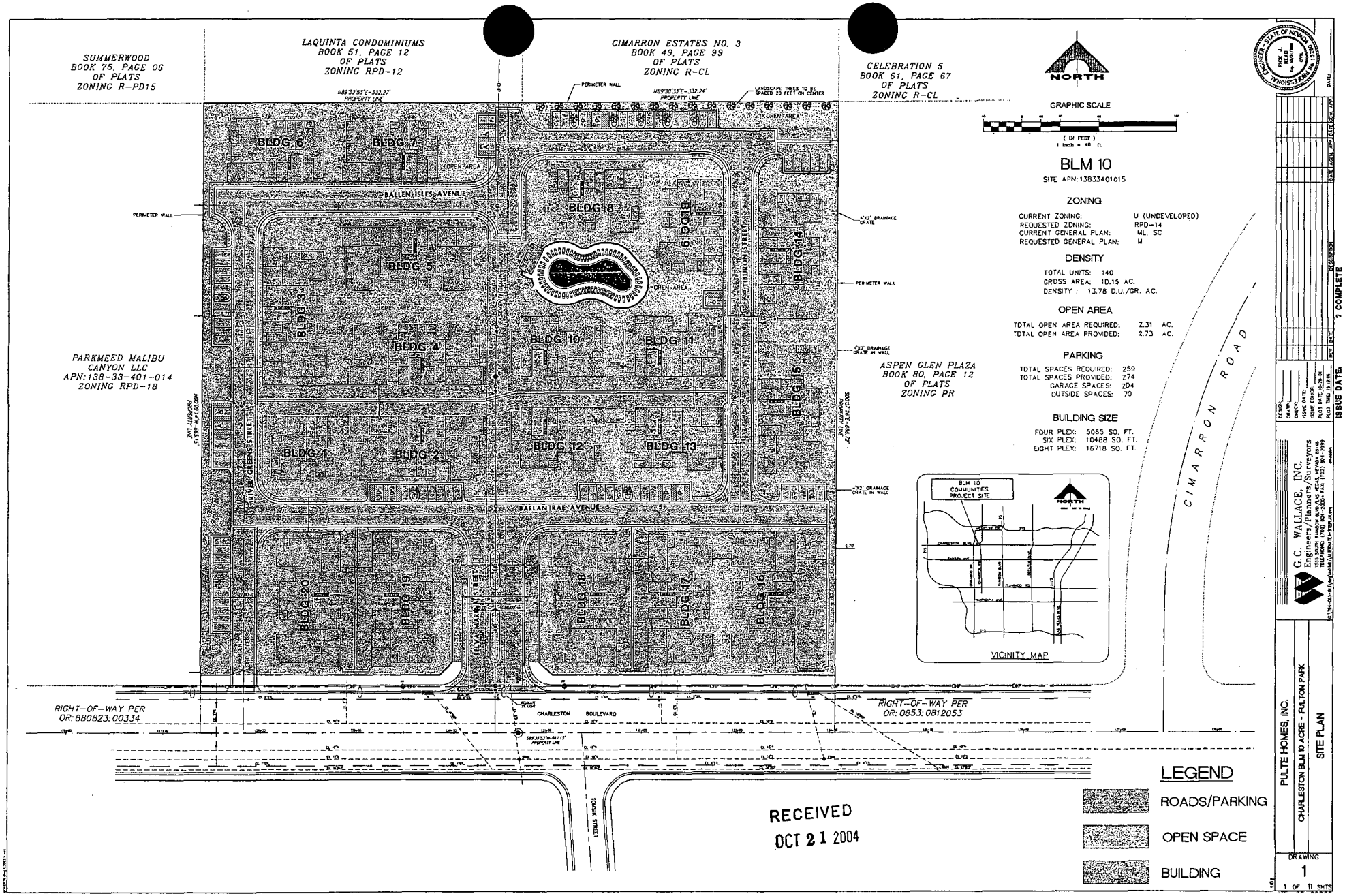
Subscribed and sworn before me

This 19th day of AUGUST, 2004

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GINA R. BROWN


SUMMERWOOD
BOOK 75, PAGE 06
OF PLATS
ZONING R-PD15
LAQUINTA CONDOMINIUMS
BOOK 51, PAGE 12
OF PLATS
ZONING RPD-12
CIMARRON ESTATES NO. 3
BOOK 49, PAGE 99
OF PLATS
ZONING R-CL
CELEBRATION 5
BOOK 61, PAGE 67
OF PLATS
ZONINC R-CL
PARKMEED MALIBU
CANYON LLC
APN:138-33-401-014
ZONING RPD-18
ASPEN GLEN PLAZA
BOOK 80, PAGE 12
OF PLATS
ZONING PR
BLDG 1
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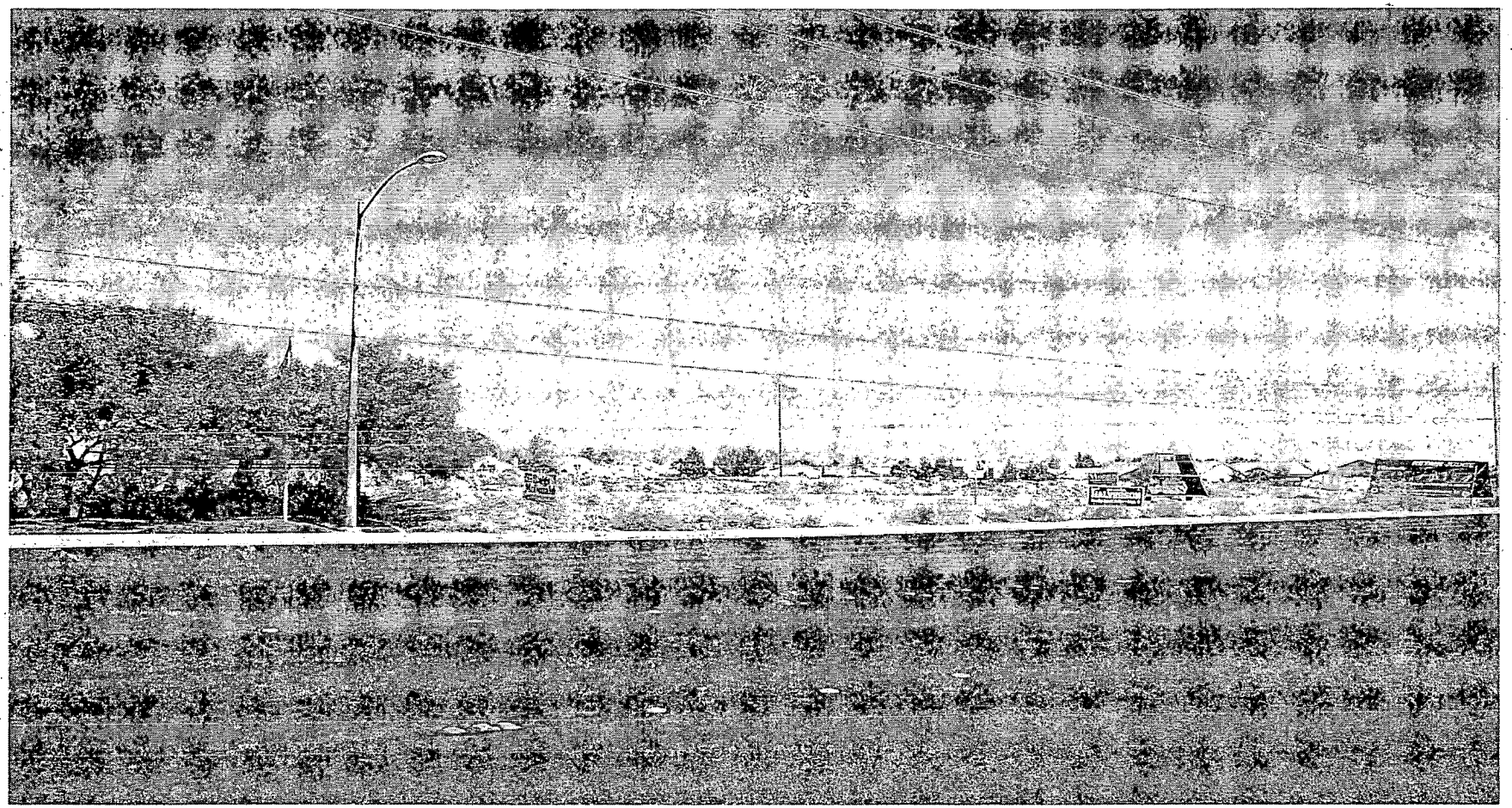
BLDG 17
BLDG 18
BLDG 19
BLDG 20
BALLENISLES AVENUE
BALLANTRAE AVENUE
RIVER GREENS STREET
SILVERSTRAND STREET
CHARLESTON BOULEVARD
PERIMETER WALL
OPEN AREA
RIGHT-OF-WAY PER
OR: 880823: 00334
RIGHT-OF-WAY PER
OR: 0853: 0812053
CIMARRON ROAD
NORTH
GRAPHIC SCALE
BLM 10
SITE APN:138334010 15
ZONING
CURRENT ZONING: U (UNDEVELOPED)
REQUESTED ZONING: RPD-14
CURRENT GENERAL PLAN: ML, SC
REQUESTED GENERAL PLAN: M
DENSITY
TOTAL UNITS: 140
GROSS AREA: 10.15 AC.
DENSITY : 13.78 D.U./GR. AC.
OPEN AREA
TOTAL OPEN AREA REQUIRED: 2.31 AC.
TOTAL OPEN AREA PROVIDED: 2.73 AC.
PARKING
TOTAL SPACES REQUIRED: 259
TOTAL SPACES PROVIDED: 274
GARAGE SPACES: 204
OUTSIDE SPACES: 70
BUILDING SIZE
FOUR PLEX: 5065 SQ. FT.
SIX PLEX: 10488 SQ. FT.
EIGHT PLEX: 16718 SQ. FT.
BLM 10
COMMUNITIES
PROJECT SITE
VICINITY MAP
LEGEND
ROADS/PARKING
OPEN SPACE
BUILDING
RECEIVED
OCT 21 2004
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
PULTE HOMES, INC.
CHARLESTON BLM 10 ACRE - FULTON PARK
SITE PLAN
DRAWING
1
1 OF 11 SHTS
ISSUE DATE:
? COMPLETE
GPA-5075
ZON-5076
SDR-5077
VAR-5336
10-21-04 PC
REVISED
10.21.04



VAR-5336 - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT
8324 WEST CHARLESTON BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No. 157

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5075, ZON-5076 and VAR-5336

SDR-5077 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR A PROPOSED 140-UNIT CONDOMINIUM DEVELOPMENT on 10.16 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), U (Undeveloped) Zone [SC (Service Commercial) and ML (Medium-Low Density Residential) General Plan Designations] [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre)], Ward 2 (Wolfson). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after meeting - Protest letter by MHE Enterprises on behalf of Silver Shadow Apartments

MOTION:

WOLFSON - APPROVED subject to conditions - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

NOTE: See Item 154 [GPA-5075] for related discussion.
(3:05 - 3:19)
3-1060

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5075) to M (Medium Density Residential), a Rezoning [ZON-5076] to an R-PD14 (Residential Planned Development - 14 Units per Acre) Zoning District, and a Variance (VAR-5336) to allow a reduction in Residential Adjacency Standards, approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations date stamped 10/21/04, except as amended by conditions herein.

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to

CONDITIONS - Continued:

the time application is made for a building permit, to reflect the redesign of Building 7, unless companion Variance (VAR-5336) is approved, and to illustrate how trash collection will be handled and where on-site collection points will be located.

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. 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. Perimeter wall details for any proposed new walls shall be indicated by the applicant on the revised site plan.

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

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

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

15. All development shall be in conformance with the site plan and building elevations, date stamped October 21, 2004, except as amended by conditions herein.

16. There shall be no trash dumpsters allowed on the site.

17. The developer shall plant and maintain a row of Mondel Pines (24" box minimum) at 20 feet

CONDITIONS - Continued:

on-center along the north perimeter of the site adjacent to the existing single-family homes.

18. Trees (24" box minimum) will be placed within the parking area along the north perimeter of the site as shown on the site plan.

19. Parking spaces along the north perimeter of the site shall not be covered.

20. The project will be developed exclusively on a for-sale basis.

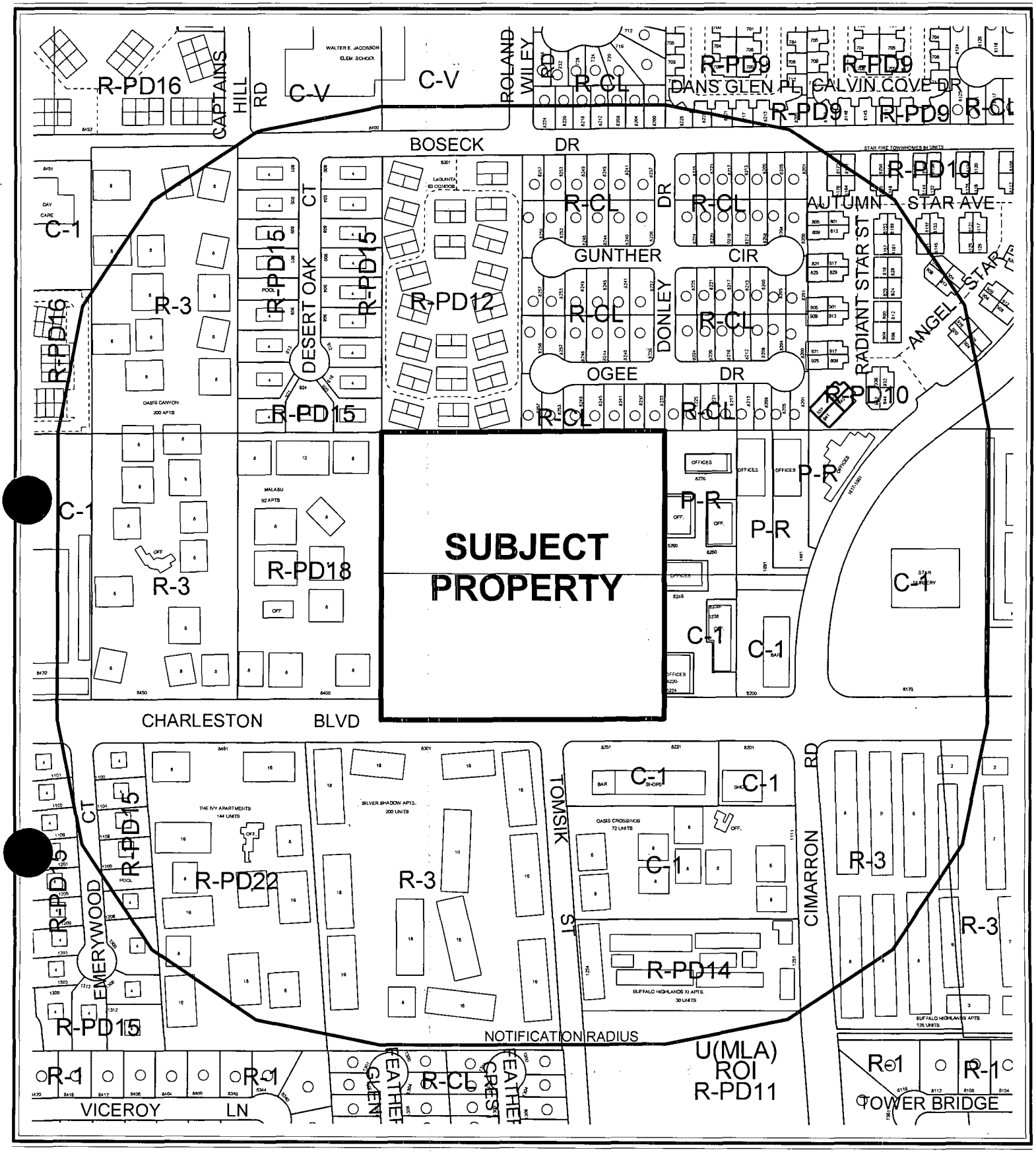
21. The setbacks from the north property line shall be maintained as shown on the site plan date stamped October 21, 2004.

Public Works

22. Site development to comply with all applicable conditions of approval for ZON-5076 and all other subsequent site-related actions.

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

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



CASE: **SDR-5077**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5077 - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGMENT

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5075) to M (Medium Density Residential), a Rezoning [ZON-5076] to an R-PD14 (Residential Planned Development - 14 Units per Acre) Zoning District, and a Variance (VAR-5336) to allow a reduction in Residential Adjacency Standards, approved by the City Council.

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5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. 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. Perimeter wall details for any proposed new walls shall be indicated by the applicant on the revised site plan.

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

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

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

15. All development shall be in conformance with the site plan and building elevations, date stamped October 21, 2004, except as amended by conditions herein.

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Public Works

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City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5077 - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGMENT

** CONDITIONS **

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review for a 140-unit apartment project on approximately 10 acres adjacent to Charleston Boulevard approximately 650 feet west of Cimarron Road.

B) Applicant's Justification

The applicant has justified this request by stating that this request will allow for the development of an apartment project that will be compatible with the existing apartment development of adjacent and nearby parcels.

BACKGROUND INFORMATION

A) Previous Actions

10/03/84 The City Council approved a request to annex (A-0013-84) 365 acres of land including the subject site. The effective date was 10/12/84.

10/07/04 The Planning Commission approved a request to abey an application for a General Plan Amendment (GPA-5075) from ML (Medium-Low Density Residential) and SC (Service Commercial) to M (Medium Density Residential), on the subject site, to its 10/21/04 meeting.

10/21/04 The Planning Commission recommended approval of companion applications for a General Plan Amendment (GPA-5075) from ML (Medium-Low Density Residential) and SC (Service Commercial) to M (Medium Density Residential), a Rezoning (ZON-5076) from U (Undeveloped) Zone [ML (Medium-Low Density Residential) and SC (Service Commercial) General Plan Designations] to R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone, and a Variance (VAR-5336) to allow a reduction in Residential Adjacency Standards, concurrently with this request.

10/21/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #23/gl).

B) Pre-Application Meeting

08/11/04 At the pre-application meeting, the applicant was advised of the various submission requirements, including a number of Public Works issues, including the need to line the entrance up with Tomsik Street to the south, and the need to obtain access approval from the Nevada Department of Transportation.

C) Neighborhood Meetings

No neighborhood meeting was required or conducted with respect to this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.98

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments
	Single Family Dwellings
South:	Apartments
East:	Office Park
West:	Apartments

C) Planned Land Use

Subject Property:	ML (Medium-Low Density Residential)
	SC (Service Commercial)
North:	ML (Medium-Low Density Residential)
	M (Medium Density Residential)
South:	SC (Service Commercial)
	M (Medium Density Residential)
East:	O (Office)
	SC (Service Commercial)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [ML (Medium-Low Density Residential) and SC (Service Commercial) General Plan Designations]
North:	R-PD12 (Residential Planned Development - 12 Units Per Acre)
	R-CL (Single Family Compact Lot)
South:	C-1 (Limited Commercial)
	R-3 (Medium Density Residential)
East:	P-R (Professional Office and Parking)
	C-1 (Limited Commercial)
West:	R-PD18 (Residential Planned Development - 18 Units Per Acre)

E) General Plan Compliance

The Southwest Sector Plan Map of the General Plan designates this site as ML (Medium-Low Density Residential) and SC (Service Commercial). A companion General Plan Amendment (GPA-5075) will redesignate this site to M (Medium Density Residential), which allows a density range of up to 25 units per acre. The proposed use conforms to the allowable uses and density range within this General Plan designation.

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

There are no Special Area Plans, Overlay Districts, Trails, Rural Preservation Neighborhoods or other planning policies that affect this site.

PROJECT DESCRIPTION

The project will consist of 140 apartment units in 20 buildings spread across the subject site. Twelve of these structures are proposed as eight-plexes, six are six-plexes, and two are four-plexes. These buildings are all two-story, with low-angle pitched tile roofs and recessed balconies. Of the 140 units, 38 are one-bedroom units, 64 are two-bedroom units and 38 are three-bedroom units. Access throughout the site is provided via 37-foot wide private streets and 33-foot wide private drives. A single gated entry to Charleston Boulevard provides access to the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Development Standards within an R-PD District are established by the Site Development Plan. The Site Development Plan proposes 140 apartment units ranging in size from 859 square feet to 1,511 square feet. The proposed development complies with the standards of the proposed R-PD14 (Residential Planned Development – 14 Units Per Acre) District in the companion rezoning application (ZON-5076).

The site plan does not illustrate how trash collection will be handled and where on-site collection points will be located. A condition of approval will require that a revised site plan address this issue. The receptacles must be gated, walled and roofed and must be 50 feet or more from properties protected under Residential Adjacency Standards, adjacent to the northeast corner of the site.

A2) Residential Adjacency Standards

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

a) *Proximity slope.* One of the proposed structures on the site is located 52 feet from an area zoned as R-CL (Residential - Compact Lot) to the immediate northeast of the subject site. As this structure is proposed at a height of 29.5 feet, the adjacency requirement would be 90 feet. As the distance is deficient with respect to this measurement, the applicant has requested a companion Variance to seek relief from this requirement.

b) *Building setback.* The closest proposed buildings to the property line are 15.42 feet on the east and 18.2 feet on the north. These setbacks must meet or exceed the required minimum setbacks established in the Zoning Code for the adjacent sites. On the east, these are the C-1 (Limited Commercial) and P-R (Professional Office and Parking) zones, with side setbacks of five and 10 feet respectively. On the north, these are R-CL (Residential - Compact Lot) district, which requires a 10-foot rear setback, and R-PD12 (Residential Planned Development - 12 Units Per Acre), in which the setback is established through the site plan. On that site, the existing buildings are closer than 18 feet to the property line; therefore, the project meets building setback requirements of the Code.

A3) Parking and Traffic Standards

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

Uses	**Required**			**Provided**	
	Ratio	Parking		Parking	
		Regular	Handicap	Regular	Handicap
One-bedroom apt	1.25 spaces/unit	57 spaces			
Two-bedroom apt	1.75 spaces/unit	112 spaces			
Three bedroom apt	2.0 spaces/unit	76 spaces			
Guest parking	1 space/6 units	24 spaces			
Totals		269 spaces	6 spaces	275 spaces	7 spaces

The project as revised meets the Code with respect to required 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 Tree/6 Spaces	10 Trees (59 outdoor spaces)	13 Trees

Buffer: • Min. Trees	1 Tree/30 Linear Feet	84 Trees 2,520 Feet perimeter)	89 Trees
• Min. Zone Width	10 Feet in front, 6 Feet on internal perimeters		Y
• Wall height	6 Feet and should include view fence component		Not indicated

The landscaping of the project as submitted meets or exceeds the requirements of the Code. Perimeter wall details where new walls will be constructed need to be indicated by the applicant.

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
9.98 acres	14.0 Units/Acre	1.65	23.14 %	100,624 sf (2.31 ac)	27.37%	117,612 sf (2.70 ac)

The site plan as presented meets the open space requirements of the Code.

B) General Analysis and Discussion

- Zoning

The companion rezoning request (ZON-5076) will rezone the site from U (Undeveloped) Zone [ML (Medium-Low Density Residential) and SC (Service Commercial) General Plan Designations] to R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone. The proposed site plan will conform to the density guidelines, parking, landscaping and open space requirements of this zoning district, subject to conformance with the conditions of approval.

- Site Plan

The site plan consists of 140 condominium apartments in 20 two-story buildings. These units are attached in four, six and eight-plex buildings, with integrated garages. Access to the site will be through a gated entrance to Charleston Boulevard. The entrance is aligned with the 20-foot wide north/south existing Nevada Power easement, which transects the property, which is integrated with the development and will function as a portion of the open space area for the project. The site plan as proposed, with conformance to the listed conditions, will conform to the proposed companion R-PD14 (Residential Planned Development – 14 Units Per Acre) zoning district.

- Waivers

No waivers have been requested with this application, other than the companion Variance (VAR-5336) for Residential Adjacency Standards.

- Landscape Plan

The on-site and perimeter landscaping includes 66 24" box shade trees, in four different species, 112 24" box coniferous trees, also in four different species, and 55 24'box accent trees, again in four different species. Understory plantings include a total of approximately 1,200 plants in 12 species, in five-gallon containers.

- Elevation

The elevations depict three different building types; all are two-story apartment structures with four, six or eight units each. Some of the units contain enclosed garage space. The facades consist of a stucco finish with two different accent colors, and wrought-iron and shutters in a third complementary color. Three different types of stone veneer are used as accent features. The roof has a low-angle pitch, finished in both a full "S" roof tile and a flat slate roof tile.

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 similar in form and density to the condominium and apartment developments to the north and west, and is compatible with the office plaza to the east of the site. Where single-family development is adjacent to the site to the northeast, the applicant is proposing to place common recreational and parking components in this area, ensuring that the potential for impact from this development is minimized. The project is designed with a significant amount of perimeter landscaping, with no vehicular access to the adjacent single-family area. Although a Residential Adjacency Standards Variance is required, this is due to the location of only one of the 20 proposed buildings on the site, and this building is offset slightly from the location of the nearest single-family house.

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

   With the approval of the companion General Plan Amendment, Rezoning and Variance applications to this site plan, the proposed development will be consistent with the General Plan as well as Title 19 and other standards.

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

   The subject site has access to Charleston Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. Charleston Boulevard is adequate to meet the requirements of the proposed development. The location of the entrance point is slightly offset from the intersection of Tomsik Road with Charleston Boulevard, on the south side of Charleston Boulevard, at the request of the Nevada Department of Transportation, which will require a median on Charleston Boulevard at the proposed entrance location.

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

   The building and landscape materials are appropriate for this type of development.

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

   The building elevations are typical of two-story apartment developments in this vicinity and will be compatible with surrounding development. The development of the proposed perimeter wall with a significant amount of landscaping will improve compatibility with adjacent single-family residential development and will improve the aesthetics of development in the area.

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

   The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission added Conditions #16 through 21.

NOTICES MAILED 291 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5077 APN: 138-33-401-015

Name of Property Owner: USA - Bureau of Land Management

Name of Applicant: PN II Inc. dba Pulte Homes

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

_____ Yes ____XX____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ~~Jeremy Fritz~~ Don Goettner

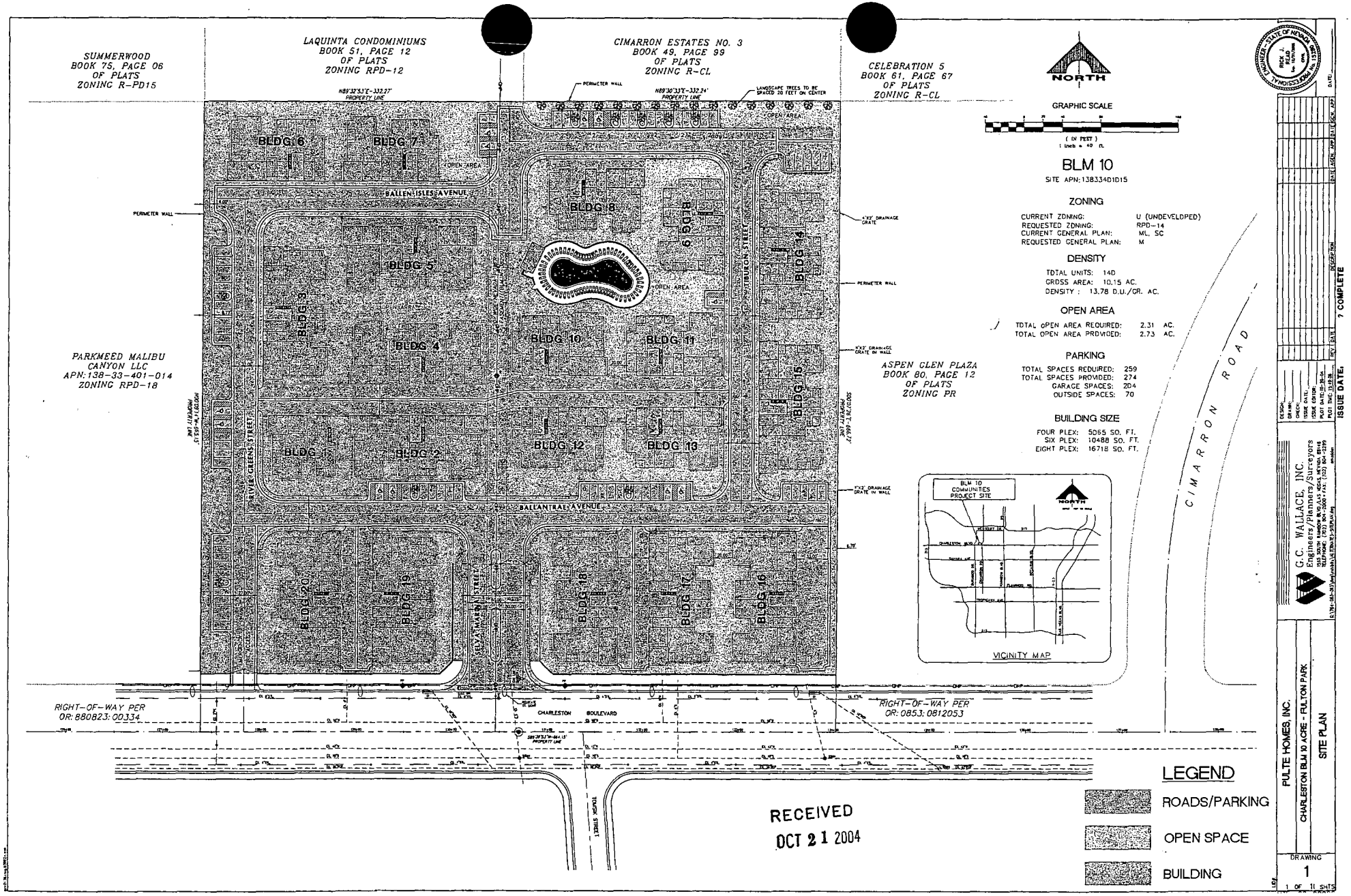
Subscribed and sworn before me

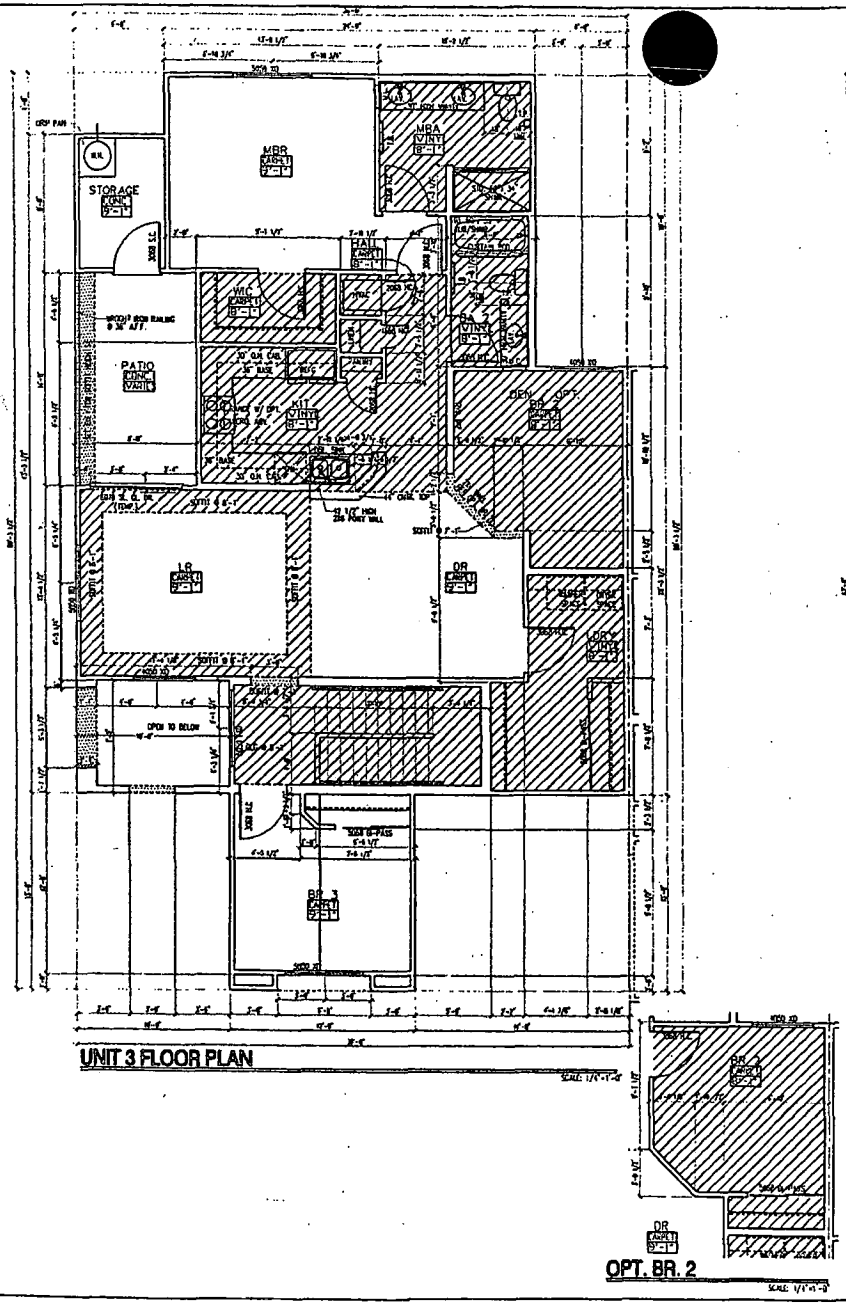
This 19th day of AUGUST, 2004

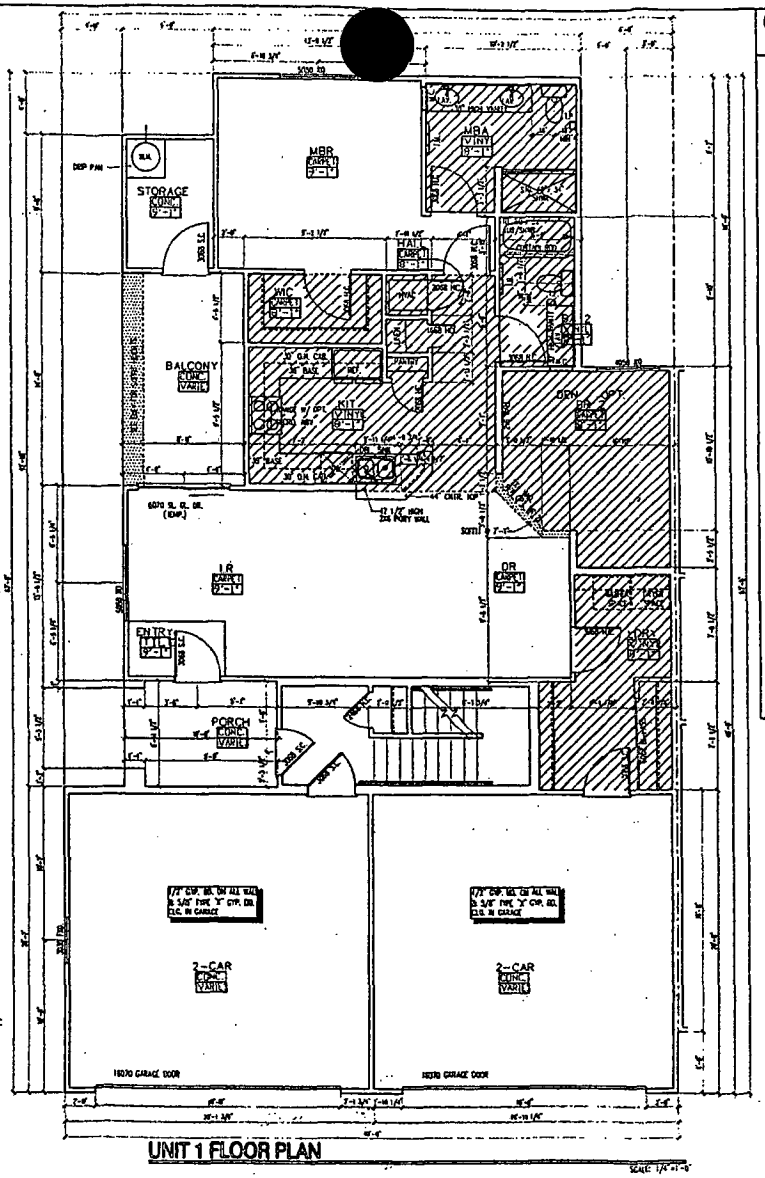
[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GINA R. BROWN
No: 93-4423-1
My Appointment Expires Aug. 26, 2005


SUMMERWOOD
BOOK 75, PAGE 06
OF PLATS
ZONING R-PD15
LAQUINTA CONDOMINIUMS
BOOK 51, PAGE 12
OF PLATS
ZONING RPD-12
CIMARRON ESTATES NO. 3
BOOK 49, PAGE 99
OF PLATS
ZONING R-CL
CELEBRATION 5
BOOK 61, PAGE 67
OF PLATS
ZONING R-CL
PARKMEED MALIBU
CANYON LLC
APN:138-33-401-014
ZONING RPD-18
ASPEN GLEN PLAZA
BOOK 80, PAGE 12
OF PLATS
ZONING PR
PERIMETER WALL
BALLENISLES AVENUE
BALLANTRAE AVENUE
RIVER GREENS STREET
SELVA MARINA STREET
TIBURON STREET
CHARLESTON BOULEVARD
TORINO STREET
CIMARRON ROAD
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11
BLDG 12
BLDG 13
BLDG 14
BLDG 15
BLDG 16
BLDG 17
BLDG 18
BLDG 19
BLDG 20
OPEN AREA
RIGHT-OF-WAY PER
OR: 880823: 00334
RIGHT-OF-WAY PER
OR: 0853: 0812053
NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
BLM 10
SITE APN: 138334D1D15
ZONING
CURRENT ZONING: U (UNDEVELOPED)
REQUESTED ZONING: RPD-14
CURRENT GENERAL PLAN: ML, SC
REQUESTED GENERAL PLAN: M
DENSITY
TOTAL UNITS: 140
GROSS AREA: 10.15 AC.
DENSITY : 13.78 D.U./GR. AC.
OPEN AREA
TOTAL OPEN AREA REQUIRED: 2.31 AC.
TOTAL OPEN AREA PROVIDED: 2.73 AC.
PARKING
TOTAL SPACES REQUIRED: 259
TOTAL SPACES PROVIDED: 274
GARAGE SPACES: 204
OUTSIDE SPACES: 70
BUILDING SIZE
FOUR PLEX: 5055 SQ. FT.
SIX PLEX: 10488 SQ. FT.
EIGHT PLEX: 16718 SQ. FT.
BLM 10
COMMUNITIES
PROJECT SITE
VICINITY MAP
LEGEND
ROADS/PARKING
OPEN SPACE
BUILDING
RECEIVED
OCT 21 2004
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
PULTE HOMES, INC.
CHARLESTON BLM 10 ACRE - FULTON PARK
SITE PLAN
DRAWING
1
1 OF 11 SHTS
ISSUE DATE:
7 COMPLETE
GPA-5075
ZON-5076
SDR-5077
VAR-5336
10-21-04 PC
REVISED
10.21.04





GENERAL CONS. NOTES FLOOR PLAN

1. LEGEND
WALL SYSTEM:
2x6 STUD WALL, SEE STRUCT. FOR SPECIFICATION
2x4 STUD WALL, SEE STRUCT FOR SPECIFICATION

EXTERIOR FINISH:
1 COAT STUCCO SYSTEM OVER FOAM BD. SEE GEN. SPEC. ON SHT. A-00

INTERIOR FINISH:
1/2" GYPSUM BOARD U.N.O., TAPED TEXTURED AND PAINTED. USE WATER RESISTANT GYP. BD. AROUND SHOWER AND TUB AREA. USE 5/8" TYPE 'X' FOR ALL WALLS INSIDE GARAGE.

