Agenda City of Las Vegas

PLANNING COMMISSION MEETING

November 18, 2004

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 http://www.lasvegasnevada.gov

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the minutes of the October 21, 2004 Planning Commission Meeting minutes by reference (_____ Vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

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

1. **ABEYANCE - TMP-5188 - TENTATIVE MAP - TAMARINDO PROFESSIONAL PARC (A COMMERCIAL SUBDIVISION) - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS, LLC** - Request for a Tentative Map FOR AN EIGHT LOT COMMERCIAL CONDOMINIUM SUBDIVISION on 2.0 acres on the west side of Fort Apache Road, approximately 380 feet north of Cheyenne Avenue (APN 138-07-801-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).

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

3. **TMP-5334 - TENTATIVE MAP - ELEVENTH STREET LOFT HOMES - APPLICANT: LARRY S. DAVIS & ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LLC** - Request for a Tentative Map FOR A 31-LOT MIXED-USE SUBDIVISION on 4.19 acres adjacent to the northeast corner of Eleventh Street and Carson Avenue (APN 139-34-712-111; 139-35-310-002 and 006), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

4. **TMP-5356 - TENTATIVE MAP - CHEYENNE/CAMPBELL (A COMMERCIAL SUBDIVISION) - APPLICANT: INVESTORS REALTY GROUP - OWNER: SAN GREGARIO, LLC AND CAMPBELL 2.5, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUDIVISION on 5.36 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road (APN 138-08-401-008 and 009), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).

5. **TMP-5394 - TENTATIVE MAP - FARM/TULE SPRINGS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC.** - Request for a Tentative Map FOR A 51-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road (APN 125-16-301-004, 008 and a portion of 125-16-301-001, and 002), R-E (Residence Estates) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 6 (Mack).

6. **TMP-5400 - TENTATIVE MAP - CHARLESTON FESTIVAL - APPLICANT: EN ENGINEERING, INC. - OWNER: PSA LAND INVESTMENTS, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 9.74 acres adjacent to the north side of Charleston Boulevard, approximately 375 feet east of Torrey Pines Drive (APN 138-35-801-002 and 138-35-803-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

7. **ANX-5329 - ANNEXATION - APPLICANT/OWNER: HENRY R GORDON AND THE LILIAS GORDON 1993 LIVING TRUST** - Petition to annex property adjacent to the corner of Jones Boulevard and Madre Mesa Drive, containing approximately 2.16 acres (APN 138-13-301-001), Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

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

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

9. **RQR-5263 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: D R PARTNERS** - Required Four Year Review of an approved Special Use Permit (U-0069-98) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1111 West Bonanza Road (APN 139-28-801-016), M (Industrial) Zone, Ward 5 (Weekly).

10. **RQR-5372 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAULE BECKER II, ET AL** - Required One-Year Review of an approved Variance (V-0020-01) WHICH ALLOWED 190 PARKING SPACES WHERE 230 SPACES WAS THE MINIMUM REQUIRED adjacent to the northeast corner of Decatur Boulevard and Alta Drive (APN 139-31-221-001, 003, 004, 005 and 006), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

11. **VAC-5333 - VACATION - PUBLIC HEARING - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: FLAMINGO SEC PARTNERS, LLC** - Petition to Vacate U.S. Government Patent Easements generally located west of Decatur Boulevard, south of Alpine Place, Ward 1 (Moncrief).

PUBLIC HEARING ITEMS:

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

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

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

15. **ABEYANCE - WVR-5331 - WAIVER RELATED TO GPA-5172, ZON-5174, AND SDR-5175 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: MATRIX DEVELOPMENT CORPORATION** - Request for a Waiver of Title 18.12.160 TO ALLOW A 182-FOOT SEPARATION BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, IN CONJUNCTION WITH A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.65 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Road (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

16. **ABEYANCE - SDR-5175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5172 AND ZON-5174 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION** - Request for a Site Development Plan Review FOR A 32 LOT RESIDENTIAL SUBDIVISION on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan Designations] [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

17. **ABEYANCE - GPA-5195 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: MIKE MULLIN - OWNER: WESTCARE WORKS, INC.** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.21 acres at 5659 Duncan Drive (APN 138-12-110-048), Ward 6 (Mack).

18. **ABEYANCE - RENOTIFICATION - ZON-4623 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).

19. **VAR-5377 - VARIANCE RELATED TO ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC** - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 13,633 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 19 LOT SINGLE-FAMILY DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

20. **ABEYANCE – RENOTIFICATION - SDR-4626 RELATED TO ZON-4623 AND VAR-5377 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC** - Request FOR A SITE DEVELOPMENT PLAN REVIEW OF A 19 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN: 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

21. **ABEYANCE - RENOTIFICATION - MOD-5212 - MAJOR MODIFICATION TO THE LAS VEGAS MEDICAL DISTRICT PLAN - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS** - Request for a Major Modification to the Las Vegas Medical District Plan FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

22. **ABEYANCE - RENOTIFICATION - VAR-5214 - VARIANCE RELATED TO MOD-5212 AND SDR-5213 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS** - Request for a Variance TO ALLOW 148 PARKING SPACES WHERE 177 PARKING SPACES ARE REQUIRED FOR A OFFICE DEVELOPMENT AND TO ALLOW FOR ZERO ON-SITE LOADING SPACES WHERE 3 ARE REQUIRED on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

23. **VAR-5511 - VARIANCE RELATED TO MOD-5212, VAR-5214 AND SDR-5213 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS, INC.** - Request for a Variance TO ALLOW A 150-FOOT SETBACK WHERE 159 FEET IS REQUIRED AND A 36 AND A HALF FOOT SETBACK WHERE 84 FEET IS REQUIRED FOR COMPLIANCE WITH RESIDENTIAL ADJACENCY STANDARDS, A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED, A 15-FOOT SIDE YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW A REDUCTION IN STREETSCAPE, PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS FOR A PROPOSED THREE-STORY OFFICE BUILDING on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

24. **VAR-5512 - VARIANCE RELATED TO MOD-5212, VAR-5214, SDR-5213 AND VAR-5511 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS, INC.** - Request for a Variance TO ALLOW A BUILDING HEIGHT OF 52 FEET 9 INCHES WHERE 45 FEET IS THE MAXIMUM BUILDING HEIGHT FOR A PROPOSED THREE-STORY OFFICE BUILDING on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

25. **ABEYANCE - RENOTIFICATION - SDR-5213 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5212 AND VAR-5214 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT – OWNER: VALLEY GROUP CONSTRUCTORS, INC.** - Request for a Site Development Plan Review FOR A 31,293 SQUARE FOOT MEDICAL OFFICE DEVELOPMENT on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

26. **ABEYANCE - VAR-5199 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EDGAR MARTINEZ AND KARINA MARTINEZ** - Request for a Variance TO ALLOW A THREE FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 2.33 FOOT MINIMUM DISTANCE SEPARATION BETWEEN A DETACHED ACCESSORY STRUCTURE AND REAR AND SIDE PROPERTY LINES WHERE THREE FEET IS REQUIRED, AND A ONE FOOT SEPARATION BETWEEN AN EXISTING DETACHED ACCESSORY STRUCTURE AND MAIN DWELLING WHERE SIX FEET IS REQUIRED on 0.13 acres at 5517 Flower Circle (APN 138-36-313-019), R-1 (Single Family Residential) Zone, Ward 1 (Moncrief).

27. **ABEYANCE - SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN SIMILAR USES AND THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL USES at 2121 South Decatur Boulevard, Suite #2 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

28. **ABEYANCE - SDR-5179 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 31 STORY, MIXED USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 409 RESIDENTIAL UNITS AND 41,640 SQUARE FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway, (APN 139-33-810-006), PD (Planned Development) Zone, Ward 5 (Weekly).

29. **TMP-5380 - TENTATIVE MAP - TERRASANO III - APPLICANT: KIMBALL HILL HOMES NEVADA, INC. - OWNER: UNITED STATES OF AMERICA** - Request for a Tentative Map FOR A 26-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND TO EXCEED THE MAXIMUM RETAINING WALL HEIGHT OF SIX FEET ALLOWED IN TITLE 18.08.110 on 5.09 acres adjacent to the northwest corner of Farm Road and Tee Pee Lane (a portion of APN 125-18-601-015), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).

30. **VAR-5389 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA** - Request for a Variance TO ALLOW A REDUCTION IN THE REQUIRED LOT WIDTH FROM 60 FEET TO 50 FEET FOR THE PROPOSED CONVERSION OF A RESIDENCE TO AN OFFICE on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), R-3 (Medium Density Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 1 (Moncrief).

31. **ZON-5385 - REZONING RELATED TO VAR-5389 - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), Ward 1 (Moncrief).

32. **VAR-5388 - VARIANCE RELATED TO VAR-5389 AND ZON-5385 - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA** - Request for a Variance TO ALLOW A REDUCTION IN THE REQUIRED NUMBER OF PARKING SPACES FROM NINE SPACES TO FIVE SPACES FOR THE CONVERSION OF A RESIDENCE TO AN OFFICE on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), R-3 (Medium Density Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 1 (Moncrief).

33. **SDR-5387 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5389, ZON-5385 AND VAR-5388 - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA** - Request for a Site Development Plan Review FOR A PROPOSED 2,432 SQUARE FOOT HOUSE CONVERSION TO AN OFFICE, FOR A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS AND FOR A 50-FOOT WIDE LOT WHERE 60 FEET IS THE MINIMUM WIDTH REQUIRED on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), R-3 (Medium Density Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 1 (Moncrief).

34. **SUP-4883 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: CLEAR SPRINGS, LLC** - Request for a Special Use Permit FOR A PROPOSED NON-PROFIT THRIFTSHOP at 4830 West Craig Road (APN 138-01-619-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

35. **SDR-4882 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4883 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: CLEAR SPRINGS, LLC** - Request for a Site Development Plan Review and a Waiver of the Building Location Standards FOR A 17,255 SQUARE FOOT COMMERCIAL ADDITION TO AN EXISTING RETAIL DEVELOPMENT on 1.65 acres at 4830 West Craig Road (APN: 138-01-619-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

36. **SDR-5369 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MARCO BRAMBILLA - OWNER: TOROS YERANOSIAN** - Request for a Site Development Plan Review FOR A PROPOSED LOBBY ADDITION TO AN EXISTING MOTEL AND A WAIVER OF THE LANDSCAPE STANDARDS at 1213 Las Vegas Boulevard South (APN 162-03-112-028), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 3 (Reese).

37. **SDR-5370 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BECKER & SONS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 55,643 SQUARE FOOT COMMERCIAL/INDUSTRIAL DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS on 9.97 acres approximately 580 feet west of Rancho Drive and 630 feet south of Cheyenne Avenue (a portion of APN 138-13-512-002), R-E (Residence Estates) Zone under Resolution of Intent to C-M (Commercial/ Industrial), Ward 5 (Weekly).

38. **SDR-5382 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EMERGING MARKETS OF NORTH AMERICA - OWNER: GRAND CANYON INVESTORS, LLC** - Request for Site Development Plan Review FOR THE CONVERSION OF A 376-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 18.84 acres adjacent to the east side of Grand Canyon Drive, approximately 1,250 feet north of Grand Teton Drive (APN 125-07-701-004), PD (Planned Development) Zone, Ward 6 (Mack).

39. **VAR-5531 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUFFALO WASHINGTON III, LLC** - Request for a Variance TO ALLOW 93 PARKING SPACES WHERE 180 PARKING SPACES ARE REQUIRED IN CONJUNCTION WITH A PROPOSED 16,009 SQUARE FOOT COMMERCIAL RETAIL CENTER on 1.55 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

40. **SDR-5393 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5531 – PUBLIC HEARING - APPLICANT/OWNER: BUFFALO WASHINGTON III, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 16,009 SQUARE FOOT COMMERCIAL RETAIL CENTER AND WAIVERS OF BUILDING SETBACKS, BUILDING ORIENTATION AND PERIMETER AND FOUNDATION LANDSCAPING STANDARDS on 1.55 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

41. **SDR-5395 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GORDON GUST - OWNER: GORDON GUST AND WENDA GUST** - Request for a Site Development Plan Review FOR A PROPOSED 3,676-SQUARE FOOT WEDDING CHAPEL AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS, LANDSCAPE REQUIREMENTS, AND DESIGN STANDARDS on 0.16 acres adjacent to the northeast corner of Bridger Avenue and Las Vegas Boulevard (APN 139-34-611-047), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

42. **SUP-5324 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STARVING STUDENTS, INC. - OWNER: NAMCO 8, LLC** - Request for a Special Use Permit FOR A PROPOSED TRUCKING COMPANY at 3281 North Decatur Boulevard, Suite #120 (APN 138-12-813-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

43. **SUP-5360 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: N & J JEWELRY - OWNER: RAMPART COMMONS, LTD., LLC** - Request for a Special Use Permit FOR A PROPOSED JEWELRY STORE, CLASS III at 1025 South Rampart Boulevard (APN 138-32-411-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

44. **SUP-5362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OSKA THAMMAVONGSA - OWNER: Z & Z, INC.** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 731 Fremont Street (APN 139-34-612-022), C-2 (General Commercial) Zone, Ward 5 (Weekly).

45. **SUP-5378 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JOHN S. BLOOM** - Request for a Special Use Permit FOR AN EXISTING GUEST HOUSE/CASITA TO BE THREE FEET FROM THE SIDE PROPERTY LINE AND FOUR FEET FOUR INCHES FROM THE REAR PROPERTY LINE WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED at 5501 Cory Place (APN 138-36-407-009), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).

46. **SUP-5386 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PAUL DEVITT - OWNER: BARRICK-BREO II, LLC** - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 517 Fremont Street (APN 139-34-611-016), C-2 (General Commercial) Zone, Ward 5 (Weekly).

47. **SUP-5392 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARBARA J. REAVES - OWNER: MATTHEW DALE NORMAN IRREVOCABLE TRUST, ET AL** - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER at 4301 Stewart Avenue (APN 140-31-602-009), R-E (Residence Estates) Zone, Ward 3 (Reese).

48. **SUP-5466 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE SEPARATION DISTANCE REQUIREMENT at 425 Fremont Street (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

49. **ROR-5247 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: GATEWAY MOTEL, INC.** - Required One Year Review of an approved Special Use Permit (U-0028-01) WHICH ALLOWED A 40 FOOT HIGH, 28-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 5 (Weekly).

50. **WVR-5355 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CLIFF SHADOWS PROPERTIES, LLC** - Request for a Waiver of Title 18.12.100 TO ALLOW 24 FOOT PRIVATE STREET WIDTHS WHERE A MINIMUM OF 37 FEET IS REQUIRED FOR A PROPOSED TOWNHOME DEVELOPMENT on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN 137-01-101-026), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 4 (Brown).

51. **VAR-5373 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TODD J. KENNER AND SALLY S. KENNER** - Request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED ROOM ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE on 0.47 acres at 2240 Shaw Circle (APN 163-03-802-004), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

52. **VAR-5479 - VARIANCE - PUBLIC HEARING - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC** - Request for a Variance TO ALLOW 153,879 SQUARE FEET OF OPEN SPACE WHERE 606,678 SQUARE FEET IS REQUIRED FOR AN 854-UNIT MULTIFAMILY DEVELOPMENT on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone [PROPOSED: R-PD50 (Residential Planned Development - 50 Units Per Acre)], Ward 5 (Weekly).

DIRECTOR'S BUSINESS ITEMS:

53. **ABEYANCE - TXT-5037 – TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.14.100 relating to standards for Off-Premise Signs.

54. **TXT-5391 - TEXT AMENDMENT - - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.090 Section D(3), to remove the limit on the number of terms that can be served by a member of the Historic Preservation Commission.

CITIZENS PARTICIPATION:

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

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carman Livingston Burney**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **November 12, 2004**, a copy of the **November 18, 2004 Planning Commission Agenda**, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman Livingston Burney

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

12th day of November, 2004

Peter Lowenstein

NOTARY PUBLIC in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2007

AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of November 12, 2004, at the hour of 8 45, there were posted copies of the November 18, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

2. In the Grant Sawyer Building
   555 East Washington Avenue
   (Go in through the main entrance. Straight ahead is the security desk. Ask one of the guards to unlock the bulletin board so that you may post the agenda.)

3. In the Las Vegas Library
   833 Las Vegas Boulevard North
   (Go through the double doors. To the right of the desk is the bulletin board. I am told that they keep it very neat. Take some extra pushpins as they may not have any).

4. City Clerk's Bulletin Board
   400 Stewart Avenue, 2nd Floor Skybridge
   (in the walkway area next to the entrance of the Human Resources Department. See City Clerk for key)

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

Jon Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 12th day of November, 2004.

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

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

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

November 18, 2004

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 http://www.lasvegasnevada.gov

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: **Compliance with the Open Meeting Law**

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

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

MINUTES: **Approval of the minutes of the October 21, 2004 Planning Commission Meeting minutes by reference (_____ Vote)**

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

November 18, 2004

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 http://www.lasvegasnevada.gov

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

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

1. **ABEYANCE - TMP-5188 - TENTATIVE MAP - TAMARINDO PROFESSIONAL PARC (A COMMERCIAL SUBDIVISION) - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS, LLC** - Request for a Tentative Map FOR AN EIGHT LOT COMMERCIAL CONDOMINIUM SUBDIVISION on 2.0 acres on the west side of Fort Apache Road, approximately 380 feet north of Cheyenne Avenue (APN 138-07-801-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).

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

3. **TMP-5334 - TENTATIVE MAP - ELEVENTH STREET LOFT HOMES - APPLICANT: LARRY S. DAVIS & ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LLC** - Request for a Tentative Map FOR A 31-LOT MIXED-USE SUBDIVISION on 4.19 acres adjacent to the northeast corner of Eleventh Street and Carson Avenue (APN 139-34-712-111; 139-35-310-002 and 006), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

4. **TMP-5356 - TENTATIVE MAP - CHEYENNE/CAMPBELL (A COMMERCIAL SUBDIVISION) - APPLICANT: INVESTORS REALTY GROUP - OWNER: SAN GREGARIO, LLC AND CAMPBELL 2.5, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUDIVISION on 5.36 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road (APN 138-08-401-008 and 009), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).

5. **TMP-5394 - TENTATIVE MAP - FARM/TULE SPRINGS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC.** - Request for a Tentative Map FOR A 51-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road (APN 125-16-301-004, 008 and a portion of 125-16-301-001, and 002), R-E (Residence Estates) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 6 (Mack).

6. **TMP-5400 - TENTATIVE MAP - CHARLESTON FESTIVAL - APPLICANT: EN ENGINEERING, INC. - OWNER: PSA LAND INVESTMENTS, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 9.74 acres adjacent to the north side of Charleston Boulevard, approximately 375 feet east of Torrey Pines Drive (APN 138-35-801-002 and 138-35-803-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

7. **ANX-5329 - ANNEXATION - APPLICANT/OWNER: HENRY R GORDON AND THE LILIAS GORDON 1993 LIVING TRUST** - Petition to annex property adjacent to the corner of Jones Boulevard and Madre Mesa Drive, containing approximately 2.16 acres (APN 138-13-301-001), Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

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

11/10/2004 7:58 AM

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

9. **ROR-5263 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: D R PARTNERS** - Required Four Year Review of an approved Special Use Permit (U-0069-98) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1111 West Bonanza Road (APN 139-28-801-016), M (Industrial) Zone, Ward 5 (Weekly).

10. **ROR-5372 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAULE BECKER II, ET AL** - Required One-Year Review of an approved Variance (V-0020-01) WHICH ALLOWED 190 PARKING SPACES WHERE 230 SPACES WAS THE MINIMUM REQUIRED adjacent to the northeast corner of Decatur Boulevard and Alta Drive (APN 139-31-221-001, 003, 004, 005 and 006), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

11. **VAC-5333 - VACATION - PUBLIC HEARING - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: FLAMINGO SEC PARTNERS, LLC** - Petition to Vacate U.S. Government Patent Easements generally located west of Decatur Boulevard, south of Alpine Place, Ward 1 (Moncrief).

PUBLIC HEARING ITEMS:

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

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

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

15. **ABEYANCE - WVR-5331 - WAIVER RELATED TO GPA-5172, ZON-5174, AND SDR-5175 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: MATRIX DEVELOPMENT CORPORATION** - Request for a Waiver of Title 18.12.160 TO ALLOW A 182-FOOT SEPARATION BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, IN CONJUNCTION WITH A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.65 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Road (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

16. **ABEYANCE - SDR-5175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5172 AND ZON-5174 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION** - Request for a Site Development Plan Review FOR A 32 LOT RESIDENTIAL SUBDIVISION on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan Designations] [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

17. **ABEYANCE - GPA-5195 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: MIKE MULLIN - OWNER: WESTCARE WORKS, INC.** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.21 acres at 5659 Duncan Drive (APN 138-12-110-048), Ward 6 (Mack).

18. **ABEYANCE - RENOTIFICATION - ZON-4623 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).

19. **VAR-5377 - VARIANCE RELATED TO ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC** - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 13,633 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 19 LOT SINGLE-FAMILY DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

20. **ABEYANCE – RENOTIFICATION - SDR-4626 RELATED TO ZON-4623 AND VAR-5377 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC** - Request FOR A SITE DEVELOPMENT PLAN REVIEW OF A 19 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN: 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

21. **ABEYANCE - RENOTIFICATION - MOD-5212 - MAJOR MODIFICATION TO THE LAS VEGAS MEDICAL DISTRICT PLAN - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS** - Request for a Major Modification to the Las Vegas Medical District Plan FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

22. **ABEYANCE - RENOTIFICATION - VAR-5214 - VARIANCE RELATED TO MOD-5212 AND SDR-5213 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS** - Request for a Variance TO ALLOW 148 PARKING SPACES WHERE 177 PARKING SPACES ARE REQUIRED FOR A OFFICE DEVELOPMENT AND TO ALLOW FOR ZERO ON-SITE LOADING SPACES WHERE 3 ARE REQUIRED on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

23. **VAR-5511 - VARIANCE RELATED TO MOD-5212, VAR-5214 AND SDR-5213 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS, INC.** - Request for a Variance TO ALLOW A 150-FOOT SETBACK WHERE 159 FEET IS REQUIRED AND A 36 AND A HALF FOOT SETBACK WHERE 84 FEET IS REQUIRED FOR COMPLIANCE WITH RESIDENTIAL ADJACENCY STANDARDS, A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED, A 15-FOOT SIDE YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW A REDUCTION IN STREETSCAPE, PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS FOR A PROPOSED THREE-STORY OFFICE BUILDING on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

24. **VAR-5512 - VARIANCE RELATED TO MOD-5212, VAR-5214, SDR-5213 AND VAR-5511 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS, INC.** - Request for a Variance TO ALLOW A BUILDING HEIGHT OF 52 FEET 9 INCHES WHERE 45 FEET IS THE MAXIMUM BUILDING HEIGHT FOR A PROPOSED THREE-STORY OFFICE BUILDING on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

25. **ABEYANCE - RENOTIFICATION - SDR-5213 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5212 AND VAR-5214 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT – OWNER: VALLEY GROUP CONSTRUCTORS, INC.** - Request for a Site Development Plan Review FOR A 31,293 SQUARE FOOT MEDICAL OFFICE DEVELOPMENT on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

26. **ABEYANCE - VAR-5199 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EDGAR MARTINEZ AND KARINA MARTINEZ** - Request for a Variance TO ALLOW A THREE FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 2.33 FOOT MINIMUM DISTANCE SEPARATION BETWEEN A DETACHED ACCESSORY STRUCTURE AND REAR AND SIDE PROPERTY LINES WHERE THREE FEET IS REQUIRED, AND A ONE FOOT SEPARATION BETWEEN AN EXISTING DETACHED ACCESSORY STRUCTURE AND MAIN DWELLING WHERE SIX FEET IS REQUIRED on 0.13 acres at 5517 Flower Circle (APN 138-36-313-019), R-1 (Single Family Residential) Zone, Ward 1 (Moncrief).

27. **ABEYANCE - SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN SIMILAR USES AND THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL USES at 2121 South Decatur Boulevard, Suite #2 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

28. **ABEYANCE - SDR-5179 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 31 STORY, MIXED USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 409 RESIDENTIAL UNITS AND 41,640 SQUARE FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway, (APN 139-33-810-006), PD (Planned Development) Zone, Ward 5 (Weekly).

29. **TMP-5380 - TENTATIVE MAP - TERRASANO III - APPLICANT: KIMBALL HILL HOMES NEVADA, INC. - OWNER: UNITED STATES OF AMERICA** - Request for a Tentative Map FOR A 26-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND TO EXCEED THE MAXIMUM RETAINING WALL HEIGHT OF SIX FEET ALLOWED IN TITLE 18.08.110 on 5.09 acres adjacent to the northwest corner of Farm Road and Tee Pee Lane (a portion of APN 125-18-601-015), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).

30. **VAR-5389 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA** - Request for a Variance TO ALLOW A REDUCTION IN THE REQUIRED LOT WIDTH FROM 60 FEET TO 50 FEET FOR THE PROPOSED CONVERSION OF A RESIDENCE TO AN OFFICE on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), R-3 (Medium Density Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 1 (Moncrief).

31. **ZON-5385 - REZONING RELATED TO VAR-5389 - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), Ward 1 (Moncrief).

32. **VAR-5388 - VARIANCE RELATED TO VAR-5389 AND ZON-5385 - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA** - Request for a Variance TO ALLOW A REDUCTION IN THE REQUIRED NUMBER OF PARKING SPACES FROM NINE SPACES TO FIVE SPACES FOR THE CONVERSION OF A RESIDENCE TO AN OFFICE on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), R-3 (Medium Density Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 1 (Moncrief).

33. **SDR-5387 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5389, ZON-5385 AND VAR-5388 - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA** - Request for a Site Development Plan Review FOR A PROPOSED 2,432 SQUARE FOOT HOUSE CONVERSION TO AN OFFICE, FOR A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS AND FOR A 50-FOOT WIDE LOT WHERE 60 FEET IS THE MINIMUM WIDTH REQUIRED on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), R-3 (Medium Density Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 1 (Moncrief).

34. **SUP-4883 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: CLEAR SPRINGS, LLC** - Request for a Special Use Permit FOR A PROPOSED NON-PROFIT THRIFTSHOP at 4830 West Craig Road (APN 138-01-619-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

35. **SDR-4882 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4883 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: CLEAR SPRINGS, LLC** - Request for a Site Development Plan Review and a Waiver of the Building Location Standards FOR A 17,255 SQUARE FOOT COMMERCIAL ADDITION TO AN EXISTING RETAIL DEVELOPMENT on 1.65 acres at 4830 West Craig Road (APN: 138-01-619-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

36. **SDR-5369 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MARCO BRAMBILLA - OWNER: TOROS YERANOSIAN** - Request for a Site Development Plan Review FOR A PROPOSED LOBBY ADDITION TO AN EXISTING MOTEL AND A WAIVER OF THE LANDSCAPE STANDARDS at 1213 Las Vegas Boulevard South (APN 162-03-112-028), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 3 (Reese).

37. **SDR-5370 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BECKER & SONS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 55,643 SQUARE FOOT COMMERCIAL/INDUSTRIAL DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS on 9.97 acres approximately 580 feet west of Rancho Drive and 630 feet south of Cheyenne Avenue (a portion of APN 138-13-512-002), R-E (Residence Estates) Zone under Resolution of Intent to C-M (Commercial/ Industrial), Ward 5 (Weekly).

38. **SDR-5382 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EMERGING MARKETS OF NORTH AMERICA - OWNER: GRAND CANYON INVESTORS, LLC** - Request for Site Development Plan Review FOR THE CONVERSION OF A 376-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 18.84 acres adjacent to the east side of Grand Canyon Drive, approximately 1,250 feet north of Grand Teton Drive (APN 125-07-701-004), PD (Planned Development) Zone, Ward 6 (Mack).

39. **VAR-5531 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUFFALO WASHINGTON III, LLC** - Request for a Variance TO ALLOW 93 PARKING SPACES WHERE 180 PARKING SPACES ARE REQUIRED IN CONJUNCTION WITH A PROPOSED 16,009 SQUARE FOOT COMMERCIAL RETAIL CENTER on 1.55 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

40. **SDR-5393 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5531 – PUBLIC HEARING - APPLICANT/OWNER: BUFFALO WASHINGTON III, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 16,009 SQUARE FOOT COMMERCIAL RETAIL CENTER AND WAIVERS OF BUILDING SETBACKS, BUILDING ORIENTATION AND PERIMETER AND FOUNDATION LANDSCAPING STANDARDS on 1.55 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

41. **SDR-5395 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GORDON GUST - OWNER: GORDON GUST AND WENDA GUST** - Request for a Site Development Plan Review FOR A PROPOSED 3,676-SQUARE FOOT WEDDING CHAPEL AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS, LANDSCAPE REQUIREMENTS, AND DESIGN STANDARDS on 0.16 acres adjacent to the northeast corner of Bridger Avenue and Las Vegas Boulevard (APN 139-34-611-047), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

42. **SUP-5324 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STARVING STUDENTS, INC. - OWNER: NAMCO 8, LLC** - Request for a Special Use Permit FOR A PROPOSED TRUCKING COMPANY at 3281 North Decatur Boulevard, Suite #120 (APN 138-12-813-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

43. **SUP-5360 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: N & J JEWELRY - OWNER: RAMPART COMMONS, LTD., LLC** - Request for a Special Use Permit FOR A PROPOSED JEWELRY STORE, CLASS III at 1025 South Rampart Boulevard (APN 138-32-411-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

44. **SUP-5362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OSKA THAMMAVONGSA - OWNER: Z & Z, INC.** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 731 Fremont Street (APN 139-34-612-022), C-2 (General Commercial) Zone, Ward 5 (Weekly).

45. **SUP-5378 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JOHN S. BLOOM** - Request for a Special Use Permit FOR AN EXISTING GUEST HOUSE/CASITA TO BE THREE FEET FROM THE SIDE PROPERTY LINE AND FOUR FEET FOUR INCHES FROM THE REAR PROPERTY LINE WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED at 5501 Cory Place (APN 138-36-407-009), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).

46. **SUP-5386 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PAUL DEVITT - OWNER: BARRICK-BREO II, LLC** - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 517 Fremont Street (APN 139-34-611-016), C-2 (General Commercial) Zone, Ward 5 (Weekly).

47. **SUP-5392 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARBARA J. REAVES - OWNER: MATTHEW DALE NORMAN IRREVOCABLE TRUST, ET AL** - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER at 4301 Stewart Avenue (APN 140-31-602-009), R-E (Residence Estates) Zone, Ward 3 (Reese).

48. **SUP-5466 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE SEPARATION DISTANCE REQUIREMENT at 425 Fremont Street (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

49. **ROR-5247 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: GATEWAY MOTEL, INC.** - Required One Year Review of an approved Special Use Permit (U-0028-01) WHICH ALLOWED A 40 FOOT HIGH, 28-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 5 (Weekly).

50. **WVR-5355 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CLIFF SHADOWS PROPERTIES, LLC** - Request for a Waiver of Title 18.12.100 TO ALLOW 24 FOOT PRIVATE STREET WIDTHS WHERE A MINIMUM OF 37 FEET IS REQUIRED FOR A PROPOSED TOWNHOME DEVELOPMENT on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN 137-01-101-026), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 4 (Brown).

51. **VAR-5373 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TODD J. KENNER AND SALLY S. KENNER** - Request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED ROOM ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE on 0.47 acres at 2240 Shaw Circle (APN 163-03-802-004), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

52. **VAR-5479 - VARIANCE - PUBLIC HEARING - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC** - Request for a Variance TO ALLOW 153,879 SQUARE FEET OF OPEN SPACE WHERE 606,678 SQUARE FEET IS REQUIRED FOR AN 854-UNIT MULTIFAMILY DEVELOPMENT on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone [PROPOSED: R-PD50 (Residential Planned Development - 50 Units Per Acre)], Ward 5 (Weekly).

DIRECTOR'S BUSINESS ITEMS:

53. **ABEYANCE - TXT-5037 – TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.14.100 relating to standards for Off-Premise Signs.

54. **TXT-5391 - TEXT AMENDMENT - - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.090 Section D(3), to remove the limit on the number of terms that can be served by a member of the Historic Preservation Commission.

CITIZENS PARTICIPATION:

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

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:38 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO (arrived at 5:42 P.M.), MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

STAFF PRESENT: ROBERT GENZER, PLANNING & DEVELOPMENT DEPARTMENT, MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., DON SCHMEISER, PLANNING & DEVELOPMENT DEPT., GINA VENGLASS – PUBLIC WORKS, RICK SCHRODER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE

MINUTES:

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

Item 4 [TMP-5356]	Abeyance to 12/02/2004 Planning Commission Meeting
Item 8 [VAC-5265]	Withdrawn Without Prejudice
Item 12 [GPA-5266]	Abeyance to 1/27/2005 Planning Commission Meeting
Item 17 [GPA-5195]	TABLED
Item 28 [SDR-5179]	Abeyance to 12/02/2004 Planning Commission Meeting

Regarding Item 1 [TMP-5188], staff would like to read a revised header into the record. The item is on the Consent agenda and will not have to be re-noticed. The number of units for this project has fluctuated and the correct number needs to be read into the record.

Regarding Item 2 [TMP-5290], Condition 2 should be changed to reflect the most recently received Site Plan, which is dated 11/17/2004.

Regarding Item 10 [RQR-5372], both the applicant and City staff have asked that this item be removed from One Motion One Vote because staff is recommending denial and the applicant is concerned over one of the conditions.

Regarding Item 14 [ZON-5174], Public Works has condition changes to submit for the record.

Regarding Item 18 [ZON-4623], Public Works has condition changes to submit for the record.

Regarding Item 19 [VAR-5377], Condition 3 is listed as a Public Works condition, which is incorrect. The words "Public Works" need to be removed from the Conditions.

Regarding Item 38 [SDR-5382], the request is that the disposition be Final Action.

Regarding Item 45 [SUP-5378], Public Works has condition changes to submit for the record.

Regarding Item 48 [SUP-5466] and Item 52 [VAR-5479], both items have requests on file to fast track them to the 12/01/2004 City Council Meeting.

Regarding Item 53 [TXT-5037], staff requested this item be heard after the One Motion One Vote items because DAVID CLAPSADDLE, Planning & Development Department, was prepared to make a presentation on this billboard related item.

DEPUTY CITY ATTORNEY BRYAN SCOTT informed the Commission that he handed out a copy of the Nevada Revised Statute (NRS) 278.050, which pertains to the number of abeyances any one item could have at a Commission meeting. During past meetings, there has been some confusion regarding this issue. He read from the submittal and summarized by saying items could be held more than twice, as long as the Commission believed there was good cause for the item to be held. This only pertained to items heard before the Planning Commission.

MEETING ADJOURNED AT 5:43 P.M.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

STAFF PRESENT: ROBERT GENZER, PLANNING & DEVELOPMENT DEPARTMENT, MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., DON SCHMEISER, PLANNING & DEVELOPMENT DEPT., GINA VENGLASS – PUBLIC WORKS, RICK SCHRODER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE

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

Item 4 [TMP-5356]	Abeyance to 12/02/2004 Planning Commission Meeting
Item 8 [VAC-5265]	Withdrawn Without Prejudice
Item 12 [GPA-5266]	Abeyance to 1/27/2005 Planning Commission Meeting
Item 17 [GPA-5195]	TABLED
Item 27 [SUP-4930]	Abeyance to 12/16/2004 Planning Commission Meeting
Item 28 [SDR-5179]	Abeyance to 12/02/2004 Planning Commission Meeting

In addition, MR. LEOBOLD reiterated the following information:

Regarding Item 1 [TMP-5188], staff would like to read a revised header into the record. The item is on the Consent agenda and will not have to be re-noticed. The number of units for this project has fluctuated and the corrected number needs to be read into the record.

Regarding Item 2 [TMP-5290], Condition 2 should be changed to reflect the most recently received Site Plan, which is dated 11/17/2004.

Regarding Item 10 [RQR-5372], both the applicant and City staff have asked that this item be removed from One Motion One Vote because staff is recommending denial and the applicant is concerned over one of the conditions.

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Regarding Item 48 [SUP-5466] and Item 52 [VAR-5479], both items have requests on file to fast track them to the 12/01/2004 City Council Meeting.

Regarding Item 53 [TXT-5037], staff requested this item be heard after the One Motion One Vote items because DAVID CLAPSADDLE, Planning & Development Department, is prepared to make a presentation on this billboard related item.

CHAIRMAN TRUESDELL opened the Public Hearing for comments relating to the requests to abey, withdraw or table the items read by MR. LEOBOLD.

LINDA WEST MYERS, 5104 Cold River Avenue, requested that Item 17 [GPA-5195] not be tabled. She wanted the item discussed as it is on the agenda and several people were present to speak on the item.

ED GOBLE, 3017 Quiet Breeze Court, spoke regarding Item 17 [GPA-5195]. He requested the item not be tabled. He wanted the item to be heard and put to rest during the meeting. The application is a clear violation of every land use plan in the past. It is also a violation of taxpayer rights to keep postponing coming to the meetings. The applicant has missed four neighborhood association meetings and has wasted the time of neighbors, Commission and the public. He strongly opposed the item and urged the Commission to hear the item and vote against it.

BILL CURRAN, Attorney, Curran and Perry, 300 South 4th Street, appeared on behalf of the applicant relating to Item 27 [SUP-4930] and requested that the item be held in abeyance for 30 days so the item could be re-noticed. MR. LEOBOLD pointed out the re-notification pertained to a suite number being changed. ATTORNEY CURRAN concurred.

LIZ THOMPSON, 3909 Leon Avenue, stated she wanted to submit a 98-signature petition that was previously turned into the Planning Commission. CHAIRMAN TRUESDELL confirmed that the petition was in opposition to the application, not directly relating to the decision of whether or not to abey the item. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that it would be better to allow MS. THOMPSON to keep the petition until a determination was made regarding hearing the item.

COMMISSIONER EVANS asked for clarification regarding tabling the item as opposed to abeying the item. CHAIRMAN TRUESDELL stated that a request to table an item does not have an associated timeframe. The applicant would have to make a request to the Planning Staff to have the item placed back on the agenda. There would also be a re-notification process. He confirmed with COMMISSIONER EVANS that it does differ from a withdrawal.

JEAN HOWERTON, 5140 Cutty Way, President of the Northwest Area Residents Association, said that one-year prior, the association spent a lot of time with the Planning Commission deciding how the empty land in the neighborhood would be zoned. She remembered that COMMISSIONER GOYNES did attend several of the meetings. CHAIRMAN TRUESDELL explained that testimony should be specific to whether or not the item should be tabled. MS. HOWERTON said she did not feel the item should have made it to the agenda in the first place.

LEX ANDERSON, 3709 Waterhole Street, appeared and said he was on the executive board and historian for the Northwest Area Residents Association. He said that he stopped by the business park next door to the proposed project and found out they were not aware of the project slated for that property. Also, the property salesmen for the Gowan/Rancho Business Park had concerns about the project as well. PAUL CALLISTER, owner/broker of Gowan/Rancho Business Park, told MR. ANDERSON that he has some strong reservations about how the proposed project would affect sales. CHAIRMAN TRUESDELL confirmed with MR. ANDERSON that he did not want the item tabled.

CHAIRMAN TRUESDELL asked for the applicant's representative for Item 17 [GPA-5195] to come forward. There was no one present. MR. LEOBOLD stated that the applicant was advised to have a representative present at the meeting because the letter requesting the item be tabled was only a request. The Chairman said he would have liked to have seen a representative because there were so many speakers present to oppose the project. He asked DEPUTY CITY ATTORNEY SCOTT what the repercussions would be if the item were Withdrawn With Prejudice instead of being Tabled. DEPUTY CITY ATTORNEY SCOTT stated the application would not be able to come back for one year if it were Withdrawn With Prejudice.

PHYLLIS MCGUIRE, 3909 Leon Avenue, stated she did not want the item to be tabled.

CHAIRMAN TRUESDELL asked if the remaining speakers that were lined up were prepared to speak against the item. With a show of hands, he asked everyone to indicate who was against tabling the project. Three people raised their hands.

VICE CHAIRMAN NIGRO confirmed with MR. LEOBOLD that the Commission has granted two requests to abey Item 17 [GPA-5195]. MR. LEOBOLD added that the item would have to be re-noticed at the applicant's expense and that the applicant would have to pay a re-notification fee as well.

CHAIRMAN TRUESDELL asked if the letter requesting the item be tabled referenced any reason for the request. VICE CHAIRMAN NIGRO stated the request letter says the applicant would like more time to meet with the neighbors to discuss design issues. COMMISSIONER GOYNES asked if that reasoning was appropriate under NRS 278.505. DEPUTY CITY ATTORNEY SCOTT was concerned about a due process issue since the applicant was not present. He questioned staff about attempting to contact the representative and then hearing the item until the applicant is reached. Otherwise, the Commission could choose to hold the item or strike it etc. VICE CHAIRMAN NIGRO asked if the item could be stricken. DEPUTY CITY ATTORNEY SCOTT stated the item could be stricken, which would require that the applicant come back and begin the application process over. It would have a similar effect to tabling the item.

COMMISSIONER McSWAIN confirmed that whether the item were tabled or stricken, the applicant would still have to re-apply. The main difference would be payment of a new application fee. She was concerned about the inconvenience the neighbors are experiencing. She was also concerned about taking action without an applicant present.

CHAIRMAN TRUESDELL indicated that if the item were stricken or tabled, the board would be doing exactly what the neighbors are concerned about. The neighbors keep coming to speak against the item and the applicant is requesting another abeyance. The applicant would be aware of this level of opposition and he was concerned that by default, the applicant would get what they were requesting. DEPUTY CITY ATTORNEY SCOTT agreed and added that the applicant could re-apply the next day if the item were stricken. None of the available options would relieve the neighbors from having to come back to speak against the item eventually.

COMMISSIONER GOYNES asked if striking the item would require the applicant to hold another neighborhood meeting. DEPUTY CITY ATTORNEY SCOTT stated that if it was required the first time, they would have to do it again because it would be an entirely new application. The Commissioner thought that would be a good idea because the applicant and neighbors could have the discussion that would have occurred before the Planning Commission. DEPUTY CITY ATTORNEY SCOTT reminded him that the reason given for the request to table is to meet with the neighbors. Making the applicant reapply to hold a neighborhood meeting would result in the same outcome. DEPUTY CITY ATTORNEY SCOTT said that the item can be heard but he would suggest the applicant be present.

CHAIRMAN TRUESDELL stated if it was tabled, the Commission could require the applicant meet with the neighbors so the same outcome would be accomplished. He stated the main concern of hearing the item on its merits would be that the applicant would not be present.

MS. HOWERTON stated the neighborhood association met with the applicant on October 4, 2004. The item was scheduled to go to Planning Commission meeting; however, the applicant requested an abeyance. The applicant then requested to meet with the residents at the last neighborhood meeting, which was in November. They did not come to that meeting. The applicant has since committed to attending a December meeting. CHAIRMAN TRUESDELL asked if the applicant was attending NARA meetings or if they had hosted the meeting. MS. HOWERTON indicated the meetings attended were NARA meetings. He pointed out that the applicant is required to hold a public meeting as part of the application process. MS. HOWERTON and MR. GOBLE told him that the meetings were NARA and not hosted by the applicant. She added that the applicant did ask her to meet with them privately and she turned that request down. MR. LEOBOLD stated that there was a public meeting held on September 16th and two neighbors attended. They were concerned with the increase in density and the impact the project could have on traffic. They also felt the proposed use might encourage children to trespass on the property and would increase crime.

VICE CHAIRMAN NIGRO feared that allowing the applicant to have the item tabled would set a precedent that the way to actually get an item held is for the applicant to not show up. He understood it was the prerogative of the Commission to hear the item whether the applicant was present or not. He may have agreed to table the item if the applicant had shown up and explained the request. It was difficult for him to approve the request when all of the neighbors were present to speak against the item and there was no representative to tell the applicant's side of the story. VICE CHAIRMAN NIGRO was prepared to hear the item.

CHAIRMAN TRUESDELL agreed that the Board did not want to reward applicants for stringing out the process. He asked staff if there was some way to contact the applicant. MR. LEOBOLD replied that several numbers were tried but there was no answer. CHAIRMAN TRUESDELL then stated that perhaps the applicant or a representative would be watching television and they could trail the item to its normal place in the agenda.

COMMISSIONER EVANS stated he would prefer the item be stricken. He was disappointed that the applicants were not present to explain themselves and he did not want to reward that kind of behavior. From a legal perspective, he felt the cleanest course of action would be striking the item. DEPUTY CITY ATTORNEY SCOTT suggested voting on Item 17 [GPA-5195] separately and then vote on the remaining items. CHAIRMAIN TRUESDELL stated this situation of not having a representative present is a problem but he would support a motion to strike the item.

COMMISSIONER EVANS motioned to strike Item 17 [GPA-5195].

The motion passed and CHAIRMAN TRUESDELL told the neighbors that he appreciated their resolve in coming down to speak on the item.

VICE CHAIRMAN NIGRO motioned to bring forward the abeyance, withdrawn and tabled items, which were Item 4 [TMP-5356], Item 8 [VAC-5265] , Item 27 [SUP-4930] and Item 28 [SDR-5179] as read into the record

COMMISSIONER McSWAIN disclosed that she normally abstains on items involving DR Horton; however, since this vote only pertained to the item being withdrawn, she would be voting on Item 8 [VAC-5265].

CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area. It is not located within the notification area nor would it be affected, so he would vote on Item 28 [SDR-5179].

Regarding Item 12 [GPA-5266], MARGO WHEELER, Deputy Director, Planning and Development Department, explained that the City of Las Vegas is the applicant for this item. The item proposed bringing several properties into the Redevelopment Plan area. There have been several meetings, and significant controversy remains in some of the areas involved. The request to abey the item until the January 27, 2005 meeting would allow staff the needed time to meet with the area residents and businesspersons. The holidays have been taken into account when calculating the time needed to do so. There is one area that shows the existing downtown redevelopment project area and that area is the old west side of town. It is primarily single-family homes and the City is making the commitment to remove this section. She explained the area is currently shown as Map 5. The remainder of the areas would continue with discussions for the next two-month period until the item comes back before the Commission.

TAMMY GREEN, 1102 North I Street, stated she was present concerning Item 12 [GPA-5266] and she did not want the item held in abeyance because this would be the third abeyance. She stated that COUNCILMAN WEEKLY asked for the first two abeyances and did not meet or speak with any of his constituents to find out if they wanted the item abeyed. MS. GREEN stated she is the elected spokesperson for Maps 3 and 5 and since the first meeting, they have not wanted to be included in this plan. If Map 5 was being withdrawn, MS. GREEN asked that Map 3 be withdrawn as well. The residents did not think this item should be abeyed.

CHAIRMAN TRUESDELL explained to MS. GREEN that the application covers a large area. There are several individuals who have questions pertaining to areas of the map outside of the area MS. GREEN is concerned with. He indicated the action being discussed was whether or not to abey the item and the Commission was not in a position to withdraw Map 3. He confirmed with MS. WHEELER that Map 5 is being withdrawn. MS. GREEN was adamant that Map 3 be withdrawn with Map 5. CHAIRMAN TRUESDELL reiterated that withdrawing Map 3 was not an option.

COMMISSIONER EVANS verified with MS. WHEELER that staff does intend to move forward with this item in January and would not be requesting another abeyance at that time.

DANIEL DEEGAN, 1801 Granite Avenue, appeared in favor of the abeyance request for Item 12 [GPA-5266]. He said that the neighborhood this project is proposed for is not part of the downtown area. Unlike the downtown area, the neighborhood does not have a Master Plan. There is a General Plan for the area. The neighbors are concerned with the additional powers the Office of Business Development would have if the item were approved. The neighbors felt left out of the planning aspect for the area. He explained that the neighbors might be supportive of some of the proposed projects if the Office of Business Development staff would be more forthcoming with information and more cooperative. COMMISSIONER EVANS confirmed MR. DEEGAN was in support of the abeyance.

COMMISSIONER EVANS motioned to HOLD IN ABEYANCE Item 12 [GPA-5266] to the 1/27/2005 Planning Commission Meeting.

(6:05 – 6:40)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

SUBJECT:
Approval of the minutes of the October 21, 2004, Planning Commission Meeting

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE to the 12/02/2004 Planning Commission Meeting- UNANIMOUS

MINUTES:
There was no discussion.

(6:04-6:04)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

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

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
ABEYANCE - TMP-5188 - TENTATIVE MAP - TAMARINDO PROFESSIONAL PARC (A COMMERCIAL SUBDIVISION) - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS, LLC - Request for a Tentative Map FOR AN EIGHT LOT COMMERCIAL CONDOMINIUM SUBDIVISION on 2.0 acres on the west side of Fort Apache Road, approximately 380 feet north of Cheyenne Avenue (APN 138-07-801-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-5188], Item 2 [TMP-5290], Item 3 [TMP-5334], Item 5 [TMP-5394], Item 6 [TMP-5400] and Item 7 [ANX-5329] – UNANIMOUS – with McSWAIN abstaining on Item 2 [TMP-5290] because her company is currently under contract with KB Homes and on Item 5 [TMP-5394] because her company is under contract with Richmond American Homes

This is Final Action

Note: COMMISSIONER McSWAIN disclosed that the applicant listed on Item 3 [TMP-5334] is Larry S. Davis and Associates and her company did some work for a Davis and Associates in the past. She was not sure if the companies were the same; however, the work was completed and she would be voting on that item.

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

MINUTES – Continued:
GARY LEOBOLD, Planning and Development Department, read the revised header into the record for Item 1 [TMP-5188]. The header reads "EIGHT LOT COMMERCIAL CONDOMINIUM SUBDIVISION" and it should read "ONE LOT COMMERCIAL SUBDIVISION". There was some confusion with the applicant but staff has clarified the application process for the developer. The corrected header reflects the original request for one lot as originally constructed by staff.

(6:40 6:44)
1-1240

CONDITIONS:
Planning and Development

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

2. All development shall conform to the Conditions of Approval for the following applications: Site Development Plan Review (SDR-4827) and Rezoning (ZON-2576), particularly those listed as "Special Conditions" in this report.

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

Public Works

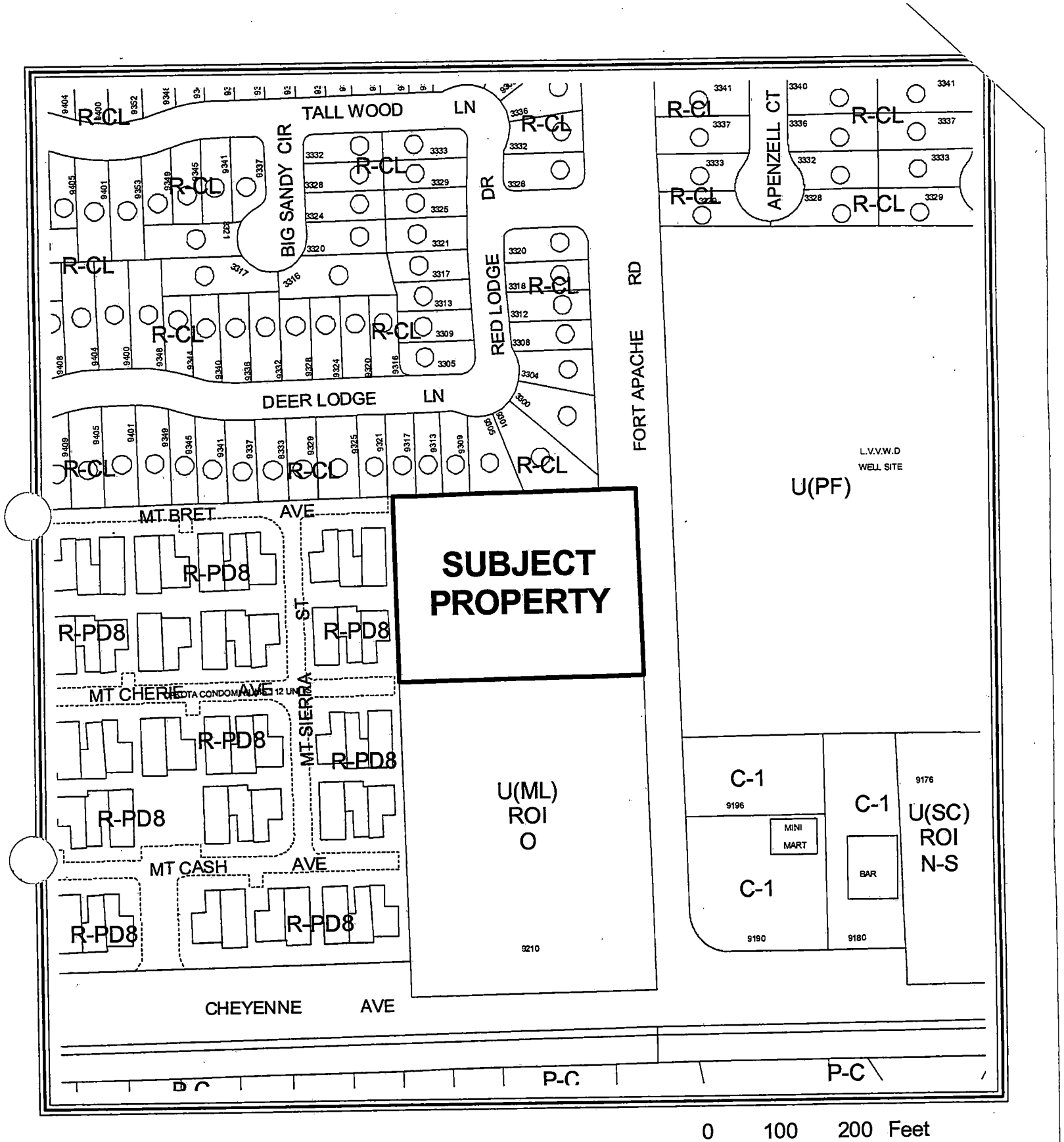
4. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting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

5. Site development to comply with all applicable conditions of approval for ZON-2576, SDR-4827 and all other applicable site-related actions.

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

CONDITIONS – Continued:

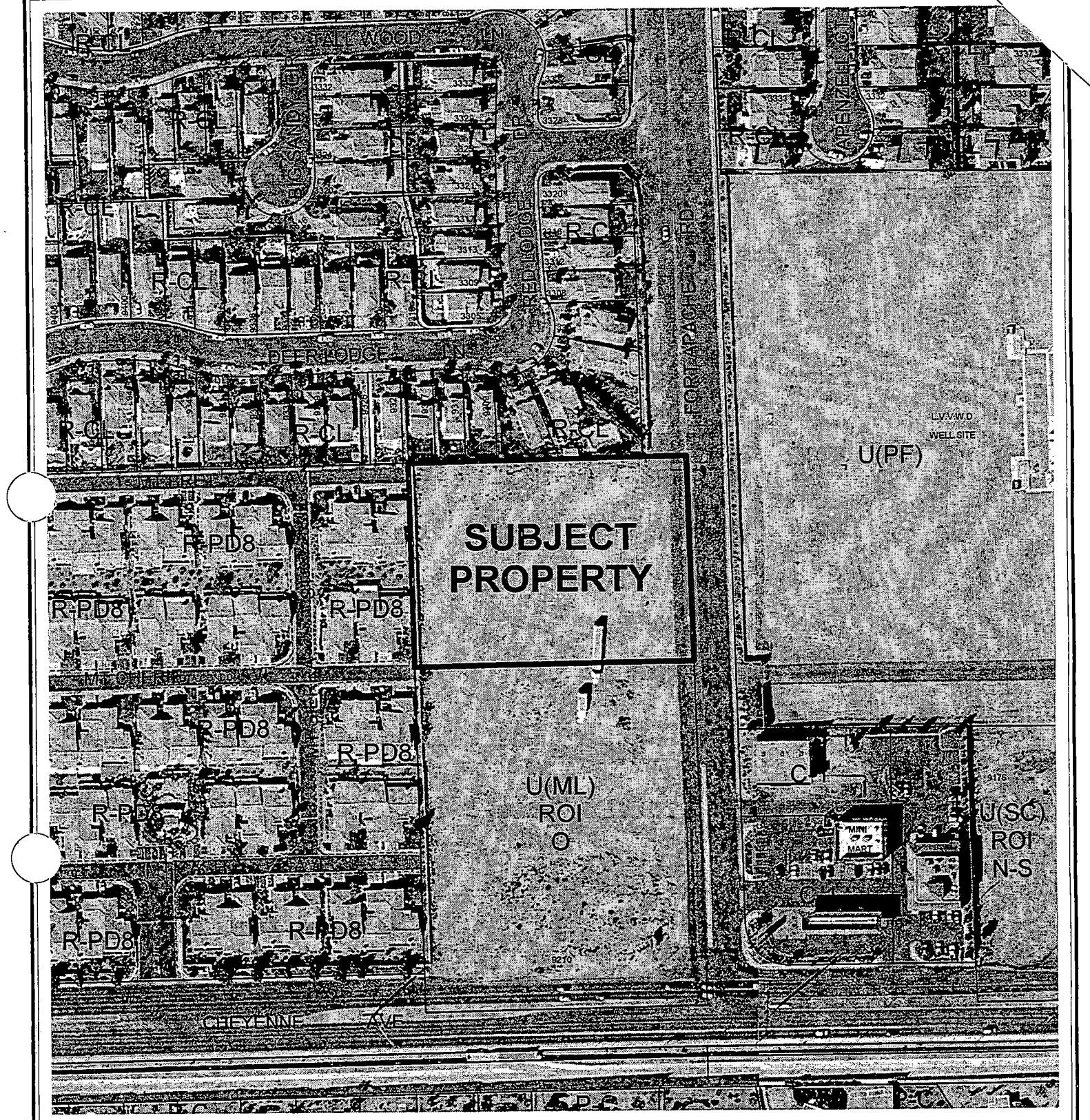
approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: TMP-5188

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE)

N



0 100 200 Feet

CASE: TMP-5188

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TMP-5188 - TAMARINDO PROFESSIONAL PARC (A COMMERCIAL SUBDIVISION) - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for the following applications: Site Development Plan Review (SDR-4827) and Rezoning (ZON-2576), particularly those listed as "Special Conditions" in this report.

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

Public Works

4. 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.

5. Site development to comply with all applicable conditions of approval for ZON-2576, SDR-4827 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a one-lot commercial subdivision on 2.0 acres located on the west side of Fort Apache Road, approximately 380 feet north of Cheyenne Avenue.

B) Applicant's Justification

No justification letter is required for this application.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0038-02) for the subject property. The Planning Commission recommended approval. The effective date was February 14, 2003.

08/20/03 The City Council approved a General Plan Amendment (GPA-2575) to change the General Plan from ML (Medium-Low Density Residential) to O (Office) and a Rezoning (ZON-2576) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office) for this site. The Planning Commission and staff recommended denial.

08/26/04 The Planning Commission approved a Site Development Plan Review (SDR-4827) for an office development. The staff of Planning and Development recommended approval of this application on this date.

10/06/04 The City Council approved the Site Development Plan Review (SDR-4827) for the subject development on this meeting date.

10/26/04 The Planning Commission abeyed this Tentative Map to allow the applicant time to determine whether the Tentative Map should be submitted and considered for eight commercial condominium units.

DDS

B) Pre-Application Meeting

08/25/04 The staff met with the prospective applicant to review a proposed tentative map for the subject site. Noted deficiencies included: signed and stamped copies of the map; illustration of the existing and proposed sanitary sewer systems; illustration of the existing and proposed water mains; and cross-sections of perimeter block walls.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.0

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	Undeveloped
East:	Las Vegas Valley Water District site
West:	Single Family Dwellings

C) Existing Zoning

Subject Property:	Undeveloped (Office) General Plan Designation under Resolution of Intent to O (Office)
North:	R-CL (Single Family – Compact Lot)
South:	Undeveloped (Office) General Plan Designation under Resolution of Intent to O (Office)
East:	U (Undeveloped) [PF (Public Facility) General Plan Designation]
West:	R-PD8 (Residential Planned Development – 8 Units Per Acre)

D) General Plan Compliance

The O (Office) land use-planning designation for the subject property allows for small lot office conversions as a transition from residential to commercial uses along primary and secondary streets 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 office development supports the Office land use classification.

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
Special Notification		X

There are no special area plans, districts, or study areas that pertain to this request.

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	76,048 SF	Y
Min. Lot Width	100 Feet	263	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	10 Feet	16.66 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	30 %	24.6%	Y
Max. Building Height	2 Stories / 35 Feet	Single Story	Y
Trash Enclosure		Y	Y

The proposal meets the Title 19 development requirements.

B) General Analysis and Discussion

- General information

This proposed single lot 76,048 square-foot commercial subdivision is for an 18,720 square-foot office development. The development is to consist of four clusters of buildings with two buildings in each cluster. The eight buildings are each to be sold to office owners.

The Tentative Map was originally processed as a one-lot commercial subdivision. The Planning Commission abeyed this item from the last meeting, as the applicant indicated he may wish to establish the eight buildings as condominium units. After meeting with staff, the applicant decided to proceed with this request for a one-lot commercial subdivision. Upon approval of a Final Map and construction of the buildings, the applicant may sell off each building as a portion of the original one-lot commercial subdivision by a metes-and-bounds description.

- Cross Section

The Tentative Map shows insufficient information to determine the existing and/or proposed grades for this site. The site is surrounded by existing developments to the west and north of this site and to the south is a proposed commercial development. The walls to the west and north are existing and non-retaining. The proposed wall along the southern border is shown as non-retaining. The approved grading plan on file in the Flood Control Section of the Department of Public Works indicates that a stem wall/retaining wall will be constructed approximately 10-feet away and at a lower elevation from the existing western perimeter wall that will facilitate an onsite swale.

- Special Conditions of Approval (from SDR-4827 and ZON-2576)

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

2. Driveways shall be designed, located and constructed with 25-foot ingress and egress radii in accordance with Standard Drawing #222A.

3. Site development to comply with all applicable conditions of approval for ZON-2576 and all other subsequent site-related actions.

4. The applicant will obtain the permission of the owner of parcel #138-07-816-007 to raise the existing block wall one course of brick. The applicant will submit to the city an engineers report on the wall prior to construction. With City approval the applicant will raise the wall one course of bricks.

5. Dedicate 50 feet of right-of-way adjacent to this site for Fort Apache Road prior to the issuance of any permits.

DDS

6. Construct half-street improvements including appropriate transitional paving (if legally able) on Fort Apache Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer to the south edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5188** APN: 138-07-801-010

Name of Property Owner: FORT APACHE/CHEYENNE HOLDINGS

Name of Applicant: CW GROUP

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 CHILD (AGENT)

Subscribed and sworn before me

This 1ST day of SEPTEMBER, 2004

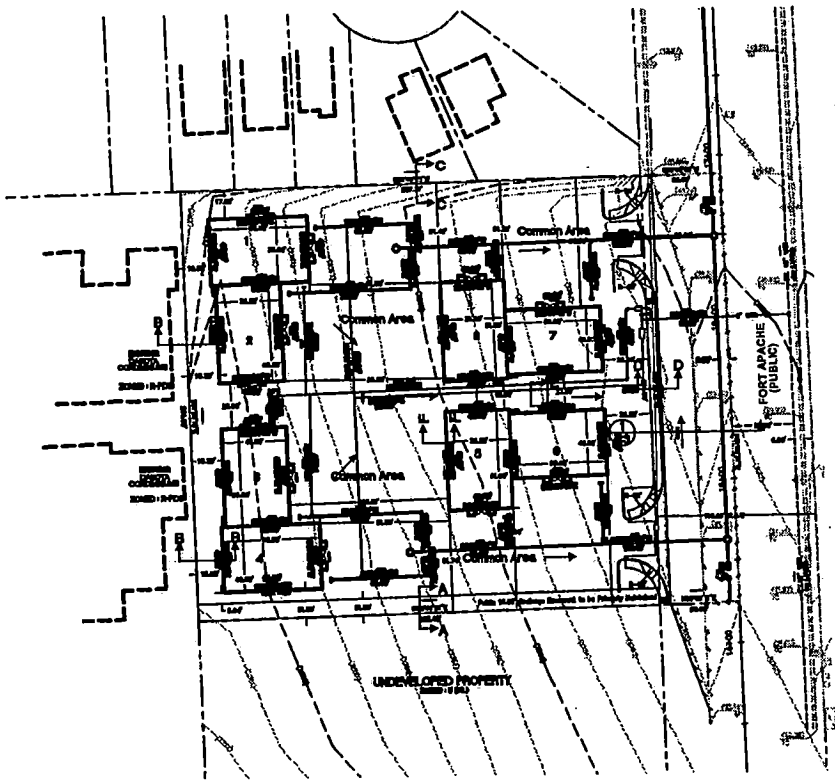
Diana L Brady

Notary Public in and for said County and State

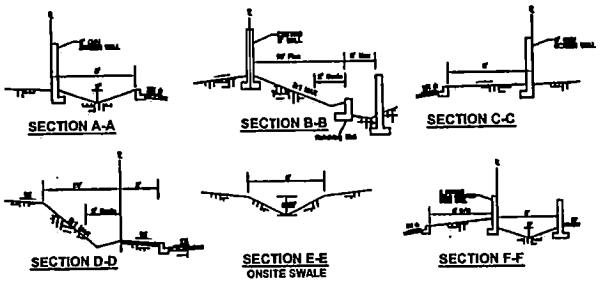
DIANA L. BRADY
Notary Public, State of Nevada
Appointment No. 93146B1
My Appt. Expires Jan. 2, 2005

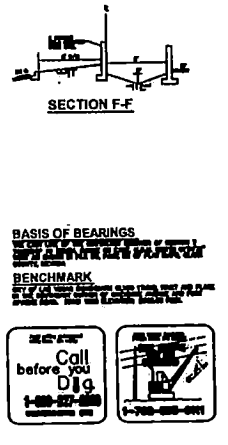
TENTATIVE MAP
TAMARINDO OFFICE COMPLEX
LEGAL DESCRIPTION

A portion of the Southwest Quarter (S/W 1/4), of the Southwest Quarter (S/W 1/4) of Section 7, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada.