PLAN LEGEND
PLANT SHELF / SOFFIT SEE PLAN FOR HEIGHT.
FURRED CEILING TYP. CLG (U.N.O.)
RM NAME — ROOM NAME
FF — FLOOR FINISHES
WALLS — CEILING TYPE OR HEIGHT

2. ALL CEILINGS & WALLS OF GARAGE SHALL BE ONE LAYER 5/8" TYPE 'X' GYP. BD. (TAPED, TEXTURED AND PAINTED).
3. 4" DIA. DRYER VENT THRU WALL OR ROOF SHALL NOT EXCEED 14' & (2) 90° ELBOWS. W/ DAMPER @ END.
4. ALL DOOR AND WINDOW GLAZING SHALL MEET THE REQUIREMENTS OF THE 2003 IRC, SECTION R308 WHETHER SPECIFICALLY IDENTIFIED OR NOT ON THE PLANS. ALL GLAZING IN HAZARDOUS AREAS SHALL BE PER SECTION R308.4.
5. ALL EXTERIOR WALLS AROUND LIVABLE FLOOR SPACE AND SEPARATING WALL BETWEEN GARAGE AND LIVABLE FLOOR SPACE SHALL RECEIVE R-19 BLOWN INSUL. (U.N.O.).
6. ALL ROOF ATTIC SPACE OVER LIVABLE FLR. AREA SHALL RECEIVE R-30.41 BLOWN INSUL. (U.N.O.).
7. REFRIGERATOR SHALL BE PRE-PLUMBED FOR ICEMAKER.
8. CEILING AT COVERED ENTRY SHALL BE STUCCO OVER METAL LATH PER IRC 2003, SECTION R703.6 AND TABLE 702.1.
9. ALL FOUNDATION AND SOLE PLATES OR SILLS AND SLEEPERS ON MASONRY OR CONCRETE SLABS IN DIRECT CONTACT WITH EARTH SHALL BE TREATED WOOD OR FOUNDATION GRADE REDWOOD.

LAS VEGAS DIVISION
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NEVADA 89134 (702) 256-7900

PulteHomes

FLOOR PLAN
UNITS 1 AND 3

©COPYRIGHT 2003 Pulte Home Corporation

DRAWN BY	DATE
DLS	1/16/04
CHECKED BY	DATE
DSK	1/16/04

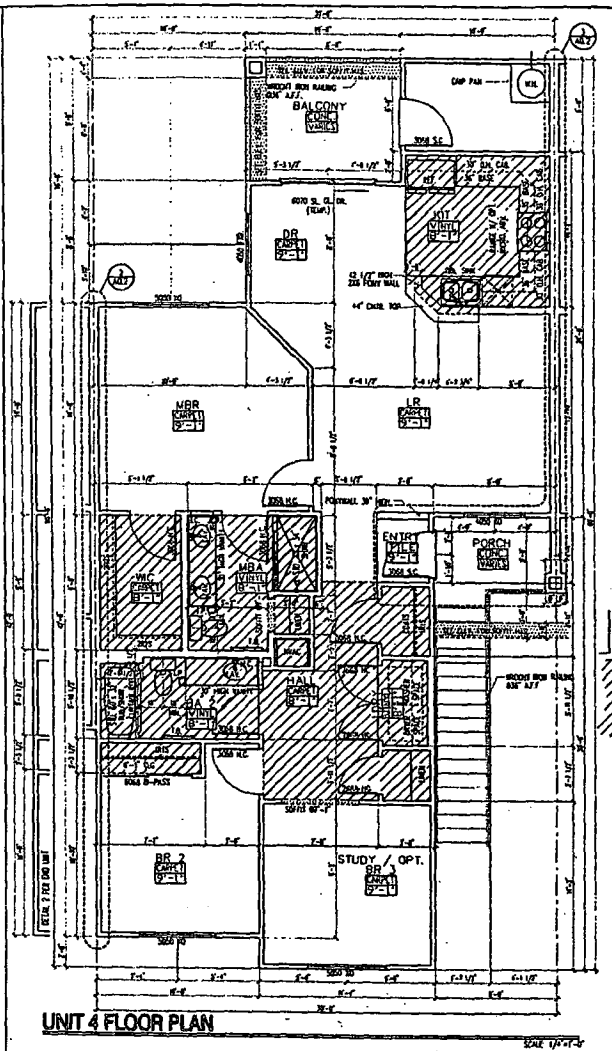
CONDO
TERRASIN

U 1&3

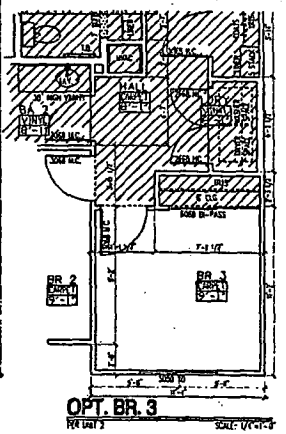
A0.1

SDR-5077
10/21/04 PC

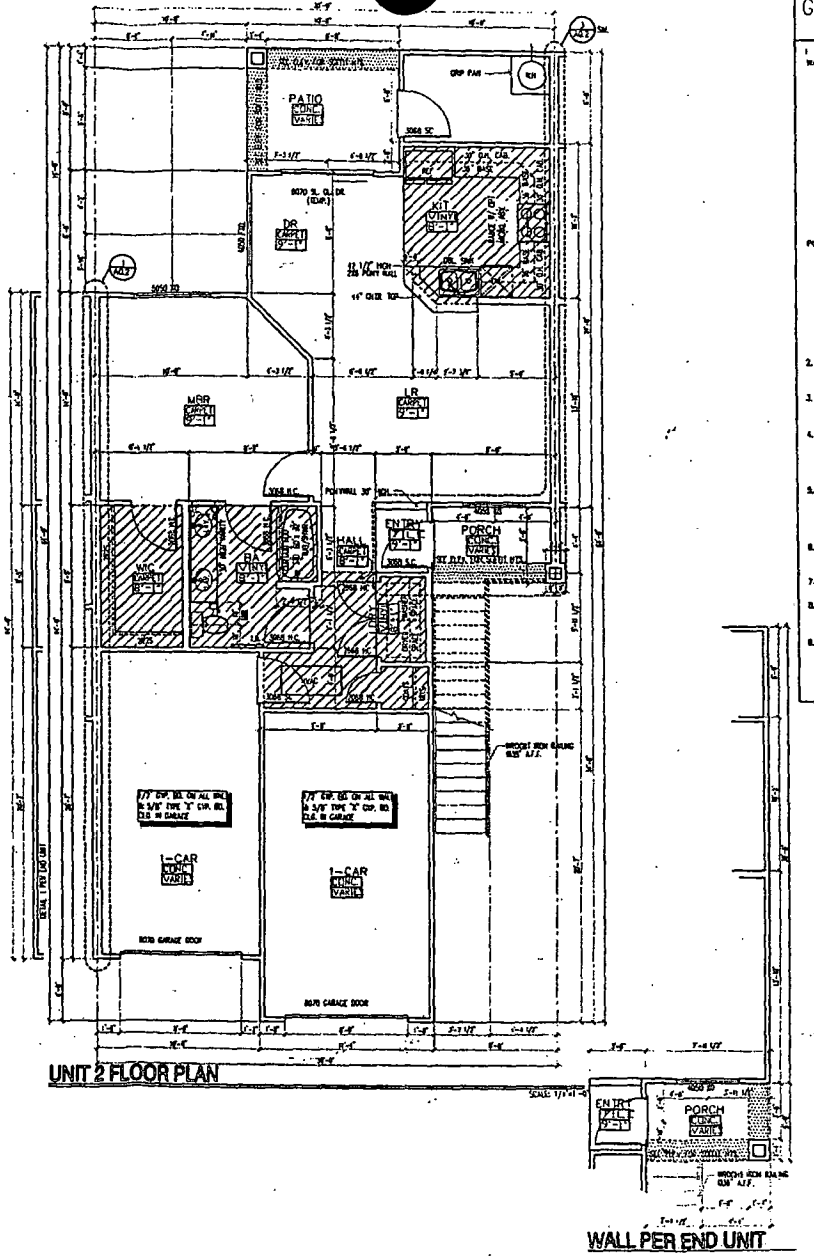
RECEIVED
AUG 23 2004



UNIT 4 FLOOR PLAN



OPT. BR. 3



UNIT 2 FLOOR PLAN

WALL PER END UNIT

GENERAL CONS. NOTES FLOOR PLAN

1. LEGEND
WALL SYSTEM:
2x6 STUD WALL, SEE STRUCT. FOR SPECIFICATION
2x4 STUD WALL, SEE STRUCT FOR SPECIFICATION

EXTERIOR FINISH:
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PLAN LEGEND
PLANT SHELF / SOFFIT SEE PLAN FOR HEIGHT.
FURRED CEILING TYP. CLG. (U.N.O.)
RM. NAME — ROOM NAME
FLOOR FINISHES
CEILING TYPE OR HEIGHT

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LAS VEGAS DIVISION
1635 VILLAGE CENTER CIRCLE, SUITE 230
LAS VEGAS, NEVADA 89134 (702) 256-7900

PULTE HOMES

FLOOR PLAN
UNITS 2 AND 4

DT'S 1/28/04
DT'S 1/29/04

CONDO
TERRASIN

U 2&4

SDR-5077
10/21/04 PC

RECEIVED
AUG 23 2004

Fulton Park

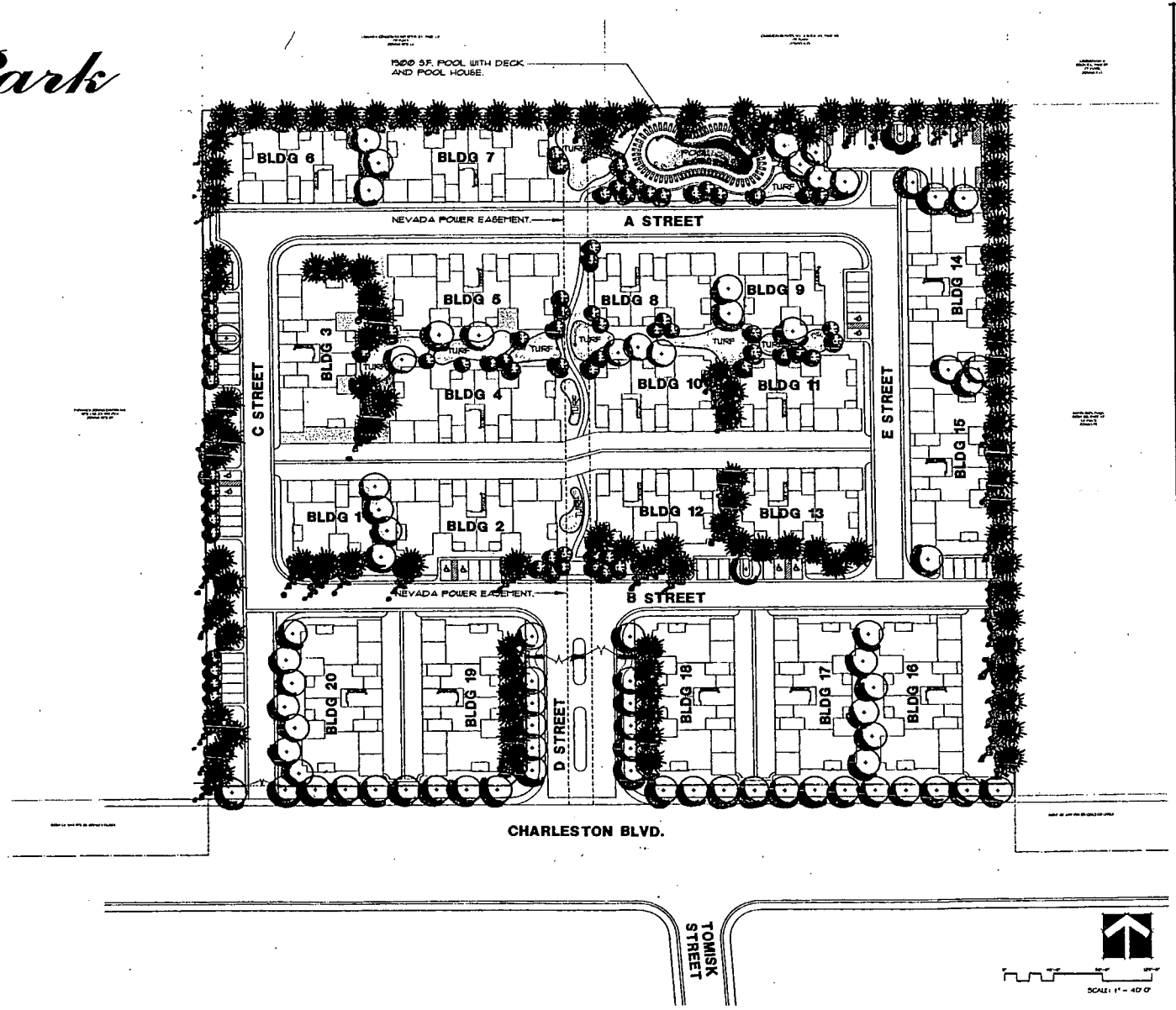
by Pulte Homes

PLANTING LEGEND

	TYPE BOTANICAL NAME	SIZE	QTY
	SHADE TREES: FRAXINUS VELUTINA CHITALPA TASHKENTENSIS PROSOPIS CHILENSIS ULMUS PARVIFOLIA	24" BOX	66
	CONIFER TREES: PINUS ELDARICA PNUS HALEPENSIS PINUS PINEA PINUS ROXBURGHII	24" BOX	112
	ACCENT TREES: LIGUSTRUM LUCIDUM PYRUS KAWAKAMII PRUNUS CERASIFERA ARBUTUS UNEDO	24" BOX	55
NOT SHOWN	SHRUBS: CAESALPINIA MEXICANA CASSIA PHYLLODENIA CONVOLVULUS CNEORUM EUONYMUS JAPONICA EURYOPS PECTINATUS LANTANA SP. LEUCOPHYLLUM SP. LIGUSTRUM JAPONICUM PHOTINIA FRASERI PITTOSPORUM TOBIRA ROSMARINUS OFFICINALIS XYLOSMA CONGESTUM	5 GAL	1,200

HARDSCAPE LEGEND

- CONCRETE MOWCURB
- POOL HOUSE/RESTROOM
- LOUNGE CHAIR



SOUTHWICK LANDSCAPE ARCHITECTS

6362 McLeod Drive
Suite 3
Las Vegas, NV 89120

Phone: 702 897 3908
Fax: 702 597 3177

STAMP:

CONSULTANT:

FULTON PARK
BY PULTE HOMES
CIMARRON AND CHARLESTON
LAS VEGAS, NEVADA

REVISIONS:

SHEET CONTENTS:
CONCEPTUAL LAVOUT PLAN

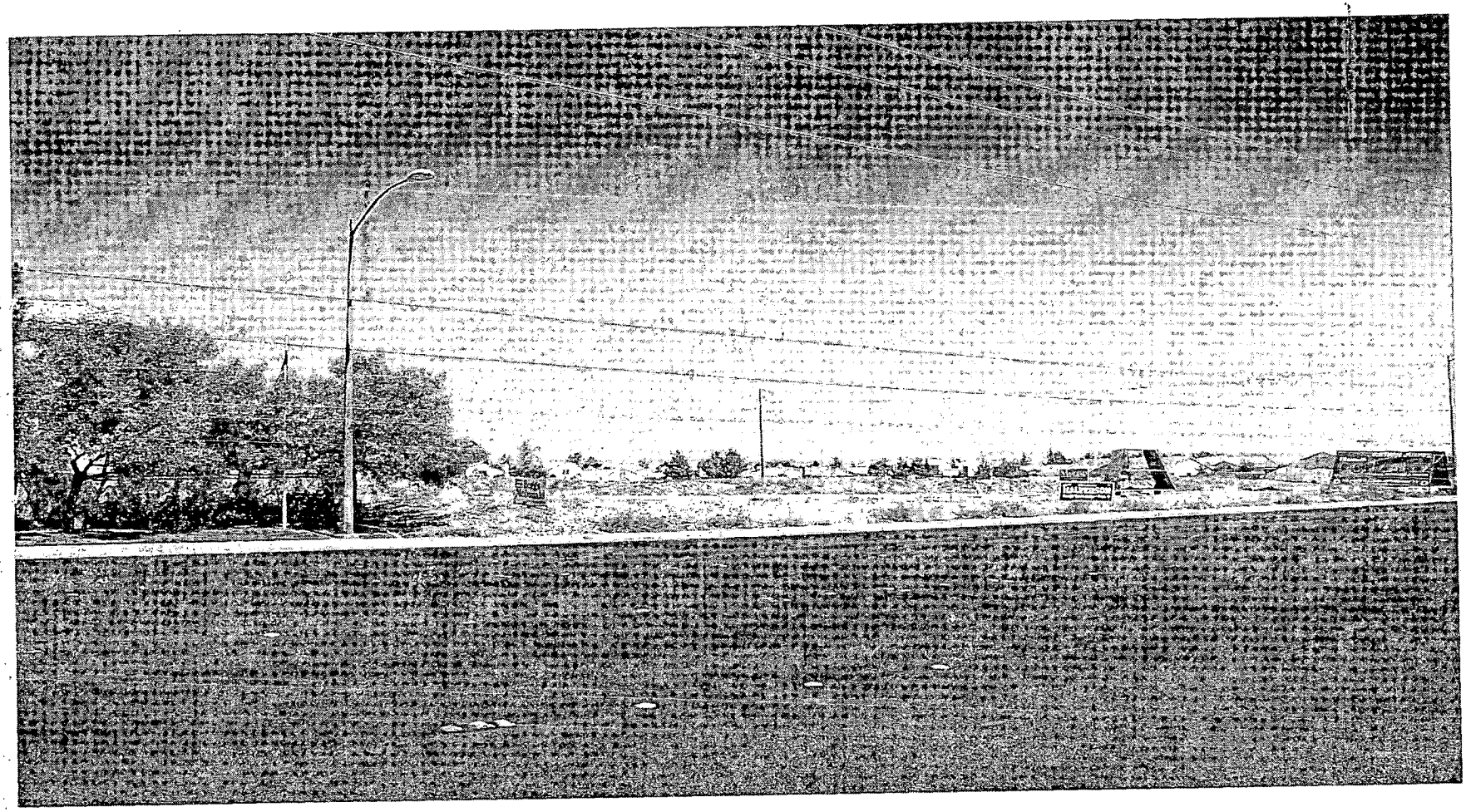
DRAWN BY:
REVIEWED BY:
DATE: AUGUST 18, 2004
PROJECT NO.

SHEET:
L1.01

FILE NAME: DRAWING
PLOT DATE: 08-18-04

SDR-5077
10/21/04 PC

RECEIVED
AUG 23 2004



SDR-5077 - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT
8324 WEST CHARLESTON BOULEVARD
OCTOBER 21, 2004 PLANNING COMMISSION

09/17/04

MHE Enterprises, Inc.
Acquisitions, Development, Property Management
333 Washington Blvd. #142
Marina del Rey, California 90292
310-306-4768 Fax: 310-822-7590
mlieberman@mherealestate.com

RECEIVED
CITY CLERK
2004 NOV 23 A 10:34

November 19, 2004

Ms. Barbara Jo Ronemus
City Clerk
City Hall, 1st Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Re: VAR-5336

Protest

Dear Ms. Ronemus:

We, as owners of Silver Shadow Apts., hereby do not agree that a variance of 52 feet from 90 feet meets the guidelines.

The impact for this proposal will add additional traffic and noise to the surrounding area.

Sincerely,

Myron Lieberman
President

cc: Ricardo Jinich

Submitted after final agenda

Date 11/23/04 Item #157

City of Las Vegas

Agenda Item No. 158

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5182 - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 2.49 acres adjacent to the southwest corner of Alexander Road and Leon Avenue (APN 138-12-110-021 and 022), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend DENIAL. (NOTE: The applicant requests to withdraw the portion of this application for APN 138-12-110-022; and to hold the remaining portion of the application for APN 138-12-110-021 to the 1/19/05 City Council meeting)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter from Aptus Architecture requesting a portion of this application be withdrawn and the other portion to be abeyed to the January 19, 2005 City Council meeting
5. Backup referenced from the 10/21/2003 Planning Commission meeting Item 39

MOTION:

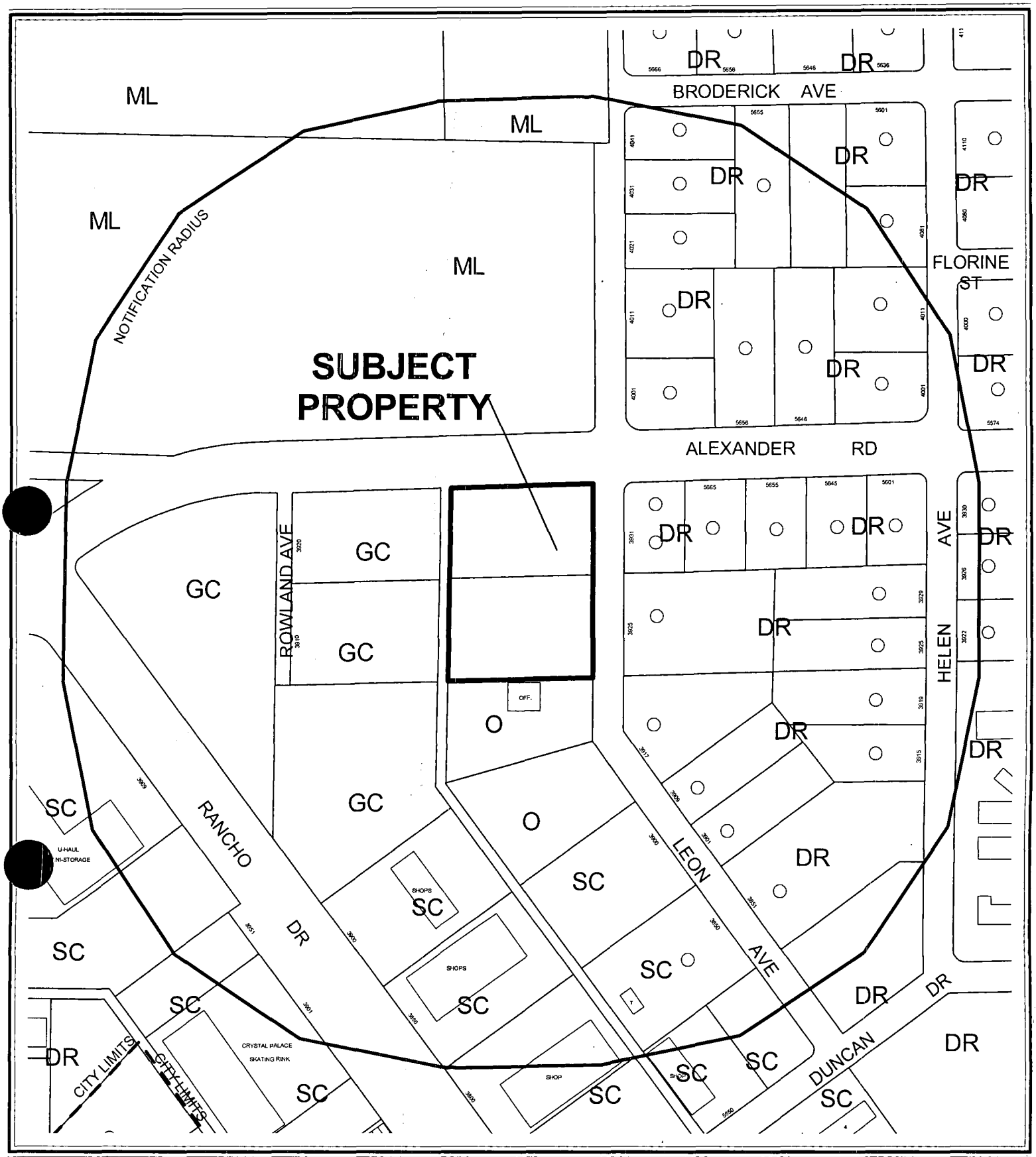
BROWN - Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 167 [SUP-5196] and Item 168 [SDR-5197], to accept the WITHDRAWAL of APN 138-12-110-022 and HOLD IN ABEYANCE the remainder of the applications for Item 158 [GPA-5182] and Item 159 [ZON-5183] to 1/19/2005; HOLD IN ABEYANCE Item 128 [SUP-4830], Item 130 [SUP-5228], Item 131 [SDR-5094], Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124], Item 148 [SDR-5122], Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035], and Item 166 [SDR-5155] to 12/1/2004; and Item 112 [VAR-5114], Item 113 [SUP-5111], Item 114 [SDR-5109], Item 118 [RQR-5168], and Item 125 [RQR-5171] to 12/15/2004 - UNANIMOUS with GOODMAN and WEEKLY excused and MACK abstaining on Item 118 [RQR-5168] and Item 125 [RQR-5171] because his company, Mack Consulting, is negotiating contracts with Lamar Advertising on behalf of their clients

MINUTES:

There was no related discussion.

(1:05 - 1:14)

2-1



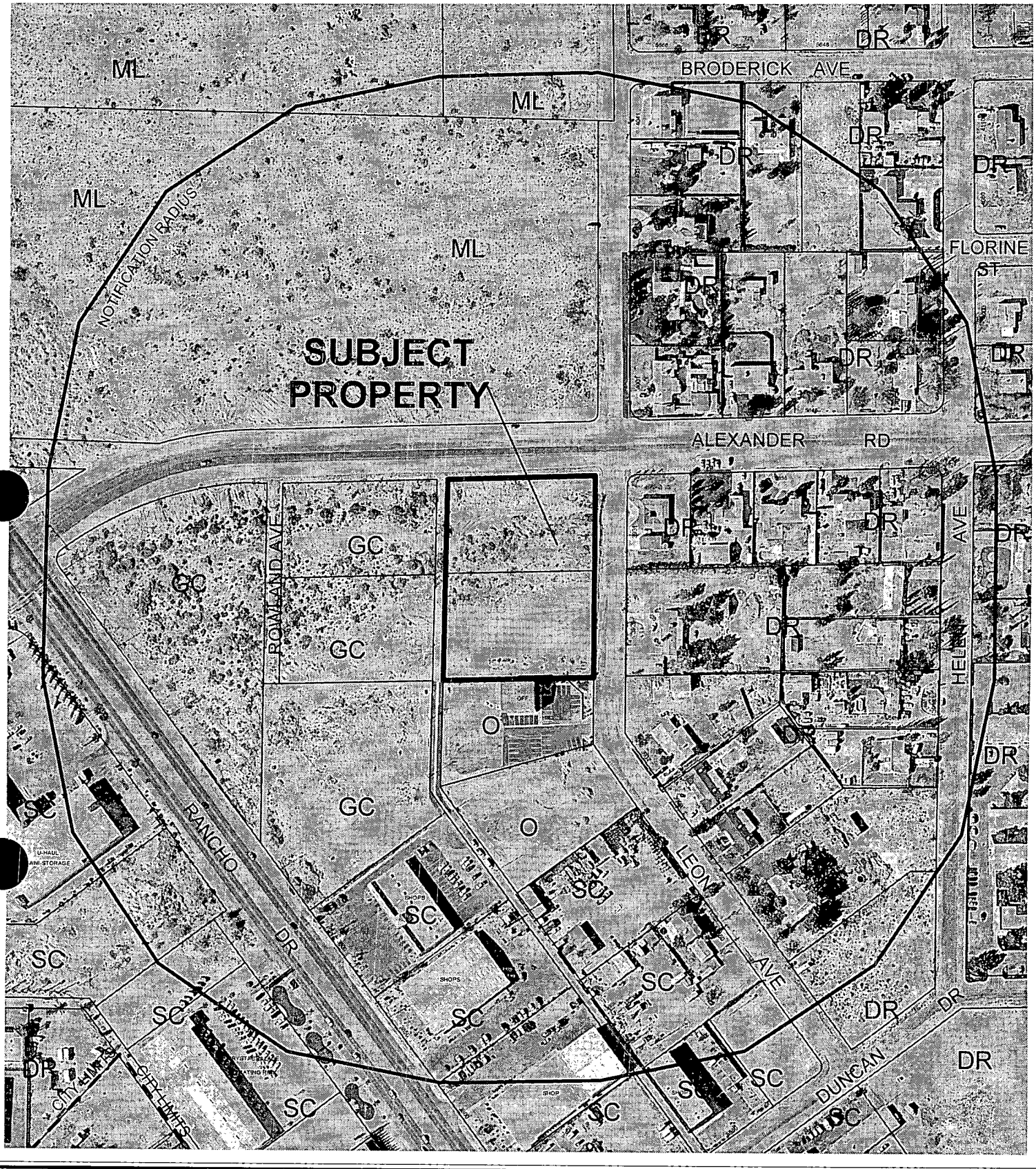
0 200 400 Feet

CASE: **GPA-5182**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)

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



CASE: **GPA-5182**

RADIUS: 750 FT

0 200 400 Feet

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5182 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend DENIAL.

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property, which is adjacent to the southwest corner of Alexander Road and Leon Avenue from O (Office) to SC (Service Commercial).

BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.

08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.

11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.

04/02/03 The City Council approved a request for a General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). Additionally, the City Council approved a request for a Rezoning (ZON-1364) from: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility),ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval of both items on February 27, 2003.

10/21/04 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #39/bts).

DETAILS OF APPLICATION REQUEST

Site Area: 2.49 acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	O (Office)
North	ML (Medium Low Density Residential)
South	O (Office)
East	DR (Desert Rural Residential)
West	GC (General Commercial)

EXISTING ZONING

Subject Property	O (Office)
North	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
South	O (Office)
East	R-E (Residential Estates)
West	C-2 (General Commercial)

The site is currently designated as O (Office) within the Centennial Hills Interlocal Land Use Plan of the General Plan. The O (Office) category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

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

DEFINITIONS

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The subject site is located within the City's Centennial Hills Sector Plan area. Effective January 2, 2002, the entirety of the Centennial Hills Sector is subject to the provisions of an Interlocal Agreement between Clark County and the city of Las Vegas. The Centennial Hills Sector is referred to in the Interlocal Agreement as the "Joint Land Use Planning Area". Under the terms of the Agreement and subsequent procedures agreed upon by the City and the County, the City will forward any application for a General Plan Amendment within the "Excepted Areas" of the Joint Land Use Planning Area to the County for consideration by the Board of County Commissioners. Approval of both entities is required. This application was routed to Clark County Comprehensive and Current Planning Divisions for comment. No comment has been received to date.

ANALYSIS

This request is for a General Plan Amendment from O (Office) to SC (Service Commercial) on 2.49 acres. The amendment consists of two parcels, which will be utilized for office and indoor batting cage uses. To the north of the subject site, is undeveloped property intended for medium low residential, to the south is an existing office building, to the east is a single family residence and to the west is undeveloped property intended for general commercial. The SC (Service Commercial) designation would allow uses that would not be an effective transition between the rural residential development to the east and the General Commercial to the west.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

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

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1":

The proposed land use of SC (Service Commercial) is an ineffective buffer from both ML (Medium Low Residential) and DR (Desert Rural Residential) to the north and east and between GC (General Commercial to the west.

In regard to "2":

The C-1 (Limited Commercial) zoning designation is not compatible with the U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] and R-E (Residential Estate) zoning designations to the north and east. Title 19.02.040 of the zoning ordinance states: this district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors.

In regard to "3":

As this location is surrounded with mature development the transportation, recreation, utility, and other facilities are sufficient to accommodate the residents of the proposed development.

In regard to "4":

The site is subject to the Centennial Hills Interlocal Land Use Plan and does not fall into any neighborhood plans.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/21/04 The neighborhood meeting for this case was held at the Foothills Cafe. The proposed project is an office building and an indoor batting cage facility. There were 6 citizens in attendance and they had the following concerns:

- Did not want the site access from Leon Avenue. Applicant stated he would explore the possibility of providing an alternate drive from Alexander Road.

- Traffic, especially on Leon Avenue. Concerns also expressed about teenagers speeding down the street going to and from the facility. The applicant responded by stating that the majority of the kids would not be old enough to drive and would be dropped off by parents. The older kids, he explained, usually have access to practice facilities at their high schools.

- Noise - neighbors were worried about loud car stereos and teens loitering in the parking lot.

- Hours of operation - applicant responded by stating that he wasn't sure of the hours yet, but figured it would be in vicinity of 9 PM.

- Parking lot lighting - Neighbors were concerned about parking lot lighting shining in their back yards. Applicant responded by stating they could use lighting that would have less of an impact on the residential properties.

- Concerned how drainage would be affected by the development, and what impacts it would have on their neighborhood.

NOTICES MAILED: 50 by Planning Department

APPROVALS: 0

PROTESTS: 7

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5182 APN: 138-12-110-021 / 138-12-110-022

Name of Property Owner: Infield Development II / John D. Field

Name of Applicant: John D. Field

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: JDF

Print Name: John D. Field

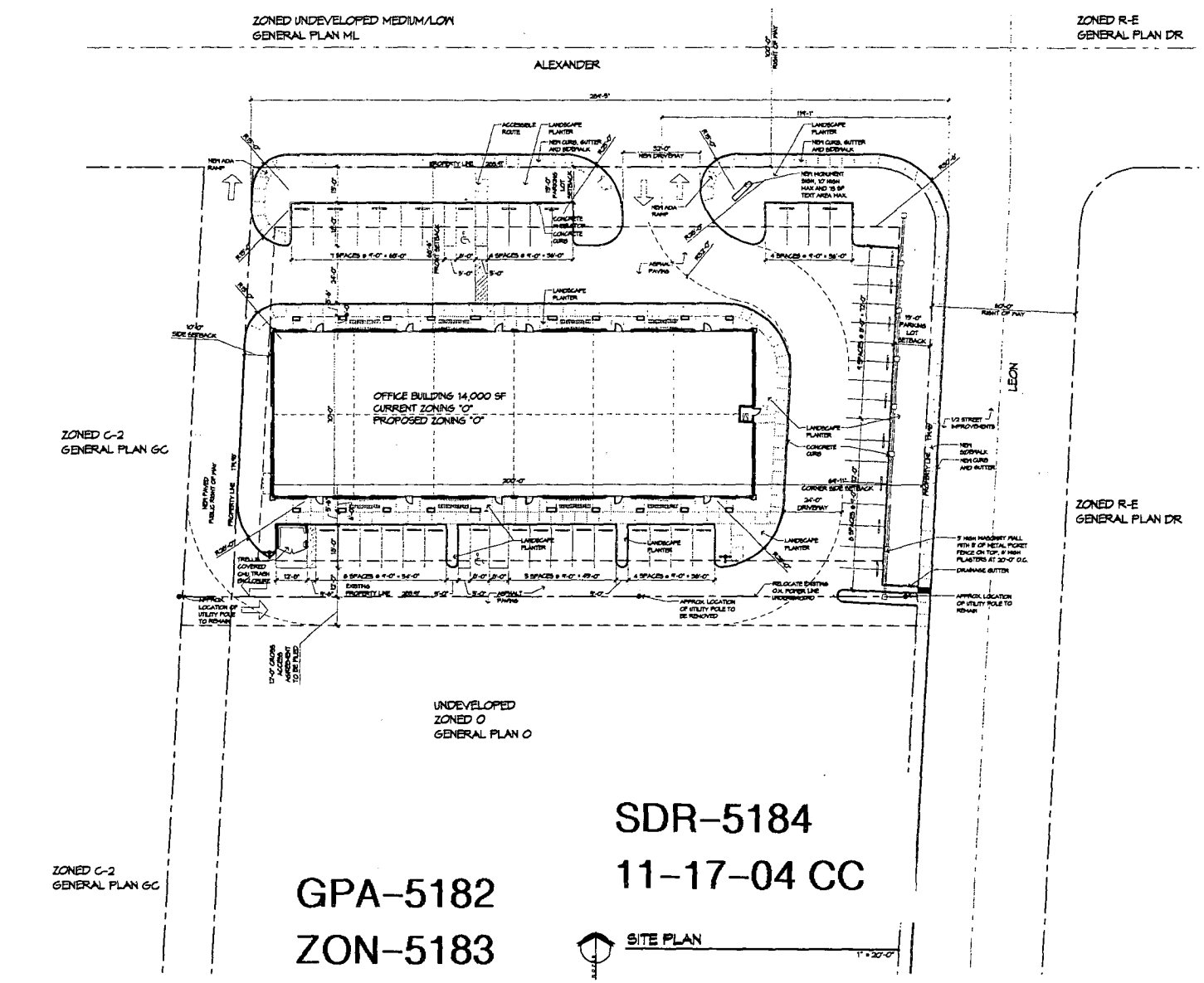
Subscribed and sworn before me

This 3 day of September, 2004

CH Field

Notary Public in and for said County and State

C. H. FIELD
Notary Public, State of Nevada
Appointment No. 92-0203-1
Clark County
My Appt. Expires Sept. 7, 2004

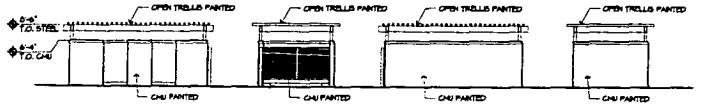


SDR-5184
11-17-04 CC

GPA-5182
ZON-5183

SITE PLAN
1" = 20'-0"

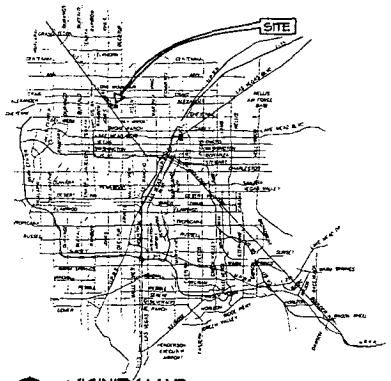
SCREEN WALL ELEVATION
1/8" = 1'-0"



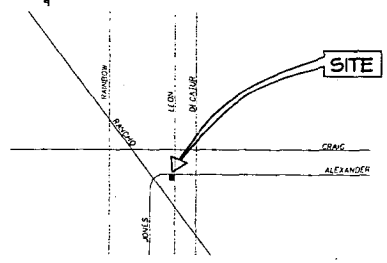
TRASH ENCLOSURE ELEVATIONS
1/8" = 1'-0"

RECEIVED
NOV 2 2004

REVISED
11-2-04



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

ACCESSOR'S PARCEL NUMBERS 138-12-110-022

SITE INFORMATION

BUILDING AREA		REQ'D PARKING	PROVIDED
Office	14,000 SF	1: 300 = 47	44
Total Parking		47	44
Handicapped Parking		25 to 50 = 2	2

Compact Parking Allowed (44 spaces * 30% = 14.7) = 9 spaces
Compact Parking Provided = 16 spaces

ZONING INFORMATION

Jurisdiction: City of Las Vegas

Current Zoning District: "O" Proposed Use - =Offices
Centennial Overlay District

Minimum Lot Size NONE
Lot Size: 50,904 sf or 1.169 acres
Maximum Lot Coverage Allowed 30% = 15,271 SF
(F.A.R.) Lot Coverage Provided 27.5% = 14,000 SF

	REQUIRED	PROVIDED
Front Yard	25'	68'-6"
Side Yard	10'	10' and 69'-11"
Rear Yard	15'	10'-0"

Maximum Building Height Allowed: 2 stories and 35'
Actual Building Height: 28'-6" (One Story)

Office Building

Infield LLC
3940 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1300 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.629.1300
F 702.629.1313
info@aptusarchitecture.com

APTUS PROJECT NO. 04.039
ARCHITECT
ENGINEER

NOTES

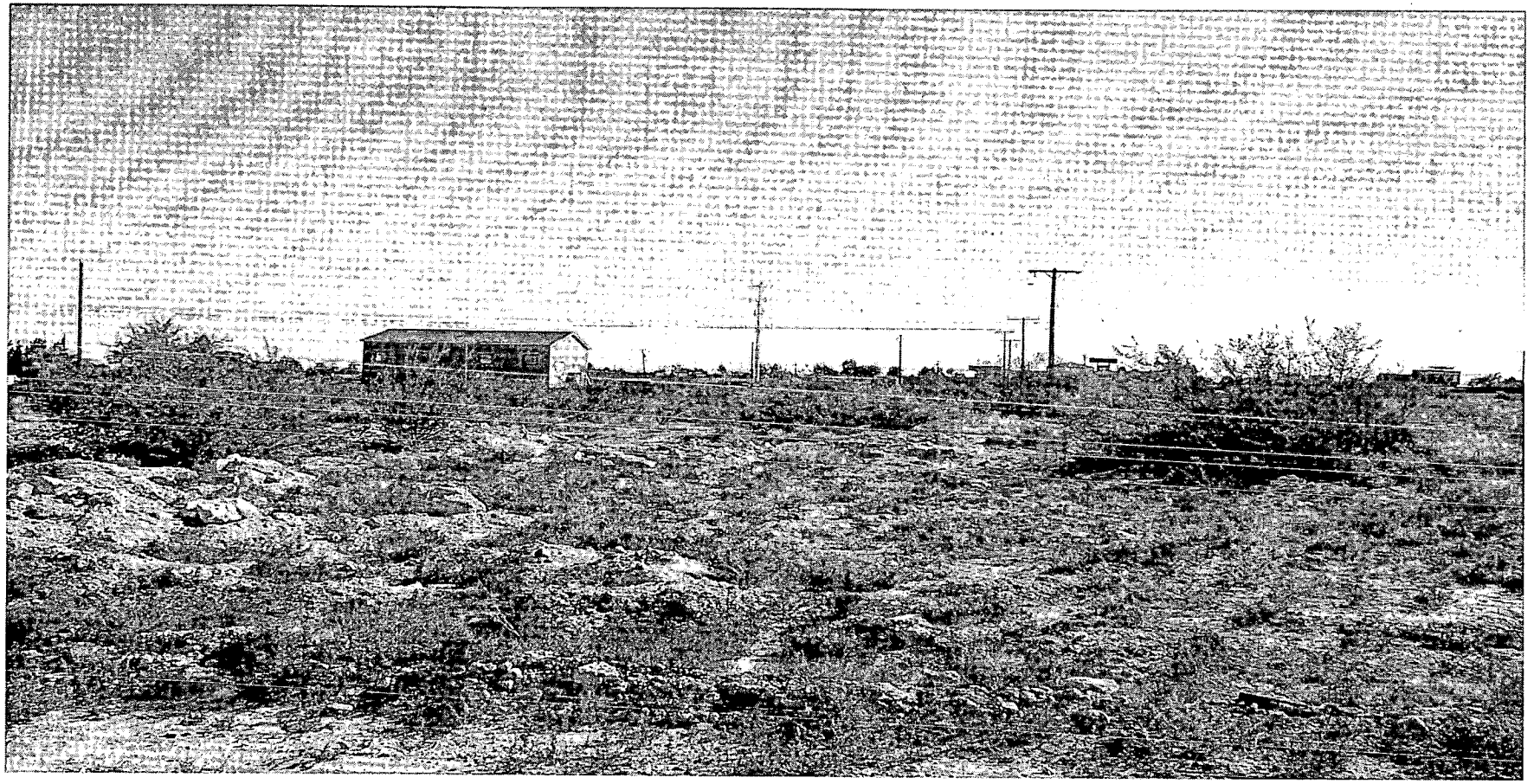
COPYRIGHT © 2004 BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	City Council Meeting	11.02.04

ISSUED

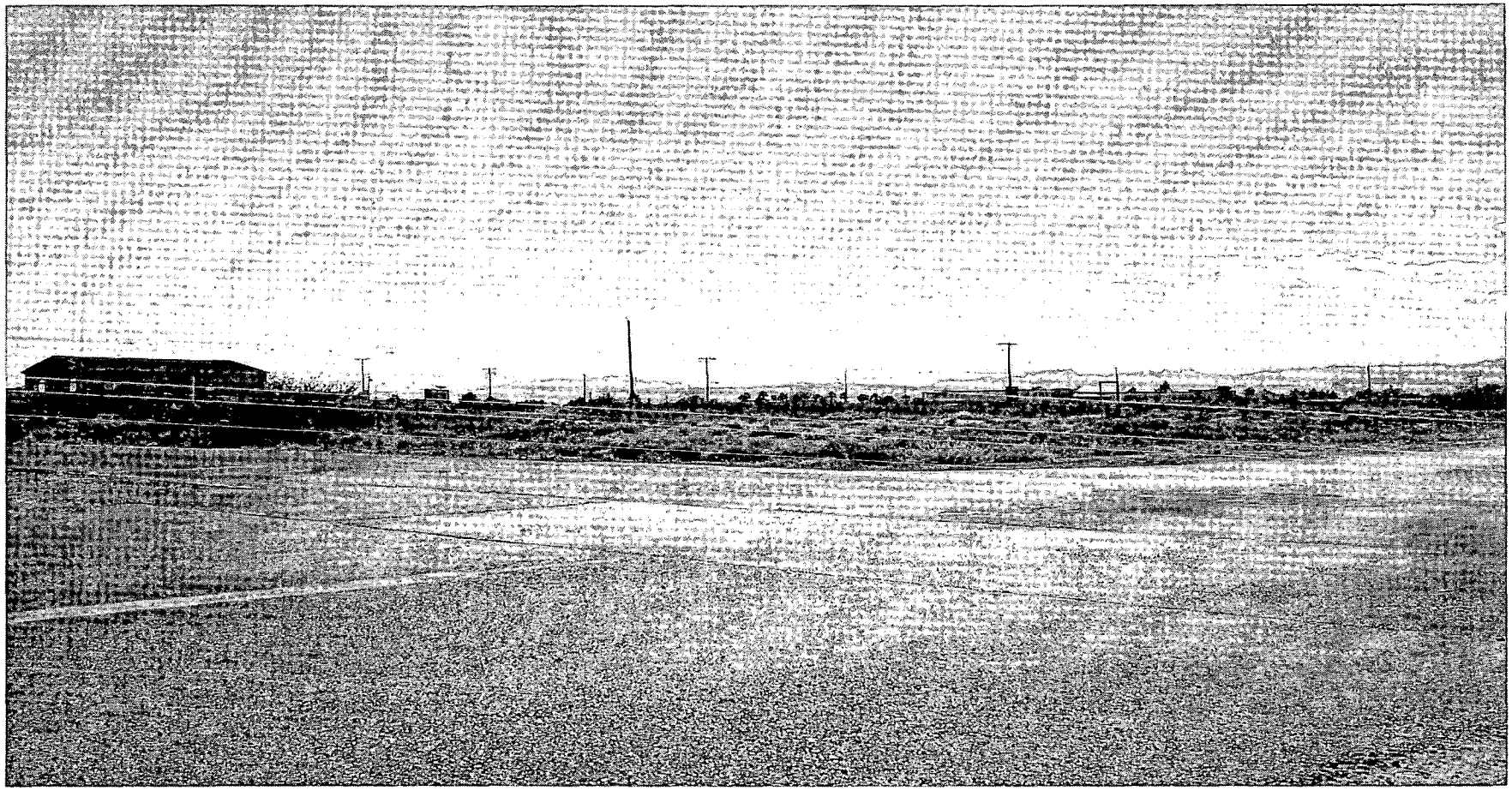
TITLE
SITE PLAN
VICINITY MAP

DRAWING NO.
AS100



GPA-5182 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04



GPA-5182 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

APTUS|Architecture

November 3, 2004

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 138-12-110-022 and 138-12-110-021
Subject: A. General Plan Change
B. Zone Change
C. Site Development Review

Dear Sirs:

We are resubmitting drawings and requesting that the general plan amendment and the zone change previously requested for the subject property with the APN of 138-12-110-022 be withdrawn. This parcel is plus or minus 50,904 sf or 1.169 acres. The intended use of the property is for office space. This property is currently zoned "O" and we do not request any change from that zoning designation. This parcel meets the parking requirements and all setback requirements. We also request that we be allowed to provide trees at 15'-0" o.c.along Leon in lieu of landscaped "fingers".

We are also requesting that the site development review be withdrawn for the subject property with the APN of 138-12-110-021. In addition, we request that the General Plan amendment and Zone Change for this parcel be held until the January 19 City Council meeting. Please see revised plans dated 11.02.04 which reflect these changes. This parcel will have a deed restriction placed upon with the City of Las Vegas as a third party so that if the parcel is ever sold, only office uses would be allowed.

Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Please call me at 702.839.1200 if you have any questions.

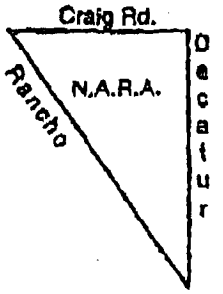
Respectfully Submitted,

Kristen G. Neuman (on behalf of John Field)
Aptus Architecture

GPA-5182
ZON-5183
SDR-5184

1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL



Northwest Area Residents Association, (NARA), Inc.

September 18, 2004

City of Las Vegas - Neighborhood Services Department
Case Numbers: GPA-5182 ZON-5183 SDR-5184
Request for rezoning land zoned O (Office) to C-1 (Service Commercial) on the SW corner of Alexander Road and Leon Avenue.

The Northwest Area Residents Association (NARA) *strongly* opposes any rezoning of land at Alexander and Leon from Office to Commercial. This area is a Rural Preservation Neighborhood of Residential Estates, and rezoning land for a commercial batting cage is completely unacceptable to the immediate neighbors and to all residents of NARA.

A year ago, the Planning Commission spent considerable time looking at zoning along the Rancho Corridor, and at that time all vacant land in NARA was given a designated zoning. Lots that were split between C and RE were given a single designation. At the end of the process we felt confident that the matter was resolved and that the Planning Commission had made a master plan that was acceptable to the residents of NARA. Now we find that as of Thursday, September 16, there are four separate rezoning requests within the NARA boundaries to change the existing zoning. **The Planning Commission has an obligation to uphold the designations it has made within our area and to not allow these requests to go forward.**

Thank you.

Sincerely,

Jeanne Howerton

Jeanne Howerton
President, NARA

4933 W. Craig Rd. #293 Las Vegas, NV 89130-2730

Telephone Protest/ Approval Log

Meeting Date: 10-21 PC **Case Number:** GPA-5182
ZON-5183 & SDR-5184

Date: 10/14/04
Name: MARY GREENE
Address: 3931 LEON

Phone: 799 5990 x 317

[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
lame:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
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Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

City of Las Vegas

Agenda Item No. 159

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REZONING RELATED TO GPA-5182

ZON-5183 - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD - Request for a Rezoning FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 2.49 acres adjacent to the southwest corner of Alexander Road and Leon Avenue (APN 138-12-110-021 and 022), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend DENIAL. (NOTE: The applicant requests to withdraw the portion of this application for APN 138-12-110-022; and to hold the remaining portion of the application for APN 138-12-110-021 to the 1/19/05 City Council meeting. Companion items will be SDR-5573 and VAR-5575 going on the 1/19/05 City Council meeting also.)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter from Aptus Architecture requesting a portion of this application be withdrawn and the other portion to be abeyed to the January 19, 2005 City Council meeting
5. Backup referenced from the 10/21/2003 Planning Commission meeting Item 40

MOTION:

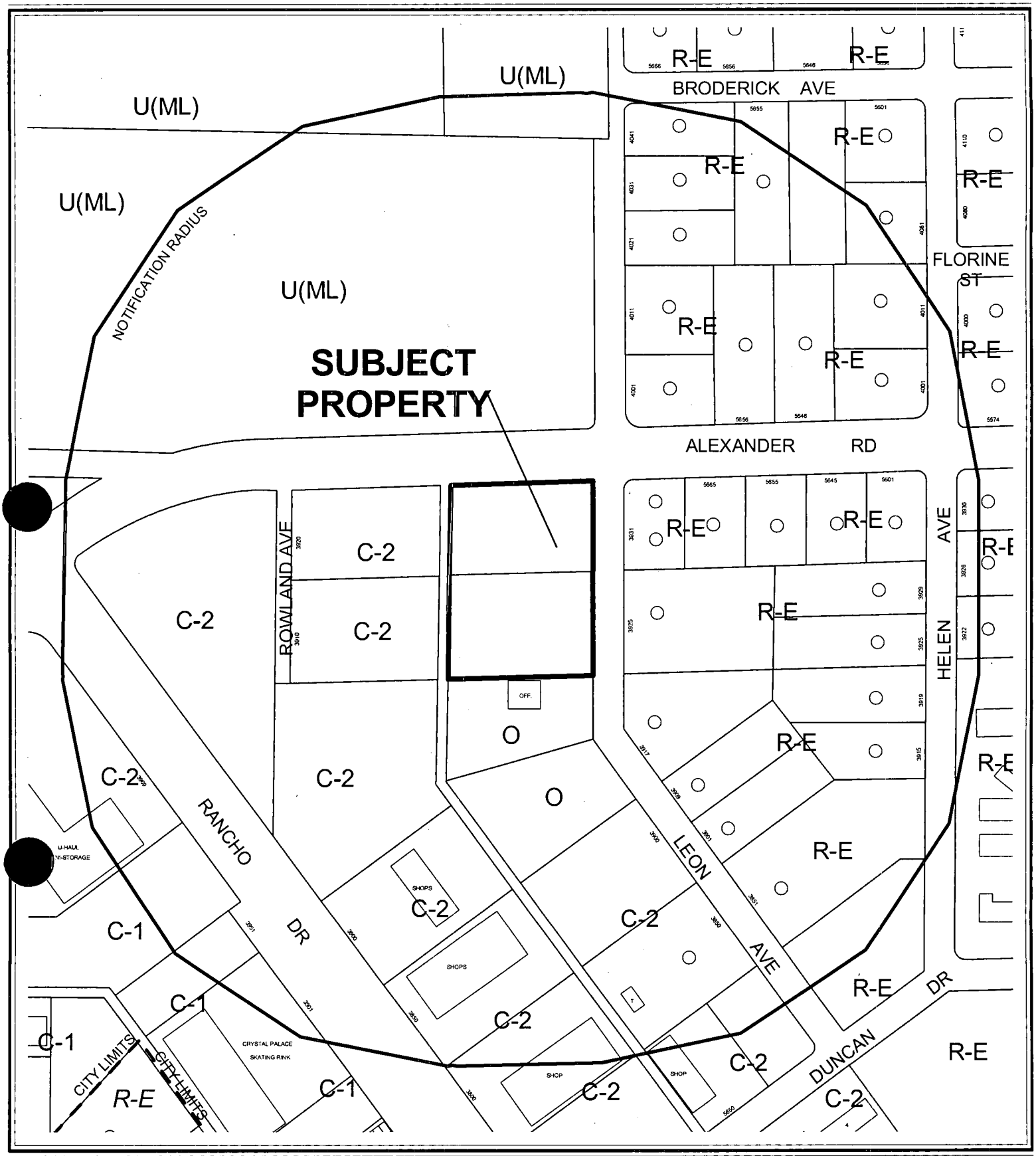
BROWN - Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 167 [SUP-5196] and Item 168 [SDR-5197], to accept the WITHDRAWAL of APN 138-12-110-022 and HOLD IN ABEYANCE the remainder of the applications for Item 158 [GPA-5182] and Item 159 [ZON-5183] to 1/19/2005; HOLD IN ABEYANCE Item 128 [SUP-4830], Item 130 [SUP-5228], Item 131 [SDR-5094], Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124], Item 148 [SDR-5122], Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035], and Item 166 [SDR-5155] to 12/1/2004; and Item 112 [VAR-5114], Item 113 [SUP-5111], Item 114 [SDR-5109], Item 118 [RQR-5168], and Item 125 [RQR-5171] to 12/15/2004 - UNANIMOUS with GOODMAN and WEEKLY excused and MACK abstaining on Item 118 [RQR-5168] and Item 125 [RQR-5171] because his company, Mack Consulting, is negotiating contracts with Lamar Advertising on behalf of their clients

MINUTES:

There was no related discussion.

(1:05 - 1:14)

2-1



0 200 400 Feet

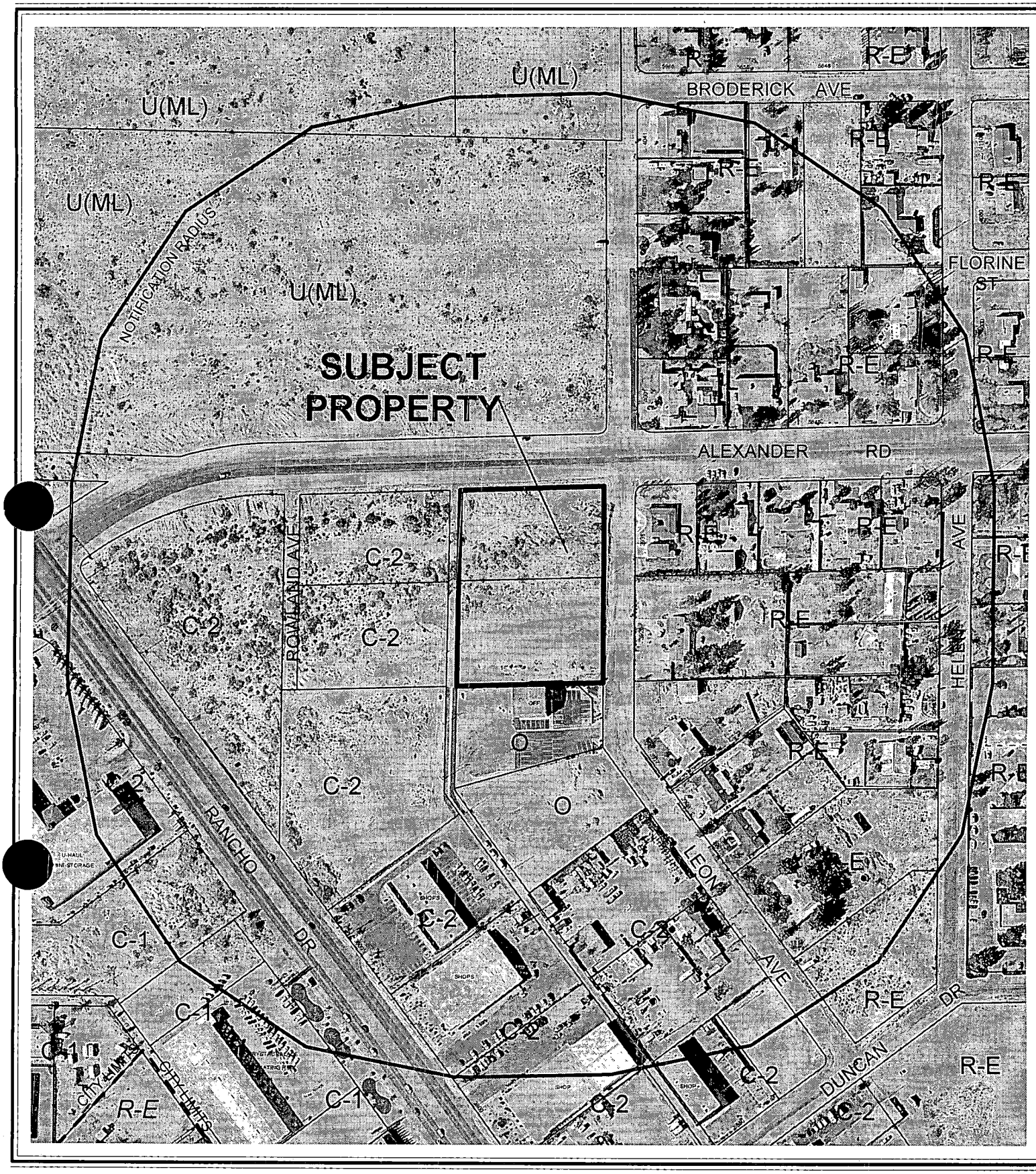
CASE: **ZON-5183**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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

N



CASE: **ZON-5183**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5183 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5182) to SC (Service Commercial) land use designation approved by the City Council.

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

3. A Site Development Plan Review application (SDR-5184) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate a 25-foot radius on the southwest corner of Leon Avenue and Alexander Road prior to the issuance of any permits.

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from O (Office) to C-1 (Limited Commercial) on a 2.49 acre site adjacent to the southwest corner of Alexander Road and Leon Avenue.

B) Applicant's Justification

The applicant's justification letter states this request is justified because it will provide employment and year round recreational services for the community.

BACKGROUND INFORMATION

A) Previous Actions

04/02/03 The City Council approved a request for a General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). Additionally, the City Council approved a request for a Rezoning (ZON-1364) from: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval of both items on February 27, 2003.

10/21/04 The Planning Commission recommended denial of related items (GPA-5182 and SDR-5184).

10/21/04 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #40/bs).

B) Pre-Application Meeting

08/24/04 Issues related to a Rezoning were discussed at the pre-application meeting.

C) Neighborhood Meetings

09/21/04 The neighborhood meeting for this case was held at the Foothills Cafe. The proposed project is an office building and an indoor batting cage facility. There were 6 citizens in attendance and they had the following concerns:

- Did not want the site access from Leon Avenue. Applicant stated he would explore the possibility of providing an alternate drive from Alexander Road.
- Traffic, especially on Leon Avenue. Concerns also expressed about teenagers speeding down the street going to and from the facility. The applicant responded by stating that the majority of the kids would not be old enough to drive and would be dropped off by parents. The older kids, he explained, usually have access to practice facilities at their high schools.
- Noise - neighbors were worried about loud car stereos and teens loitering in the parking lot.
- Hours of operation - applicant responded by stating that he wasn't sure of the hours yet, but figured it would be in vicinity of 9 PM.
- Parking lot lighting - Neighbors were concerned about parking lot lighting shining in their back yards. Applicant responded by stating they could use lighting that would have less of an impact on the residential properties.
- Concerned how drainage would be affected by the development, and what impacts it would have on their neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.49 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	O (Office)
North:	ML (Medium Low Density)
South:	O (Office)
East:	DR (Desert Rural Residential)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	O (Office)
North:	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
South:	O (Office)
East:	R-E (Residential Estate)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is currently designated as O (Office) within the Centennial Hills Interlocal Land Use Plan of the General Plan. The O (Office) category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. The proposed zoning of C-1 (Limited Commercial) conforms to the proposed general plan designation of SC (Service Commercial).

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

The subject site is within the North Las Vegas Airport Overlay. The maximum height in this area is restricted to 105 feet. The applicant complies with the height restriction by proposing two buildings within the required height limit. The office building is proposed at 22'6", while the indoor batting cage building is proposed at 29 feet.

FINDINGS

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

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

   The subject site is currently designated O (Office) on the Centennial Hills Interlocal Land Use Plan of the Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is not consistent with this current designation. The applicant has requested an amendment to the Centennial Hills Sector Plan to SC (Service Commercial) on the site, and while the requested C-1 (Limited Commercial) zoning is consistent with the requested General Plan designation, staff has determined the requested General Plan Amendment to be inappropriate.

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

   The property west of the subject site has a current general plan designation of C-2 (General Commercial). The C-2 designation provides a more intensive use, which necessitates a need for the current O (Office) buffer between the residential and proposed general commercial uses. Therefore, the requested rezoning is inconsistent with the finding for appropriateness of the rezoning.

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

   The appropriateness for the rezoning is not justified. The rezoning would result in spot zoning for the area. The C-1 (Limited Commercial) zoning designation would intensify the current zoning of O (Office). Additionally, there is a substantial amount of undeveloped commercial land west of the subject site. Therefore, the requested rezoning will not meet any identified existing need for the commercially zoned property.

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

   The site is serviced by Alexander Road, which is designated as a primary thoroughfare with a minimum right of way of 100' providing both ingress and egress. A 20' alleyway, which is west of the subject site provides egress from the site on to Alexander Road. Public Works condition number five (5) requires the street improvements to be made to the alleyway, Leon Avenue, and Alexander Road.

NOTICES MAILED 50 by Planning Department

APPROVALS 0

PROTESTS 7

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5183 APN: 138-12-110-021 / 138-12-110-022

Name of Property Owner: Infield Development II / John D. Field

Name of Applicant: John D. Field

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: J.D. Field

Print Name: John D. Field

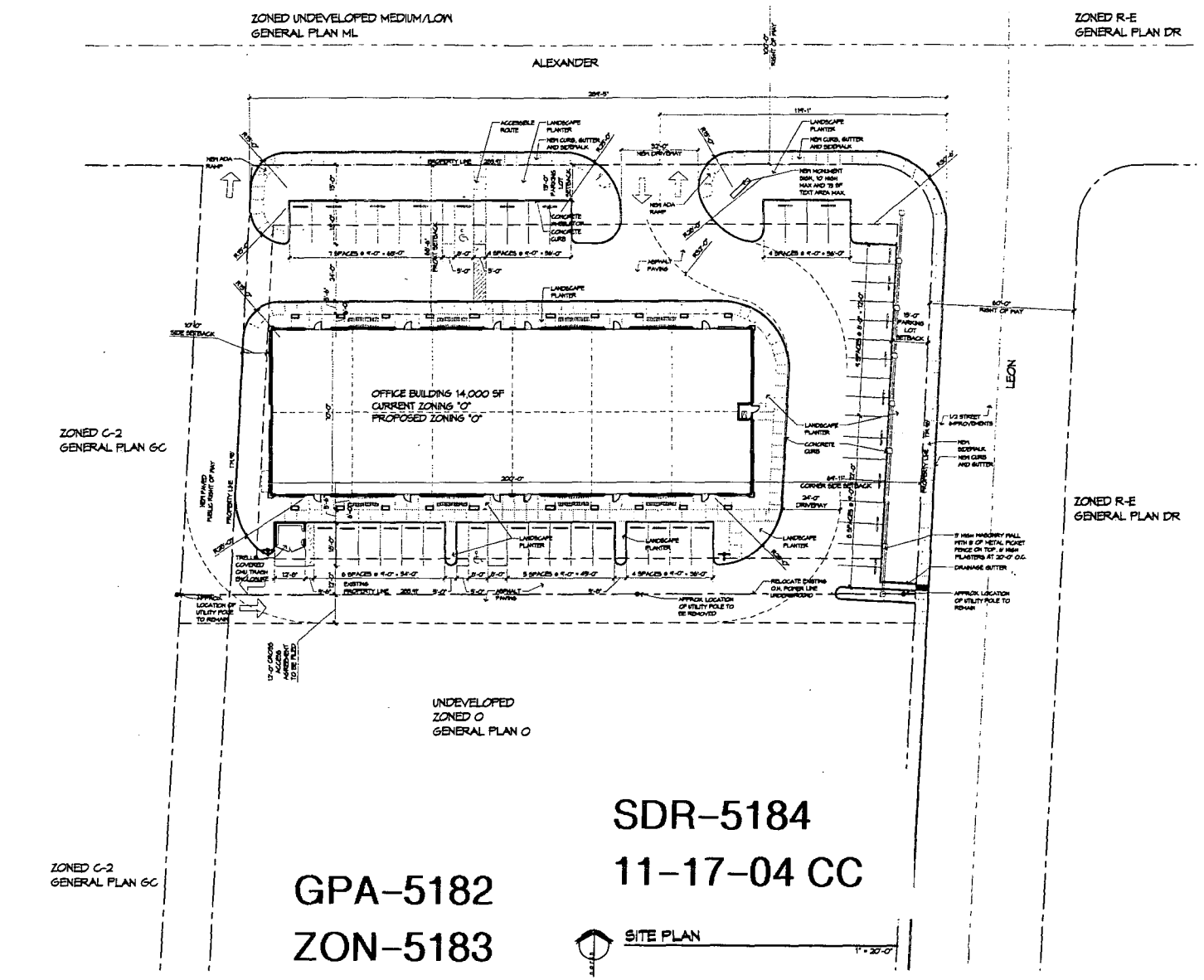
Subscribed and sworn before me

This 3 day of September, 2004

C.H. Field

Notary Public in and for said County and State

C. H. FIELD
Notary Public, State of Nevada
Appointment No. 02-[illegible]
Clark County
My Appt. Expires Sept. 7, 2004



SDR-5184

11-17-04 CC

GPA-5182

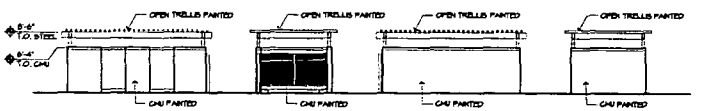
ZON-5183

SITE PLAN

1" = 20'-0"

SCREEN WALL ELEVATION

1/8" = 1'-0"



TRASH ENCLOSURE ELEVATIONS

1/8" = 1'-0"

RECEIVED

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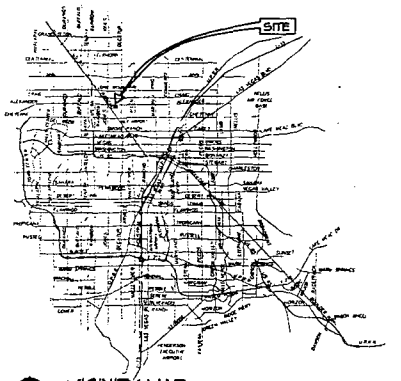
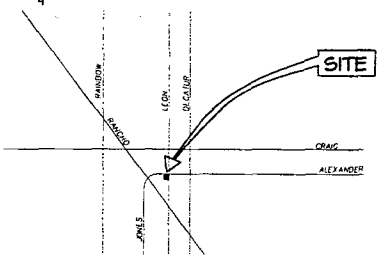
11-2-04



VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

ACCESSOR'S PARCEL NUMBERS 138-12-110-022

SITE INFORMATION

BUILDING AREA		REQ'D PARKING	PROVIDED
Office	14,000 SF	1: 300 = 47	49
Total Parking		47	49
Handicapped Parking		25 to 50 = 2	2

Compact Parking Allowed (49 spaces * 30% = 14.7) = 9 spaces
Compact Parking Provided = 16 spaces

ZONING INFORMATION

Jurisdiction: City of Las Vegas

Current Zoning District: "O" Proposed Use - =Offices
Centennial Overay District

Minimum Lot Size NONE
Lot Size: 50,904 sf or 1.169 acres
Maximum Lot Coverage Allowed 30% = 15,271 SF
(F.A.R.) Lot Coverage Provided 27.5% = 14,000 SF

	REQUIRED	PROVIDED
Front Yard	25'	68'-6"
Side Yard	10'	10' and 69'-11"
Rear Yard	15'	10'-0"

Maximum Building Height Allowed: 2 stories and 35'
Actual Building Height: 28'-6" (One Story)

Office Building

Infield LLC
3940 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

APTUS PROJECT NO. 04.039

ARCHITECT

ENGINEER

NOTES

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NO.	DESCRIPTION	DATE
1	City Council Meeting	11.02.04

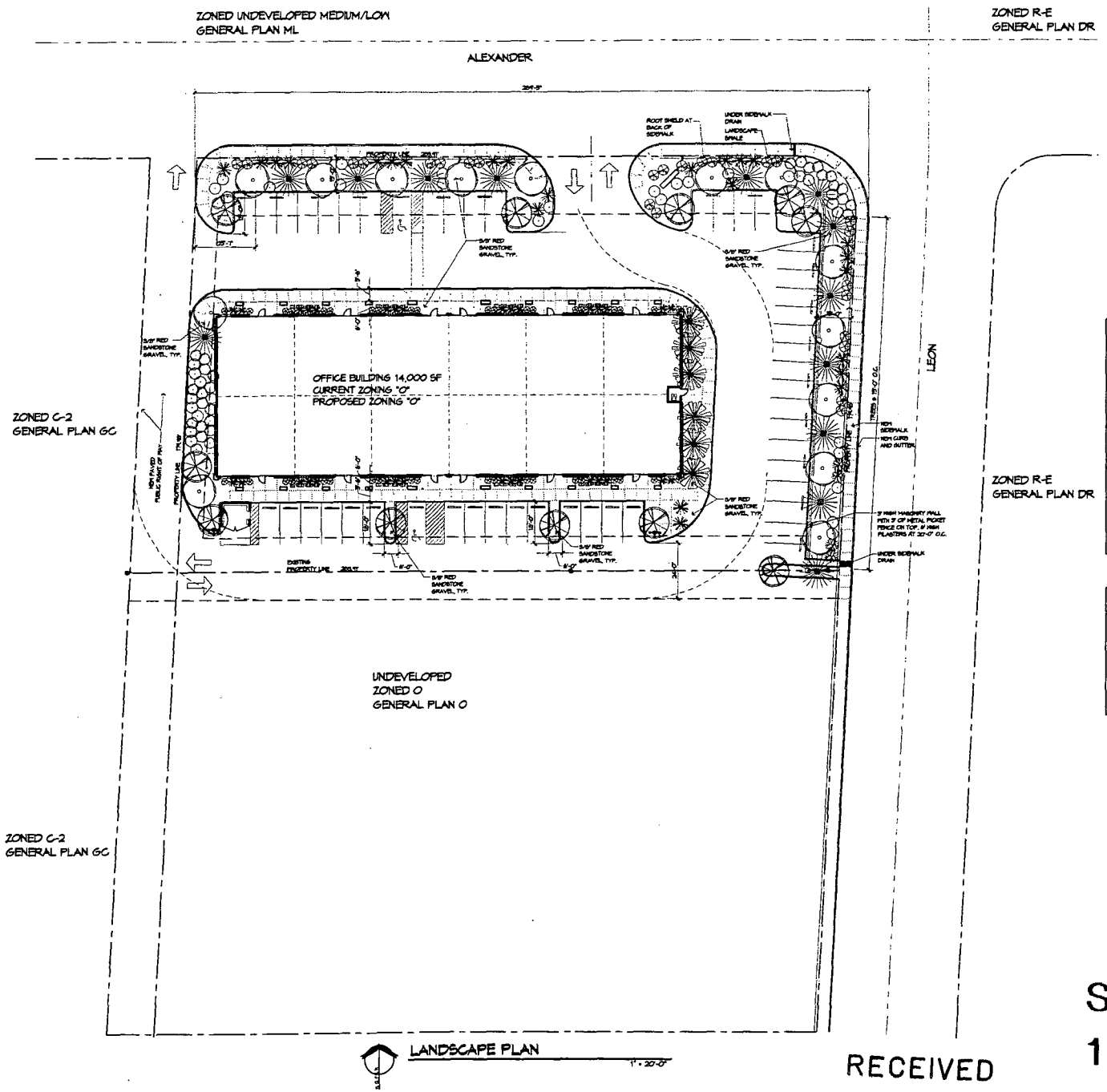
ISSUED

TITLE

SITE PLAN
VICINITY MAP

DRAWING NO.