** Notes





BASIS OF BEARINGS

BENCHMARK

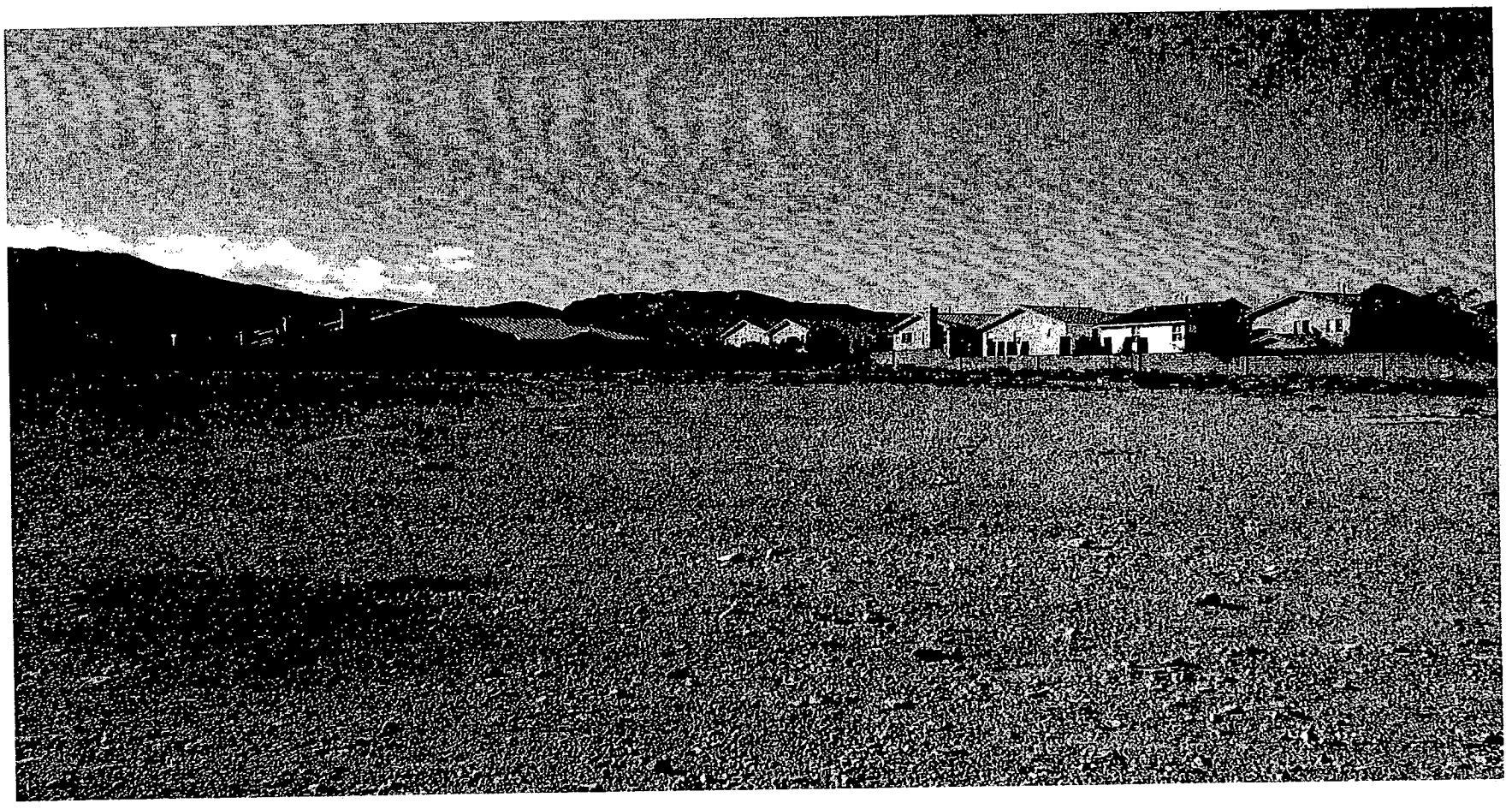
FORT APACHE ROAD A
112 STREET SECTION

Call before you Dig

TAMARINDO PROFESSIONAL PARK
CHEYENNE AND FORT APACHE
Tentative Map

SHEET
T1

TMP-5188
11/18/04 PC



TMP-5188 - TAMARINDO PROFESSIONAL PARC (A COMMERCIAL SUBDIVISION) - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS, LLC
WEST SIDE OF FORT APACHE ROAD, APPROXIMATELY 380 FEET NORTH OF CHEYENNE AVENUE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/05/04

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

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

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
5. Location Map
6. Conditions For This Application
7. Staff Report

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-5188], Item 2 [TMP-5290], Item 3 [TMP-5334], Item 5 [TMP-5394], Item 6 [TMP-5400] and Item 7 [ANX-5329] – UNANIMOUS – with McSWAIN abstaining on Item 2 [TMP-5290] because her company is currently under contract with KB Homes and on Item 5 [TMP-5394] because her company is under contract with Richmond American Homes

This is Final Action

Note: COMMISSIONER McSWAIN disclosed that the applicant listed on Item 3 [TMP-5334] is Larry S. Davis and Associates and her company did some work for a Davis and Associates in the past. She was not sure if the companies were the same; however, the work was completed and she would be voting on that item.

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, read the revised header into the record for Item 1 [TMP-5188]. The header reads "EIGHT LOT COMMERCIAL CONDOMINIUM SUBDIVISION" and it should read "ONE LOT COMMERCIAL SUBDIVISION". There was some confusion with the applicant but staff has clarified the application process for the developer. The corrected header reflects the original request for one lot as originally constructed by staff.

(6:40 6:44)
1-1240

CONDITIONS:

Planning and Development

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

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

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

Public Works

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

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

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

7. If not already constructed by the Master Developer, construct the full width improvements on Puli Road and construct half street improvements on Shaumber Road and Grand Teton Drive, including appropriate overpaving, adjacent to this site concurrent with

CONDITIONS – Continued:

development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

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

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

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

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

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

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

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

CONDITIONS – Continued:

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

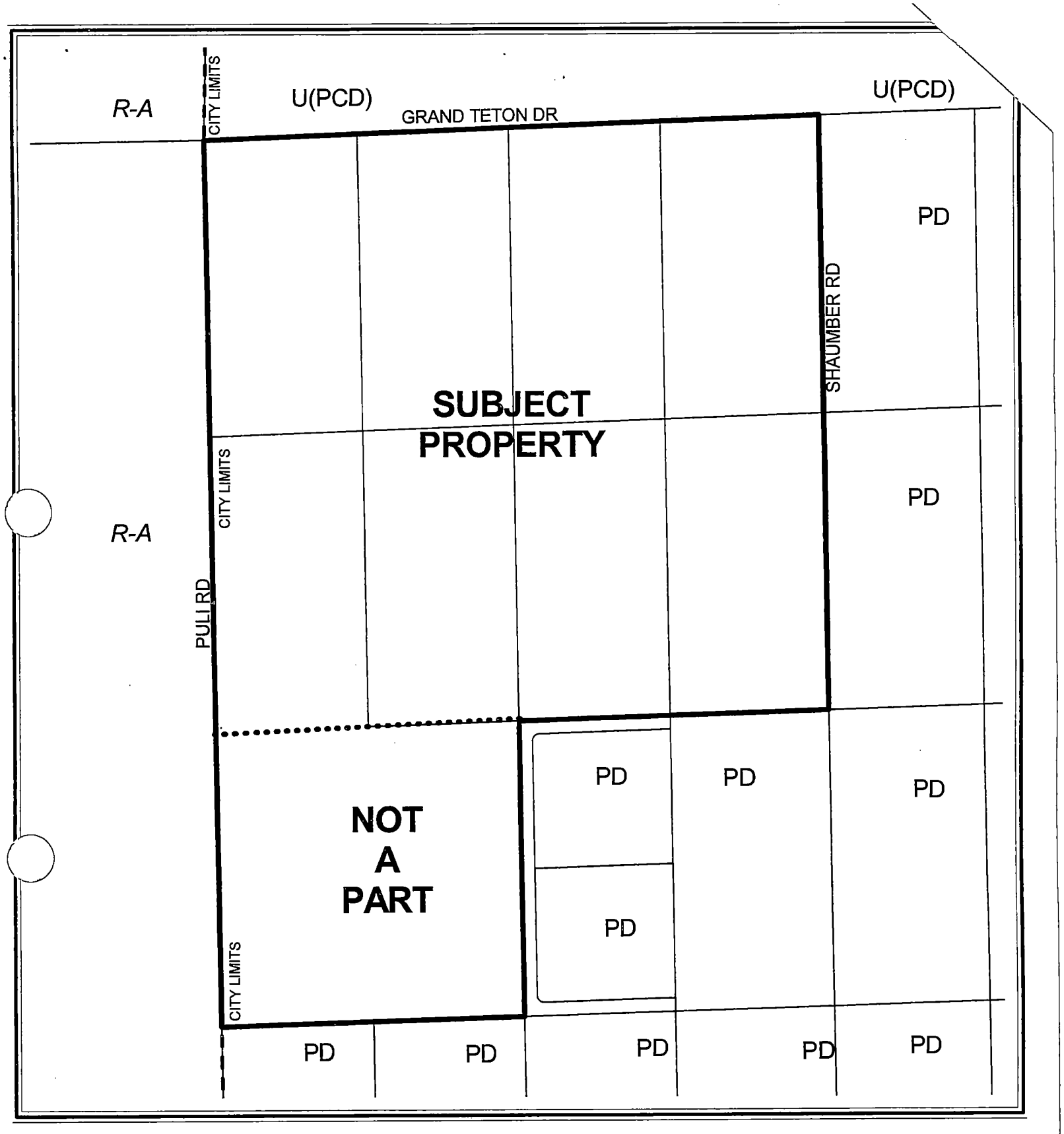
17. Include the vicinity map, as shown on Sheet 1, on the Final Map.

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

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

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

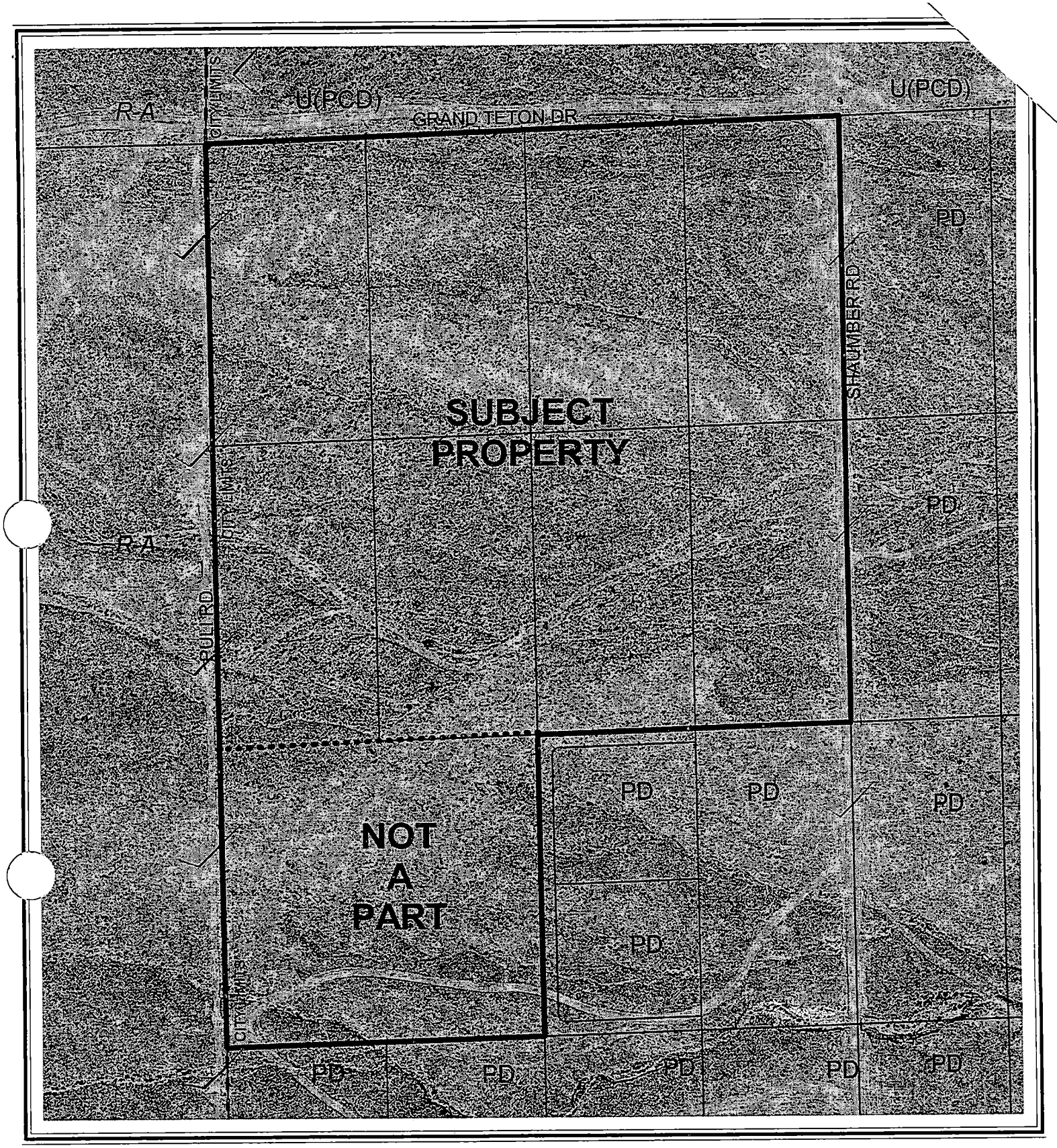
21. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: TMP-5290

ZONING OF SUBJECT PROPERTY:

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



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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TMP-5290 - TENTATIVE MAP - CLIFF'S EDGE POD 201 & 203 - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE, LLC, ET AL

** CONDITIONS **

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

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved the Annexation (A-0035-02) of this property. The effective date of this annexation was February 14, 2003.

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

B) Pre-Application Meeting

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

11/04/04 The Planning Commission

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 41.1

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

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

B) General Analysis Discussion

- General information

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

- Cross Section

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

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

- Trails

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Cliffs Edge LLC

Name of Applicant: KB Homes

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

____ Yes __X__ No

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

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature] MB DB

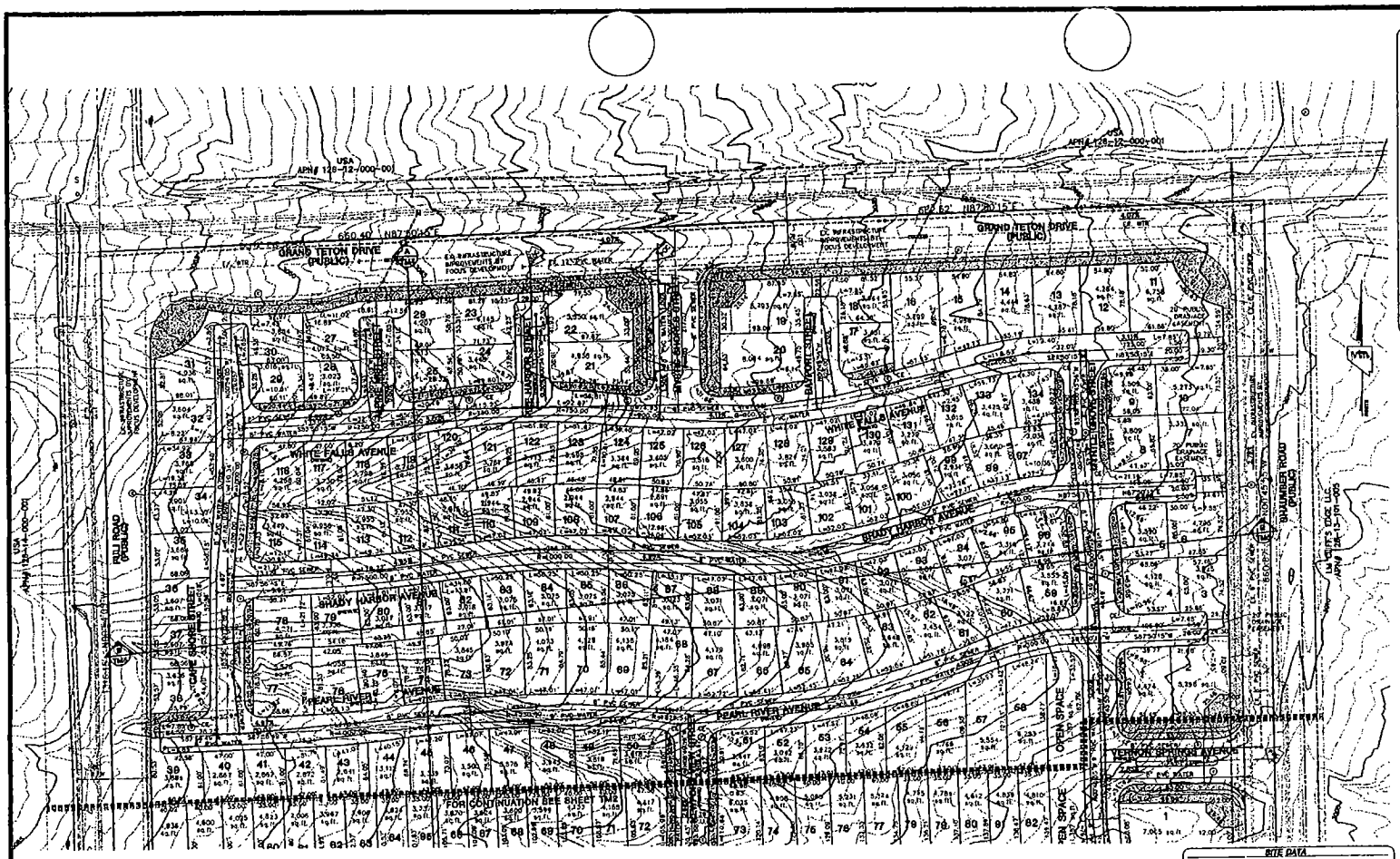
Print Name: LARRY BROSS

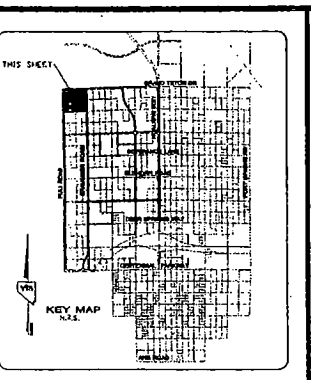
Subscribed and sworn before me

This 4TH day of AUGUST ,20 04

Shauna L. Moore
Notary Public in and for said County and State

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





GRAPHIC SCALE

1" = 60'

NOTE
SEE SHEET TM3 FOR TYPICAL SECTIONS

DEVELOPER
KB HOME
720 PILOT RD. SUITE F
LAS VEGAS, NV. 89119
(702) 614-3500

LEGEND

- STREET CENTERLINE
- BACK OF CURB LINE
- LOT LINE
- PARCEL BOUNDARY
- SETBACK LINE
- EX 8"SS — EXISTING SEWER LINE AND MANHOLE
- EX 8"W — EXISTING WATER LINE
- 8"W — PROPOSED WATER LINE
- 8"SS — PROPOSED SEWER LINE AND MANHOLE
- 20 — LOT NUMBER
- (1) — BLOCK NUMBER
- C.A. "A" — COMMON AREA LOT
- POC — POINT OF CONNECTION TO EXIST. UTILITIES
- R=0.04 — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- 1475 — EXISTING GROUND CONTOUR LINE
- BLOCK WALL
- PROPOSED / EXISTING STREET LIGHT
- PROPOSED / EXISTING FIRE HYDRANT
- MB — PROPOSED MAIL BOXES PER USPS
- C.G. S/W — CURB AND GUTTER SIDEWALK
- P/W — POINT-OF-WAY

SITE DATA

CURRENT ZONING : R-U
PROPOSED ZONING : R-2

POD 201
GROSS AREA : 20.34 ACRES
NUMBER OF LOTS : 124
PROPOSED DENSITY : (CAP=10.0 DU/AC) 6.60 DU/AC
NUMBER OF COMMON ELEMENTS : 13
OPEN SPACE: (124 LOTS x 75 sf) 9300 sf
APN#'S 126-13-101-001, 002, 003, 004

POD 203
GROSS AREA : 20.86 ACRES
NUMBER OF LOTS : 156
PROPOSED DENSITY : (CAP=8.0 DU/AC) 7.5 DU/AC
NUMBER OF COMMON ELEMENTS : 11
OPEN SPACE: (156 LOTS x 75 sf) 11700 sf
APN#'S 126-14-101-008, 010, 011, 017

OPEN SPACE REQUIRED: 7250 sf
OPEN SPACE PROVIDED: 11,387 sf

COMMON ELEMENTS: 24
88,935 sf.

SEWER CONTRIBUTION: (BASED ON 250 LOTS)
AVERAGE DAILY FLOW = 0.2725 MGD
PEAK FLOW (PF=3.5) = 0.23 MGD

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS :
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NEVADA POWER COMPANY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... BLUE STATE DISPOSAL SERVICE
   TELEPHONE ..... SPRINT CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION : (BASED ON 250 LOTS)
   AVERAGE DAILY FLOW = 0.0725 MGD
   PEAK FLOW (PF=3.5) = 0.23 MGD
5. BUILDING SETBACKS TO COMPLY WITH CLIFFS EDGE DESIGN GUIDELINES
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS A PORTION OF A MASTER PLAN KNOWN AS CLIFFS EDGE PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA FIRM NO. 32003C1750 F
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE 28' WIDE UNLESS OTHERWISE SHOWN
11. ALL INTERIOR PROPERTY LINE RADIUS = 10' AT INTERSECTIONS AND 30' EXTERIOR PROPERTY LINE RADIUS.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER CLIFFS EDGE DESIGN GUIDELINES
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY. ALL LOT DIMENSIONS ARE PRELIMINARY AND WILL VARY FROM FINAL MAP.
17. NO EXISTING STRUCTURES ON SITE LOCATION

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°09'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

PROJECT BENCHMARK

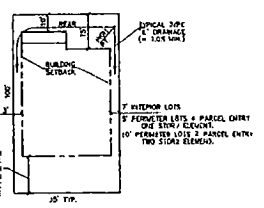
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY VERTICAL CONTROL: 1029.8618
NAVD88 ELEVATION: 781.194 METERS (2564.66 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 25' SOUTH & 30' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

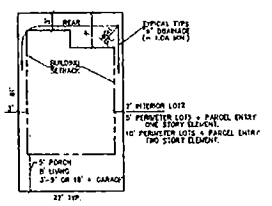
Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

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



TYPICAL LOT DETAIL
POD 203
NOT TO SCALE
15' REAR ON PARCEL PROP. LINE



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

KB HOME
LAS VEGAS, NEVADA

CITY OF LAS VEGAS

3727 SOUTH MARYLAND PARKWAY, LAS VEGAS, NEVADA 89109-5148
PH. (702) 731-2900 FAX (702) 362-2591

TENTATIVE MAP

CLIFFS EDGE
PODS 201 & 203

NO	DATE	BY	REVISION
1			
2			
3			
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6			
7			

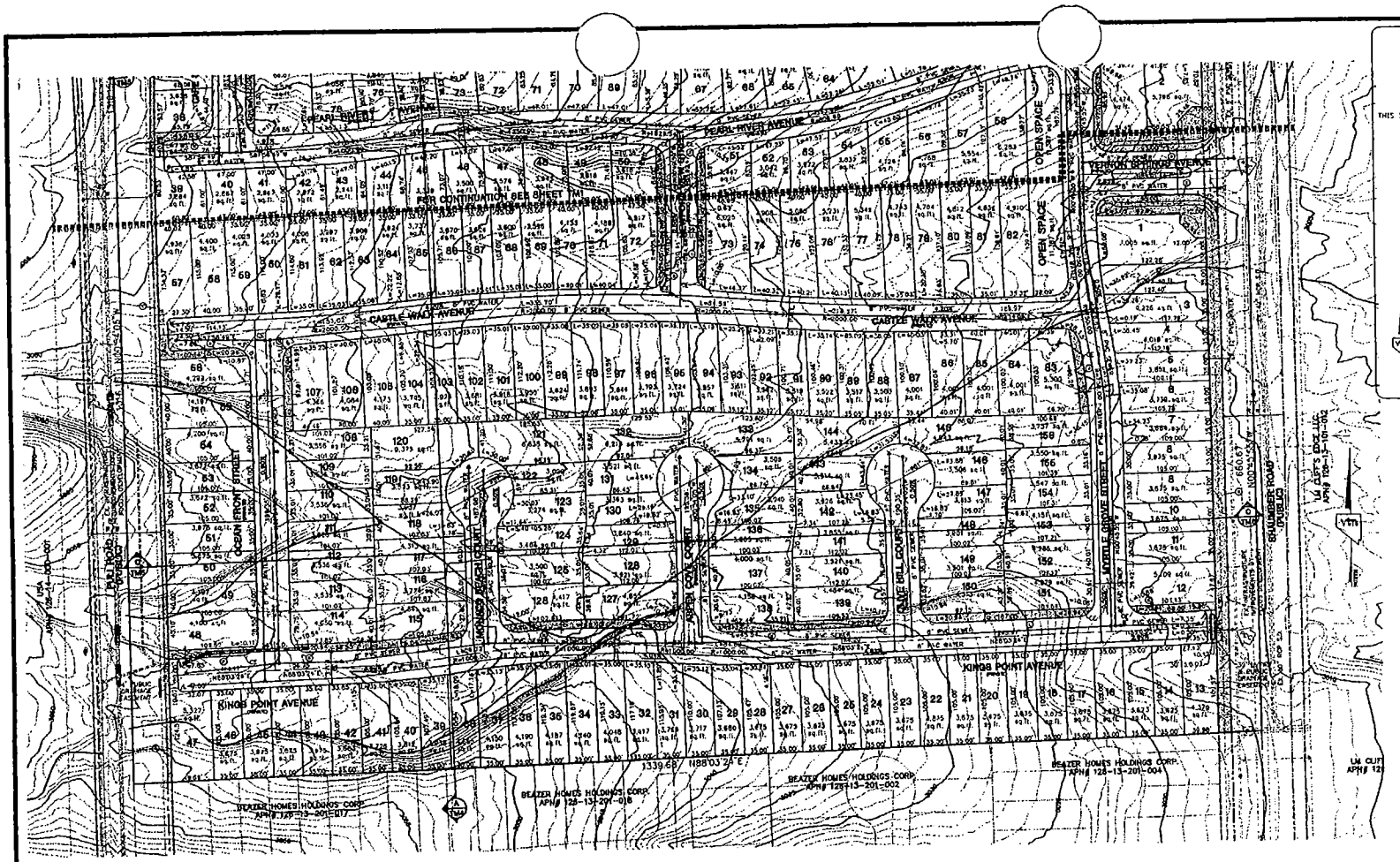
DRAWN BY: MD
DESIGNED BY: MD
CHECKED BY: KPH
PROJECT NO: 5335
SCALE: 1"=60' HORIZ. NA VERT.

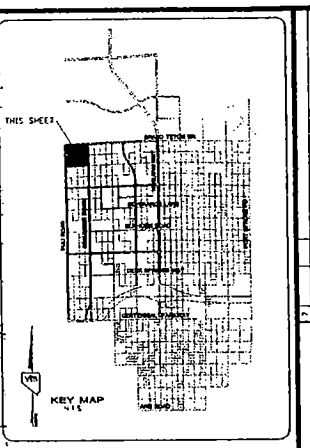
KENNETH P. NICHOLSON 9539 CIVIL
EXPIRES 12-31-05

SHEET TM1
1 OF 6 SHEETS
DRAWING NO.

RECEIVED
SEP 20 2004

TMP-5290
11-18-04 PC





GRAPHIC SCALE

1" = 60'

NOTE
SEE SHEET TM3 FOR TYPICAL SECTIONS

DEVELOPER
KB HOME
250 PILOT RD. SUITE F
LAS VEGAS, NV. 89119
(702) 914-2550

LEGEND

- STREET CENTERLINE
- BACK OF CURB LINE
- LOT LINE
- PARCEL BOUNDARY
- SETBACK LINE
- EX 8"SS — EXISTING SEWER LINE AND MANHOLE
- EX 8"W — EXISTING WATER LINE
- 8"W — PROPOSED WATER LINE
- 8"SS — PROPOSED SEWER LINE AND MANHOLE
- 20 — LOT NUMBER
- (1) — BLOCK NUMBER
- C.A. "A" — COMMON AREA LOT
- POC — POINT OF CONNECTION TO EXIST. UTILITIES
- R=0.04 — RATE OF GRADE AND DIRECTION OF SLOPE (ARROWS TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- 3173' — EXISTING GROUND CONTOUR LINE
- BLOCK WALL
- PROPOSED / EXISTING STREET LIGHT
- PROPOSED / EXISTING FIRE HYDRANT
- PROPOSED MAIL BOXES PER USPS
- C.L. — CLIFF AND GUTTER
- S/W — SIDEWALK
- R/W — RIGHT-OF-WAY

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

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

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°08'16" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 58 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 133 AT PAGE 32.

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1954 (NAVD88)
CLARK COUNTY VERTICAL CONTROL: 1CC05.ANE
MONUMENT ELEVATION: 787.791 METERS (2584.62 FEET)
RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 25' SOUTH & 50' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

NO.	DATE	BY	DESCRIPTION
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7			

H:\KB\53\dwg\53-TM.dwg, 9/17/2004 11:39 PM, mwd

KB HOME
630 PILOT RD. SUITE F
LAS VEGAS, NV. 89119
(702) 914-2500

CITY OF LAS VEGAS

vtn nevada CONSULTING ENGINEERS ■ PLANNERS ■ LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5119
PH. (702) 873-7550 FAX (702) 367-2691

TENTATIVE MAP

CLIFF'S EDGE
PODS 201 & 203

DRAWN BY: MD | DESIGNED BY: MD | CHECKED BY: RPR | SCALE: 1"=60' HORIZ. 1"=60' VERT. | PROJECT NO.: 5353

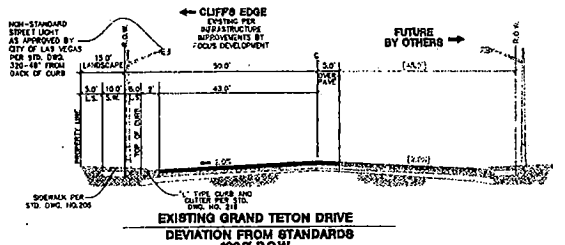
KENNETH F. THOMPSON — CIVIL — 7059 — EXPIRES 12-31-05

SHEET
TM2
2 OF 8 SHEETS

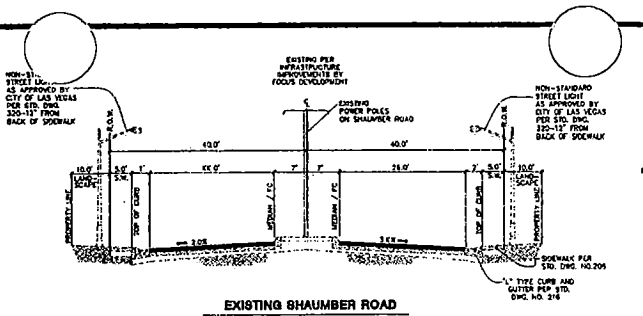
DRAWING NO.

TMP-5290
11-18-04 PC

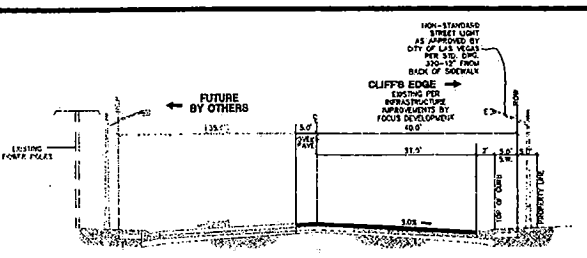
RECEIVED
SEP 20



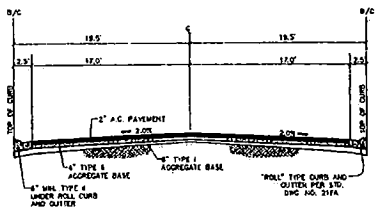
EXISTING GRAND TETON DRIVE
DEVIATION FROM STANDARDS
100.0' R.O.W.
N.T.S.



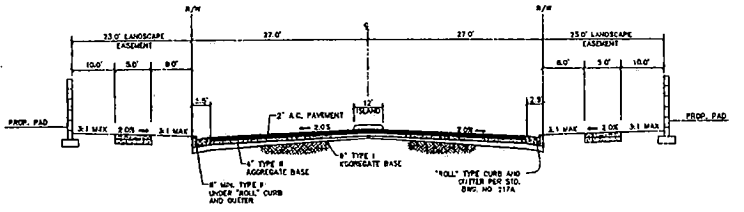
EXISTING SHAUMBER ROAD
80.0' R.O.W.
N.T.S.



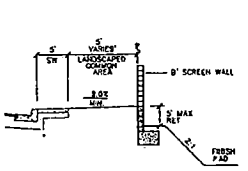
EXISTING PULI ROAD
80.0' R.O.W.
N.T.S.



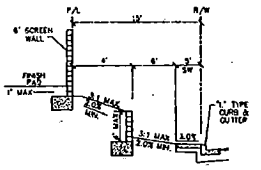
TYPICAL INTERIOR STREET SECTION
39.0' B/C
N.T.S.



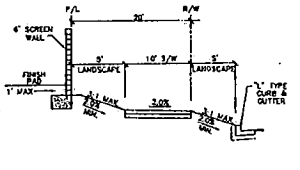
TYPICAL 100' ENTRY
N.T.S.



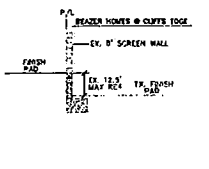
WEST PERIMETER WALL SECTION
PULI ROAD



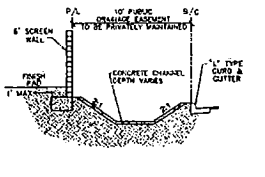
EAST PERIMETER WALL SECTION
SHAUMBER ROAD



NORTH PERIMETER WALL SECTION
GRAND TETON



SOUTH PERIMETER WALL SECTION



STORM DRAIN CHANNEL
KINGS POINT AVENUE

*All PERIMETER WALLS CONFORM TO CLIFF'S EDGE STANDARDS

KB HOME
LAS VEGAS
3121 W. CHARLESTON BLVD. #210
LAS VEGAS, NV. 89102
(702) 614-2500

CITY OF LAS VEGAS

NO	DATE	BY	REVISION
1			
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vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5146
PH. (702) 933-7500 FAX (702) 361-2347
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP DETAILS

CLIFF'S EDGE
PODS 201 & 203

DRAWN BY: MD | JUL '04
DESIGNED BY: MD | JUL '04
CHECKED BY: EFN | JUL '04
PROJECT NO: 4320 | SCALE: 1"=40' HORIZ. NA VERT.

KENNETH F. NICHOLSON
No. 10859
CIVIL
EXPIRES 12-31-05

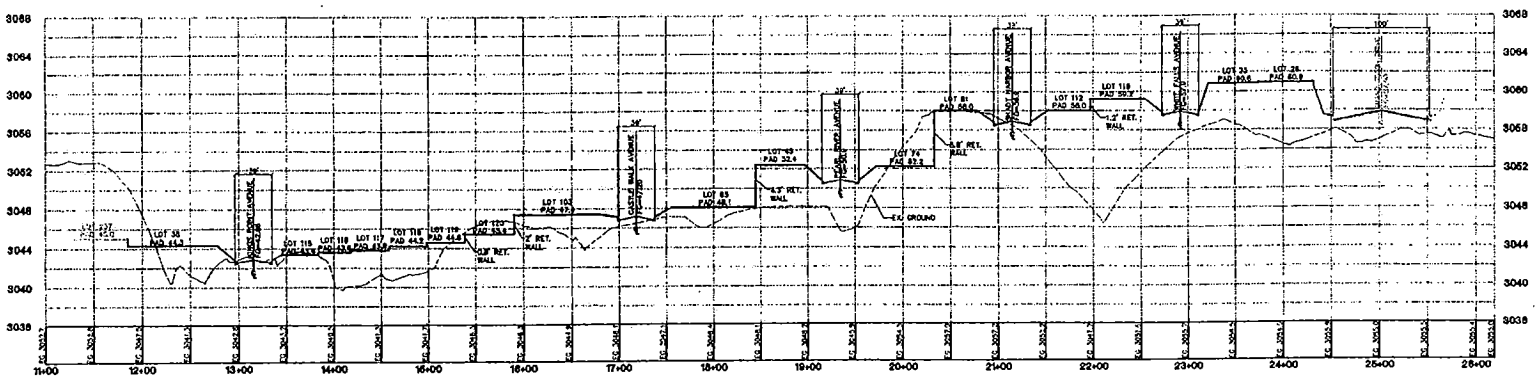
SHEET
TM3
3 OF 6 SHEETS
DRAWING NO.

H:\4320\4320-TM.dwg, 09/17/2004 01:11:42 PM, mario

TMP-5290
11-18-04 PC

RECEIVED
SEP 2 0

CROSS SECTION A



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

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

KB HOME
630 PILOT RD, SUITE F
LAS VEGAS, NV, 89119
(702) 914-6000

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597
nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP
CROSS SECTION A

CLIFFS EDGE
PODS 201 & 203

DRAWN BY: JC
DESIGNED BY: JC
DECKED BY: JC
PROJECT NO: 5333
SCALE: 1"=60' HORZ. 1"=6' VERT.

KENNETH F. THOMPSON
CIVIL
No. 10539
STATE OF NEVADA
EXPIRES 12-31-05

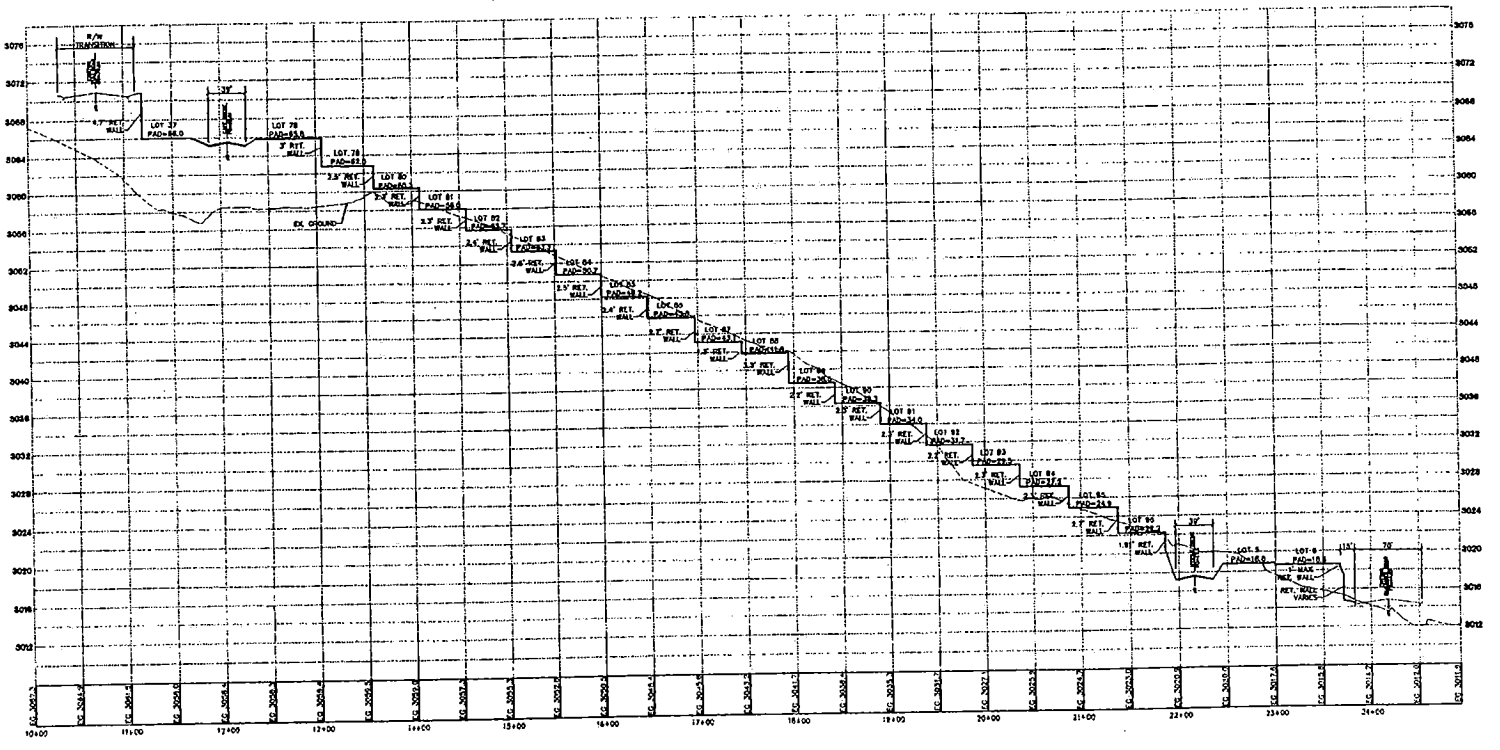
SHEET
TM4
4 OF 6 SHEETS
DRAWING NO.

H:\5333\5333-TM.dwg, CSV17200 05/11/04 PM, Hunter

TMP-5290
11-18-04

RECEIVED
SEP 20 20

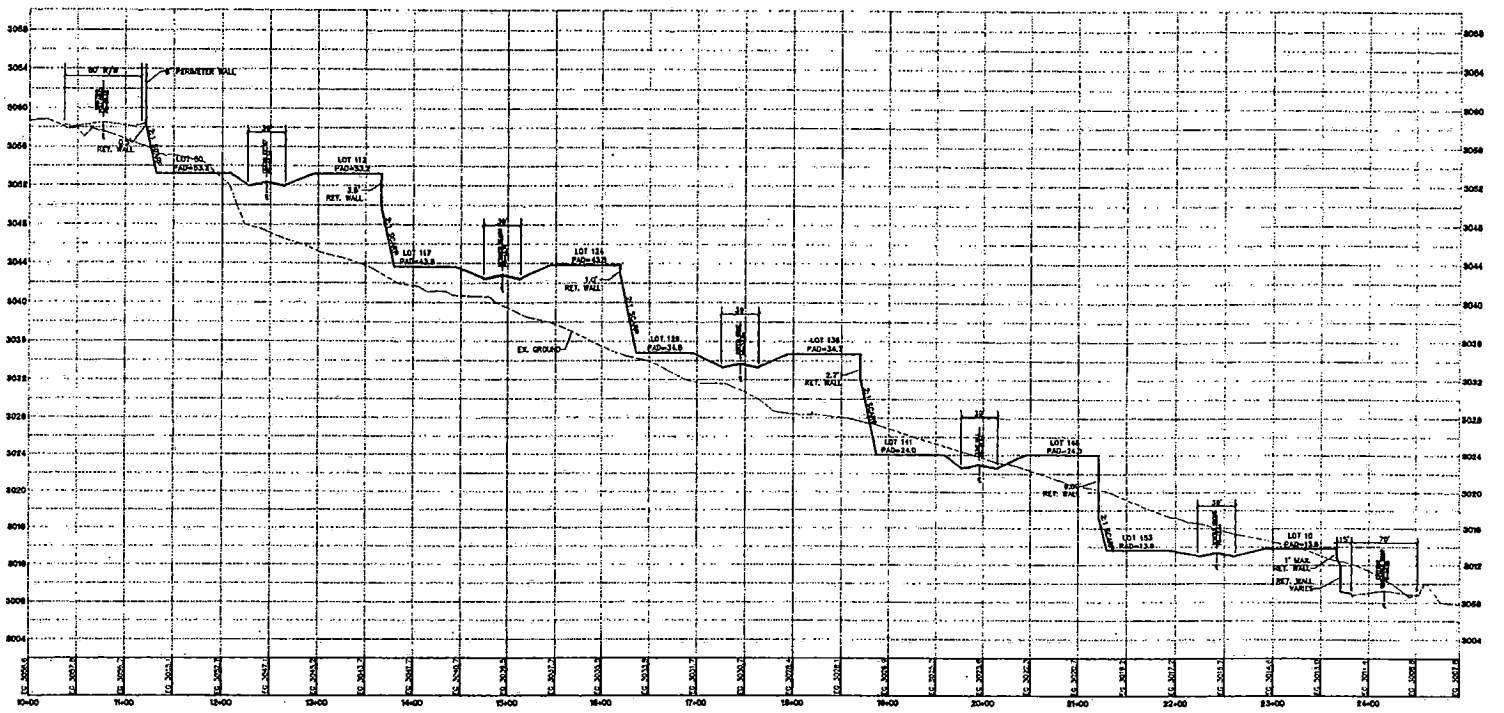
CROSS SECTION B



PROFILE SCALES:
HORZ. = 1"=50'
VERT. = 1"=5'

| | | |

CROSS SECTION C



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

KB HOME
LAS VEGAS, NEVADA

CITY OF LAS VEGAS

nevada CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5140
PH. (702) 873-7500 FAX (702) 362-2737

TENTATIVE MAP
CROSS SECTION C

CLIFF'S EDGE
PODS 201 & 203

DRAWN BY: MRD
DESIGNED BY: MRD
CHECKED BY: KPN
PROJECT NO: 5330
SCALE: 1"=60' HORIZ. 1"=6' VERT.

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

SHEET
TM8
8 of 8 SHEETS

DRAWING NO.

TMP-5290

RECEIVED
SEP 20 200

Providence

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

Providence Master Plan
Design Guideline Certification

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

Design Standards Compliance:

Project Complies X Project Does Not Comply ☐

Details of Noncompliance:

Required Revisions:

-None

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

Design Review Committee Signature — Date 7/30/2004

Landtek, LLC — Date 7/30/2004

Providence

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

Providence Master Plan
Design Guideline Certification

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

Design Standards Compliance:

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

Details of Noncompliance:

Required Revisions:

-**None**

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

Design Review Committee Signature — Date 7/30/2004

Landtek, LLC — Date 7/30/2004



TMP-5290 - CLIFF'S EDGE POD 201 & 203 - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE, LLC, ET AL
SOUTHEAST CORNER OF GRAND TETON DRIVE AND PULI DRIVE
NOVEMBER 18, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
TMP-5334 - TENTATIVE MAP - ELEVENTH STREET LOFT HOMES - APPLICANT: LARRY S. DAVIS & ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LLC - Request for a Tentative Map FOR A 31-LOT MIXED-USE SUBDIVISION on 4.19 acres adjacent to the northeast corner of Eleventh Street and Carson Avenue (APN 139-34-712-111; 139-35-310-002 and 006), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-5188], Item 2 [TMP-5290], Item 3 [TMP-5334], Item 5 [TMP-5394], Item 6 [TMP-5400] and Item 7 [ANX-5329] – UNANIMOUS – with McSWAIN abstaining on Item 2 [TMP-5290] because her company is currently under contract with KB Homes and on Item 5 [TMP-5394] because her company is under contract with Richmond American Homes

This is Final Action

Note: COMMISSIONER McSWAIN disclosed that the applicant listed on Item 3 [TMP-5334] is Larry S. Davis and Associates and her company did some work for a Davis and Associates in the past. She was not sure if the companies were the same; however, the work was completed and she would be voting on that item.

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, read the revised header into the record for Item 1 [TMP-5188]. The header reads "EIGHT LOT COMMERCIAL CONDOMINIUM SUBDIVISION" and it should read "ONE LOT COMMERCIAL SUBDIVISION". There was some confusion with the applicant but staff has clarified the application process for the developer. The corrected header reflects the original request for one lot as originally constructed by staff.

(6:40 6:44)
1-1240

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4373).

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

4. 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.

5. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels

CONDITIONS – Continued:

prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Public Works

6. Petition of Vacations VAC-4104 and VAC-4419 shall record prior to the recordation of a Final Map for this site.

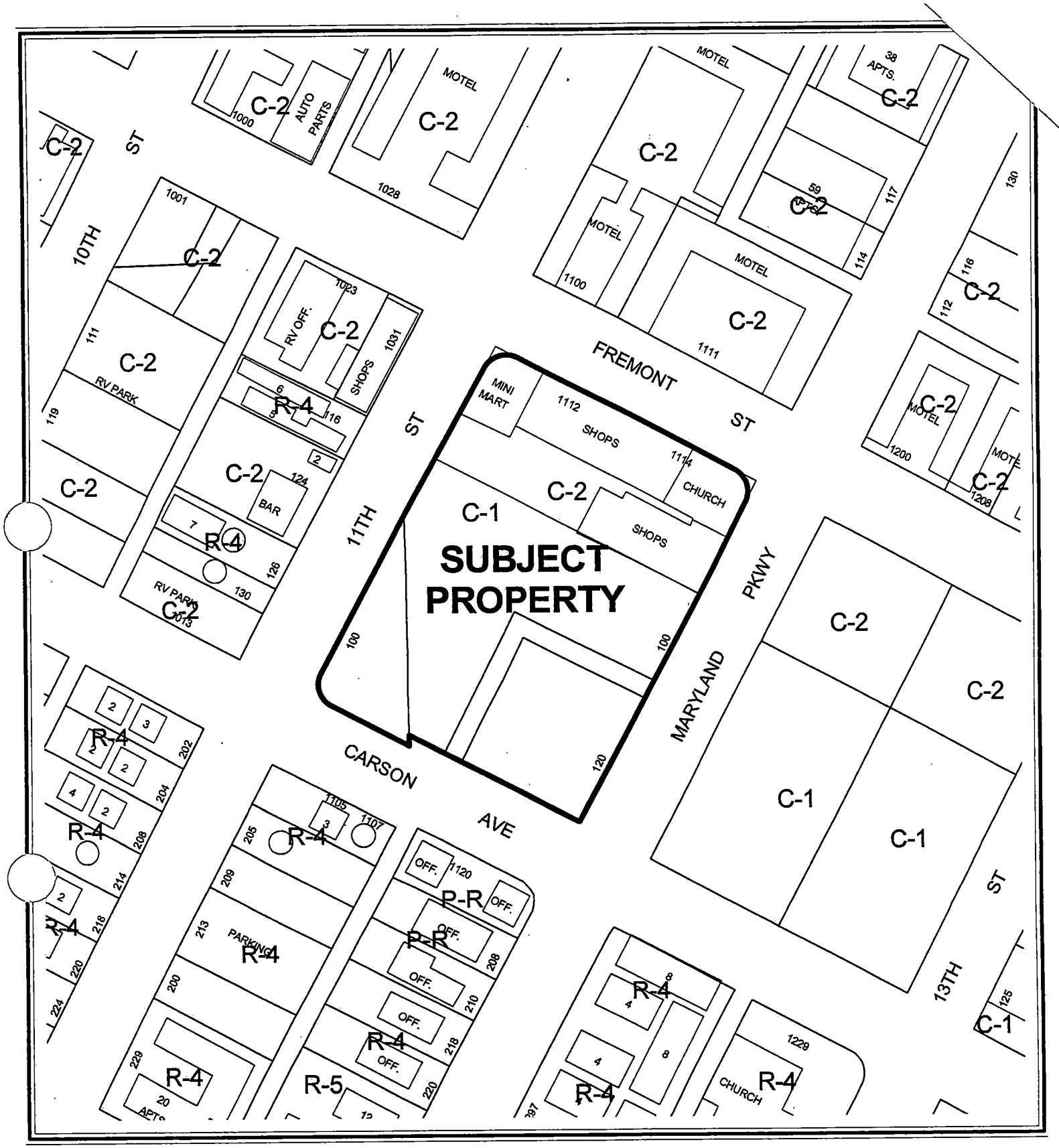
7. The Final Map for this site shall be labeled as a "Merger and Re-subdivision".

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

9. 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.

10. Site development to comply with all applicable conditions of approval for SDR-4373 and all other applicable site-related actions.

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

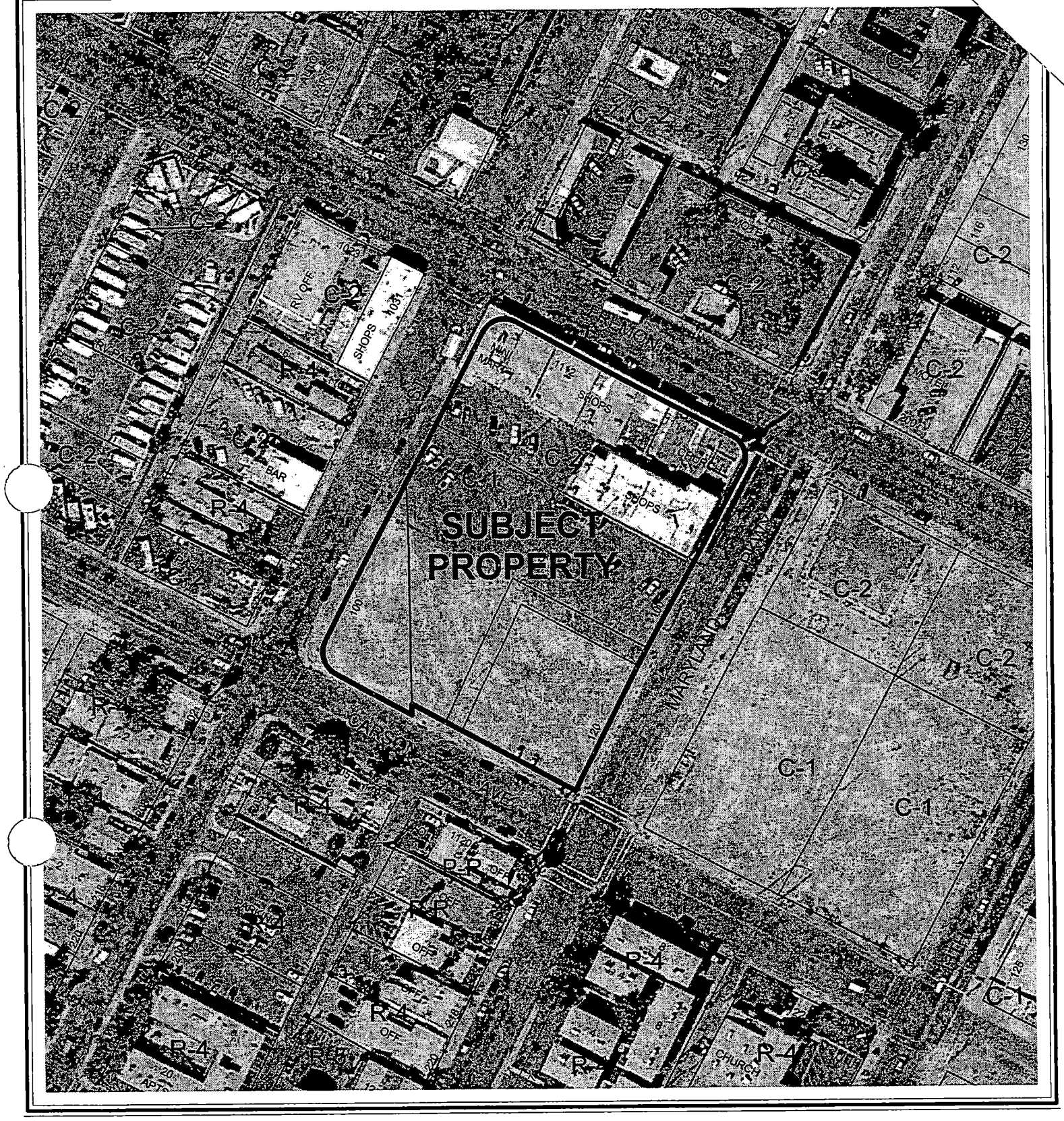


0 100 200 Feet

CASE: TMP-5334

ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N



0 100 200 Feet

CASE: TMP-5334

ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5334 - ELEVENTH STREET LOFT HOMES - APPLICANT: LARRY S. DAVIS & ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LLC

** CONDITIONS **

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

Planning and Development

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

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

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Public Works

6. Petition of Vacations VAC-4104 and VAC-4419 shall record prior to the recordation of a Final Map for this site.

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

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

9. 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.

10. Site development to comply with all applicable conditions of approval for SDR-4373 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 31-lot Mixed-Use subdivision on 4.19 acres adjacent to the northeast corner of Eleventh Street and Carson Avenue.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

01/19/94 The City Council approved a Special Use Permit (U-0263-93) to allow the off-premise sale of beer and wine in conjunction with a grocery store/deli at 1102 Fremont Street. The Board of Zoning Adjustment and staff recommended approval.

03/01/00 The City Council approved a Special Use Permit (U-0161-99) for a proposed Thrift Shop at 100 South Maryland Parkway, Suite 110. The Planning Commission and staff recommended approval.

06/06/01 The City Council approved a Special Use Permit (U-0035-01) for a 60-foot wireless communication monopole on property located at 100 South Maryland Parkway. The Planning Commission recommended approval. Staff recommended denial.

06/19/04 The City Council approved a Petition to Vacate a 20-foot wide public alley on the subject property. The Planning Commission and staff recommended approval.

07/07/04 The City Council approved a Petition to Vacate a portion of 11th Street between Carson Avenue and Fremont Street (VAC-4419); a Variance (VAR-4377) to allow more than 50 percent of the total floor area of the Live/Work units to be designated for residential purposes; a Special Use Permit (SUP-4376) to allow a Live/Work town home development outside of the Arts District; and a Site Development Plan Review (SDR-4373) for a proposed 30-unit Live/Work town home development on the southern portion of the subject site. The Planning Commission and staff recommended approval of all items.

SS

B) Pre-Application Meeting

07/29/04 Submittal requirements for the Tentative Map were discussed. The map for the site should be subtitled "A Merger and Resubdivision." All proposed and existing walls should be shown on the map with an accompanying wall/fence elevation.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	4.19
Net Acres:	2.74

B) Existing Land Use

Subject Property:	Undeveloped
North:	Parking
	Retail
South:	Offices
	Tri-Plex
	Single-Family Dwelling
East:	Undeveloped
West:	Tavern
	RV Park
	Single-Family Dwellings

C) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
	C-2 (General Commercial)
South:	P-R (Professional Office and Parking)
	R-4 (High Density Residential)
East:	C-1 (Limited Commercial)
West:	C-2 (General Commercial)
	R-4 (High Density Residential)
	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)

D) General Plan Compliance

The subject site is designated C (Commercial) on the Downtown Redevelopment Area Land Use Map. Office, Service Commercial, and General Commercial uses are permitted within this designation. The existing C-1 (Limited Commercial) zoning district conforms to the C (Commercial) designation.

SS

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

The subject site is located within the East Fremont section of the Downtown Overlay District and is subject to the Downtown Centennial Plan, which establishes planning, development, land use concepts, and urban design standards guiding the redevelopment of the original core of the Las Vegas Valley. The subject site is also located within the Live/Work Overlay District, which is intended to allow owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. Allowing Live/Work units will contribute to the vitality of commercial and industrial areas, assist in reducing vehicular traffic, and allow for a greater spectrum of housing types within the City.

The Downtown Redevelopment Area designates the subject area C (Commercial), which permits uses normally allowed in the O (Office), C-1 (Limited Commercial), and C-2 (General Commercial) zoning districts.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The following development standards were proposed on the original site plan (SDR-4373):

Standards	Approved	Provided	Compliance
Min. Lot Size	1,160 SF	1,160 SF	Y
Min. Lot Width	23 Feet	23 Feet	Y
Min. Setbacks			
• Front	0 Feet	0	Y
• Side	0 Feet	0	Y
• Corner	6.5 Feet	6.5 Feet	Y
• Rear	7.5 Feet	7.5 Feet	Y
Max. Building Height	39 Feet	N/A	N/A
Number of Lots	30	30	Y
Max. Density (net)	29.12 du/ac	29.12 du/ac	Y
Private/Public Street	Private Drives	Private Drives	Y
Min. Street Width	26 Feet	26 Feet	Y

The Tentative Map is in compliance with the standards adopted with the approved site plan.

B) General Analysis Discussion

- General information

The Tentative Map proposes to merge the existing lots into one large lot, then re-subdivide the resultant lot into 30 Live/Work town home lots in the southern portion of the site and one commercial lot on the northern portion. The intent of a Live/Work development is to allow owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. The Live/Work units are located adjacent to each other in five north-south rows. The plan depicts zero side and front setbacks, 7.5-foot rear yard setbacks, and 6.5-foot corner side yard setbacks. A maximum eight-foot block wall and wire mesh fence separates these lots from the commercial lot.

The town home site receives access via two 26-foot private drives from Carson Avenue, designated a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. The site accommodates 60 parking spaces, with additional on-street parking expected. The existing commercial area is served by driveways from 11th Street and Maryland Parkway.

The Tentative Map represents an accurate survey of the subject property.

- Cross Section

  The submitted cross sections for this site depict maximum natural grade between 0% and 2%. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2% is allowed a maximum four-foot retaining wall. The proposed wall contains a maximum of four feet of mesh fencing mounted on a maximum of four feet of decorative split face retaining wall.

- Trails

  No trails are required adjacent to the subject site.

- Special Conditions of Approval (from SDR-4373)

  2. All development shall be in conformance with the site plan and building elevations, submitted and dated July 7, 2004, and final colors and fencing materials to be approved by Planning and Development staff prior to issuance of building permit.

  3. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit to reflect a decorative six-foot masonry wall between buildings.

  15. Dedicate a 25-foot radius on the northwest corner of Carson Avenue and Maryland Parkway prior to the issuance of any permits.

  16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards. Construct all incomplete half-street improvements (sidewalk) on Carson Avenue, 11th Street and Maryland Parkway adjacent to this site concurrent with development of this site.

  17. A Petition of Vacation, such as VAC-4104 or other Vacation Action to vacate conflicting rights-of-way, must record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.

  18. Submit an Encroachment Agreement for all landscaping and private improvements located in the Carson Avenue, 11th Street, and Maryland Parkway public rights-of-way adjacent to this site prior to occupancy of this site.

SS

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5334 APN: 139-34-712-111 & 139-35-310-006 & -007

Name of Property Owner: MISSION SPRINGS PROPERTIES

Name of Applicant: LARRY S. DAVIS & ASSOCIATES

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: Evan Rane

Print Name: Evan Rane

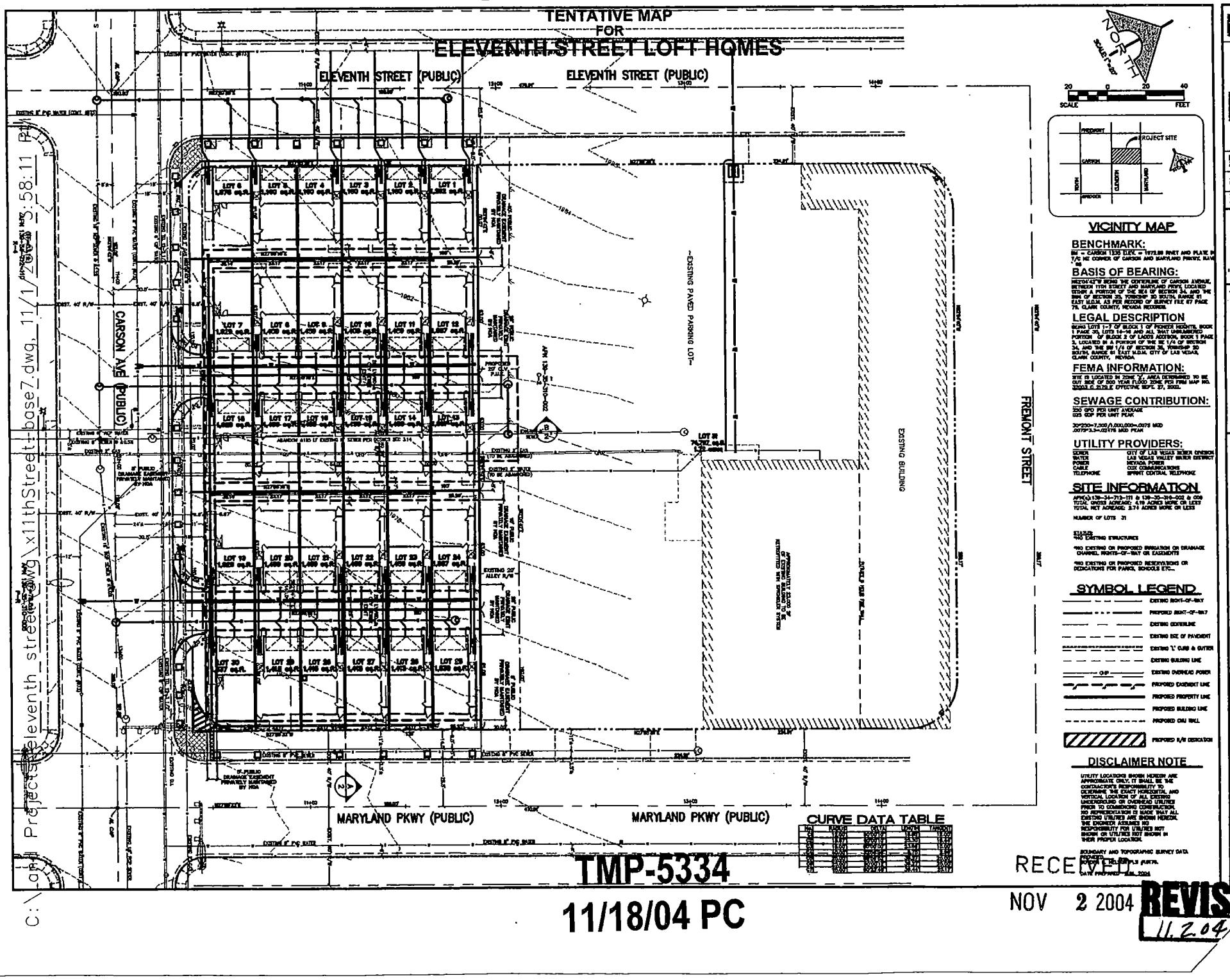
Subscribed and sworn before me

This 27 day of September, 2004

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALIDA J. DELPONTE
No: 02-73806-1
My Appointment Expires March 8, 2006

TENTATIVE MAP
FOR
ELEVENTH STREET LOFT HOMES



VICINITY MAP

BENCHMARK:

BM = CARSON 1535 ELEV. = 1972.89 RIVET AND PLATE IN 7/8 NE CORNER OF CARSON AND MARYLAND PKWY, BM #8

BASIS OF BEARING:

BEARINGS ARE BASED THE CENTERLINE OF CARSON AVENUE, BETWEEN 11TH STREET AND MARYLAND PKWY, LOCATED WITHIN A PORTION OF THE SE¼ OF SECTION 34, AND THE SW¼ OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS PER RECORD OF SURVEY FILE 87 PAGE 76, CLARK COUNTY, NEVADA RECORDS.

LEGAL DESCRIPTION

BEING LOTS 1-7 OF BLOCK 1 OF PIONEER HEIGHTS, BOOK 1 PAGE 76, LOTS 14-18 AND ALL THAT UNNUMBERED PORTION OF BLOCK 3 OF LANDS ADDITION, BOOK 1 PAGE 3, LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 34, AND THE SW 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

FEMA INFORMATION:

SITE IS LOCATED IN ZONE "X", AREA DETERMINED TO BE OUT SIDE OF 500 YEAR FLOOD ZONE PER FIRM MAP NO. 32003 C 2131 E EFFECTIVE SEPT. 27, 2002.

SEWAGE CONTRIBUTION:

330 GPD PER UNIT AVERAGE
825 GDP PER UNIT PEAK

30*230=7,900/1,000,000=.0079 MGD
.0079*3.4=.02276 MGD PEAK

UTILITY PROVIDERS:

SEWER	CITY OF LAS VEGAS SEWER DIVISION
WATER	LAS VEGAS VALLEY WATER DISTRICT
POWER	NEVADA POWER
CABLE	COX COMMUNICATIONS
TELEPHONE	SPRINT CENTRAL TELEPHONE

SITE INFORMATION

APN(s) 139-34-712-171 & 139-35-310-002 & 009
TOTAL GROSS ACREAGE: 4.19 ACRES MORE OR LESS
TOTAL NET ACREAGE: 3.74 ACRES MORE OR LESS

NUMBER OF LOTS 31

STATUS
NO EXISTING STRUCTURES

NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE CHANNEL RIGHTS-OF-WAY OR EASEMENTS

NO EXISTING OR PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS ETC...

SYMBOL LEGEND

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING 'L' CURB & GUTTER
- EXISTING BUILDING LINE
- O/P — EXISTING OVERHEAD POWER
- PROPOSED EASEMENT LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING LINE
- PROPOSED CMU WALL
- PROPOSED R/W DEDICATION

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY [illegible]
DATE PREPARED: [illegible] 2004

CURVE DATA TABLE

NO	RADIUS	DELTA	LENGTH	TANGENT
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C2	1000.00'	0°00'00"	0.00'	0.00'
C3	1000.00'	0°00'00"	0.00'	0.00'
C4	1000.00'	0°00'00"	0.00'	0.00'
C5	1000.00'	0°00'00"	0.00'	0.00'
C6	1000.00'	0°00'00"	0.00'	0.00'
C7	1000.00'	0°00'00"	0.00'	0.00'
C8	1000.00'	0°00'00"	0.00'	0.00'
C9	1000.00'	0°00'00"	0.00'	0.00'
C10	1000.00'	0°00'00"	0.00'	0.00'
C11	1000.00'	0°00'00"	0.00'	0.00'
C12	1000.00'	0°00'00"	0.00'	0.00'
C13	1000.00'	0°00'00"	0.00'	0.00'
C14	1000.00'	0°00'00"	0.00'	0.00'
C15	1000.00'	0°00'00"	0.00'	0.00'
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C17	1000.00'	0°00'00"	0.00'	0.00'
C18	1000.00'	0°00'00"	0.00'	0.00'
C19	1000.00'	0°00'00"	0.00'	0.00'
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C26	1000.00'	0°00'00"	0.00'	0.00'
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TMP-5334
11/18/04 PC

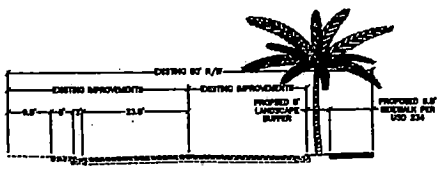
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REVISED
11.2.04

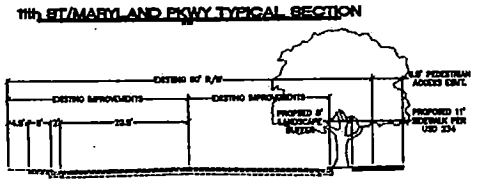
OWNER / DEVELOPER	LARRY S. DAVIS and ASSOCIATES, 4313 MONTROSE, HOUSTON, TEXAS 77006, PH (713) 522-3441, FAX (713) 522-3441
ENGINEER	CHAD VELLINGA, P.E., CIVIL ENGINEER L.L.C., 3445 S. VALLEY VIEW BLVD., LAS VEGAS, NV 89103, (702) 948-2900, FAX (702) 948-2941
PROJECT	ELEVENTH STREET LOFT HOMES AT ELEVENTH STREET AND CARSON AVENUE
SHEET TITLE	TENTATIVE MAP
SCALE	1" = 20'
JOB NO.	—
DRAWN BY	MRA
CHECKED BY	CCV
SHEET NO.	TM-1, 1 OF 2

C:\Land Projects\eleventh_street\dwg\x11thStreet+base7.dwg, 11/1/2004 3:58:11 PM

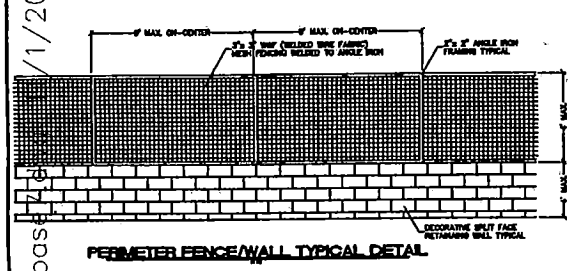
TENTATIVE MAP
FOR
ELEVENTH STREET LOFT HOMES



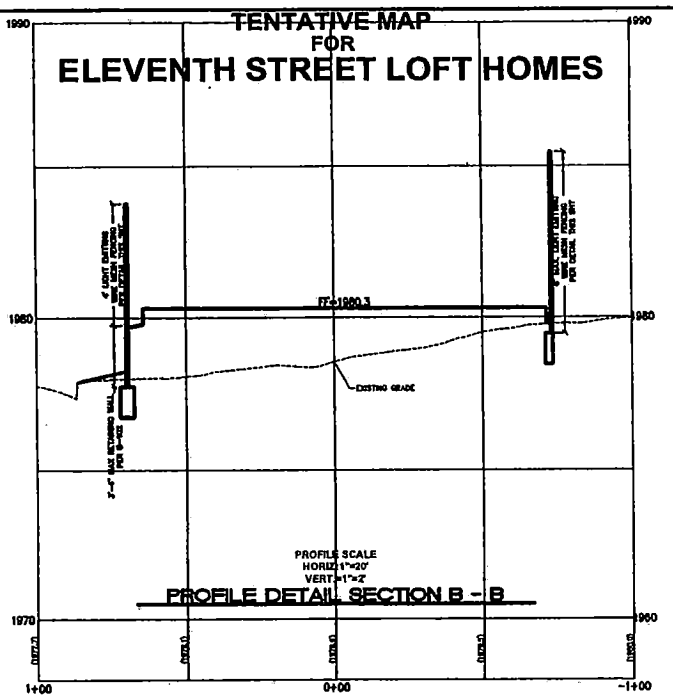
11th ST/MARYLAND PKWY TYPICAL SECTION



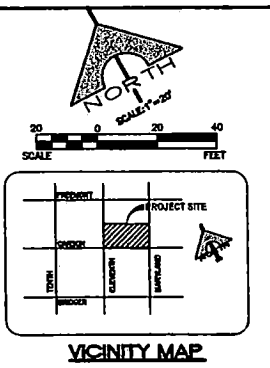
CARSON AVENUE TYPICAL SECTION



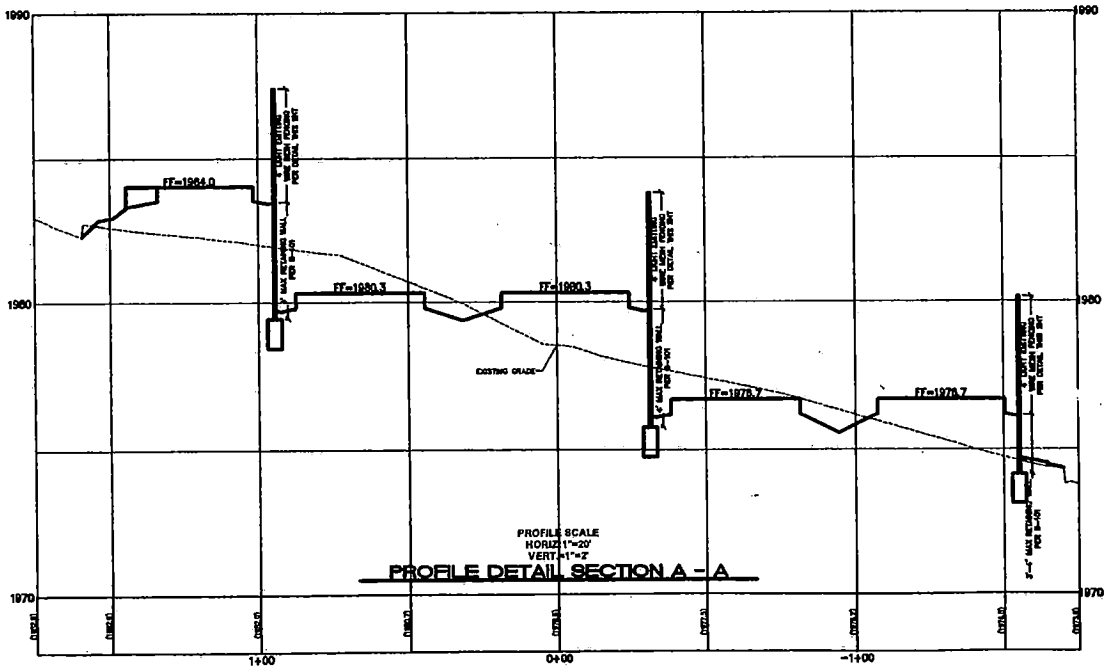
PERIMETER FENCE/WALL TYPICAL DETAIL



PROFILE DETAIL SECTION B - B



VICINITY MAP



PROFILE DETAIL SECTION A - A

TMP-5334
11/18/04 PC

REVISED
11.2.04

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NOV 2 2004

OWNER / DEVELOPER
LARRY B. DAVIS and ASSOCIATES
4513 MONTROSE
HOUSTON, TEXAS 77006
(713) 522-4441
FAX (713) 529-3729

CHAD VELLINGA, P.E.
CIVIL ENGINEER L.L.C.
2445 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89102
(702) 645-2000
FAX (702) 645-2001

APPROVAL | DESCRIPTION | DATE | BY | REV'D

PROJECT: ELEVENTH STREET LOFT HOMES AT ELEVENTH STREET AND CARSON AVENUE
SHEET TITLE: TENTATIVE MAP

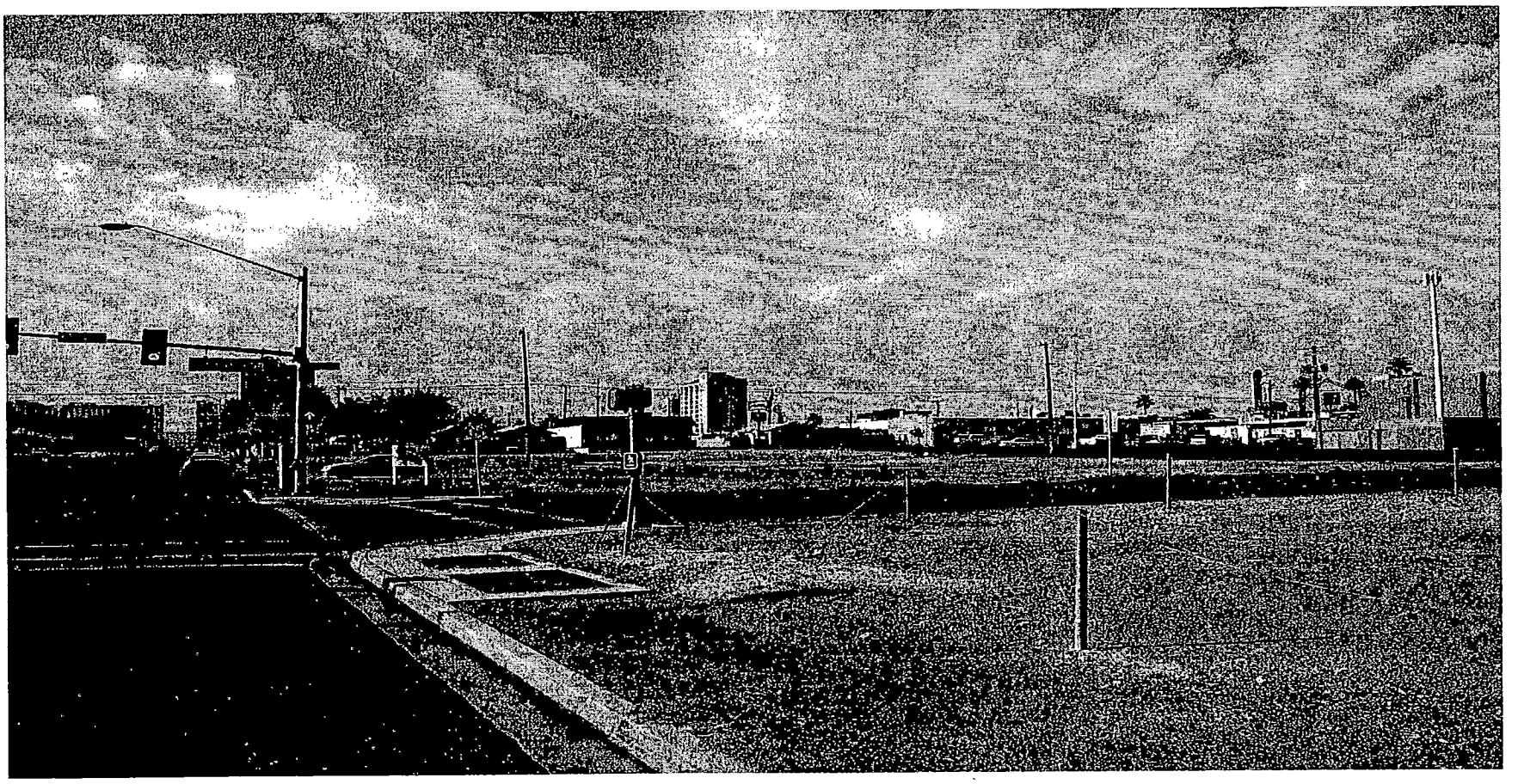
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2 OF 2

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TMP-5334 - ELEVENTH STREET LOFT HOMES - APPLICANT: LARRY S. DAVIS & ASSOCIATES -
OWNER: MISSION SPRINGS PROPERTIES, LLC
120 SOUTH MARYLAND PARKWAY
NOVEMBER 18, 2004 PLANNING COMMISSION

10/22/04



TMP-5334 - ELEVENTH STREET LOFT HOMES - APPLICANT: LARRY S. DAVIS & ASSOCIATES -
OWNER: MISSION SPRINGS PROPERTIES, LLC
120 SOUTH MARYLAND PARKWAY
NOVEMBER 18, 2004 PLANNING COMMISSION

10/22/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
TMP-5356 - TENTATIVE MAP - CHEYENNE/CAMPBELL (A COMMERCIAL SUBDIVISION) - APPLICANT: INVESTORS REALTY GROUP - OWNER: SAN GREGARIO, LLC AND CAMPBELL 2.5, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUDIVISION on 5.36 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road (APN 138-08-401-008 and 009), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
EVANS – Motion to bring forward and HOLD IN ABEYANCE Item 12 [GPA-5266] and to STRIKE Item 17 [GPA-5195] – UNANIMOUS

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-5356] and Item 28 [SDR-5179] to the 12/02/2004 Planning Commission Meeting, Item 27 [SUP-4930] to the 12/16/2004 Planning Commission Meeting and to WITHDRAW WITHOUT PREJUDICE Item 8 [VAC-5265] – UNANIMOUS

Note: COMMISSIONER McSWAIN disclosed that she normally abstains on items involving DR Horton; however, since this vote only pertains to the item being withdrawn, she would be voting on Item 8 [VAC-5265].

Note: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area, it is not located within the notification area and it would not be affected so he would vote on Item 28 [SDR-5179].

City of Las Vegas **Agenda Item No.: 4**

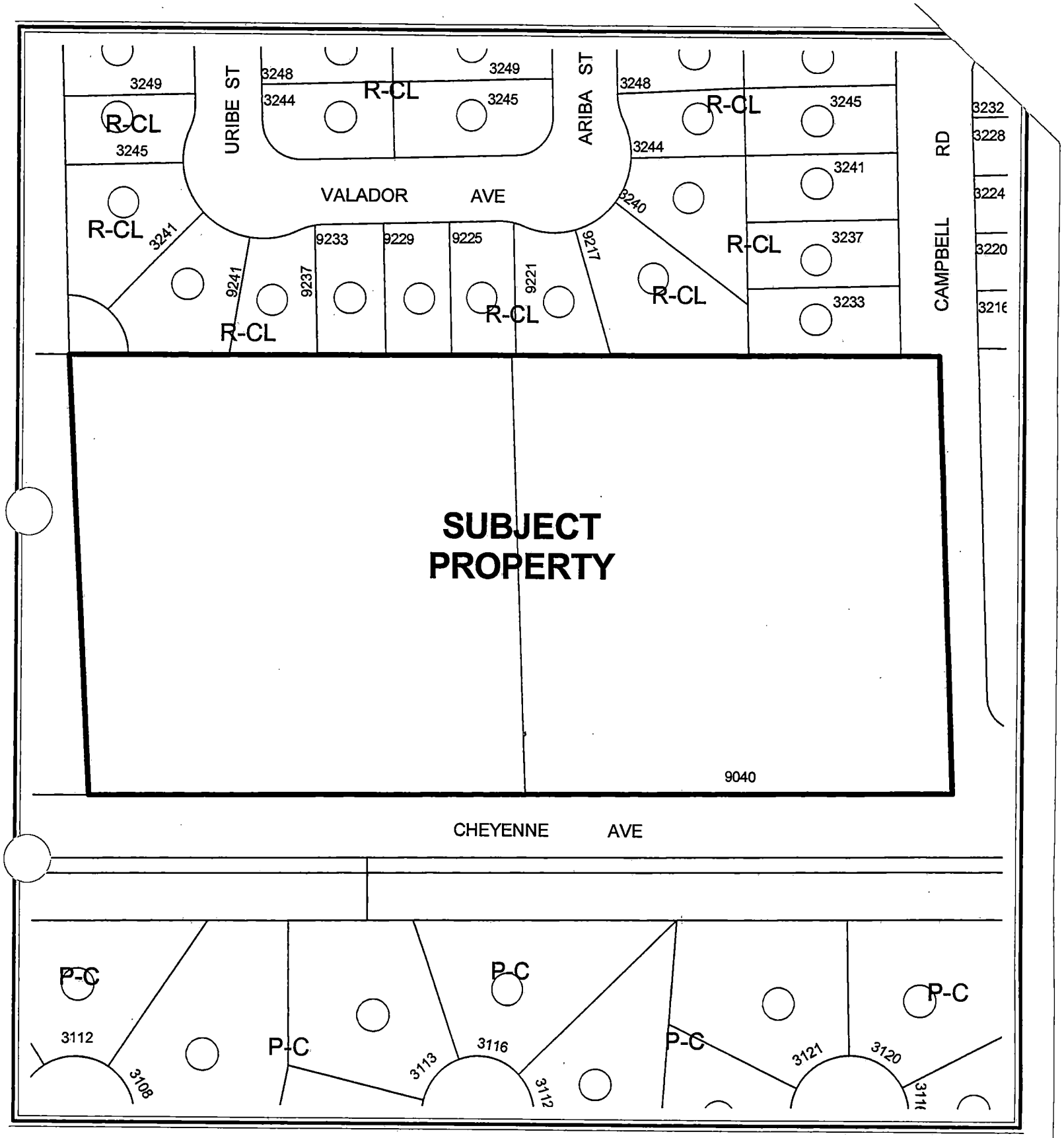
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 4 – TMP-5356

MINUTES:

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

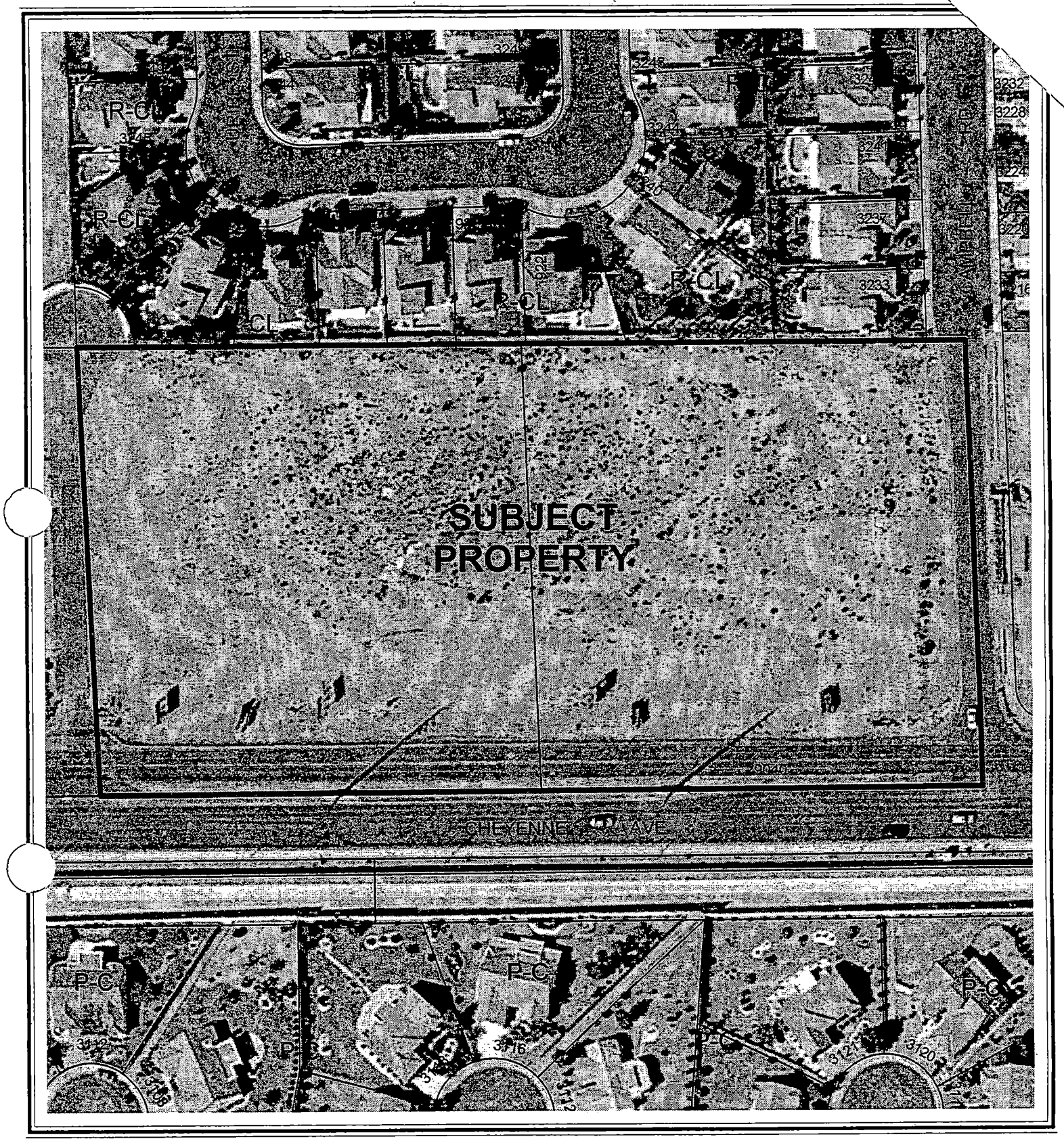
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1-83



CASE: TMP-5356

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE)



0 80 160 Feet

CASE: TMP-5356

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5356 - CHEYENNE/CAMPBELL (A COMMERCIAL SUBDIVISION) - APPLICANT: INVESTORS REALTY GROUP - OWNER: SAN GREGARIO, LLC AND CAMPBELL 2.5, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning (Z-0063-02 and ZON-4699).

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

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

5. 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.

6. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Public Works

7. Dedicate 50 feet of right-of-way adjacent to this site for Cheyenne Avenue.

8. Construct all incomplete half-street improvements on Cheyenne Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundary of this site prior to construction of hard surfacing (asphalt or concrete).

9. Extend public sewer to the west 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 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.

10. Grant a minimum 20 foot-wide City of Las Vegas sewer easement along the western boundary of this site and provide a paved access path at the time of development to the existing sanitary sewer manhole at the northwest corner of this site that is acceptable to the Collection Systems Planning Section of the Department of Public Works.

11. Landscape and maintain all existing unimproved right-of-way on the Dapple Grey Road alignment adjacent to this site concurrent with development of this site.

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

13. All notes required by Section 18.10.230, subsections (A), (B), and (C) of the Las Vegas Municipal Code Title 18 Subdivision Ordinance shall appear on the recorded Final Map.

14. 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

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.

15. Site development to comply with all applicable conditions of approval for ZON-4699 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a one-lot commercial subdivision on 5.36 acres adjacent to northwest corner of Cheyenne Avenue and Campbell Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/25/02 The Planning Commission tabled requests to amend a portion of the Centennial Hills Sector Plan (GPA-0008-02) from ML (Medium-Low Density Residential) to O (Office) and to Rezone (Z-0022-02) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 600 feet east of Fort Apache Road. Staff recommended denial of both requests.

08/21/02 The City Council approved a request to amend a portion of the Centennial Hills Sector Plan (GPA-0011-02) from ML (Medium-Low Density Residential) to O (Office) on 10.00 acres adjacent to the northwest and northeast corner of Campbell Road and Cheyenne Avenue. The City Council also approved a Rezoning (Z-0063-02) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road. The previous actions on the site (GPA-0008-02 and Z-0022-02) were expunged. Planning Commission and staff recommended approval.

08/04/04 The City Council approved the request for an Extension of Time (EOT-4691) on an approved Rezoning (Z-0063-02) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office) on 2.68 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet west of Campbell Road.

PL

09/15/04 The City Council approved the request for a Rezoning (ZON-4699) from U (Undeveloped) [O (Office) General Plan Designation] to O (Office) on 2.5 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road. Planning Commission and staff recommended approval.

09/15/04 The City Council approved a Vacation (VAC-4700) application for a Petition to Vacate U.S. Government Patent Easements generally located west of Campbell Road, north of Cheyenne Avenue. Planning Commission and staff recommended approval.

B) Pre-Application Meeting

09/21/04 A pre-application conference was held and resulted in no significant comments concerning the Tentative Map application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.36

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential Dwellings
South:	Right-of-Way & Single-Family Residential Dwellings
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	U (Undeveloped) [O (Office) General Plan Designation] Under Resolution of Intent to O (Office)
North:	R-CL (Single Family Compact-Lot)
South:	P-C (Planned Community)
East:	U (Undeveloped) [O (Office) General Plan Designation] Under Resolution of Intent to P-R (Professional Office and Parking)
West:	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service)

D) General Plan Compliance

The subject parcels are designated O (Office) within the Centennial Hill Sector Land Use Map of the General Plan. The O (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. The subject site is currently under a resolution of intent to O (Office) zoning, therefore in conformance with the General Plan. The proposed Tentative Map conforms with General Plan policies for this site.

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 districts or zones affecting this site.

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	5.36	Yes
Min. Lot Width	100 Feet	288+ Feet	Yes
Number of Lots	1	1	Yes

The Proposed site complies with the minimum zoning district development standards for lot size and width. Per the approval of Rezoning applications Z-0063-02 and ZON-4699 the subject site conforms to the O (Office) zoning district.

PL

B) General Analysis Discussion

- General information

The proposed Tentative Map depicts a one lot commercial subdivision on 5.36 gross acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road.

- Cross Section

The north/south cross-sections have been provided and appear to depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% and 2%, such as this development, is allowed a maximum 4-foot retaining wall. The only wall depicted at this time is the existing retaining wall along the northern perimeter of the site.

The submitted east/west cross sections depict a maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. No retaining walls are shown. It is anticipated that perimeter wall details will be submitted at the time of Site Development Plan Review.

- Trails

There are no trails that impact the proposed Tentative Map.

- Special Conditions of Approval (from ZON-4699)

Planning and Development

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

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

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Cheyenne Avenue, 30 feet for Campbell Road, and a 25-foot radius at the northwest corner of Cheyenne Avenue and Campbell Road prior to the issuance of any permits.

4. Construct all incomplete half-street improvements on Cheyenne Avenue, including appropriate transition paving if legally able, and on Campbell Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundary of this site prior to construction of hard surfacing (asphalt or concrete).

5. Extend public sewer to the west 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 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.

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5356 APN: 138-08-401-009

Name of Property Owner: San Gregario LLC

Name of Applicant: Investors Realty Group

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: MARK A SCHNITZER

Print Name: _____

Subscribed and sworn before me

This 6th day of April, 2004

Joanne Beitz

Notary Public in and for said County and State

JOANNE BEITZ
Notary Public State of Nevada
No. 03-85397-1
My appt. exp. Oct. 22, 2007

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5356 APN: 138-08-401-008

Name of Property Owner: Campbell 2.5, LLC

Name of Applicant: Investors Realty Group

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

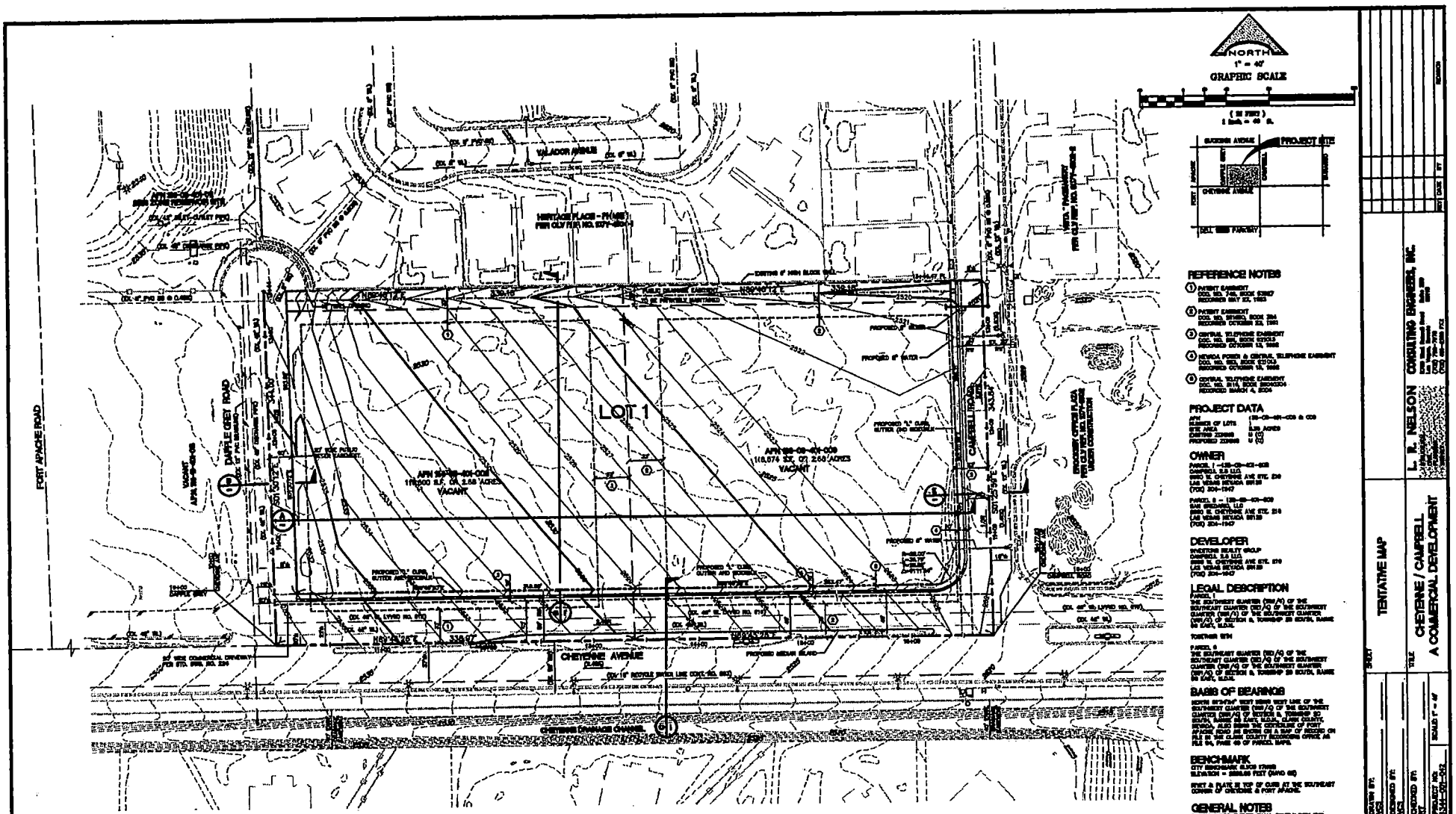
Print Name: MARC A. SCHNIPPER

Subscribed and sworn before me

This 13th day of May, 2004

_____
Notary Public in and for said County and State

GWENDA L. HUEBNER
Notary Public State of Nevada
No. 97-1243-1
My appt. exp. Mar. 22, 2005



TENTATIVE MAP
OF
CHEYENNE CAMPBELL
A COMMERCIAL SUBDIVISION

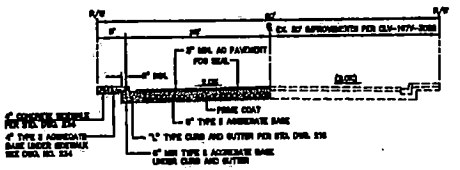
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DESIGNED BY:
CHECKED BY:
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TITLE: CHEYENNE / CAMPBELL
A COMMERCIAL DEVELOPMENT
SHEET: TENTATIVE MAP
PROJECT NO. 1344-001-042
SHEET TM 1 OF 2 SHEETS
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REVISED 11.4.04

TMP-5356 NOV 04 2004

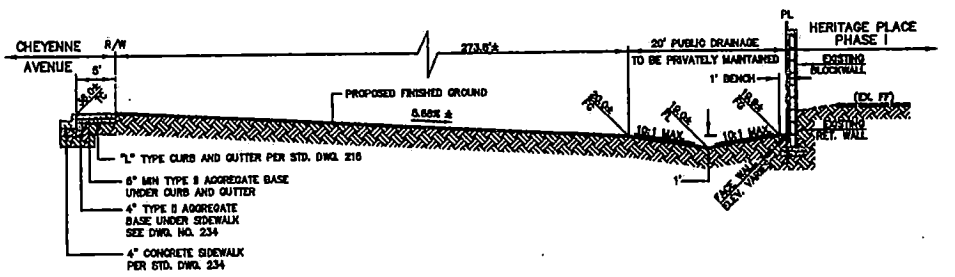
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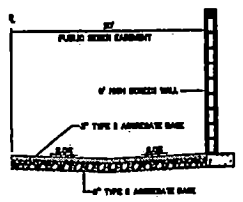


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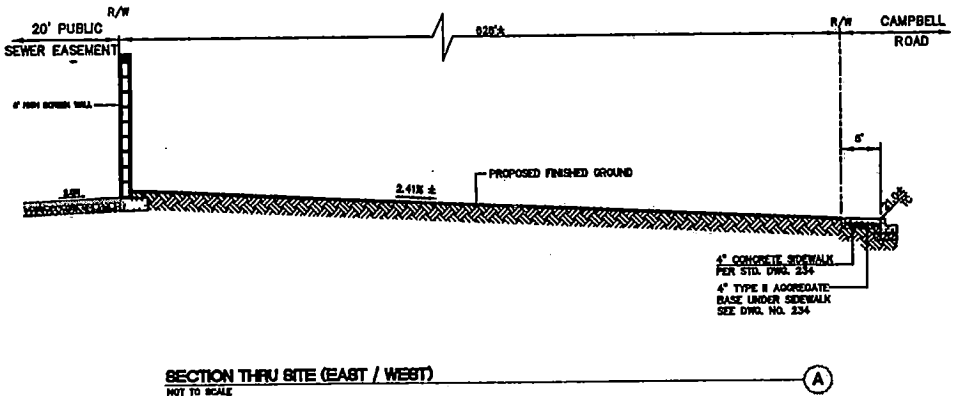
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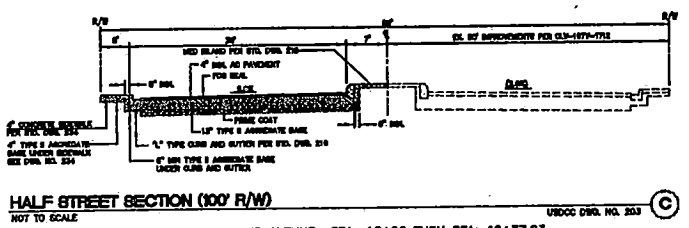


SECTION THRU SITE (NORTH / SOUTH) — B
NOT TO SCALE



PUBLIC SEWER EASEMENT — D
NOT TO SCALE





HALF STREET SECTION (100' R/W) — C
NOT TO SCALE — USDCG DWG. NO. 203

CHEYENNE AVENUE STA: 10+00 THRU STA: 16+77.83

SECTION THRU SITE (EAST / WEST) — A
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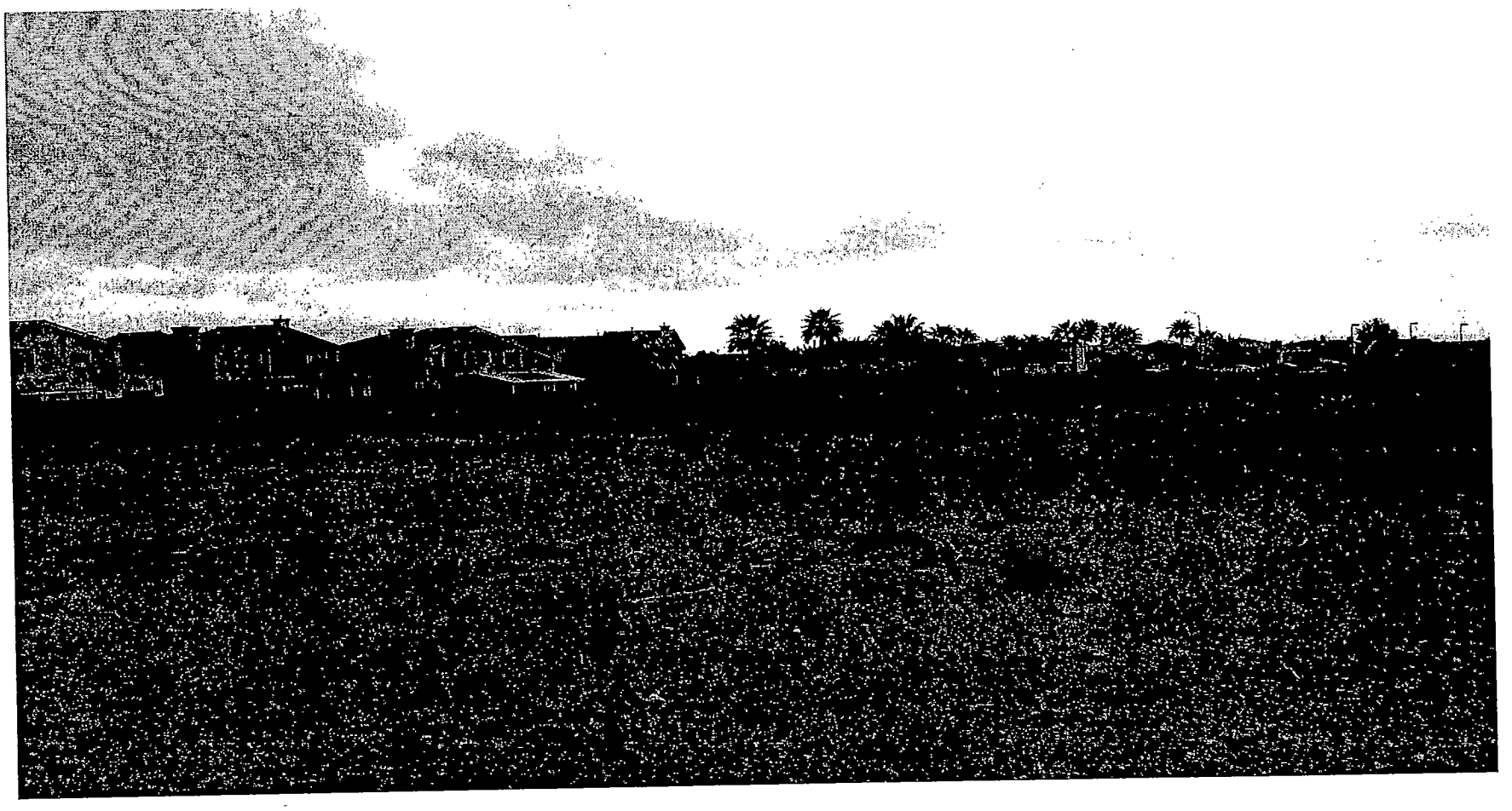
L. R. NELSON CONSULTING ENGINEER, INC.

TITLE: CHEYENNE / CAMPBELL
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DRAWN BY: KG
DESIGNED BY: KG
CHECKED BY: KG
PROJECT NO. 1344-001-252
BOARD DWG
SHEET TM-DTL 2 OF 2 SHEETS
DRAWING NO.

REVISED 11.4.04

TMP-5356
11/18/04 PC

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TMP-5356 - CHEYENNE/CAMPBELL (A COMMERCIAL SUBDIVISION) - APPLICANT: INVESTORS REALTY GROUP - OWNER: SAN GREGARIO, LLC AND CAMPBELL 2.5, LLC
NORTHWEST CORNER OF CHEYENNE AVENUE AND CAMPBELL ROAD
NOVEMBER 18, 2004 PLANNING COMMISSION

10/27/04



TMP-5356 - CHEYENNE/CAMPBELL (A COMMERCIAL SUBDIVISION) - APPLICANT: INVESTORS REALTY GROUP - OWNER: SAN GREGARIO, LLC AND CAMPBELL 2.5, LLC
NORTHWEST CORNER OF CHEYENNE AVENUE AND CAMPBELL ROAD
NOVEMBER 18, 2004 PLANNING COMMISSION

10/27/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
TMP-5394 - TENTATIVE MAP - FARM/TULE SPRINGS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC. - Request for a Tentative Map FOR A 51-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road (APN 125-16-301-004, 008 and a portion of 125-16-301-001, and 002), R-E (Residence Estates) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-5188], Item 2 [TMP-5290], Item 3 [TMP-5334], Item 5 [TMP-5394], Item 6 [TMP-5400] and Item 7 [ANX-5329] – UNANIMOUS – with McSWAIN abstaining on Item 2 [TMP-5290] because her company is currently under contract with KB Homes and on Item 5 [TMP-5394] because her company is under contract with Richmond American Homes

This is Final Action

Note: COMMISSIONER McSWAIN disclosed that the applicant listed on Item 3 [TMP-5334] is Larry S. Davis and Associates and her company did some work for a Davis and Associates in the past. She was not sure if the companies were the same; however, the work was completed and she would be voting on that item.

City of Las Vegas

Agenda Item No.: 5

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 5 – TMP-5394

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

GARY LEOBOLD, Planning and Development Department, read the revised header into the record for Item 1 [TMP-5188]. The header reads "EIGHT LOT COMMERCIAL CONDOMINIUM SUBDIVISION" and it should read "ONE LOT COMMERCIAL SUBDIVISION". There was some confusion with the applicant but staff has clarified the application process for the developer. The corrected header reflects the original request for one lot as originally constructed by staff.

(6:40 6:44)
1-1240

CONDITIONS:
Planning and Development

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

2. The development shall conform to the Conditions of Approval for the Site Development Plan Review (SDR-5089) and Rezoning (ZON-5087).

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

4. 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.

5. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map reflecting the Conditions of Approval and the Special Conditions in this report shall be approved by staffs of the Planning and Development Department and Public Works Department.

6. The development shall comply with all City codes and State subdivision statutes.

7. 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

CONDITIONS – Continued:

8. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements along with assignment of maintenance responsibility to a common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met and the City of Las Vegas is required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level shall be defined as removal of debris and surface grading once every calendar year. Should the common interest community or members thereof request additional maintenance activities, the associated costs shall be assessed to the common interest community and/or members thereof.

9. The grade within the 22-foot landscaped strip provided along the north boundary line adjacent to Farm Road shall not exceed a 3:1 slope.

10. Perimeter walls shall not exceed a height of six feet and the total wall height, including retaining walls, shall not exceed a height of eight feet.

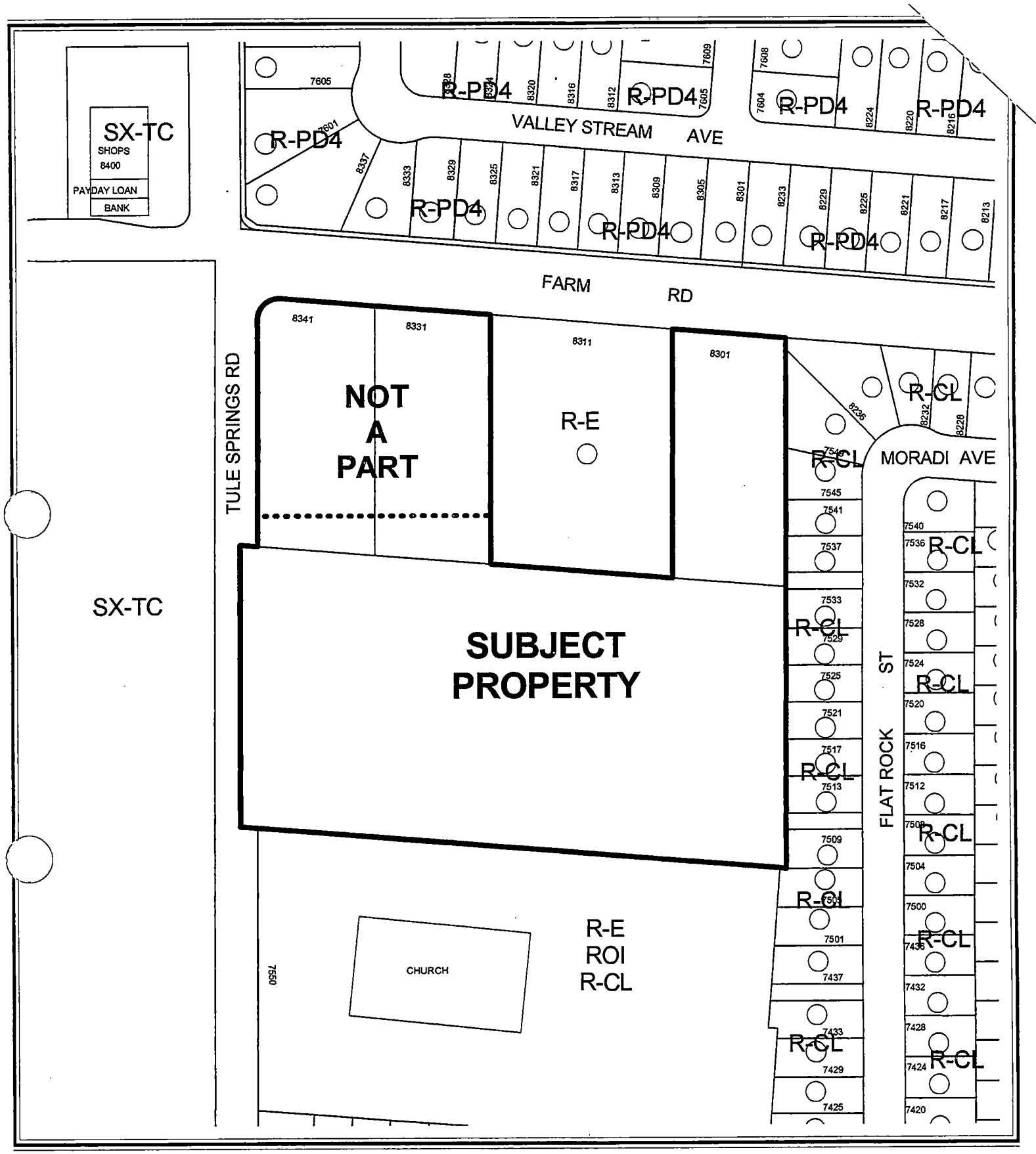
Public Works

11. Site development to comply with all applicable conditions of approval for ZON-5087 and all other subsequent site-related actions.

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

CONDITIONS – Continued:

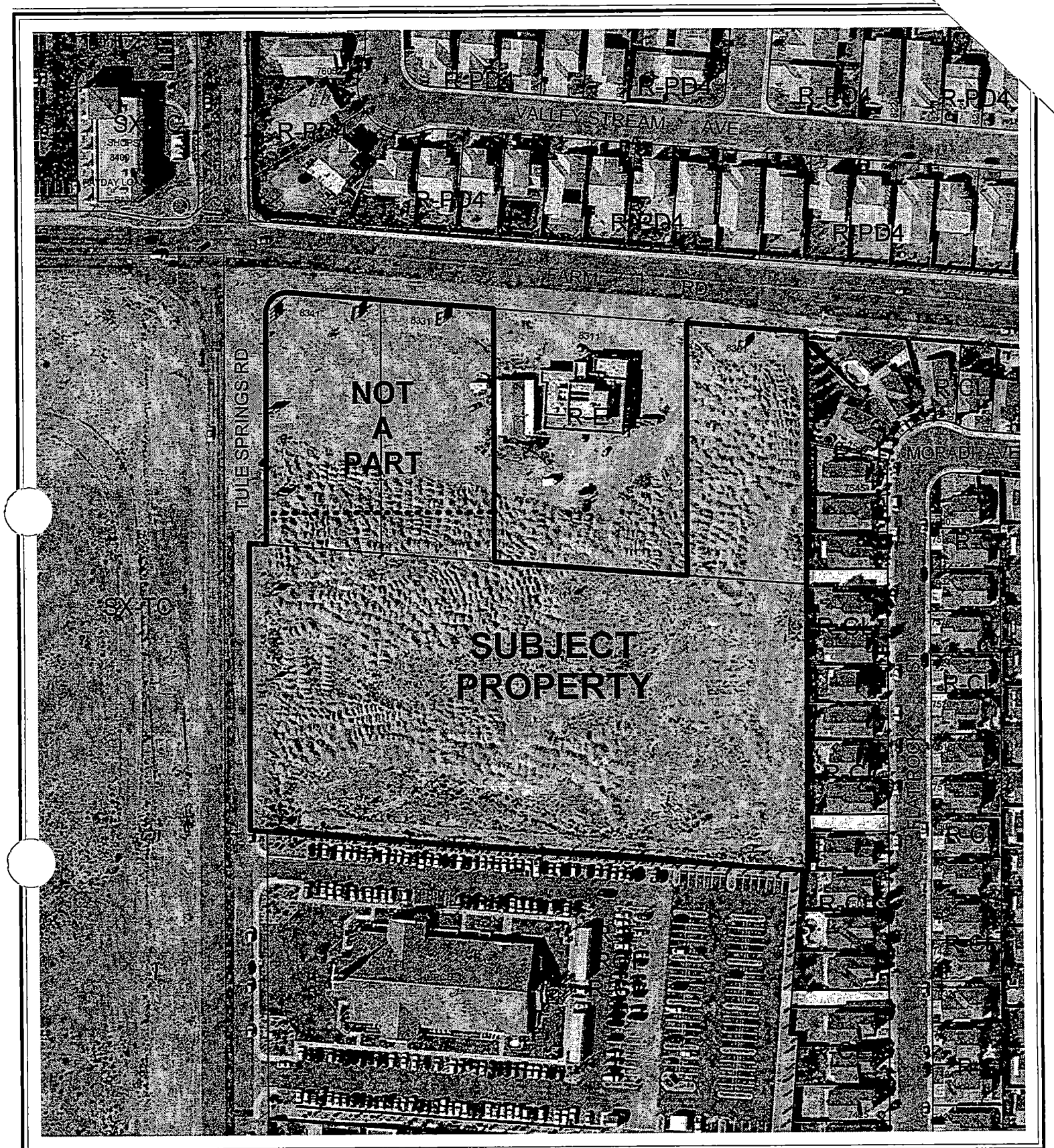
approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: **TMP-5394**

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

N



0 100 200 Feet

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U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5394 - FARM/TULE SPRINGS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC.

** CONDITIONS **

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

Planning and Development

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 51-lot single-family residential subdivision on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

11/03/04 The City Council approved an application for Rezoning (ZON-5087) the site to R-PD8 (Residential Planned Development - 8 Units Per Acre). The Planning Commission and staff recommended approval on 10/07/04.

10/07/04 The City Council approved a Site Development Plan Review (SDR-5089) for a 51-lot single-family residential development. The Planning Commission and staff recommended approval on 10/07/04.

B) Pre-Application Meeting

09/24/04 The staff met with the prospective applicant concerning a proposed Tentative Map for a 51-lot single-family residential development. It was noted that the staff needed to see cross-section details of proposed perimeter walls, including the height, design and materials. Also noted was that the Tentative Map must conform to the Conditions of Approval for the Site Development Plan Review (SDR-5089) of the subject tract.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 6.3

DDS

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-family residential
South:	Non-profit organization (church)
East:	Single-family residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development) L (Low Density Residential)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	SX-TC (Suburban Mixed Use - Town Center)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) U (Undeveloped) ROI to R-PD8 (Residential Planned Development - 8 Units Per Acre)
North:	R-E (Residence Estates) R-PD4 (Residential Planned Development - 4 Units Per Acre)
South:	R-E (Residence Estates) ROI R-CL (Single-Family Compact-Lot)
East:	R-CL (Single-Family Compact-Lot)
West:	T-C (Town Center)

D) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified in the PCD (Planned Community Development) land use category. The property is zoned R-E (Residence Estates) and U (Undeveloped) with a Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units Per Acre). The proposed development of 51 single-family lots on 6.3 acres, which generates a density of development of 8.0 dwelling Units Per Acre, is permitted within the PCD land use category and within the R-PD8 (Residential Planned Development – 8 Units Per Acre) Zone, which would permit up to 8.49 dwelling Units Per Acre.

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

DDS

There are no special plans or overlays that affect the subject 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 at the time a Site Development Plan Review is approved. The development standards that were imposed by an approved Site Development Plan Review (SDR-5089) are as follows:

Standards	Provided
Min. Lot Size	2,775
Min. Lot Width	37 feet
Min. Setbacks • Front • Side • Corner • Rear	 6 feet 3.5 feet 3.5 feet 10 feet
Max. Building Height	25.3 feet

The Tentative Map shows compliance with these standards.

A2) Open Space Standards

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area (sf)	Percent	Area (sf)
6.3 acres	8.1	1.65	13.4	36,677	12.9	48,131

The Tentative Map shows compliance with the Open Space Standards.

B) General Analysis Discussion

- General information (Residential/Commercial)

  This Tentative Map is for a 51-lot single-family residential subdivision with a density of development of eight dwelling units per acre. Each lot would access a 37-foot wide private street that forms an interior loop and intersects with Farm Road approximately 850 feet east of its intersection with Tule Springs Road (Durango Drive). The lots are a minimum of 2,775 square feet in size. 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.

- Cross Section

  The north/south cross section depicts a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110, a development with a natural slope between 0% to 2% is allowed a maximum four-foot high retaining wall. The cross section (date stamped 11/9/04) shows a maximum retaining wall height of two feet along the northern border adjacent to Farm Road. With a maximum six-foot high perimeter wall, the total vertical wall heights will not exceed eight-feet. A 22-foot wide landscaped strip is provided along Farm Road within which is proposed a minimum 5:1 slope to the retaining wall. It is recommended that the slope within the landscaped strip not exceed a 3:1 slope and is addressed as a condition in the Conditions of Approval.

  The submitted east/west cross sections depict a maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110, a development with natural slope between 2% to 4% is allowed a maximum six-foot high retaining wall. None of the proposed retaining walls are greater than five-foot in height and the total vertical wall face at the site perimeters is shown to be eight-feet or less.

- Special Conditions of Approval (from ZON-5087 and SDR-5089)

  In addition to the Conditions of Approval generally, the following special conditions were imposed upon the approval of the above applications.

  1. Dedicate an additional 20 feet of right-of-way for a total half-street width of 50 feet where such does not currently exist on Tule Springs Road adjacent to this site.
  2. Construct half-street improvements on Tule Springs Road and Farm Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or

removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

3. 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.
4. The setbacks for this development shall be a maximum of six 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.
5. 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 an additional 1,367 square feet of open space; a minimum of 30-foot spacing of street trees along streetscapes; and the design, location, height, and type of materials of all perimeter walls. 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.
6. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such a map is required, it should record prior to the issuance of any permits for this site.

These conditions are addressed as Conditions of Approval in this report.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5394** APN: _____

Name of Property Owner: Sandcastle Enterprises, Inc.

Name of Applicant: Richmond American Homes

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

_____ Yes _____✓_____ 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: Carol Lewins

Print Name: Carol Lewins

Subscribed and sworn before me

This 6th day of August, 2004

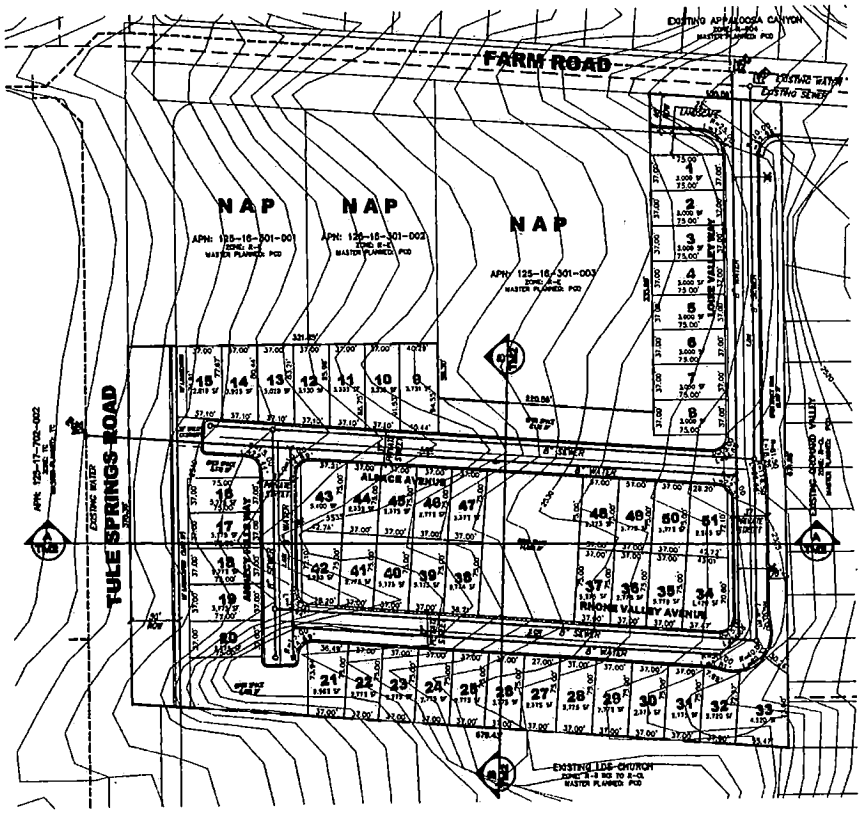
Wanda Faye Meyer

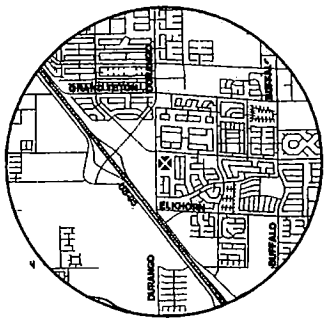
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
WANDA FAYE MEYER
My Appointment Expires
May 20, 2006
No: 94-3001-1

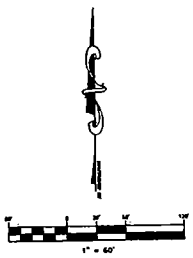
FARM / TULE SPRINGS

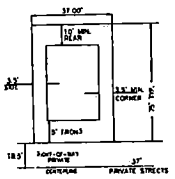
A RESIDENTIAL PLANNED DEVELOPMENT
BY RICHMOND AMERICAN HOMES



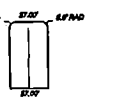


VICINITY MAP
NOT TO SCALE

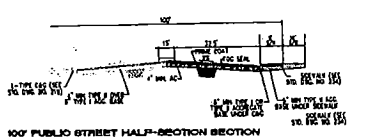




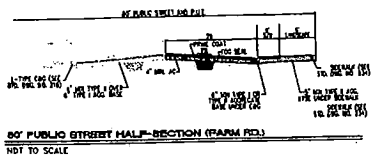
LOT DETAIL (TYPICAL)
NOT TO SCALE
(MINIMUM LOT SIZE 2,775 SQ. FT. +/-)



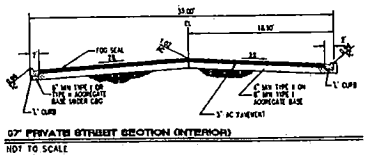
TYPICAL 37' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)



100' PUBLIC STREET HALF-SECTION SECTION
(TULE SPRINGS RD.)
NOT TO SCALE



80' PUBLIC STREET HALF-SECTION (FARM RD.)
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK DRIVE
SUITE #212
LAS VEGAS, NEVADA

OWNER
SANDCASTLE ENTERPRISES INC.
P.O BOX 90237
LAS VEGAS, NEVADA 89180

ASSESSORS PARCEL NUMBER:
POR. OF 125-16-301-001,002 & 125-16-301-004,008

CIVIL ENGINEER
THOMASON CONSULTING ENGINEERS
3181 WARM SPRINGS RD.
SUITE 200
LAS VEGAS, NEVADA 89120
(702) 932-8125

LEGAL DESCRIPTION
SEE ATTACHED EXHIBIT A

OVERALL TABULATIONS

EXISTING ZONING ——— R-E / U(PCD)
PROPOSED ZONING ——— RPD-8
EXISTING LAND USE ——— PD
OF UNITS ——— 51
GROSS ACREAGE ——— 6.3 ACRES +/-
DENSITY ——— 8.0
OPEN SPACE REQUIRED — 34,848 SF
OPEN SPACE PROVIDED — 48,131 SF

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:

WATER	LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
SEWER	CITY OF LAS VEGAS SOLID WASTE
DISPOSAL	SILVER STATE DISPOSAL SERVICE
TELEPHONE	SPRINT CENTRAL - NEVADA

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. ESTIMATED SEWER CONTRIBUTION (0.0004 MGD x 51 LOTS) = 0.02 MGD.
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THERE ARE NO DRAINAGE ROW ON THIS SITE.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
10. ALL STREETS ARE 37' PRIVATE STREETS.
11. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
12. AT THIS TIME C.C.&R.'S ARE PLANNED FOR THIS DEVELOPMENT.
13. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES ADJACENT TO THIS SITE.