AS100



LANDSCAPE SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	MONDEL PINE	pinus eldarica	24" Box	13
	HERITAGE LIVE OAK	quercus virginiana	24" Box	11
	CHILEAN MESQUITE	prosopis chilensis	24" Box	14
	CALIFORNIA FAN PALM	washingtonia filifera	24" Box	9
	DESERT CASSIA	cassia nemophila	10 Gal.	60
	MOUNTAIN MARIGOLD	tagetes lemmoni	5 Gal.	74
	GREEN BUSH DAISY	eurypos pectinatus viridis	5 Gal.	22
	TRAILING LANTANA	lantana montevidensis	5 Gal.	111
	RED BIRD OF PARADISE	caesalpinia pulcherrima	5 Gal.	48

LANDSCAPE INFORMATION

Lot Size 54,631 SF or 1.254 Acres

Landscape Coverage Provided 10,210 SF (18.68%)
No Turf Provided

Trees shown at 15'-0" o.c. along the street in lieu of Landscape "Fingers".

Office Building
Infield LLC
3940 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1300 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1300
F 702.839.1313
info@aptusarchitecture.com

APTUS PROJECT NO. 04.039

ARCHITECT

ENGINEER

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NO.	DESCRIPTION	DATE
1	City Council Hearing	11.02.04

ISSUED

TITLE

LANDSCAPE PLAN

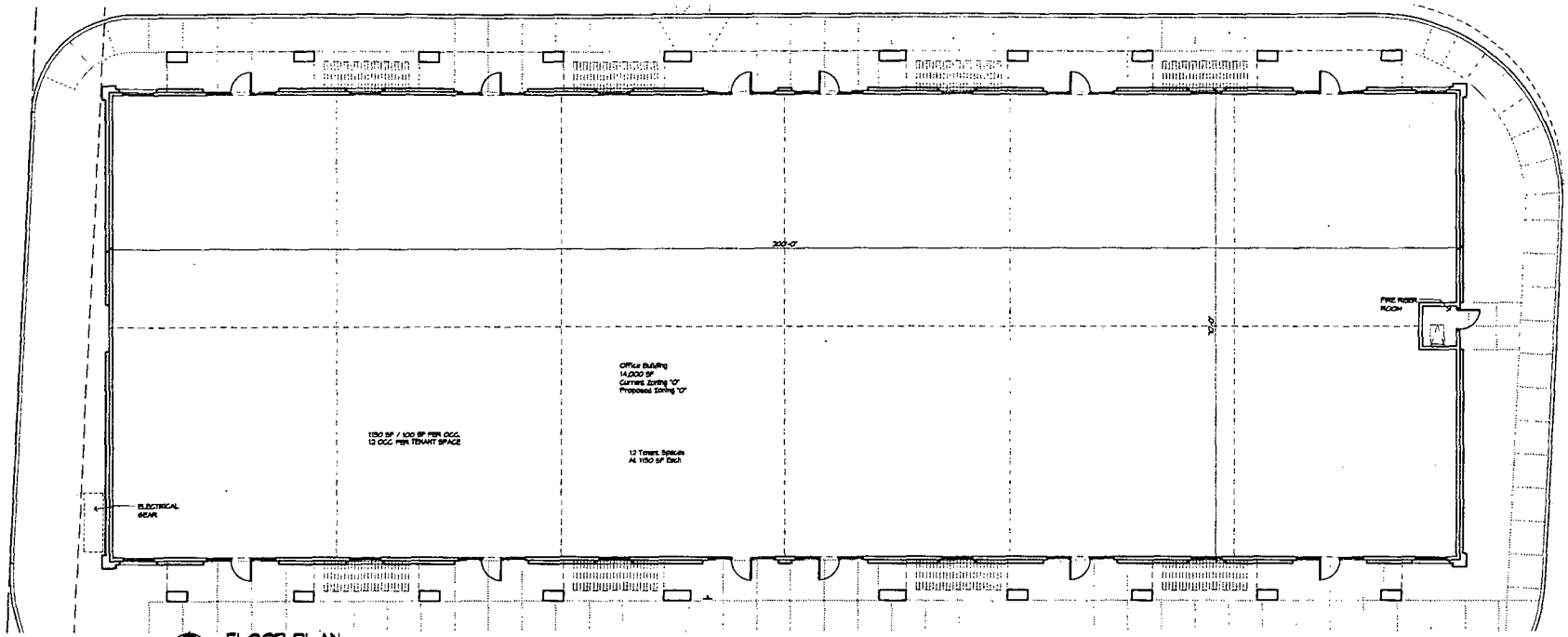
DRAWING NO.

L100

GPA-5182
ZON-5183
SDR-5184
11-17-04 CC

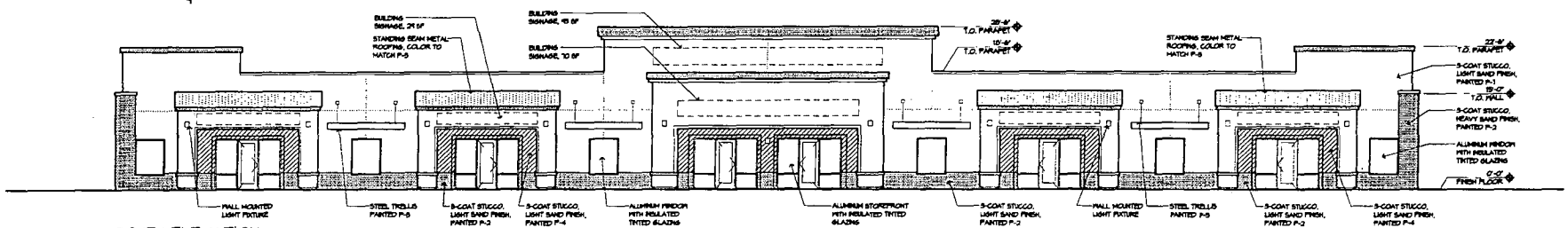
RECEIVED
NOV 2 2004

REVISED
11-2-04



FLOOR PLAN

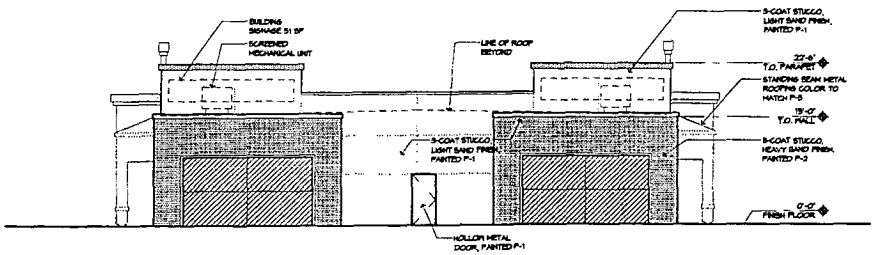
1/8" = 1'-0"



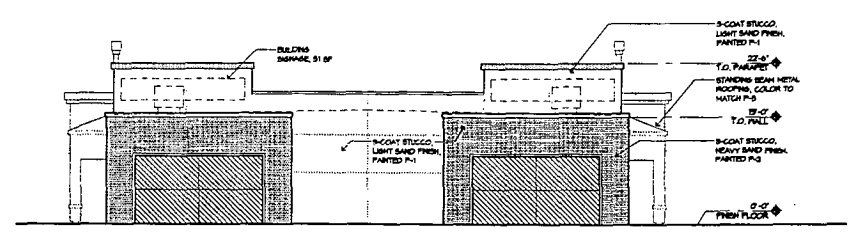
SOUTH ELEVATION

North Elevation Opp. Hand

1/8" = 1'-0"



EAST ELEVATION



WEST ELEVATION

1/8" = 1'-0"

RECEIVED
NOV 2 2004

GPA-5182

ZON-5183

REVISED
11-2-04

SDR-5184

11-17-04 CC

Office Building

Infield LLC

3940 Leon Ave.

Las Vegas, NV 89130

APTUS Architecture

1200 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.829.1300
F 702.829.1313
info@aptusarchitecture.com

APTUS PROJECT NO. 04.039

ARCHITECT

ENGINEER

NOTES

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NO.	DESCRIPTION	DATE
1	City Council Hearing	11.02.04

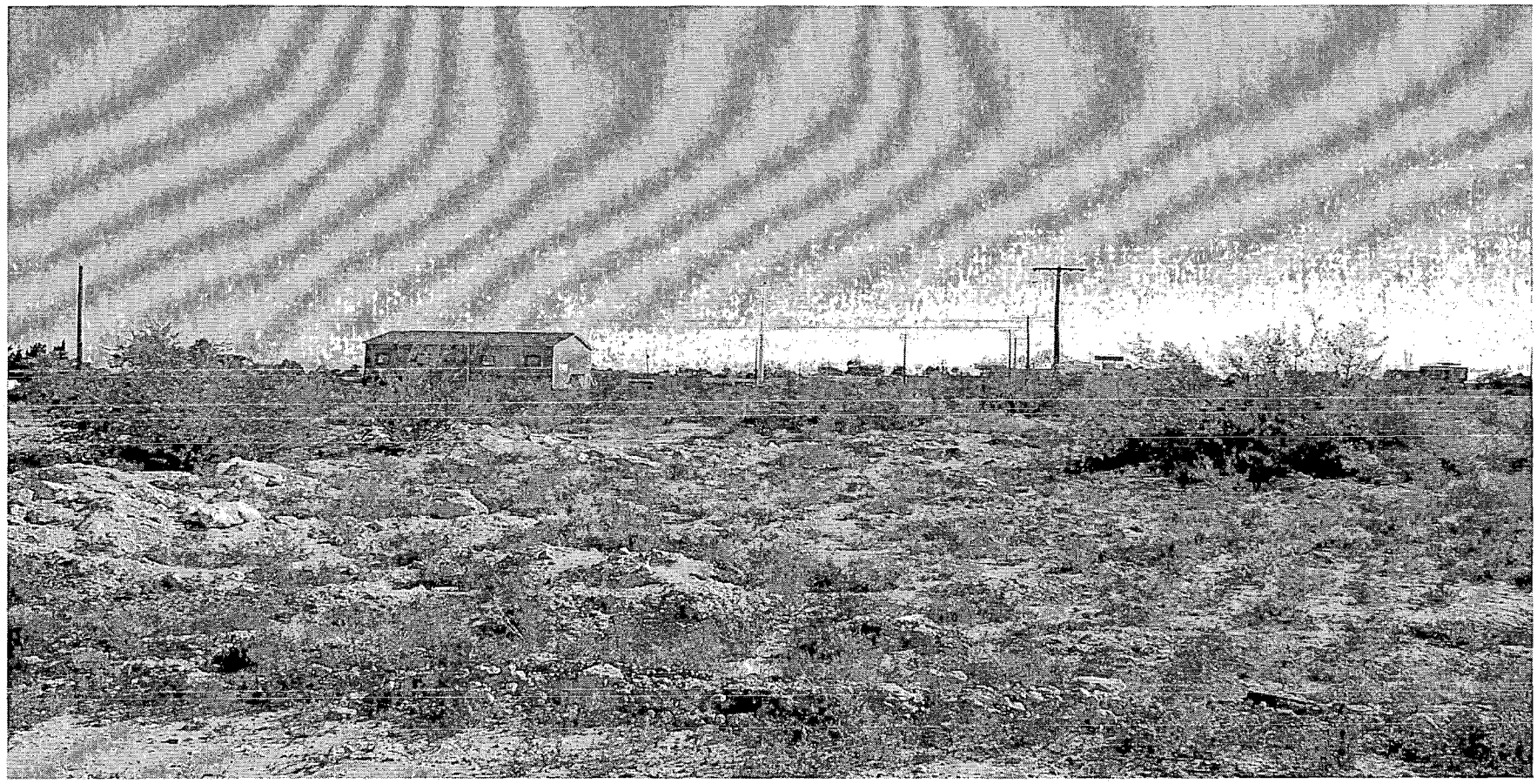
ISSUED

TITLE

OFFICE FLOOR PLAN AND EXTERIOR ELEVATIONS

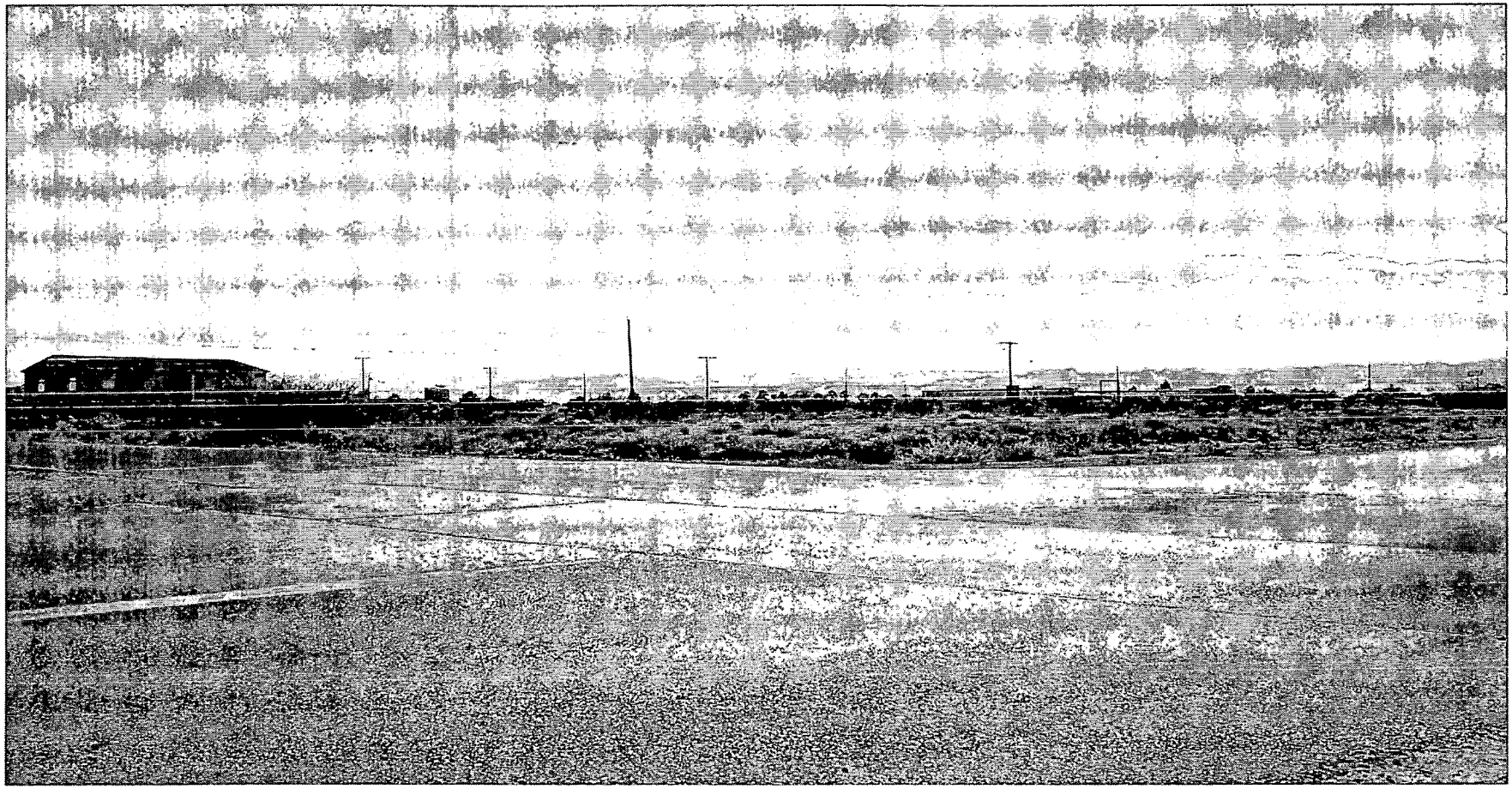
DRAWING NO.

A100



ZON-5183 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04



ZON-5183 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

APTUS|Architecture

November 3, 2004

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 138-12-110-022 and 138-12-110-021
Subject: A. General Plan Change
B. Zone Change
C. Site Development Review

Dear Sirs:

We are resubmitting drawings and requesting that the general plan amendment and the zone change previously requested for the subject property with the APN of 138-12-110-022 be withdrawn. This parcel is plus or minus 50,904 sf or 1.169 acres. The intended use of the property is for office space. This property is currently zoned "O" and we do not request any change from that zoning designation. This parcel meets the parking requirements and all setback requirements. We also request that we be allowed to provide trees at 15'-0" o.c.along Leon in lieu of landscaped "fingers".

We are also requesting that the site development review be withdrawn for the subject property with the APN of 138-12-110-021. In addition, we request that the General Plan amendment and Zone Change for this parcel be held until the January 19 City Council meeting. Please see revised plans dated 11.02.04 which reflect these changes. This parcel will have a deed restriction placed upon with the City of Las Vegas as a third party so that if the parcel is ever sold, only office uses would be allowed.

Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Please call me at 702.839.1200 if you have any questions.

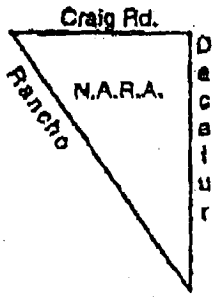
Respectfully Submitted,

Kristen G. Neuman (on behalf of John Field)
Aptus Architecture

GPA-5182
ZON-5183
SDR-5184

1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL



Northwest Area Residents Association, (NARA), Inc.

September 18, 2004

City of Las Vegas - Neighborhood Services Department
Case Numbers: GPA-5182 ZON-5183 SDR-5184
Request for rezoning land zoned O (Office) to C-1 (Service Commercial) on the SW corner of Alexander Road and Leon Avenue.

The Northwest Area Residents Association (NARA) *strongly* opposes any rezoning of land at Alexander and Leon from Office to Commercial. This area is a Rural Preservation Neighborhood of Residential Estates, and rezoning land for a commercial batting cage is completely unacceptable to the immediate neighbors and to all residents of NARA.

A year ago, the Planning Commission spent considerable time looking at zoning along the Rancho Corridor, and at that time all vacant land in NARA was given a designated zoning. Lots that were split between C and RE were given a single designation. At the end of the process we felt confident that the matter was resolved and that the Planning Commission had made a master plan that was acceptable to the residents of NARA. Now we find that as of Thursday, September 16, there are four separate rezoning requests within the NARA boundaries to change the existing zoning. **The Planning Commission has an obligation to uphold the designations it has made within our area and to not allow these requests to go forward.**

Thank you.

Sincerely,

Jeanne Howerton

Jeanne Howerton
President, NARA

4933 W. Craig Rd. #293 Las Vegas, NV 89130-2730

Telephone Protest/ Approval Log

Meeting Date: 10-21 PC **Case Number:** GPA-5182
ZON-5183 & SDR-5184

Date: 10/14/04
Name: MARY GREENE
Address: 3931 LEON

Phone: 799 5990 x 317

[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

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Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

City of Las Vegas

Agenda Item No. 160

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5182 AND ZON-5183

SDR-5184 - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD - Request for a Site Development Plan Review FOR A 14,000 SQUARE FOOT OFFICE BUILDING AND A 17,250 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A 10 FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED on 2.49 acres adjacent to the southwest corner of Alexander Road and Leon Avenue (APN 138-12-110-021 and 022), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend DENIAL. (NOTE: The applicant requests to withdraw the portion of this application for APN 138-12-110-021)

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

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter from Aptus Architecture requesting a portion of this application be withdrawn
5. Backup referenced from the 10/21/2003 Planning Commission meeting Item 41

MOTION:

MACK- ABEYANCE to 12/1/2004 - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

JOHN LASCUDO, 1200 South Fourth Street, appeared on behalf of the owner and verified that Item 158 [GPA-5182] and Item 159 [ZON-5183] were going to be held in abeyance and a portion would be withdrawn. DEPUTY CITY ATTORNEY BRYAN SCOTT clarified that the APN numbers for the related Item 158 [GPA-5182] and Item 159 [ZON-5183] were read into the record under Any Items and held in abeyance to 1/19/2004.

ROBERT GENZER, Director, Planning and Development Department, clarified this is for the office portion that does not require rezoning; therefore, the applicant would like to move forward on this item. MR. LASCUDO concurred.

COUNCILMAN BROWN suggested reviewing the letter from the owner, JOHN FIELDS, that requested this action in order to protect constituents, who may have been present earlier in the day, from missing this public hearing. MR. GENZER stated there was a letter in the backup that only pertains to the zone change; therefore, he suggested to abey the item for two weeks as opposed to 1/19/2004 like the other

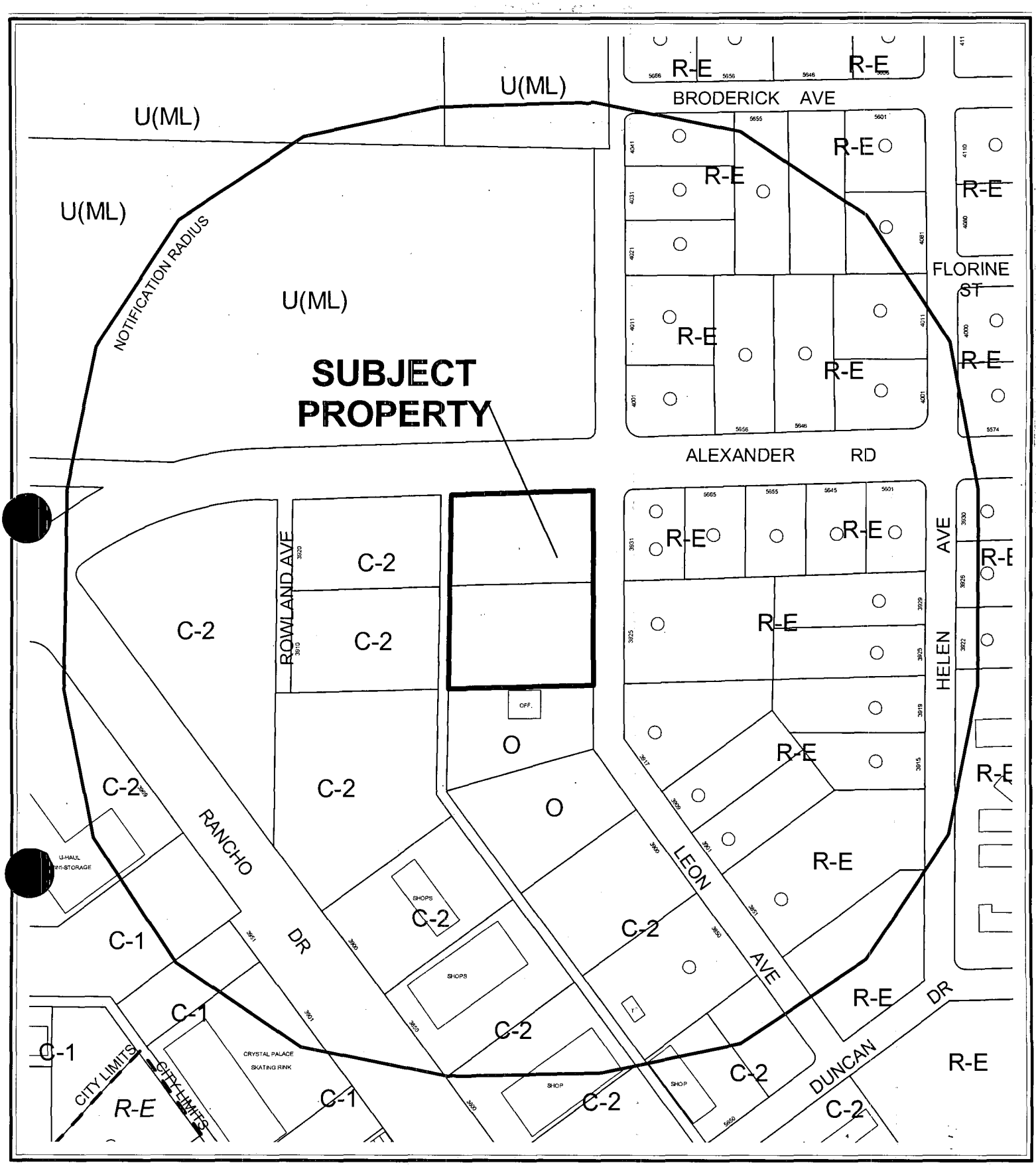
MINUTES - Continued:
related items.

MAYOR PRO TEM REESE expressed concern for not being specific about the request and urged that the item be held in abeyance to avoid any further confusion. COUNCILMAN MACK followed MAYOR PRO TEM REESE'S suggestion to hold the item in abeyance to 12/1/2004.

LEX ANDERSON, 3709 Waterhole Street, thanked staff for working with the project and indicated that the batting cage would not be a part of the office. They would like the builders to meet with the community to fine tune the project by the next meeting and expedite the request. The ultimate goal would be to develop all the land. COUNCILMAN BROWN stated there was more concern with a batting cage being mandated. MR. ANDERSON reiterated it is commercial property and that the idea is to make it compatible with the community.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed.
(3:20 - 3:28)
3-148



0 200 400 Feet

CASE: **SDR-5184**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5184 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

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

2. A reversionary final map shall be recorded prior to the issuance of any building permits.

3. A Rezoning from O (Office) to a C-1 (Limited Commercial) Zoning District approved by the City Council.

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

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

6. All development shall be in conformance with the site plan and building elevations, date stamped October 1, 2004 except as amended by conditions herein.

7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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

10. The elevations of the batting cages shall be revised with additional architectural features to enhance façade articulation. The elevations changes shall be approved by the Planning and Development Department prior to the time the application is made for a building permit.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops residential development.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. A Waiver to allow a 10-foot rear setback is approved.

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

15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

16 Provide a copy of a recorded Joint Access Agreement between both parcels comprising the overall site prior to the issuance of any permits. Alternatively the applicant may record a map to establish intersite access rights prior to the issuance of any permits for this site.

17 Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

18. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON-5183) and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 14,000 square foot office building and a 17,250 square foot commercial building and a waiver of the commercial development standards to allow a 10-foot rear setback where 20 feet is required on 2.49 acres.

B) Applicant's Justification

The applicant's justification letter states this request is justified because it will provide employment and year round recreational services for the community.

BACKGROUND INFORMATION

A) Previous Actions

04/02/03 The City Council approved a request for a General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). Additionally, the City Council approved a request for a Rezoning (ZON-1364) from: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval of both items on February 27, 2003.

10/21/04 The Planning Commission recommended denial of related items (GPA-5185 and ZON-5183).

10/21/04 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #41/bts).

B) Pre-Application Meeting

08/24/04 Items related to a Site Development Plan Review were discussed at the meeting. The General Plan Amendment requesting a change from O (Office) to SC (Service Commercial) was discussed. The Rezoning request was also discussed changing O (Office) to C-1 (Limited Commercial).

C) Neighborhood Meetings

09/21/04 The neighborhood meeting for this case was held at the Foothills Cafe. The proposed project is an office building and an indoor batting cage facility. There were 6 citizens in attendance and they had the following concerns:

- Did not want the site access from Leon Avenue. Applicant stated he would explore the possibility of providing an alternate drive from Alexander Road.
- Traffic, especially on Leon Avenue. Concerns also expressed about teenagers speeding down the street going to and from the facility. The applicant responded by stating that the majority of the kids would not be old enough to drive and would be dropped off by parents. The older kids, he explained, usually have access to practice facilities at their high schools.
- Noise - neighbors were worried about loud car stereos and teens loitering in the parking lot.
- Hours of operation - applicant responded by stating that he wasn't sure of the hours yet, but figured it would be in vicinity of 9:00 PM.
- Parking lot lighting -- Neighbors were concerned about parking lot lighting shining in their back yards. Applicant responded by stating they could use lighting that would have less of an impact on the residential properties.
- Concerned how drainage would be affected by the development, and what impacts it would have on their neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.49 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	O (Office)
North:	ML (Medium Low Density)
South:	O (Office)
East:	DR (Desert Rural Residential)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	O (Office)
North:	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
South:	O (Office)
East:	R-E (Residential Estate)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is currently designated as O (Office) within the Centennial Hills Interlocal Land Use Plan of the General Plan. The O (Office) category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. The proposed uses of Office and Community Recreational Facility are compatible with the proposed zoning of C-1 (Limited Commercial).

PROJECT DESCRIPTION

The applicant is requesting approval of two buildings on a 2.49 acre site. The office building is proposed to be 14,000 square feet, while the indoor batting cage building is proposed at 17,250 square feet. The applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback where 20 feet is required.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2.49 ac.	N/A
Min. Lot Width	100 Feet	289'5"	Y
Min. Setbacks			
• Front	20 Feet	68 FT 6 IN	Y
• Side	10 Feet	10 FEET	Y
• Corner	15 Feet	68 FT 7 IN	Y
• Rear	20 Feet	10	N
Max. Lot Coverage	30 %	28.5%	Y
Max. Building Height	None	22'6" and 29'	N/A
Trash Enclosure	Enclosed and roofed	Enclosed and roofed	Y
Loading Zone	N/A	N/A	N/A
Mech. Equipment	Screened	Screened	Y

The subject site does not comply with the 20-foot rear setback. Therefore, the applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback where a 20-foot setback is required. The applicant meets or exceeds all other requirements as indicated in the table above.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office	14,000 SF.	1/300 GFA	47	2	47	2
Community Recreational Facility (Indoor Batting Cages)	17,250 SF.	1/200 GFA	87	4	87	4

The parking requirements are in conformance with Title 19.10.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Trees/ 6 Spaces	22 Trees	22
Buffer:			
• Min. Trees	1 Trees/30 Linear Feet	54 Trees	54
• Min. Zone Width	8 Feet		7 Feet
• Wall height	8 Feet		N/A

The minimum zone width required by the code is 7 feet. The overall zone width ranges from 7 feet to 15 feet throughout the site.

B) General Analysis and Discussion

- Zoning

The proposed C-1 (Limited Commercial) zoning designation provides most retail shopping and personal services. The adjacent residential properties to the north and east are zoned R-E (Residence Estates) and U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation], which encourage single-family detached units and duplex units. The subject parcels are part of a buffer area, with includes two parcels to the south planned for office development. The proposed zoning district is out of character with the adjacent existing and planned land uses and would degrade the buffering intended to be between the U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation], R-E (Residence Estates), and C-2 (General Commercial) zoning designations.

- Site Plan

The site plan depicts a lot approximately 107,965 square feet or 2.49 acres. The lot is on the southwest corner of Alexander Road and Leon Avenue. Alexander Road is a 100' arterial, while Leon Avenue is a 60' collector street. Open space is provided around the footprint of both buildings. Landscaping is also provided around the parking perimeter and islands containing approximately 21,554 square feet or 19.9% of the overall site. A significant portion of this open space is in the form of a 15-foot wide perimeter landscape strip.

- Waivers

The applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback were 20 feet is required. The report is recommended since this portion of the site is adjacent to office uses and adequate landscaping is provided.

- Landscape Plan

The submitted landscape plan is conceptual only, but meets the requirements of Title 19 and the Las Vegas Urban Design Guidelines and Standards. The landscape plan contains a variety of drought tolerant trees and shrubs.

- Elevation

The elevations depict two structures that are one-story buildings. The office building contains visual interest promoted by variation in rooflines, height, and architectural pop-outs. The indoor batting cage building does not provide quality design features.

- Floor Plan

The submitted floor plans depict a layout that is appropriate for both the proposed office and indoor batting cage uses.

FINDINGS

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

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

   The type of uses allowable under the requested C-1 (Limited Commercial) zoning will be commercial in nature, and will not be compatible with the residential uses in the area. Established policy is to locate all commercial uses in the Northwest area of the City in Town Center.

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

   The proposed development is inconsistent with City policies and standards related to landscape, wall, and buffer standards. The applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback where 20 feet is required.

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

   Alexander Road is a primary arterial, while Leon Avenue is a collector road on the City of Las Vegas Master Plan of Streets and Highways. Both are capable of handling the traffic from this development.

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

   Building and landscape materials are appropriate for this area of the City.

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

   The elevations depict two structures that are one-story buildings. The office building contains visual interest promoted by variation in rooflines, height, and architectural pop-outs. The building, which houses the indoor batting cages, does not provide quality design features. Condition of approval number twelve (12) has been added, which addresses the design issues.