LEGEND

EXISTING SEWER LINE AND MANHOLE	BOUNDARY LINE
EXISTING WATER LINE	LOT LINE
PROPOSED WATER LINE	STREET CENTERLINE
PROPOSED SEWER LINE AND MANHOLE	2075 EXISTING GROUND CONTOUR LINE
STREET LIGHT	
FIRE HYDRANT	
2 LOT NUMBER	

DEVELOPER:
RICHMOND AMERICAN HOMES
2250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5500

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7925 Hillside Avenue, Las Vegas, NV 89129 Office: 702.304.7701 Fax: 702.304.7702

SHEET: TENTATIVE MAP
TITLE: FARM / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

DATE: OCTOBER 1, 2004
DRAWN BY: R. SHUE
DESIGNED BY: R. SHUE
CHECKED BY: R. SHUE
SCALE: 1" = 60'
PROJECT NO: RA-0069
ENGINEERING SEAL

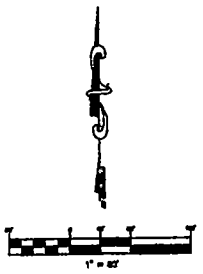
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EXHIBIT NO. 00003 TMMP ID-4-04(RMH)

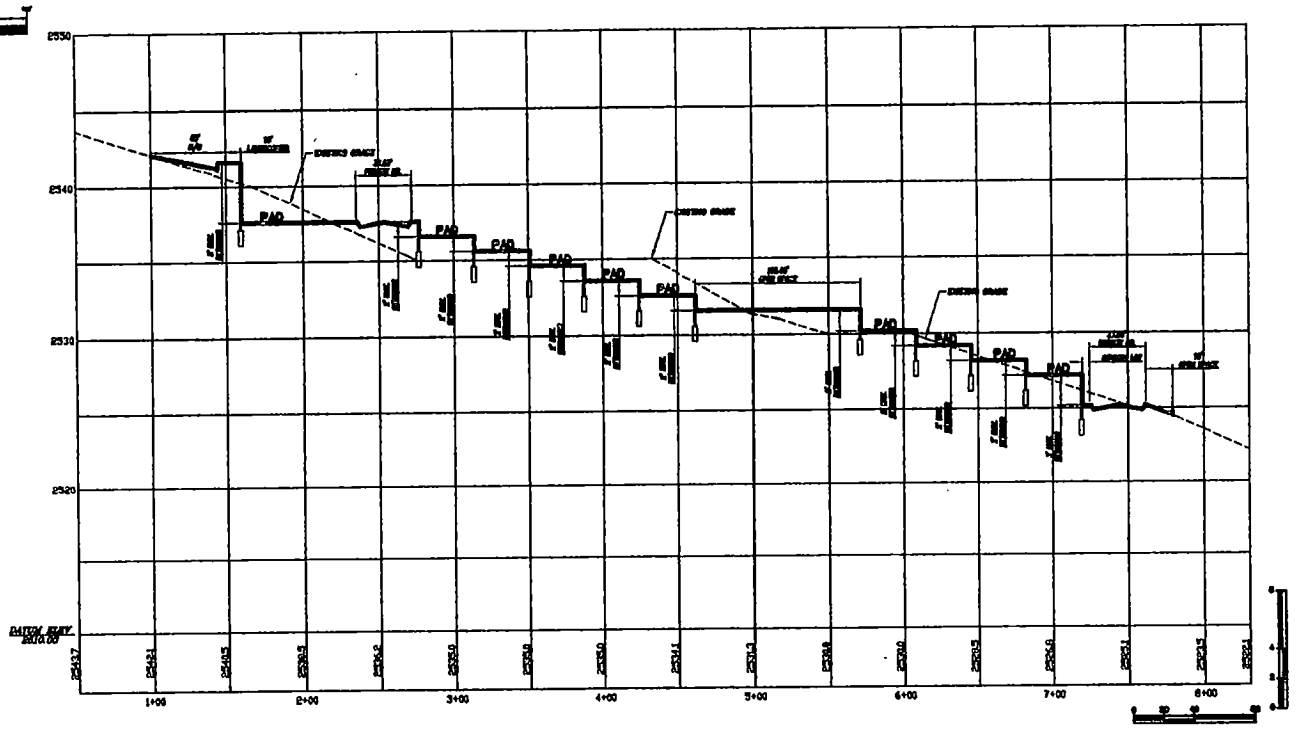
TMP-5394

REVISED 11.4.04

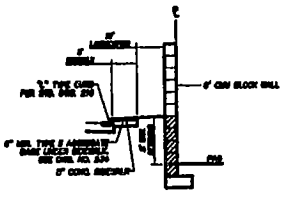
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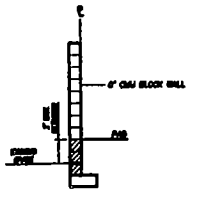
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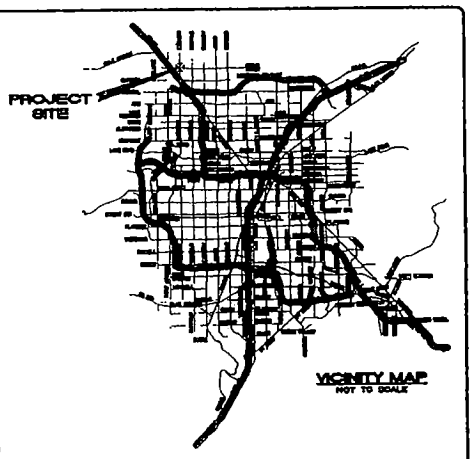




SECTION A-A







DEVELOPER
RICHMOND AMERICAN HOMES
2220 WEST PEAK DRIVE
SUITE 2218
LAS VEGAS, NEVADA

OWNER
SANDCASTLE ENTERPRISES INC.
P.O. BOX 99237
LAS VEGAS, NEVADA 89150

ASSESSORS PARCEL NUMBER
POR. OF 125-18-301-001,002
& 125-18-301-004,003

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ELECTRIC ——— NEVADA POWER COMPANY
GAS ——— SOUTHWEST GAS CORPORATION
SEWER ——— CITY OF LAS VEGAS SOLID WASTE
DISPOSAL ——— SILVER STATE DISPOSAL SERVICE
TELEPHONE ——— SPRINT CENTRAL — NEVADA

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. ESTIMATED SEWER CONTRIBUTION (0.0004 MGD x 74 LOTS) = 0.03 M.G.D.
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THERE ARE NO DRAINAGE ROW ON THIS SITE.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
10. ALL STREETS ARE 37' & 40' PRIVATE STREETS.
11. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
12. AT THIS TIME C.C.&R.'S ARE PLANNED FOR THIS DEVELOPMENT.
13. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES ADJACENT TO THIS SITE.

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- FIRE HYDRANT
- 2 LOT NUMBER
- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- 3675 EXISTING GROUND CONTOUR LINE

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

TMP-5394
11/18/04 PC

REVISED
11.4.04

PROJECT OWNER
RICHMOND AMERICAN HOMES
2220 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-7600

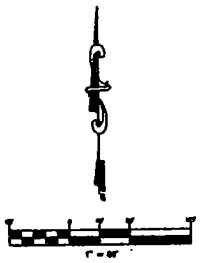
CIVIL
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7253 Hidden Anchor Las Vegas, NV 89129 Office: 702-254-7701 Fax: 702-254-7702

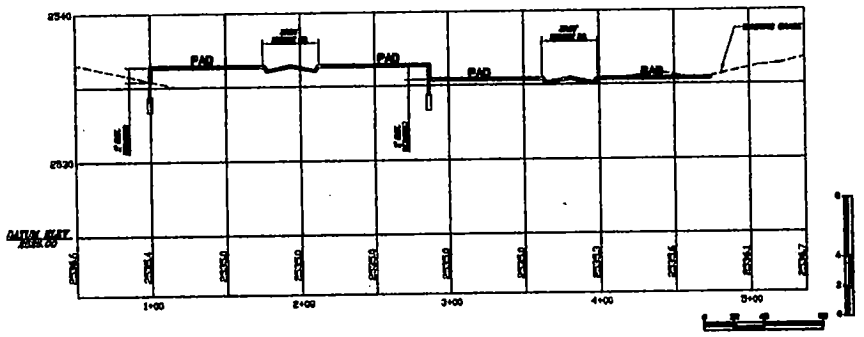
SHEET TITLE
TENTATIVE MAP
FARM / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

DATE
AUGUST 23, 2004
DRAWN BY
DESIGNED BY
CHECKED BY
SCALE
1" = 60'
PROJECT NO.
RA-0069
ENGINEERING SEAL

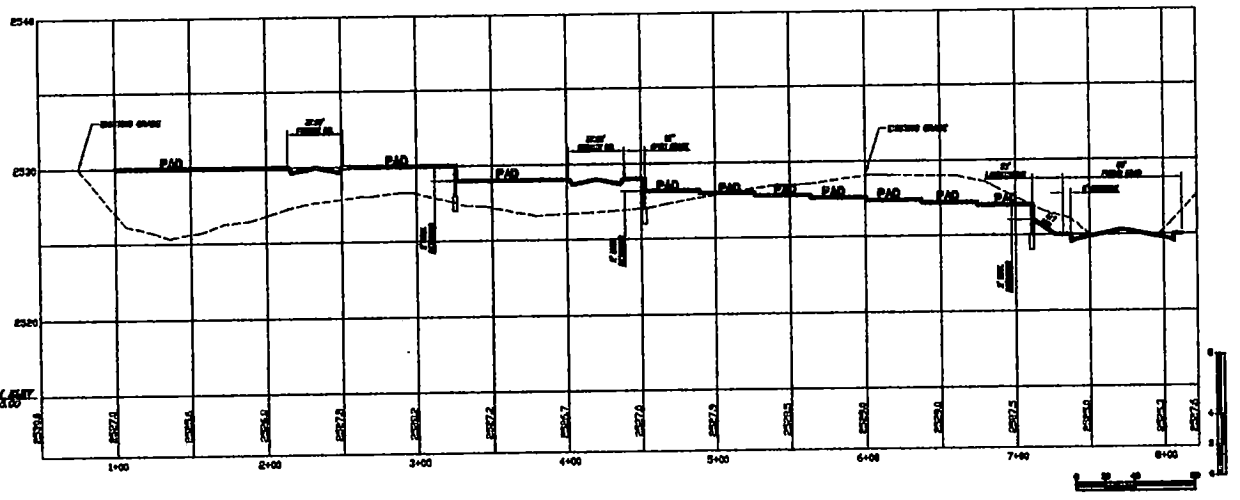
SHEET
TM-2
OF 6
DRAWING NO.
2

FARM / TULE SPRINGS

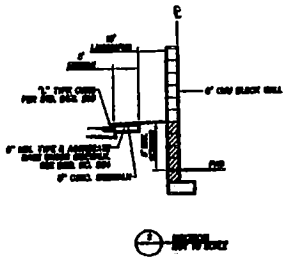


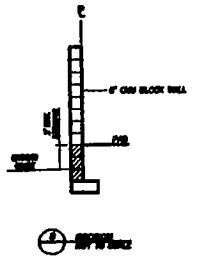


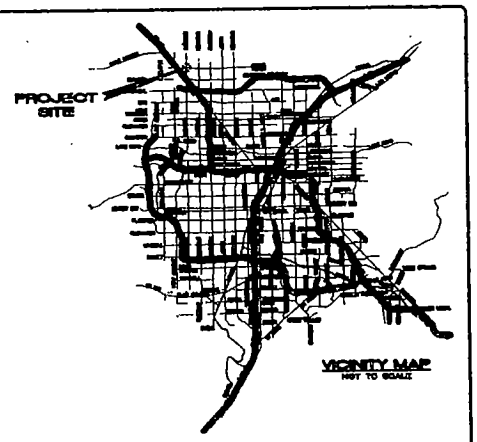
SECTION B-B



SECTION C-C







DEVELOPER
RICHMOND AMERICAN HOMES
2390 WEST PEAK DRIVE
SUITE 210
LAS VEGAS, NEVADA

OWNER
SANDCASTLE ENTERPRISES INC.
P.O. BOX 99327
LAS VEGAS, NEVADA 89180

ASSESSORS PARCEL NUMBER
POR. OF 125-16-301-001,002
& 125-16-301-004,005

OVERALL TABULATIONS
EXISTING ZONING — R-E / U(PCD)
PROPOSED ZONING — RPD-7
EXISTING LAND USE — PD
OF UNITS — 81
GROSS ACREAGE — 12.3 ACRES +/-
DENSITY — 6.6
OPEN SPACE REQUIRED — 24,646 SF
OPEN SPACE PROVIDED — 43,407 SF

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:

WATER	LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
SEWER	CITY OF LAS VEGAS SOLID WASTE
DISPOSAL	SILVER STATE DISPOSAL SERVICE
TELEPHONE	SPRINT CENTRAL – NEVADA

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. ESTIMATED SEWER CONTRIBUTION (3.0004 MCD ÷ 74 LOTS) = 0.03 M.G.D.
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THERE ARE NO DRAINAGE FLOW ON THIS SITE.
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LEGEND
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- FIRE HYDRANT
- 2 LOT NUMBER
- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- 5870 EXISTING GROUND CONTOUR LINE

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

TMP-5394
11/18/04 PC

REVISED
1.4.04

PROJECT OWNER
RICHMOND AMERICAN HOMES
2390 WEST PEAK DRIVE, SUITE 210
LAS VEGAS, NEVADA 89128
(702) 240-7900

CONSULTANT
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7033 Hickam Avenue Las Vegas, NV 89129 Office:702.384.7701 Fax:702.384.7702

SHEET TITLE
TENTATIVE MAP
FARM / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

DATED
AUGUST 23, 2004
DRAWN BY
K. SHAW
DESIGNED BY
K. SHAW
CHECKED BY
K. SHAW
SCALE
1" = 60'
PROJECT NO.
RA-0069
ENGINEERING SEAL

SHEET
TM-3
OF 8
REVISED NO.
8



TMP-5394 - TENTATIVE MAP - FARM/TULE SPRINGS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC.
SOUTHEAST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
NOVEMBER 18, 2004 PLANNING COMMISSION

10/26/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
TMP-5400 - TENTATIVE MAP - CHARLESTON FESTIVAL - APPLICANT: EN ENGINEERING, INC. - OWNER: PSA LAND INVESTMENTS, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 9.74 acres adjacent to the north side of Charleston Boulevard, approximately 375 feet east of Torrey Pines Drive (APN 138-35-801-002 and 138-35-803-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-5188], Item 2 [TMP-5290], Item 3 [TMP-5334], Item 5 [TMP-5394], Item 6 [TMP-5400] and Item 7 [ANX-5329] – UNANIMOUS – with McSWAIN abstaining on Item 2 [TMP-5290] because her company is currently under contract with KB Homes and on Item 5 [TMP-5394] because her company is under contract with Richmond American Homes

This is Final Action

Note: COMMISSIONER McSWAIN disclosed that the applicant listed on Item 3 [TMP-5334] is Larry S. Davis and Associates and her company did some work for a Davis and Associates in the past. She was not sure if the companies were the same; however, the work was completed and she would be voting on that item.

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, read the revised header into the record for Item 1 [TMP-5188]. The header reads "EIGHT LOT COMMERCIAL CONDOMINIUM SUBDIVISION" and it should read "ONE LOT COMMERCIAL SUBDIVISION". There was some confusion with the applicant but staff has clarified the application process for the developer. The corrected header reflects the original request for one lot as originally constructed by staff.

(6:40 6:44)
1-1240

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3790).

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

4. 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.

5. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to either common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels

CONDITIONS – Continued:

prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

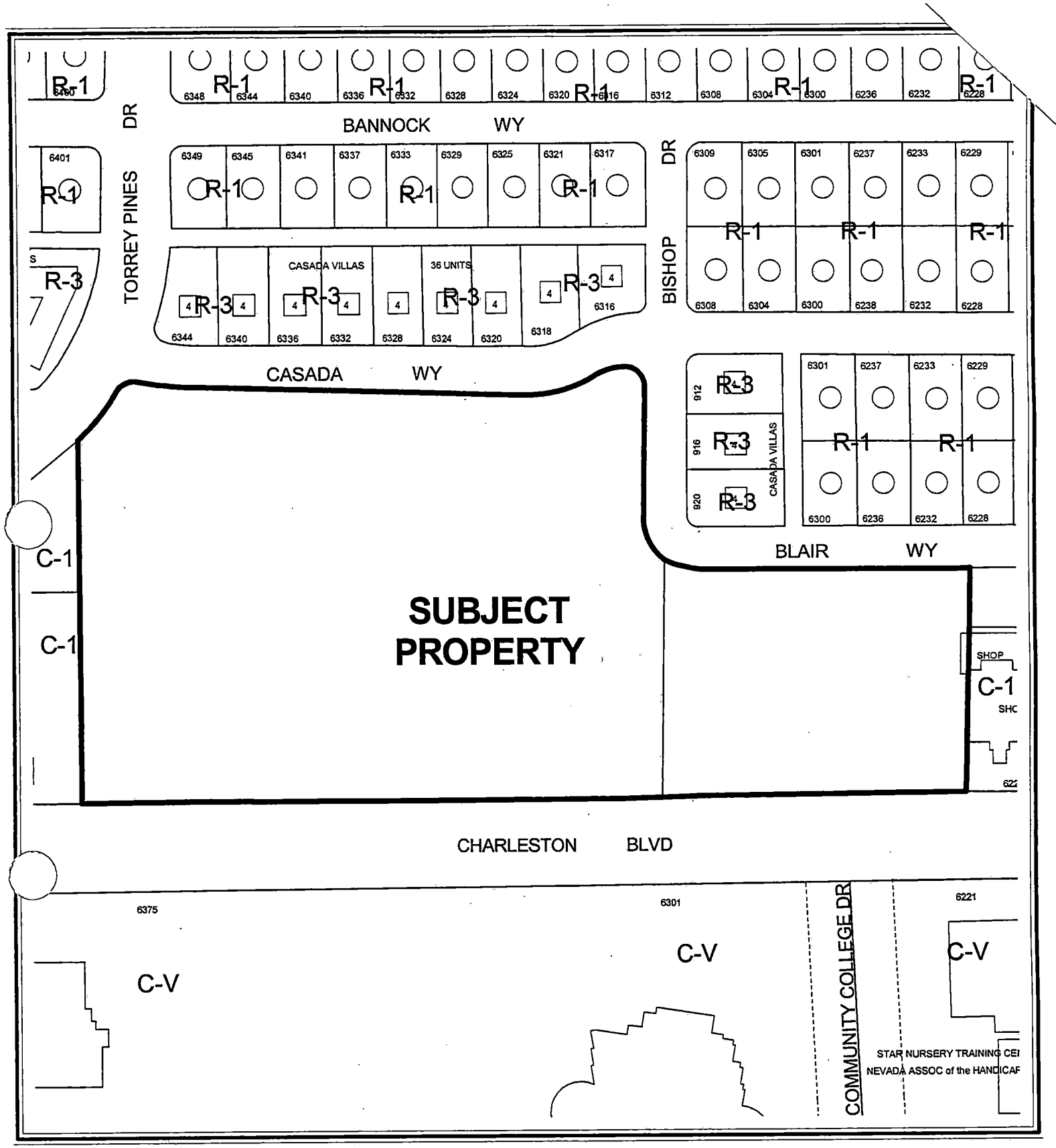
Public Works

6. All notes required by Section 18.10.230, subsections (A), (B), and (C) of the Las Vegas Municipal Code Title 18 Subdivision Ordinance shall appear on the recorded Final Map.

7. 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.

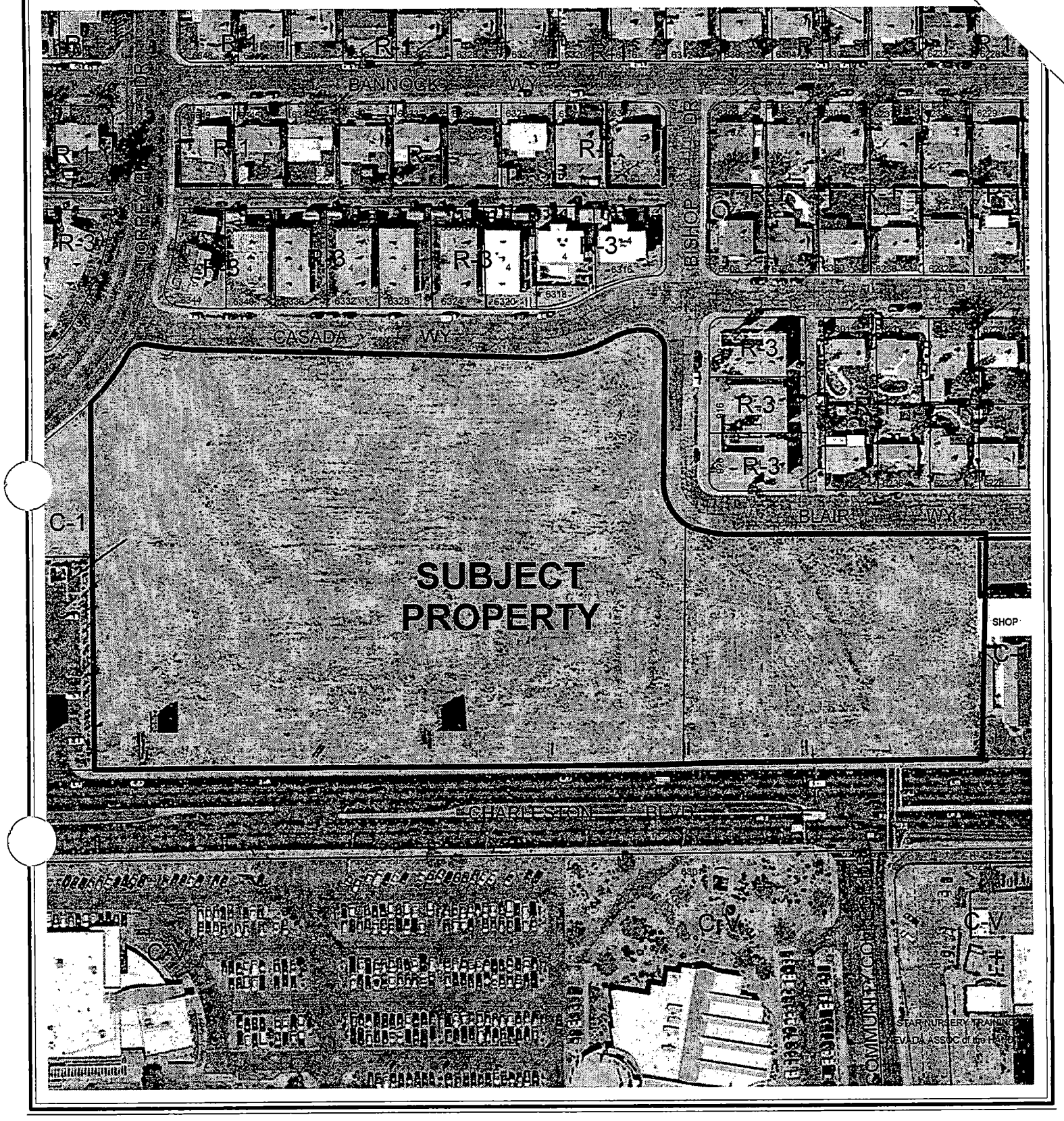
8. Site development to comply with all applicable conditions of approval for SDR-3790 and all other applicable site-related actions.

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



CASE: TMP-5400

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



0 100 200 Feet

CASE: TMP-5400

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5400 - CHARLESTON FESTIVAL - APPLICANT: EN ENGINEERING, INC. - OWNER: PSA LAND INVESTMENTS, LLC

** CONDITIONS **

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

Planning and Development

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

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8. Site development to comply with all applicable conditions of approval for SDR-3790 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a one-lot commercial subdivision on 9.74 acres adjacent to the north side of Charleston Boulevard, approximately 375 feet east of Torrey Pines Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/09/61 The Board of City Commissioners approved a request for Rezoning (Z-0057-60) to R-3 (Medium Density Residential) and C-1 (Limited Commercial) on property generally located on the north side of Charleston Boulevard, east of Torrey Pines Drive. The Planning Commission recommended approval.

06/19/92 The City Council approved an appeal of a Special Use Permit (U-0092-95) to allow a 672 square-foot Off-Premise Advertising (Billboard) Sign on property generally located on the north side of Charleston Boulevard, 450 feet east of Torrey Pines Drive. The Board of Zoning Adjustment recommended denial.

03/12/98 The Planning Commission approved a request for a Site Development Plan Review [Z-0057-60(1)] on property located on the north side of Charleston Boulevard approximately 200 feet east of Torrey Pines Drive (immediately to the west of the subject site) for a proposed 4,270 square-foot fast food restaurant. Staff recommended approval.

04/07/04 The City Council approved a Special Use Permit (SUP-3815) for a Liquor Establishment (Off-Premise Consumption) use and a Site Development Plan Review (SDR-3790) and Waivers of perimeter buffering and landscaping standards for a proposed 101,000 square-foot retail center on the subject site. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

08/31/04 The proposed Tentative Map required the additional notation of existing and proposed perimeter walls with accompanying detail drawings. Cross sections showing the maximum height of retaining walls would be required. A deviation must be approved by the City Engineer for the non-standard knuckle shown at Bishop Drive and Blair Way. The applicant will be required to revert the subject parcels to acreage and re-subdivide into one lot.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.74

B) Existing Land Use

Subject Property:	Off-Premise Signs (2)
North:	Multi-Family Residential (Tri-Plexes)
South:	Community College of Southern Nevada Charleston Campus
East:	Retail Commercial
West:	Restaurant with Drive-Through

C) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-3 (Medium Density Residential)
	R-1 (Single-Family Residential)
South:	C-V (Civic)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

D) General Plan Compliance

The subject site is designated as SC (Service Commercial) on the Southwest Sector Plan map of the General Plan. The Service Commercial designation allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) zoning district that applies to the subject site is in conformance with the current SC (Service Commercial) General Plan designation.

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

The site is not affected by any special area plans, overlay districts or study areas.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	C-1 District/SDR-3790	Provided	Compliance
Min. Lot Size	None	9.74 acres	Y
Min. Lot Width	100 Feet	1,070 Feet	Y
Min. Setbacks			
• Front	20 Feet	26 Feet	Y
• Side	10 Feet	44 Feet	Y
• Rear	20 Feet	30 Feet	Y
Max. Lot Coverage	50 %	18%	Y
Max. Building Height	None	34 Feet	N/A
Number of Lots	One	One	Y
Private/Public Street	N/A	N/A	N/A
Min. Street Width	N/A	N/A	N/A

The proposed Tentative Map is in compliance with standards of the C-1 (Limited Commercial) zoning district and the site plan approval (SDR-3790).

B) General Analysis Discussion

- General information (Residential/Commercial)

The project is anchored by a 39,910 square-foot market in the central portion of the site, and a 17,000 square-foot junior anchor in the northwest corner of the site. The project contains five other pads containing a total of 16,840 square feet of retail space

divided among a number of retail units. There are also three restaurant pads totaling 15,800 square feet and a bank pad 4,200 square feet in size with a drive-through facility.

The complex is oriented towards Charleston Boulevard, with two vehicular entrances accessing Charleston Boulevard. An inter-site access point is provided with the fast-food restaurant site immediately to the west. No access is provided to Casada Way, Bishop Drive or Blair Way, to the rear of the site.

A letter signed by the engineer and land surveyor responsible for the Tentative Map certifies that the east property line perpendicular to Charleston Boulevard in no way intersects the office building located on the adjacent property.

- Cross Section

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

- Trails

No trails are required adjacent to the subject site.

- Special Conditions of Approval (from SDR-3790)

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the design of handicap parking spaces to meet Code requirements.

5. 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.

10. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

17. Deliveries to the site shall be restricted to the hours of 8:00 a.m. to 8:00 p.m.

SS

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

19. Construct all incomplete half-street improvements on Charleston Boulevard, Torrey Pines Drive, Blair Way, Bishop Drive and Casada Way adjacent to this site concurrent development of this site. Also, construct a bus turnout on Charleston Boulevard if recommended by the approved Traffic Impact Analysis. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. 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. Improvements on Charleston Boulevard shall receive approval from the Nevada Department of Transportation.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5400** APN: 138-35-801-002

Name of Property Owner: PSA Land Invesments LLC

Name of Applicant: EN Engineering Inc.

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

_____ Yes ___x___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Carl D. Peterson

Print Name: CARL D. PETERSON
MANAGING PARTNER (MEMBER)

Subscribed and sworn before me

This 27th day of September 2004

LeAnne L. Shireman

Notary Public in and for said County and State Jackson Co, MO

LeANNE L. SHIREMAN NOTARY PUBLIC EXPIRES JULY 21, 2006 NOTARY SEAL STATE OF MISSOURI

TENTATIVE MAP

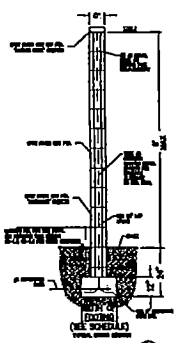
CHARLESTON FESTIVAL

A MERGER AND RESUBDIVISION
(A COMMERCIAL SUBDIVISION)

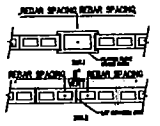
A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGEND FOR NON-ANNOTATED FEATURES:

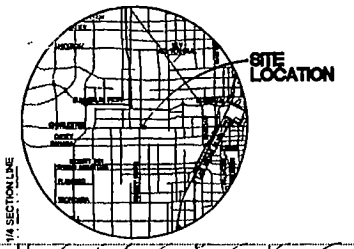
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EDGE OF PAVEMENT
- DIRT ROAD
- CURB LINE GUTTER/CONCRETE EDGE
- FENCE
- RETAINING WALL
- FENCE ON RW
- BLOCK WALL
- MEDIAN WALL
- STONE WALL
- DITCH
- MISCELLANEOUS BOUNDARIES
- TREELINE
- BRUSHLINE
- BUILDING
- DECK
- COVERED AREA
- SHED
- BLDG. UNDER CONSTR.
- SURVEY MONUMENT
- POWER POLES
- POLE ANCHOR
- LIGHT POLE
- POST/POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- VALVE COVER
- TRAFFIC SIGNAL
- MAIL BOX
- METER
- UTIL. VAULT/BOX
- WATER BOX
- UTILITY EASEMENT

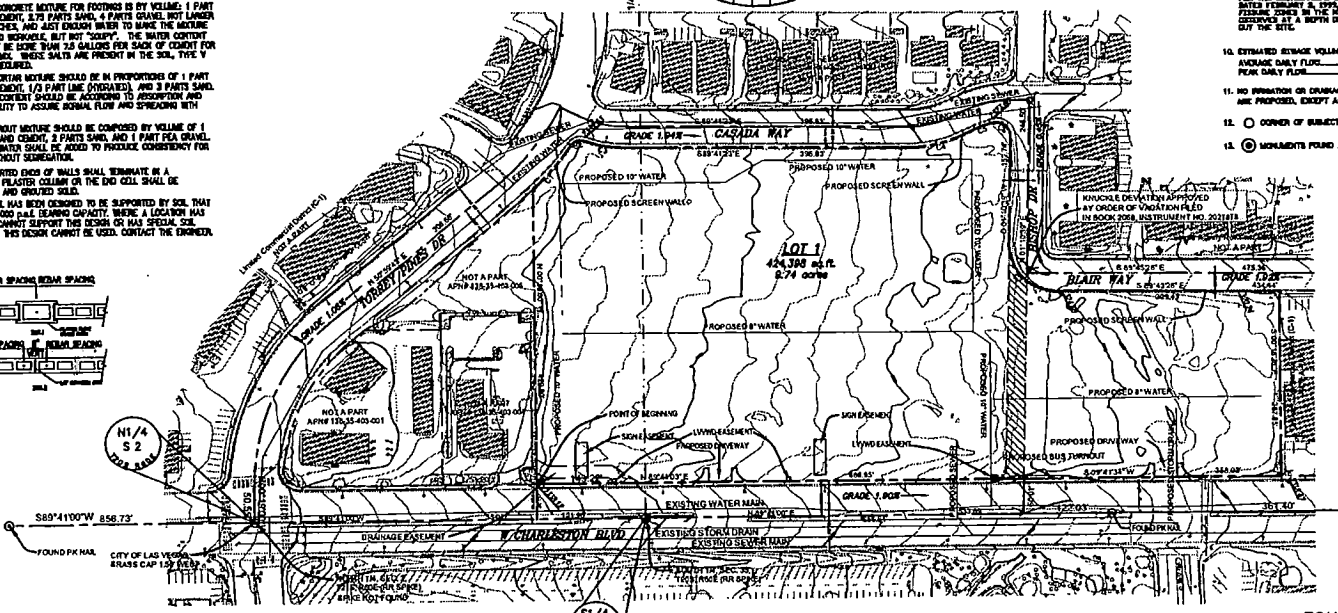


NOTES:
1. A GOOD CONCRETE MIXTURE FOR FOOTINGS IS BY VOLUME: 1 PART PORTLAND CEMENT, 2.75 PARTS SAND, 4 PARTS GRAVEL NOT LARGER THAN 1.5 INCHES, AND JUST ENOUGH WATER TO MAKE THE MIXTURE "MUSHY" AND WORKABLE, BUT NOT "SOUPY". THE WATER CONTENT SHOULD NOT BE MORE THAN 7.5 GALLONS PER SACK OF CEMENT FOR THE ABOVE MIX. WHERE SALTS ARE PRESENT IN THE SOIL, TYPE V CEMENT IS REQUIRED.
-A GOOD MORTAR MIXTURE SHOULD BE IN PROPORTIONS OF 1 PART PORTLAND CEMENT, 1/3 PART LIME (HYDRATED), AND 3 PARTS SAND. THE WATER CONTENT SHOULD BE ACCORDING TO ABSORPTION AND SUCTION ABILITY TO ASSURE NORMAL FLOW AND SPREADING WITH A TROWEL.
-A GOOD GROUT MIXTURE SHOULD BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT, 2 PARTS SAND, AND 1 PART PEA GRAVEL. SUFFICIENT WATER SHALL BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION.
2. UNSUPPORTED ENDS OF WALLS SHALL TERMINATE IN A REINFORCED PILASTER COLUMN OR THE END CELL SHALL BE REINFORCED AND GROUTED SOLID.
3. THIS WALL HAS BEEN DESIGNED TO BE SUPPORTED BY SOIL THAT DEVELOPS 4000 psf. BEARING CAPACITY. WHERE A LOCATION HAS SOIL THAT CANNOT SUPPORT THIS DESIGN OR HAS SPECIAL SOIL CONDITIONS, THIS DESIGN CANNOT BE USED. CONTACT THE ENGINEER.



WALL HEIGHT	MIN. WALL THICKNESS	V. REBAR SPACING	WIDTH OF FOOTING
3'-6"	8"	48"	16"
4'-0"	8"	48"	16"
5'-0"	8"	48"	24"
6'-0"	8"	32"	24"





GRAPHIC SCALE
1 inch = 60 ft.

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 89°41'00"WEST 151.96 FEET ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°19'00" WEST, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°19'00" WEST, 422.80 FEET; TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TORREY PINES DRIVE; SAID POINT BEING A POINT OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A 363.11 FOOT RADIUS TO THE LEFT, 83.41 FEET, WITH A CENTRAL ANGLE OF 13°09'35", (CHORD BEARING AND DISTANCE, NORTH 40°03'31" EAST, 83.22 FEET). SAID POINT BEING A POINT OF A REVERSE CURVE, THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS TO THE RIGHT, 20.16 FEET, WITH A CENTRAL ANGLE OF 76°57'47", (CHORD BEARING AND DISTANCE BEING, NORTH 71°52'59" EAST, 18.83 FEET) TO THE SOUTH RIGHT-OF-WAY LINE OF CASADA WAY, SAID POINT BEING A POINT OF A REVERSE CURVE; THENCE ALONG THE ARC OF A 189.59 FOOT RADIUS TO THE LEFT, 59.08 FEET, WITH A CENTRAL ANGLE OF 19°37'39", (CHORD BEARING AND DISTANCE, SOUTH 78°42'34" EAST, 58.78 FEET); THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CASADA WAY SOUTH 89°41'25" EAST, 396.81 FEET, TO A CURVE; THENCE ALONG THE ARC OF A 164.50 FOOT RADIUS TO THE LEFT, 94.17 FEET, WITH A CENTRAL ANGLE OF 29°24'44", (CHORD BEARING AND DISTANCE, NORTH 75°41'15" EAST, 93.16 FEET), SAID POINT BEING A POINT OF A REVERSE CURVE, THENCE ALONG THE ARC OF A 115.50 FOOT RADIUS TO THE RIGHT, 36.18 FEET, WITH A CENTRAL ANGLE OF 18°56'48", (CHORD BEARING AND DISTANCE, NORTH 76°02'17" EAST, 36.03 FEET), SAID POINT BEING A POINT ON A COMPOUND CURVE, THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS TO THE RIGHT, 33.50 FEET, WITH A CENTRAL ANGLE OF 102°09'56", (CHORD BEARING AND DISTANCE BEING, SOUTH 48°54'20" EAST, 31.12 FEET) TO THE WEST RIGHT-OF-WAY LINE OF BISHOP DRIVE; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF BISHOP DRIVE SOUTH 01°10'39" WEST, 152.74 FEET TO A CURVE: THENCE ALONG THE ARC OF A 66.00 RADIUS TO THE LEFT, 104.15 FEET, WITH A CENTRAL ANGLE OF 90°26'05", (CHORD BEARING AND DISTANCE, SOUTH 44°12'23" EAST, 94.10 FEET, SAID POINT BEING THE SOUTH RIGHT-OF-WAY LINE OF BLAIR WAY; THENCE ALONG THE SAID SOUTH RIGHT OF WAY LINE OF BLAIR WAY SOUTH 89°41'26" EAST 309.43 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°18'26" EAST 297.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°41'34" WEST, 358.03 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°41'00" WEST, 856.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.74 ACRES, AS DETERMINED BY COMPUTER METHODS.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEAR
C1	13°09'35"	363.11'	83.41'	41.90'	83.22'	N46°03'43"E
C2	76°57'47"	15.00'	20.16'	11.83'	18.83'	N71°52'59"E
C3	19°37'39"	189.59'	59.08'	29.81'	58.78'	S78°42'34"E
C4	29°24'44"	164.50'	94.17'	48.11'	93.03'	N75°41'15"E
C5	18°56'48"	115.50'	36.18'	18.23'	36.03'	N76°02'17"E
C6	102°09'56"	20.00'	35.66'	24.77'	31.12'	S48°54'20"E
C7	90°26'05"	66.00'	104.15'	66.39'	93.74'	S44°12'23"E

OWNER
PSA LAND INVESTMENTS, LLC
% C PETERSON
1 ARROWHEAD DR
KANSAS, MO 64129-1651

ENGINEER/SURVEYOR
EN ENGINEERING, INC.
PLANNING-CIVIL ENGINEERING-SURVEYING
245 EAST WARM SPRINGS ROAD
LAS VEGAS, NEVADA 89119
(702) 896-6604

DEVELOPER
BULLSEYE COMMERCIAL REAL ESTATE
29100 OLD MILL CREEK LANE
AGOURA, CA 91301
(800) 733-8523

BENCHMARK-
BENCHMARK ID @0003384998
RNET & ROUND ALUM. PLATE IN TOP OF CURB ON NORTHEAST CORNER OF CHARLESTON BLVD & TORREY PINES DRIVE.
ELEVATION = 2348.06 FEET

ZONING DATA:
EXISTING ZONING DESIGNATION: (C1) COMMERCIAL
EXISTING GENERAL PLAN USE: (SC) SERVICE COMMERCIAL

GROSS AREA = 9.74 ACRES
424,398 sq.ft.
APN 138-35-601-001
APN 138-35-601-002
TOTAL NUMBER OF LOTS = 1

BASIS OF BEARING-
THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B &M., BEARING N89°41'00"E ALSO BEING THE CENTERLINE OF CHARLESTON BOULEVARD.

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CLARK COUNTY SANITATION DISTRICT
GAS	SOUTHWEST GAS
POWER	NEVADA POWER COMPANY
TELEPHONE	SPRINT CENTRAL TELEPHONE
CABLE	COX COMMUNICATIONS

3. UTILITY EASEMENTS TO BE DEDICATED TO THE RESPECTIVE AGENCIES.
4. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
5. ON-SITE STORM WATER TO SURFACE DRAIN INTO STREETS AND INTO EXISTING STORM DRAINAGE FACILITIES.
6. CROSS ACCESS:
RECIPROCAL ACCESS, PARKING AND COMMON AREA INTEREST RIGHTS WILL BE ESTABLISHED IN THE DEVELOPMENTS CONCURRENTS, CONDITIONS AND RESTRICTIONS (CC&RS) AND MAINTAINED BY THE PROPERTIES MASTER ASSOCIATION TO BE ESTABLISHED.
7. LANDSCAPE MAINTENANCE:
LANDSCAPE MAINTENANCE WILL BE PROVIDED BY THE MASTER ASSOCIATION FOR THE PROPERTY, TO BE ESTABLISHED.
8. FAULTS AND FISSURES:
THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THE SITE.
9. GEOTECHNICAL & GROUNDWATER:
PER THE GEOTECHNICAL EVALUATION REPORT PREPARED BY TURNACON, DATED FEBRUARY 2, 2004, THERE ARE NO EVIDENCES FAULTS AND/OR FISSURES ZONES WITHIN THE SITE. TO DATE, NO SEVERE WATER WAS OBSERVED AT A DEPTH OF 15 FEET DEPTH OF BORING HOLES, THROUGH OUT THE SITE.
10. ESTIMATED SEWAGE VOLUME
AVERAGE DAILY FLOW.....3,160 GPD
PEAK DAILY FLOW.....11,048 GPD
11. NO IRRIGATION OR DRAINAGE CHANNEL RIGHTS-OF-WAY AND EASEMENTS ARE PROPOSED, EXCEPT AS SHOWN.
12. ○ CORNER OF SUBJECT PROPERTY, NO MONUMENTS FOUND OR SET
13. ◉ MONUMENTS FOUND AS NOTED

BULLSEYE COMMERCIAL REAL ESTATE

EN ENGINEERING
Engineers/Planners/Surveyors
245 East Warm Springs Road, Las Vegas, Nevada 89119
Tel (702) 896-6604 Fax (702) 896-6605

TENTATIVE MAP
CITY OF LAS VEGAS, NEVADA

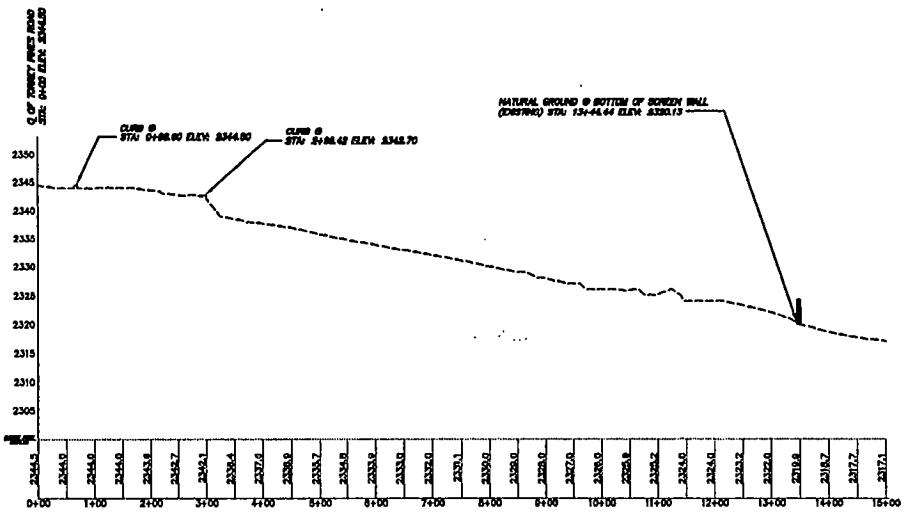
CHARLESTON FESTIVAL
CHARLESTON AND TORREY PINES

1
1 of 2
03-547

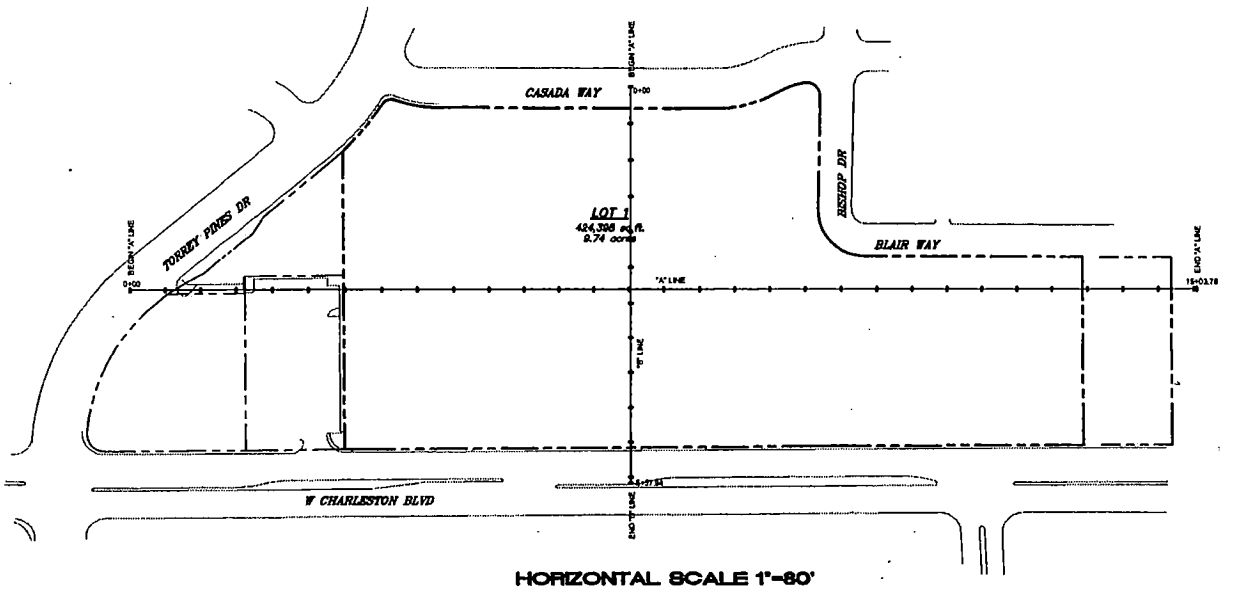
REVISED 11.2.04

TMP-5400
11/18/04 PC

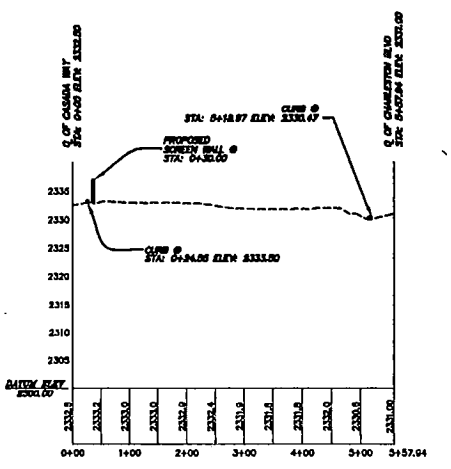
RECEIVED
NOV 2 2004



CROSS SECTION WEST TO EAST
"A" LINE
HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=10'



HORIZONTAL SCALE 1"=80'



CROSS SECTION NORTH TO SOUTH
"B" LINE
HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=10'

BULLEYS COMMERCIAL REAL ESTATE

Engineers/Planners/Surveyors

EN ENTIMEL, INC.

CROSSECTIONS
LAS VEGAS, NEVADA

TENTATIVE MAP

2 OF 2

TMP-5400
11/18/04 PC

RECEIVED
NOV 2 2004

REVISED
11/17/04



TMP-5400 - CHARLESTON FESTIVAL - APPLICANT: EN ENGINEERING, INC. - OWNER: PSA LAND INVESTMENTS, LLC
NORTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 375 FEET EAST OF TORREY PINES DRIVE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/28/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
ANX-5329 - ANNEXATION - APPLICANT/OWNER: HENRY R GORDON AND THE LILIAS GORDON 1993 LIVING TRUST - Petition to annex property adjacent to the corner of Jones Boulevard and Madre Mesa Drive, containing approximately 2.16 acres (APN 138-13-301-001), Ward 5 (Weekly).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-5188], Item 2 [TMP-5290], Item 3 [TMP-5334], Item 5 [TMP-5394], Item 6 [TMP-5400] and Item 7 [ANX-5329] – UNANIMOUS – with McSWAIN abstaining on Item 2 [TMP-5290] because her company is currently under contract with KB Homes and on Item 5 [TMP-5394] because her company is under contract with Richmond American Homes

To be forwarded to City Council in ordinance form

Note: COMMISSIONER McSWAIN disclosed that the applicant listed on Item 3 [TMP-5334] is Larry S. Davis and Associates and her company did some work for a Davis and Associates in the past. She was not sure if the companies were the same; however, the work was completed and she would be voting on that item.

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

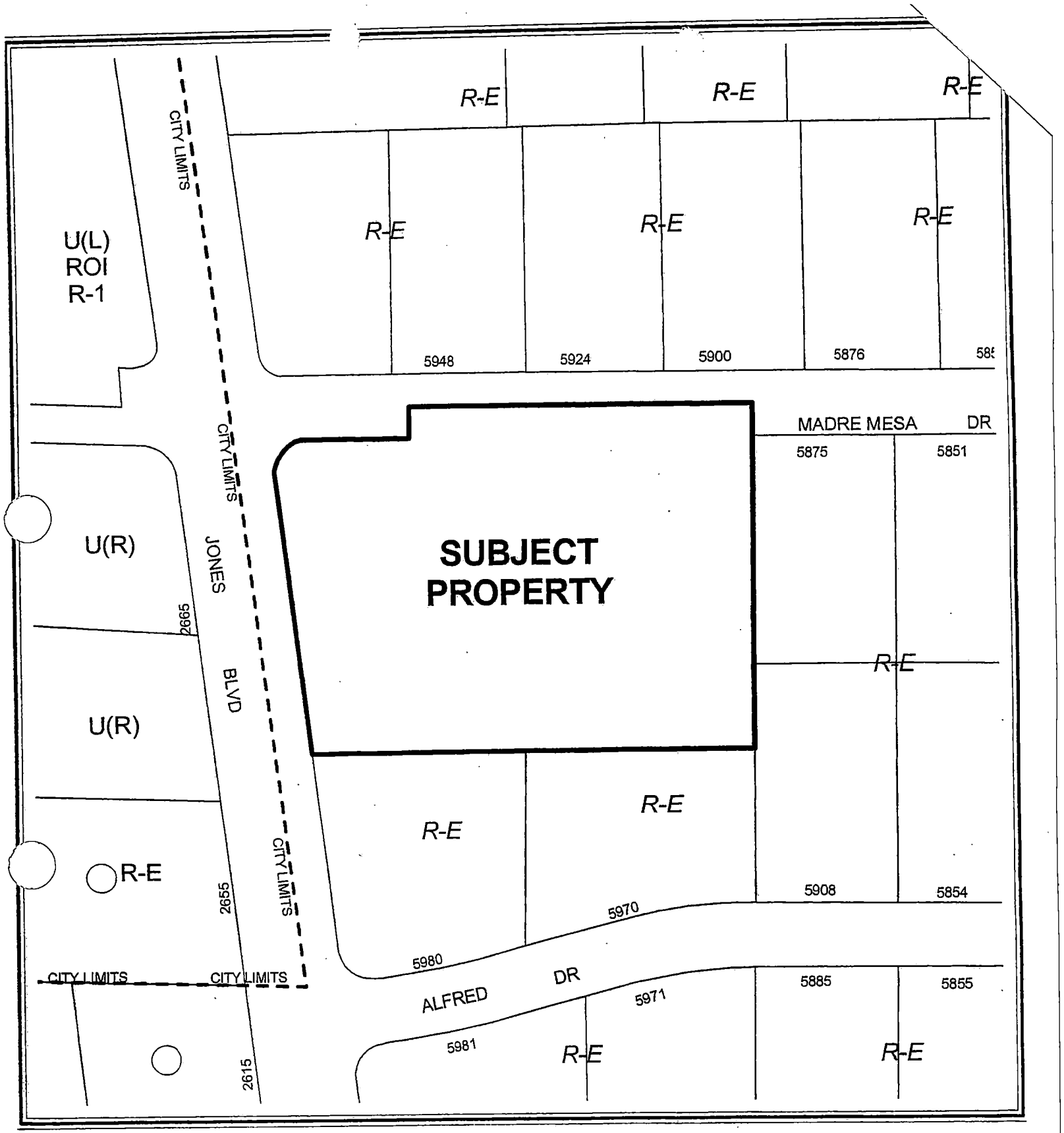
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 7 – ANX-5329

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, read the revised header into the record for Item 1 [TMP-5188]. The header reads "EIGHT LOT COMMERCIAL CONDOMINIUM SUBDIVISION" and it should read "ONE LOT COMMERCIAL SUBDIVISION". There was some confusion with the applicant but staff has clarified the application process for the developer. The corrected header reflects the original request for one lot as originally constructed by staff.

(6:40 6:44)

1-1240



CASE: ANX-5329

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-5329 - HENRY R GORDON AND THE LILIAS GORDON 1993 LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex one parcel of land located on the southeast corner of Jones Boulevard and Madre Mesa Drive.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.16 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-family homes
South:	Single-family homes
East:	Single-family homes
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-E (Rural Estates) [Clark County designation]
North:	R-E (Rural Estates) [Clark County designation]
South:	R-E (Rural Estates) [Clark County designation]
East:	R-E (Rural Estates) [Clark County designation]
West:	U (Undeveloped) zone [R (Rural) General Plan designation]

D) Special Districts/Zones

This parcel is not within a special district or plan area.

E) Rural Preservation Neighborhood:

This parcel is not within a Rural Preservation Neighborhood.

F) Excepted Area of Interlocal Agreement:

This parcel is not within the Excepted Area of the Interlocal Agreement.

ANALYIS &FINDINGS

The subject property is currently undeveloped. The applicant has indicated that the proposed use for the site is a single-family subdivision similar to that of Bunker Commons II, located immediately to the northwest.

This parcel is in an area of the city considered to be appropriate for annexation in that it meets the requirements of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." The current county zoning on the site is R-E (Rural Estates). The city's zoning equivalent is U (Undeveloped) zone [R (Rural) General Plan designation].

Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5329 APN: 138-13-301-001

Name of Property Owner: Henry & Lilias Gordon, 1993 Living Trust

Name of Applicant: Spinnaker Homes

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: HENRY R GORDON

Subscribed and sworn before me

This 22ND day of SEPTEMBER 2004

[signature]

Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
ANNEMARIE ROSS
My Appointment Expires
No. 02-74156-1 March 10, 2006

Revised 2/12/02

f:\depot\Application Packet\Statement of Financial Interest.doc

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

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

SET DATE: 12/01/04
C.C.: 12/15/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
EVANS – Motion to bring forward and HOLD IN ABEYANCE Item 12 [GPA-5266] and to STRIKE Item 17 [GPA-5195] – UNANIMOUS

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-5356] and Item 28 [SDR-5179] to the 12/02/2004 Planning Commission Meeting, Item 27 [SUP-4930] to the 12/16/2004 Planning Commission Meeting and to WITHDRAW WITHOUT PREJUDICE Item 8 [VAC-5265] – UNANIMOUS

Note: COMMISSIONER McSWAIN disclosed that she normally abstains on items involving DR Horton; however, since this vote only pertains to the item being withdrawn, she would be voting on Item 8 [VAC-5265].

Note: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area, it is not located within the notification area and it would not be affected so he would vote on Item 28 [SDR-5179].

City of Las Vegas **Agenda Item No.: 8**

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 8 – VAC-5265

MINUTES:

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

(6:05 – 6:40)

1-83

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAC-5265 - APPLICANT/OWNER: DR HORTON, INC

** CONDITIONS **

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

Planning and Development

1. This Petition of Vacation shall retain a public drainage easement to be privately maintained by the Homeowner's Association over the area requested for vacation.

2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

3. All development shall conform to the Conditions of Approval for Rezoning Z-0001-99, Review of Conditions ROC-3053, Site Development Plan Review SDR-1395, and Tentative Maps TMP-3524, TMP-3525, and TMP-3526.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

5. All development shall be in conformance with code requirements and design standards of all City departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a petition to Vacate 290 Square Feet of right-of-way in Moccasin Road east of Durango Drive.

B) Applicant's Justification

This Vacation is required in order to develop a single family residential subdivision. This is due to a minor realignment of Moccasin Road to ensure proper distance from existing Nevada Power transmission lines to the south.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved a petition to Annex 10,136 acres of land, a portion of which includes the subject property (A-0003-64).

06/07/00 The City Council approved a request for a Rezoning on property located on the north side of Log Cabin Way, west of Cimarron Road, from: R-E (Residence Estates), to: R-PD2 (Residential Planned Development - 2 Units Per Acre), for proposed 549 Single Family Dwellings (Z-0041-98). The Planning Commission and staff recommended approval.

09/19/03 The City Council approved a request for a Site Development Plan Review for a proposed 565-lot single family residential development on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road (SDR-1395). The Planning Commission recommended approval.

12/03/03 The City Council approved a request for a Review of Condition No. 22 of an approved Rezoning to allow access for the development from O'Hare Road and Durango Drive north to the south edge of the site (Z-0001-99 and ROC-3053). Planning Commission and staff recommended approval.

01/22/04 The Planning Commission approved a request for a Tentative Map for three single family residential subdivisions: 73 lots on 48.6 acres, 103 lots on 32.2 acres, and 110 lots on 45.8 acres adjacent to the southeast corner of Durango Drive and Moccasin Road. (TMP-3524, TMP-3525, and TMP-3526). Staff recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation request proposes to vacate 290 Square Feet of right-of-way in Moccasin Road east of Durango Drive to a minor realignment of Moccasin Road to ensure proper distance from existing Nevada Power transmission lines to the south. The site is generally located at the southeast corner of Durango Drive and Moccasin Road, being a portion of the West Half (W1/2) of the Northwest Quarter (NW¼) of Section 4, Township 19 South, Range 60 East, M.D.M & M.

ANALYSIS

A) Planning discussion

This request is appropriate, as the subject rights-of-way will not result in reduced access or traffic handling capability for the area.

B) Public Works discussion

This vacation application proposes to vacate two narrow rights-of-way adjacent to Moccasin Road. There are existing power poles along Moccasin Road that have been located where future sidewalk would be installed. The design for Moccasin Road was done with the Log Cabin Ranch subdivision and Traffic Engineering had allowed the median within Moccasin Road to be narrowed by approximately 2-feet at the two power pole locations in order for the design to provide the appropriate width of sidewalk in front of the power poles to comply with ADA (American Disabilities Act) requirements without affecting the travel lane widths. Doing so has resulted with two small slivers of right-of-way behind the location of the future sidewalk and this is the area requested for vacation. Public Works would expect the Department of Planning to comment on landscape requirements for the vacated area.

A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Neither, it is to vacate a portion of a public right-of-way that will not be needed.

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is to vacate only a portion of right-of-way behind the proposed sidewalk location.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate portions of roadways that currently will conflict with existing power transmission poles.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Log Cabin Ranch Unit 1 subdivision.*

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

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

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

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5265 APN: 125-04-001-009

Name of Property Owner: DR Horton, Inc.

Name of Applicant: DR Horton, Inc.

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Brad Boe

Subscribed and sworn before me

This 13th day of September, 2004

_____

Notary Public in and for said County and State

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
RQR-5263 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: D R PARTNERS - Required Four Year Review of an approved Special Use Permit (U-0069-98) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1111 West Bonanza Road (APN 139-28-801-016), M (Industrial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 12/15/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [RQR-5263] and Item 11 [VAC-5333] – UNANIMOUS

To be heard by the City Council on 12/15/2004

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

(6:44 - 6:45)

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 9 – RQR-5263

CONDITIONS:

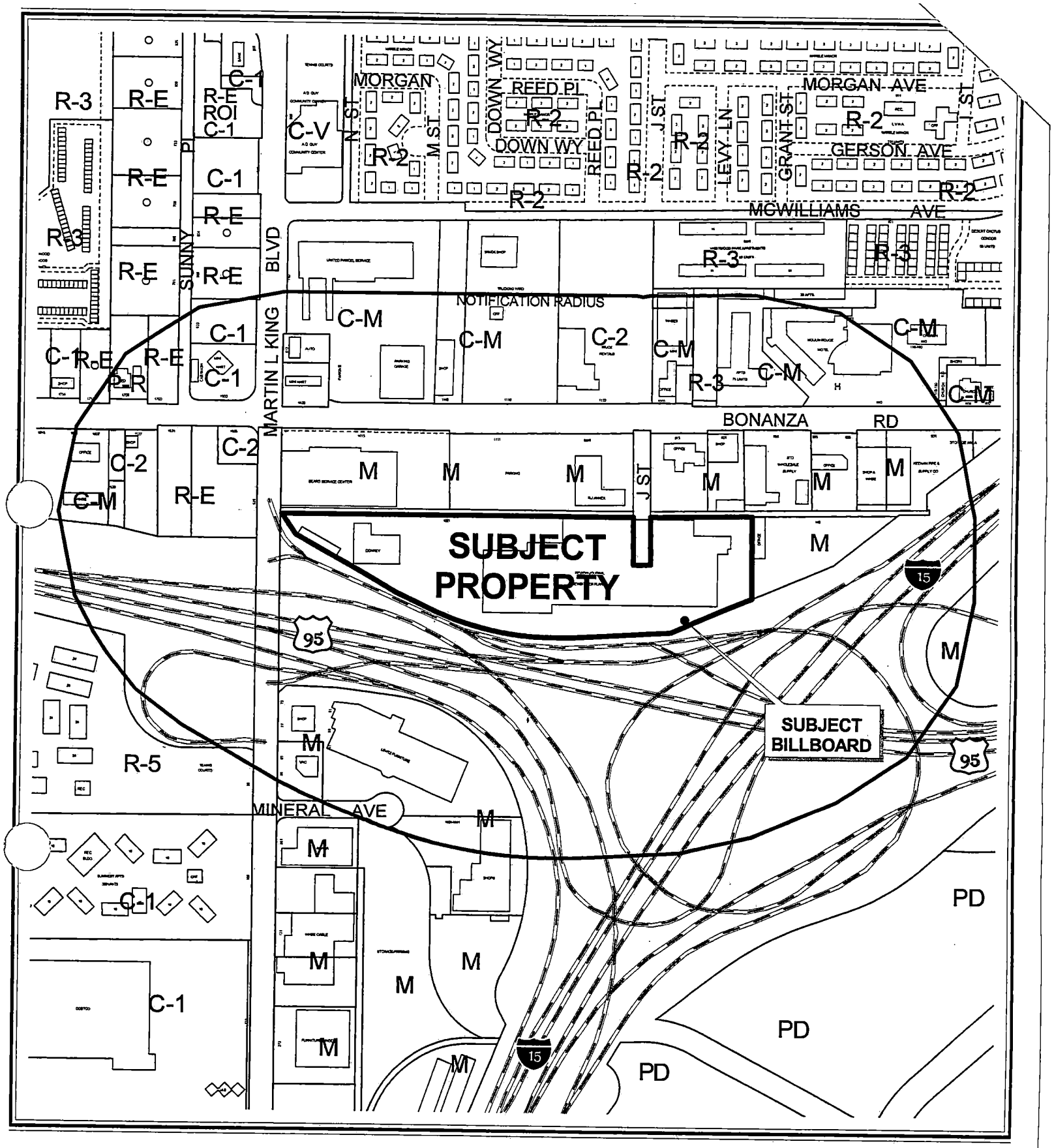
Planning and Development

1. The Special Use Permit shall be reviewed in four years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. All City Code requirements and design standards of all City Departments shall be satisfied.



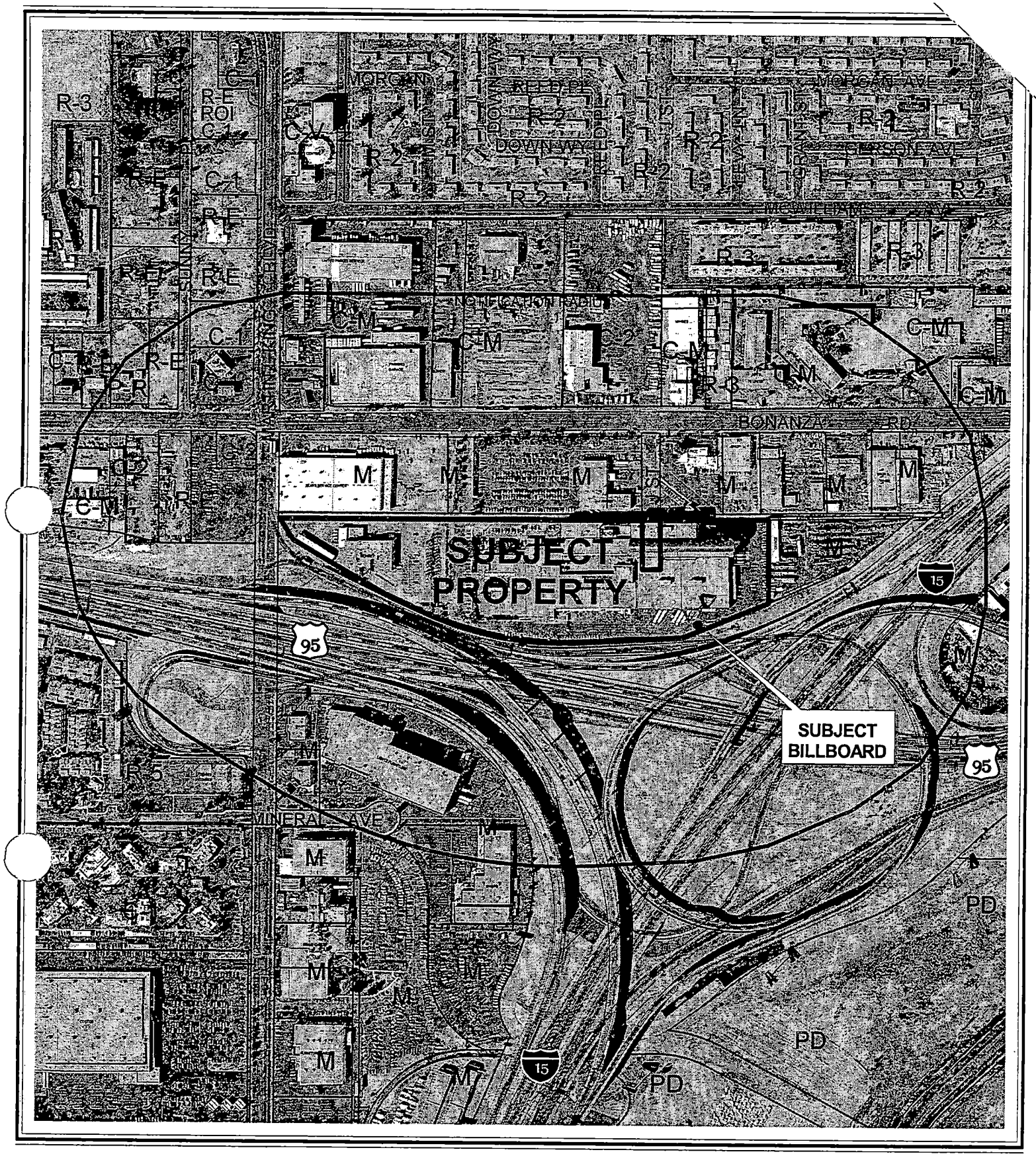
CASE: **RQR-5263**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 400 800 Feet

N



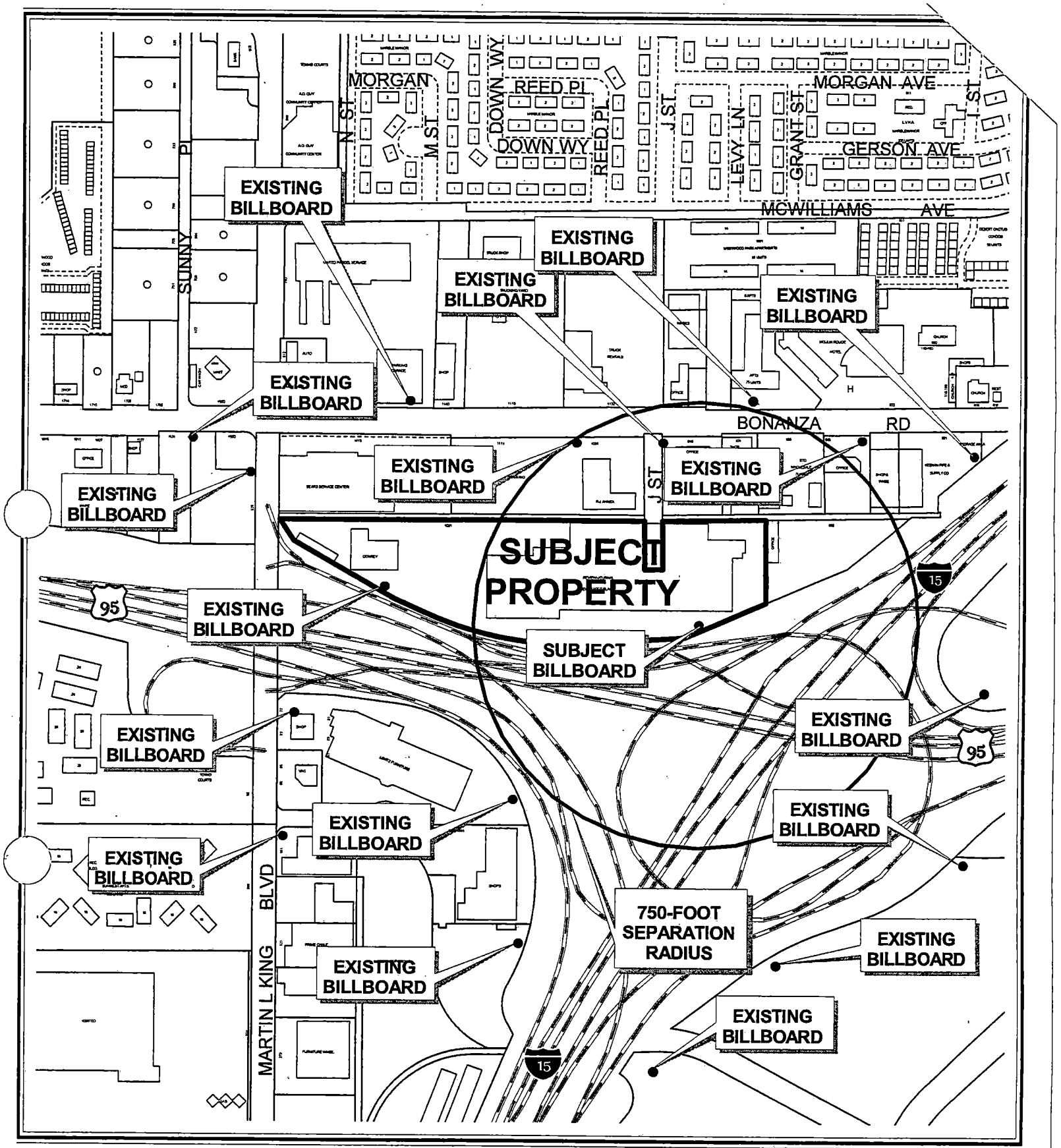
CASE: **RQR-5263**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 400 800 Feet

N



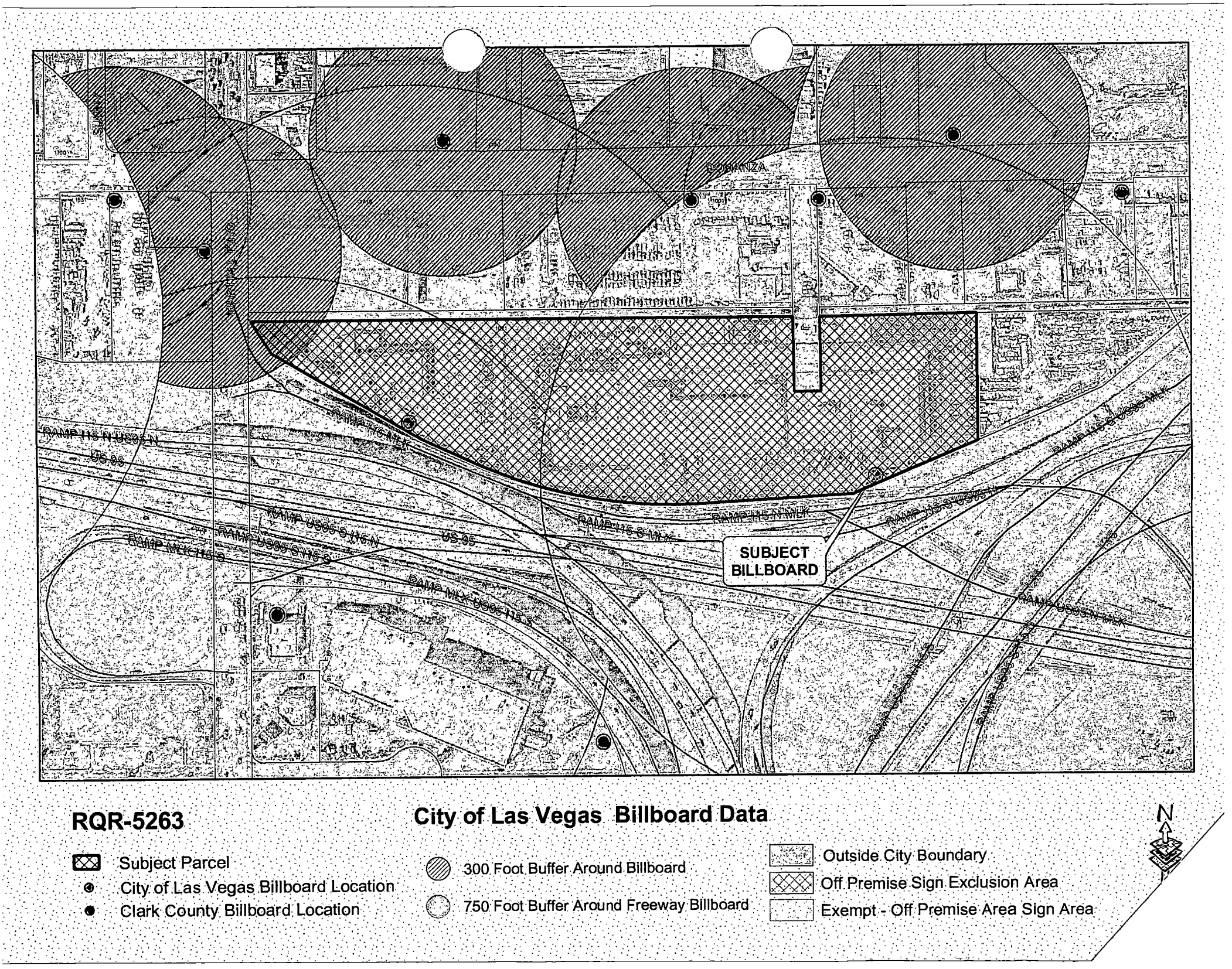
CASE: **RQR-5263**

SEPARTION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 400 800 Feet

N


BONANZA
US 95
RAMP I15 N US95 N
RAMP I15 N MLK
RAMP I15 S MLK
RAMP I15 N MLK
RAMP US95 S MLK
RAMP US95 S I15 N
RAMP US95 S I15 S
RAMP MLK I15 S
RAMP MLK US95 I15 S
RAMP US95 N MLK
SUBJECT BILLBOARD
RQR-5263
City of Las Vegas Billboard Data
Subject Parcel
City of Las Vegas Billboard Location
Clark County Billboard Location
300 Foot Buffer Around Billboard
750 Foot Buffer Around Freeway Billboard
Outside City Boundary
Off Premise Sign Exclusion Area
Exempt - Off Premise Area Sign Area
N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-5263 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: D R PARTNERS

** CONDITIONS **

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

Planning and Development

1. The Special Use Permit shall be reviewed in four years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. All City Code requirements and design standards of all City Departments shall be satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a four-year Required Review of an approved Special Use Permit (U-0069-98), which allowed an 89-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 1111 West Bonanza Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

09/14/98 The City Council approved a Special Use Permit (U-0069-98) to allow an 89-foot high, 14-foot by 48-foot off-premise advertisement (billboard) sign at 1111 West Bonanza Road, subject to a two-year review. Both the Planning Commission and Staff recommended approval.

11/01/00 The City Council approved a two-year Required Review [U-0069-98(1)] of an approved a Special Use Permit (U-0069-98) to allow an 89-foot high, 14-foot by 48-foot off-premise advertisement (billboard) sign at 1111 West Bonanza Road, subject to a four-year review. Both the Planning Commission and Staff recommended approval.

B) Pre-Application Meeting

A pre-application conference is not required for this type of application.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Required Review application, nor was one held for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 11.84

B) Existing Land Use

Subject Property:	Review Journal Newspaper Plant
North:	Sears Service Center; Review Journal Annex
South:	U.S. 95
East:	Industrial Use
West:	Outdoor Storage / Parking Lot

C) Planned Land Use

Subject Property:	LI/R (Light Industry / Research)
North:	LI/R (Light Industry / Research)
South:	ROW (Right-of-Way)
East:	LI/R (Light Industry / Research)
West:	LI/R (Light Industry / Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	Right-of-Way is not zoned
East:	M (Industrial)
West:	C-2 (General Commercial) & R-E (Residence Estates)

E) General Plan Compliance

The subject site is located in the Downtown Redevelopment Area of the Southeast Sector of the General Plan. The Redevelopment Plan identifies LI/R (Light Industry / Research) as the General Plan designation for the subject site. The existing M (industrial) zoning designation is in conformance with the Redevelopment Plan Designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Redevelopment Plan Area	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

PL

Redevelopment Plan Area

The subject site is located within the Las Vegas Redevelopment Plan area as adopted in 1986. As outlined by Section 110, the objectives of the Redevelopment Plan are to eliminate environmental deficiencies and blight which constitute either social or economic liabilities or both and require redevelopment in the interests of the health, safety and general welfare of the people.

Airport Overlay District

The Airport Overlay District constitutes a planned area in which no structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations depicted in the maps adopted by Title 19. All development within the airspace above the height of thirty five feet above the surface of the land, lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces, shall be subject to the height standards established on the Airport Overlay Maps. The existing structure stands well below the 140-foot height restriction imposed by the Airport Overlay District map.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise signs in the right-of-way	Sign is not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in M Zoning District	Y
Off-premise sign area (max.)	672 SF	672 SF	Y
Separation distance from other off-premise sign (min.)	300 Feet	620 Feet	Y
Separation distance from "U" or "R" zoning district	300 Feet	1,500 Feet	Y

Off-premise sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	85 Feet	Y*
Setbacks (min.)	50 Feet from nearest ROW intersection	72 feet	Y

The subject sign located is in an area of a high concentration of billboards. The subject sign conforms to the minimum distance separations between freeway-oriented off-premise advertisement (billboard) signs, other billboards, and from "U" or "R" designated properties.

* The subject signs height was approved by City Council as part of the original Special Use Permit application (U-0069-98).

B) General Analysis and Discussion

- Zoning

The subject site is zoned M (Industrial), which permits an Off-Premise Advertisement (Billboard) Sign with the approval of a Special Use Permit. The subject site was approved for a billboard in 1998 through Special Use Permit U-0069-98. A billboard was constructed and is currently in use on the subject site. A Required Two-Year Review [U-0069-98(1)] for the Billboard was approved by City Council on 11/01/00. Condition number one of [U-0028-01(1)] required that the City Council shall review the billboard use four years after approval at which time the sign may require removal.

- Use

An Off-Premise Sign is defined by Title 19 as any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is not available, located at, nor on the lot where the sign is erected or placed. The subject sign is currently advertising a business located off-site which meets the qualifications to be defined as an Off-Premise Advertising Sign.

- Site Visit Results

The subject off-premise advertising (billboard) sign is currently clear of any graffiti is in relative good condition.

PL

- Conditions

Title 19.14.100(C) specifies the following provisions regarding off-premise advertising signs:

1. No off-premise signs shall be erected in the public right-of-way.

2. No off-premise sign certificate of any kind shall be issued for an existing or proposed sign unless the sign is consistent with all requirements of this Chapter (including those protecting existing signs).

3. Off-premise signs are permitted in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/ Industrial) and M (Industrial) Zoning Districts only.

4. No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.

5. Off-premise signs not oriented toward the same highway shall be no closer than 300 feet in any direction to any other off-premise sign, wherever located, including an off-premise sign that is situated outside the corporate boundaries of the City.

6. The distance to and from a sign shall be measured with reference to the point on the ground that is directly beneath the center of the sign structure.

7. All other off-premise signs shall be no higher than 40 feet from grade at the point of construction, except that an off-premise sign within 60 feet of the right-of-way line of the street to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the street may be increased to a maximum of 55 feet when authorized by the City Council.

8. Off-premise signs shall not be located closer than 10 feet to the right-of-way line of a freeway nor closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.

9. No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in the "U" zoning district or any "R" zoning district.

The subject sign conforms to the minimum conditions of Title 19.14.100.

PL

FINDINGS

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

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

   Section 19A.14.010 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. The area immediately surrounding the subject site not changed substantially in the past two years since the approval of the Special Use Permit. Because this billboard is oriented towards the Martin L. King Boulevard off-ramp from the U.S. 95 Expressway and little change is anticipated in the near future, staff recommends approval of this review subject to a review in four years.

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

   The subject site has no physical constraints to impede the continuation of the off-premise advertising (billboard) sign use at this location.

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

   The continuation of the off-premise advertising (billboard) sign use will not affect Bonanza Road, a fully developed street adjacent to this request.

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

   The existing billboard sign received construction permits and a final inspection approval from the Building and Safety Department to ensure the public health, safety, and welfare are not compromised.

PL

NOTICES MAILED 55

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-5263 APN: 139 28 801 016

Name of Property Owner: DR Partners d/b/a Las Vegas Review-Journal

Name of Applicant: Clear Channel Outdoor

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: n/a

Partner(s): n/a

APN: _____

Signature of Property Owner/Authorized Agent: DR Partners By: Mark A Hin

Print Name: Mark A. Hinueber, VP

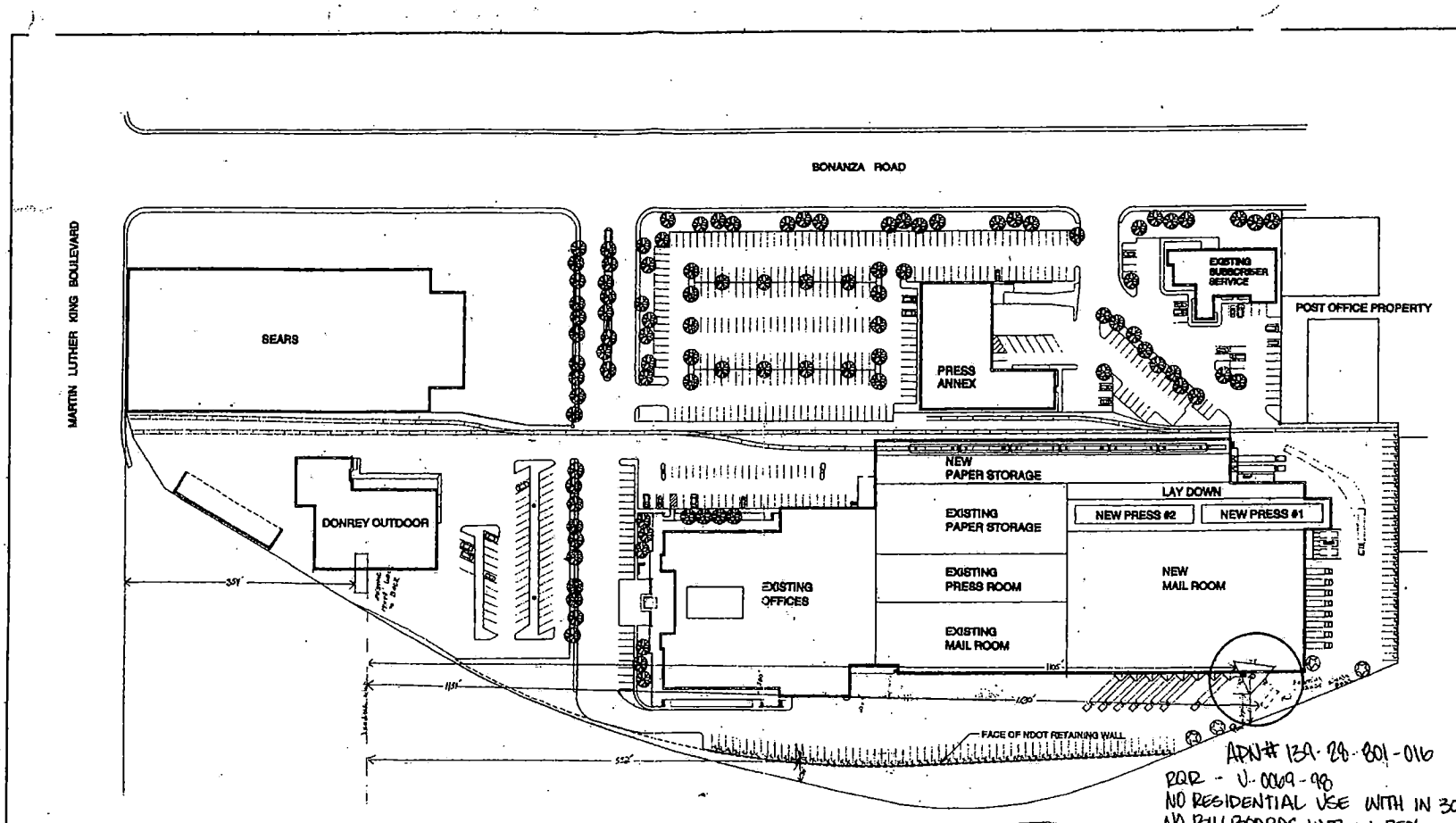
Subscribed and sworn before me

This 8 day of September, 2004

Mary B Sheffield /CLARK/NEVADA

Notary Public in and for said County and State

MARY B. SHEFFIELD
Notary Public State of Nevada
No. 99-53968-1
My appt. exp. Mar. 8, 2007



ADN# 139-29-801-016
RQR - V-0069-98
NO RESIDENTIAL USE WITH IN 300'
NO BILLBOARDS WITHIN 750'

PROJECT SUMMARY

PARKING CALCULATIONS

EXISTING OFFICE (MAIN BLDG.)	47,359 SF/300=158
EXISTING SUBSCRIBER SERVICES	7,887 SF/300= 26
EXISTING PRODUCTION	60,015 SF/1000= 60
NEW PRODUCTION	161,600 SF/1000=162
TOTAL STALLS REQUIRED	512 CARS
STALLS PROVIDED	516 CARS

AREAS

TOTAL OFFICE	60,778 SF
TOTAL PRODUCTION	241,815 SF

LEGEND

- EXISTING BUILDINGS
- BUILDING ADDITION
- STREETS AND PARKING AREA
- SIDEWALK
- LANDSCAPING
- TREES

N

CURRENT SITE PLAN

LAS VEGAS REVIEW JOURNAL
LAS VEGAS, NEVADA

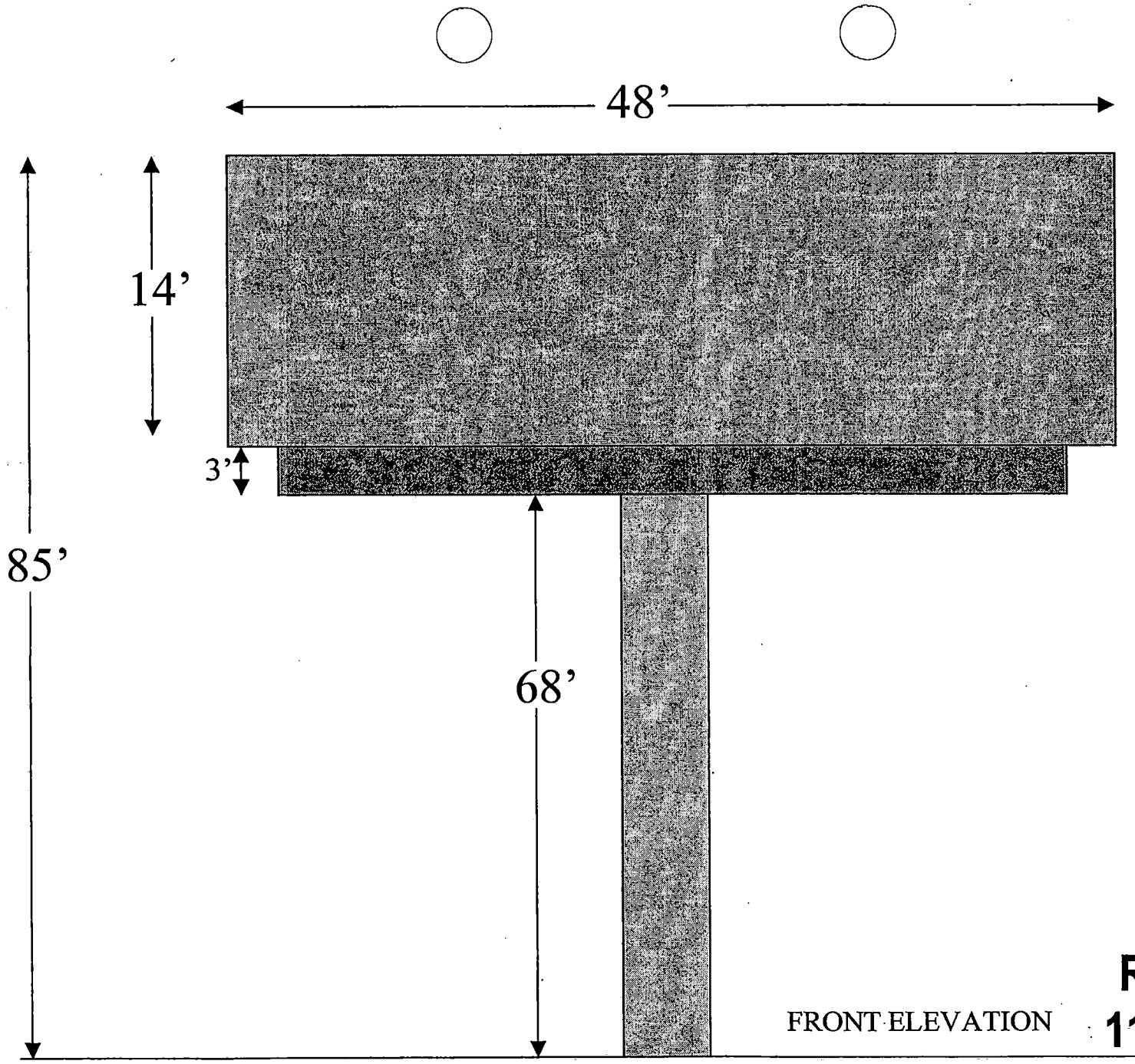
RQR-5263
11/18/04 PC

SITE PLAN

COPYRIGHT © 1994 BY COLEMAN/CASKEY ARCHITECTS, INC.

Coleman/Caskey Architects
100 Pacifica Suite 300
Irvine, CA 92618 714/727-1400
Architecture Interiors Planning

LAS VEGAS REVIEW JOURNAL
PRESS ADDITION
1111 BONANZA ROAD
LAS VEGAS, NEVADA 89125-0070



FRONT ELEVATION

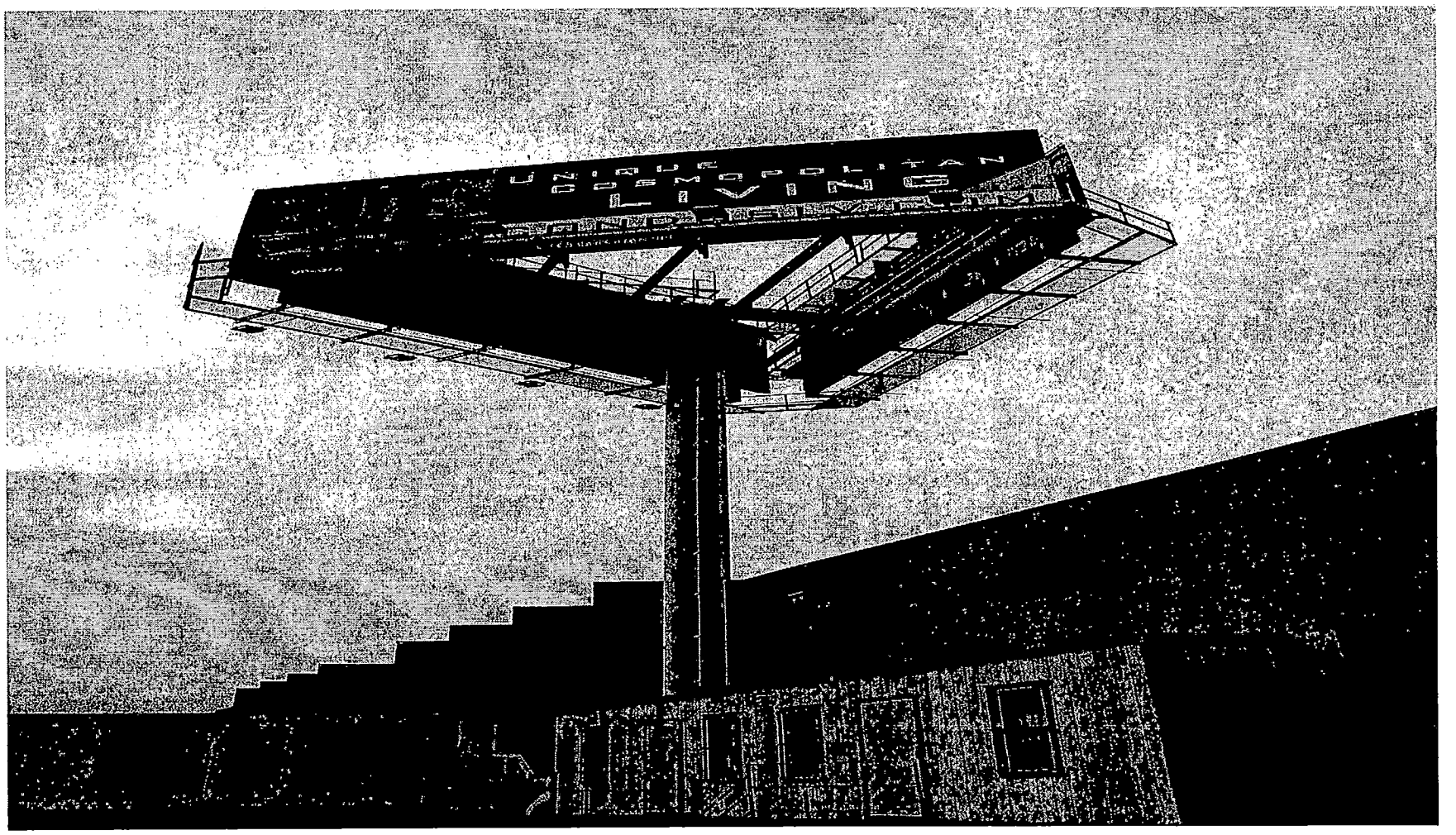
RQR-5263
11/18/04 PC

NOT TO SCALE



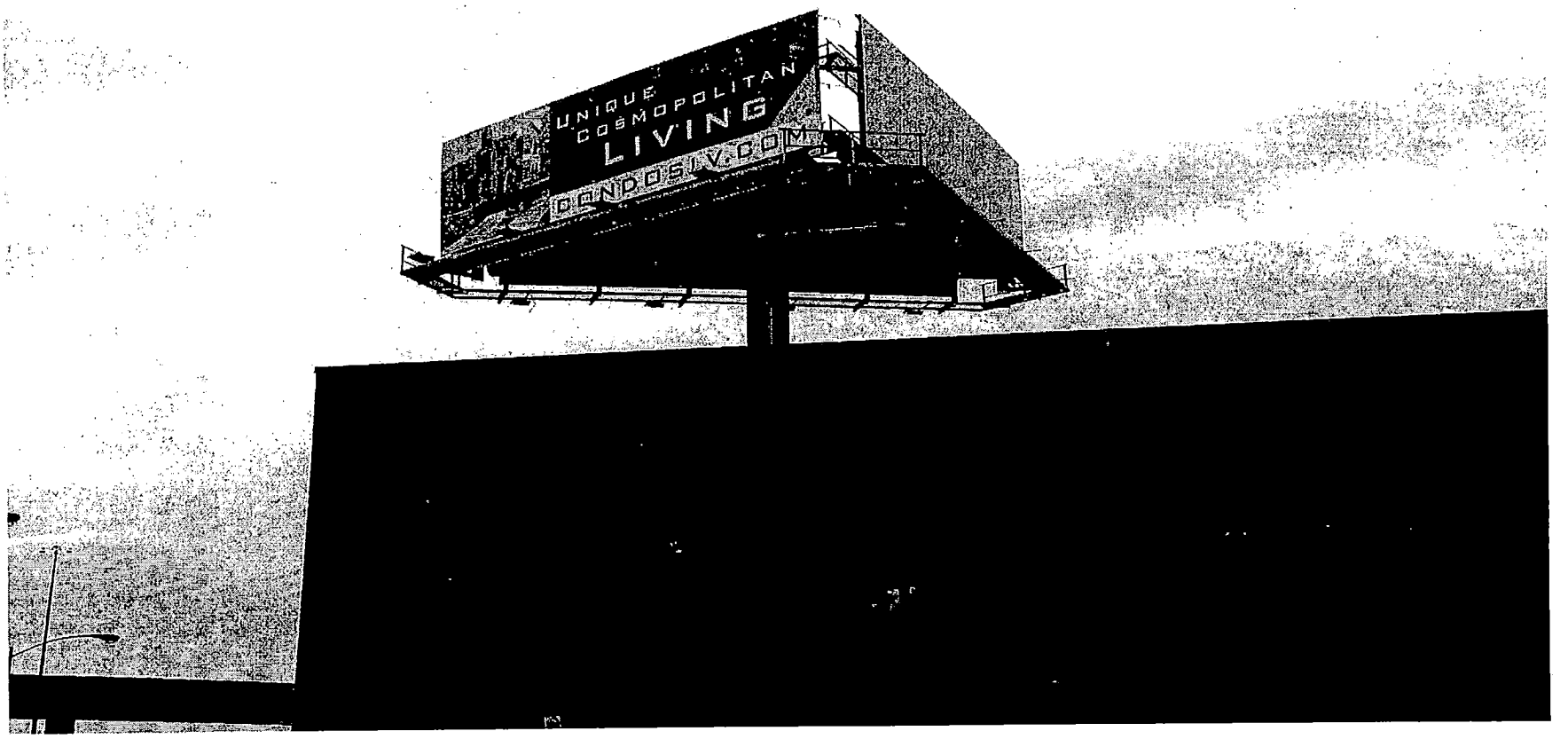
RQR-5263 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: D R PARTNERS
1111 WEST BONANZA ROAD
NOVEMBER 18, 2004 PLANNING COMMISSION

10/26/04



RQR-5263 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: D R PARTNERS
1111 WEST BONANZA ROAD
NOVEMBER 18, 2004 PLANNING COMMISSION

10/26/04



RQR-5263 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: D R PARTNERS
1111 WEST BONANZA ROAD
NOVEMBER 18, 2004 PLANNING COMMISSION

10/26/04

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
RQR-5372 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAULE BECKER II, ET AL - Required One-Year Review of an approved Variance (V-0020-01) WHICH ALLOWED 190 PARKING SPACES WHERE 230 SPACES WAS THE MINIMUM REQUIRED adjacent to the northeast corner of Decatur Boulevard and Alta Drive (APN 139-31-221-001, 003, 004, 005 and 006), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 12/15/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
EVANS – APPROVED subject to conditions, deleting Condition 2 and amending the following condition:

1. ***The applicant shall submit a current site plan reflecting the current status of uses and parking on the site to the Planning and Development Department prior to consideration of this application by the City Council.***

– UNANIMOUS with McSWAIN abstaining because her company has done work for the Beckers and Terra Contracting did the utilities on this project, DAVENPORT abstaining because Barry Becker is his neighbor and TRUESDELL abstaining in an abundance of caution because he has previously abstained on this item

To be heard by the City Council on 12/15/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 10 – RQR-5372

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated the application is to consider the one-year review on an approved variance, which allowed 190 parking spaces where 230 spaces was the minimum requirement. City Council approved this item on May 16, 2001. At that time, the site was only partially developed. Staff has reviewed the Site Plans from 2001 and 2004 and determined some inconsistencies. A parking deficiency of approximately 12 percent exists. The approved variance allowed a deficiency of 16 percent so the current number is lower. MR. LEOBOLD asked the Commission to require the applicant submit an up to date Site Plan and parking analysis if the item is approved because staff does not have this information.

BARRY BECKER appeared on behalf of the applicant and stated his father was involved in the original construction of the shopping center back in 1965. There have been additions to the site since that time. When approved, the owner had the opportunity to redesign the center and add a Walgreens and a mini-storage facility, which are nice additions to the neighborhood.

MR. BECKER lives and works in the area and drives past the shopping center daily. He has counted the available parking spaces numerous times at various times of the day and found that there is more than enough parking for the patrons of the center. In the morning, at 7:45 a.m., approximately 35 to 40 spaces are occupied at 7:30 a.m. Many of those spaces are near the McDonalds and the restaurant, Lou's Diner. At noon, there are 45 to 60 parking spaces occupied. The parking is distributed throughout the center's shops but the McDonalds and Lou's Diner have the most cars. The same average occurs during the evening. At the most, there may be 80 parking spaces occupied. MR. BECKER indicated the one-year review is overdue because there has been continuous construction since the variance was approved. The center has now been fully operational since February of 2004. The mini-storage facility is at 80 percent capacity.

MR. BECKER said he did not feel the one-year review requirement should continue to be imposed on the variance application. The drug store does not need 60 parking spaces. MR. BECKER counted parking spaces at three drug stores during different times of the day and the typical usage is 15 to 20 spaces. He asked that the item be approved with the deletion of Conditions 1 and 2.

COMMISSIONER STEINMAN stated that he agreed with the comments made by MR. BECKER. After visiting the site several times, COMMISSIONER STEINMAN could not identify any traffic being produced by the storage facility. Regarding Walgreens, he recollected that the Board recently approved a drug store at Charleston Boulevard and Jones Boulevard without the required parking. The Commissioner felt McDonalds would most likely require the

MINUTES – Continued:

most parking and there is more than enough parking for the center. He would support the removal of the one-year review requirement.

COMMISSIONER EVANS asked MR. LEOBOLD to explain Condition 1. MR. LEOBOLD stated Condition 1 was imposed because staff did not have a current Site Plan for the project. To analyze parking with the plans on file was difficult. He said the requirement of the one-year review was at the discretion of the Board. The site is built and there is no expectation of change.

MR. BECKER stated a new Site Plan was done and it reflects the way the parking lot is currently stripped. He ordered a Site Plan but it took awhile to finish because the site had to be flown. He offered to bring the Site Plan to staff. VICE CHAIRMAN NIGRO confirmed that if the condition were modified to read "the Site Plan must be submitted prior to City Council", MR. BECKER could comply with the condition.

COMMISSIONER STEINMAN asked staff what would happen if in the future, there was a use change on the property. He wanted to know if the applicant would have to supply staff with a revised Site Plan and if the Commission would see a review application. MR. LEOBOLD informed him that if the change was within an existing space and was an intensification of use, it should be reviewed but it would be hard to recognize unless there was a permit issued for some aspect of the work. If the construction was new, it would be reviewed.

(6:45 - 6:58)
1-1446

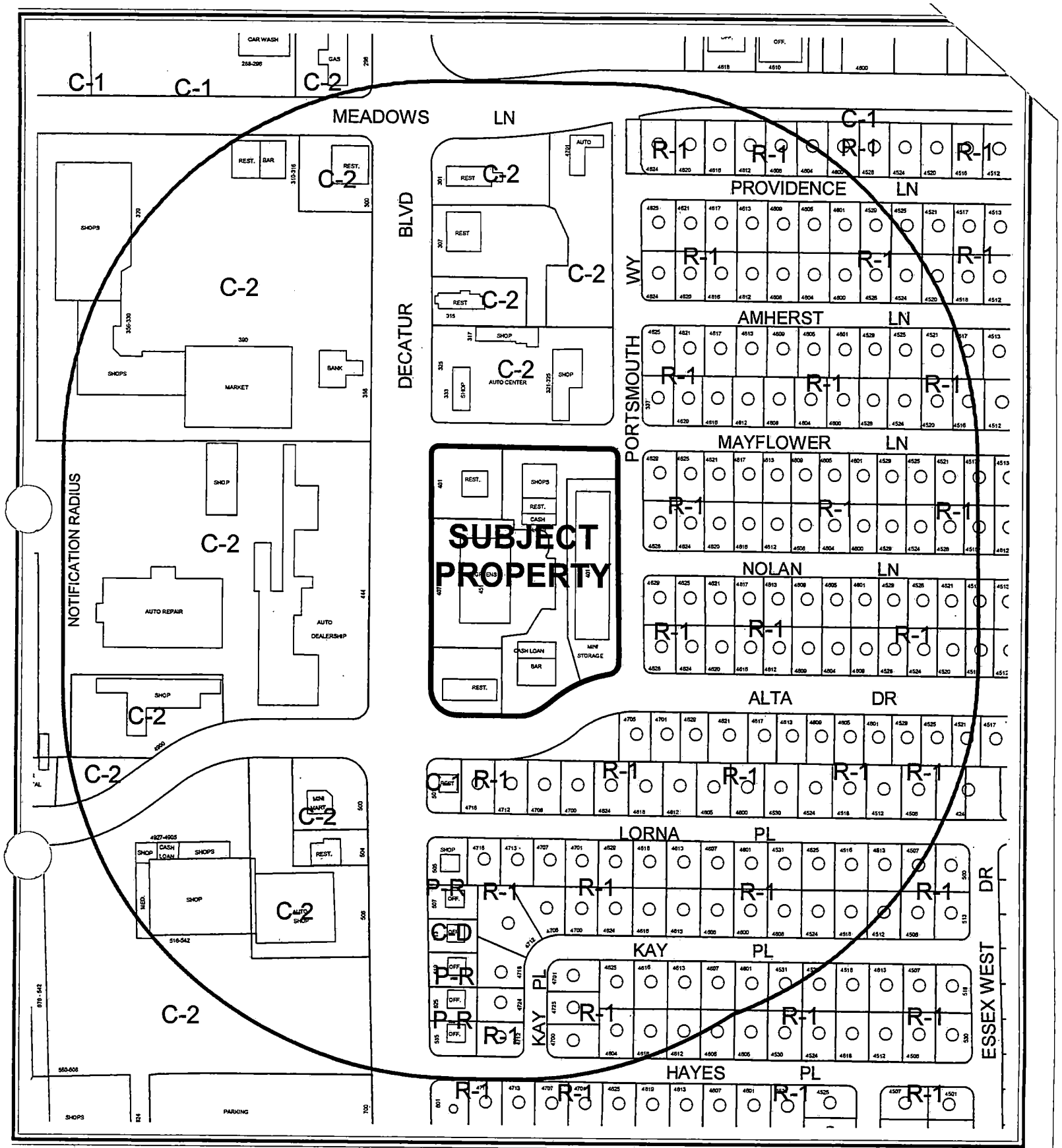
CONDITIONS:

Planning and Development

1. Any change in use requires a parking analysis be reviewed by the Planning and Development Department prior to the issuance of any building permits, business licenses, or certificate of occupancy.

2. This Variance shall be subject to a one (1) year review.

3. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance must be satisfied.



CASE: **RQR-5372**

RADIUS: 750 FT

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

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-5372 - APPLICANT/OWNER: LAULE BECKER II, ET AL

** CONDITIONS **

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

Planning and Development

1. Any change in use requires a parking analysis be reviewed by the Planning and Development Department prior to the issuance of any building permits, business licenses, or certificate of occupancy.

2. This Variance shall be subject to a one (1) year review.

3. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance must be satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is request is for approval of a One-Year Required Review of an approved Variance (V-0020-01) application to allow 190 parking spaces where 230 space are required on the northeast corner of Decatur Boulevard and Alta Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/15/65 The City Council approved a Rezoning (Z-0080-65) from C-1 (Limited Commercial) to C-2 (General Commercial) on this site. The Planning Commission and Staff both recommended approval.

10/24/91 The Board of Zoning Adjustment approved a Special Use Permit (U-0244-91) application to allow an automobile rental agency on property located at 461 South Decatur Boulevard. Staff recommended approval.

05/27/97 The City Council accepted the withdrawal of the request for a Special Use Permit (U-0011-97) application on property located at 421 South Decatur Boulevard for a 40-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign. The Board of Zoning Adjustment and Staff both recommended approval.

09/22/97 The City Council approved a Special Use Permit (U-0072-97) application on property located at 431 South Decatur Boulevard for a Class III Secondhand Jewelry Store. The Planning Commission and Staff both recommended approval.

09/10/98 The Planning Commission approved a Site Development Plan Review [Z-0080-65(1)] for a proposed 4,500 square foot fast-food restaurant (McDonald's) on this site. Staff recommended approval.

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06/10/99 The Planning Commission approved a Review of Condition [Z-0080-65(2)] to delete the requirements for a right-turn lane, access drive and redesign of parking lot. Staff recommended approval.

05/16/01 The City Council approved a Variance (V-0018-01) application to allow a mini-storage building to be setback 71 feet from a residential property line where the Residential Adjacency Standards requires a setback of 99 feet. The Planning Commission recommended approval. Staff recommended denial.

05/16/01 The City Council approved a Site Development Plan Review [Z-0080-65(3)] for a 48,116 square foot commercial center which included the Walgreen's Drug Store. The Planning Commission recommended approval. Staff recommended denial.

06/18/03 The City Council approved a Master Sign Plan (MSP-2240) for a 15,070 square foot Walgreen's drug store at 451 South Decatur Boulevard. The Planning Commission recommended approval. Staff recommended denial.

B) Pre-Application Meeting

A pre-application conference is not required for a Required Review application, nor was one held.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Required Review application, nor was one held for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.75

B) Existing Land Use

Subject Property:	Commercial Center
North:	Commercial Center
South:	Restaurant & Single Family Dwellings
East:	Single Family Dwellings
West:	Auto Dealership

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-1 (Limited Commercial) & R-1 (Single Family Residential)
East:	R-1 (Single Family Residential)
West:	C-2 (General Commercial)

E) General Plan Compliance

This site is designated as SC (Service Commercial) on the Southeast Sector Land Use Map of the General Plan. The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons.

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

Airport Overlay District

The Airport Overlay District constitutes a planned area in which no structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations depicted in the maps adopted by Title 19. All development within the airspace above the height of thirty five feet above the surface of the land, lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces, shall be subject to the height standards established on the Airport Overlay Maps. The existing structures stands well below the 175-foot height restriction imposed by the Airport Overlay District map.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

On April 5, 2001, the applicant submitted a revised site plan that provided additional on-site parking. The following table is based on the revised figures.

Parking Analysis

McDonalds	43	Spaces (4,270/100)
Long John Silvers	28	Spaces (2,770/100)
Gyro Burger	11	Spaces (1,080/100)
7-11 Convenience Store	9	Spaces (2,270/250)
Undetermined Retail Space	9	Spaces (2,090/250)
Fast Cash	2	Spaces (360/250)
U.S. Auto Title Loan	4	Spaces (960/250)
Diner *(to be determined)*	29	Spaces (1,140/50 + 1,140/200)
Tavern *(to be determined)*	34	Spaces (1,250/50 + 1,250/200)
Walgreen's Drug Store	61	Spaces (15,120/250)
Mini Storage	14	Spaces (1/50 Units + 5)
Total Parking Required	244	Spaces (including 7 handicap accessible
Total Parking Provided	205	Spaces (including 9 handicap accessible)
Parking Deficiency	15.98	%

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

From the October 4th, 2004 submitted site plan and business licensing information the following parking analysis has been prepared.

Use	SQ FT	Ratio	Required	Provided
Walgreens	15,120 sq ft	1 Space/250 SF	61	
McDonalds	4,270 sq ft	1 Space/100 SF	43	
Long John Silvers	2,770 sq ft	1 Space/100 SF	28	
Tavern (The Heights)	1,135 sq ft (Public) + 1,135 sq ft (Non-public)	1 Space/50 SF Public + 1 Space/200 SF Non-public	29	
Payless Pizza & Ribs	540 sq ft (Public) + 540 sq ft (Non-public)	1 Space/50 SF Public + 1 Space/200 SF Non-public	14	

PL

Fast Cash	360 sq ft	1 Space/250 SF	2	
Mini-Warehouse	21,010 sq ft	1 space/50 Units + 5 spaces	14	
US Auto Title	960 sq ft	1 space/250 SF	4	
Lou's Diner	1,140 sq ft (Public) + 1,140 sq ft (Non-public)	1 Space/50 SF Public + 1 Space/200 Non-public	29	
Jewelry	960 sq ft	1 Space/250 SF	4	
Vacant	1,200 sq ft	1 Space/250 SF	5	
Pet Shop	1,200 sq ft	1 Space/250 SF	5	
Total			238	209

The provided site plan is in error as to the actual amount of parking spaces available. The parking spaces provided figure has been adjusted accordingly. It should further be noted that square footage of particular uses have changed as well as the uses themselves. For example, Gyro Burger, which was calculated out as a restaurant with drive-through/ drive-up facility, has been replaced by Payless Pizza & Ribs, a restaurant with no drive-up facility therefore increasing parking requirements. At the same time the 04/05/01 site plan called out a proposed 2,600 square-foot Tavern, which has since relocated an occupies a 2,270 square-foot tenant space within the commercial center therefore reducing the previously required number of parking spaces for that particular use.

In total the commercial center is required to have a minimum of 238 parking spaces. Currently the commercial center can only provide 209 parking spaces therefore maintaining a parking deficiency of 12%.

B) Business License & Certificate of Occupancy Info

Business	Address	License #	Issuance Date	C of O Date	Bus Type
Long John Silvers	401 S Decatur Blvd	R09-00159	Before 09/28/95	No Record	Restaurant (45+ seats)
Seasonal Promotions	405 S Decatur Blvd	T24-00198	02/08/99	No Record	Temporary Merchant No longer than 31 days
Hair of the Dog Groom	407 S Decatur Blvd	P05-00142	10/16/03 COL	08/29/03	Pet Shop
Frank Melaert's Jeweler	421 S Decatur Blvd	J01-01311	12/10/02 COL	07/16/02	Jewelry Store
Lou's Dinner	431 S Decatur Blvd	R09-01146	07/10/02 COL	07/03/02	Restaurant (45+ seats)

PL

US Auto Title Loans	439 S Decatur Blvd	F14-00037	02/12/98	11/18/02	Auto Title Loan
Walgreens	451 S Decatur Blvd	C05-02274 D11-00206	08/12/03	08/15/03	Drug Store
Fast Check	459 S Decatur Blvd	C21-00005	09/04/97	No Record	Check Cashing
Payless Pizza N Ribs	463 S Decatur Blvd	R07-00029	11/10/93	No Record	Restaurant (Under 45 seats)
The Heights (Tavern)	465 S Decatur Blvd	C08-01688 C20-93572 G01-93571 L16-00052 M06-02828	06/17/92 original 10/20/04 reinstated	06/26/02	Tavern
A 1 Janitorial Services	467 S Decatur Blvd	M01-04157	01/15/98 COL	No Record	Maintenance Services
StorageOne	481 S Decatur Blvd	M06-02808 T19-92808 W07-00089	06/24/04	02/09/04	Mini-Warehouse
McDonalds	4774 Alta Dr	R09-00966	01/04/00	No Record	Restaurant (45+ seats)

ANALYSIS & FINDINGS

Title 19.18.070B states the following:

> **"B. Scope and Limitations**
>
> A Variance shall not be granted 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."

Title 19.18.070.L. states:

> **"L. Determinations**
>
> 1. In order to recommend approval of, or to approve a Variance application, the Planning Commission, hearings officer or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property ... or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition... 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."

The site plan by which the original parking Variance (V-0020-01) was approved illustrated a commercial center with approximately 17,750 square feet of general commercial space, 23,446 square feet of mini-warehouse facility, 7,040 square feet of fast food restaurant, 1,080 square feet of restaurant use and 2,600 square feet of a proposed bar. All of which resulted in the commercial complex being required to have 244 parking spaces per Title 19A.10.010 requirements. The original site plan depicts a total of 205 parking spaces, approximately 84% of the parking required for the proposed development, but was erroneous due to underestimating of square footage.

Currently, the submitted site plan depicts approximately 19,800 square feet of general commercial space, 21,010 square feet of mini-warehouse facility, 7,040 square feet of fast food restaurant, 3,360 square feet of restaurant use and 2,270 square feet of tavern use; an increase in the overall square footage of approximately 1,564 square feet. The site plan also illustrates the supposed existing parking situation. The site plan actually depicts the existence of more parking spaces than actually exist on site, by one or two parking spaces, and claims the two fast food restaurants are not part of the site. The current site plan depicts 209 available parking spaces, approximately 88% of the parking required for the existing development.

It should be noted that the potential for long-term adverse effects of a permanent reduction in parking, in that more intensive uses than those proposed, will increase the parking deficiency. For example, a beauty salon or restaurant in the proposed retail center will use a greater share of parking spaces and will exacerbate the parking deficiency. Therefore, if this request is approved, it is recommend that a condition be imposed requiring any change in use require a parking analysis to be reviewed by the Planning and Development Department prior to the issuance of any future building permits, business licenses, or certificate of occupancy.

NOTICES MAILED 188

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-5372 APN: 139-31-221-001 thru 006

Name of Property Owner: Laule Becker II

Name of Applicant: Laule Becker II

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: Ernest A. Becker, Jr.

Subscribed and sworn before me

This 4th day of October, 2004

Wendy L Caterer

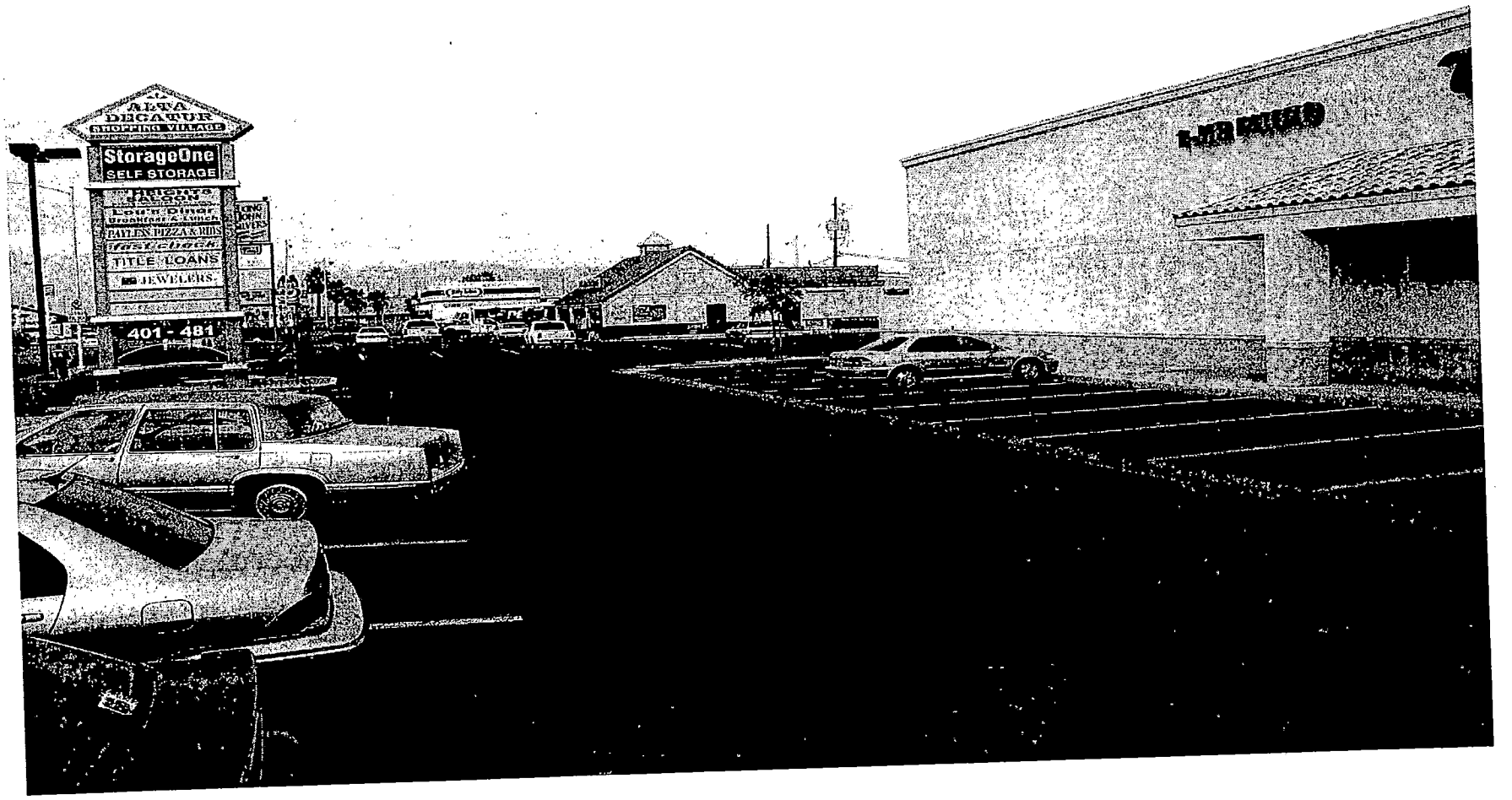
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
WENDY L. CATERER
No. 95-0891-1 My Appointment Expires Oct. 17, 2004

CURVE TABLE

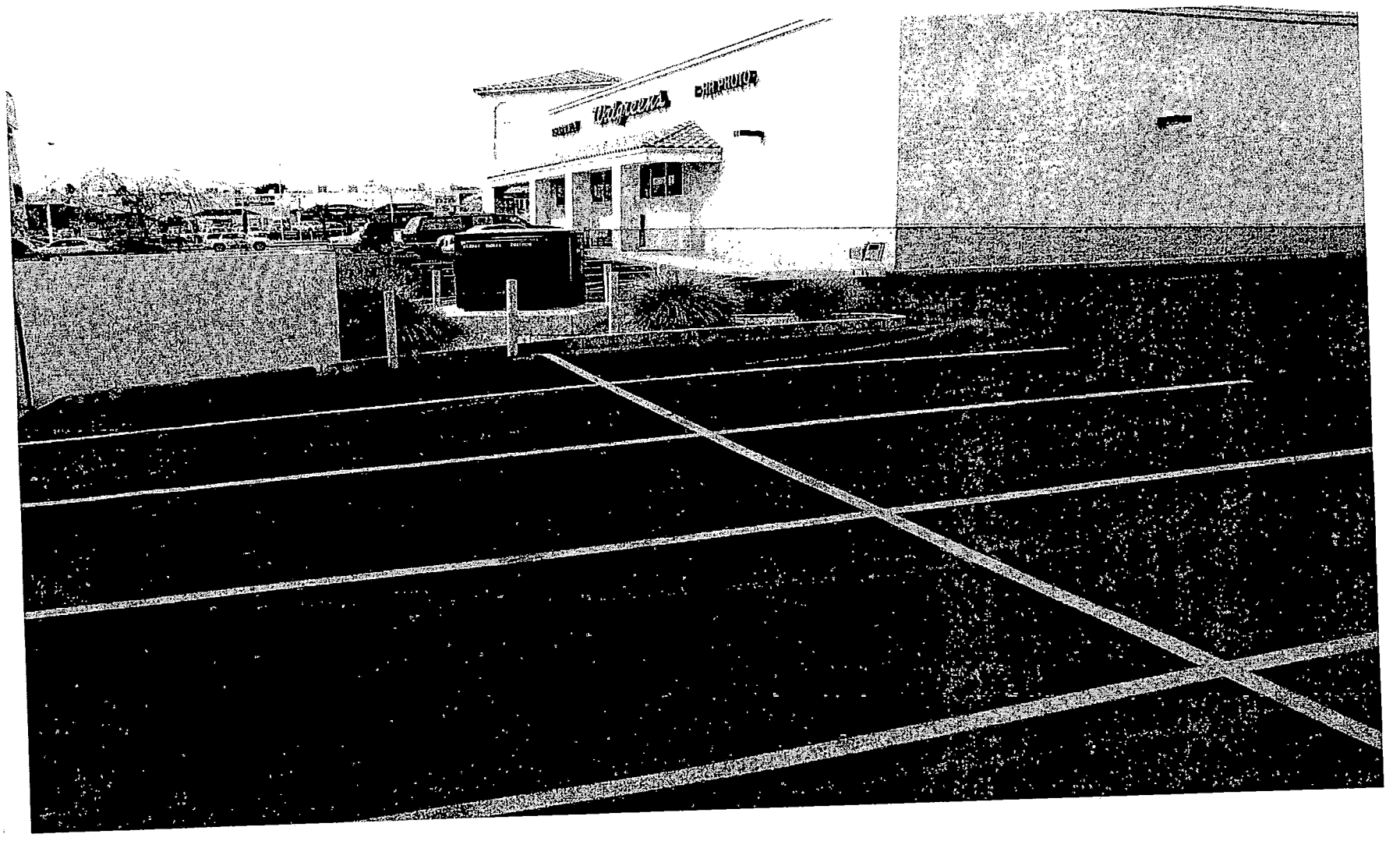
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C2	54.00'	69°16'45"	65.31'	37.57'
C3	15.00'	90°43'06"	23.75'	15.19'
C4	15.00'	88°47'11"	23.24'	14.69'
C5	15.00'	87°50'15"	22.99'	14.45'
C6	68.00'	24°30'50"	29.47'	14.95'
C7	129.82'	15°56'59"	48.01'	24.66'
C8	219.82'	02°36'22"	10.00'	5.00'
C9	219.82'	37°31'20"	143.96'	74.67'
C10	215.82'	40°07'42"	151.96'	80.29'
C11	215.82'	40°07'42"	151.96'	80.29'

No	RADIUS	DELTA	LENGTH	TANGENT
C12	15.00'	87°50'15"	23.00'	14.45'
C13	15.00'	90°43'06"	23.75'	15.19'
C14	83.00'	69°16'45"	100.37'	57.57'
C15	3.00'	180°00'00"	9.42'	3.00'
C16	165.82'	37°31'20"	108.60'	56.26'
C17	338.82'	02°36'22"	15.41'	7.71'
C18	15.00'	87°50'15"	23.00'	14.45'
C19	3.00'	87°50'15"	4.60'	2.89'
C20	3.00'	180°00'00"	9.42'	3.00'
C21	25.00'	90°00'00"	39.27'	25.00'
C22	3.00'	90°00'00"	4.71'	3.00'
C23	3.00'	90°00'00"	4.71'	3.00'
C24	3.00'	90°00'00"	4.71'	3.00'



RQR-5372 - APPLICANT/OWNER: LAULE BECKER II, ET AL
NORTHEAST CORNER OF DECATUR BOULEVARD AND ALTA DRIVE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/26/04



RQR-5372 - APPLICANT/OWNER: LAULE BECKER II, ET AL
NORTHEAST CORNER OF DECATUR BOULEVARD AND ALTA DRIVE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/26/04



RQR-5372 - APPLICANT/OWNER: LAULE BECKER II, ET AL
NORTHEAST CORNER OF DECATUR BOULEVARD AND ALTA DRIVE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/26/04



RQR-5372 - APPLICANT/OWNER: LAULE BECKER II, ET AL
NORTHEAST CORNER OF DECATUR BOULEVARD AND ALTA DRIVE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/26/04

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
VAC-5333 - VACATION - PUBLIC HEARING - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: FLAMINGO SEC PARTNERS, LLC - Petition to Vacate U.S. Government Patent Easements generally located west of Decatur Boulevard, south of Alpine Place, Ward 1 (Moncrief).

SET DATE: 12/01/04
C.C.: 12/15/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [RQR-5263] and Item 11 [VAC-5333]– UNANIMOUS

To be heard by the City Council on 12/15/2004

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

(6:44 - 6:45)

City of Las Vegas

Agenda Item No.: 11

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 11 – VAC-5333

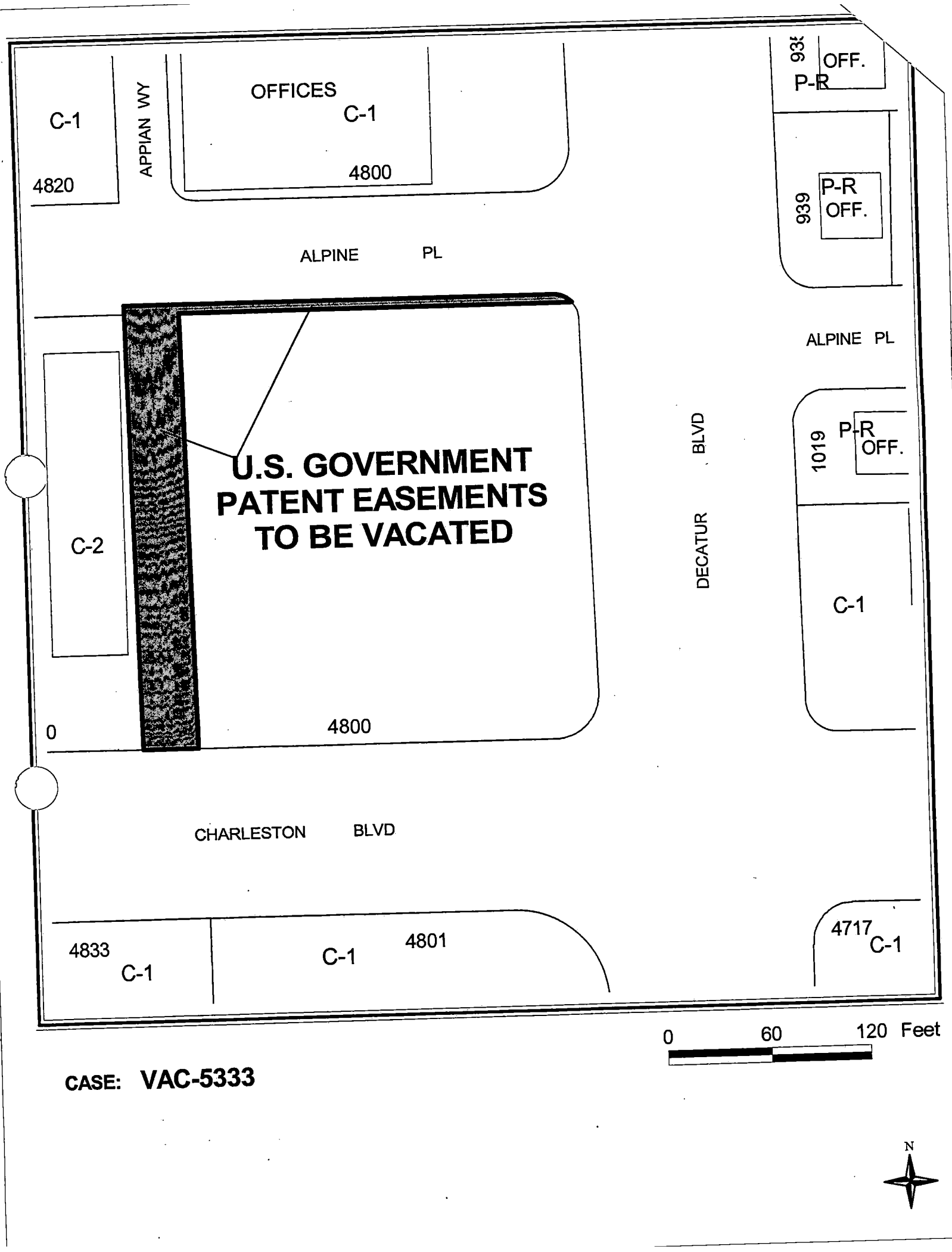
CONDITIONS:

1. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

2. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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



CASE: VAC-5333

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5333 - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: FLAMINGO SEC PARTNERS, LLC

** CONDITIONS **

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

1. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

2. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate U.S. Government Patent Easements generally located west of Decatur Boulevard, south of Alpine Place.

B) Applicant's Justification

Vacation of the easements will allow for the commercial redevelopment of the subject property. The original reservation is no longer needed for road and utility purposes.

BACKGROUND INFORMATION

A) Previous Actions

02/27/63 The City Board of Commissioners approved a Rezoning (Z-0017-63) to a C-1 (Limited Commercial) zone on this site. The Planning Commission and staff recommended approval.

04/24/03 The Planning Commission accepted the applicant's request to withdraw without prejudice applications for a Petition of Vacation (VAC-1967) to vacate U.S. Government Patent Easements and a Site Development Plan Review (SDR-1966) for a commercial center consisting of retail and restaurant uses on the subject site. The staff recommended approval for both requests.

09/15/04 The City Council approved a Variance (VAR-4720) to allow 60 parking spaces where 79 spaces is the minimum required, a Special Use Permit (SUP-4719) for a Restricted Gaming Establishment, and a Site Development Plan Review (SDR-4718) and Waivers for Perimeter and Foundation Landscaping Standards, and for Building Placement Standards for a proposed single-story, 13,848 square-foot retail building on 1.43 acres at 4800 West Charleston Boulevard. Staff recommended denial of all requests.

SS

DETAILS OF APPLICATION REQUEST

The subject petition proposes to vacate U. S. Government Patent Easements described as the north and west thirty-three feet (33'), excepting the north thirty feet (30'), the east eighty feet (80'), and the south fifty feet (50') of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 36, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S. Government Patent Easements because they are no longer needed in their current configuration. The vacation would allow for the development of a 13,848 square-foot retail building (Sav-On Drugs) and parking on this site. This request is appropriate, as the subject easements are not needed and would not result in reduced access or traffic handling capability for the area.

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request for U.S. Government Patent Easements generally located west of Decatur Boulevard, south of Alpine Place.