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

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 50 by Planning Department

APPROVALS 0

PROTESTS 7

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5184 APN: 138-12-110-021 / 138-12-110-022

Name of Property Owner: Infield Development II / John D. Field

Name of Applicant: John D. Field

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: John D Field

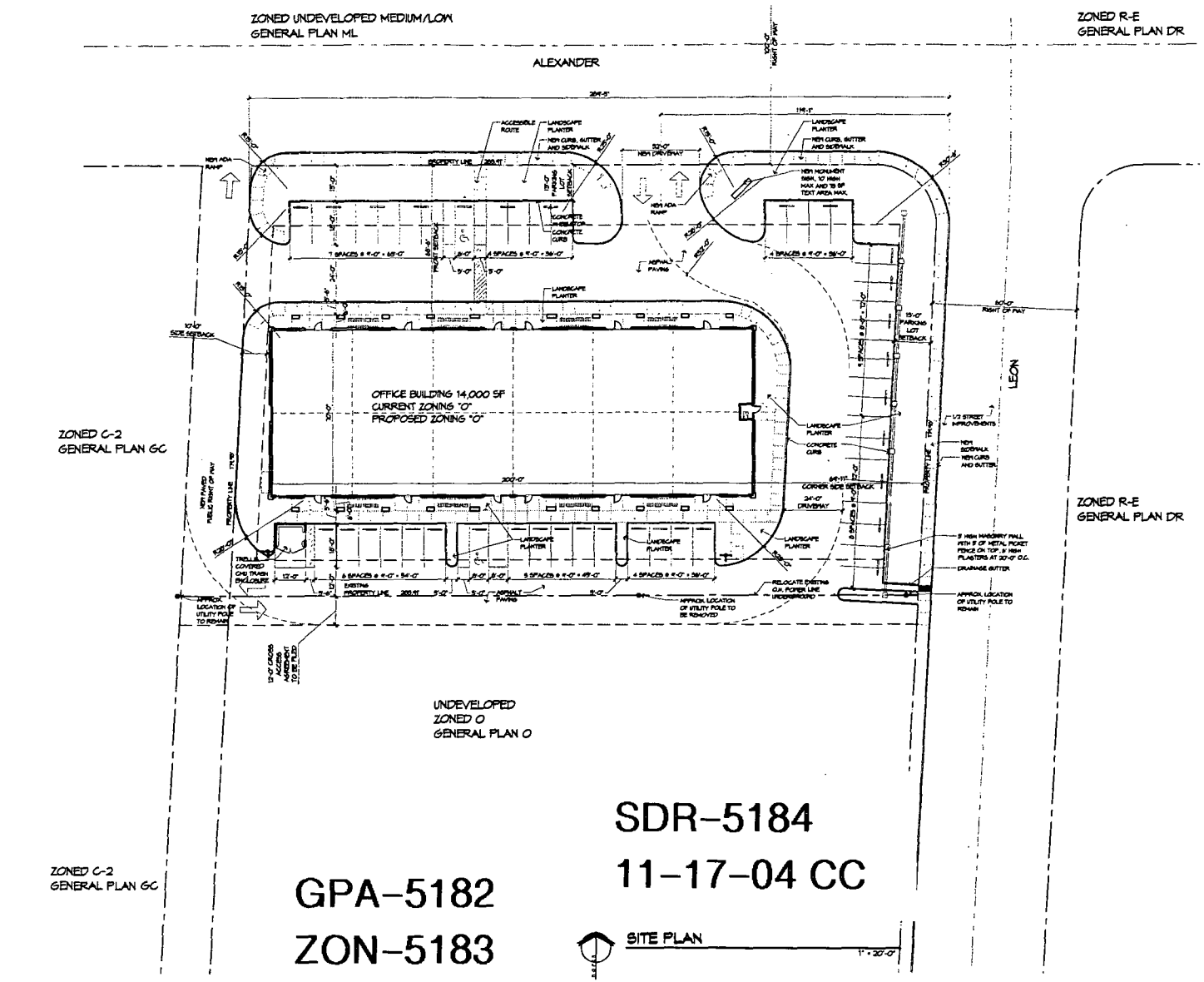
Subscribed and sworn before me

This 3 day of September, 2004

[signature]

Notary Public in and for said County and State

C. H. FIELD
Notary Public, State of Nevada
Appointment No. 92-0233-1
Clark County
My Appt. Expires Sept. 7, 2004

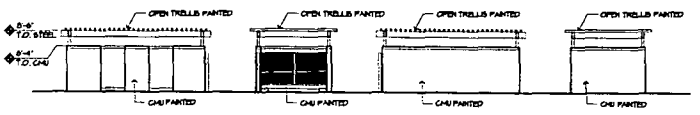


SDR-5184
11-17-04 CC

GPA-5182
ZON-5183

SITE PLAN
1" = 20'-0"

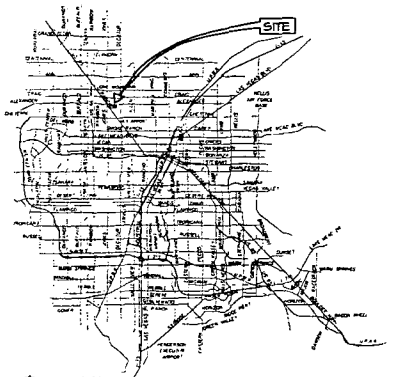
SCREEN WALL ELEVATION
1/8" = 1'-0"



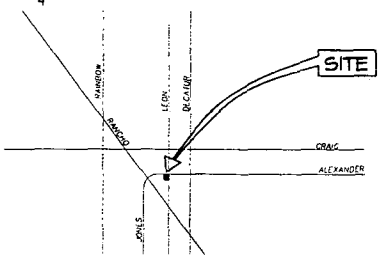
TRASH ENCLOSURE ELEVATIONS
1/8" = 1'-0"

RECEIVED
NOV 2 2004

REVISED
11-2-04



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

ACCESSOR'S PARCEL NUMBERS 138-12-110-022

SITE INFORMATION

BUILDING AREA		REQ'D PARKING	PROVIDED
Office	14,000 SF	1: 300 = 47	44
	Total Parking	47	44
Handicapped Parking		25 to 50 = 2	2

Compact Parking Allowed (44 spaces * 30% = 14.1) = 9 spaces
Compact Parking Provided = 16 spaces

ZONING INFORMATION

Jurisdiction: City of Las Vegas

Current Zoning District: "O" Proposed Use - Offices
Centennial Overlay District

Minimum Lot Size NONE
Lot Size: 90,904 sf or 1.164 acres
Maximum Lot Coverage Allowed 30% = 15,271 SF
(F.A.R.) Lot Coverage Provided 27.5% = 14,000 SF

	REQUIRED	PROVIDED
Front Yard	25'	66'-6"
Side Yard	10'	10' and 69'-11"
Rear Yard	15'	10'-0"

Maximum Building Height Allowed: 2 stories and 35'
Actual Building Height: 28'-6" (One Story)

Office Building

Infield L.L.C.
3940 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1300 South 4th Street
Suite 306
Las Vegas, Nevada 89104
P 702.829.1300
F 702.829.1313
info@aptusarchitecture.com

APTUS PROJECT NO. 04.039

ARCHITECT

ENGINEER

NOTES

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NO.	DESCRIPTION	DATE
1	City Council Meeting	11.02.04

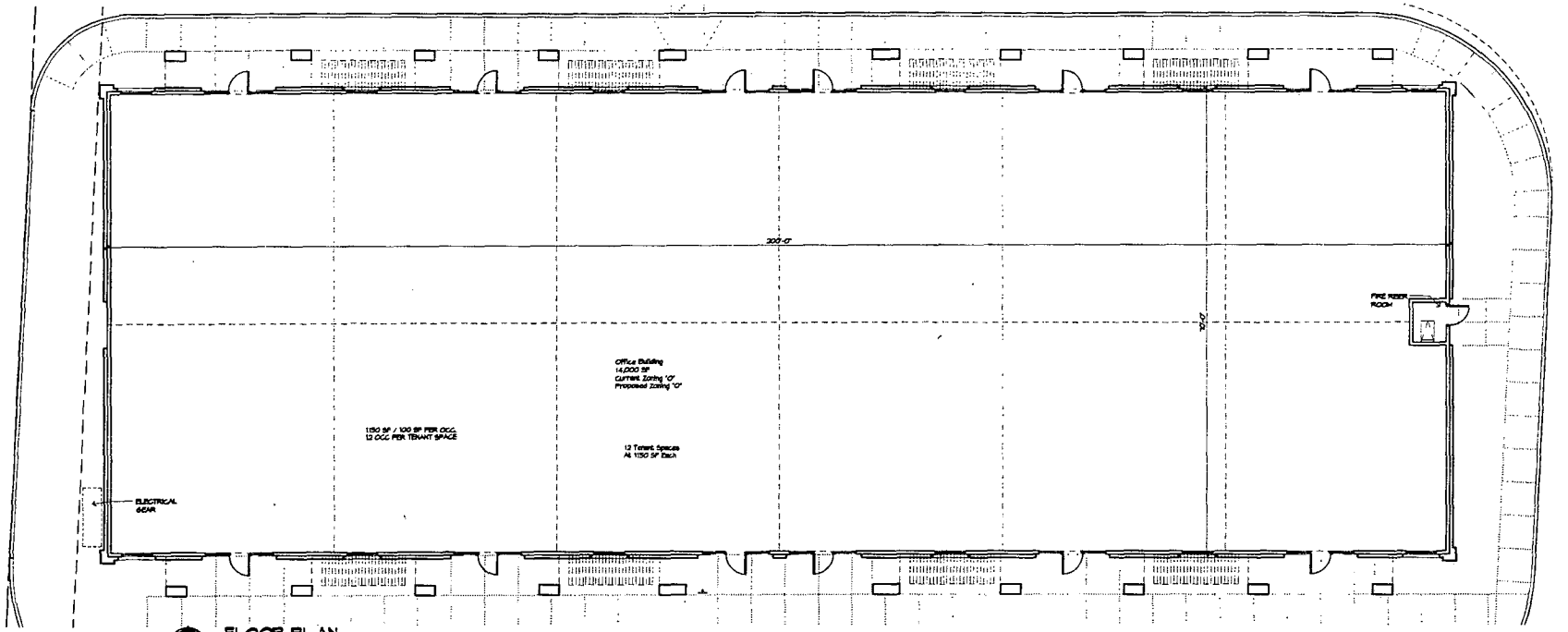
ISSUED

TITLE

SITE PLAN
VICINITY MAP

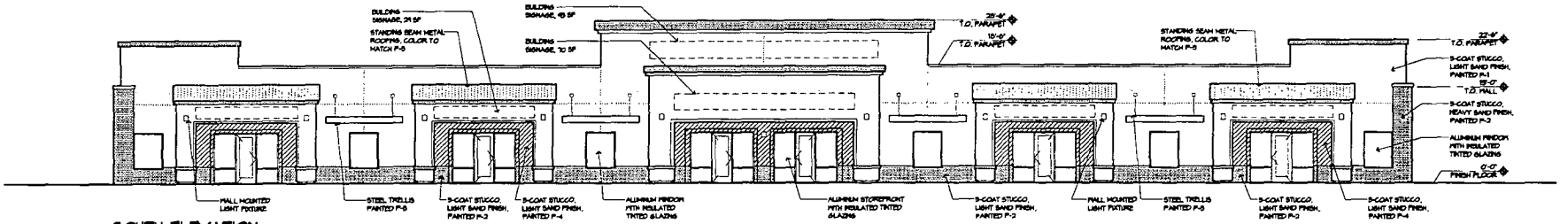
DRAWING NO.

AS100



FLOOR PLAN

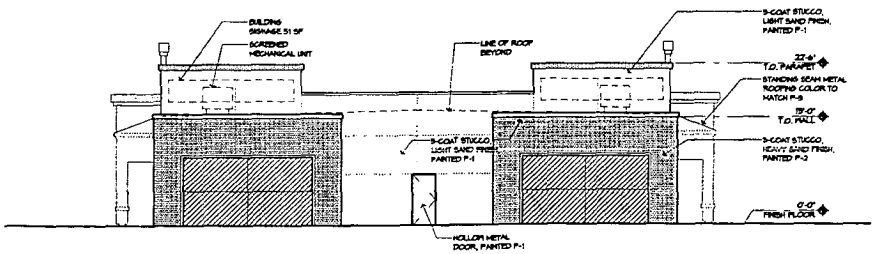
1/8" = 1'-0"



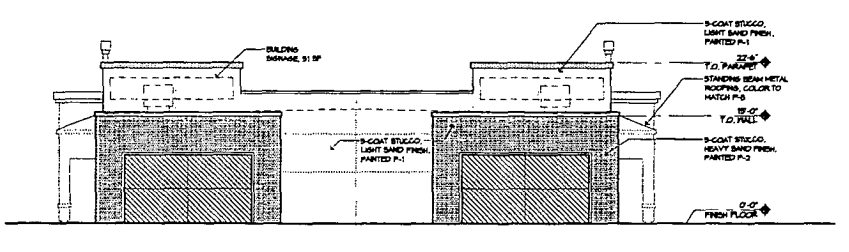
SOUTH ELEVATION

North Elevation Opp. Hand

1/8" = 1'-0"



EAST ELEVATION



WEST ELEVATION

1/8" = 1'-0"

RECEIVED

NOV 2 2004

GPA-5182

ZON-5183

REVISED 11-2-04

SDR-5184

11-17-04 CC

Office Building

Infield LLC
3940 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1200 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.829.1300
F 702.829.1213
info@aptusarchitecture.com

APTUS PROJECT NO. 04.039

ARCHITECT

ENGINEER

NOTES

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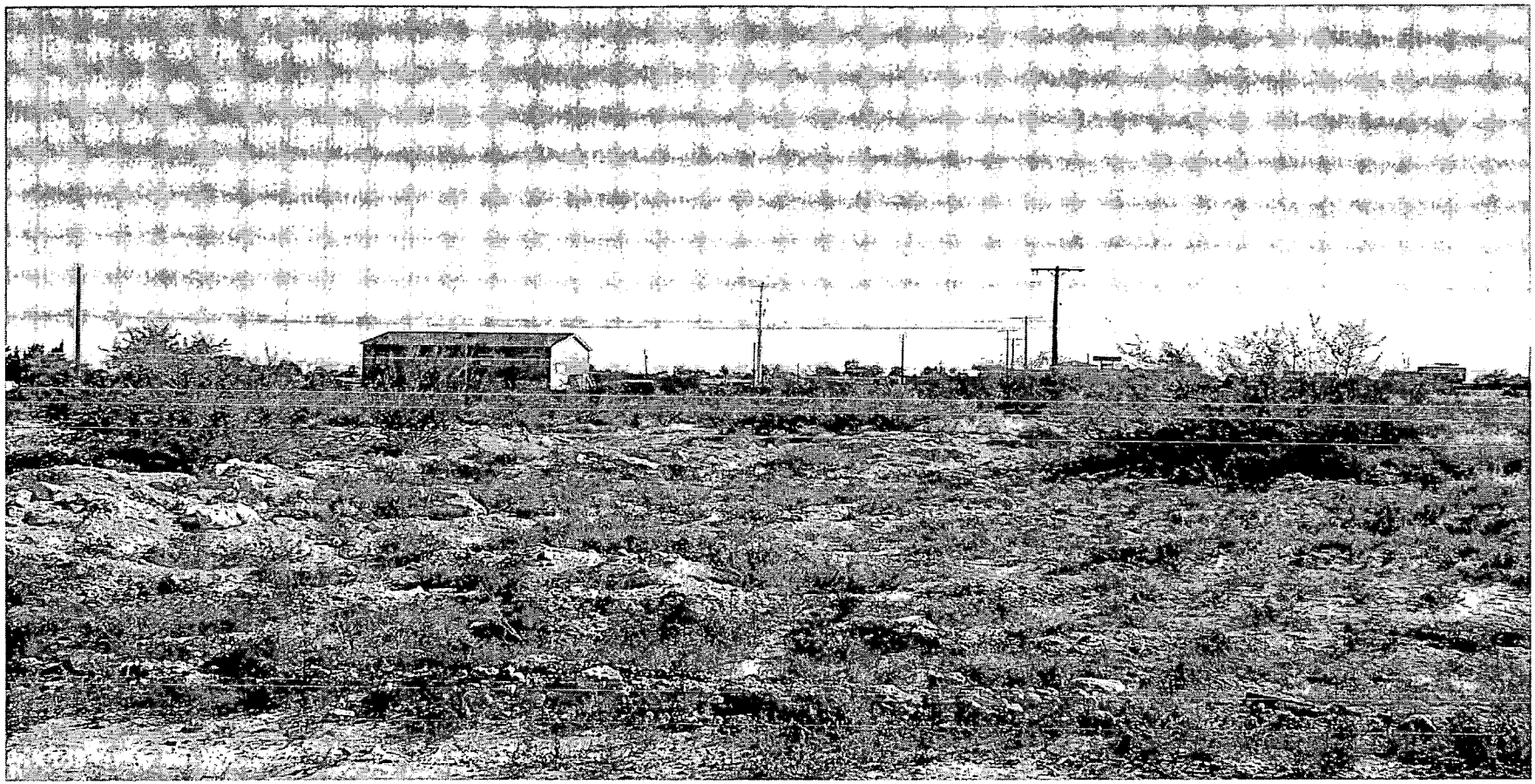
NO.	DESCRIPTION	DATE
1	City Council Meeting	11.02.04

ISSUED

TITLE
OFFICE
FLOOR PLAN
AND EXTERIOR
ELEVATIONS

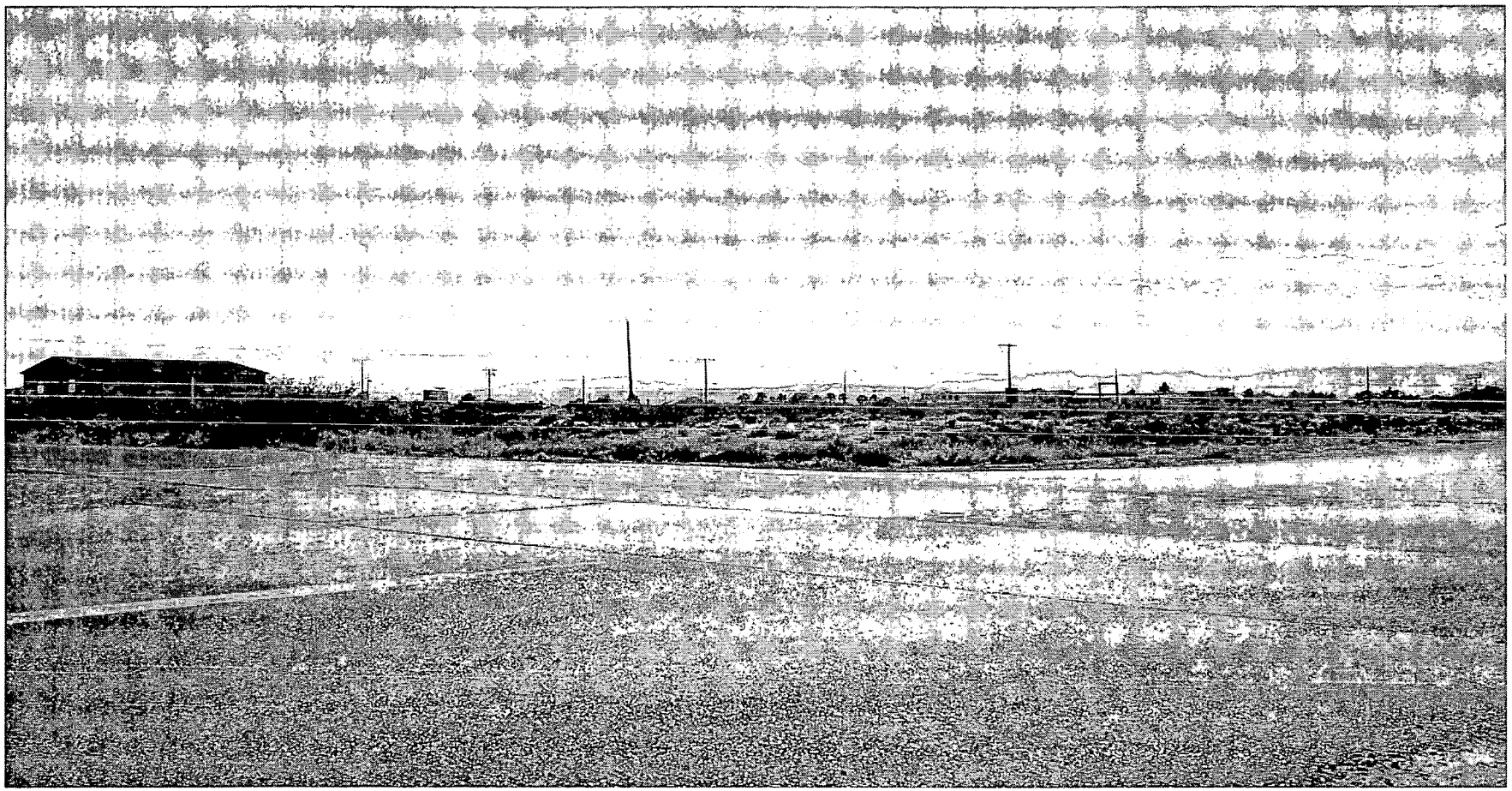
DRAWING NO.

A100



SDR-5184 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04



SDR-5184 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

APTUS|Architecture

November 3, 2004

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 138-12-110-022 and 138-12-110-021
Subject: A. General Plan Change
B. Zone Change
C. Site Development Review

Dear Sirs:

We are resubmitting drawings and requesting that the general plan amendment and the zone change previously requested for the subject property with the APN of 138-12-110-022 be withdrawn. This parcel is plus or minus 50,904 sf or 1.169 acres. The intended use of the property is for office space. This property is currently zoned "O" and we do not request any change from that zoning designation. This parcel meets the parking requirements and all setback requirements. We also request that we be allowed to provide trees at 15'-0" o.c.along Leon in lieu of landscaped "fingers".

We are also requesting that the site development review be withdrawn for the subject property with the APN of 138-12-110-021. In addition, we request that the General Plan amendment and Zone Change for this parcel be held until the January 19 City Council meeting. Please see revised plans dated 11.02.04 which reflect these changes. This parcel will have a deed restriction placed upon with the City of Las Vegas as a third party so that if the parcel is ever sold, only office uses would be allowed.

Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Please call me at 702.839.1200 if you have any questions.

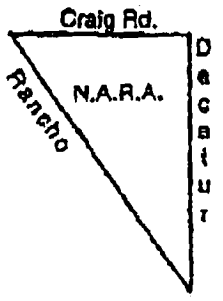
Respectfully Submitted,

Kristen G. Neuman (on behalf of John Field)
Aptus Architecture

GPA-5182
ZON-5183
SDR-5184

1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL



Northwest Area Residents Association, (NARA), Inc.

September 18, 2004

City of Las Vegas - Neighborhood Services Department
Case Numbers: GPA-5182 ZON-5183 SDR-5184
Request for rezoning land zoned O (Office) to C-1 (Service Commercial) on the SW corner of Alexander Road and Leon Avenue.

The Northwest Area Residents Association (NARA) *strongly* opposes any rezoning of land at Alexander and Leon from Office to Commercial. This area is a Rural Preservation Neighborhood of Residential Estates, and rezoning land for a commercial batting cage is completely unacceptable to the immediate neighbors and to all residents of NARA.

A year ago, the Planning Commission spent considerable time looking at zoning along the Rancho Corridor, and at that time all vacant land in NARA was given a designated zoning. Lots that were split between C and RE were given a single designation. At the end of the process we felt confident that the matter was resolved and that the Planning Commission had made a master plan that was acceptable to the residents of NARA. Now we find that as of Thursday, September 16, there are four separate rezoning requests within the NARA boundaries to change the existing zoning. The Planning Commission has an obligation to uphold the designations it has made within our area and to not allow these requests to go forward.

Thank you.

Sincerely,

Jeanne Howerton

Jeanne Howerton
President, NARA

4933 W. Craig Rd. #293 Las Vegas, NV 89130-2730

Telephone Protest/ Approval Log

Meeting Date: 10-21 PC **Case Number:** GPA-5182
ZON-5183 & SDR-5184

Date: 10/14/04
Name: MARY GREENE
Address: 3931 LEON

Phone: 799 5990 x 317

[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
lame:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

City of Las Vegas

Agenda Item No. 161

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:
GENERAL PLAN AMENDMENT

GPA-5205 - PUBLIC HEARING - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 4.18 acres adjacent to the southwest corner of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-005), Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

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

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

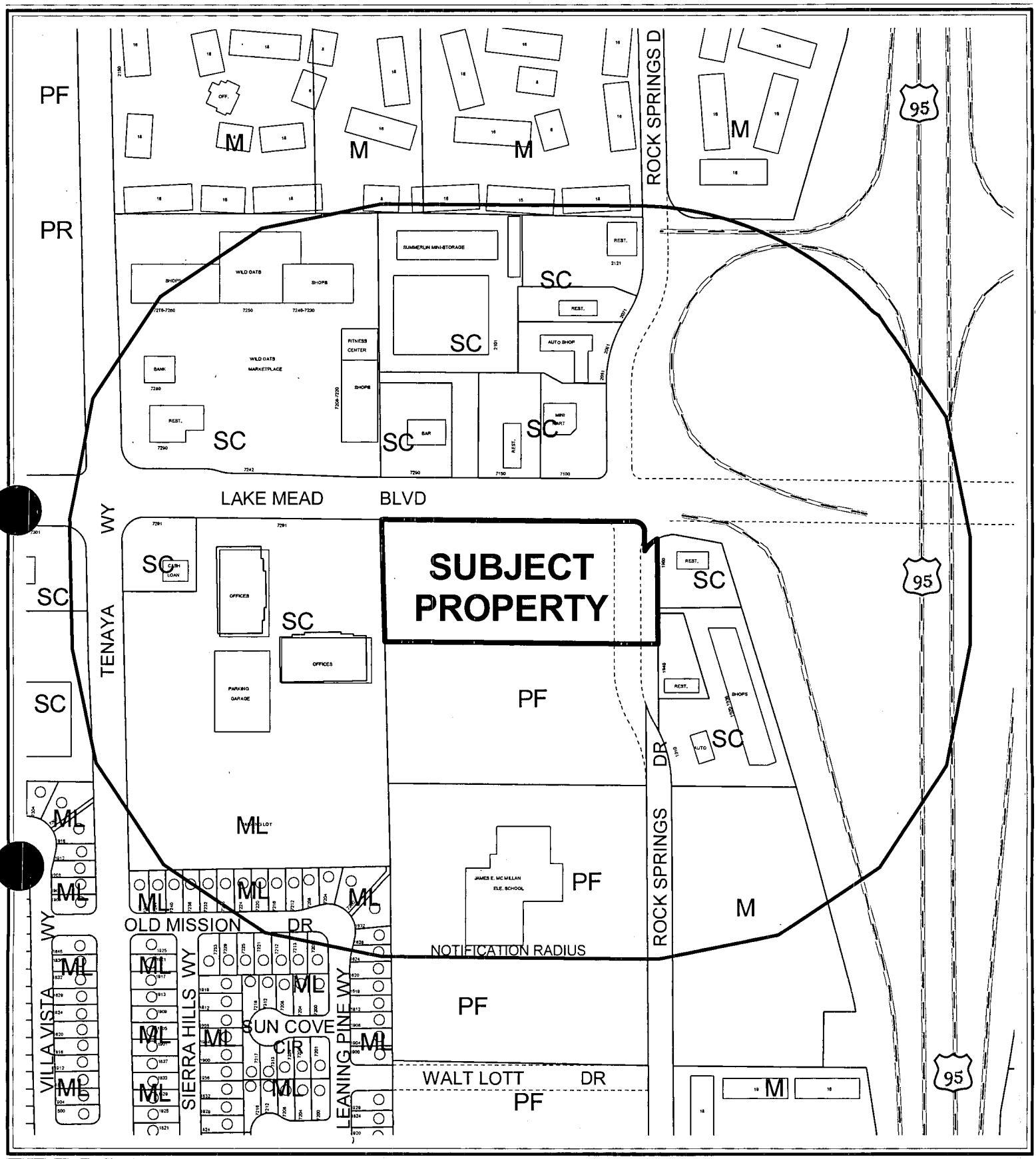
MOTION:
BROWN - APPROVED - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:
MAYOR PRO TEM REESE declared the Public Hearing open for Item 161 [GPA-5205] and Item 162 [ZON-5206].

BETTY CASEY, 3800 Howard Hughes Parkway, appeared on behalf of the applicant to respectfully request approval.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed for Item 161 [GPA-5205] and Item 162 [ZON-5206].
(3:28 - 3:29)
3-1850



0 200 400 Feet

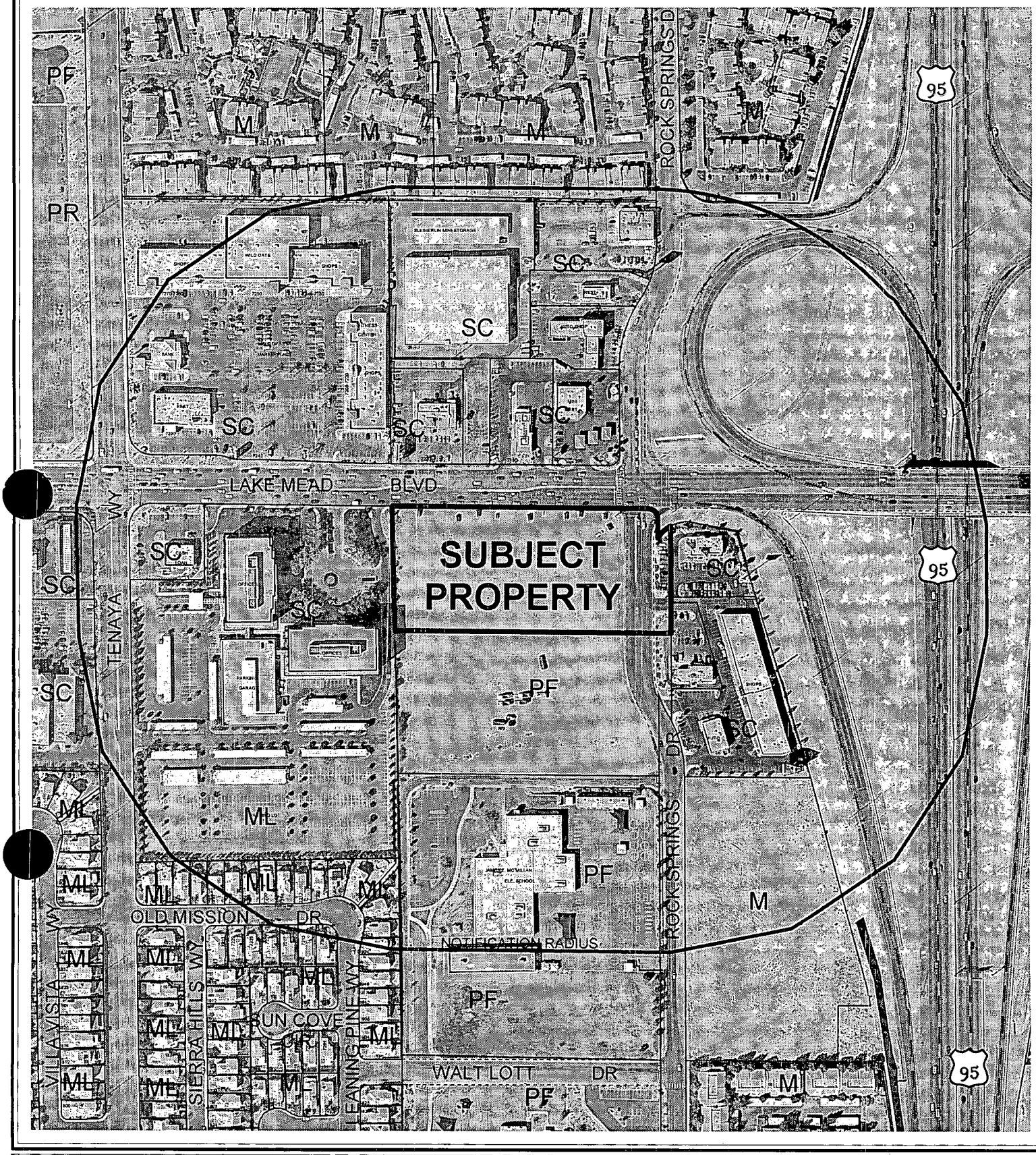
CASE: **GPA-5205**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)

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

N



0 200 400 Feet

CASE: **GPA-5205**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5205 - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

** STAFF REPORT **

A) APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the southwest corner of Rock Springs Drive and Lake Mead Boulevard from PF (Public Facilities) to SC (Service Commercial).

B) BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for M (Medium Density Residential) land uses with a maximum density of 20 dwelling units per acre, ML (Medium Low Density Residential) land uses with a maximum density of 12 dwelling units per acre, and SC (Service Commercial).

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.

08/18/99 The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan.

10/21/04 The Planning Commission recommended approval of a related item ZON-5206 as a part of this agenda.

10/21/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #45/kcw).

C) NEIGHBORHOOD MEETINGS

09/12/04 The meeting was held at 6:30 at the Suncoast Hotel Casino. The owner, developer, and consultant were there but no neighbors attended.

DETAILS OF APPLICATION REQUEST

Site Area: 4.18 Acres

A) EXISTING LAND USE

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

B) PLANNED LAND USE

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

C) EXISTING ZONING

Subject Property:	U (Undeveloped) [PF (Public Facility) General Plan Designation]
North:	C-1 (Limited Commercial)
South:	U (Undeveloped) [PF (Public Facility) General Plan Designation]
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

D) GENERAL PLAN COMPLIANCE

The Southwest Sector Plan Map of the General Plan currently designates this site as Public Facility. This General Plan Amendment application will redesignate the site to SC (Service Commercial), which will allow light commercial uses. The proposed C-1 (Limited Commercial) Zoning District of ZON-5206 is in conformance with the proposed SC land use designation.

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

DEFINITIONS

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

PF (Public Facilities) This category allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

INTERAGENCY ISSUES

There are no interagency issues that result from this application.

ANALYSIS

The subject site has C-1 (Limited Commercial) zoning immediately the west; across Lake Mead Boulevard, a 100 foot Primary Arterial, to the north; and across Rock Springs Drive to the east. Immediately to the south is zoned from public facility uses and is potentially the site of a new elementary school. The planned retail use will be compatible with the commercial uses to the north, west, and east and will have minimal impact on the future uses to the south. The subject site represents an infill parcel primarily surrounded by existing retail development. It is appropriate to continue to develop the area along Lake Mead Boulevard with retail development.

FINDINGS

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

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

   The planned retail use will be compatible with the commercial uses to the north, west, and east and will have minimal impact on the future uses to the south. It is appropriate to continue to develop the area along Lake Mead Boulevard with retail development.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed zoning of the subject site to C-1 (Limited Commercial) will be compatible to adjacent properties as the parcel has C-1 (Limited Commercial) zoning immediately the west; across Lake Mead Boulevard, a 100 foot Primary Arterial, to the north; and across Rock Springs Drive to the east. The proposed zoning change to the C-1 (Limited Commercial) Zoning District would be in conformance with the proposed SC (Limited Commercial) land use designation.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   Lake Mead Boulevard and Rock Springs Drive will be adequate to meet the requirements of the proposed zoning district. All other public resources and facilities are available to the site as it is an infill parcel totally surrounded by existing development.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The subject site represents an infill parcel surrounded by existing retail development. Therefore development of the site supports the city policy of encouraging the development of infill parcels to efficiently distribute public resources.

NOTICES MAILED: 40 by Planning Department

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5205 APN: 138-22-701-005

Name of Property Owner: BLM

Name of Applicant: SanSone Development

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Judy A. Dry for BLM

Print Name: Judy A. Dry

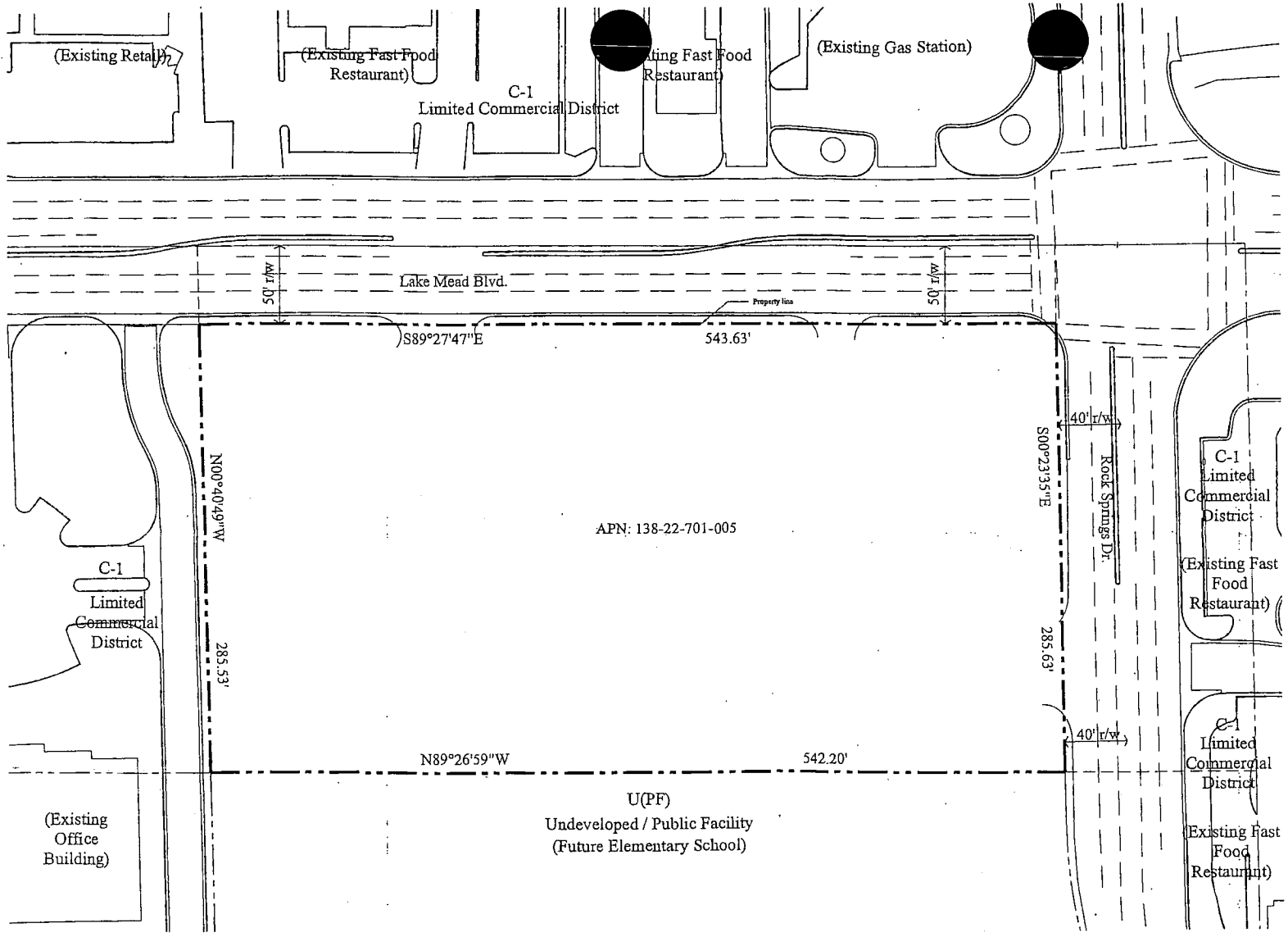
Subscribed and sworn before me

This 7th day of September 2004

Carol A. McDermott

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL A. McDERMOTT
No: 94-4993-1
My Appointment Expires Sept. 8, 2006

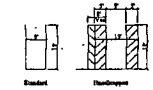


SITE INFORMATION

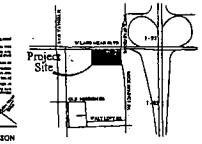
PARCEL AREA

Gross Area:	182,205 sf	4.18 acres
Net Area:	155,017 sf	3.55 acres

Fire Turning Radius


Typical Parking Spaces

Vicinity Map



Location Map

Proposed Perimeter CMU Wall Detail

Mixed Use@Lake Mead & I-95

Lake Mead BLVD. and Rock Springs at I-95

Note: This Layout is Conceptual in Nature and No Guarantee of its accuracy is implied. All Dimensions and Sizes are Preliminary and Subject to Change

Sansone Development
Las Vegas, NV

Conceptual Site Plan

North

Scale: 1" = 30'

0 30 60

Date: August 31, 2004
Project Number: 104293

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

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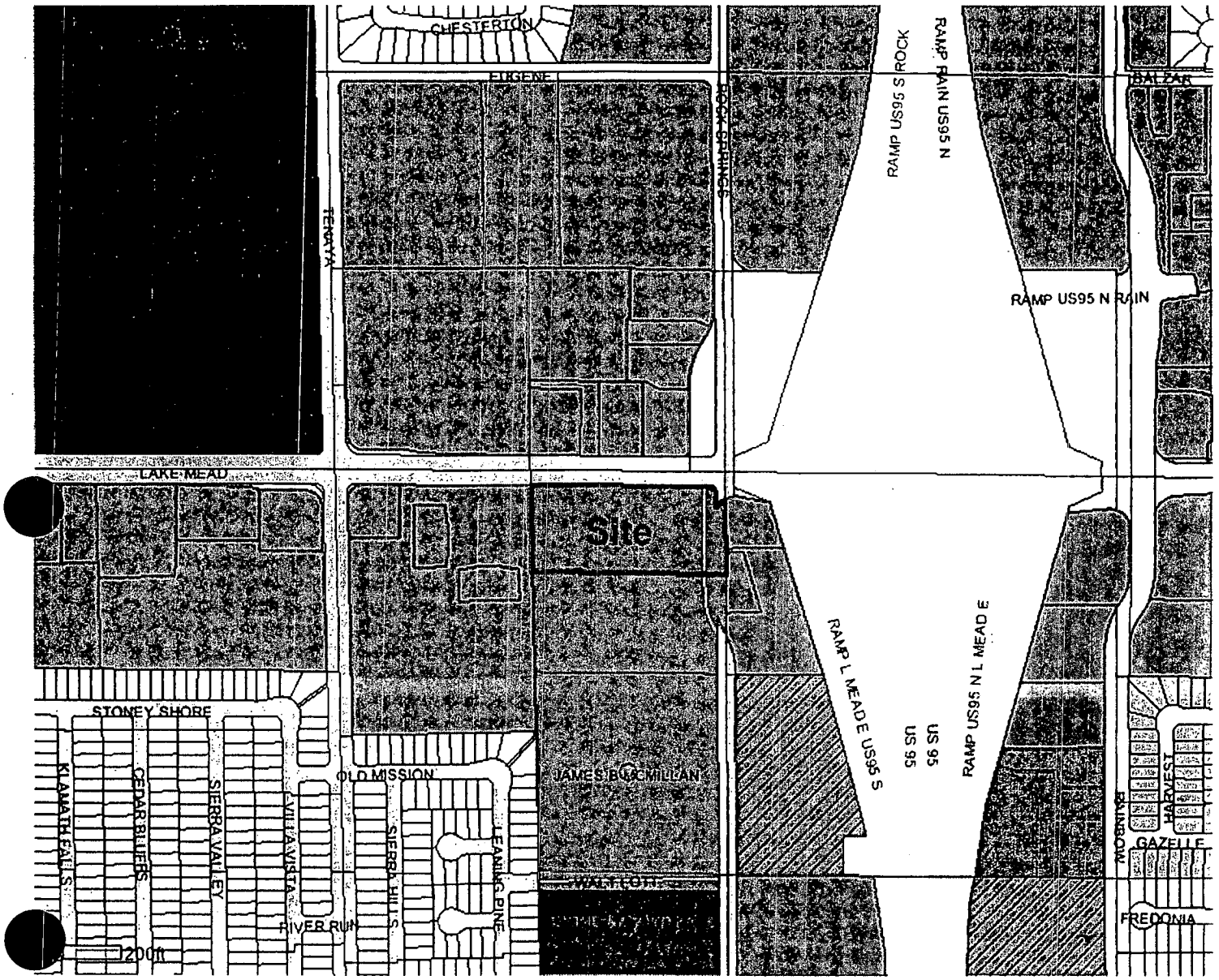
GPA-5205
10/21/04 PC

Lake Mead and I 95 Land Use Map



Land Use

- Service Commercial
- General Commercial
- Park/ Recreation/ Open Space
- Medium-Low Density Residential (5.6 to 8du/ac)
- Medium Density Residential (12.1 to 25 du/ac)
- Public Facility

GPA-5205
10/21/04 PC

RECEIVED
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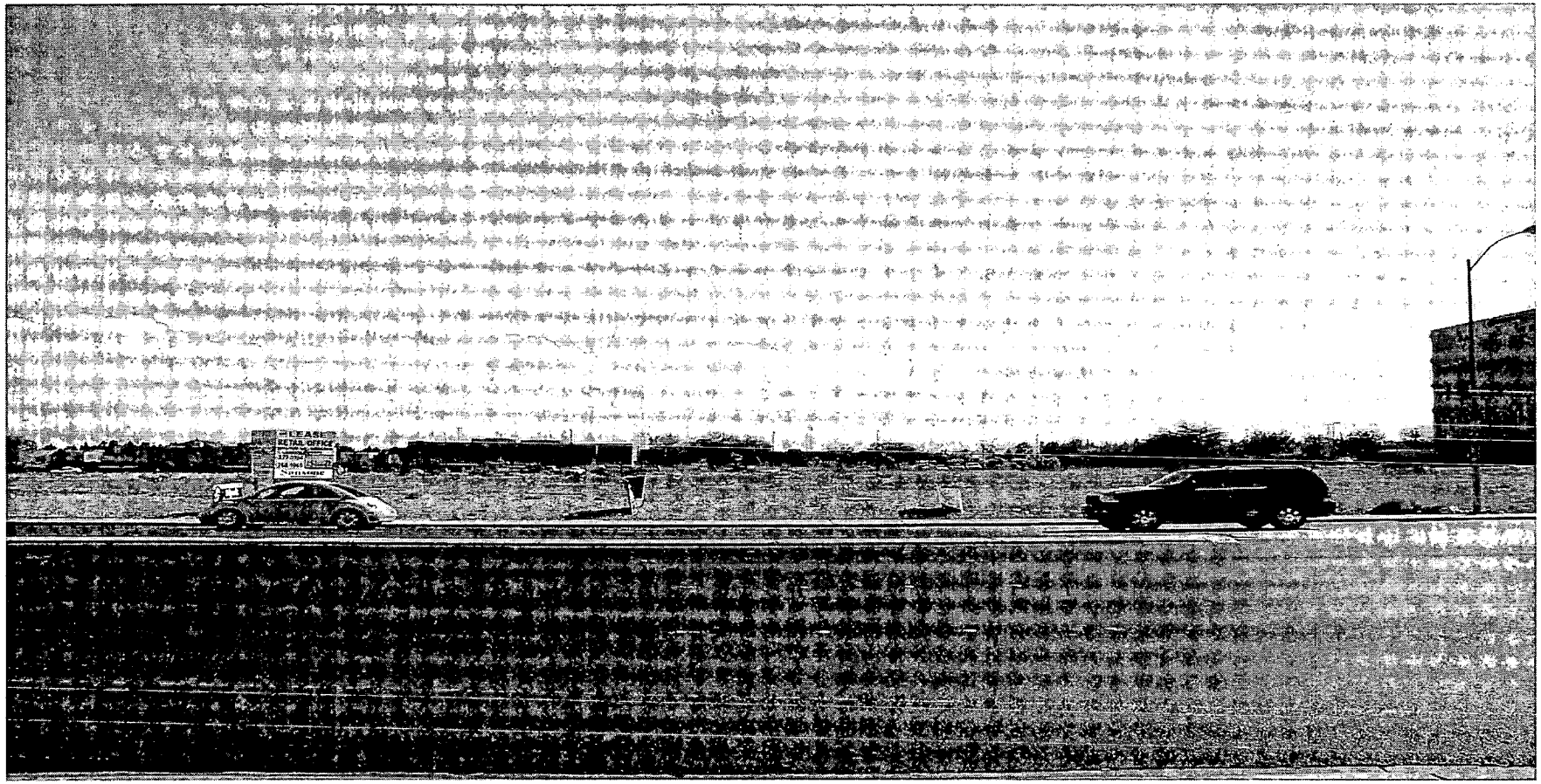


GPA-5205 - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND ROCK SPRINGS DRIVE
OCTOBER 21, 2004 PLANNING COMMISSION

10/12/04

City of Las Vegas

Agenda Item No. 162

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REZONING RELATED TO GPA-5205

ZON-5206 - PUBLIC HEARING - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 4.18 acres adjacent to the southwest corner of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-005), Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN - APPROVED subject to conditions - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

NOTE: See Item 161 [GPA-5205] for related discussion.
(3:28 - 3:29)
3-1850

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5205) to an SC (Service Commercial) land use designation on a portion of the site approved by the City Council.

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

3. A Site Development Plan Review shall be approved by the Planning Commission or City Council prior to the issuance of permits.

Public Works

4. Dedicate 60 feet of right-of-way for Rock Springs Drive and minimum 25-foot radii at the southeast and southwest corners of Rock Springs Drive and Lake Mead Boulevard adjacent to this site for Rock Springs Drive prior to the issuance of any permits.

5. Grant traffic signal chord easements at the southeast and southwest corners of Rock Springs Drive

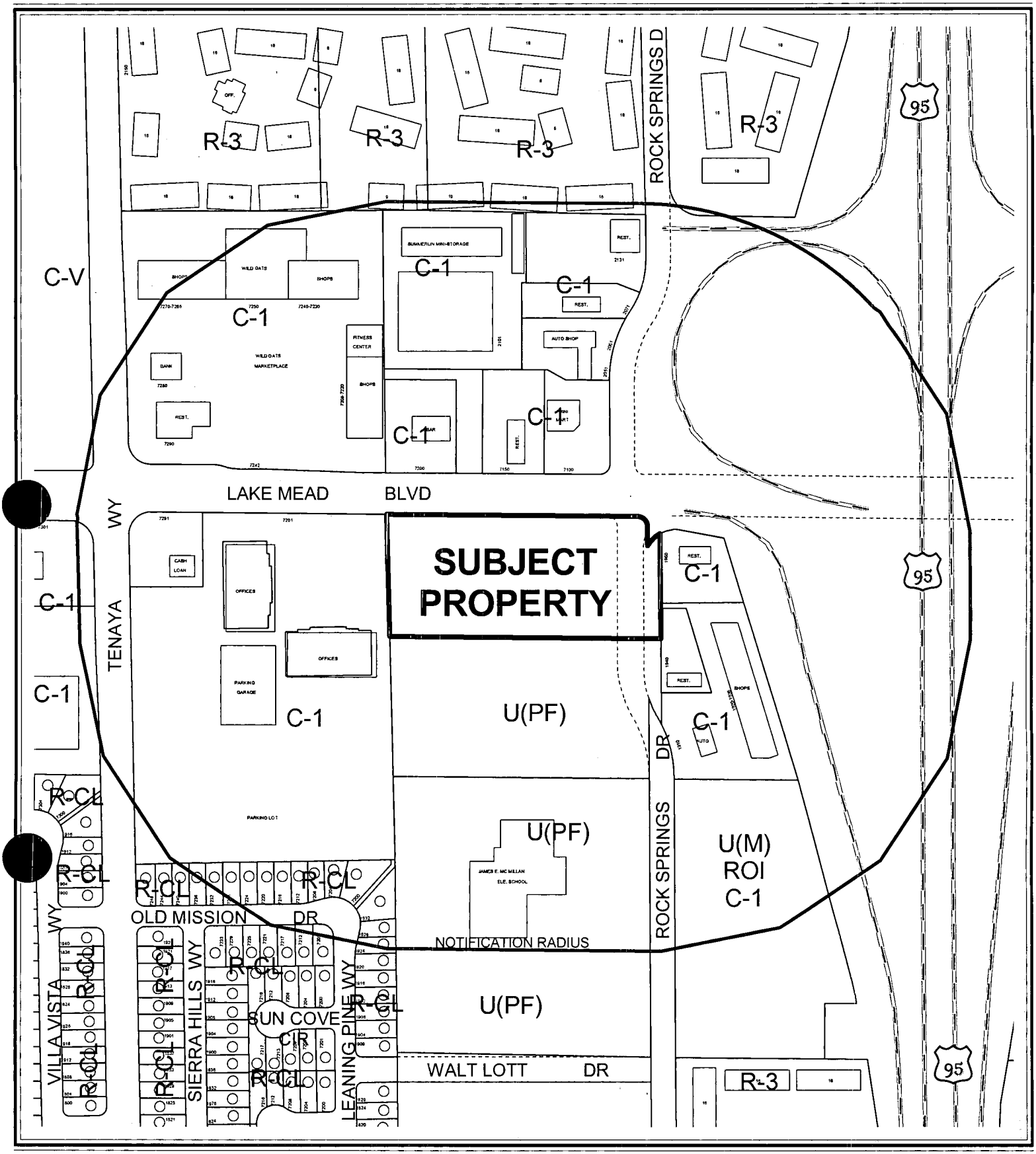
CONDITIONS - Continued:

and Lake Mead Boulevard as required by the City Traffic Engineer.

6. Construct all incomplete street improvements on Rock Springs Drive and any incomplete half-street improvements on Lake Mead Boulevard. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

7. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

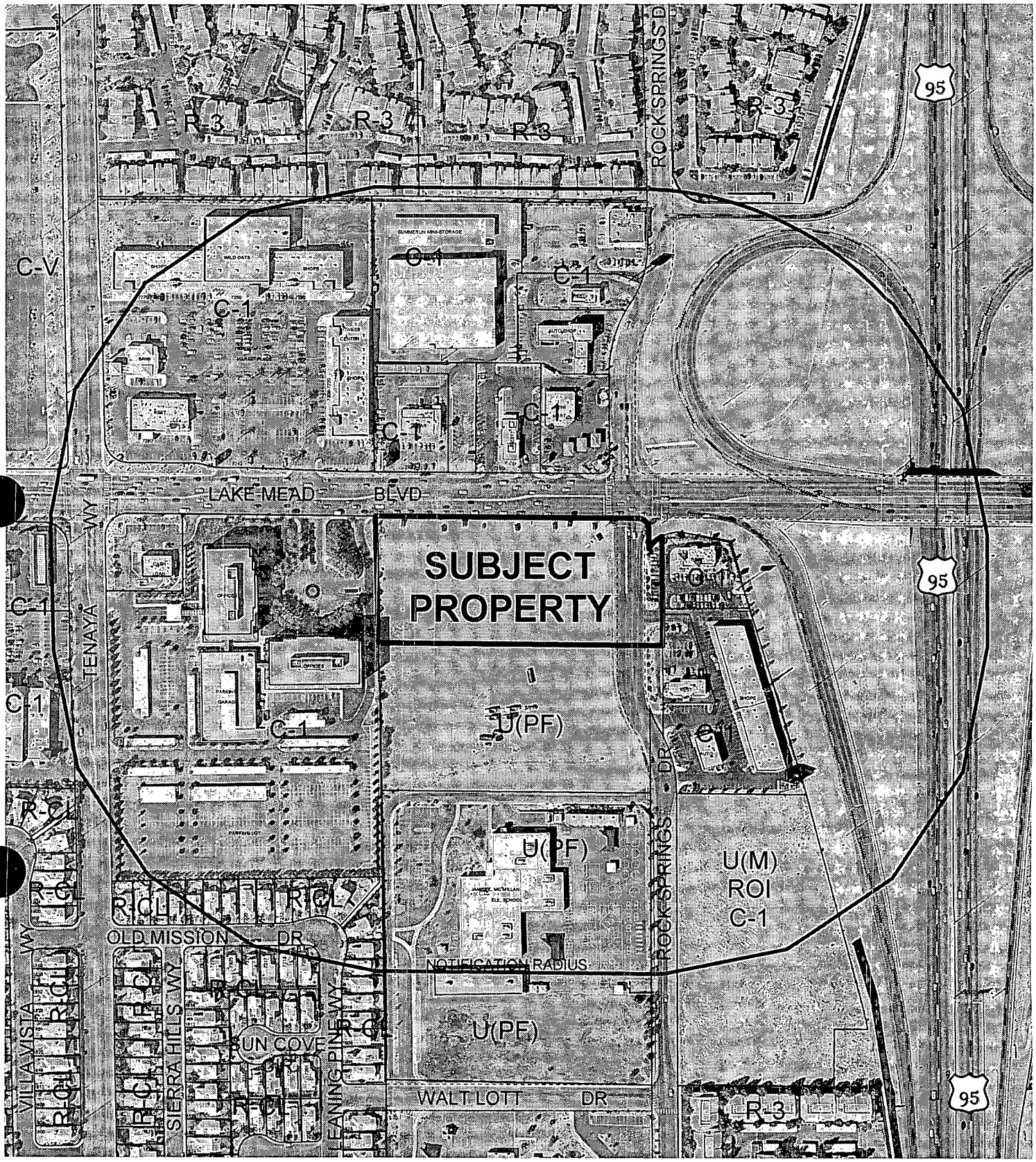


CASE: **ZON-5206**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION - PROPSED: SC (SERVICE COMMERCIAL)]

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



0 200 400 Feet

CASE: **ZON-5206**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION - PROPSED: SC (SERVICE COMMERCIAL)]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5206 - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-5205) to an SC (Service Commercial) land use designation on a portion of the site approved by the City Council.

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

3. A Site Development Plan Review shall be approved by the Planning Commission or City Council prior to the issuance of permits.

Public Works

4. Dedicate 60 feet of right-of-way for Rock Springs Drive and minimum 25-foot radii at the southeast and southwest corners of Rock Springs Drive and Lake Mead Boulevard adjacent to this site for Rock Springs Drive prior to the issuance of any permits.

5. Grant traffic signal chord easements at the southeast and southwest corners of Rock Springs Drive and Lake Mead Boulevard as required by the City Traffic Engineer.

6. Construct all incomplete street improvements on Rock Springs Drive and any incomplete half-street improvements on Lake Mead Boulevard. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

7. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] to C-1 (Limited Commercial) adjacent to the southwest corner of Lake Mead Boulevard and Rock Springs Drive.

B) Applicant's Justification

Based on the existing zoning surrounding this parcel the applicant feels that this rezoning is appropriate and will further the goals and policies as set forth by the City Council. Also, the project will be designed in a manner that does not adversely impact the residents or public services in the area.

BACKGROUND INFORMATION

A) Actions

10/21/04 The Planning Commission recommended approval of a companion General Plan Amendment application (GPA-5205).

10/21/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #46/kcw).

B) Pre-Application Meeting

08/18/04 The following was discussed.

- The proposed development will be a commercial and residential mix.
- The residential will include 112 units.
- The General plan amendment: Public Facility to Service Commercial.
- Rezoning will be to C-1 (Limited Commercial).
- A development plan review application will be submitted later.

C) Neighborhood Meetings

09/12/04 The meeting was held at 6:30 at the Suncoast Hotel Casino. The owner, developer, and consultant were there but no neighbors attended.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.18

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
North:	C-1 (Limited Commercial)
South:	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

a. Southwest General Plan

The Southwest Sector Plan Map of the General Plan currently designates this site as Public Facility. A companion General Plan Amendment (GPA-5205) will redesignate the site to SC (Service Commercial), which will allow light commercial uses. The proposed C-1 (Limited Commercial) Zoning District is in conformance with the proposed SC (Service Commercial) land use designation.

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

A) Zoning Code Compliance

A1) Development Standards

The site development plan of the proposal will be subject to the standards detailed in Title 19.08.

B) General Analysis and Discussion

The subject site has C-1 (Limited Commercial) zoning immediately the west; across Lake Mead Boulevard, a 100-foot Primary Arterial, to the north; and across Rock Springs Drive to the east.

Immediately to the south is zoned for public facility uses and is potentially the site of a new elementary school. The legal frontage of the parcel is toward Rock Springs and the parcel has potential access to Lake Mead from the longest side of the parcel.

FINDINGS

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

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

   A companion General Plan Amendment (GPA-5205) will redesignate the site to SC (Limited Commercial), which allows for the development of light retail uses. The proposed zoning change to the C-1 (Limited Commercial) Zoning District would be in conformance with the proposed SC (Limited Commercial) land use designation.

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

   The planned retail use will be compatible with the commercial uses to the north, west, and east and will have minimal impact on the future uses to the south.

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

   The subject site represents an infill parcel primarily surrounded by existing retail development. It is appropriate to continue to develop the area along Lake Mead Boulevard with retail development.

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

   The subject site has access to Lake Mead Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways and Rock Springs Drive, an 80-foot street. Lake Mead Boulevard and Rock Springs Drive will be adequate to meet the requirements of the proposed zoning district.

NOTICES MAILED 40 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5206 APN: 138-22-701-005

Name of Property Owner: BLM

Name of Applicant: SanSone Development

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Judy A. Dry for BLM

Print Name: Judy A. Dry

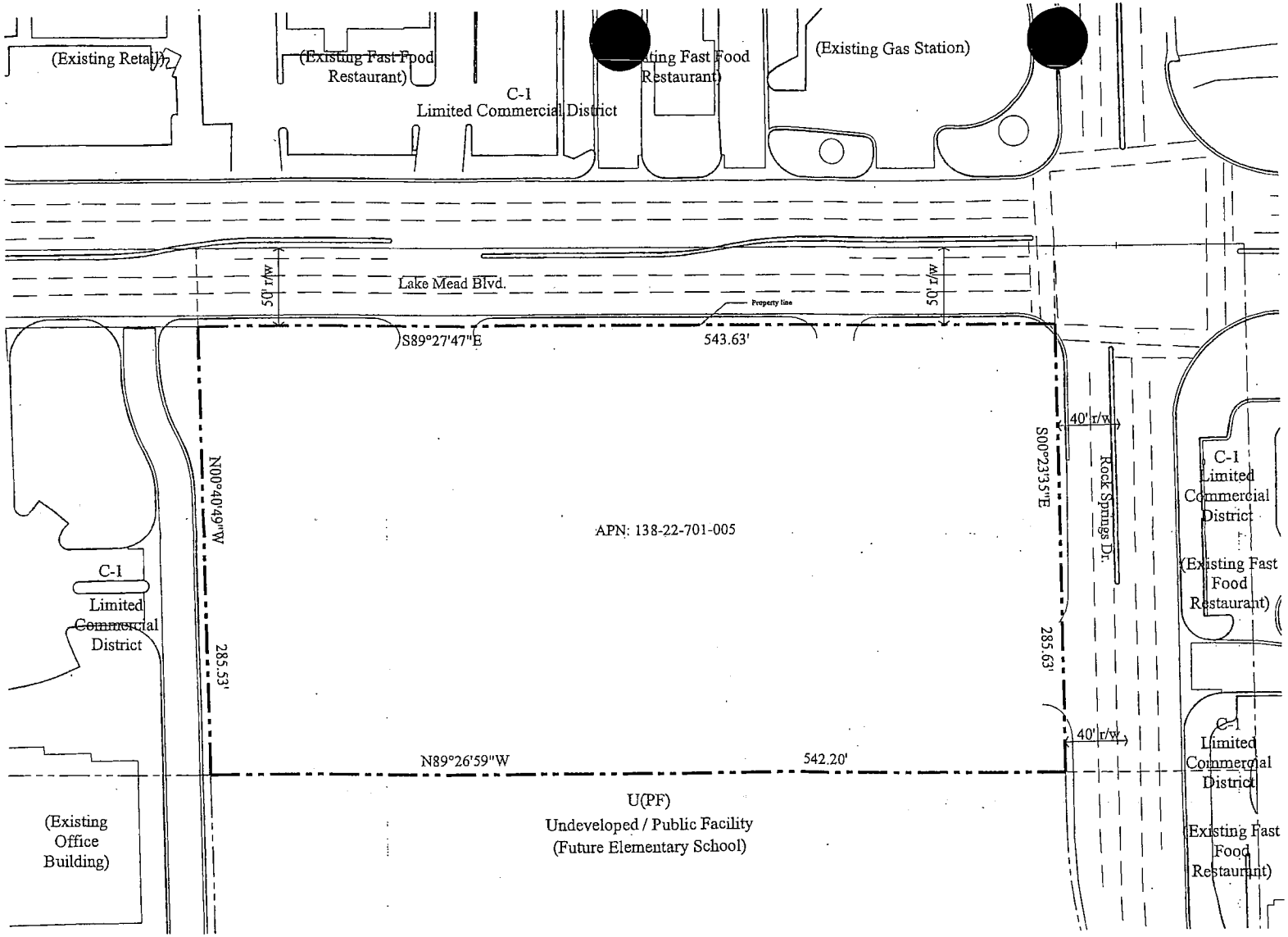
Subscribed and sworn before me

This 7th day of September, 2004

Carol A. McDermott

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL A. McDERMOTT
No: 94-4995-1
My Appointment Expires Sept. 8, 2006

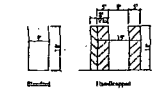


SITE INFORMATION

PARCEL AREA

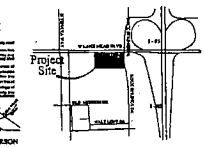
Gross Area:	182,205 sf	4.18 acres
Net Area:	155,017 sf	3.55 acres

Fire Turning Radius



Typical Parking Spaces

Vicinity Map



Location Map

Proposed Perimeter CMU Wall Detail

Mixed Use@Lake Mead & I-95

Lake Mead BLVD. and Rock Springs at I-95

Note: This Layout is Conceptual in Nature and No Guarantee of its accuracy is implied. All Dimensions and Sizes are Preliminary and Subject to Change

Sansone Development
Las Vegas, NV

Conceptual Site Plan

North

Scale: 1" = 30'

0 30 60

Date: August 31, 2004
Project Number: 104293

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.832.3222 fax

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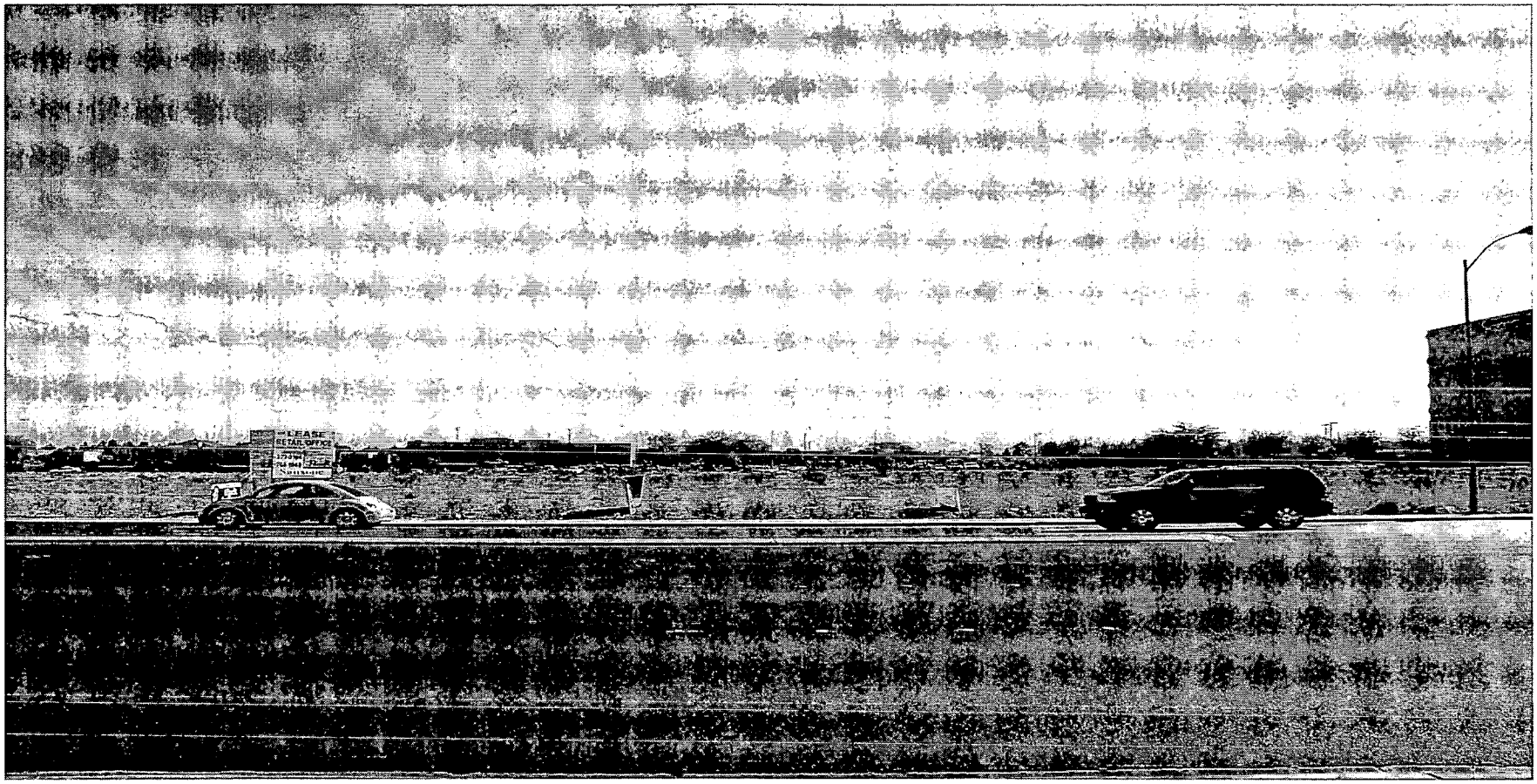
ZON-5206
10/21/04 PC



ZON-5206 - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND ROCK SPRINGS DRIVE
OCTOBER 21, 2004 PLANNING COMMISSION

10/12/04

City of Las Vegas

Agenda Item No. 163

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5034 - PUBLIC HEARING – APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT – OWNER: ALTA MLK, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), Ward 5 (Weekly). The Planning Commission (6-0-1 vote)and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	58	**Planning Commission Mtg.**	2
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted after final agenda - 1 support and 7 protest letters for Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035] and Item 166 [SDR-5155] filed under Item 163 [GPA-5034]
5. Backup referenced from the 11/4/2003 Planning Commission meeting Item 21

MOTION:

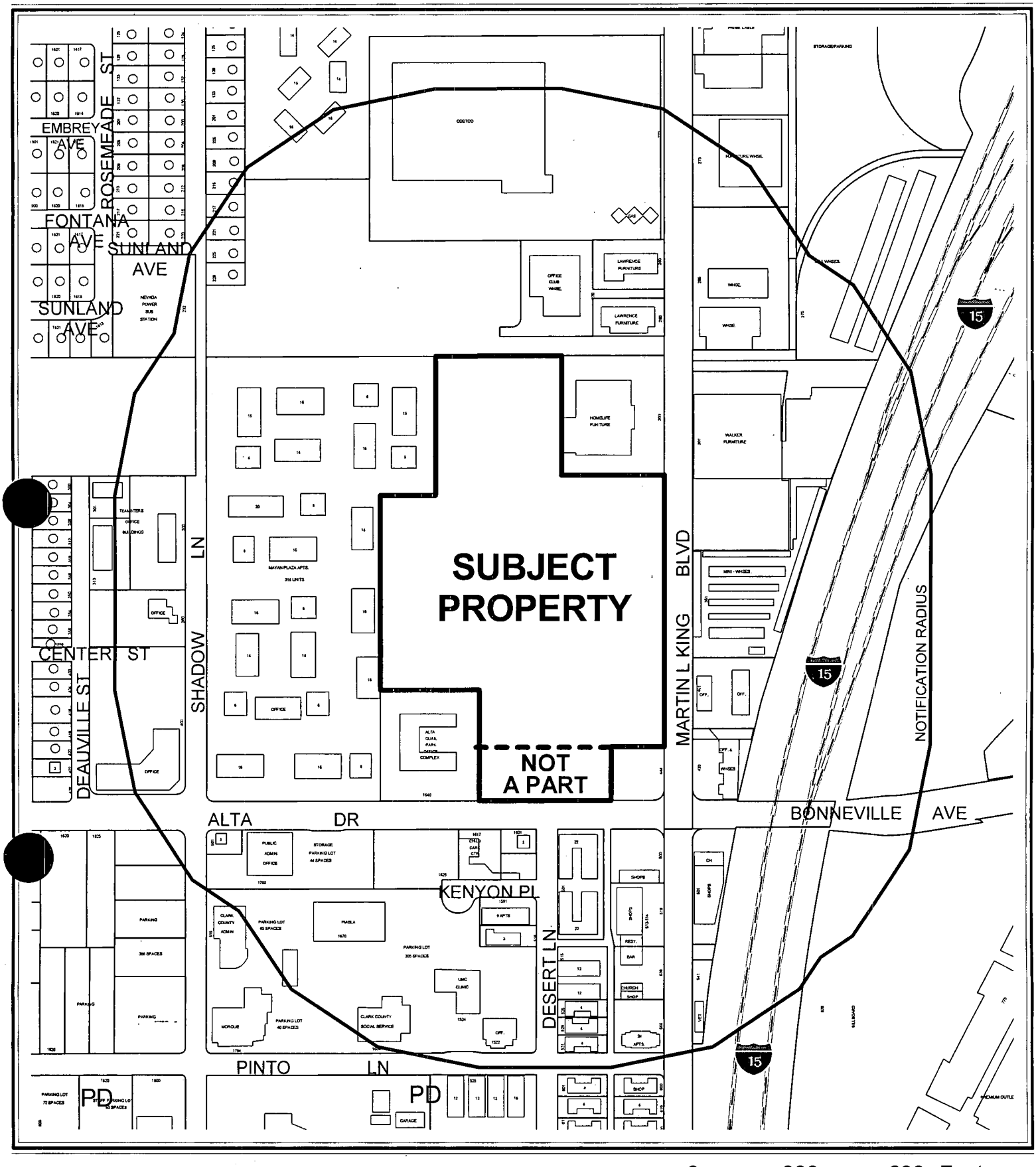
BROWN - Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 167 [SUP-5196] and Item 168 [SDR-5197], to accept the WITHDRAWAL of APN 138-12-110-022 and HOLD IN ABEYANCE the remainder of the applications for Item 158 [GPA-5182] and Item 159 [ZON-5183] to 1/19/2005; HOLD IN ABEYANCE Item 128 [SUP-4830], Item 130 [SUP-5228], Item 131 [SDR-5094], Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124], Item 148 [SDR-5122], Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035], and Item 166 [SDR-5155] to 12/1/2004; and Item 112 [VAR-5114], Item 113 [SUP-5111], Item 114 [SDR-5109], Item 118 [RQR-5168], and Item 125 [RQR-5171] to 12/15/2004 - UNANIMOUS with GOODMAN and WEEKLY excused and MACK abstaining on Item 118 [RQR-5168] and Item 125 [RQR-5171] because his company, Mack Consulting, is negotiating contracts with Lamar Advertising on behalf of their clients

MINUTES:

ROBERT GENZER, Director, Planning and Development, clarified that Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035] and Item 166 [SDR-5155] were not requested to be held in abeyance by staff, but rather by COUNCILMAN WEEKLY so that he could be in attendance for those hearings.