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-5333** APN: 138-36-804-009

Name of Property Owner: Flamingo SEC Partners LLC

Name of Applicant: SUMMIT ENGINEERING

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

_____ Yes ____✓____ No

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

City Official: N/A

Partner(s): _____ _____

APN: 138-36-804-009

Signature of Property Owner/Authorized Agent: [signature]

Print Name: KEITH ALEXANDER NOVAK

Subscribed and sworn before me

This 15 day of Sept., 2004

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

LAURA GROSETH
Notary Public State of Nevada
No. 98-3646-1
My appt. exp. July 1, 2006

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

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

C.C.: 12/15/04

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

RECOMMENDATION:
Staff recommends this item be HELD IN ABEYANCE to the December 2, 2004 Planning Commission meeting.

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

MOTION:
EVANS – Motion to bring forward and HOLD IN ABEYANCE Item 12 [GPA-5266] and to STRIKE Item 17 [GPA-5195] – UNANIMOUS

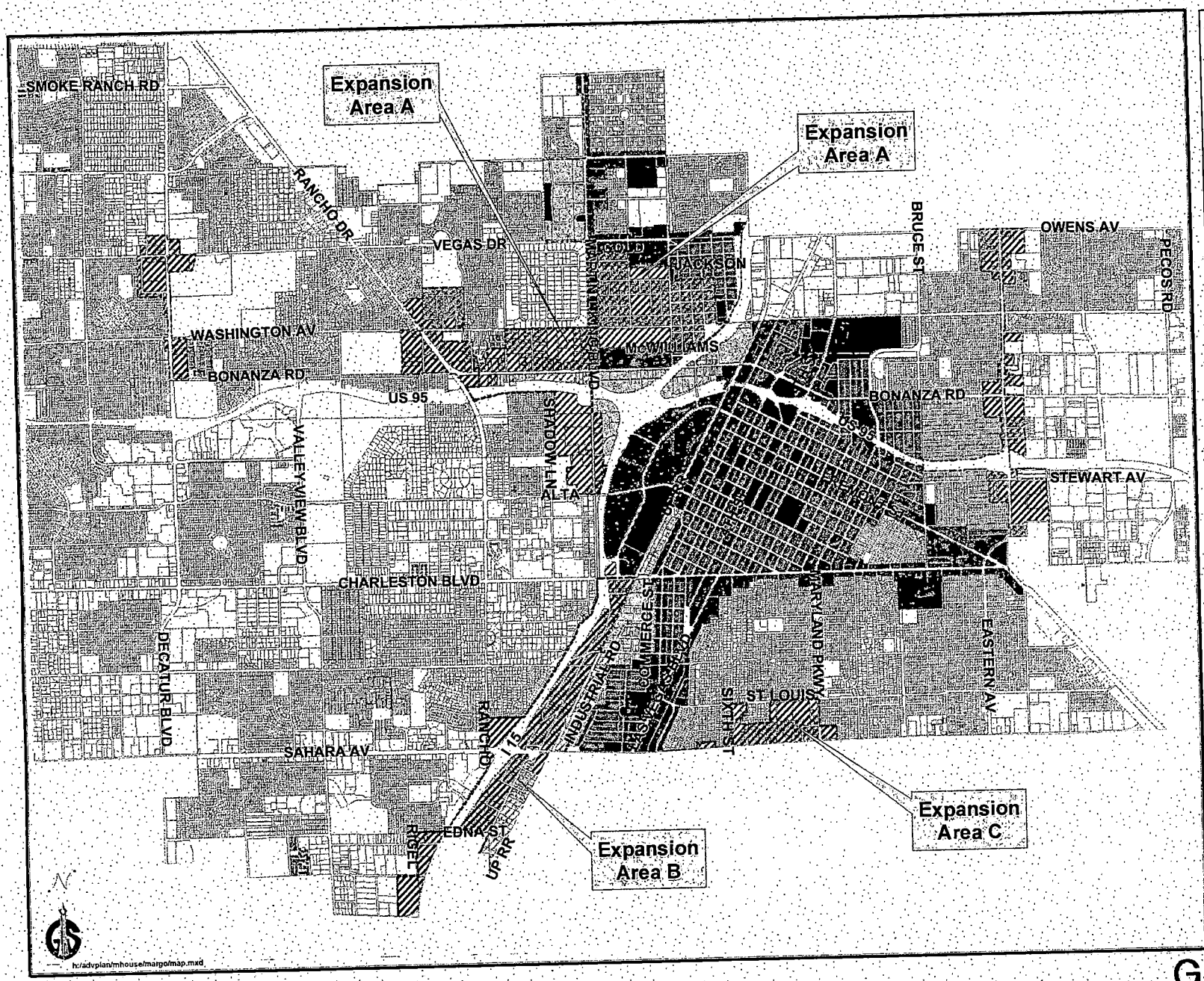
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-5356] and Item 28 [SDR-5179] to the 12/02/2004 Planning Commission Meeting, Item 27 [SUP-4930] to the 12/16/2004 Planning Commission Meeting and to WITHDRAW WITHOUT PREJUDICE Item 8 [VAC-5265]

Note: COMMISSIONER McSWAIN disclosed that she normally abstains on items involving DR Horton; however, since this vote only pertains to the item being withdrawn, she would be voting on Item 8 [VAC-5265].

MOTION – CONTINUED:
Note: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area. It is not located within the notification area and it would not be affected, so he would vote on Item 28 [SDR-5179].

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

(6:05 – 6:40)



City of Las Vegas

Redevelopment Area

Current and Proposed Boundaries

Proposed Redevelopment Area Additions

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

Existing Redevelopment Area

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

Plotted: September 23, 2004

GPA-5266

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GPA-5266 – APPLICANT/OWNER: CITY OF LAS VEGAS

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE DECEMBER 2, 2004 PLANNING COMMISSION MEETING

Carman Burney

From: Margo Wheeler
Sent: Thursday, November 11, 2004 4:47 PM
To: Gary Leobold
Cc: Carman Burney; Tracey Hurless; Loretta Arrington; Steven Van Gorp; Scott
Subject: RDA item on PC will be abeyed to 12-2

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:

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

C.C.: 12/15/04

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted at Meeting (not included with Back-up Documentation) – Letter of Support from Rod Campbell submitted by Randy Rutherford

MOTION:

NIGRO – APPROVED – UNANIMOUS with McSWAIN abstaining because her husband is involved in an unresolved financial matter with ROBERT TURI, who is one of the applicant's representatives

To be heard by City Council 12/15/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 13 [GPA-5172], Item 14 [ZON-5174], Item 15 [WVR-5331] and Item 16 [SDR-5175].

GARY LEOBOLD, Planning & Development Department, stated the applications were held in abeyance at the 10/21/2004 Planning Commission meeting to allow the applicant time to hold a

MINUTES – CONTINUED:

neighborhood meeting. A meeting had been held on September 14th and there were 27 residents who attended that meeting and voiced concerns about the project. After the Planning Commission recommended the applicant meet again with the neighbors, the applicant held a second meeting on November 1st. The main topics of discussion related to density, lot size drainage, open space and access to a community well through the northwest portion of the proposed development.

The applicant then met individually with residents on November 6th during a walk thru. Thereafter, a third neighborhood meeting was held on November 15th as a follow up for proposed solutions. The applicant redesigned the project in response to the neighbors concerns. The open space area has been relocated to an area adjacent to the community well so access to the well is available. The applicant has also agreed to provide additional landscaping and to locate one-story homes where the project would be most visible from the adjacent rural properties. The applicant agreed to request rural street standards along Mustang Road and El Campo Grande Avenue. Even though the applicant has made several concessions to the neighbors, the plan still proposed 32 lots and staff believed that with the established development patterns in the area, the rezoning related Site Plan would still be too dense and inappropriate for the location.

MR. LEOBOLD indicated that Public Works has a change in Condition 5 of Item 14 [ZON-5174]. He referred the Commissioners to their backup for a copy of the suggested amendment if action was taken on the item.

RANDY RUTHERFORD, 12755 Southwest 72nd Avenue, Suite 100, Portland, Oregon, 97223, appeared on behalf of the applicant and thanked the Planning Commission for granting the abeyance at the 10/21/2004 hearing. He felt it was appropriate and he was hopeful that the Commission would grant approval of the applications because considerable progress had been made with the neighbors. He also indicated that TERI LIVENGOOD with Stantec Consulting was also present to answer any technical questions, along with DENNIS GRAYSON with Allied Development who provides development related services to the applicant locally and BILL CURRAN, Attorney with Curran & Perry.

MR. RUTHERFORD did not want to reiterate the testimony entered at the last Public Hearing by ROBERT TURI of Stantec; however, he did want to add to the record, what had been done since that last meeting and how an agreement has been reached that virtually eliminates all of the opposition present at that time.

MR. RUTHERFORD indicated that a meeting was held November 1st with several residents in the home of MR. and MRS. DAVID MATTHEWS who live adjacent to the four lots proposed

MINUTES – CONTINUED:

on the corner of Ann Road and Mustang Road. The neighborhood was then walked the following Saturday, November 6th, and the applicant met with a number of property owners who have a common property line with the subject property. MR. RUTHERFORD felt that walking the neighborhood and addressing the concerns of residents would help to understand why neighbors were so adamantly opposed to the proposal.

Notices were sent out to 144 homes in a 750-foot radius for a meeting held on November 15th. There were four residents in attendance and all four had also been to the meetings on November 1st and November 6th. In addition to those four residents, KIMBERLY BUSH from COUNTY COMMISSIONER CHIP MAXFIELD'S office as well as LENI SKAR, Development Liaison to COUNCILMAN MICHAEL MACK were present.

MR. RUTHERFORD pointed out that the revised Site Plan showed the open space was shifted to the north. This new alignment would facilitate ongoing access to the community well located on an adjacent parcel to the west. It was not required and was a concession that helped to reverse some of the strongest opposition faced since the first neighborhood meeting. He stated that ROD CAMPBELL was the most vocal opponent of the project when first proposed and MR. RUTHERFORD was able to submit a letter of written support from MR. CAMPBELL, who was unable to attend the meeting.

In addition to shifting the open space, the applicant has also agreed to provide access through an access agreement between the neighborhood association for the proposed development and the community well users. The applicant has also agreed to limit lots five, although lot one was highlighted on the map, lots nine through 12, 14, 16 through 19, 29 and 31, to one level homes. This was key in eliminating concern over rear-yard privacy.

This issue will be further mitigated by the placement of an eight-foot wall at the common property line along the MATTHEW'S parcel. A wall will also be placed either on the property line or directly adjacent to it, between the main subject parcel and the property owners to the west on Torrey Pines Drive. The height of that wall will begin at 6 feet where it will be adjacent to a side property line and to transition it from six feet to eight feet where the wall is adjacent to rear property lines and then reduce the wall height back down to six feet when the wall is adjacent to a parcel with frontage on Ann Road. 24-inch box trees spaced at 30 feet on center would be placed along the wall where it is six feet tall.

In an attempt to deter the possibility of nuisance claims from future homeowners, the applicant has prepared a draft zoning disclosure statement, which would effectively remove any right a future homeowner might have. The revised Site Plan reflects rural development standards

MINUTES – CONTINUED:

allowing rolled curbs and no sidewalks. The street light standards have been reduced as well. The applicant agreed to this condition after City staff discovered the Site Plan would qualify for such standards. This would be limited to the frontage on El Campo Grande Avenue and on Mustang Road, north of the main access point to El Campo Grande Avenue. The neighbors have stated they do not want sidewalks and they only want the least amount of street lighting that is allowable. The applicant had no problem in granting this request.

MR. RUTHERFORD asked for a favorable recommendation to the City Council and he thanked the Commissioners for their consideration. He said that MS. LIVENGOOD had some conditions to read into the record. Both the neighbors and the applicant had agreed upon those conditions. CHAIRMAN TRUESDELL confirmed with MR. LEOBOLD that the additional conditions had been provided to staff and were in the Commissioner's back up packets for the items.

MS. LIVENGOOD stated the conditions are quite lengthy and she asked if the Chairman would prefer that they not be read because they are in the record. DEPUTY CITY ATTORNEY BRYAN SCOTT advised that if staff has had a chance to review the additional conditions and everyone agrees to them, they do not need to be read into the record. MR. LEOBOLD stated that staff is agreeable to the conditions pertaining to the one-story height limit, the landscaping etc. He indicated there are some conditions pertaining to disclosure statements, which staff has no way to regulate or enforce and therefore, could not accept. DEPUTY CITY ATTORNEY SCOTT said the responsibility to make disclosures to potential buyers lies solely on the applicant. The City does not get involved in that process. MR. LEOBOLD noted that the disclosure could be a part of the CC & R's for the development or within the sales agreement.

MR. RUTHERFORD stated the applicant intends to have the Homeowners Association Bylaws and Conditions, Covenants and Restrictions reflect the zoning disclosure statement whether it is conditioned or not.

MS. LIVENGOOD stated that there was a previous request by MRS. ALFASI to have a single story home across from her home on lot five. That request has been amended so that the request for the single-story home would apply to lot six. MR. LEOBOLD indicated that staff had received a letter confirming that statement.

COMMISSIONER McSWAIN asked if ROBERT TURI was still involved with the project or with the company in any way. MR. RUTHERFORD stated that MR. TURI is still with Stantec and Stantec is still a representative in the planning and engineering aspects of the project. He added that MR. TURI was ill. COMMISSIONER McSWAIN indicated she had previously abstained on the item and she would continue to abstain because MR. TURI and her husband are involved in an unresolved financial matter.

MINUTES – CONTINUED:

RENEE ALFASI, 5760 Mustang Street, confirmed MS. LIVENGOOD'S comments that she does want the single-story home to go on lot five, not lot six. She also said that if this is approved, she would like the rural frontage in front of the development. The development will drastically change the area because all of the surrounding homes are rural.

CHAIRMAN TRUESDELL commended the applicant on meeting with the neighbors and working so hard to resolve many of the issues raised during the last meeting.

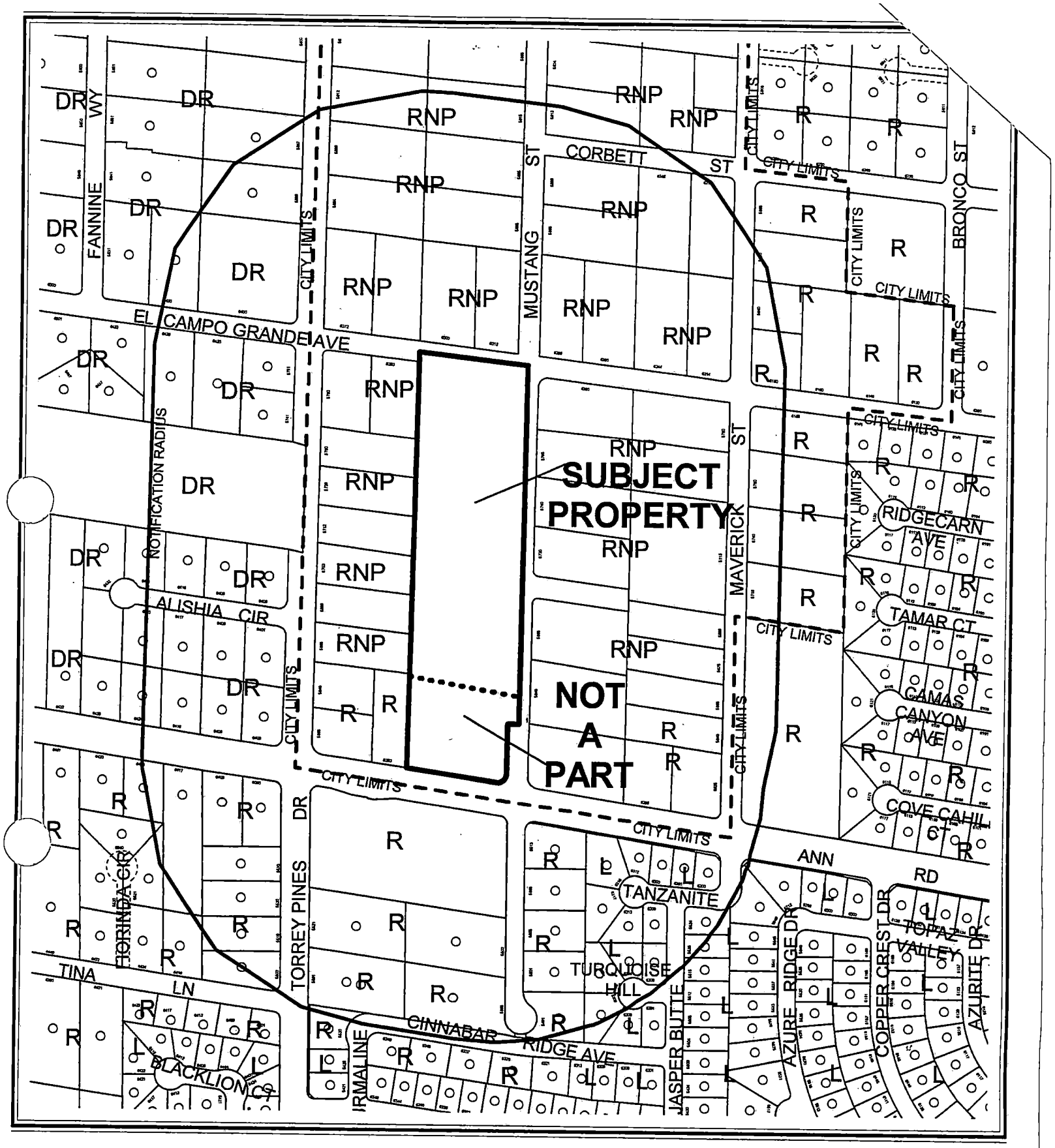
GINA VENGLASS, Public Works Department, stated that staff was able to revise Condition 5 to allow rural improvements on El Campo Grande only. The reason that can be done at staff level is because Council has previously directed staff to allow rural improvements down the street. Staff was not able to allow rural improvements on Mustang Road so staff is recommending the condition remains as it has been revised. This would require full urban improvements on Mustang Road. VICE CHAIRMAN NIGRO asked what it would take to get the determination that Mustang Road could be given the same consideration. He felt that Mustang Road would be a natural continuation for the rural improvements. MS. VENGLASS reiterated that at staff level, the recommendation must reflect the requirement of full urban improvements. City Council must give direction to staff to change that recommendation. North of the subject site is a rural environment; however, there are fully developed subdivisions with improvements.

VICE CHAIRMAN NIGRO also commended MR. RUTHERFORD for the applicant's efforts in working with the neighbors and was happy to see neighbors in support of the item. He felt if the neighbors wanted the rural improvements he would be supportive of that barring any major infrastructure issues, none of which have been identified at this time.

DEPUTY CITY ATTORNEY SCOTT reminded the Vice Chairman that he could recommend that the condition be modified at this time. VICE CHAIRMAN NIGRO motioned to have Condition 5 modified on Item 14 [ZON-5174] to allow rural improvements on Mustang Road. MS. VENGLASS stated that adding Mustang Road in its entirety would not work because the applicant wanted sidewalk from the entrance, southbound to Ann Road for school children. She stated she would word the condition so that the sidewalk was allowed from the entrance to Ann Road. CHAIRMAN TRUESDELL clarified that the area that would not have sidewalk was from the entrance to El Campo Grande Avenue. VICE CHAIRMAN NIGRO amended his motion to reflect those specific sections.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 13 [GPA-5172], Item 14 [ZON-5174], Item 15 [WVR-5331] and Item 16 [SDR-5175].

(7:27-7:52)



CASE: **GPA-5172**

RADIUS: 750 FT

0 300 600 Feet

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

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

N

** STAFF REPORT **

APPLICATION REQUEST

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

This item was abeyed from the October 21, 2004 Planning Commission meeting to allow the applicant to meet with surrounding property owners over the issues related to this project.

BACKGROUND DATA:

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

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-0001-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.

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 8.0 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.

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

11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for residential land uses, with a maximum density of 2.5 dwelling units per acre.

10/21/04 The Planning Commission voted to hold this and related items (GPA-5172, ZON-5174, WVR-5331, and SDR-5175) in abeyance to allow the applicant to organize an additional neighborhood meeting regarding the project.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GPA-5172 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

11/03/04 The City Council approved the Annexation (ANX-4957) of 10.69 acres generally located adjacent to the north side of Ann Road, east and west of Mustang Road. Staff and the Planning Commission recommended approval. The annexation became effective 11/12/04.

11/18/04 The Planning Commission will consider a related Rezoning (ZON-5174) from U (Undeveloped) [RE (Rural Estates) and R (Rural Density Residential) General Plan Designations] to R-PD3 (Residential Planned Development - 3 Units per Acre), a Title 18 Waiver (WVR-5331) for a reduction of intersection offset requirements, and a Site Development Plan Review (SDR-5175) for a proposed 32-lot single-family residential development. Staff recommends denial of all items.

DETAILS OF APPLICATION REQUEST

Site Area: 6.70 Acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	RE (Rural Estates)
North	RNP (Rural Neighborhood Preservation)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation) R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

EXISTING ZONING

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

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

These parcels are not part of a special district or Rural Preservation Neighborhood.

DEFINITIONS

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

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

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

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

ANALYSIS

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

throughout the entire parcel, and would support a proposed 32-lot single-family residential development on this and the adjacent parcel at the northeast corner of Ann Road and Mustang Road.

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

FINDINGS

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

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

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

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

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

In regard to "1":

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

In regard to "2":

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

In regard to "3":

There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed residential development. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site, and Fire Station #9, located at 4747 North Rainbow Boulevard, 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

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

The major concern was that development at three units per acre would not allow horses; therefore the new development would introduce people that would eventually complain against neighbors who already own horses. Other issues were:

- Minimize street lights, use gas lights or carriage lights.
- Six properties are served by a well that can only be accessed by the developer's property, some concession will have to be made to provide access, perhaps moving the open space.

- Neighbors are worried about having to hook-up to water since it will be brought close - consultant assured them they won't have to hook-up until there is some problem with the well, at which time they probably would have to regardless of this project.
- Street width was a concern; builder said street would be 37 feet.
- Concerned about 2 story homes, builder said there will be mix of one and two story, could work with neighbors to minimize two story looking into adjacent backyards.
- Worried about annexation, builder assured them only subject property would be annexed.
- Citizens want the open space waived to increase lot size.
- Would like builder to put trees in backyards to buffer neighbors.
- Main objection is placing development at three units per acre in an area surrounded by one-half to one acre properties.

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

11/01/04 The applicant held an additional meeting with area residents to address concerns with density, lot size, drainage, open space, and access to a community well located in the northwest portion of the proposed development. The applicant then met individually with residents on 11/06/04 to address these issues. The applicant may consider increasing the average lot sizes from 8,200 net square feet to approximately 10,000 net square feet. Required open space would be sacrificed, which would then necessitate relief from the Zoning Code by means of a Variance. Some of the open space could be shifted on the site to allow access from adjacent parcels to the community well. Another neighborhood meeting to discuss these issues was scheduled for 11/15/04. No revised site plans have been submitted to the Planning and Development Department for review.

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

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Fred Sadri / Star Living Trust

Name of Applicant: Legend Homes

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: STAR LIVING TRUST

Print Name: FRED SADRI

Subscribed and sworn before me

This 31st day of August, 2004

Notary Public in and for said County and State

GIOVANNA DeMARQIS
Notary Public - Nevada
My appt. exp. Sept. 26, 2004
No. 00-64992-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Matrix Development Corp.

Name of Applicant: Legend Homes

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

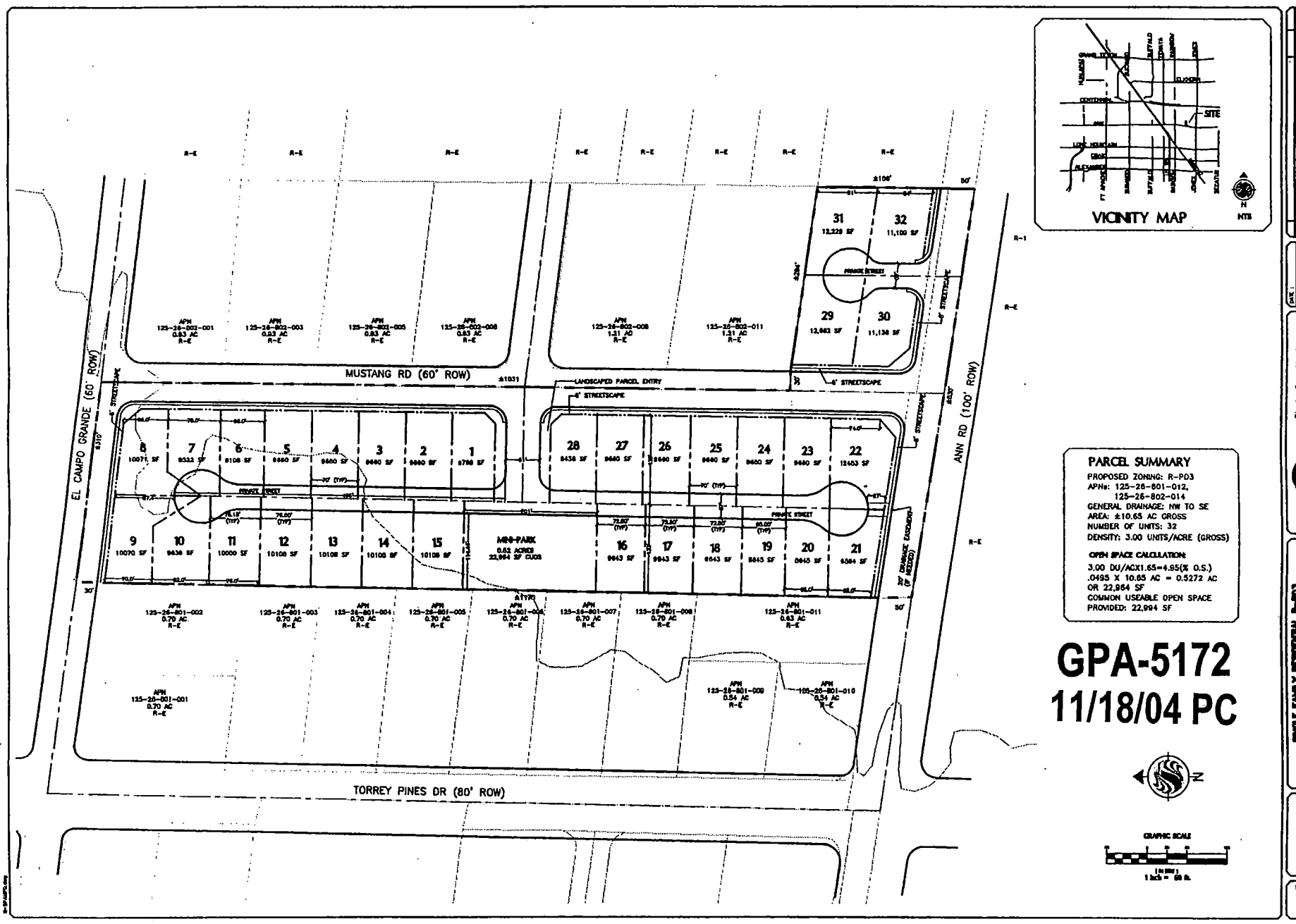
Print Name: Craig L. Brown

Subscribed and sworn before me

This 31 day of August, 2004

Nancy L. Stephenson
Notary Public in and for said County and State
Washington County, Oregon

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



PARCEL SUMMARY

PROPOSED ZONING: R-PD3
APNs: 125-26-801-012,
125-26-802-014
GENERAL DRAINAGE: NW TO SE
AREA: ±10.65 AC GROSS
NUMBER OF UNITS: 32
DENSITY: 3.00 UNITS/ACRE (GROSS)

OPEN SPACE CALCULATION:
3.00 DU/ACX1.65=4.95(% O.S.)
.0495 X 10.65 AC = 0.5272 AC
OR 22,964 SF
COMMON USEABLE OPEN SPACE
PROVIDED: 22,994 SF

GPA-5172
11/18/04 PC

GRAPHIC SCALE
1 in = 60 ft.

Stantec Consulting Inc.
8753 W. Charleston Blvd.
Las Vegas NV U.S.A.
89148-1049
Tel. 702.258.9115
Fax 702.258.4605
www.stantec.com

SINGLE FAMILY RESIDENTIAL R-PD3
ANN & MUSTANG

CONCEPTUAL SITE PLAN

SHEET L100



GPA-5172 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION
SOUTHWEST CORNER OF EL CAMPO GRANDE AVENUE AND MUSTANG ROAD
NOVEMBER 18, 2004 PLANNING COMMISSION

10/04/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:

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

C.C.: 12/15/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED – UNANIMOUS with McSWAIN abstaining because her husband is involved in an unresolved financial matter with ROBERT TURI, who is one of the applicant's representatives

To be heard by City Council 12/15/2004

MINUTES:
See Item 13 [GPA-5172] for all related discussion on Item 13 [GPA-5172], Item 14 [ZON-5174], Item 15 [WVR-5331] and Item 16 [SDR-5175].

(7:27-7:52)

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 14 – ZON-5174

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5172) to an R (Rural Density Residential) land use designation approved by the City Council.

2. A Site Development Plan Review (SDR-5175) and Title 18 Waiver (WVR-5331) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Mustang Road, where such does not exist, 30 feet for the south side of El Campo Grande Avenue and a 15-foot radius on the southwest corner of El Campo Grande Avenue and Mustang Road prior to the issuance of any permits.

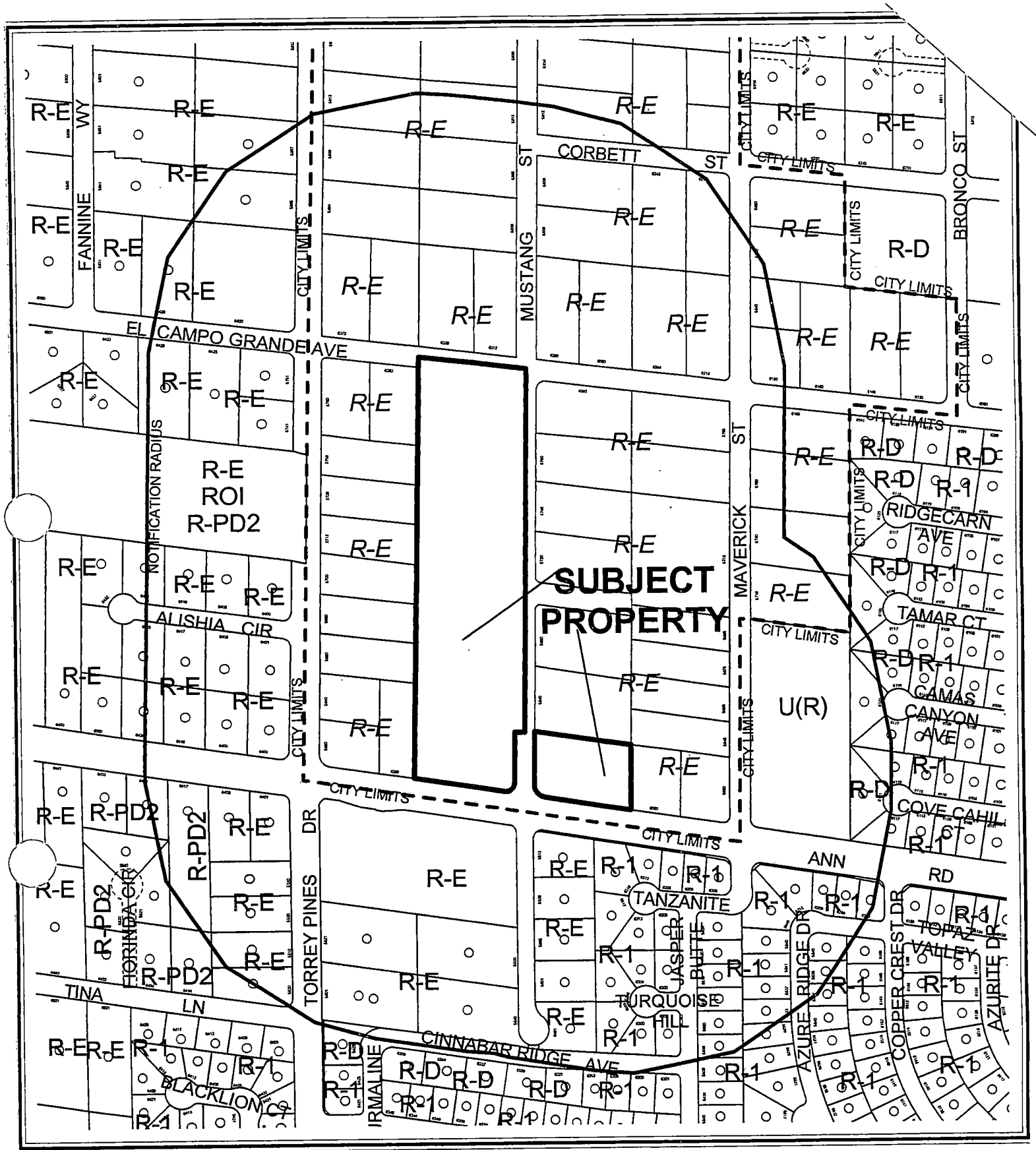
5. Construct half-street improvements, including appropriate transitional paving, on Mustang Road and El Campo Grande Avenue, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Also construct any incomplete improvements and remove any substandard improvements and replace with improvements meeting City of Las Vegas Standards on Ann Road, if any, adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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

CONDITIONS – Continued:

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



0 300 600 Feet

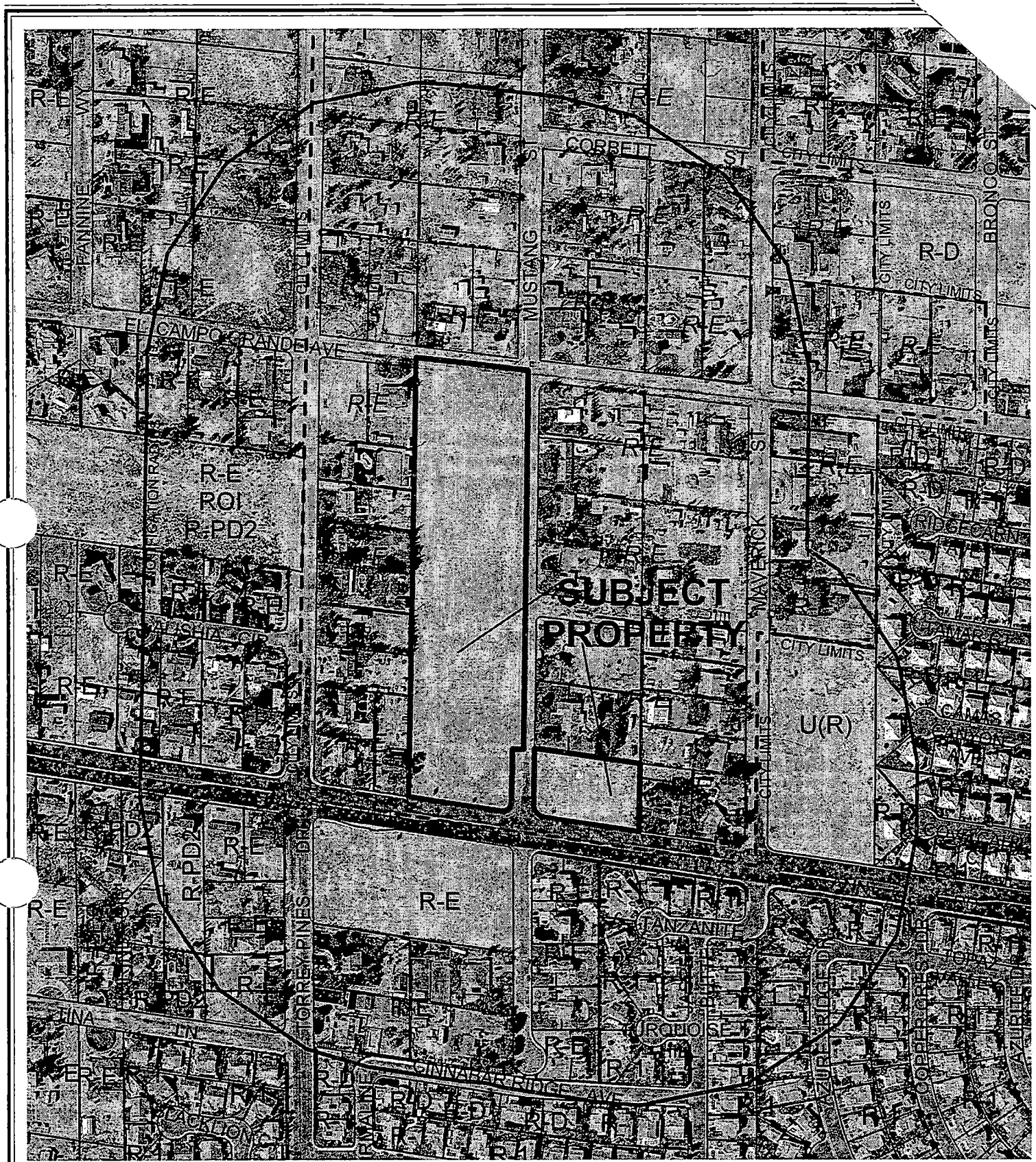
CASE: **ZON-5174**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION] AND
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

N



CASE: **ZON-5174**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION] AND
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-5174 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-5172) to an R (Rural Density Residential) land use designation approved by the City Council.

2. A Site Development Plan Review (SDR-5175) and Title 18 Waiver (WVR-5331) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Mustang Road, where such does not exist, 30 feet for the south side of El Campo Grande Avenue and a 15-foot radius on the southwest corner of El Campo Grande Avenue and Mustang Road prior to the issuance of any permits.

5. Construct half-street improvements, including appropriate transitional paving, on Mustang Road and El Campo Grande Avenue, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Also construct any incomplete improvements and remove any substandard improvements and replace with improvements meeting City of Las Vegas Standards on Ann Road, if any, adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Rezoning from U (Undeveloped) [RE (Rural Estates) and R (Rural Density Residential) General Plan Designations] to R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.65 acres adjacent to the northeast and northwest corners of Ann Road and Mustang Road. This item was abeyed from the October 21, 2004 Planning Commission meeting to allow the applicant to meet with surrounding property owners over the issues related to this project.

B) Applicant's Justification

The development would be an asset to the community and would not present a negative transition to the surrounding lower density development in the area.

BACKGROUND INFORMATION

A) Previous Actions

10/21/04 The Planning Commission voted to hold this and related items (GPA-5172, ZON-5174, WVR-5331, and SDR-5175) in abeyance to allow the applicant to organize additional neighborhood meetings regarding the project.

11/03/04 The City Council approved the Annexation (ANX-4957) of 10.69 acres generally located adjacent to the north side of Ann Road, east and west of Mustang Road. Staff and the Planning Commission recommended approval. The annexation became effective 11/12/04.

11/18/04 The Planning Commission will consider a related General Plan Amendment (GPA-5172) from RE (Rural Estates) to R (Rural Density Residential) on a portion of the subject site, a Title 18 Waiver (WVR-5331) for a reduction of intersection offset requirements, and a Site Development Plan Review (SDR-5175) for a proposed 32-lot single-family residential development. Staff recommends denial of all items.

B) Pre-Application Meeting

08/25/04 A pre-application meeting was held and issues discussed included the need for a Title 18 waiver and the addition of setback lines and lot sizes to the site plan.

C) Neighborhood Meetings

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

The major concern was that development at three Units Per Acre would not allow horses; therefore the new development would introduce people that would eventually complain against neighbors who already own horses. Other issues were:

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

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

11/01/04 The applicant held an additional meeting with area residents to address concerns with density, lot size, drainage, open space, and access to a community well located in the northwest portion of the proposed development. The applicant then met individually with residents on 11/06/04 to address these issues. The applicant may consider increasing the average lot sizes from 8,200 net square feet to approximately 10,000 net square feet. Required open space would be sacrificed, which would then necessitate relief from the Zoning Code by means of a Variance. Some of the open space could be shifted on the site to allow access from adjacent parcels to the community well. Another neighborhood meeting to discuss these issues was scheduled for 11/15/04. No revised site plans have been submitted to the Planning and Development Department for review.

FS

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.65

B) Existing Land Use

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

C) Planned Land Use

Subject Property	R (Rural Density Residential) RE (Rural Estates)
North	RNP (Rural Neighborhood Preservation)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation) R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation and an RE (Rural Estates) Clark County land use designation. A related General Plan Amendment will be considered concurrently to amend the RE (Rural Estates) County Land use designation to R (Rural Density Residential), which allows for residential development with up to 3.5 Units Per Acre. The proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district is consistent with the proposed General Plan designation.

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

FS

Special Notification
Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

A) General Analysis and Discussion

The proposed R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district is intended for residential developments with up to 3.59 Units Per Acre, and is not appropriate for the area.

The proposed site plan depicts 32 lots with lot sizes ranging between 8,645 and 12,662 square feet, which are significantly smaller than those in the area. In addition, it should be noted that all proposed lot lines shown on the plan extend to the centerline of the proposed private drive. This results in the actual usable lot areas being much smaller than what is depicted on the site plan. For example, Lot 13 depicts an area of 10,108 square feet, but after the utilization of the north portion of the lot for the private street, the actual lot area would be approximately 8,664 square feet. The adjacent R-E (Rural Estates Residential - Clark County Designation and Residence Estates) zoned parcels have minimum lot sizes of over one half acre and are rural in nature. Given the established development pattern of the area, a Rezoning request to R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning would be inappropriate for this location.

FINDINGS

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

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

   With the approval of the proposed General Plan Amendment (GPA-5172) to an R (Rural Density Residential) land use designation, the proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district will conform to the General Plan.

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

The R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district allows for residential development with up to 3.59 Units Per Acre. The proposed site plan depicts 32 lots with lot sizes ranging between 8,645 and 12,662 square feet. In addition, it should be noted that all proposed lot lines shown on the plan extend to the centerline of the proposed private drive. This results in the actual usable lot areas being much smaller than what is depicted on the site plan. The proposed lot sizes are significantly smaller than those of the adjacent R-E (Residence Estates and Rural Estates Residential) zoned parcels, which have minimum lot sizes of over one half acre. The proposed residential development is not consistent or compatible with the surrounding development in the area.

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

   Given the established development pattern in the area, the proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district is not appropriate as the majority of the parcels in the area are zoned R-E (Residence Estates and Rural Estates Residential – Clark County), which allow for larger lot sizes and lower densities than the proposed development.

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

   The site will receive access from Mustang Road, a 60-foot collector street as designated on the Master Plan of Streets and Highways, and is adequate in size to meet the requirements of the proposed zoning district.

NOTICES MAILED 144 [Mailed with GPA-5172, SDR-5175 & WVR-5331]

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5174 APN: 125.26.802.014

Name of Property Owner: Matrix Development Corp.

Name of Applicant: Legend Homes

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature] V-P

Print Name: CRAIG F. BROWN

Subscribed and sworn before me

This 31 day of August, 2004

Nancy L Stephenson

Notary Public in and for said County and State

Washington County, Oregon

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5174 APN: 126-261-801-012

Name of Property Owner: Fred Sadri / Star Living Trust

Name of Applicant: Legend Homes

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: STAR LIVING TRUST

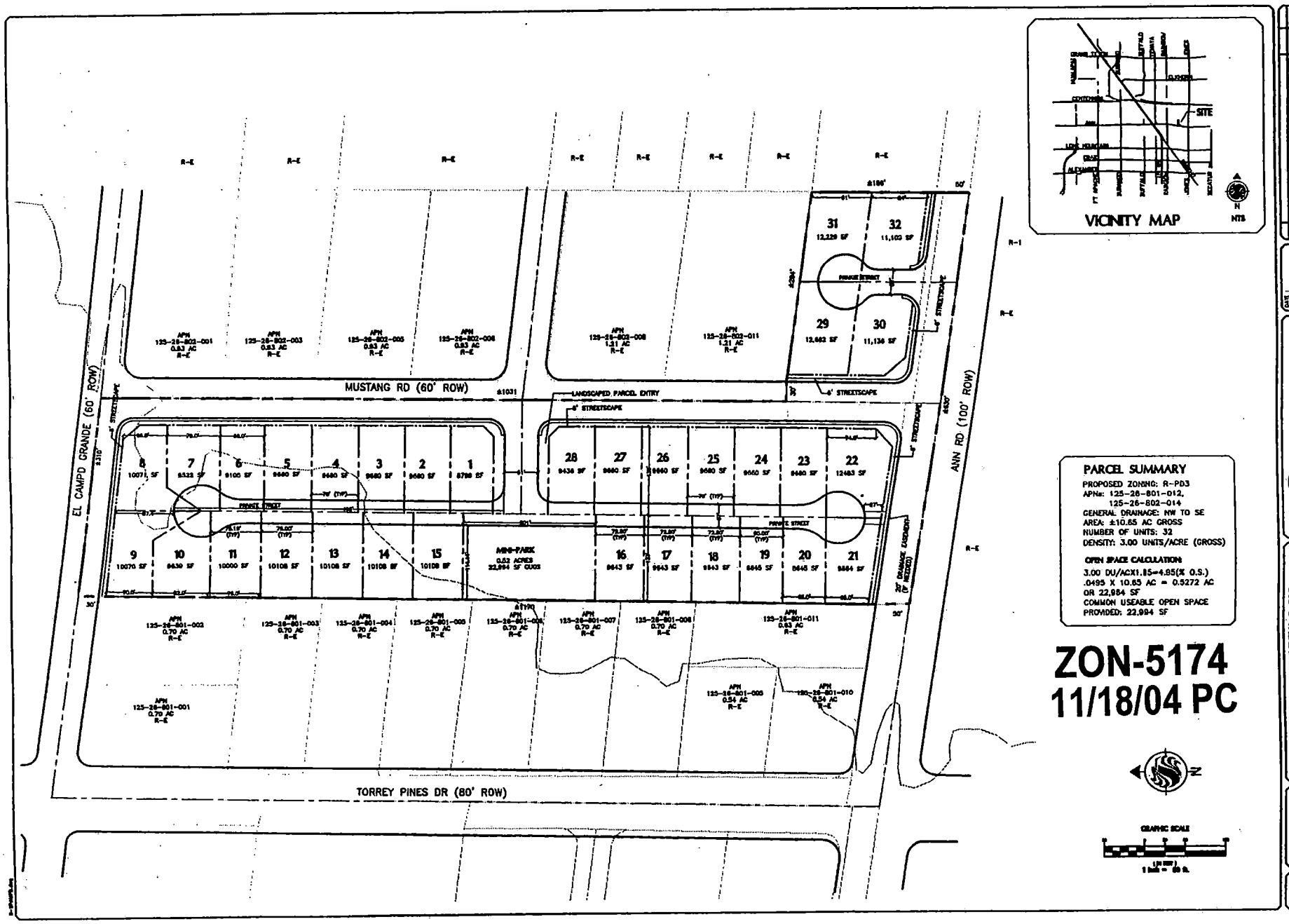
Print Name: FRED SADRI

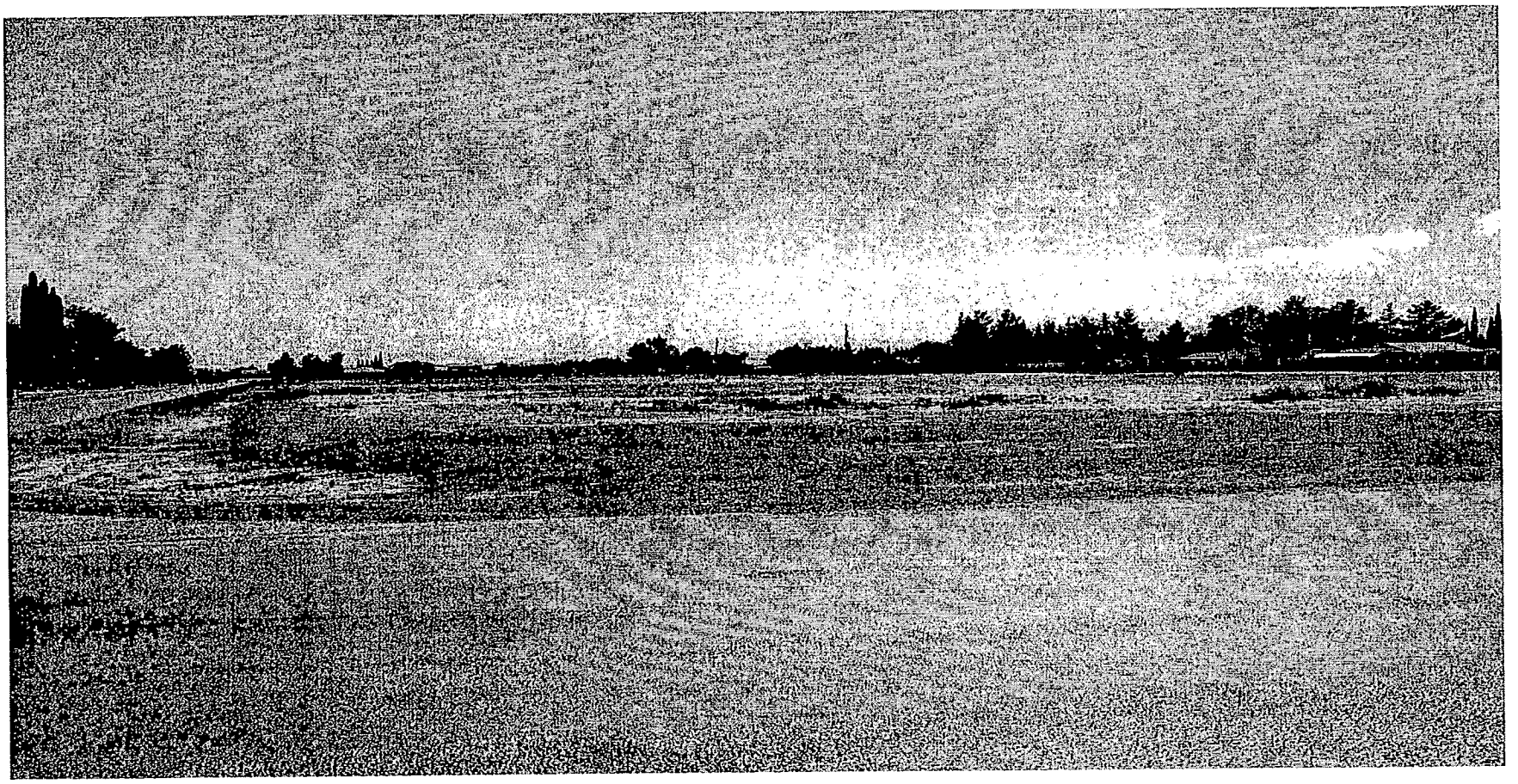
Subscribed and sworn before me

This 31st day of August, 2004

Notary Public in and for said County and State

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


MUSTANG RD (60' ROW)
EL CAMPO GRANDE (60' ROW)
ANN RD (100' ROW)
TORREY PINES DR (80' ROW)
PRIVATE STREET
LANDSCAPED PARCEL ENTRY
6' STREETSCAPE
MINI-PARK
0.52 ACRES
22,994 SF COMB
R-E
R-1
APN 125-26-802-001 0.83 AC R-E
APN 125-26-802-003 0.83 AC R-E
APN 125-26-802-005 0.83 AC R-E
APN 125-26-802-006 0.83 AC R-E
APN 125-26-802-008 1.31 AC R-E
APN 125-26-802-011 1.21 AC R-E
APN 125-26-801-001 0.70 AC R-E
APN 125-26-801-002 0.70 AC R-E
APN 125-26-801-003 0.70 AC R-E
APN 125-26-801-004 0.70 AC R-E
APN 125-26-801-005 0.70 AC R-E
APN 125-26-801-006 0.70 AC R-E
APN 125-26-801-007 0.70 AC R-E
APN 125-26-801-008 0.70 AC R-E
APN 125-26-801-011 0.83 AC R-E
APN 125-26-801-009 0.54 AC R-E
APN 125-26-801-010 0.54 AC R-E
1 12,229 SF
2 11,103 SF
3 12,662 SF
4 11,136 SF
5 8680 SF
6 9100 SF
7 8523 SF
8 10071 SF
9 10070 SF
10 8439 SF
11 10000 SF
12 10108 SF
13 10108 SF
14 10108 SF
15 10108 SF
16 8643 SF
17 8643 SF
18 8643 SF
19 8646 SF
20 8646 SF
21 8664 SF
22 12483 SF
23 8680 SF
24 8660 SF
25 8680 SF
26 8660 SF
27 8680 SF
28 8436 SF
±1031
±1310
±1330'
±1850'
±186'
50'
30'
35' DRAINAGE EASEMENT (IF NEEDED)
SITE
VICINITY MAP
NTS
N
PARCEL SUMMARY
PROPOSED ZONING: R-PD3
APNs: 125-26-801-012, 125-26-802-014
GENERAL DRAINAGE: NW TO SE
AREA: ±10.65 AC GROSS
NUMBER OF UNITS: 32
DENSITY: 3.00 UNITS/ACRE (GROSS)
OPEN SPACE CALCULATION
3.00 DU/ACX1.85=4.95(% O.S.)
.0495 X 10.65 AC = 0.5272 AC
OR 22,984 SF
COMMON USEABLE OPEN SPACE PROVIDED: 22,994 SF
ZON-5174
11/18/04 PC
GRAPHIC SCALE
1 inch = 60 ft.
Stantec Consulting Inc.
6763 W. Charleston Blvd.
Las Vegas NV U.S.A.
89146-1046
Tel 702.259.0115
Fax 702.259.6605
www.stantec.com
SINGLE FAMILY RESIDENTIAL R-PD3
ANN & MUSTANG
CONCEPTUAL SITE PLAN
L100



ZON-5174 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION
SOUTHWEST CORNER OF EL CAMPO GRANDE AVENUE AND MUSTANG ROAD
NOVEMBER 18, 2004 PLANNING COMMISSION

10/04/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
ABEYANCE - WVR-5331 - WAIVER RELATED TO GPA-5172, ZON-5174, AND SDR-5175 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: MATRIX DEVELOPMENT CORPORATION - Request for a Waiver of Title 18.12.160 TO ALLOW A 182-FOOT SEPARATION BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, IN CONJUNCTION WITH A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.65 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Road (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 12/15/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED – UNANIMOUS with McSWAIN abstaining because her husband is involved in an unresolved financial matter with ROBERT TURI, who is one of the applicant's representatives

To be heard by City Council 12/15/2004

MINUTES:
See Item 13 [GPA-5172] for all related discussion on Item 13 [GPA-5172], Item 14 [ZON-5174], Item 15 [WVR-5331] and Item 16 [SDR-5175].

(7:27-7:52)

City of Las Vegas

Agenda Item No.: 15

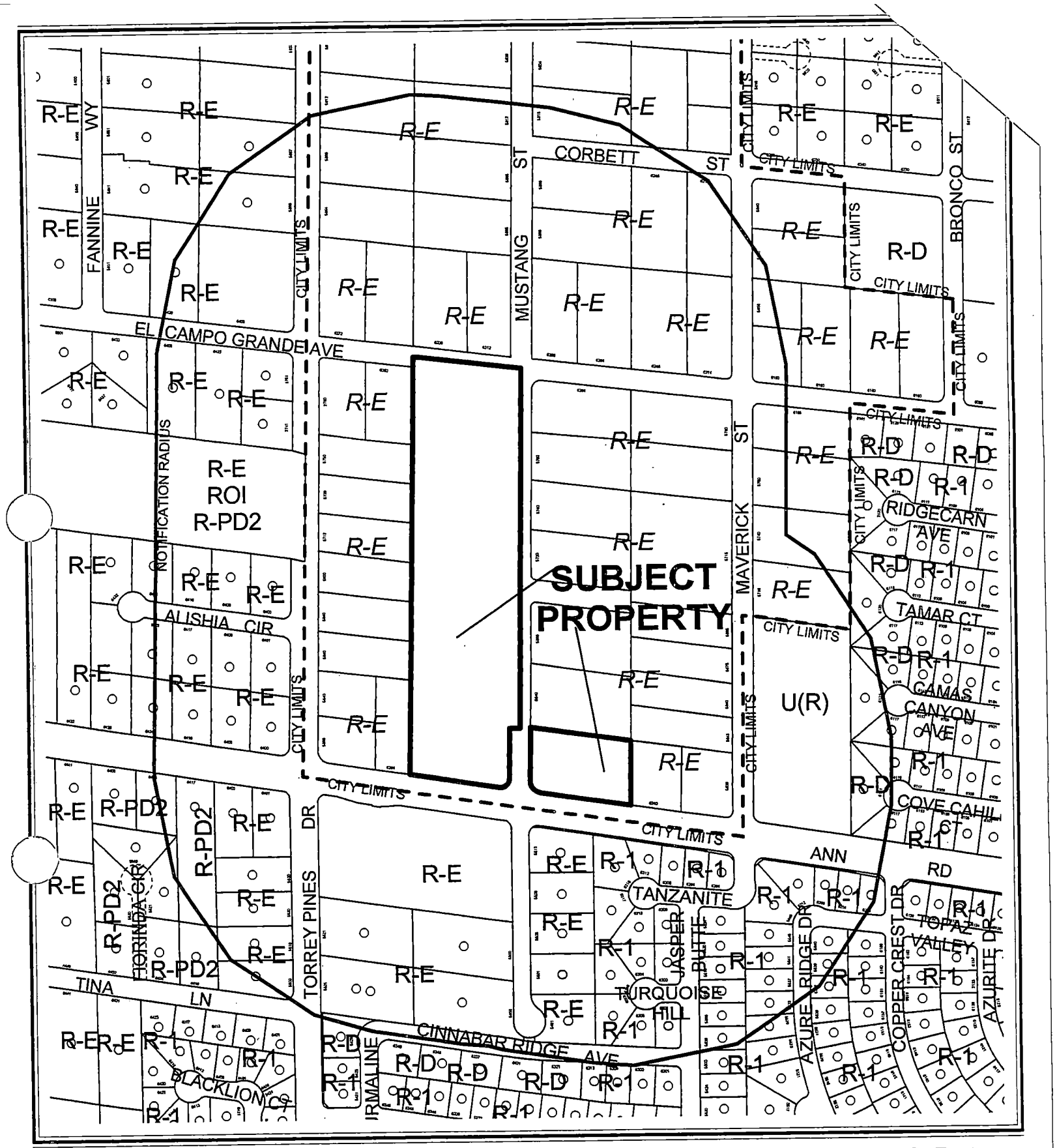
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 15 – WVR-5331

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-5172), Rezoning (ZON-5174), and Site Development Plan Review (SDR-5175).

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



CASE: **WVR-5331**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION] AND
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - WVR-5331 - APPLICANT: LEGEND HOMES - OWNER: MATRIX DEVELOPMENT CORPORATION

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-5172), Rezoning (ZON-5174), and Site Development Plan Review (SDR-5175).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Waiver of Title 18.12.160 to allow a 182-foot separation between intersections where a minimum of 220 feet is required for a proposed 32-lot single-family development adjacent to the northwest and northeast corners of Ann and Mustang Road.

This item was abeyed from the October 21, 2004 Planning Commission meeting to allow the applicant to meet with surrounding property owners over the issues related to this project.

B) Applicant's Justification

The development would be an asset to the community and would not present a negative transition to the surrounding lower density development in the area.

BACKGROUND INFORMATION

A) Previous Actions

10/21/04 The Planning Commission voted to hold this and related items (GPA-5172, ZON-5174, WVR-5331, and SDR-5175) in abeyance to allow the applicant to organize additional neighborhood meetings regarding the project.

11/03/04 The City Council approved the Annexation (ANX-4957) of 10.69 acres generally located adjacent to the north side of Ann Road, east and west of Mustang Road. Staff and the Planning Commission recommended approval. The annexation became effective 11/12/04.

11/18/04 The Planning Commission will consider a related General Plan Amendment (GPA-5172) from RE (Rural Estates) to R (Rural Density Residential) on a portion of the subject site, a Rezoning (ZON-5174) from U (Undeveloped) [RE (Rural Estates) and R (Rural Density Residential) General Plan Designations] to R-PD3 (Residential Planned Development - 3 Units per Acre), and a Site Development Plan Review (SDR-5175) for a proposed 32-lot single-family residential development on this site. Staff recommends denial of all items.

B) Pre-Application Meeting

08/25/04 A pre-application meeting was held and issues discussed included the need for a Title 18 Waiver and the addition of setback lines and lot sizes to the site plan.

C) Neighborhood Meetings

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

The major concern was that development at three units per acre would not allow horses; therefore the new development would introduce people that would eventually complain against neighbors who already own horses. Other issues were:

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

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

11/01/04 The applicant held an additional meeting with area residents to address concerns with density, lot size, drainage, open space, and access to a community well located in the northwest portion of the proposed development. The applicant then met individually with residents on 11/06/04 to address these issues. The applicant may consider increasing the average lot sizes from 8,200 net square feet to approximately 10,000 net square feet. Required open space would be sacrificed, which would then necessitate relief from the Zoning Code by means of a Variance. Some of the open space could be shifted on the site to allow access from adjacent parcels to the community well. Another neighborhood meeting to discuss these issues was scheduled for 11/15/04. No revised site plans have been submitted to the Planning and Development Department for review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.65

B) Existing Land Use

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

C) Planned Land Use

Subject Property	R (Rural Density Residential) RE (Rural Estates)
North	RNP (Rural Neighborhood Preservation)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation) R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation and an RE (Rural Estates) Clark County land use designation. A related General Plan Amendment will be considered concurrently to amend the RE (Rural Estates) designation to R (Rural Density Residential), which allows for residential development with up to 3.5 units per acre. The proposed R-PD3 (Residential Planned Development – 3 Units per Acre) zoning district is consistent with the proposed General Plan designation.

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

Special Notification
Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

A) Zoning Code Compliance

A1) Development Standards

Specifically, Title 18.12.160 states:

> "Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet."

B) General Analysis and Discussion

The request is for a Waiver of Title 18.12.160 to allow a 182-foot separation between a proposed private street and the existing intersection of Ann and Mustang Roads where a minimum of 220 feet is required. The proposed street will provide access for lots 29-32, which are located on the eastern portion of the site.

FINDINGS

The accompanying requests for this proposed development are not recommended due to their incompatibility with surrounding land uses. General Plan Amendment (GPA-5172), Rezoning (ZON-5174), and Site Development Plan Review (SDR-5175) are recommended for denial, and consequently, it is recommended that this Title 18 Waiver request be denied as well.