(1:05 - 1:14)

2-1



0 300 600 Feet

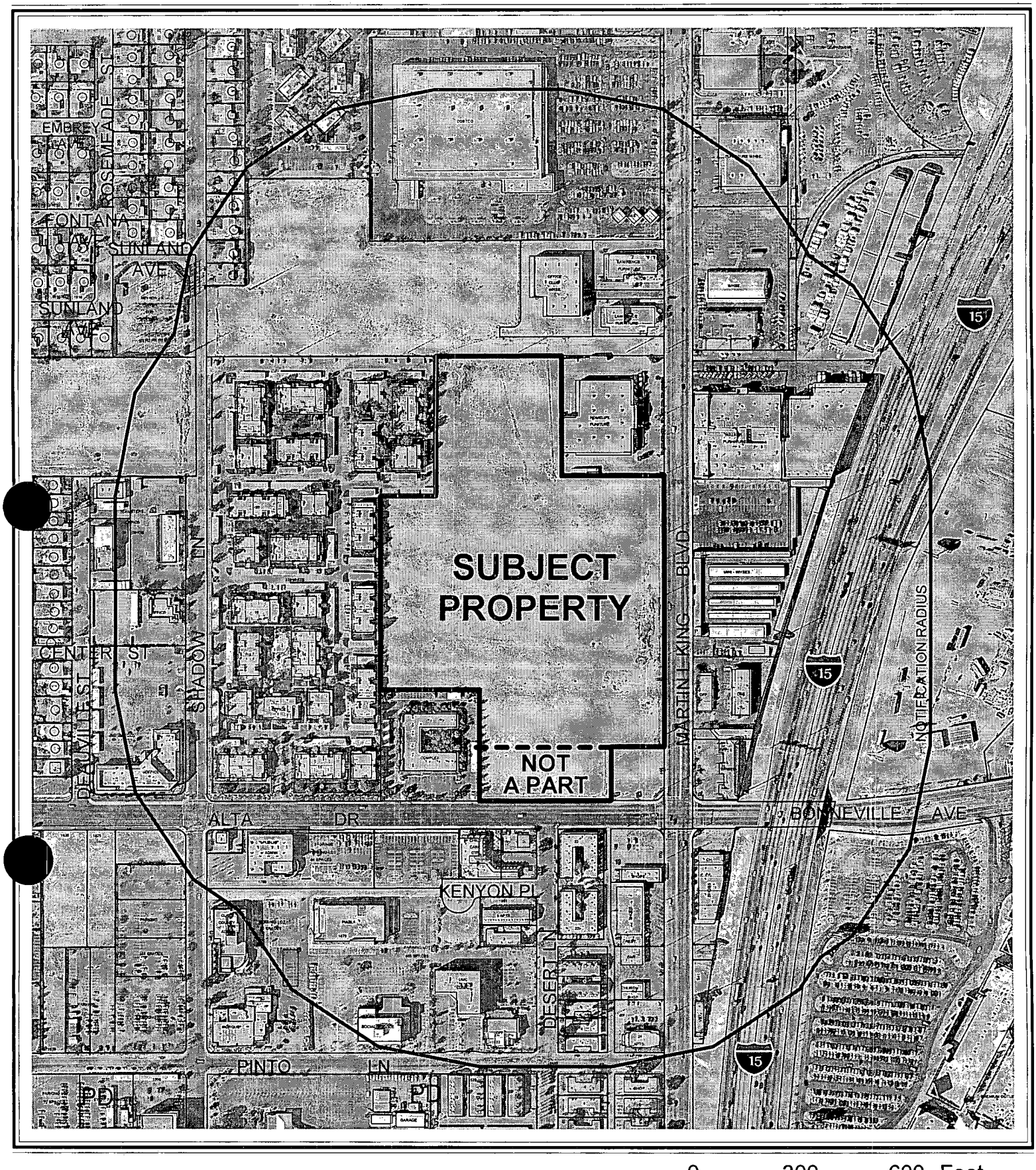
CASE: **GPA-5034**

RADIUS: 750 FT

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

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

N



0 300 600 Feet

CASE: **GPA-5034**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5034 - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT – OWNER: ALTA MLK, LLC

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL.

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation on a 13.72 acre portion of the larger 16.78 acre parcel located north of Alta Drive and west of Martin Luther King Boulevard from SC (Service Commercial) to H (High Density Residential). A related Rezoning (ZON-4941), Variance (VAR-5035), and Site Development Plan Review (SDR-5155) will be considered concurrently.

BACKGROUND DATA

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject property was designated for SC (Service Commercial) and M (Medium Density Residential) land uses with a maximum density of 20 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
09/06/99	The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Reurbanization Area as described in the Plan.
10/21/04	The Planning Commission held this item in abeyance to the 11/04/04 Planning Commission Meeting in an effort to allow for further analysis of the potential traffic impacts of the project, and to provide the results of that analysis to the Commission.
11/04/04	The Planning Commission recommended approval of a related Rezoning (ZON-4941), Variance (VAR-5035) and Site Development Plan Review (SDR-5155). Staff recommends approval of the requests.
11/04/04	The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #21/ff).

DETAILS OF APPLICATION REQUEST

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

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

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

DEFINITIONS

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

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would meet the definition of a Project of Regional Significance as defined in the ordinance, and has notified the applicant to prepare an impact report as required by the Ordinance for referral to Clark County.

The impact report prepared by the applicant addressed the impact of the proposed development on traffic, classroom size, emergency services, housing, mass transit, open space, and recreation facilities. The Regional Transportation Commission and the Las Vegas Valley Water District have determined that the proposed development will have no significant impact. The Las Vegas Metropolitan Police Department has noted that the additional residents will impact response times and quality of service, but has not required mitigation. No comment has been received from Clark County or the Clark County School District.

ANALYSIS

The proposal to change the existing land use designation from SC (Service Commercial) to H (High Density Residential on a 13.72 acre portion of the larger site is generally appropriate for the area in which it is located. The parcels to the north and west of the site are designated M (Medium Density Residential), and the area to the south is designated for the Las Vegas Medical District. A small strip of land immediately to the east is designated LI/R (Light Industrial/Research); while the residential designation is not generally compatible with the industrial designation, it does serve as a transition to the less-intense residential designations to the west. Consequently, the proposed General Plan Amendment appropriately fits the gradient of land uses from east to west as they progress from industrial uses to low-density residential uses.

FINDINGS

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

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

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

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

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

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

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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

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

NOTICES MAILED: 368 by Planning Department

APPROVALS: 2

PROTESTS: 58

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Alta MLK, LLC

Name of Applicant: Ambling Multi-Family Development

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Daniel Kramer

Print Name: Daniel Kramer

Subscribed and sworn before me

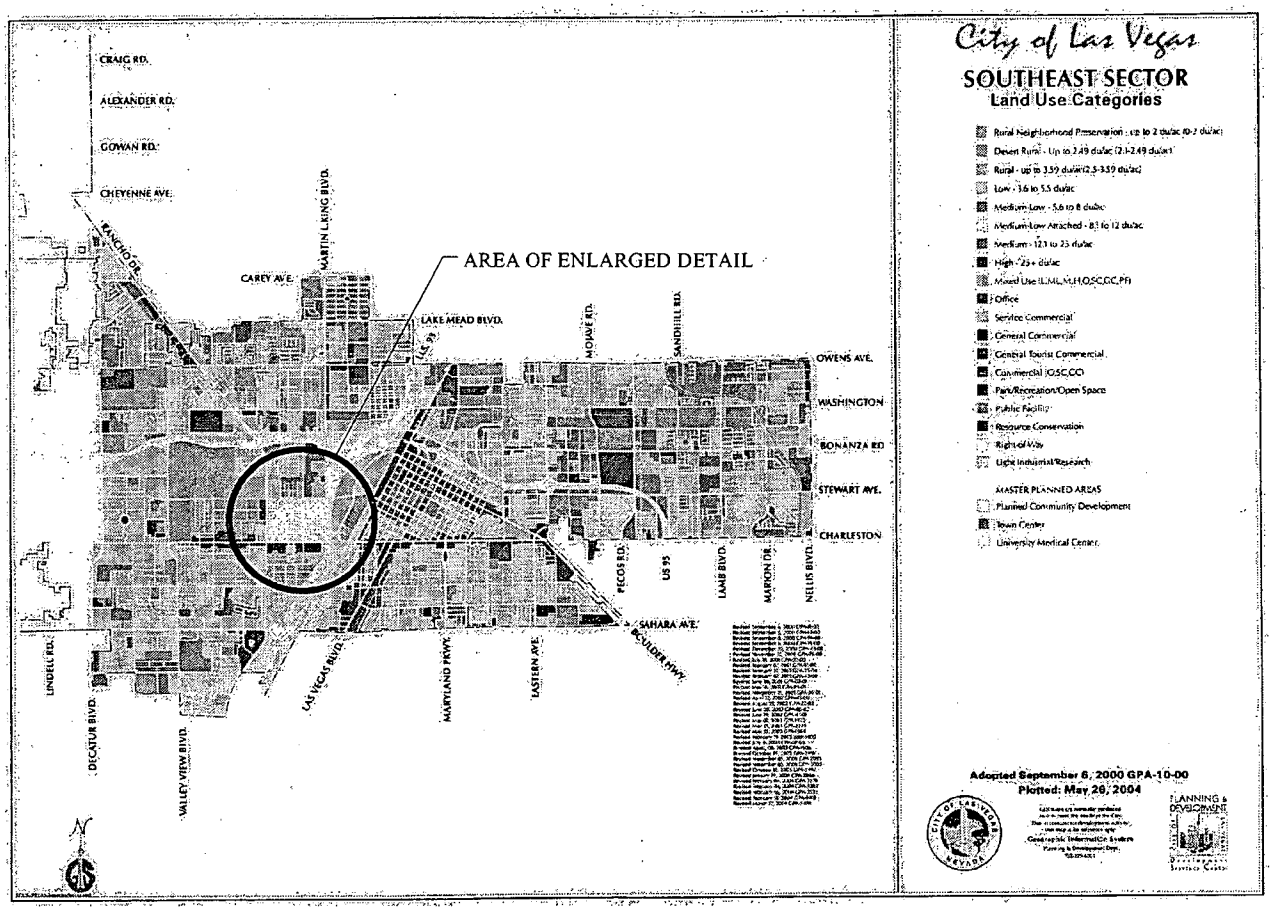
This 27 day of July, 2004

Cindy Frasier

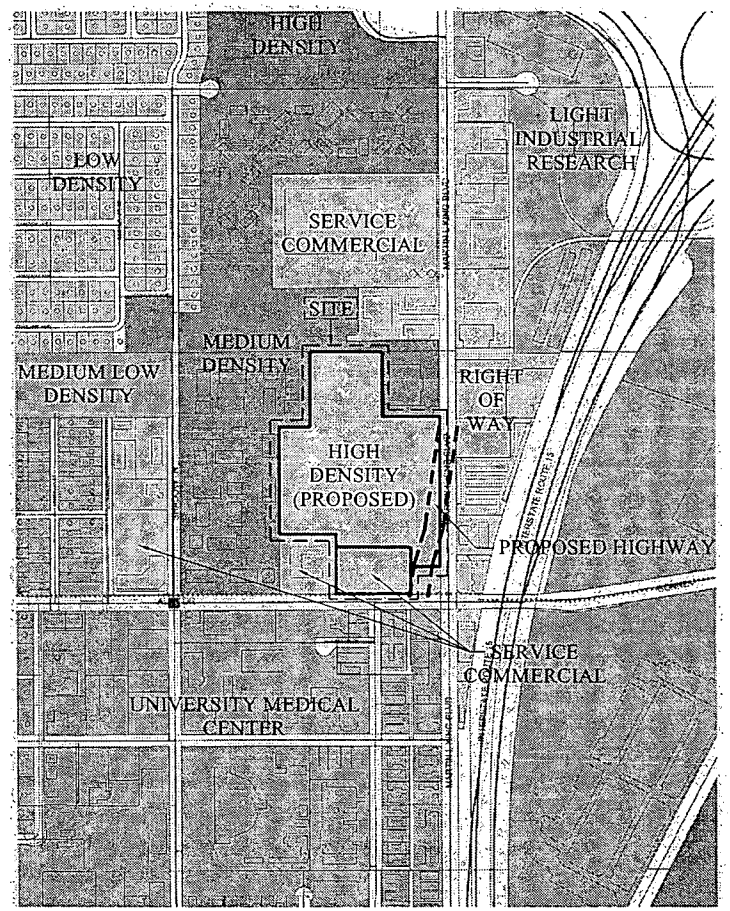
Notary Public in and for said County and State

RECEIVED
AUG 17 2004

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



LAND USE LOCATION MAP



ENLARGED MAP

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

RECEIVED
AUG 17 2004

AMBLING COMPANIES

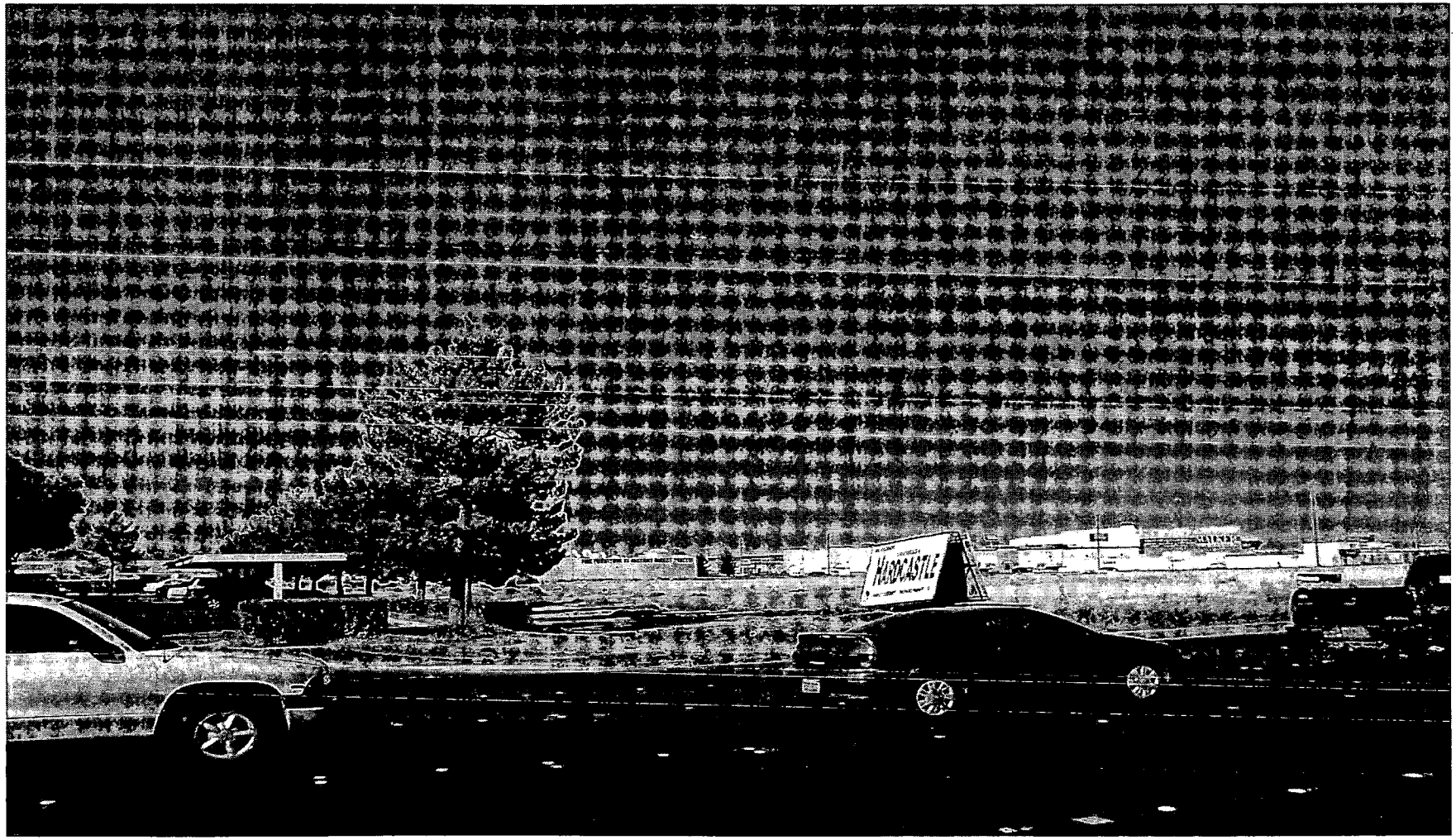
ALTA STREET HIGH-RISE

PROPOSED DEVELOPMENT

LAS VEGAS, NEVADA

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
3500 Peachtree Road NW.
Suite 600
Atlanta, GA 30326
PHONE 404.365.7800 - FAX 404.365.7810
rkimsey@jerkimsey.com

GPA-5034
10/21/04 PC



GPA-5034 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

GPA-5034 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

[redacted]

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

Support

Dear Neighbor:

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Dorothy Maupin Address 100 Woodley St.

Signed _____ Address _____

COMMENTS: Good Luck !

Rancho Manor Neighborhood
Board of Directors

Submitted after final agenda

Date 11/12/04 Item #163-166

Dorothy Maupin
100 Woodley St
Las Vegas, NV 89106

LAS VEGAS NV 890
PM
4 NOV
2004

37 USA

Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

Protest

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Bonnie L. Wade-Clay. Address

Signed Buck Clay Address

Buck Clay
117 Woodley St.
Las Vegas, NV 89106

10/6.

COMMENTS:

(2) STORY BUILDINGS (ONLY) IN THIS NEIGHBORHOOD.

NOT 28

Rancho Manor Neighborhood
Board of Directors

Submitted after final agenda

Date 11/12/04 Item # 163-166

Buck Clay
117 Woodley St.
Las Vegas, NV 89106

LAS VEGAS NV 890
PM
NOV
2014

37
USA
Cirrus radiatus

Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I (we) (oppose) (favor) these three high-rise, 28 stories ~~each~~ condominiums. Please circle oppose or favor.

Signed Richard Kaufman Address 418 ARNOLD ST. L.V. NV. 89106

Signed Loraine K Kaufman Address 418 ARNOLD ST. LV. NV. 89106

COMMENTS: 9

Rancho Manor Neighborhood
Board of Directors

RECEIVED AFTER PC MEETING

BC MEETING
RECEIVED VIA

Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Irma Pelato Address 15 Jade Ci, LVNV 89106

Signed [signature] Address 15 Jade Ci, LVNV 89106

COMMENTS:
Opposed.

Rancho Manor Neighborhood
Board of Directors

RECEIVED AFTER PC MEETING

LOBBYING
DISCLOSURE FILES

Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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(we) (oppose) ~~(favor)~~ these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Robert W. LeHane Address 2113 Sunland Ave LVNV 89106

Signed Marion LeHane Address 2113 Sunland Ave LVNV 89106

COMMENTS:

Rancho Manor Neighborhood
Board of Directors

RECEIVED AFTER PC MEETING

DC NE
RECEIVED

Mr. Robert LeHane
2113 Sunland Ave.
Las Vegas, NV 89106

LAS VEGAS NV 890
PM
2 NOV
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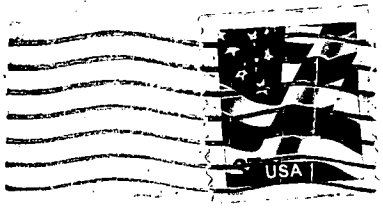

04 NOV -5 PM 4:19

Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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Protest

I ~~(we)~~ (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Beth Kramer Address 1901 Collins Ave

Signed _____ Address _____

COMMENTS:

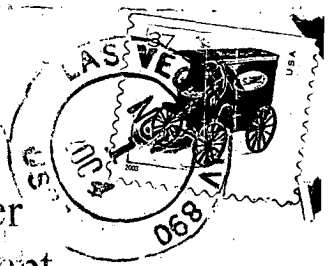
I agree. This size building would only add to the already congested area. This is a very bad idea!

Rancho Manor Neighborhood
Board of Directors

RECEIVED AFTER
PC MEETING

Kramer
1901 Collins
LV NV 89106

Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101



RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Gabriel Mugha Address 213 Shadow Lane

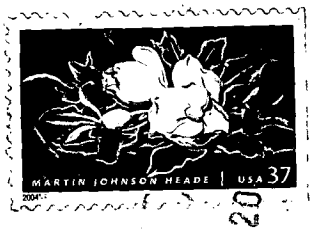
~~Signed~~ Peter DeCapris Address 213 Shadow Lane

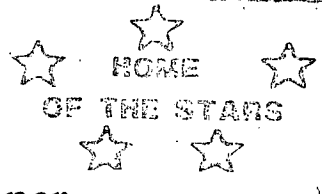
COMMENTS:

If this would go through, we would need a gated community! Because of traffic problems and cutting through our neighborhood.

Rancho Manor Neighborhood
Board of Directors

RECEIVED AFTER
PC MEETING





Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I (we) (oppose) (favor) these three high-rise, 28 stories ~~each~~ condominiums. Please circle oppose or favor.

Signed Orson H White Address 2009 Embassy Ave. LV

Signed Barbara L White Address 2009 Embassy Ave LV

COMMENTS: This is a perfect location for a city park & playground.

Rancho Manor Neighborhood
Board of Directors

RECEIVED AFTER PC MEETING

BC MEETING
RECEIVED VELLER

Gary Leobold Senior Planner
Planning & Development Dept.
Development Services Bldg.
731 So. 4th Street
Las Vegas, NV 89101

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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(I) ~~(we)~~ (~~oppose~~) ~~(favor)~~ these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Robert C. Sandness

Mr. Robert Sandness
321 Beaumont St
Las Vegas, NV 89106-3906

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

GPA-5034
ZON-4941
VAR-5035
SDR-5155

READ INTO THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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Signed Ann E. Peterson Address 356 Beaumont St.

Signed [illegible] Address 356 Beaumont St.

COMMENTS: absolutely "not" acceptable for this neighborhood the congestion concerning traffic, even if MLK is widened would not even address the matter plus intersection at Alta & Rancho is backed now even on off peak hours.

Rancho Manor Neighborhood
Board of Directors

to even consider "28" stories is ridiculous!!!

READ INTO THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Janice E. Williamson Address 2035 Center St. L.V. NV. 89106

Signed _____ Address _____

COMMENTS:
Absolutely inappropriate Structures for this neighborhood. No Study given to the traffic conditions, schools, access Streets

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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READ INTO THE RECORD

I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Donna C. Wamble Address 1808 Collins Ave 85706

Signed Lee Wamble Address 1808 Collins Ave

COMMENTS:

(1) REF: VAR-5035 - THIS VARIANCE SHOULD NOT BE CHANGED. BUILDINGS OF THIS MAGNITUDE SHOULD NOT BE NEXT TO ONE & TWO STORY RESIDENCES. WE DO NOT WANT THESE STRUCTURES ON THE WEST SIDE OF I-15.

Rancho Manor Neighborhood
Board of Directors

(2) THIS WILL HAVE A MAJOR IMPACT ON TRAFFIC WHICH IS NOW AT A VIRTUAL CRAWL. MORE TRAFFIC DEVICES WILL ONLY IMPEDE THE EXISTING CONGESTION.

(3) THE EXISTING INFRASTRUCTURE i.e, SEWAGE, CANNOT HANDLE THE AMOUNT OF WASTE THAT THIS MANY RESIDENCES WILL GENERATE

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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Signed Audrey Mittelberg Address 1904 Collins

Signed Earl Mittelberg Address 1904 Collins

COMMENTS:

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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Signed Patricia A. Welsh Address 1720 Collins Ave, L.V. 89106

Signed _____ Address _____

COMMENTS:
Live in Rancho Manor tract + we already experience heavy traffic (especially on Shadow Lane + Bonanza) with vehicles "cutting through" our neighborhood to avoid other congested areas. We have two Signature Homes projects in the making already. Three 28 story condo towers would be disasterous.

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Janice Wilson Address 2017 Collins Ave
Las Vegas, Nev 89106

Signed _____ Address 10-28-04

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

Dear Neighbor:

At its meeting of October 21, 2004, the Planning Commission abeyed its decision regarding Ambling Development Partners, LLC, an out-of-state developer, whose purpose is to build three (3) condominium towers, each tower 28 stories high, consisting of over 840 dwellings at the corner of Alta and MLK. The next meeting to consider these zoning changes is scheduled for November 4, 2004 at 6 PM in Council Chambers, City Hall, 400 Stewart Avenue. It you are unable to attend, please voice your opinion regarding the project by folding this letter, stamping and mailing before the scheduled meeting. Your association feels that a development of this magnitude would create many problems: traffic, school overcrowding, etc. If you agree with us please participate in the democratic processes, which determine those issues that affect our quality of life.

I (we) (oppose) (favor) these three high-rise, 28 stories ~~each~~ condominiums. Please circle oppose or favor.

Signed Yuri Preach Address 318 Deauville St

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

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THE RECORD

RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 stories ~~each~~ condominiums. Please circle oppose or favor.

Signed _____ Address 46 DRAWBRIDGE ST, LAS VEGAS NV 89106

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

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Signed Merle Mayfield Address 11 Diamond Cir 89106

Signed _____ Address _____

COMMENTS:

Rancho Manor Neighborhood
Board of Directors

OCT 31 12 05 PM

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Signed Joyce West Address 1904 Encinal Ave Apt.

Signed _____ Address _____

COMMENTS:
don't need more traffic in our area - we have 2 Hospitals, medical buildings, freeway, and also a lot of Medical offices - though it's enough - Dont need your 3 building to jam our traffic more.

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Board of Directors

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Signed Stella Milligan Address 1920 Embrey Ave. LU NO 8/9/06

Signed Robert R Milligan Address 1920 EMBREY AVE 8/9/06

COMMENTS:

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Board of Directors

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Signed David B Stickney Address 2210 Frontier Ave Las Vegas, NV 89106

Signed Mary J Stickney Address 2210 Frontier Ave, Las Vegas, NV 89106

COMMENTS:
We definitely, do not agree with 3 condominiums towers being built at the corner of Alta and MLK. It would be a big mistake to even think so.

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(I) (we) (oppose) (favor) these three high-rise, 28 stories ~~each~~ condominiums. Please circle oppose or favor.

Signed [illegible] Address 14 Jade Ct

Signed _____ Address _____

COMMENTS:
There will be an overload on power, sewers, schools traffic, water,
A walkway etc would bring only those near here already not new one like this
so would be way to much traffic on already over crowded roads - They would not walk or ride buses be realistic - they [illegible]

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed [signature] Address 18 - JADE CIRCLE

Signed [signature] Address 18 - JADE CIRCLE

COMMENTS:

MORE TRAFFIC MEANS MORE CHANCE OF ACCIDENTS IN OUR NEIGHBORHOOD.

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

Las Vegas Nv 89106
October 29, 2004

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

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

Gentlemen:

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

Comment
Too much traffic!

Yours truly,

Juanita Grayson
24 Jade Cir
L.V. NV. 89106

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THE RECORD

Please Deny the Application

RANCHO MANOR NEWS

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400 Surge!

Signed Gillian Francis Address 34 Gale Circle

Signed Laurence Austin Address 34 Gale Circle

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COMMENTS:
Clearly there are not enough services for our neighborhood for locals convenience. To add a dense population to our area would overcrowd what services are here. Additionally

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Board of Directors

I moved here for quiet and solitude that is a part of living in Rancho Manor. Since it is the vision of the Redevelopment Committe to create high density housing downtown, I believe it should be restricted to those areas w/ planning + support in place by the City.

RANCHO MANOR NEWS

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Signed Marie Hatten Address 1912 W. Mesquite Ave

Signed _____ Address _____

COMMENTS: No! No! No! For all the above reasons!

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[redacted]

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I (we) (oppose) (favor) these three high-rise, 28 stories ~~each~~ condominiums. Please circle oppose or favor.

Signed [redacted] Address 2104 W. Mesquite Ave. LV, NV 89106

Signed _____ Address _____

COMMENTS:
Traffic Concerns
Neighborhood is not zoned for high density living and should remain so.

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Signed Regina Baca Address 217 Rosemeade St.

Signed _____ Address _____

COMMENTS:
Please do not start this project. Already have too much traffic & congestion & Crime.

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Signed Oct. 28, 2004 Address 27 Rosemeade St.

Signed [signature] Address L.V. NV. 89106

COMMENTS: Why? Most of the time these projects will be done regardless of what we would want for our neighborhood!

NO, too much traffic & Crime already

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Board of Directors

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Duplicate NOT COUNTED

RANCHO MANOR NEWS

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Signed Rose Riviando Address 109 Shadow Lane

Signed Ernesi Riviando Address 109 Shadow Ln

COMMENTS:

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I ~~(no)~~ (oppose) ~~(favor)~~ these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Peggy Harrington Address 205 Shadad Lane

Signed _____ Address _____

COMMENTS:

_____

_____

_____

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Signed Mary Lou Campbell Address 209 Shadow Ln LVNV89106

Signed Steven M Campbell Address 209 Shadow Ln LVN 89106

COMMENTS: It is ludicrus to put 3, 28 story towers in an established neighborhood. They belong somewhere else. We are mostly single story homes. These Condos' should not be in our neighborhood because they will change the neighborhood for the worse. We have enough traffic! Please do not allow the greedy mongers from some place else to decide my/our quality of life.

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Board of Directors

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Jennifer Thurman Address 217 Shadow Ln

Signed [illegible] Address " " "

COMMENTS: That's Higher than most of our hotels Build by the other highrises or Cut the stories to 3 or 4 high not 28 thats unreasonable for this established neighborhood. + ensate will create traffic + crime we already have too much traffic Down Shadow + Alta not a good Idea

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Board of Directors

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Signed Prescila Barcelon Address 220 Shadow Lane

Signed Antonio Barcelon Address 220 Shadow Lane

COMMENTS:
We Worry about the traffic impact, School overcrowding, possible gang, high rise building around this area is not placeable.

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Board of Directors

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Signed [signature] Address 1813 SUNLAND AVE. LAS VEGAS, NV. 89106

Signed Teresa P. de Guzman Address 1813 SUNLAND AVE. LAS VEGAS, NV. 89106

COMMENTS:

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Signed Margi Horvath Address 2001 Swinland Ave

Signed _____ Address LV NV 89106

COMMENTS:

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Board of Directors

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NEWS

IMPORTANT NEIG[illegible]JE - PLEASE READ AND TAKE ACTION.

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(we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Laura Lopez Rossi Address 2013 SUNLAND AV.

Signed _____ Address _____

COMMENTS:
Between TONOPAH & SHADOW LANE there is building
going on-now - we fly the 3 Towers - We want people to
drive on ALTA - we have already too much traffic

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I (we) (oppose) (favor) these three high-rise, 28 ~~stories each~~ condominiums. Please circle oppose or favor.

Signed Merle Courtant Address 333 So Tonopah Dr.

Signed Neil Courtant Address 333 So Tonopah Dr

COMMENTS:

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RANCHO MANOR NEWS

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Signed Angie Sakowski Address 363 S. Tonopah Dr.

Signed _____ Address _____

COMMENTS:

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Signed Sheila M Hoint Address 315 Vandalia St

Signed [signature] Address 315 Vandalia St.

COMMENTS:
Too many people in too small an area with too little control. Would the planning commission, builders & people involved live in the condo's or are going to move to this neighborhood after they're built because the condo's made the area a much better place to live?

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Board of Directors

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IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

Dear Neighbor:

At its meeting of October 21, 2004, the Planning Commission abeyed its decision regarding Ambling Development Partners, LLC, an out-of-state developer, whose purpose is to build three (3) condominium towers, each tower 28 stories high, consisting of over 840 dwellings at the corner of Alta and MLK. The next meeting to consider these zoning changes is scheduled for November 4, 2004 at 6 PM in Council Chambers, City Hall, 400 Stewart Avenue. It you are unable to attend, please voice your opinion regarding the project by folding this letter, stamping and mailing before the scheduled meeting. Your association feels that a development of this magnitude would create many problems: traffic, school overcrowding, etc. If you agree with us please participate in the democratic processes, which determine those issues that affect our quality of life.

I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed LaVonne Bush Address 360 VANDALIA ST

Signed George Beavers Address 360 VANDALIA ST

COMMENTS:
TRAFFIC & OBJectable Peaple ARe ALREADY OVERRUNNING The Neighborhood!

Rancho Manor Neighborhood
Board of Directors

RECEIVED AFTER PC MEETING

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

Dear Neighbor:

At its meeting of October 21, 2004, the Planning Commission abeyed its decision regarding Ambling Development Partners, LLC, an out-of-state developer, whose purpose is to build three (3) condominium towers, each tower 28 stories high, consisting of over 840 dwellings at the corner of Alta and MLK. The next meeting to consider these zoning changes is scheduled for November 4, 2004 at 6 PM in Council Chambers, City Hall, 400 Stewart Avenue. It you are unable to attend, please voice your opinion regarding the project by folding this letter, stamping and mailing before the scheduled meeting. Your association feels that a development of this magnitude would create many problems: traffic, school overcrowding, etc. If you agree with us please participate in the democratic processes, which determine those issues that affect our quality of life.

(I) (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Opal C Buck Address 404 Vandalia St.

Signed _____ Address _____

COMMENTS:
HEAVY TRAFFIC - TALL TOWERS AND HIGH DENSITY CONDOS - UNSIGHTLY - TOO MANY PEOPLE IN SUCH A SMALL SPACE - TOO MANY CARS - TOO MUCH of EVERYTHING!!
Opal C Buck

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

Dear Neighbor:

At its meeting of October 21, 2004, the Planning Commission abeyed its decision regarding Ambling Development Partners, LLC, an out-of-state developer, whose purpose is to build three (3) condominium towers, each tower 28 stories high, consisting of over 840 dwellings at the corner of Alta and MLK. The next meeting to consider these zoning changes is scheduled for November 4, 2004 at 6 PM in Council Chambers, City Hall, 400 Stewart Avenue. It you are unable to attend, please voice your opinion regarding the project by folding this letter, stamping and mailing before the scheduled meeting. Your association feels that a development of this magnitude would create many problems: traffic, school overcrowding, etc. If you agree with us please participate in the democratic processes, which determine those issues that affect our quality of life.

(I) (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Jimmy Sharp Address 414 Vandalia St.

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

Dear Neighbor:

At its meeting of October 21, 2004, the Planning Commission abeyed its decision regarding Ambling Development Partners, LLC, an out-of-state developer, whose purpose is to build three (3) condominium towers, each tower 28 stories high, consisting of over 840 dwellings at the corner of Alta and MLK. The next meeting to consider these zoning changes is scheduled for November 4, 2004 at 6 PM in Council Chambers, City Hall, 400 Stewart Avenue. If you are unable to attend, please voice your opinion regarding the project by folding this letter, stamping and mailing before the scheduled meeting. Your association feels that a development of this magnitude would create many problems: traffic, school overcrowding, etc. If you agree with us please participate in the democratic processes, which determine those issues that affect our quality of life.

I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed _____ Address 125 SHADOW LANE

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

READ INTO
THE RECORD

1801 Granite Ave

Las Vegas Nv 89106
October 15, 2004

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

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

Gentlemen:

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

Comment

This area is inappropriate for high density housing. It should not be part of the down town plan We want it to continue 1st class residental

Yours truly,

Daniel Deegan

READ INTO THE RECORD
@ 10.21.04 PC

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

Comment

WE DO NOT SUPPORT THE REZONING OF THE ABOVE CITED, THIS IS A LOW DENSITY FAMILY COMMUNITY WITH ONE & TWO STORY RESIDENCES. WE DO NOT WANT TO BE "MANHATANIZED" ON THE WEST SIDE OF THE FREEWAY. NO BUILDINGS SHOULD BE CONSTRUCTED OVER TWO STORIES. THIS AREA CAN NOT HANDLE THE FLOW OF TRAFFIC EVEN WITH THE PROPOSED WIDENING PROJECTS.

WE ARE NOT PART OF DOWNTOWN - KEEP ALL HIGH RISES ON THE VACANT LOTS BETWEEN THE RAIL YARD AND I-15. WE ARE NOT HAPPY WITH OSCAR'S PLANS & DO NOT WANT TO BE INCLUDED IN HIS NEW YORK STYLE OF GROWTH.

Yours truly,

DENISE & LEE W. NEMILLER

READ INTO
THE RECORD
@10.21.04 PC

[redacted]

[redacted]

Las Vegas Nv 89106
October 17, 2004

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

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

Gentlemen:

I ([redacted]) (STRONGLY) (oppose) the three 28-storey apartment towers proposed in the above applications.

Comment

The proposed site is not in the best interest of our neighborhood! Traffic congestion! If roads are widened, more construction & more congestion.

NO!!

Marie Hutton

Yours truly,

READ INTO
THE RECORD

2104 W. Mesquite Ave,
LV, NV 89106

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

I oppose the proposed 3 28 storey apartment towers. Our neighborhoods are single storey against older parts of Las Vegas the traffic generated by these towers would affect the surrounding neighborhoods tremendously. Please keep the high density buildings out of our simple working class neighborhood.

Yours truly,

READ INTO
THE RECORD

Las Vegas Nv 89106
October 17, 2004

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

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

Gentlemen:

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

Comment

The density of this proposed development is unacceptable. You are talking about adding close to 2000 people; 1200 vehicles in a very tight area, with services blocks to miles away!! This would also add an undesirable element of low-income crowding near to the much vaunted downtown re-development. Not an attractive thought, the mayor doesn't need slums, He needs businesses that would bring people with money.

Yours truly,

VeAnn Patterson

READ INTO THE RECORD

VeAnn Patterson
2005 Collins Av.
L.V. 89106
resident in this area: 25 yrs.
388-1914

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

Traffic are Heavy on Ranchos Dr. Traveling out
On Shadow Lane is risky. Children Play in Street. Has to be
very Careful when Turn on Alton Dr,
Martin Luther King becomeing Bump To Bump.

Yours truly,

Janice Williams

READ INTO
THE RECORD

Peggy Wendel

◆◆◆

137 Rosemeade St.
Las Vegas Nevada 89106
USA
◆

October 18, 2004

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

Dear Gary,

I am writing in regards to the proposed development of the three 28-storey 804 unit and townhouses on Alta and MLK Blvd.

I was under the impression that it would be developed Into individual residential homes.

The number of units plus townhouses proposed equates to a lot of vehicles.

I believe that amount of traffic would be overwhelming for an already heavily congested intersection during heavy traffic hours.

This is a great old original neighborhood, were trying to rebuild and restore our homes.

That many apartments would bring down our property value and congest our roads more than they already are. I feel like it would reduce the quality of life we have all come to love here in Ranch Manor.

I will be unable to attend the meeting on Oct. 21, 2004.

I would appreciate your consideration of our neighborhood when developing our area.

Thank you

Sincerely,

Peggy Wendel

Peggy Wendel

READ INTO THE RECORD

GPA-5032
ZON 4941
VAR 5035
SDR 5155

Las Vegas Nv 89106
October 12, 2004

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

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

Gentlemen:

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

Comment

The power station is old & we want to continue to have good power - The wires become unsafe go down as to overload. The children walking to school is already a problem. It would add to the possibility of accidents. Traffic would become an more a problem as it is already bad due to hospitals & government centers & apartments

Yours truly,

Name Gary Leobold

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

To the city Council and planning Commission, PLEASE Do not Allow the building of the three High Rise BLDGS. It Does over EXCEEDS the number of single-family private homes in the existing sub-divisions. Plus more importantly it will

① Bring more traffic to the already congested area (ALTA/MLK STS).

② CRIME will go up AS well in this very PEACEful single family homes.

③ It will TAKE away what LITTLE privacy we HAVE.

Please Do not allow this planning to go.

* Suggestion ==> OFFICE BUILDINGS FOR THE city of EVEN GOVERNMENT BUILDINGS.

Yours truly,

Respectfully Submitted,

Veteran of the U.S.M.C.

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

Comment

With the addition of Signature Homes (close to 200 new houses, the density in this area will be extreme.
I've lived here for 36 years and I like the views I have of the strip & downtown. We have 2 freeways to deal with & two hospitals that's enough.

Yours truly,

Beverly Herteg
1920 Dunlap Dr
Las Vegas, NV
89106

Las Vegas Nv 89106
October_____, 2004

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

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

Gentlemen:

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

Comment

THESE TOWERS WOULD ONLY BRING MORE TRAFFIC TO OUR ALREADY OVER BURDEN STREETS IN OUR NEIGHBORHOOD. OUR CHILDREN HAVE ENOUGH PROBLEMS WITH THE ALREADY (FAST) PACE TRAFFIC WITHOUT ADDING TO IT.

Yours truly,

DAN & KATHY MERRILL
Dan B. Merrill

John & Betty Mikkelson
22 Jade Circle

Las Vegas Nv 89106
October 18, 2004

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

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

Gentlemen:

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

Comment

We are opposed to this project - The existing apts, & homes
already completed & the home & business are enough - 840 units
& how many people & vehicles to overcrowd on this corner - How does
it effect the already overflowing schools in the area - Some -
This is not the place for this high density complexes

Yours truly,

John Mikkelson

City of Las Vegas

Agenda Item No. 164

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REZONING RELATED TO GPA-5034

ZON-4941 - PUBLIC HEARING - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD50 (RESIDENTIAL PLANNED DEVELOPMENT – 50 UNITS PER ACRE) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	58	**Planning Commission Mtg.**	2
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - 1 support and 7 protest letters for Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035] and Item 166 [SDR-5155] filed under Item 163 [GPA-5034]
5. Backup referenced from the 11/4/2003 Planning Commission meeting Item 22

MOTION:

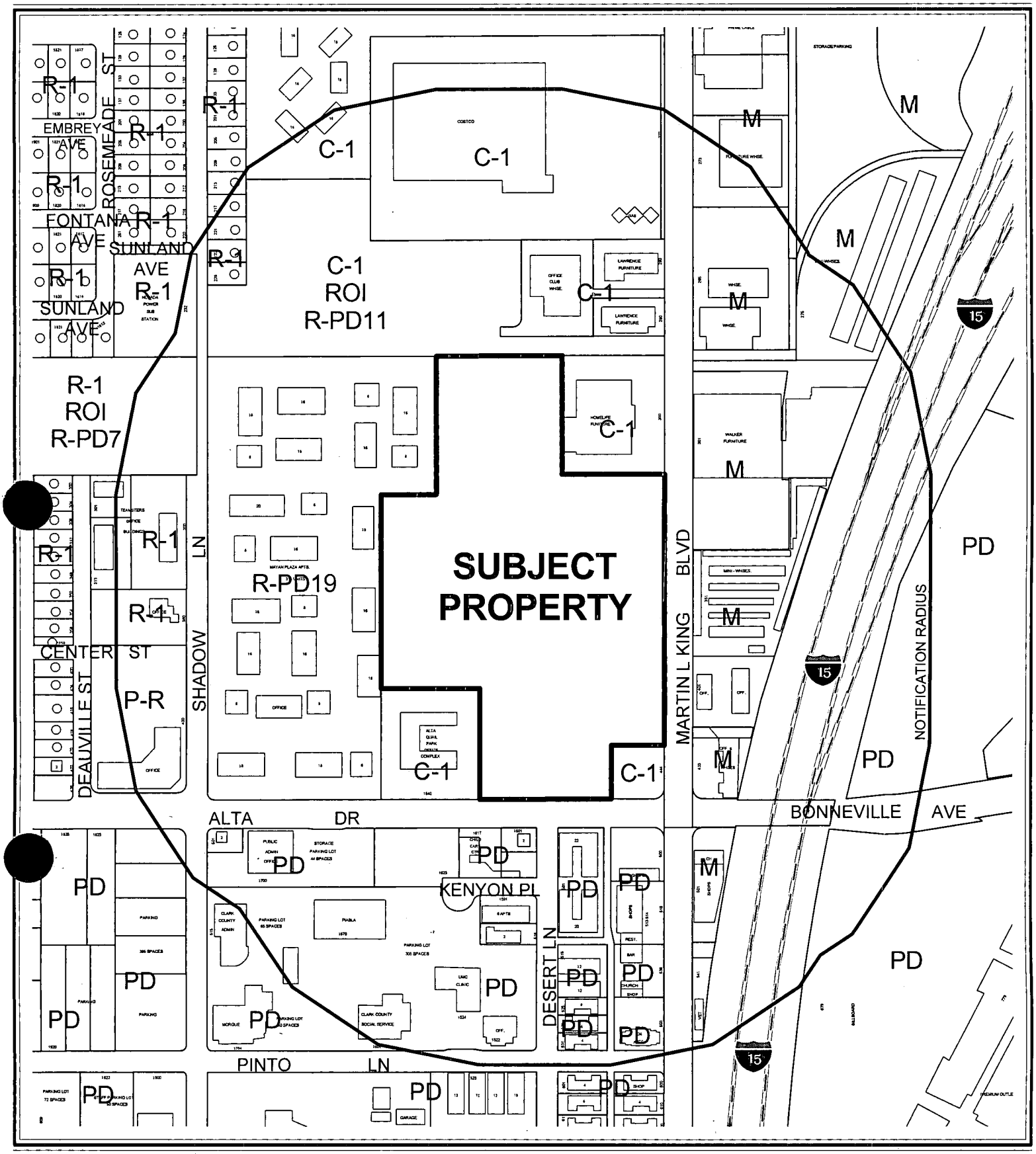
BROWN - Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 167 [SUP-5196] and Item 168 [SDR-5197], to accept the WITHDRAWAL of APN 138-12-110-022 and HOLD IN ABEYANCE the remainder of the applications for Item 158 [GPA-5182] and Item 159 [ZON-5183] to 1/19/2005; HOLD IN ABEYANCE Item 128 [SUP-4830], Item 130 [SUP-5228], Item 131 [SDR-5094], Item 145 [GPA-5120], Item 146 [ZON-5121], Item 147 [VAR-5124], Item 148 [SDR-5122], Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035], and Item 166 [SDR-5155] to 12/1/2004; and Item 112 [VAR-5114], Item 113 [SUP-5111], Item 114 [SDR-5109], Item 118 [RQR-5168], and Item 125 [RQR-5171] to 12/15/2004 - UNANIMOUS with GOODMAN and WEEKLY excused and MACK abstaining on Item 118 [RQR-5168] and Item 125 [RQR-5171] because his company, Mack Consulting, is negotiating contracts with Lamar Advertising on behalf of their clients

MINUTES:

ROBERT GENZER, Director, Planning and Development, clarified that Item 163 [GPA-5034], Item 164 [ZON-4941], Item 165 [VAR-5035] and Item 166 [SDR-5155] were not requested to be held in abeyance by staff, but rather by COUNCILMAN WEEKLY so that he could be in attendance for those hearings.

(1:05 - 1:14)

2-1



0 300 600 Feet

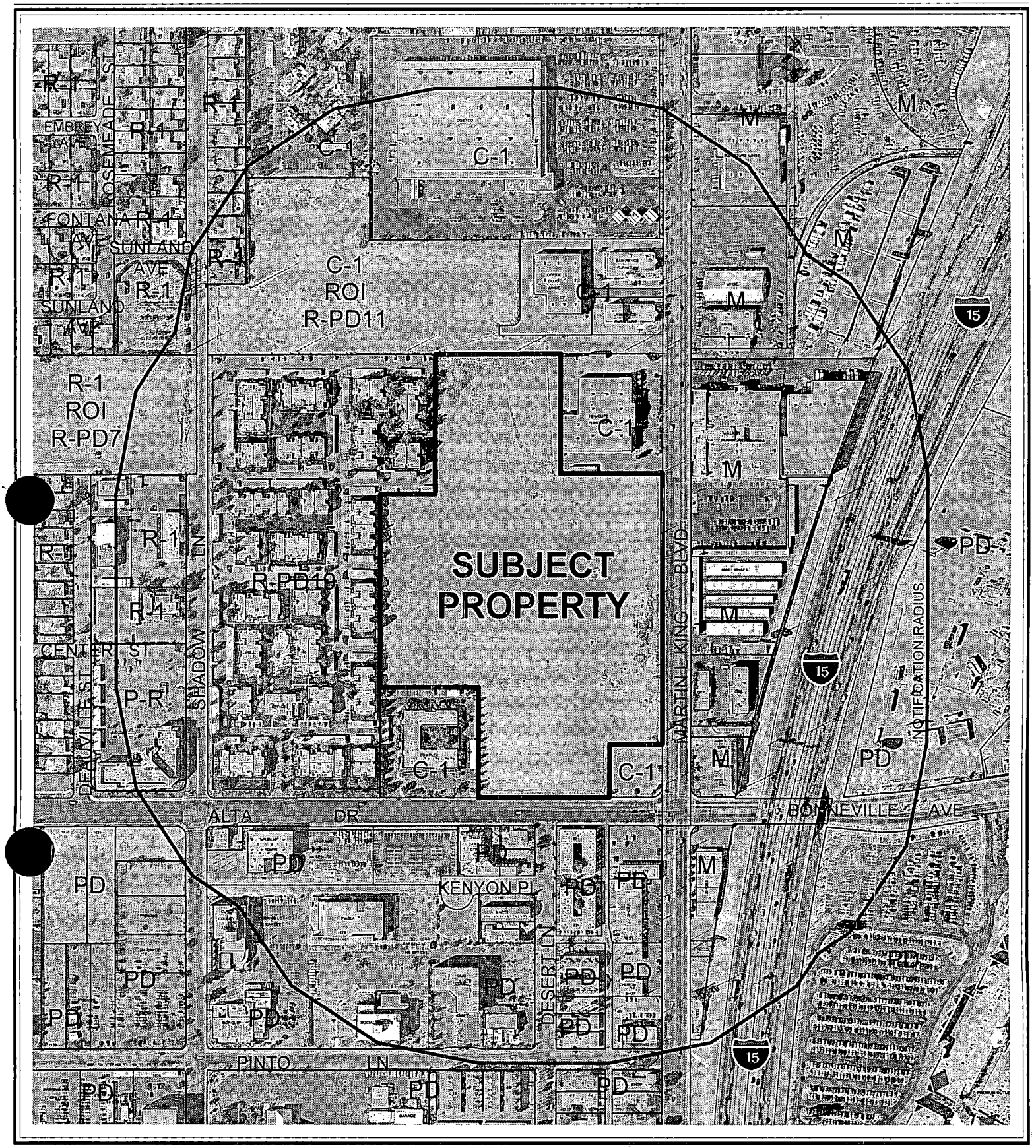
CASE: **ZON-4941**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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



0 300 600 Feet

CASE: **ZON-4941**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 17, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4941 - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

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

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

Public Works

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

5. Dedicate an additional 20 feet of right-of-way adjacent to this site for Alta Drive and Martin L. King Boulevard concurrent with development of this site.

6. Dedicate additional rights-of-way in accordance with Clark County Area Standard Drawings #201.1 for right and left turn lanes at the intersection of Alta Drive and Martin L. King Boulevard adjacent to this site. Construction of improvements on these rights-of-way is required concurrent with construction of this project unless otherwise directed by the City Engineer.

7. Dedicate additional rights-of-way in accordance with Clark County Area Standard Drawings #234.1 or 234.3 on Alta Drive west of Martin L. King Boulevard adjacent to this site. Construction of improvements is required concurrent with construction of this project unless otherwise directed by the City Engineer. Right-of-way or easements in accordance with Clark County Standard Drawing #234.2 is required if requested by the Regional Transportation Commission.

8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards. Construct all incomplete half-street improvements on Alta Drive and Martin L. King Boulevard adjacent to this site concurrent with development of this site.

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

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

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

12. 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.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development-50 units per acre) on 13.72 acres of a larger 16.78 acre site, located north of Alta Drive and west of Martin L. King Boulevard. The remaining portion of the parcel will retain the existing C-1 (Limited Commercial) zoning. A related General Plan Amendment (GPA-5034), Variance (VAR-5035), and Site Development Plan Review (SDR-5155) will be considered concurrently.

B) Applicant's Justification

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

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

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

BACKGROUND INFORMATION

A) Previous Actions

08/17/60	A request to Rezone a portion of the subject property from R-1 (Single-Family Residential) to R-4 (High Density Residential) was approved by City Council. The Planning Commission recommended approval of the request.
05/22/03	A request for approval of a Tentative Map (TMP-1990) for a one-lot commercial subdivision (Alta Business Park) was Withdrawn without Prejudice by the applicant at the Planning Commission meeting.
10/21/04	The Planning Commission held this item in abeyance in an effort to allow for further analysis of the potential traffic impacts of the project, and to provide the results of that analysis to the Commission.
11/04/04	The Planning Commission recommended approval of related General Plan Amendment (GPA-5034), Variance (VAR-5035), and Site Development Plan Review (SDR-5155). Staff recommends approval of the requests.

11/04/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #22).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

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

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

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

A) General Analysis and Discussion

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

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

FINDINGS

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

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

   The current General Plan designation for the site is SC (Service Commercial); the applicant has submitted a General Plan Amendment (GPA-5034) in order to change the designation to H (High Density Residential). The proposed Rezoning is consistent with the proposed H (High Density Residential) General Plan designation.

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

   The proposed residential use will be compatible with the properties to the west and to the north of the subject parcel, and will serve as a transition from more intense commercial development to the east.

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

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

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

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

NOTICES MAILED 368 by Planning Department

APPROVALS 2

PROTESTS 58

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Alta MLK, LLC

Name of Applicant: Ambling Multi-Family Development

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Daniel Kramer

Subscribed and sworn before me

This 27 day of July, 2004

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

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

SITE DATA

SITE AREA = 16.78 ACRES

BLDG 100
265 UNITS (27 STORIES)
3 LEVEL PARKING DECK
395 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 62,931 SF
PARKING DECK FOOTPRINT: 46,928 SF

TOTAL BUILDING: 487,908 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 132,949 SF

BLDG 200
265 UNITS (27 STORIES)
3 LEVEL PARKING DECK
395 SPACES TOTAL
(INCLUDES 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 62,931 SF
PARKING DECK FOOTPRINT: 46,928 SF

TOTAL BUILDING: 487,908 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 132,949 SF

BLDG 300
265 UNITS(27 STORIES)
3 LEVEL PARKING DECK
450 SPACES TOTAL
(INCLUDES 9 ACCESSIBLE SPACES AND 2 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT: 70,954 SF
PARKING DECK FOOTPRINT: 54,951 SF

TOTAL BUILDING: 487,908 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK: 154,850 SF

AREA TOTALS:

GROSS AREA OF THE THREE APARTMENT BUILDINGS (INCLUDES BALCONIES) 1,463,724 SF

TOWNHOMES
12 UNITS (2 STORIES+ GARAGE)
2,520 SF EACH: 30,240 SF

CLUBHOUSE: 2 STORIES 7,880 SF

RETAIL: 1 STORY 3,000 SF

PARKING DECKS: 420,748 SF

F.A.R: RESIDENTIAL AREA / SITE AREA = 2.04
(EXCLUDES AREA OF PARKING DECKS)

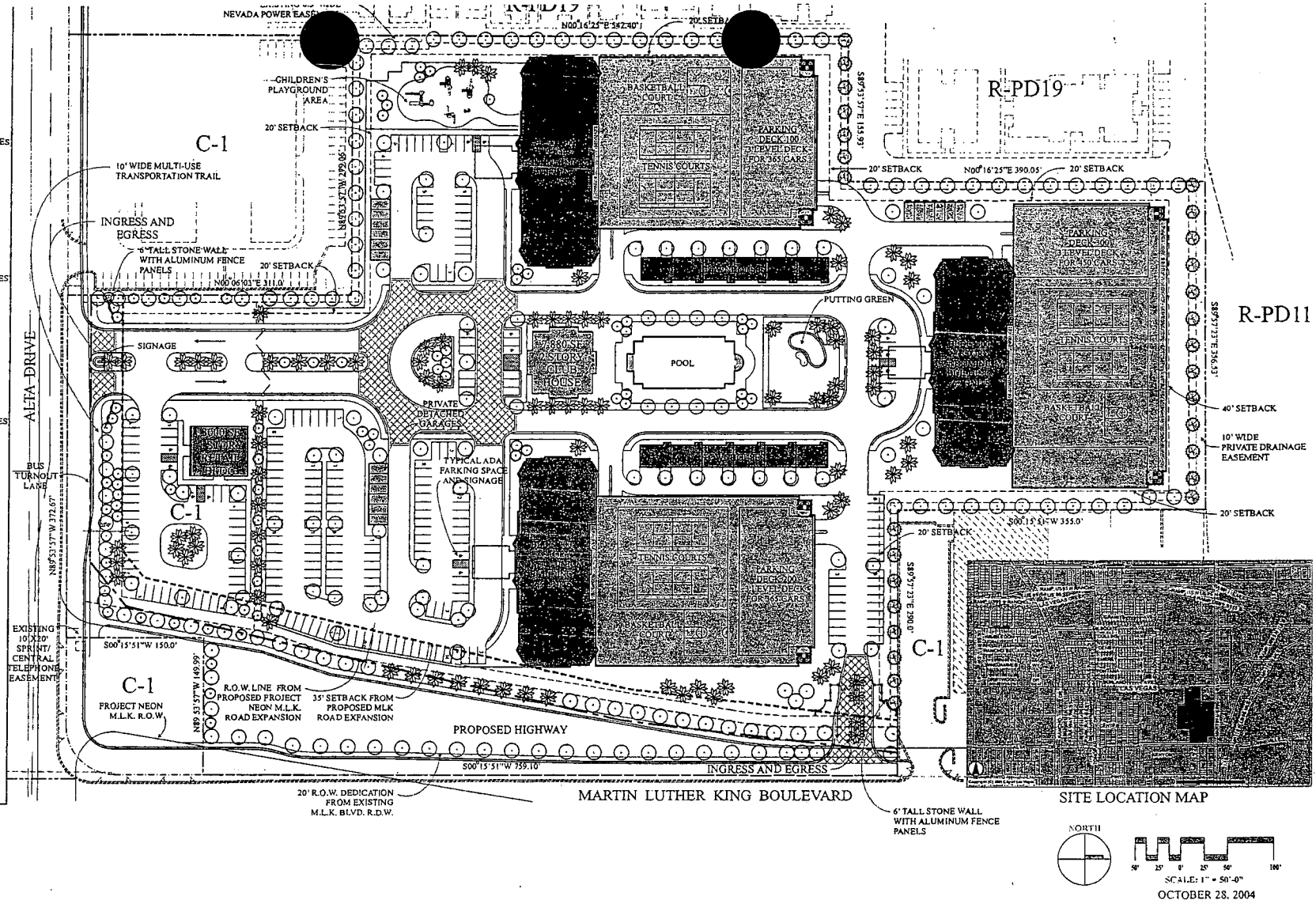
TOTAL UNITS = 807
DENSITY = 48.1 UNITS/ACRE

PARKING DECK SPACES = 1,240
SURFACE SPACES = 192 (7 ARE HDCP ACCESSIBLE)
DETACHED GARAGE SPACES =18
ATTACHED GARAGE SPACES= 24

TOTAL RESIDENTIAL PARKING SPACES = 1,474
= 1.83 SPACES/UNIT

RETAIL SPACES = 46 (4 ARE ACCESSIBLE)

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



AMBLING COMPANIES

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

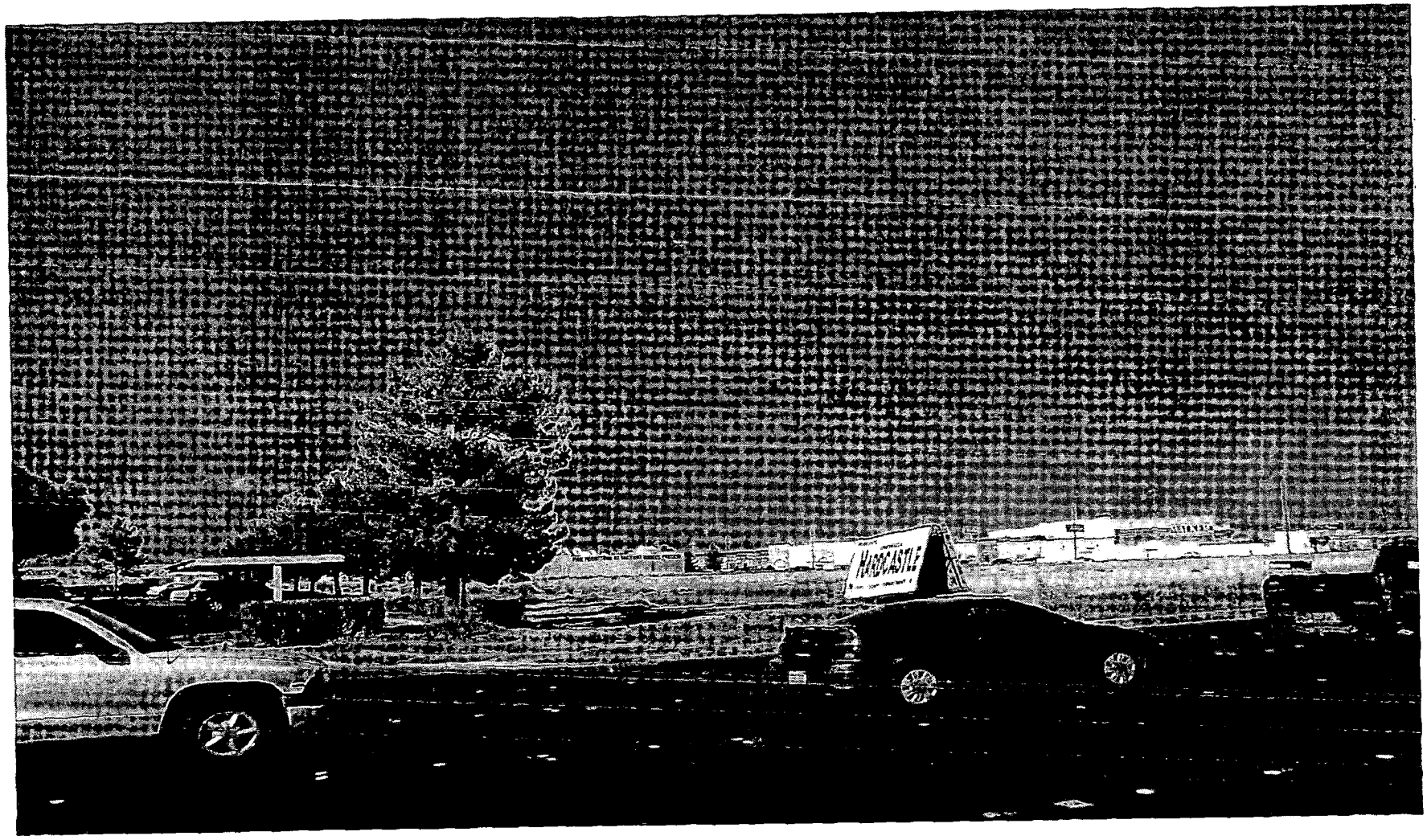
NOV 0 1 2004

Edwin R. Kimsey Jr., AIA
Architecture - Urban Design - Planning
3060 Peachtree Road NW,
Suite 600
Atlanta, GA 30305
PHONE 404.365.7600 - FAX 404.365.7610
rkimsey@ollerhouse.com

NOT ISSUEDFOR CONSTRUCTION

ZON-4941
VAR-5035
SDR-5155
11-04-04 PC
REVISED 11-01-04

ZON-4941 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION



ZON-4941 - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC
NORTH OF ALTA DRIVE AND WEST OF MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

Dear Neighbor:

At its meeting of October 21, 2004, the Planning Commission abeyed its decision regarding Ambling Development Partners, LLC, an out-of-state developer, whose purpose is to build three (3) condominium towers, each tower 28 stories high, consisting of over 840 dwellings at the corner of Alta and MLK. The next meeting to consider these zoning changes is scheduled for November 4, 2004 at 6 PM in Council Chambers, City Hall, 400 Stewart Avenue. It you are unable to attend, please voice your opinion regarding the project by folding this letter, stamping and mailing before the scheduled meeting. Your association feels that a development of this magnitude would create many problems: traffic, school overcrowding, etc. If you agree with us please participate in the democratic processes, which determine those issues that affect our quality of life.

I (~~we~~) (oppose) (~~favor~~) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Robert C. Sandness

Mr. Robert Sandness
321 Beaumont St
Las Vegas, NV 89106-3906

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

GPA-5034
ZON-4941
VAR-5035
SDR-5155

READ INTO THE RECORD

RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Ann E. Peterson Address 356 Beaumont St.

Signed Russ Peterson Address 356 Beaumont St.

COMMENTS: absolutely "not" acceptable for this neighborhood the congestion concerning traffic, even if MLK is widened, would not even address the matter. Plus intersection at Alta & Rancho is backed now even on off peak hours.

Rancho Manor Neighborhood
Board of Directors

to even consider "28" stories is ridiculous!!!

READ INTO THE RECORD

RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Janice E. Williamson Address 2035 Center St. L.V. NV. 89106

Signed _____ Address _____

COMMENTS:
Absolutely inappropriate structures for this neighborhood. No study given to traffic conditions, schools, access streets

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

RANCHO MANOR NEWS

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READ INTO THE RECORD

I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Renee C. Wandler Address 1808 Collins Ave 89106

Signed Lu Wimmin Address 1808 Collins Ave

COMMENTS:

(1) REF: VAR-3035 - THIS VARIANCE SHOULD NOT BE CHANGED. BUILDINGS OF THIS MAGNITUDE SHOULD NOT BE NEXT TO ONE & TWO STORY RESIDENCES. WE DO NOT WANT THESE STRUCTURES ON THE WEST SIDE OF I-15.

Rancho Manor Neighborhood
Board of Directors

(2) THIS WILL HAVE A MAJOR IMPACT ON TRAFFIC WHICH IS NOW AT A VIRTUAL CRAWL. MORE TRAFFIC DEVICES WILL ONLY IMPEDE THE EXISTING CONGESTION.

(3) THE EXISTING INFRASTRUCTURE I.E, SEWAGE, CANNOT HANDLE THE AMOUNT OF WASTE THAT THIS MANY RESIDENCES WILL REGURGITATE

RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 ~~stories~~ each condominiums. Please circle oppose or favor.

Signed Audrey Mittelberg Address 1904 Collins

Signed Earl Mittelberg Address 1904 Collins

COMMENTS:

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Patricia A. Welsh Address 1930 Collins Ave, L.V. 89106

Signed _____ Address _____

COMMENTS:
I live in Rancho Manor tract + we already experience heavy traffic (especially on Shadow Lane + Bonanza) with vehicles "cutting through" our neighborhood to avoid other congested areas. We have two Signature Homes projects in the making already. Three 28 story condo towers would be disasterous.

Rancho Manor Neighborhood
Board of Directors

DEC 21 12 05 PM '04

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THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Janice Wilson Address 2017 Collins Ave Las Vegas, Nev 89106

Signed _____ Address 10-28-04

COMMENTS:

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I (we) (oppose) (favor) these three high-rise, 28 stories ~~each~~ condominiums. Please circle oppose or favor.

Signed [signature] Address 318 Deauville St

Signed _____ Address _____

COMMENTS:

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed _____ Address 416 D[illegible] LAS VEGAS NV 89106

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Merle Mayfield Address 11 Diamond Cir. Ln. 89106

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

OCT 31 12 05 PM '04

READ INTO
THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Joyce Ann West Address 1904 Embury Ave Pleasanton

Signed _____ Address _____

COMMENTS:
"don't need more traffic in our area - we have 2 Hospitals, medical buildings freeway, and also a lot of Medical offices - though is enough - Dont need your 3 buildings to jam our traffic more.

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Stella Melijan Address 1920 Embrey Ave. LO NO 8/9/06

Signed Robert R Melijan Address 1920 EMBREY AVE 8/9/06

COMMENTS:

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed David W Stickney Address 2210 Frontier Ave Las Vegas, NV 89106

Signed Mary J Stickney Address 2210 Frontier Ave, Las Vegas, NV 89106

COMMENTS:
We definitely, do not agree, with 3 condominiums towers being built at the corner of Alta and MLK. It would be a big mistake to even think so.

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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(I) (we) ((oppose) (favor) these three high-rise, 28 stories ~~each~~ condominiums. Please circle oppose or favor.

Signed Marcia Jay Dalton Address 14 Jade Ct

Signed _____ Address _____

COMMENTS:
There will be an overload on power, sewers, schools traffic, water.
A Walmart etc would bring only those near here already not new one like this
so would be way to much traffic on already over crowded roads - They would not walk or ride buses be realistic - they

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed [signature] Address 18 - JADE CIRCLE

Signed [signature] Address 18 - JADE CIRCLE

COMMENTS:

MORE TRAFFIC MEANS MORE CHANCE OF ACCIDENTS IN OUR NEIGHBORHOOD.

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

Las Vegas Nv 89106
October 29, 2004

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

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

Gentlemen:

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

Comment
Too much traffic!

Yours truly,

Juanita Grayson
1246 Jade Cir
L.V. NV. 89106

READ INTO
THE RECORD

Please Deny the Application

RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

400 Surge!

Signed Gillian Francis Address 34 Gale Circle

Signed Laurence Austin Address 34 Gale Circle

READ INTO THE RECORD

COMMENTS:
Clearly there are not enough services for our neighborhood for locals convenience. To add a dense population to our area would overcrowd what services are here. Additionally

Rancho Manor Neighborhood
Board of Directors

I moved here for Quiet and solitude that is a part of living in Rancho Manor. Since it is the vision of the Redevelopment Committe to create high density housing downtown, I believe it should be restricted to those areas with planning + support in place by the City.

RANCHO MANOR NEWS

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(I) (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Marie Hatten Address 1912 W. Mesquite Ave

Signed _____ Address _____

COMMENTS: No! No! No! For all the above reasons!

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

Dear Neighbor:

At its meeting of October 21, 2004, the Planning Commission abeyed its decision regarding Ambling Development Partners, LLC, an out-of-state developer, whose purpose is to build three (3) condominium towers, each tower 28 stories high, consisting of over 840 dwellings at the corner of Alta and MLK. The next meeting to consider these zoning changes is scheduled for November 4, 2004 at 6 PM in Council Chambers, City Hall, 400 Stewart Avenue. It you are unable to attend, please voice your opinion regarding the project by folding this letter, stamping and mailing before the scheduled meeting. Your association feels that a development of this magnitude would create many problems: traffic, school overcrowding, etc. If you agree with us please participate in the democratic processes, which determine those issues that affect our quality of life.

I (we) (oppose) (favor) these three high-rise, 28 stories ~~each~~ condominiums. Please circle oppose or favor.

Signed [signature] Address 2104 W. Mesquite Ave. LV, NV 89106

Signed _____ Address _____

COMMENTS:
Traffic Concerns
Neighborhood is not zoned for high density living and should remain so.

Rancho Manor Neighborhood
Board of Directors

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Regina Baca Address 217 Rosemeade St.

Signed _____ Address _____

COMMENTS:
Please do not start this project. Already have too much traffic & congestion & Crime.

Rancho Manor Neighborhood
Board of Directors

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Oct. 28, 2004 Address 27 Rosemeade St.

Signed [illegible] Address L.V. NV. 89106

COMMENTS: Why? Most of the time these projects will be done regardless of what we would want for our neighborhood!

NO, too much traffic & Crime already

Rancho Manor Neighborhood
Board of Directors

Duplicate NOT COUNTED

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RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Rose Ricciardi Address 109 Shadow Lane

Signed Enes Ricciardi Address 109 Shadow Ln

COMMENTS:

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I ~~(am)~~ (oppose) ~~(favor)~~ these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Peggy Hennessy Address 205 Shadad Lane

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

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Signed Shaun Paula Campbell Address 209 Shadowlawn LVNV89106

Signed Steven M Campbell Address 209 Shadowlawn LVN 89106

COMMENTS: It is ludicrus to put 3, 28 story towers in an established neighborhood. They belong somewhere else. We are mostly single story homes. These Condos should not be in our neighborhood because they will change the neighborhood for the worse. We have enough traffic! Please do not allow the greedy mongers from some place else to decide my/our quality of life.

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed [signature] Address 217 Shadow Ln

Signed [signature] Address " " "

COMMENTS: That's Higher than most of our hotels Build by the other highrises or cut the stories to 3 or 4 high not 28 thats unreasonable for this established neighborhood. + upstate will create traffic + crime we already have too much traffic Down Shadow + Alta not a good Idea

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

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Signed Prescila Barcelon Address 220 Shadow lane

Signed Antonio Barcelon Address 220 Shadow lane

COMMENTS:
We Worry about the traffic impact, School overcrowding, possible gang, high rise building around this area is not placeable.

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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I (we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed [signature] Address 1813 SUNLAND AVE. LAS VEGAS, NV. 89106

Signed [signature] Address 1813 SUNLAND AVE. LAS VEGAS, NV. 89106

COMMENTS:

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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Signed Margi Horvath Address 2001 Sunland Ave

Signed _____ Address LV NV 89106

COMMENTS:

Rancho Manor Neighborhood
Board of Directors

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NEWS

IMPORTANT NEIC JE - PLEASE READ AND TAKE ACTION.

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(we) (oppose) (favor) these three high-rise, 28 stories each condominiums. Please circle oppose or favor.

Signed Laura Lopez Rossi Address 2013 SUNLAND AV.

Signed _____ _____ Address _____

COMMENTS:
Between TONOPAH & SHADOW LANE there is building going on-now. - We drive on ALTA - We have already to much traffic in the 3 Towers - We want people to

Rancho Manor Neighborhood
Board of Directors

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RANCHO MANOR NEWS

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Signed Merle Constant Address 333 So Tonopah Dr.

Signed Neil Constant Address 333 So Tonopah Dr

COMMENTS:

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Board of Directors

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Signed Regina Sobocinski Address 363 S. Tonopah Dr.

Signed _____ Address _____

COMMENTS:

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Signed Sheila M Saint Address 315 Vandalia St

Signed [signature] Address 315 Vandalia St.

COMMENTS:
Too many people in too small an area with too little control. Would the planning commission, builders & people involved live in the condo's or are going to move to this neighborhood after they're built because the condo's made the area a much better place to live?

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Signed LaVonne Bush Address 360 VANDALIA ST

Signed George Beavers Address 360 VANDALIA ST

COMMENTS:
TRAFFIC & OBJectable Peaple ARe ALREADY OVERRUNNING The Neighborhood!

Rancho Manor Neighborhood
Board of Directors

RECEIVED AFTER PC MEETING

RANCHO MANOR NEWS

IMPORTANT NEIGHORHOOD ISSUE - PLEASE READ AND TAKE ACTION.

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Signed Opal C Buch Address 404 VANDALIA St.

Signed _____ Address _____

COMMENTS:
HEAVY TRAFFIC - TALL TOWERS AND HIGH DENSITY CONDOS - UNSIGHTLY - TOO MANY PEOPLE IN SUCH A SMALL SPACE - TOO MANY CARS - TOO MUCH of EVERYTHING!!

Opal C Buck

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Board of Directors

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Signed Jimmy Sharp Address 414 Vandalia St.

Signed _____ Address _____

COMMENTS:

_____

_____

_____

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Board of Directors

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Signed _____ Address 125 SHADOW LANE

Signed _____ Address _____

COMMENTS:

_____

_____

_____

Rancho Manor Neighborhood
Board of Directors

READ INTO THE RECORD

Peggy Wendel

137 Rosemeade St.
Las Vegas Nevada 89106
USA

October 18, 2004

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

Dear Gary,

I am writing in regards to the proposed development of the three 28-storey 804 unit and townhouses on Alta and MLK Blvd.

I was under the impression that it would be developed into individual residential homes.

The number of units plus townhouses proposed equates to a lot of vehicles.

I believe that amount of traffic would be overwhelming for an already heavily congested intersection during heavy traffic hours.

This is a great old original neighborhood, were trying to rebuild and restore our homes.

That many apartments would bring down our property value and congest our roads more than they already are. I feel like it would reduce the quality of life we have all come to love here in Ranch Manor.

I will be unable to attend the meeting on Oct. 21, 2004.

I would appreciate your consideration of our neighborhood when developing our area.

Thank you

Sincerely,

Peggy Wendel

READ INTO THE RECORD GPA-5034 ZON 4941 VAR 5035 SDR 5155