NOTICES MAILED 144 [Mailed with GPA-5172, SDR-5175 & ZON-5174]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5331 APN: 125-26-801-012

Name of Property Owner: Star Living Trust / Fred Sadri

Name of Applicant: Dennis J. Grayson / Matrix Develpmt.
Randy Rutherford

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: STAR Living Trust

Print Name: FRED SADRI

Subscribed and sworn before me

This 3rd day of August, 2004

Mercedes Saunders CLARK, NV
Notary Public in and for said County and State

MERCEDES SAUNDERS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 02-73027-1
MY APPT. EXPIRES JUNE 22, 2005

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-5331** APN: 125-36-804-012

Name of Property Owner: David Oringdulph- Matrix Development

Name of Applicant: David Oringdulph

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: David Oringdulph

Subscribed and sworn before me

This _____day of _____, 20__

See Next Page

Notary Public in and for said County and State

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5331 APN: 125-26-802-014

Name of Property Owner: MATRIX DEVELOPMENT

Name of Applicant: DENNIS S. GRAYSON / MATRIX DEVELOPMENT

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: DENNIS S. GRAYSON

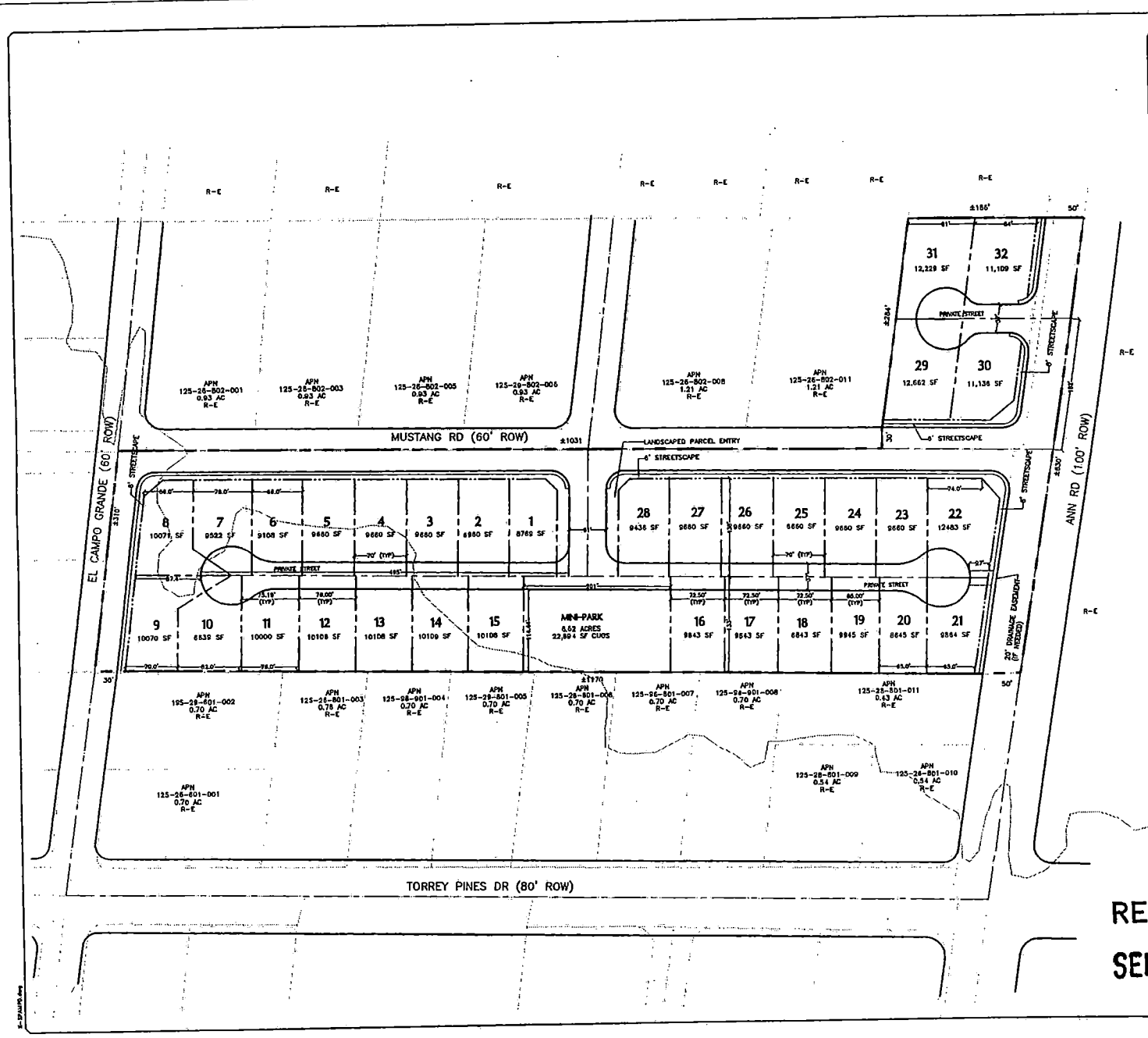
Subscribed and sworn before me

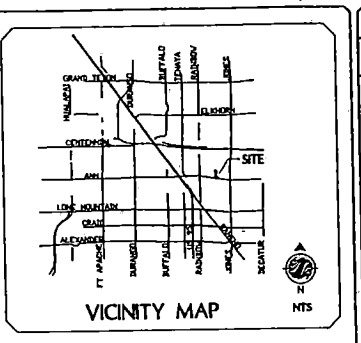
This 3rd day of August, 2004

Lori J. Freund

Notary Public in and for said County and State

LORI J. FREUND
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 99-42847-1 - Expires November 15, 2004





VICINITY MAP NTS

PARCEL SUMMARY

PROPOSED ZONING: R-PD3
APNs: 125-26-801-012, 125-26-802-014
GENERAL DRAINAGE: NW TO SE
AREA: ±10.65 AC GROSS
NUMBER OF UNITS: 32
DENSITY: 3.00 UNITS/ACRE (GROSS)

OPEN SPACE CALCULATION
3.00 DU/ACX1.65=4.95(% O.S.)
.0495 X 10.65 AC = .5272 AC
OR 22,964 SF
COMMON USEABLE OPEN SPACE PROVIDED: 22,994 SF

RECEIVED
SEP 27 2004

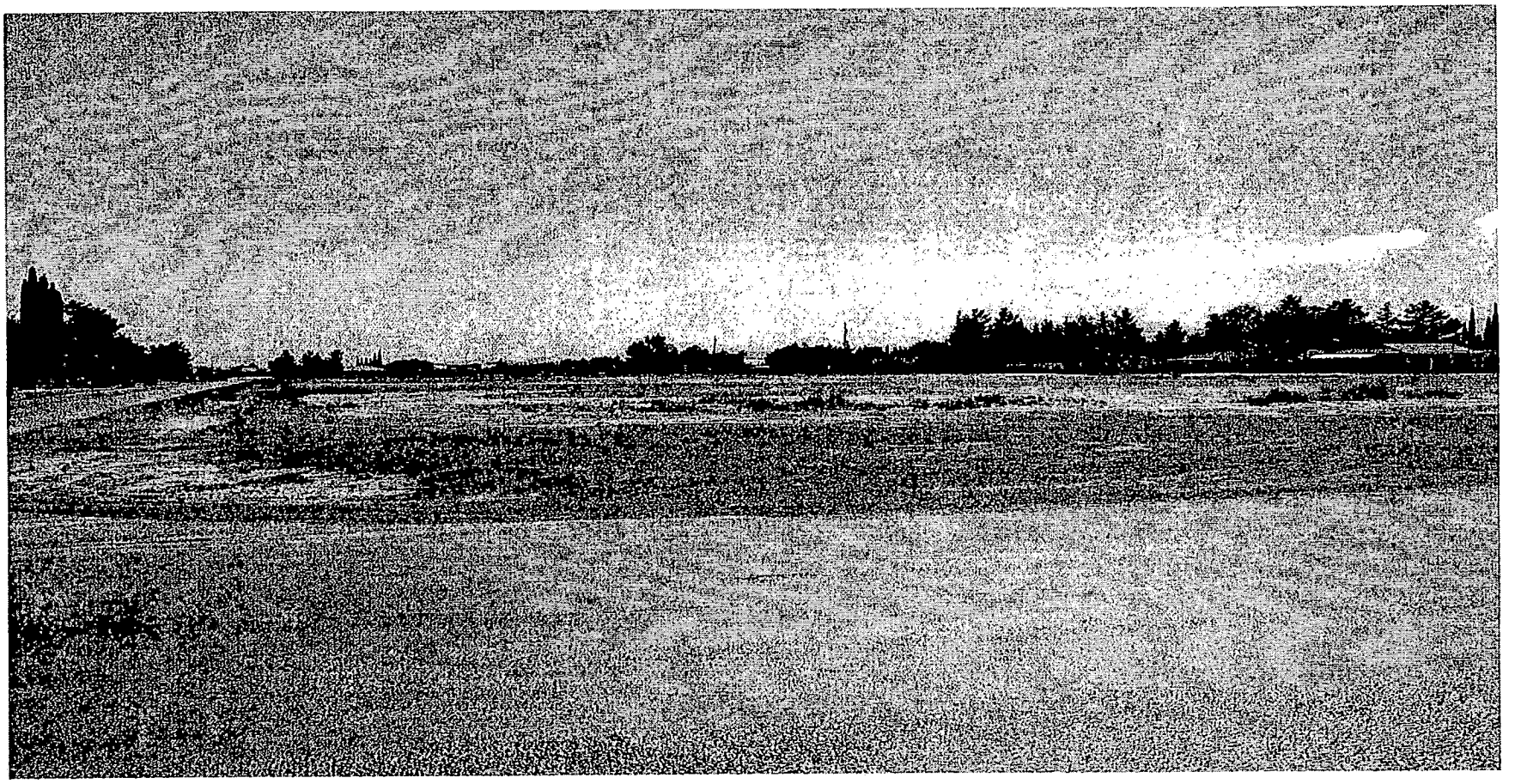
WVR-5331
11/18/04 PC

Stantec Consulting Inc.
6763 W. Charleston Blvd.
Las Vegas NV U.S.A.
89146-1049
Tel. 702.258.0115
Fax 702.258.4855
www.stantec.com

SINGLE FAMILY RESIDENTIAL R-PD3
ANN & MUSTANG
CONCEPTUAL SITE PLAN

L100

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WVR-5331 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION
SOUTHWEST CORNER OF EL CAMPO GRANDE AVENUE AND MUSTANG ROAD
NOVEMBER 18, 2004 PLANNING COMMISSION

10/04/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:

ABEYANCE - SDR-5175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5172 AND ZON-5174 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION - Request for a Site Development Plan Review FOR A 32 LOT RESIDENTIAL SUBDIVISION on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan Designations] [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 12/15/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED – UNANIMOUS with McSWAIN abstaining because her husband is involved in an unresolved financial matter with ROBERT TURI, who is one of the applicant's representatives

To be heard by City Council 12/15/2004

MINUTES:
See Item 13 [GPA-5172] for all related discussion on Item 13 [GPA-5172], Item 14 [ZON-5174], Item 15 [WVR-5331] and Item 16 [SDR-5175].

(7:27-7:52)

1-3368

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 16 – SDR-5175

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5172), Rezoning (ZON-5174), and Title 18 Waiver (WVR-5331) approved by the City Council.

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

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

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

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

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

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

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

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

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

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

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

CONDITIONS – Continued:

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

Public Works

14. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

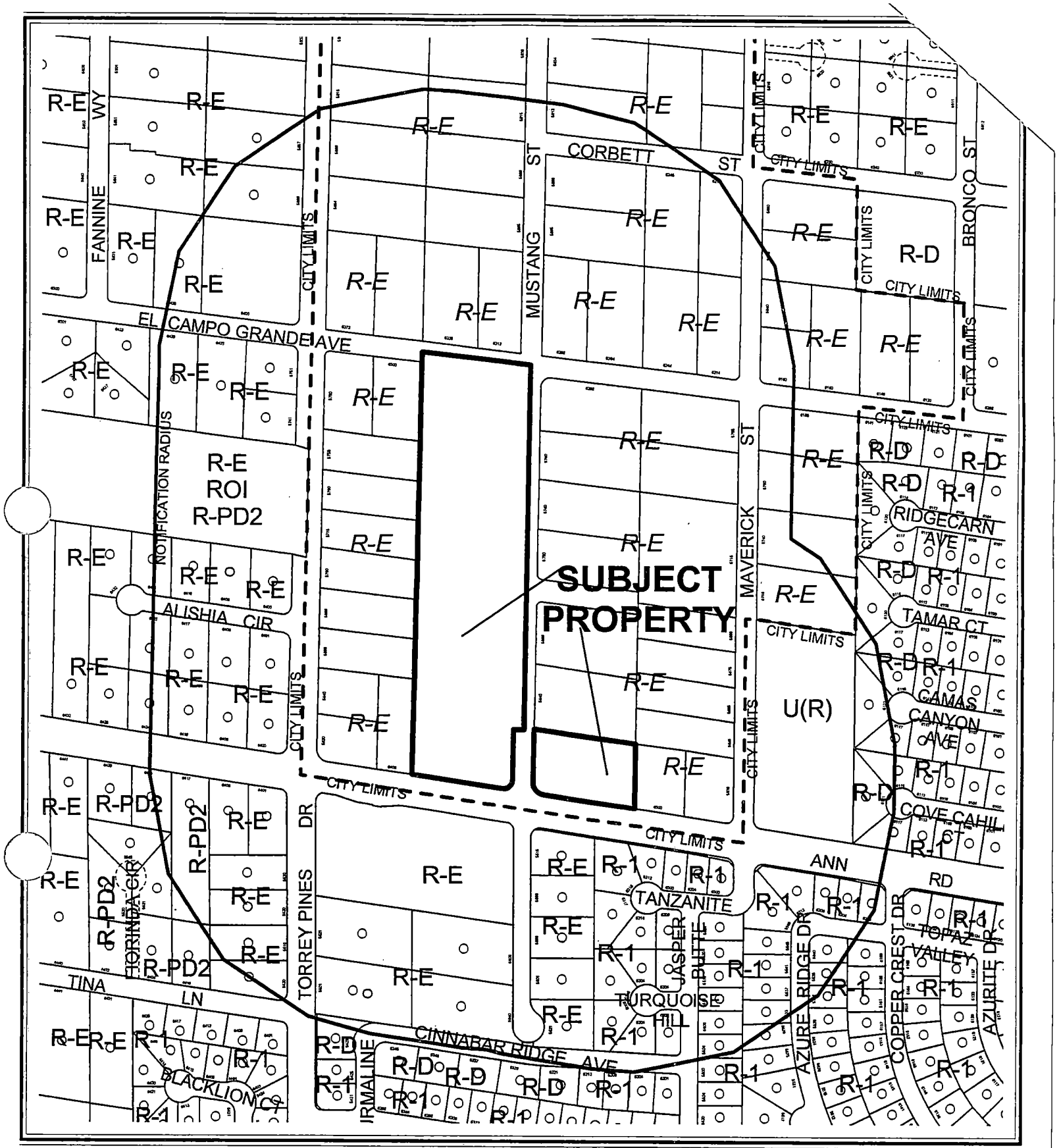
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5174 and all other subsequent site-related actions.

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

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



CASE: **SDR-5175**

RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION] AND
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-5175 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-5172), Rezoning (ZON-5174), and Title 18 Waiver (WVR-5331) approved by the City Council.

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

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

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

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

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

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

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

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

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

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

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

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

Public Works

14. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5174 and all other subsequent site-related actions.

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

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a 32-lot single-family residential development on 10.65 acres adjacent to the northeast and northwest corners of Ann Road and Mustang Road.

This item was abeyed from the October 21, 2004 Planning Commission meeting to allow the applicant to meet with surrounding property owners over the issues related to this project.

B) Applicant's Justification

The development would be an asset to the community and would not present a negative transition to the surrounding lower density development in the area.

BACKGROUND INFORMATION

A) Previous Actions

10/21/04 The Planning Commission voted to hold this and related items (GPA-5172, ZON-5174, WVR-5331, and SDR-5175) in abeyance to allow the applicant to organize additional neighborhood meetings regarding the project.

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FS

B) Pre-Application Meeting

08/25/04 A pre-application meeting was held and issues discussed included the need for a Title 18 waiver and the addition of setback lines and lot sizes to the site plan.

C) Neighborhood Meetings

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

The major concern was that development at three Units Per Acre would not allow horses; therefore the new development would introduce people that would eventually complain against neighbors who already own horses. Other issues were:

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

11/01/04 The applicant held an additional meeting with area residents to address concerns with density, lot size, drainage, open space, and access to a community well located in the northwest portion of the proposed development. The applicant then

met individually with residents on 11/06/04 to address these issues. The applicant may consider increasing the average lot sizes from 8,200 net square feet to approximately 10,000 net square feet. Required open space would be sacrificed, which would then necessitate relief from the Zoning Code by means of a Variance. Some of the open space could be shifted on the site to allow access from adjacent parcels to the community well. Another neighborhood meeting to discuss these issues was scheduled for 11/15/04. No revised site plans have been submitted to the Planning and Development Department for review.

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A) Site Area

Gross Acres: 10.65

B) Existing Land Use

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

C) Planned Land Use

Subject Property	R (Rural Density Residential) and RE (Rural Estates)
North	RNP (Rural Neighborhood Preservation)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation) R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation and an RE (Rural Estates) Clark County land use designation. A related General Plan Amendment will be heard concurrently to amend the R-E (Residence Estates) (Rural Estates) designation to R (Rural Density Residential), which

allows residential development with up to 3.5 Units Per Acre. The proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district is consistent with the proposed General Plan designation.

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

The site is not located within any Special District or Zones.

PROJECT DESCRIPTION

The site plan depicts a 32-lot residential development on 10.65 acres. The development is located on two parcels at the northeast and northwest corners of Ann and Mustang Roads. Lots 1 through 28 will be accessed via a drive from Mustang Road, and lots 29 through 32 will receive access via a drive from Ann Road. Internal circulation is protected by 37-foot wide private streets. A six-foot landscape buffer is provided along El Campo Grande Avenue, Mustang Road, and Ann Road, and a 0.52-acre mini-park provides 22,964 square feet of usable open space. The lots will be developed with one and two-story detached single-family residential dwellings.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Site Development Plan establishes the Development Standards within an R-PD District. The development standards that are proposed for this site through this Site Development Plan are as follows:

Standards	Provided
Min. Lot Size	8,645 SF
Min. Lot Width	65 Feet
Min. Setbacks	
• Front	20 Feet
• Side	9 Feet
• Corner	14 Feet
• Rear	20 Feet

A2) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Trees/ 30 Linear Feet	17 Trees	69 Trees
• Min. Zone Width	6 Feet		6 Feet

The proposal exceeds applicable Title 19 landscape requirements.

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
10.65 acres	3 DUA	1.65	4.95 %	22,942 SF	4.96 %	22,994

The proposal exceeds Title 19 Open Space requirements.

B) General Analysis and Discussion

- Zoning

The proposed zoning for the subject site is R-PD3 (Residential Planned Development - 3 Units Per Acre). The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities, which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and homogeneity of use patterns.

Portions of an R-PD development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD will be a function of the location and land use designation of a particular R-PD District and a determination of compatibility with surrounding development.

- Site Plan

  The request is for a 32-lot residential development on 10.65 acres located at the northeast and northwest corners of Ann and Mustang Road. The proposed site plan depicts lot sizes ranging between 8,645 and 12,662 square feet, which are significantly smaller than those in the area. In addition, it should be noted that all proposed lot lines shown on the plan extend to the centerline of the proposed private drive. This results in the actual usable lot areas being much smaller than what is depicted on the site plan. For example, Lot 13 depicts an area of 10,108 square feet, but after mapping of the north portion of the lot for the private street, the actual lot area would be approximately 8,664 square feet. This results in lots that are even less compatible than with those in the area. The adjacent parcels have minimum lot sizes of over one-half acre, are rural in nature, and have densities that are incompatible with the three Units Per Acre proposed by this application.

- Waivers

  No waivers are being requested as a part of this application.

- Landscape Plan

  The landscape plan depicts a six-foot landscape buffer along El Campo Grande Avenue, Mustang Road, and Ann Road. The buffer areas are planted with 24-inch box Aleppo Pines, Velvet Ashes, Chinese Elms, and Purple Leaf Plums 30 feet on center. A 0.52-acre park area is located internal to the site, and the proposal exceeds applicable Title 19 open space and landscape requirements.

- Elevation

  The building elevations depict typical one and two story single-family dwellings.

- Floor Plan

  The floor plans depict layouts typical of single-family dwellings.

FINDINGS

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

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

   The proposed density and lot sizes are not compatible with adjacent development and development in the area. The proposed site plan depicts lot sizes ranging between 8,645 and 12,662 square feet, which are significantly smaller than those in the area. In addition, it should be noted that all proposed lot lines shown on the plan extend to the centerline of the proposed private drive. This results in the actual usable lot areas being much smaller than what is depicted on the site plan. The adjacent parcels have minimum lot sizes of over one-half acre, are rural in nature, and have densities that are incompatible with the three Units Per Acre proposed by this application.

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

   With the approval of the companion General Plan Amendment (GPA-5172) and Rezoning (ZON-5174), the development will be consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards.

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

   The site will receive access via a drive from Mustang Road, a 60-foot Collector street, and from Ann Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. With the approval of the companion Title 18 Waiver (WAV-5331) for a reduction of intersection offset requirements, site access will not negatively impact adjacent roadways or neighborhood traffic.

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

   The building and landscape materials are appropriate for the area and the City.

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

   The building elevations depicts structures that are not unsightly, undesirable, or obnoxious in appearance, and are typical of single family dwellings in the area.

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

   The proposed use will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 144 [Mailed with GPA-5172, ZON-5174 & WVR-5331]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5175 APN: 125-26-B02-014

Name of Property Owner: Matrix Development Corp

Name of Applicant: Legend Homes

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature] V-P

Print Name: CRAIG F. BROWN

Subscribed and sworn before me

This 27 day of August, 2004

Nancy L. Stephenson

Notary Public in and for said County and State

Washington County, Oregon

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5175 APN: 125-26-801-012

Name of Property Owner: Fred Sadri / Star Living Trust

Name of Applicant: Legend Homes

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: STAR LIVING TRUST

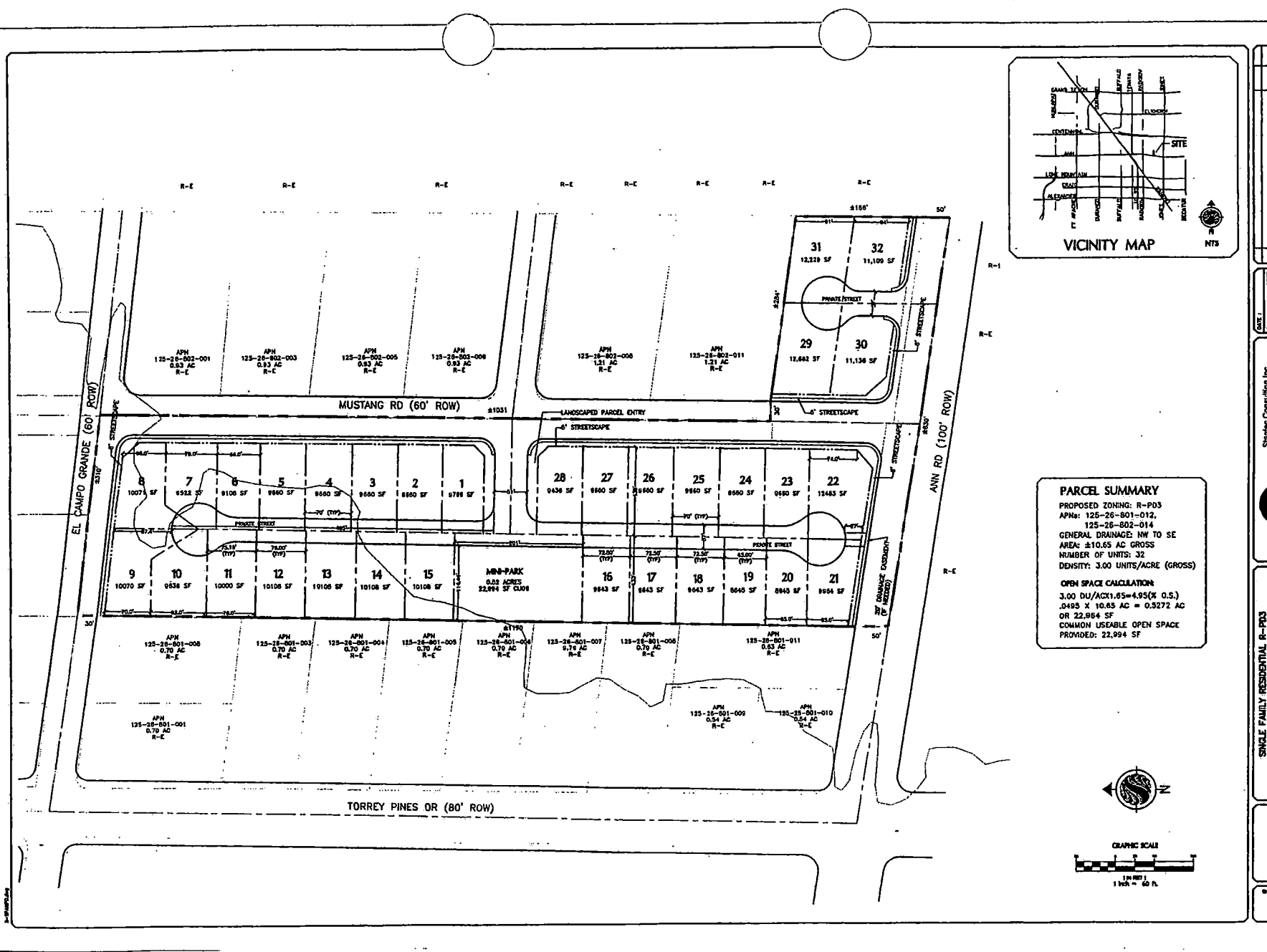
Print Name: FRED SADRI

Subscribed and sworn before me

This 31st day of August, 2004

Notary Public in and for said County and State

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



PARCEL SUMMARY

PROPOSED ZONING: R-PD3
APNs: 125-26-801-012,
125-26-802-014
GENERAL DRAINAGE: NW TO SE
AREA: ±10.65 AC GROSS
NUMBER OF UNITS: 32
DENSITY: 3.00 UNITS/ACRE (GROSS)

OPEN SPACE CALCULATION:

3.00 DU/AC)(1.65=4.95(% O.S.)
.0495 X 10.65 AC = 0.5272 AC
OR 22,964 SF
COMMON USEABLE OPEN SPACE
PROVIDED: 22,994 SF

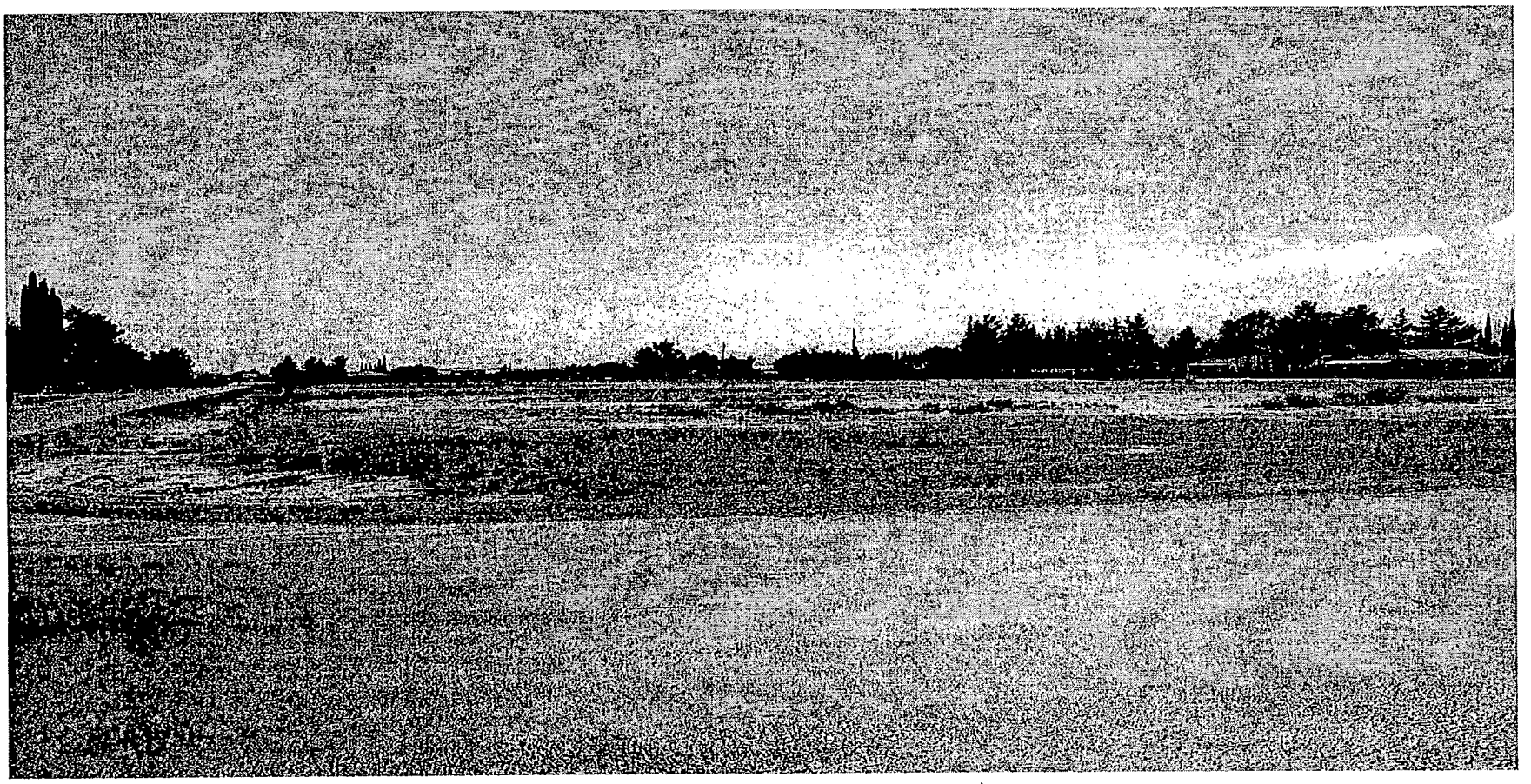
GRAPHIC SCALE
1 inch = 60 ft.

Stantec Consulting Inc.
6785 W. Charleston Blvd.
Las Vegas NV U.S.A.
89146-1049
Tel 702.259.0115
Fax 702.259.4955
www.stantec.com

SINGLE FAMILY RESIDENTIAL R-PD3
ANN & MUSTANG
CONCEPTUAL SITE PLAN

SHEET L100

SDR-5175
1.1/18/04 PC



SDR-5175 - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION
SOUTHWEST CORNER OF EL CAMPO GRANDE AVENUE AND MUSTANG ROAD
NOVEMBER 18, 2004 PLANNING COMMISSION

10/04/04

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
ABEYANCE - GPA-5195 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: MIKE MULLIN - OWNER: WESTCARE WORKS, INC. - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.21 acres at 5659 Duncan Drive (APN 138-12-110-048), Ward 6 (Mack).

C.C.: 12/15/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	75	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends this item be TABLED.

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

MOTION:
EVANS – Motion to bring forward and HOLD IN ABEYANCE Item 12 [GPA-5266] and to STRIKE Item 17 [GPA-5195] – UNANIMOUS

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-5356] and Item 28 [SDR-5179] to the 12/02/2004 Planning Commission Meeting, Item 27 [SUP-4930] to the 12/16/2004 Planning Commission Meeting and to WITHDRAW WITHOUT PREJUDICE Item 8 [VAC-5265]

Note: COMMISSIONER McSWAIN disclosed that she normally abstains on items involving DR Horton; however, since this vote only pertains to the item being withdrawn, she would be voting on Item 8 [VAC-5265].

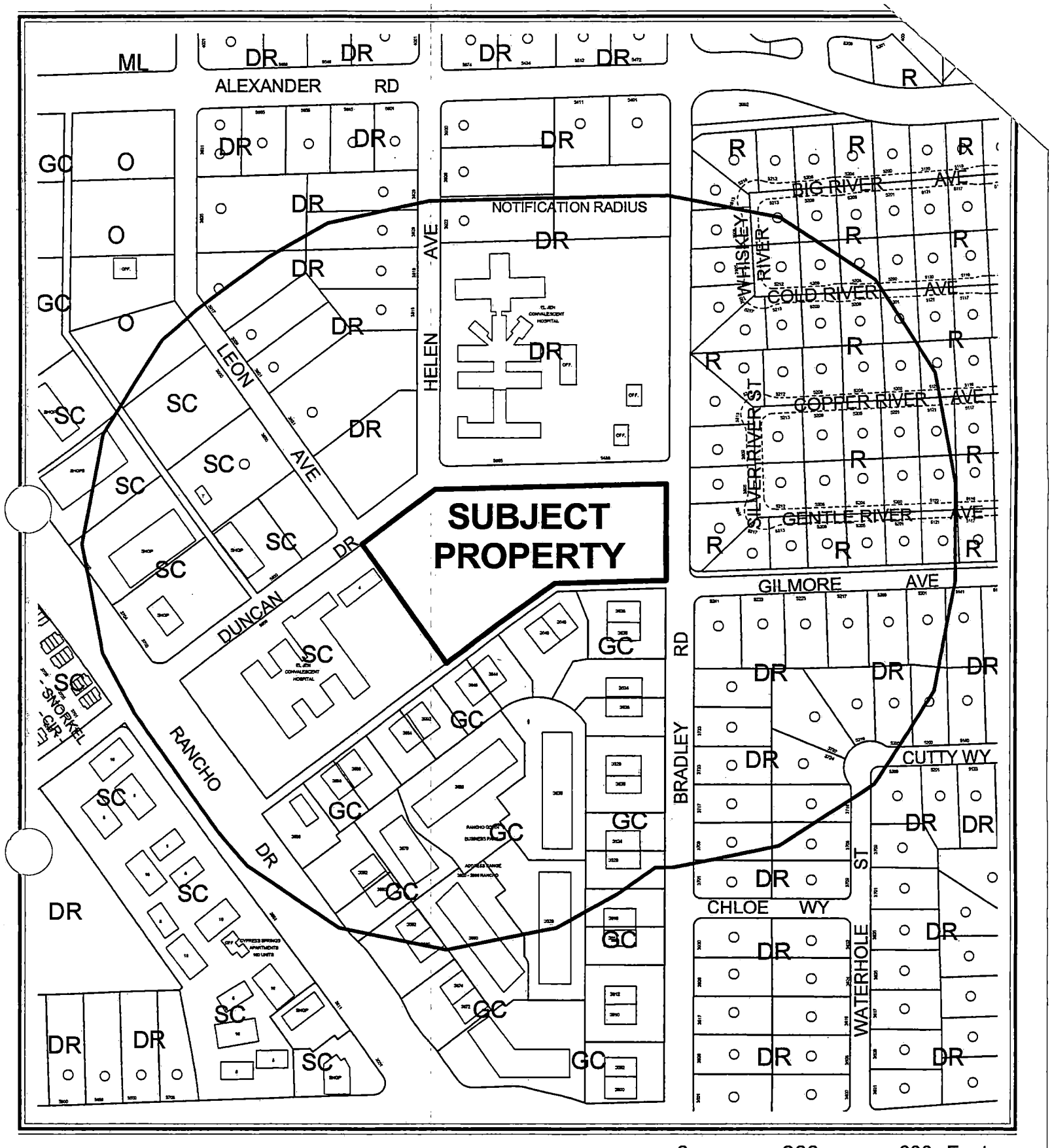
Note: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area. It is not located within the notification area and it would not be affected, so he would vote on Item 28 [SDR-5179].

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 17 – GPA-5195

MINUTES:

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

(6:05 – 6:40)



0 300 600 Feet

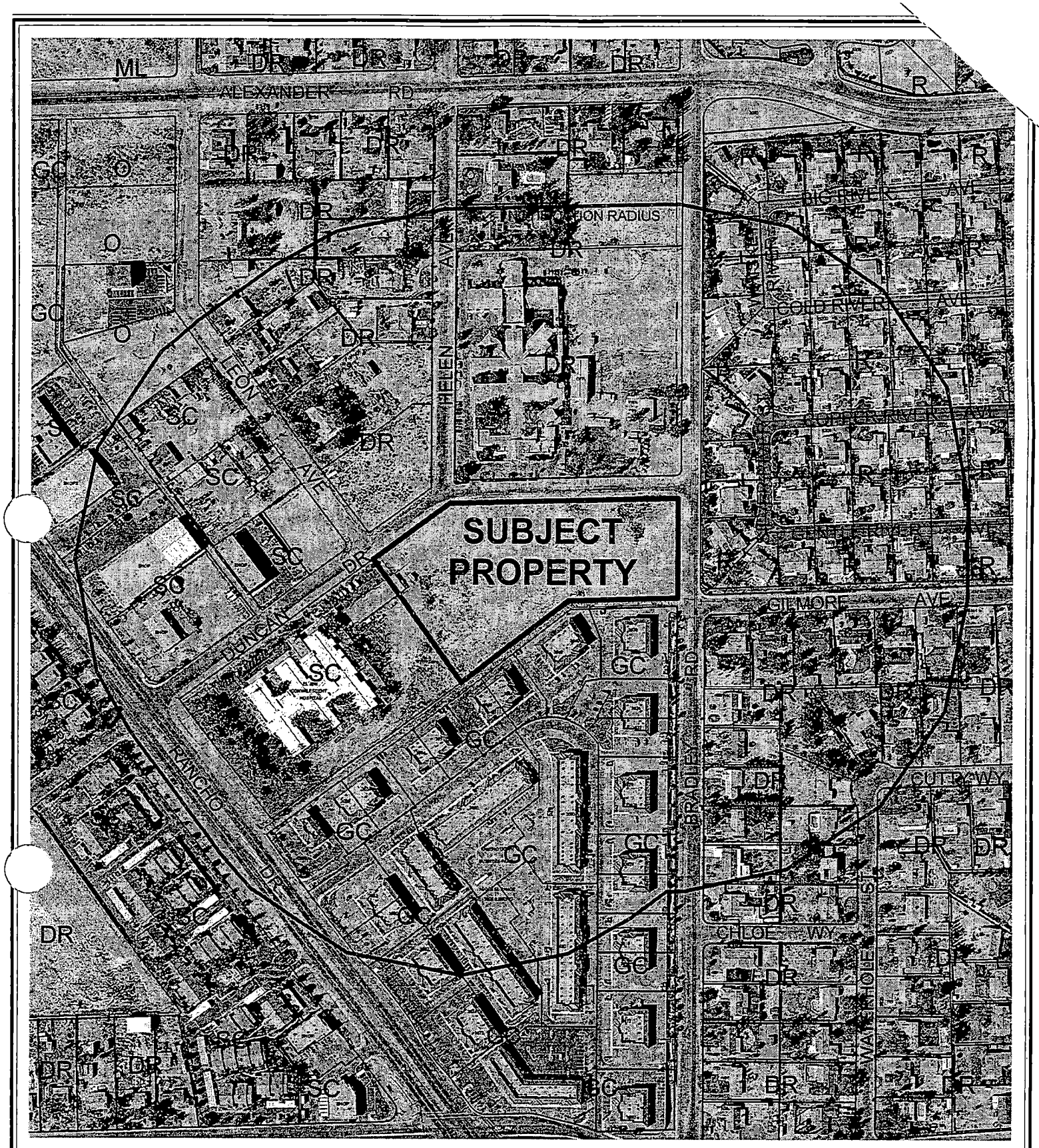
CASE: **GPA-5195**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

N



CASE: **GPA-5195**

RADIUS: 750 FT

0 300 600 Feet

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GPA-5195 - APPLICANT: MIKE MULLIN - OWNER: WESTCARE WORKS, INC.

ON NOVEMBER 10, 2004 THE APPLICANT REQUESTED THIS ITEM BE TABLED

Nevada H.A.N.D., Inc.

HOUSING AND NEIGHBORHOOD DEVELOPMENT
295 E. Warm Springs Road, Suite 101 • Las Vegas, NV 89119
Office (702) 739-3345 Fax (702) 739-3305

November 10, 2004

Gary Leopold
City of Las Vegas Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

RE: WestCare Works- GPA# 5195

Dear Gary:

Per our discussion, we would like to request that GPA # 5195 be tabled until further notice. We would like to meet with the neighborhood in order to work through various design review issues. At the time we are ready to move forward with the GPA, we will also bring forward companion items that are zoning, use and design base oriented. We understand that tabling this issue will require a re-notification fee of $150 at the time we wish to re-activate this item.

If you need any further assistance, please contact me at (702) 739-3345 ext. 227. Thank you for your cooperation.

Sincerely,

Michael Mullin
President

CC Richard Steinberg
Mike Lavin
Nancy Gott
John T. Moran III

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5195 APN: 138-12-110-048

Name of Property Owner: Westcare Works

Name of Applicant: _____

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: 138-12-110-048

Signature of Property Owner/Authorized Agent: _____

Print Name: Peter Ventrella (V.P.)

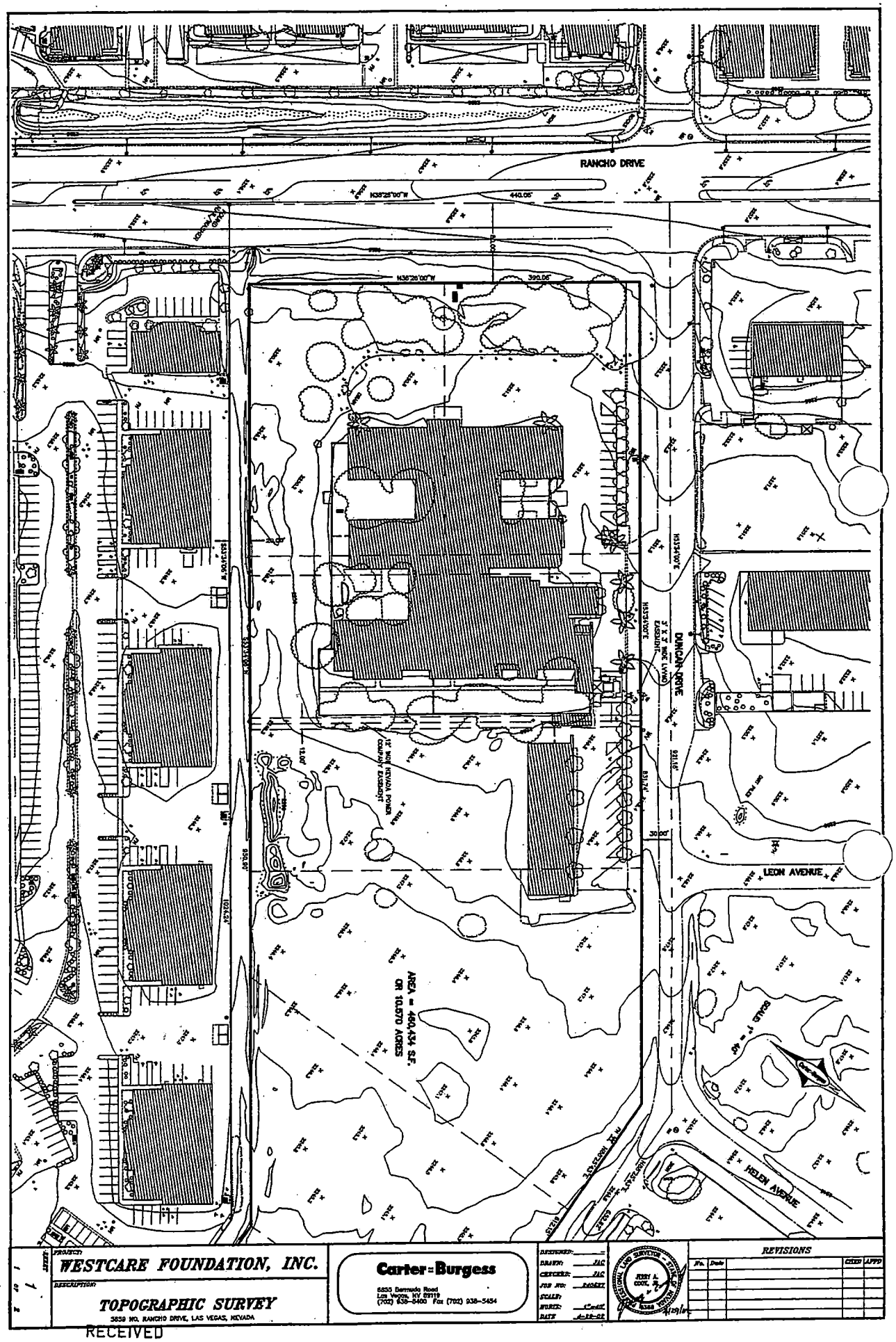
Subscribed and sworn before me

This 2nd day of September, 2004

Dolores A. Rippo

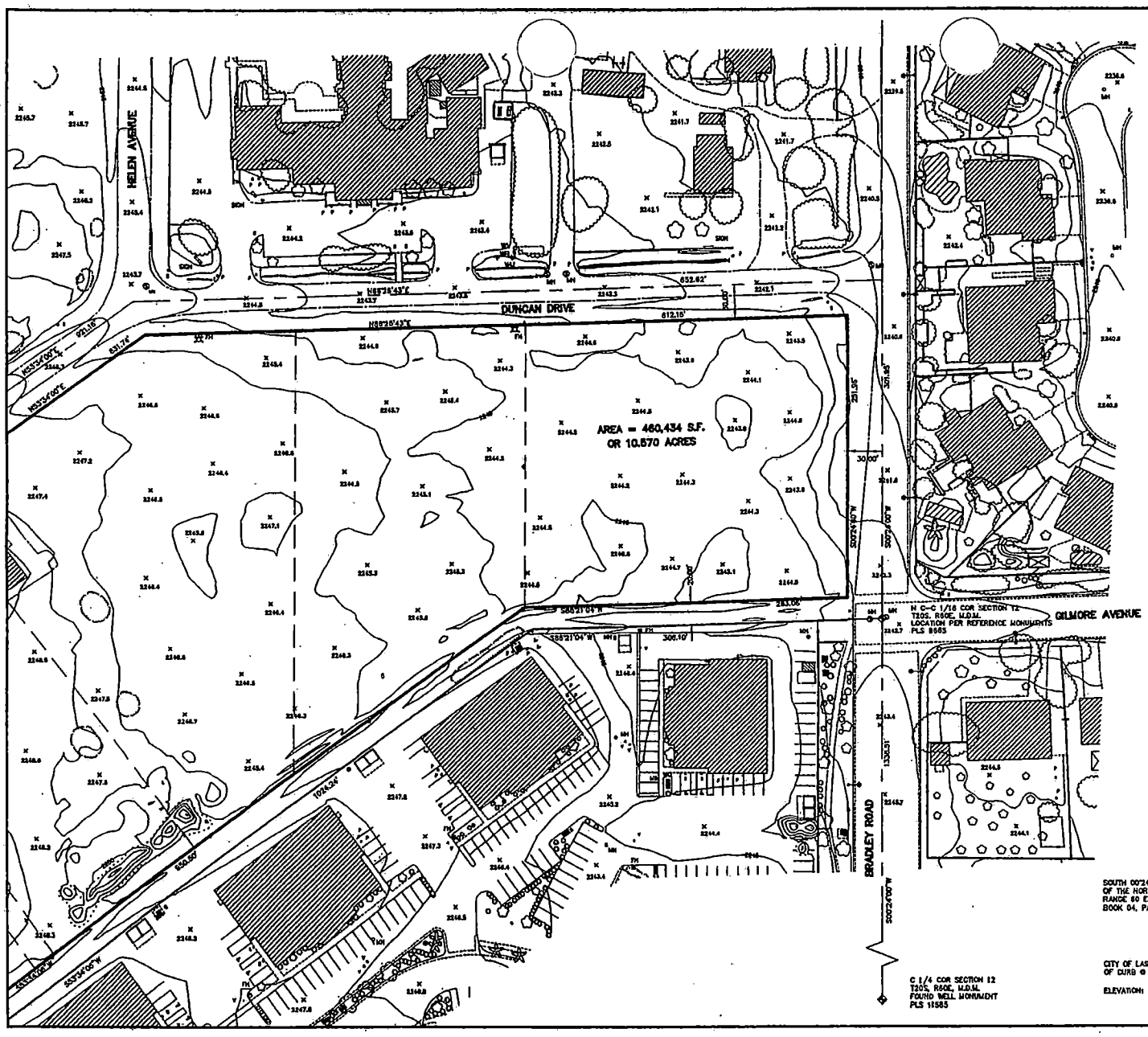
Notary Public in and for said County and State

DOLORES A. RIPPO
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 94-1309-1
MY APPT. EXPIRES MARCH 12, 2006



GPA-5195
11/18/04 PC

RECEIVED
SEP 07 2004



SCALE: 1" = 40'

LEGEND

- INDEX CONTOUR
- APPROXIMATE INDEX
- INDEX DEPRESSION
- INTERMEDIATE CONTOUR
- APPROXIMATE INTERMEDIATE
- DEPRESSION DEPRESSION
- EDGE OF PAVEMENT
- DIRT ROAD
- JEEP/FOOT TRAIL
- CURB LINE
- GUTTER/CONCRETE EDGE
- FENCE
- RETAINING WALL
- BLOCK WALL
- TRENCH/STOPE
- TAILINGS/TOE
- PIPELINE
- WATER EDGE
- INTERMITTENT DRAINAGE
- DITCH
- MISCELLANEOUS BOUNDARIES
- TREELINE
- BRUSHLINE
- POWER POLES
- POLE ANCHOR
- TRANSMISSION TOWER
- LIGHT POLE
- POST/POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- VALVE COVER
- TRAFFIC SIGNAL
- R.R./CROSSWALK SIGNAL
- MAIL BOX
- MISCL. OBJECT
- METER
- UTIL. VAULT/BOX
- METER BOX
- BUILDING
- DECK
- COVERED AREA
- SHED
- BLDG. UNDER CONSTR.

RECEIVED
SEP 07 2004

BASIS OF BEARING

SOUTH 00°24'00" WEST BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 04, PAGE 19 OF PLATS IN THE RECORDER'S OFFICE OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. BLV00-154 BEING A RIVET AND PLATE IN TOP OF CURB @ NORTHEAST CORNER OF ALEXANDER ROAD AND BRADLEY ROAD.

ELEVATION: 2233.38 FEET OR 680.7356 METERS, NAVD 88

REVISIONS

No.	Date	Description	Chkd	Appd

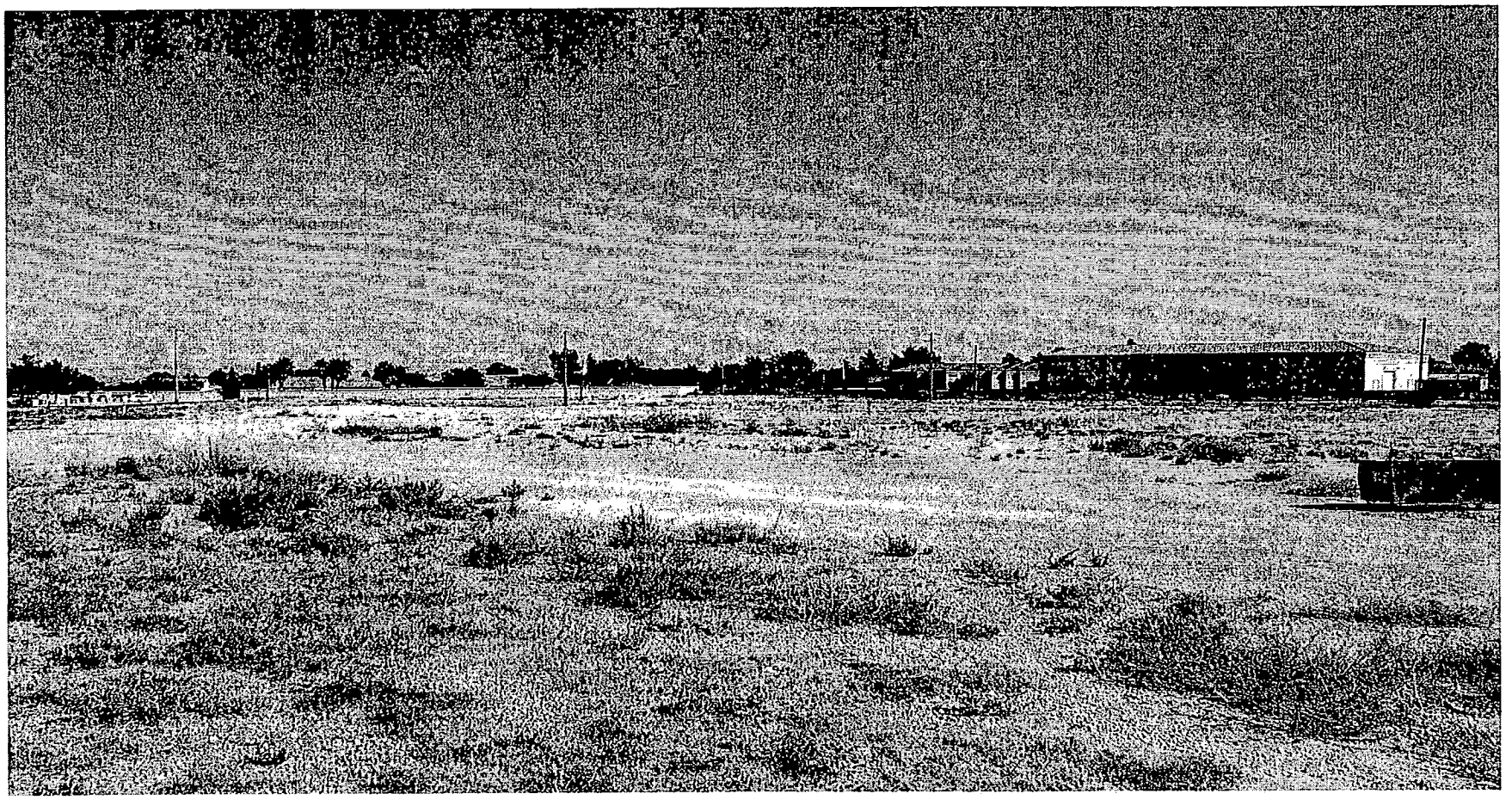
Carter-Burgess
8685 Dorrington Blvd
Las Vegas, NV 89123
(702) 932-3400 Fax (702) 938-1464

DESIGNED: JMC
DRAWN: JMC
CHECKED: JMC
JOB NO: 8685CC
SCALE: 1"=40'
ISSUED: 9-Sept-04
DATE: 9-Sept-04

PROJECT: WESTCARE FOUNDATION, INC.
DESCRIPTION: TOPOGRAPHIC SURVEY
5659 NO. RANCHO DRIVE, LAS VEGAS, NEVADA

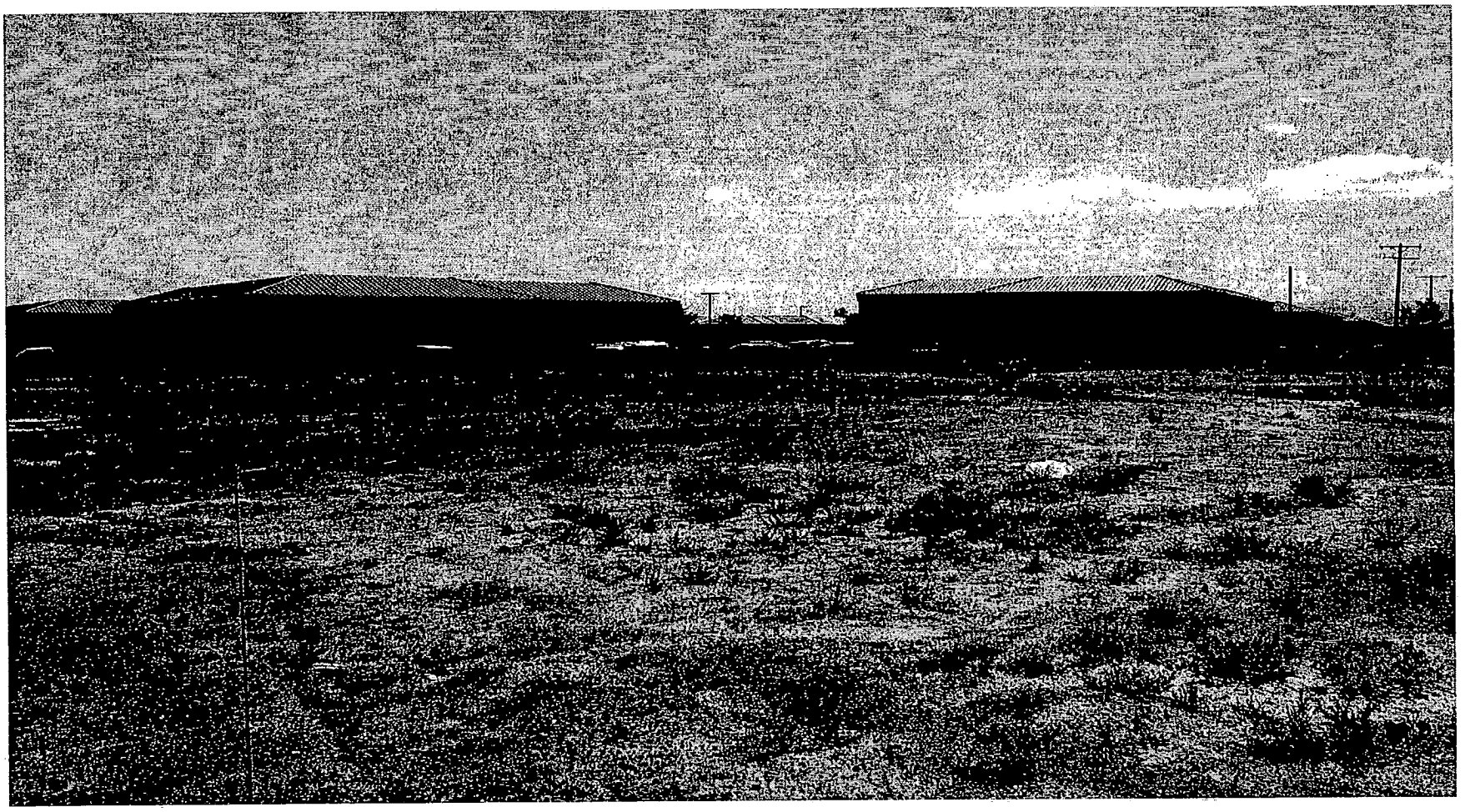
SHEET 2 of 2

GPA-5195
11/18/04 PC



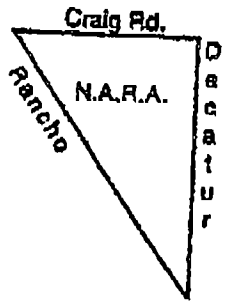
GPA-5195 - APPLICANT: MIKE MULLIN - OWNER: WESTCARE WORKS, INC.
5659 DUNCAN DRIVE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/04/04



GPA-5195 - APPLICANT: MIKE MULLIN - OWNER: WESTCARE WORKS, INC.
5659 DUNCAN DRIVE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/04/04



Northwest Area Residents Association, (NARA), Inc.

September 18, 2004

City of Las Vegas - Neighborhood Services Department
Case Numbers: GPA-5195
APN 138-12-110-048
Request for rezoning land zoned DR to MLA at 5659 Duncan.

The Northwest Area Residents Association (NARA) *strongly* opposes any rezoning of land at 5659 Duncan from Desert Rural to Medium-Low-Attached Density Residential. This area is a Rural Preservation Neighborhood of Residential Estates, and rezoning land for long-term residential housing facility in our neighborhood is completely unacceptable to the immediate neighbors and to all residents of NARA.

A year ago, the Planning Commission spent considerable time looking at zoning along the Rancho Corridor, and at that time all vacant land in NARA was given a designated zoning. Lots that were split between 2 zonings were given a single designation. At the end of the process we felt confident that the matter was resolved and that the Planning Commission had made a master plan that was acceptable to the residents of NARA. Now we find that as of Thursday, September 16, there are four separate rezoning requests within the NARA boundaries to change the existing zoning. **The Planning Commission has an obligation to uphold the designations it has made within our area and to not allow these requests to go forward.**

Thank you.

Sincerely,

Jeanne Howerton

Jeanne Howerton
President, NARA

4933 W. Craig Rd. #293 Las Vegas, NV 89130-2730

RE; GPA5195 copys

To Whom It May Concern:

I oppose the Westcare application which states the land use will change the current Ranch estates Property zoning to a proposed to LDR or MDLR.
We believe for the following reasons it is inconsistent with the current master plan guidelines and does not meet the standards set forth by Nevada State Law for such changes...

1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

	Name	Address
1.	Fred Logan	3917 Lean Dr
2.	Sandra J Bolton	3809 Thom Blvd
3.		3809 Thom Blvd
4.		5032 Leo Drive
5.	Ruth Johnson	5032 Leo Drive
6.	Joann Menke	5008 LEO DR
7.	Richard W Fyfe	3820 Asbury Ct
8.		
9.		
10.		

6

To Whom It May Concern: RE: GPA-5195

I oppose the Westcare application which states the land use will change the current Ranch estates Property zoning to a proposed to LDR or MDLR.
We believe for the following reasons it is inconsistent with the current master plan guidelines and does not meet the standards set forth by Nevada State Law for such changes...

1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

Name	Address
1. Keen Ellsworth	5117 Missy Marie Ln. LV, NV
2. Matthew Hall	3816 Asbury Ct. Las Vegas. NV.
3. Diana Hall	3816 Asbury Ct Las Vegas NV
4. [signature]	5412 DOC HOLIDAY LV NV
5. Pamela Whitworth	5412 Doc Holiday LV, NV
6. Whitney Warburton	5412 Doc Holiday LV, NV
7. Jesse A Jandt	5360 HELEN AVE
8.	
9.	
10.	

4

RE: GPA 5195

To Whom It May Concern:

I oppose the Westcare application which states the land use will change the current Ranch estates Property zoning to a proposed to LDR or MDLR.
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1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

Name Luz M. menchaca	**Address**	LUZMMEN@AOL.COM
1.	3800 Thom Blvd. 89130	
2. D Yoder	3824 Thom Blvd	
3.	5024 Leo Dr. 89130	
4. Joe Johnson	5032 Leo Dr. 89130	
5. Henry Babbitt	3824 Asbury 89130	395-9308
6. Mike Babbitt	3824 Asbury CT 89130	
7. Diane Generalao	3825 Asbury CT 89130	
8.	3825 Asbury CT. 89130	
9.		
10.		

6

RE: GPA-5195

To Whom It May Concern:

I oppose the Westcare application which states the land use will change the current Ranch estates Property zoning to a proposed to LDR or MDLR.
We believe for the following reasons it is inconsistent with the current master plan guidelines and does not meet the standards set forth by Nevada State Law for such changes...

1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

Name	Address
1. GARY FRAYSER	5016 Judy ct LV. NV. 89130
2. KATHY DANIELS	5025 Judy Ct. 456-6197
3. Regina Applegard	5017 Judy Ct LV NV 89130
4. Gemma Colunga	3901 Brian Buscomb LN 89130
5. Abraham Colunga	3901 Brian Buscomb Ln. 89130
6. ~~Kristy K~~ Kristy K Singleton	5009 Judy ct LV, NV 89130
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RE: GPA-5195

To Whom It May Concern:

I oppose the Westcare application which states the land use will change the current Ranch estates Property zoning to a proposed to LDR or MDLR.
We believe for the following reasons it is inconsistent with the current master plan guidelines and does not meet the standards set forth by Nevada State Law for such changes...

1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

	Name	**Address**
1.	ERICA MARTINEZ-PINCELLI	5512 W ALEXANDER RD LV 89132
2.	Barbara K. Jack	5665 W. Alexander Rd, LV 89130
3.	Patty Edgel	5645 W Alexander Rd LV 89130
4.	Mark Edgel	5645 W. Alexander Rd LV 89130
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RE: GPA-5195

To Whom It May Concern:

I oppose the Westcare application which states the land use will change the current Ranch estates Property zoning to a proposed to LDR or MDLR.
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1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

	Name	Address
1.	Laurence Zaaf	4805 Ricky Rd LV NV 89130
2.	[redacted]	5401 W Alexander Rd LV 89130
3.	Michael C Johnson	5401 W Alexander Rd LV NV 89130
4.	[illegible]	5472 W ALEXANDER RD 89130
5.	[illegible]	4001 Villa Florast Ct LV NV 89130
6.	[illegible]	4016 Villa Florast LV NV 89130
7.	[illegible]	4113 VILLA Flora LV NV 89130
8.	[illegible]	4101 Villa Flora ST 89130
9.	[illegible]	5438 W ALEXANDER RD. 89130
10.	[illegible]	5411 ALEXANDER Ct

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RE: GPA-5195

To Whom It May Concern:

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1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

	Name	Address
1.	KURT FOWERS	5646 W. ALEXANDER Rd
2.	Sherrin Lee Fowers	" "
3.	Jim Hayes	5656 W. Alexander Rd
4.	GARY GREENE	3931 Leon Ave
5.	MARY GREENE	3931 Leon Ave
6.	Trent Fowkes	4001 Leon Ave
7.	Janice Tauber	" " "
8.	Julie Jordan	5647 Hickam Rd
9.	Frank Jordan	" "
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RE: GPA-519

To Whom It May Concern:

I oppose the Westcare application which states the land use will change the current Ranch estates Property zoning to a proposed to LDR or MDLR.
We believe for the following reasons it is inconsistent with the current master plan guidelines and does not meet the standards set forth by Nevada State Law for such changes...

1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

	Name	Address
1.	Elden Sveum	5141 Gilmore Ave.
2.	JAMES L. NESCHKE	5201 Gilmore Ave
3.	Cheryl Neschke	5201 Gilmore Ave
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RE: GPA-519-

To Whom It May Concern:

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1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

	Name	Address
1.	PHYLLIS MACHUCA	3909 LEON LV.
2.	LIZ THOMPSON	3909 LEON LV.
3.	Louise Hasselfeld	3850 Leon
4.	JOSE MARTINEZ	3851 LEON AVE.
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RE:GPA-5795

To Whom It May Concern:

I oppose the Westcare application which states the land use will change the current Ranch estates Property zoning to a proposed to LDR or MDLR.
We believe for the following reasons it is inconsistent with the current master plan guidelines and does not meet the standards set forth by Nevada State Law for such changes...

1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

	Name	Address
1.	Sue Berga	5241 Gilmore Ave.
2.	Tracey Morris	5233 Gilmore
3.	Peter W. Morris	5233 Gilmore Ave.
4.	Jack S Berga	5241 Gilmore
5.		5225 Gilmore
6.	Shaunda Hugnar	5217 Gilmore —
7.	Andy Allison	5125 W. Gilmore Ave
8.	Shirley Roberts	5117 W Gilmore Ave
9.	Mitch M.	5101 W GILMORE AV
10.	Paula M	5101 W Gilmore

AV

RE: GPA-5195

To Whom It May Concern:

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1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

	Name	Address
1.	Karen Ford	3741 Bradley
2.	VANCE R GODWIN	3733 BRADLEY RD
3.	Alfred C Duchene	3725 BRADLEY RD
4.	Beverly Duchene	3725 Bradley Rd
5.	[illegible]	3717 Bradley Rd.
6.	Marilyn Libbe	" " "
7.	Sally D. Messick	3709 BRADLEY RD
8.	DANIEL RAY WAISANEN	3609 Bradley Rd
9.	Linda Branson	3601 BRADley Rd
10.	Bob Branson	3601 BRADley Rd.

RE: GPA-5195

To Whom It May Concern:

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1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

	Name	Address
1.	Melinda L. Chaffee	3600 Waterhole St
2.	[illegible]	3632 Waterhole St
3.	Vince Cody	3632 Waterhole St
4.	Crystal Wadsworth	3700 Waterhole
5.	MARolee Anderson	3709 Waterhole St.
6.	[illegible]	3709 Waterhole St
7.	Gloria Anderson	4327 Arrow Ridge Cir.
8.	MaryJo de Fonseca	3617 Bradley Rd
9.	Tom Cap	" " " "
10.		

RE: GPA-5195

To Whom It May Concern:

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We believe for the following reasons it is inconsistent with the current master plan guidelines and does not meet the standards set forth by Nevada State Law for such changes...

1. It may negatively affect property values,
2. Increase traffic
3. Increase noise
4. Increase density
5. Quality of life for surrounding residents

Therefore is neither desirable nor necessary for this neighborhood.

	Name	Address
1.	Jon Hudson	5209 Copper River — 65-637-1 — 89130
2.	Diana Lassey	5112 Gentle River Ave. 89130 unlisted
3.	Kathy Summers	5204 Gentle River Ave 89130
4.	Elva McGruder	5208 Gentle River Ave 89130 "
5.	Gregory L. Clark	5212 Copper River Ave 89130 "
6.	[illegible]	5216 copper River Ave 89130 "
7.	Sue Beddome	5217 Gentle River Ave 89130 "
8.	Terry Lee	5213 GENTLE RIVER AVE 89130
9.	Joan Cox	5212 Gentle River 89130 "
10.	Gina Hinnen	5204 Copper River 89130 "

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City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
ABEYANCE - RENOTIFICATION - ZON-4623 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).

C.C.: 12/15/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	20
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting – Letter of Opposition from Richard Lemmon

MOTION:
DAVENPORT – Motion to HOLD IN ABEYANCE – Motion carried with NIGRO and EVANS voting NO

To be held in abeyance until 12/16/2004 Planning Commission Meeting

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 18 [ZON-4623], Item 19 [VAR-5377] and Item 20 [SDR-4626].

GARY LEOBOLD, Planning and Development Department, explained that the original request was for RPD-5 zoning and site plan for 27 lots with open space, along with a General Plan Amendment (July 22nd Planning Commission Meeting). Subsequently, the items were held in abeyance to August 26th; however, the General Plan Amendment was withdrawn. The project

MINUTES – Continued:

was to be revised to RPD-3, with 19 lots and no open space. Staff spoke with the applicant regarding an alternative Site Plan with 19 lots but contained an open space component that met Code requirements. However, the proposed project does not meet the test and state law for granting a Variance, so staff recommended denial. Should the Commission approve of the alternate Site Plan, the Variance could be withdrawn and the application could be approved.

Regardless of either Site Plan, there would be a minor change required on the east side of Hualapai Way. MR. LEOBOLD pointed out that there needs to be an additional five feet integrated with a right turn lane on Hualapai Way onto Dorrell Lane, which would affect Lots 7 – 11. In addition, Public Works has a condition on Item 18. Regarding Item 19, Condition 3 should be included as part of Planning and Development, so the subtitle "Public Works" should be deleted.

JOHN FIELD, Attorney, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. ATTORNEY FIELD thanked the residents, staff and the Planning Commission for everyone's patience and working with the applicant on these applications. ATTORNEY FIELD gave a detailed overview of the proposed project. He added that attempts have been made to address the residents' concerns, with emphasis on the density of the proposed project. The open space requirement would be developed within the guidelines of the RPD-3, which would be 19 units per acre. The residents preferred having the open space along the eastern edge, so the Site Plan was revised to reflect this request. In addition, they preferred an entrance on Haley Avenue rather than Dorrell Lane. The elevations have also been adjusted along Haley Avenue and Dorrell Lane. There is also single story and two story units along the entire eastern edge with up to 40 feet setbacks. Single story units have been added to preserve the view for existing residents who reside along the northeastern portion. The lot size would range from 6,586 to 9,300 square feet.

RICHARD LEMMON, 9645 Haley Avenue, stated he submitted a letter of protest at a previous Planning meeting in August. He then submitted an updated letter of protest for the record. MR. LEMMON continued by stating it is difficult to address the proposed project because each time he has seen it, there has been changes. He then stated his opposition to the rezoning to RPD-3, the Variance and the Site Plan. He felt that the density, lot sizes and the setbacks were not consistent with the Centennial Hills Sector Plan nor compatible with adjacent residential use. In January, 2002, the City and the County adopted the Interlocal Agreement. At that time, the parcel was located in what is now the Rural Neighborhood Preservation District. In January, 2003, the City and the Council adopted the Centennial Hills Sector Plan and Map. He used the overhead to show the proposed parcel, as it has been moved to the Rural Density Residential District.

MINUTES – Continued:

This is a narrow 330-foot buffer zone going north and south to buffer between the Rural Neighborhood Preservation District (RNPD) and the increased density of the planned community development to the west. Since this would be the first parcel to be developed in this buffer zone, he felt that any action the Commission takes would set a precedent for the remaining parcels within the Rural Density Residential District (RDRD). The RDRD has a density of 2.5 to 3.59 units per acre. The uniqueness of this district within the Centennial Hills Sector Plan is that the plan describes the criteria, which states the density maximum is allowed depending on the density of the adjacent, existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development. Immediately adjacent to the new development is a RNPD with a density of zero to two units per acre with corresponding lot sizes of 20,000 + square feet. Many of the homes in this district are on lots much larger than ½ acre. The proposed site plan has a density of 3.55 units per acre with lot sizes ranging from 5,844 to 9,288 square feet. He felt that these lot sizes are not similar to the 20,000 + square-foot lots adjacent to it. He pleaded with the Commission to be sensitive to the Centennial Hills Sector Plan. He felt that the maximum density of the proposed parcel should be restricted to 2.5 units per acre with corresponding lot sizes of approximately 16,000 square feet, which would be similar to the abutting lots.

BRIDGETT SOLVIE, 7030 N. Conquistador Street, stated that she did not receive any notification. She had seen her neighbor's notice, which was worded incorrectly reflecting 27 lots and not the proposed 19 lots. She stated that she and the other residents were mainly concerned with the overall density and the portion that rests to the west of the residents and east of the displayed drawing. The applicant is requesting five-foot setbacks and 15-foot rear setbacks. She continued by stating that should the application go forward, civil engineering would require an enormous land lift to accommodate adequate drainage from the sites to the street layouts, which would then require a higher block wall for the residents. Even though the minimum setbacks are 15 feet, there is no condition stipulating this for the applicant. In addition, she conceded that the applicant has put forth some effort in resolving the residents' concern for single story. She also added that the overall lot size is not adequate for buffering the RNP area. Even though some of the adjacent areas were not developed, she pointed out that the zoning is still RNP, which would be zero to two units per acre. MS. SOLVIE reiterated that the residents only have 330 feet of buffering space from the higher intensity of Cliff's Edge, as it is a much larger development. She spoke on the residents behalf also and requested that a portion of the parcel be changed to DR 2.59 units per acre, which would give larger lot sizes overall.

ATTORNEY FIELD responded by stating that the setback requirements have been met. The setback MS. SOLVIE referred to was the side setback, which is not included in their Site Plan. He pointed out that along the eastern edge of the site, the setbacks have increased from five to 20 feet.

MINUTES – Continued:

COMMISSIONER McSWAIN asked ATTORNEY FIELD or Public Works to comment on the concern the residents had regarding the land lift and having a higher block wall.

GINA VENGLASS, Public Works, responded that at that time, she was not aware that a drainage study had been submitted. With Zoning and Site Plan Reviews, Public Works is not given grading information or cross sections for the site but confirmed that there are large grade differences in this particular area. There would be retaining walls, but she could not state what the height of the retaining wall would be at this time.

COMMISSIONER McSWAIN asked if the applicant had not submitted the last Site Plan with a Variance on the open space, would staff have recommended approval on the previous Site Plan that had open space with the zoning request as RPD-3? MR. LEOBOLD replied that staff would support the submitted revised Site Plan with 19 lots as it is a conforming request because the land use designation for that area is R.

MR. LEOBOLD then pointed out that staff was just made aware that on the Site Plan, there is not 220 feet for the street setback. Should the Commission approve the application, staff would require this as a condition and would be part of the Tentative Map. The Tentative Map would not be Final Action and would be forwarded to City Council, as Title 18 Waivers have to go before Planning Commission and City Council. He then verified for COMMISSIONER McSWAIN that staff recommended denial on the initial Site Plan that required a General Plan Amendment change. On the current Site Plan without any open space, staff recommended denial because it does not meet the requirements for a Variance under the State law. There is no loss of use of the site, and the applicant chose not to provide the possible open space. He credited the applicant on the revised Site Plan, as it is the closest plan that meets staff's standards.

MS. SOLVIE interjected that the residents have never seen the Site Plan that reflected 19 lots with open space on the eastern line. In addition, there has not been any communication with the residents regarding a neighborhood meeting, aside from this Planning Commission meeting.

ATTORNEY FIELD responded that the initial Site Plan was submitted on July 29th and August 6th. However, it was tabled but the issues were discussed with the residents. He added that he had spoken with the engineer regarding the Hualapai Way turnout. The applicant would still provide a 220-foot street setback even with the added turn lane onto Hualapai Way.

MS. VENGLASS confirmed for COMMISSIONER McSWAIN that Hualapai Way is a 100-foot right-of-way. ATTORNEY FIELD also confirmed for her that all three Site Plans have 19 lots and conformed to the Rural Designation. As a means to continue working with the residents, the proposed revised Site Plan has varied and/or increased elevations and larger lots.

MINUTES – Continued:

COMMISSIONER McSWAIN felt that any one of the three Site Plans would be an appropriate buffer considering Hualapai Way is a 100-foot right-of-way. However, she, too, was concerned with the drainage issue as MS. SOLVIE had previously expressed. COMMISSIONER McSWAIN felt that it could be a problem, and it is the applicant's responsibility to find a way to overcome this. In addition, this problem takes away the applicant's argument that they mitigated the northern edge with single story, if the lift is substantially high because of the drainage issue. She continued by stating that she could support the Variance with the larger lots.

VICE CHAIRMAN NIGRO asked if there was stipulation in the Code that limits the grade difference between a developed and undeveloped property? MS. VENGLASS responded that Title 18 limits retaining wall heights to six feet. If over six feet, the requirement is to have the stepping on the developer's property with the four foot landscape buffer in between. With Tentative Maps, the developer is required to submit cross sections of the property with the existing and proposed grades and show all block walls and retaining wall heights at that time. If the Title 18 requirements are exceeded, the Tentative Map becomes a public hearing at a Planning Commission meeting.

MS. VENGLASS explained that Title 18 is based on existing grades of the ground and a maximum of a four-foot retaining wall is allowed. Even if the requirement was exceeded, the item would still be a public hearing. She confirmed for VICE CHAIRMAN NIGRO that it is a means of protecting the concern that one of the neighbors expressed relative to having inordinately high walls due to significant grade differentials, such as this parcel relative to the east and west portions. She then expressed that the Code is written in such a way to protect the neighbors, mainly the public rights-of-way and the adjacent property owners. She reiterated that the grades are steep in this area and the majority of past Cliff's Edge Tentative Maps have retaining walls.

VICE CHAIRMAN NIGRO was under the impression that the residents originally supported the Site Plan with the zero open space and larger lots. ATTORNEY FIELD stated that in previous negotiations with the residents, they expressed their desire for larger lots with less regard for the open space. VICE CHAIRMAN NIGRO then stated that in the past, he has supported applications with zero open space and larger lots when the developer and the residents were in agreement that it would best protect their property values and the projects were somewhat compatible. He agreed with COMMISSIONER McSWAIN that the proposed project is an appropriate buffer, given what is happening with Cliff's Edge to the west of the proposed project. He would be more supportive of the Site Plan with open space because it provides a better buffer to the property to the east.

MINUTES – Continued:

Although concurrence or compromising was not confirmed between the residents and the applicant, he pointed out that having a restriction, such as larger lots with limitations on single story, is a good compromise. He would tend to support staff with the Site Plan they feel is most appropriate, which is the one with the open space and the side loaded lots.

CHAIRMAN TRUESDELL'S expressed concern with the grading issues. He has seen developments within the southern portion of the Valley are situated right at the mountains. They are designed to contour very well. After further review of the proposed project, he was more aware of the grading issues. He felt that retaining walls should not only be shared but that the planners deal better with the contours of the Valley and the density. He would rather see additional open space than unusable side yards that do not create any value to the community. He continued by stating that he could support the density but not the Site Plan, as he preferred seeing an improvement with the slope conforming to the site.

ATTORNEY FIELD stated the engineer informed him that the slope on Hualapai Way could be dropped and add what is known as "B" drainage along the eastern edge.

COMMISSIONER McSWAIN stated that six feet along the northern edge would not be acceptable. CHAIRMAN TRUESDELL then expressed that it would not be fair for the Commission, staff, residents or even the applicant to spend time trying to redesign a Site Plan at this meeting. It was his impression that the application was further along than what has happened at this meeting. He suggested abeying the item or addressing the zoning issue

COMMISSIONER EVANS agreed and supported the Site Plan with the open space features. He commented on the protest letters included in the backup documentation, which are dated from July and August. He questioned if the surrounding landowners who protested the initial application are protesting the application that excludes the open space or the one with the larger lots. He is unsure of their opinion and preferred that they were in attendance at this meeting to voice their protest or approval for the proposed project. He pointed out that this item has been before the Commission approximately four times and should be of concern as to how much longer this item will continue to be heard.

CHAIRMAN TRUESDELL agreed that there needs to be some direction with this application so closure can began. COMMISSIONER McSWAIN clarified for CHAIRMAN TRUESDELL that her focal point was to set parameters, as most of the Commission agreed with supporting the zoning. In addition, with added conditions relative to sloping, she could support the Site Plan with the open space on the eastern side. CHAIRMAN TRUESDELL'S main concern was not to become entangled with possible waivers regarding the aforementioned issues after the fact. He felt that conditions needed to be placed at this time.

MINUTES – Continued:

MR. LEOBOLD suggested if the Commission chose to hold the Site Plan, then the Rezoning should also be held because as RPD, the Site Plan is part of the Rezoning.

VICE CHAIRMAN NIGRO stated the engineering aspect for retaining walls do not address interior wall retaining situations, as the Code is not prepared to deal with this issue on this application. There are experienced designers and engineers in the City who understand the current Code; if there weren't any, then all applications would be coming back before the Planning Commission with waivers for the Tentative Map. He questioned what the Commission was requesting if there was already concurrence with the six feet regulation, per Code, which protects the adjacent property owners. He felt that to hold the Site Plan for engineering issues would be contradicting to the way Site Plans are approved prior to the Tentative Maps.

COMMISSIONER McSWAIN agreed with VICE CHAIRMAN NIGRO'S comments. However, she felt that six feet was too much. VICE CHAIRMAN NIGRO explained that it is not the six feet, but the grade differential between the adjacent properties, which could be between zero to six feet. MS. VENGLASS concurred and reiterated that once you exceed six feet, then there is a requirement to do the setback with the landscaping buffer.

COMMISSIONER McSWAIN commented that if a six-foot retaining wall was on Lot 13, which barely met the requirement, she felt that this would be counterproductive to this area in light of the rural nature. It would end up being the height of a single story unit on top of a six-foot retaining wall. She hoped that the six-foot retaining wall could be reduced by a condition and allow the Site Plan to go forward, in hopes that the project would end up conforming with the neighborhood.

VICE CHAIRMAN NIGRO agreed with decreasing the height of the retaining wall by means of a condition. COMMISSIONER McSWAIN than asked if the applicant was willing to agree to a condition regarding decreasing the height of the retaining wall, such as three feet.

CHAIRMAN TRUESDELL stated that having a design that is well thought out plays an important part in the approval process of an RPD with the requested density. He found it hard to believe that the engineer could not specify what the elevation grades are. ATTORNEY FIELD responded that the applicant would be willing to provide a cross section to staff prior to City Council, which would show that it is no more than a four percent increase on the gradient. Thereby, the block wall would not exceed the six-foot requirement. COMMISSIONER McSWAIN reiterated her understanding of the Code but stressed to ATTORNEY FIELD that six feet is not desirable. She explained that she is requesting the requirement be three feet.

MINUTES – Continued:

MS. VENGLASS then stated that the applicant could lower the site on the side of Hualapai Way, so that the retaining would be facing internal into their site. The block wall on Hualapai Way would be a reasonable height, six feet or otherwise, without retaining facing wall. The additional retaining wall would be on the adjacent neighbor's property along the east side of the site. VICE CHAIRMAN NIGRO then stated that the question would be the height of the additional retaining wall. MS. VENGLASS then commented that if this cannot be done and the engineer is not satisfied that the drainage is being conveyed properly, the application would have to come forward again with a review of condition. VICE CHAIRMAN NIGRO suggested if the condition is amended to change the footage requirement, then the Code needs to be addressed relative to the six feet, as other applications will come forward. MS. VENGLASS stated that Public Works is working with Planning and Council to come up with better ways to handle these wall issues.

COMMISSIONER STEINMAN asked if the site had 2.59, would there still be an issue with the retaining wall? MS. VENGLASS replied that she did not have sufficient information to evaluate and respond to his question. VICE CHAIRMAN NIGRO added that a developer's rule of thumb is the larger the lot, the easier it is to handle the grade on these lots, so there would be less impact on the perimeter of the community.

COMMISSIONER STEINMAN'S opinion was one cannot guess whether a 2.59 creates a four-foot wall or 3.59 creates a six-foot wall, but it cannot be done at this level. He felt that it should go forward at the proper level in the process. COMMISSIONER McSWAIN respectfully disagreed and felt that the attempt was to try and set parameters that the applicant could comply with so that the application could go forward. It is her opinion that the basic Site Plan as presented protected the eastern boundary, and the zoning and the density is appropriate as a buffer. COMMISSIONER STEINMAN stated that there will be more developments further up the mountain and the issue of retaining walls will continue. He felt it would not be appropriate to stipulate three feet of retaining wall on this parcel and then later stipulate four feet on a nearby proposed parcel.

VICE CHAIRMAN NIGRO reiterated that a condition could be stipulated. Prior to City Council, the applicant would have time to review and work with the engineer and staff to confirm if they could comply.

COMMISSIONER EVANS wanted clarification on which Site Plan the Commission was voting on. MR. LEOBOLD clarified that the vote would be based upon the Site Plan with the open space, which is the plan submitted at this meeting. So, a condition would need to be stipulated that the applicant provides the Site Plan so that the applicable departments could review and provide input.

MINUTES – Continued:

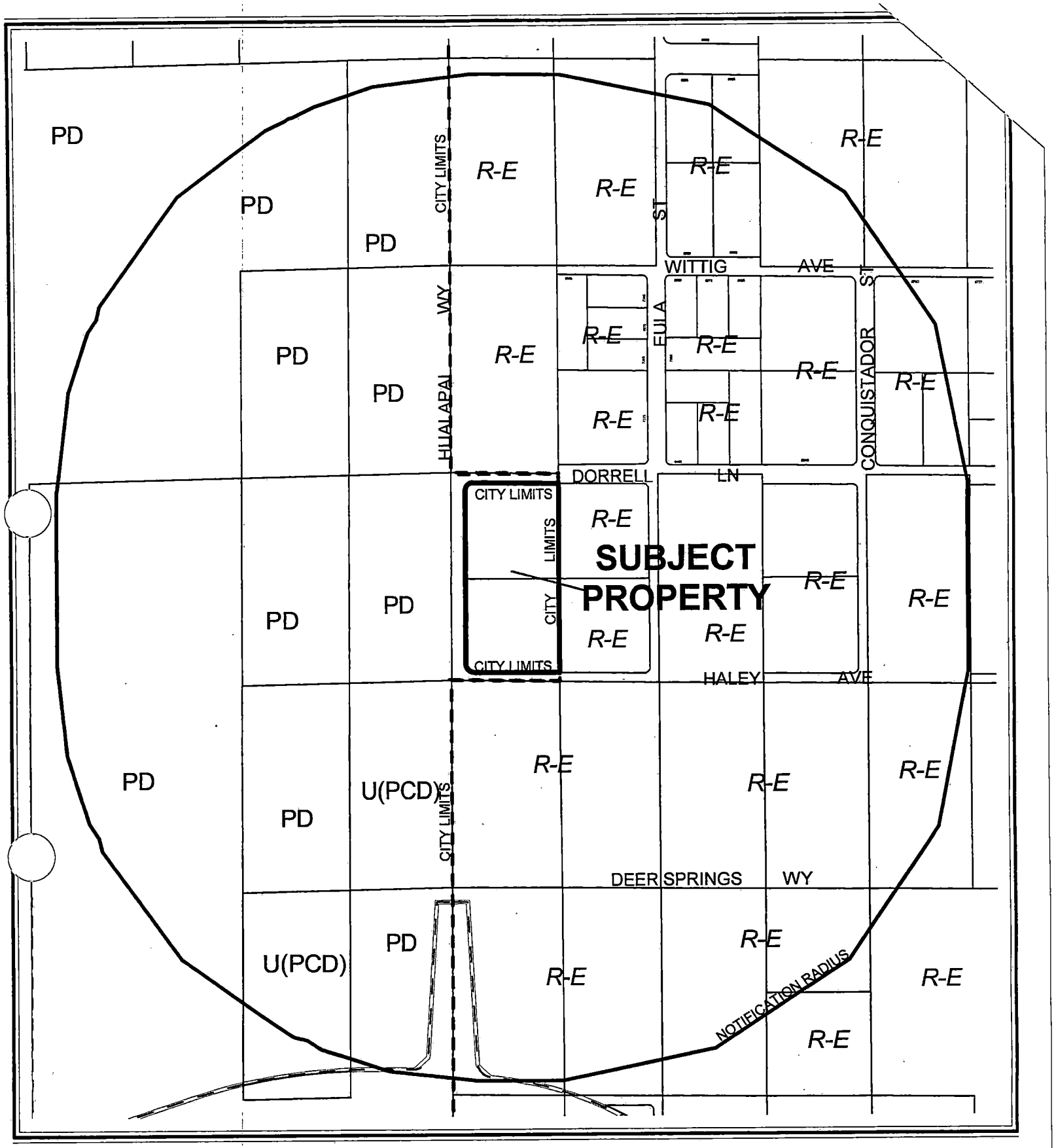
Staff did not have copies of the revised Site Plan that was discussed at this meeting. CHAIRMAN TRUESDELL was under the impression that staff had already received copies of this Site Plan, reviewed it and then recommended denial. He then advised the applicant that he could support the density but would rather see the Site Plan held. MR. LEOBOLD replied that staff would prefer the Site Plan with the open space and would like to have the Site Plan, for their records, should the Site Plan go forward to City Council. VICE CHAIRMAN NIGRO then asked staff if time was sufficient for staff to provide a recommendation on the Site Plan MR. LEOBOLD referred to? MR. LEOBOLD stated yes, as the Site Plan already meets the open space criteria. Staff would like to see some adjustments made relative to Public Works concerns, such as the right turn on Hualapai Way. Then there would be a more finalized Site Plan that would be forwarded to City Council.

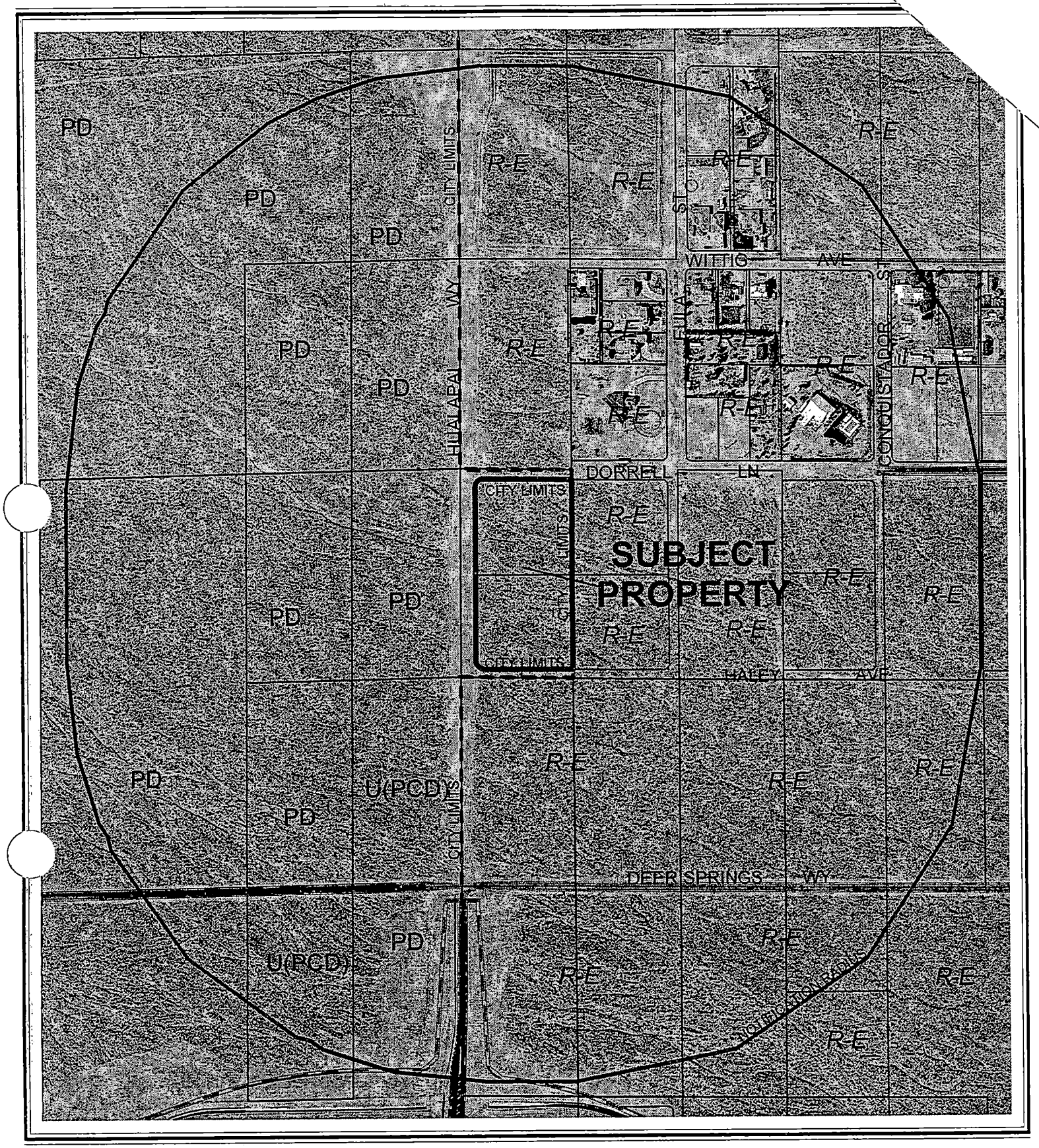
COMMISSIONER DAVENPORT suggested that the item be held for two weeks or 30 days to allow staff the opportunity to review the Site Plan that was presented at this meeting. In addition, he would like to see a typography map representing the slopes. COMMISSIONER EVANS respectfully disagreed with COMMISSIONER DAVENPORT'S recommendation to hold the item, as the item had been previously held several times.

Should the item be held, COMMISSIONER McSWAIN stressed that she would like to see the Site Plan reflect that of the typography map. She did not want a six-foot wall along Hualapai Way to compensate for the lack of a six-foot wall on the opposite side. Prior discussions have taken place about having the area going towards the mountain fit the natural grade to avoid a boxed-in scenario.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 18 [ZON-4623], Item 19 [VAR-5377] and Item 20 [SDR-4626].

(7:52 - 8:48)


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U(PCD)
U(PCD)
PD
CITY LIMITS
HUALAPAI WY
R-E
R-E
R-E



0 300 600 Feet

CASE: **ZON-4623**
RADIUS: 1320 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC

** CONDITIONS **

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

Planning and Development

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

2. A Site Development Plan Review (SDR-4626) 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.

3. A Variance (VAR-5377) for a reduction in required open space approved by the Planning Commission and City Council.

Public Works

4. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.

5. Construct half-street improvements including appropriate overpaving on Dorrell Lane, Hualapai Way and Haley Avenue 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). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

6. If not already constructed at the time of development provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

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

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.

9. Grant a Traffic Signal Chord Easement at the southeast corner of Hualapai Way and Dorrell Lane.

10. Dedicate additional right-of-way adjacent to this site in accordance with Standard Drawing #201.1, unless otherwise allowed by the City Traffic Engineer.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is intended to rezone property located on 5.35 acres at the southeast corner of Hualapai Way and Dorrell Lane from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre).

B) Applicant's Justification

The applicant has stated that this request is justified because of the commercial development anticipated to the west as part of the Cliff's Edge Development. He has also stated that the requested zoning designation would be supported by the R (Rural Density Residential) land use designation, of the General Plan.

BACKGROUND INFORMATION

A) Previous Actions

07/07/04 The City Council heard the introduction of a bill to annex this property (ANX-4451). The effective date of that annexation was August 13, 2004.

07/22/04 The Planning Commission abeyed this application, as well as companion request SDR-4626, to its 08/26/04 meeting, to allow the applicant to revise the application to area residents concerns. Companion request GPA-4621 was withdrawn without prejudice at the request of the applicant.

08/26/04 The Planning Commission voted to table this application, as well as companion request SDR-4626, at the request of the applicant.

11/18/04 The Planning Commission will consider this revised application, which is now for R-PD3 (Residential Planned Development - 3 Units Per Acre), as well as companion item SDR-4626, which was modified from 27 lots to 19 larger lots with no open space component. Companion Variance VAR-5377, which addresses this deficiency, will also be heard concurrently.

B) Pre-Application Meeting

05/26/04 Issues discussed included the need for R-PD5 (Residential Planned Development - 5 Units Per Acre) zoning, private streets, a six-foot landscape planter along Hualapai Way, and approximately 20,800 square-feet of open space.

SR

C) Neighborhood Meetings

06/22/04 No neighbors were in attendance at the meeting for the companion General Plan Amendment (GPA-4621).

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.35

B) Existing Land Use

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation)
West	PCD (Planned Community Development)

D) Existing Zoning

Subject Property	Clark County
North	Clark County
South	Clark County
East	Clark County
West	PD (Planned Development)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designated this site for R (Rural Density Residential) land uses, which allow up to 3.59 units per acre.

The R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district is permitted by the General Plan with a density up to the maximum of 3.59 units per acre.

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

Clark County was notified of this request because adjacent properties are within that jurisdiction.

FINDINGS

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

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

   The proposed density of the R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district is in conformance with the R (Rural) General Plan 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 subject parcels are in an area of the city historically considered for very low intensity residential land uses. The character of the area is rural in nature with existing homes on half-acre lots at a minimum. Because the subject parcels are on the edge of this area, they are planned for development at three and a half units per acre to create a gradual increase in intensity from the rural neighborhood to the developing Cliff's Edge community to the west.

   The R-PD (Residential Planned Development) zoning districts provide flexibility in design in exchange for the provision of open space. In this case, the design must be sensitive to the large lots to the east. Although the overall density proposed in this request is in conformance with the General Plan, the design is not appropriate for the area. Even though the required amount of open space could result in smaller lot sizes, it would serve as a buffer between this development and the adjacent homes. For this reason, the proposed development does not meet the intent of an R-PD (Residential Planned Development) district.

Although the overall density may be appropriate, the proposed design for the site is not. Homes built on the land to the east of the site, at two units per acre would each be very likely to have three homes backing up to them if this request is approved. That would not result in the type of neighborhood property owners have anticipated.

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

Much of the land in this area is still undeveloped. Known development of the Cliff's Edge Master Plan area is one factor that led to the existing R (Rural Density Residential) general plan designation on this site. The proposed zoning district is not inappropriate in and of itself, but the design is contingent upon a Variance for which there is neither hardship nor justification.

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."**

Hualapai Way, a proposed 80-foot right-of-way alignment, will be adequate to serve this site.

NOTICES MAILED 44 [Mailed with SDR-4626 and VAR-5377 at 11/18/04 PC]
44 [Mailed with GPA-4621 and SDR-4626 at 08/26/04 PC]

APPROVALS 0

PROTESTS 20

SR

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4623 APN: 125-19-201-001 & 003

Name of Property Owner: HUALAPAI NEVADA. LLC

Name of Applicant: NEVADA HOMES GROUP

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: JOSEPH BONFANTO

Subscribed and sworn before me

This 26 day of MAY, 2004

Michael Atangan

Notary Public in and for said County and State

MICHAEL ATANGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-80552-1
My Appt. Expires March 26, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4623 APN: 125-19-201-001 & 003

Name of Property Owner: INVICTA NEVADA, LLC

Name of Applicant: NEVADA HOMES GROUP

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: JOSEPH BONFANTE

Subscribed and sworn before me

This 26 day of MAY, 2004

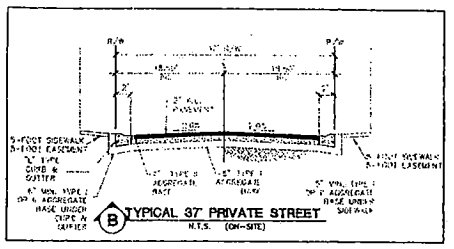
_____
Notary Public in and for said County and State

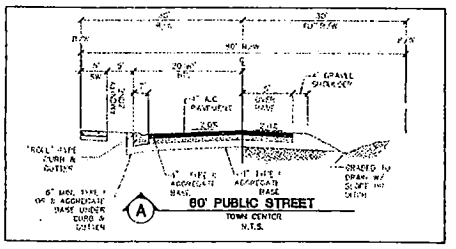
MICHAEL ATANGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-80552-1
My Appt. Expires March 26, 2007

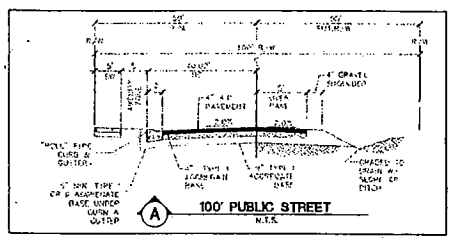
TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	19	24" BOX	VARIES	MODESTO ASH
	17	24" BOX	VARIES	MONDEL PINE
	21	VARIES	N/A	DATE PALM
	6	13 GALLON	VARIES	PHOTNIA
	32	15 GALLON	VARIES	FLOWERING PLUM
	2	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES:
1. Landscape shall conform to requirements of Title 19.66 of the Las Vegas.
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The proposed landscaping and plants are conceptual only. A detailed Landscape Plan will be prepared by a Nevada Landscape Architect as a part of the final engineering plan.
4. The number and types of plant may vary from this proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan and alter the varieties shown in the open space area.







PAT#1233314

DORRELL LANE
S 89°23'25"E 347.44'

HUALAPAI WAY
90-FOOT (1/2) STREET WIDENING
N 00°08'16"E 670.00'

S 00°02'18"E 669.79'

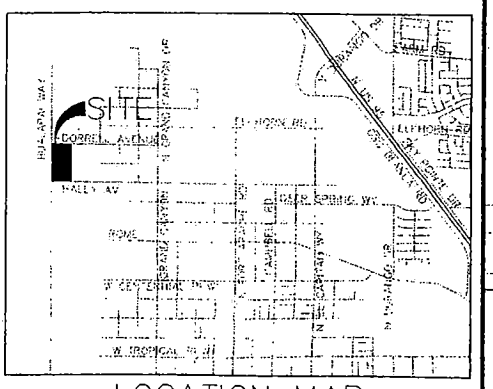
18	6,879 SF.	19	6,469 SF.
17	6,844 SF.	16	6,405 SF.
15	6,784 SF.		
14	7,561 SF.		
13	7,561 SF.		
12	7,816 SF.		
11	7,816 SF.		
10	7,852 SF.		
1	7,388 SF.		
2	7,793 SF.		
3	7,790 SF.		
4	9,006 SF.		
5	9,288 SF.		
6	6,9725 SF.	7	6,495 SF.
9	7,949 SF.	8	6,557 SF.

50-FOOT LANDSCAPE AREA
PRIVATE STREET
50-FOOT (1/2) STREET IMPROVEMENT

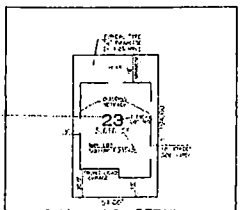
N 89°25'41"W 349.60'
HALEY AVENUE

GENERAL NOTES :
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

GRAPHIC SCALE



LOCATION MAP



TYPICAL LOT DETAIL

PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSOR'S PARCEL NO(S).	125-20-601-003 & 004
SITE AREA	9.93 ACRES
EXISTING ZONING	R-E
PROPOSED ZONING	R-PD7
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	19 UNITS
PROPOSED DENSITY	1.9 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	1.99 ACRES
PROPOSED OPEN SPACE	2.00 ACRES
OPEN SPACE AREAS REMOVED	NONE
TOTAL OPEN SPACE REMOVED	NONE
PARKING	
# OF SPACES REQUIRED	38
# OF SPACES PROVIDED	38
TOTAL PARKING SPACES PER UNIT	2 SPACES

SETBACKS

FRONT (GARAGE)	20'
FRONT (HOUSE)	15'
SIDE	5'
CORNER/SIDE	15'
REAR	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
8855 W. CAMARA AVENUE, SUITE # 200
LAS VEGAS, NEVADA 89117
(702) 320-9700
CONTACT: PAUL WAGNER

NEVADA HOMES GROUP
8855 WEST SAHARA AVENUE, SUITE # 200
LAS VEGAS, NEVADA 89117
(702) 320-9700

CITY OF LAS VEGAS

vtn nevada
2727 ROVAL RANCHO BOULEVARD | LAS VEGAS, NEVADA 89144-9144
PH: (702) 952-5200 FAX: (702) 952-5331

NO	DATE	REVISION
1	6/2/04	ALL DWGS. 37-FOOT FROM PUBLIC TO PRIVATE STREET
2	7/22/04	ALL DWGS. DROPPED TO 8 LOTS / CHANGED OPEN SPACE
3	10-1-04	D.R.R. ADJUSTED OPEN SPACE SUMMARY PER JEFFREY

CONCEPTUAL LANDSCAPE PLAN
FOR
HUALAPAI/DORRELL

DRAWN BY: AA 3/17/04
DESIGNED BY: AA 3/17/04
CHECKED BY:
PROJECT NO: 6438
SCALE: 30' HORIZ. 30' VERT.

SHEET 02
2 OF 2 SHEETS
DRAWING NO. 6438-CLV

REVISED 10.5.04

ZON-4623
11/18/04 PC

RECEIVED
OCT 05

PAT#1233314

DORRELL LANE
S 89°23'25"E 347.44'

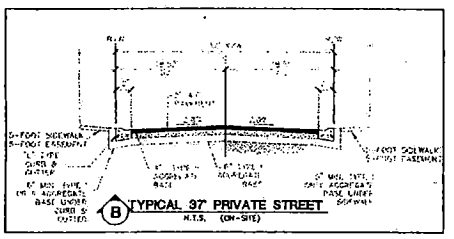
HUALAPAI WAY
N 00°08'16"E 670.00'

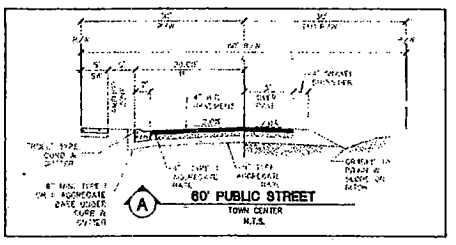
S 00°02'16"E 669.79'

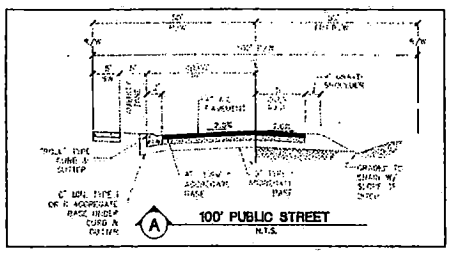
N 89°25'41"W 349.60'

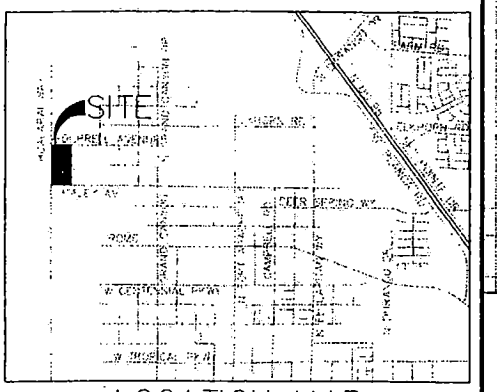
HALEY AVENUE

APN#125-19-201-006



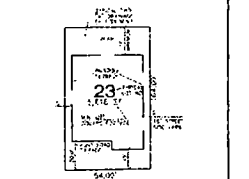






LOCATION MAP

PROJECT SUMMARY



TYPICAL LOT DETAIL



GRAPHIC SCALE

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from 'or record information'. The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER SIDE :	10'
REAR :	15'

OWNER/DEVELOPER

NEVADA HOMES GROUP
9995 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200
CONTACT: PAUL WAGNER

SITE DEVELOPMENT PLAN
FOR
HUALAPAI/DORRELL

NEVADA HOMES GROUP
CITY OF LAS VEGAS

REV	DATE	BY	REMARKS
3	10-4-04	SEW	ADJUSTED OPEN SPACE SUMMARY PER JEFFREY
2	9/27/04	JAL	DROPPED TO 19 LOTS / CHANGED OPEN SPACE
1	8/23/04	JAL	CHANGE 37'-7001 FROM PUBLIC TO PRIVATE STREET

DRAWN BY: AA 3/17/04
DESIGNED BY: AA 3/17/04
CHECKED BY:
PROJECT NO.: 6438
SCALE: 30'
HORIZ. VERT.

SHEET 01
1 OF 2 SHEETS
DRAWING NO. 6438-CLV

REVISED 10.5.04

ZON-4623
11/18/04 PC

RECEIVED
OCT 05 2004



ZON-4623 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

7/1/04

November 10, 2004

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

Mr. Sean Robertson
Senior Planner
City of Las Vegas Planning and Development Services
731 S. Fourth Street
Las Vegas, NV 89101

Dear Mr. Robertson,

I am writing this letter to express my strong opposition to items SDR-4626, ZON-4623 and VAR-5377 on the upcoming planning commission meeting. November 18, 2004. As the nearest property owner to the proposed project I feel that it is important to submit my thoughts about this project. Unfortunately I will be out of town and unable to voice my objections in person.

This is the second time that this developer has proposed this project. It has been met by universal **disapproval** by the community that is going to be affected by it.

This project is totally incompatible with the surrounding properties and will have a major negative impact on the nature of the community. The area now is made up of individually designed houses on large lots of 23000square feet and larger in a Rural Preservation Area. The developer is proposing tract like housing on lots averaging 8000 square feet or less. The density now is nothing less than 2 units per acre.

As I stated in my previous letter, when the project was first introduced, the developers have completely **ignored** the concerns and suggestions of people in the neighborhood. They have incorporated nothing from their meetings with the community and in fact are attempting to squeeze even more units into the project by asking relief from the open space requirement. The community had concerns about the density of the project, the types of houses to be built, and the site plan itself.

When the codes for the area were written the commissioners went to great lengths to take the wishes and concerns of neighborhoods that are affected by building projects into consideration. They were very concerned that the character and nature of these neighborhoods be protected and preserved. This is especially true of the Rural Preservation Areas. This project is within those boundaries.

The code is very specific in that any projects must be similar and compatible with the properties and the neighborhoods in which they are built. This project is clearly neither of these.

The only person that stands to benefit from this type of project is the developer. Since he doesn't live there, the developer has no long-term stake in what happens to the neighborhood. This project will do nothing to improve the area. The developer would want you to believe that the only thing the neighbors would be happy with is a park on the property. This is entirely untrue. All the neighbors want is a project that is compatible with the nature and character of the area. Putting up a glorified tract development in the middle of a rural area is not in the best interest of the neighborhood or the community at large. It sets a **very bad precedent** and it goes against the spirit of all of the local codes and agreements that have been written to date. The planning commission has been consistent in denying projects like this.

This is the wrong type of project for the area. I hope that you consider these thoughts in your decision.

Respectfully,

Craig Platt

ZON-4623
SDR-4626
VAR-5377
11.18.04 PC
P

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

Sean Robertson, Planner
City of Las Vegas
Planning and Development Services
731 S. Fourth Street
Las Vegas, NV 89101

Re: Rezoning – ZON 4623
Site Development Plan – SDR 4626
APN: 125-19-201-001, 125-19-201-003

Dear Sir,

As the property owner closest to this proposed project, I strongly oppose both of the above items that will come before the planning commission. This plan is not compatible to the existing properties in the area, in any way, shape, or form.

If you were to look at the area around this project you will see that ALL of the property owners have built individually designed homes on lots no smaller than one half acre. To allow any major change to this density pattern would be incompatible with the character of the neighborhood. When the residents of the area bought property to build their homes they had an expectation that the character of the area would be preserved.

The current zoning for this project allows for a density of 2-3.59 dwelling units per acre. The zoning definition states in part, " The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development".

The area right next to the project is zoned 0-2 units per acre, lot sizes of 22,000 square feet and larger. The proposed plan has lot sizes that range from 5662 to 7622 sq, ft., three to four times more dense than the adjacent property, In fact the plan proposes a line of houses along the east side of the property that has a density of 6.5 units per acre, more that three time the density. These houses are clearly incompatible with the adjacent property.

Section 2.7 of the Centennial Hills Sector Plan Consistency and Development Review Policies, Section 2.6 and 2.8 of the Centennial Hills Sector Plan of the City of Las Vegas say that development must be compatible with the existing area. These development plans of the City clearly have the intent to preserve the character of existing

READ INTO
THE RECORD

Telephone Protest/ Approval Log

GPA-4621
ZON-4623
SDR-4626

Meeting Date: 7-22-04 **Case Number:**

Date: 7-19-04
Name: Jim Kelly
Address: 9681 Solar Ave
LV NV 89149
Phone: 646-9923
☑ **PROTEST** ☐ **APPROVE**

Date: 7/20/04
Name: Charlene Bellafatto
Address: 7256 Jensen St
89149
Phone: 655-0702
☒ **PROTEST** ☐ **APPROVE**

Date: 7-21-04
Name: Julie Williams
Address: 9864 Wittig Ave
LV NV 89149
Phone: 645-7572
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address: READ INTO @ THE RECORD 7/22
Phone:
☐ **PROTEST** ☐ **APPROVE**

July 18, 2004

Kyle C. Walton, Senior Planner
City of Las Vegas
Planning and Development Department
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101

Re: Nevada Homes Group proposed rezoning of parcel numbers 12519201001 and 12519201003

Dear Mr. Walton,

We have some concerns regarding the above referenced zone change that is being proposed and would appreciate your consideration in the following;

When a zone change is proposed what is the proper notification lead time and how must the notice be prepared?

- No description of parcel location or project explanation on notice was provided.
- Two day lead time was given for meeting.

The property was purchased as Rural Estates Residential (2 unit per acre) and therefore should be constructed as such because;

- Area roads are designed and constructed for traffic that is consistent with 2 units per acre not five as proposed.
- We have a rural atmosphere that will be compromised with the addition of sidewalks, curbs and streetlights that are associated with the type of construction that is within the guidelines of the proposed zoning.
- The Cliffs Edge Master Planned Community which is west of Hualapai has plenty of available lots that are zoned for this type of product.

SDR 4626

RECEIVED AFTER
PC MEETING

We recognize and have no problem that the area will be developed, however it should be done in accordance with the Master Plan and Inter-Local Agreement that is in place so that we can all maintain the quality of life that we have worked for.

Your attention to this matter is greatly appreciated and if you have any questions we can be reached at 702-645-7572

Sincerely, Jeff & Julie Williams

Jeff & Julie Williams
9864 Wittig Ave.
LasVegas, NV
89149

cc Chip Maxfield Clark County Commissioner,
Michael Mack Las Vegas City Councilman,
George Hitter NCA

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393

August 17, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Case No. ZON 4623
Case No. SDR 4626

As a current landowner within the notification perimeter, I formally oppose the applicant's two requests, Zone Change 4623 and Site Design Review 4626.

The applicant, Nevada Homes Group, is requesting a Zone Change from Residential Estates (RE) with a dwelling unit density of 0 - 2 per acre within a Rural Neighborhood Preservation designated area to Rural (R-PD3) with a dwelling unit density of 3.5 - 3.59 per acre. A request for R-PD Desert Rural zoning would be more consistent with the currently adjacent properties, considering this is a transition or buffer zone.

This applicant has proposed a Site Design Review for 19 single-family residential lots on 5.35 gross acres. This request is for the maximum density allowable, if granted as R-PD3.

In Section 2.6 Land Use Issues of the Centennial Hills Sector Plan of the City of Las Vegas General Plan, Item 6, it states in part that "the Planning Commission and/or the City Council may require less intense development or development of lower density in order to protect the general health, safety and welfare of the community as well as maintain compatibility with and integrity of adjacent development."

Also stated within the Centennial Hills Sector Plan of the City of Las Vegas, Section 2.8 Goals, Objectives, Policies and Programs, it says that the plan will "protect and enhance existing residential neighborhoods..." and "promote a mix of land uses that are appropriate and compatible with existing development."

These requests do not currently protect and enhance the current existing neighborhood, nor do these requests compliment and maintain the integrity of the immediately adjacent properties with an appropriate density. A compatible density would be Desert Rural (R-PD 2.1 – 2.49 DUA).

Therefore, I declare my opposition toward both of these requests, case numbers ZON 4623 and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

8/26/04

To: Kyle C. Walton, Senior Planner
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED
AUG 23 2004

Re: Rezoning [redacted]
Site Development Plan Review – [redacted]
APN: 125-19-201-001 and 003
Meeting Date: Aug. 26, 2004

From: Mary Sanders
9945 Wittig Ave..
Las Vegas, NV 89149
Ph (702) 658-1365
E-mail marys111@earthlink.net

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses. I am also concerned about the precedent this sets if accepted by your department and the Planning Commission.

My neighbor, Richard Lemmon has outlined the following in his letter to you. I fully agree with his comments and conclusions and ask that you deny Nevada Homes request for the SDR-4626. Richard Lemmon's reasoning is as follows:

The proposed site plan lies within the Rural Density Residential-R district of the Centennial Hills Sector Plan and abuts the Rural Neighborhood Preservation-RNP district.

The R District of the Plan by definition has a density of 2.5 to 3.59 dwelling units/gross acre. The plan goes on to state **"The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development."**

The abutting RNP district has a density of 0 to 2 dwelling units/gross acre with corresponding lot sizes of approximately 22,000 sq. ft. and up.

The proposed site plan has a density of 3.55 dwelling units/gross acre with lot sizes ranging from 5,662 sq. ft. to 7,622 sq. ft. In fact, the 11 lots on the East side of the proposed plan collectively sit on 1.69 acres with a density of 6.5 dwelling units per acre. The proposed density and lot sizes are not compatible with the abutting RNP district.

To be consistent with the Sector Plan the maximum density of the applicant parcel should be 2.5 dwelling units/gross acre with a corresponding lot size of approximately 17,000 sq. ft. This would allow for a maximum of 13 lots of approximately equal size not the 19 proposed.

In section 2.7 of the Centennial Hills Sector Plan Consistency and Development Review Policies it states in part "It is the intent of the City Council that no development permit... may be approved...unless such development activity is determined to be in compliance and consistent with the Centennial Hills Sector Plan."
In section 2.7 A. Plan Consistency Policies the plan states in part "It is the intent of the City Council that: ...The dwelling unit density, lot area and frontage must be compatible with surrounding residential uses."

In order to approve the proposed plan you would have to go against the policies stated in the Centennial Hills Sector Plan and you would be setting an undesirable precedent for future proposals.

Respectfully submitted,

Mary Sanders

Mary Sanders

Carole Lee Squires
9685 Elkhorn Rd.
Las Vegas, Nevada 89149
702/499-2209

August 20, 2004

Kyle C. Walton, Senior Planner
Planning & Development Department
City of Las Vegas Planning Commission
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Case # ZON-4623
Case # SDR-4626

Dear Mr. Walton:

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses.

Sincerely,

Carole Lee Squires

RECEIVED
AUG 23 2004

RECEIVED
04 JUL 23 PM 4:46
CITY CLERK

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Beverly Holman
9665 Elkhorn Rd
Las Vegas NV. 89149

RECEIVED AFTER
7/22 PC MEETING

RECEIVED
04 JUL 26 PM 4:58

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

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- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Mary Sanders
658-1365

RECEIVED AFTER
PC MEETING

RECEIVED
04 JUL 26 PM 4:58
DEVELOPMENT

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

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- GPA -4621
- ZON-4623
- SDR4626

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- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely, Rhetta D. Moss Gregory R. Moss

9875 Whitney Ave
Las Vegas 89149

RECEIVED AFTER
PC MEETING

702 839-9982

RECEIVED
04 JUL 26 PM 4:59
PLANNING & DEVELOPMENT

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED AFTER
PC MEETING

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

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- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
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My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Dayna Peterson

Peterson
9660 Wittig AVE
LV, NV 89149

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RECEIVED
04 JUL 26 PM 4:59
DEVELOPMENT

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED AFTER
PC MEETING

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

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- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
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My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Stephen & Charlene Bellofatto

[redacted]

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

July 21, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

I live on the property right across the street from this proposed project.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 2 to 3.5DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Craig Platt
7025 Eula Street

READ INTO
THE RECORD

Barbara Manning
6970 North Jensen Street
Las Vegas, Nevada 89149
(702) 658-4642

July 21, 2004

Sean Robertson
City of Las Vegas
Planning and Development Department
Current Planning Division
FAX (702) 385-7268

Reference: GPA 4621
ZON 4623
SRD 4626

Dear Sir:

I am sending you my written **OBJECTION** to the proposed zoning changes that the Nevada Home Group (owner: Hualapai Nevada) is asking for on **APN: 125-19-201-001** and **125-19-201-003.**

As a home/land owner (PCL#125-19-203-004) I would like to see the City of Las Vegas honor the Inter-Local Agreement between the City of Las Vegas and Clark County Nevada. It is my understanding that the request that Nevada Home Group is proposing will change the zoning from 2 to 3.5 homes per acre to 5 homes per acre. By changing the zoning this will not keep within the Rural Preservation/Rural Estates that exist within this area.

My husband, P. Michael Manning, and I ***STRONGLY OBJECT*** to the proposed zoning changes.

If you have any questions, please contact me at the above listed telephone number.

Respectfully,

Barbara M. Manning

CC: Kyle C. Walton, Senior Planner
Kim Bush, Liaison for Commissioner Maxfield
Lone Mountain & Lower Kyle Canyon

READ INTO
THE RECORD

July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Stephen and Charlene Bellofatto
Landowner, APN 125-18-403-011

READ INTO
THE RECORD

07/21/2004 11:50 7026550933 PENNY BELL PAGE 01

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393

July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

CARMAN

Fred Gawryk
9880 Elkhorn Rd
Las Vegas NV 89149
240-7187

July 20, 2004

City of Las Vegas
Planning and Development
Attn: Bob Genzer
731 S. Forth St
Las Vegas NV 89101

Dear Bob,

I am very concerned about the following request for changes in my neighborhood;

GPA-4621
ZON-4623
SDR4626

My neighborhood is part of the rural preservation area zoned .5 acre plus parcels. I am very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of my land and home.

I believe this will increase traffic, increase the use of more water, continue the loss of the rural nature of the area.

As your are aware, 3 former and 1 current, County Commissioner are under Federal investigation related to changes in various zoning issues in this area.

I request that you recommend this project be rejected by the planning commission. We have spent considerable amounts of revenue to plan and maintain this area in its original rural setting. Any changes to the original plan will only diminish the quality of life in the valley.

Sincerely,

READ INTO
THE RECORD

Mary Sanders
9945 Wittig Ave.
Las Vegas, Nevada 89149-1393

July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Mary Sanders
Landowner, APN 125-19-101-006

READ INTO
THE RECORD

City of Las Vegas Planning Commission

Re: ZON-4623
VAR-5377
SDR-4626
APN: 125-19-201-001 and 003
Meeting Date: Nov. 18, 2004

From: Richard Lemmon
9645 Haley Ave.
Las Vegas, NV 89149
Ph (702) 656-4241
E-mail www.kenoplace@aol.com

I oppose the rezoning to R-PD3 without restriction, I oppose the variance to allow no open space, and I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses.

The proposed site plan lies within the Rural Density Residential-R district of the Centennial Hills Sector Plan and abuts the Rural Neighborhood Preservation-RNP district.

The R District of the Plan by definition has a density of 2.5 to 3.59 dwelling units/gross acre. The plan goes on to state **"The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development."**

The abutting RNP district has a density of 0 to 2 dwelling units/gross acre with corresponding lot sizes of approximately 20,000 sq. ft. and up.
The proposed site plan has a density of 3.55 dwelling units/gross acre with lot sizes ranging from 5,844 sq. ft. to 9,288 sq. ft. In fact, two of the 7 lots abutting the RNP District abut the RNP District on the side with a proposed setback of 5 feet. The proposed density, lot sizes and setbacks are not compatible with the abutting RNP district.

To be consistent with the Centennial Hills Sector Plan the maximum density of the applicant parcel should be restricted to 2.5 dwelling units/gross acre with a corresponding lot size of approximately 16,000 sq. ft. This would allow for a maximum of 13 lots of approximately equal size not the 19 proposed.

In section 2.7 of the Centennial Hills Sector Plan Consistency and Development Review Policies it states in part "It is the intent of the City Council that no development permit... may be approved...unless such development activity is

Submitted at Planning Commission
Date 11-18-04 Item #18

determined to be in compliance and consistent with the Centennial Hills Sector Plan."
In section 2.7 A. Plan Consistency Policies the plan states in part "It is the intent of the City Council that: ...The dwelling unit density, lot area and frontage must be compatible with surrounding residential uses."

In order to approve the proposed plan you would have to go against the policies stated in the Centennial Hills Sector Plan and you would be setting an undesirable precedent for future proposals.

Respectfully submitted,

Richard E. Lemmon, DVM

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
VAR-5377 - VARIANCE RELATED TO ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 13,633 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 19 LOT SINGLE-FAMILY DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 12/15/04

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

RECOMMENDATION:
Staff recommends DENIAL.

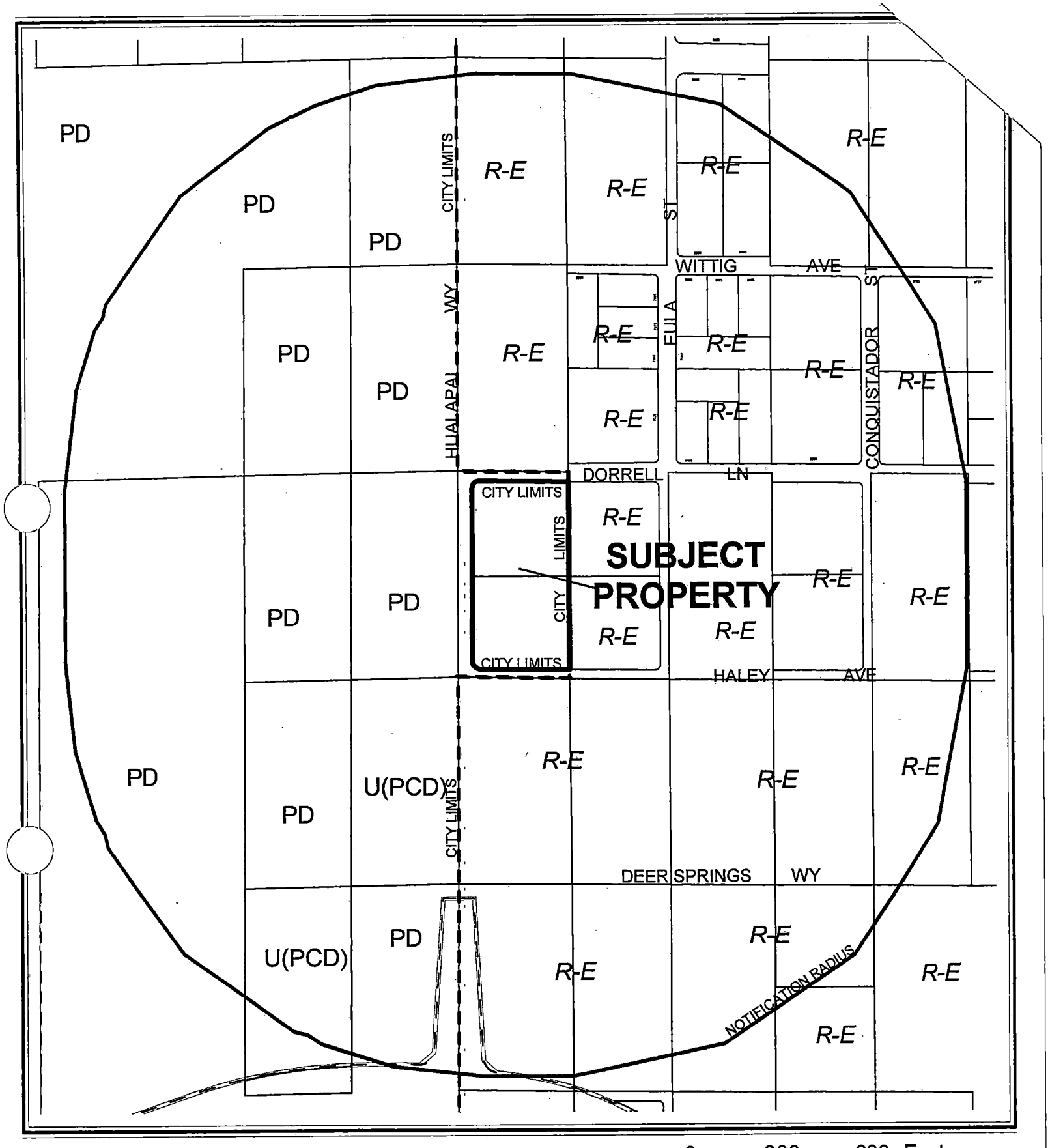
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
DAVENPORT – Motion to HOLD IN ABEYANCE – Motion carried with NIGRO and EVANS voting NO

To be held in abeyance until 12/16/2004 Planning Commission Meeting

MINUTES:
See Item 18 [ZON-4623] for all related discussion on Item 18 [ZON-4623], Item 19 [VAR-5377] and Item 20 [SDR-4626].

(7:52 – 8:48)



CASE: **VAR-5377**
RADIUS: 1320 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5377 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4623), and Site Development Plan Review [SDR-4626].

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.

Public Works

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 **$54,532** 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 the open space provisions of the Code, to allow no open space where 13,633 square feet are required, located on 5.35 acres at the southeast corner of Hualapai Way and Dorrell Lane.

B) Applicant's Justification

The applicant's justification letter states that because of the limited number of lots (19), the lot sizes, and the large rear yards, elimination of the open space requirement will not adversely affect the project. They anticipate that the lots are large enough to accommodate each home's open space needs.

BACKGROUND INFORMATION

A) Previous Actions

07/07/04	The City Council heard the introduction of a bill to annex this property (ANX-4451). The effective date of that annexation was August 13, 2004.
07/22/04	The Planning Commission abeyed companion requests ZON-4623 and SDR-4626 to its 08/26/04 meeting, to allow the applicant to revise the application to area residents concerns. Companion request GPA-4621 was withdrawn without prejudice at the request of the applicant.
08/26/04	The Planning Commission voted to table these companion applications at the request of the applicant.
11/18/04	The Planning Commission will consider companion requests ZON-4623, which has been revised and is now for R-PD3 (Residential Planned Development - 3 Units Per Acre), and SDR-4626, which was modified from 27 lots to 19 larger lots with no open space component (which generated the need for this Variance), concurrently with this application.

B) Pre-Application Meeting

10/04/04 Issues discussed included the overall reduction in lots from the previous site plan to meet the density of limit of 3.5 units per acre, in particular along the east property line. Public Works discussed the need for dedications of half-street improvements, a traffic signal impact fee, and a drainage study. They also suggested meeting with Fire and Safety to discuss crash gate requirements.

C) Neighborhood Meetings

A neighborhood meeting is not required with this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.35

B) Existing Land Use

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation)
West	PCD (Planned Community Development)

D) Existing Zoning

Subject Property	Clark County
North	Clark County
South	Clark County
East	Clark County
West	PD (Planned Development)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designated this site for R (Rural Density Residential) land uses, which allow up to 3.59 units per acre. The R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district is permitted by the General Plan with a density up to the maximum of 3.49 units per acre.

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

There are no special plan areas, overlays or study areas that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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
5.35	3.55	1.65	5.85 %	13,633 SF	0%	none

The application has no open space component. This Variance request is intended to seek relief from this requirement of the Code. The subject deviation is 100%

B) General Analysis and Discussion

The applicant is proposing to develop a 19-lot subdivision on 5.35 acres of land. The dimensions of the property are the typical 330 feet by 660 feet of undeveloped sites prior to right-of-way dedications. There appear to be no undevelopable areas of the site.

The purpose of the R-PD (Residential Planned Development) zoning districts is, in part, to allow for creative and flexible design in exchange for the provision of open space amenities. The lot size meets the five-acre minimum requirement, which is considered adequate to provide for this type of flexible design. The applicant is proposing a development with no open space areas but with bulk standards far less stringent than what would be required by the R-D (Single-Family Residential - Restricted) zoning district. This is not an appropriate application of the R-PD (Residential Planned Development) zoning district as it is effectively undermining the intent of Title 19. Open space can and should be provided as part of this application.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not providing any open space within the project. Alternative designs 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.

SR

NOTICES MAILED 44 [Mailed with ZON-4623 and SDR-4626]

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5377 APN: 125-19-201-001 & 003

Name of Property Owner: HUALAPAI NEVADA, LLC

Name of Applicant: NEVADA HOMES GROUP

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: DEAN LAZARKIS

Subscribed and sworn before me

This 4th day of October, 2004

Pamela Helton Clark Co., Nevada

Notary Public in and for said County and State

PAMELA HELTON
Notary Public State of Nevada
No. 03-80427-1
My appt. exp. Jan. 17, 2007

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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_____Yes ___X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: _____

Subscribed and sworn before me

This _____day of _____, 20__

_____

Notary Public in and for said County and State

PAT#1233314

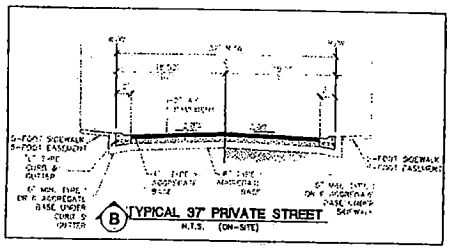
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S 89°23'25"E 347.44'

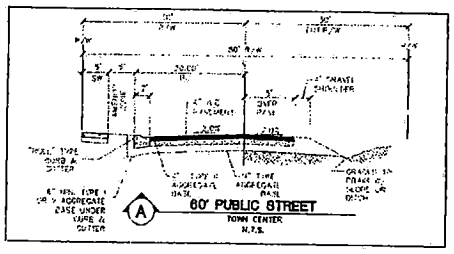
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N 00°08'16"E 670.00'

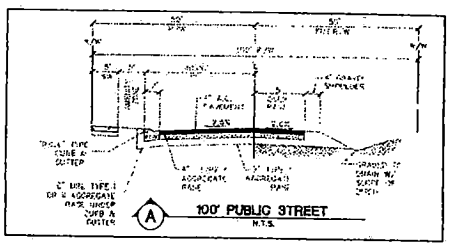
S 00°02'19"E 669.79'

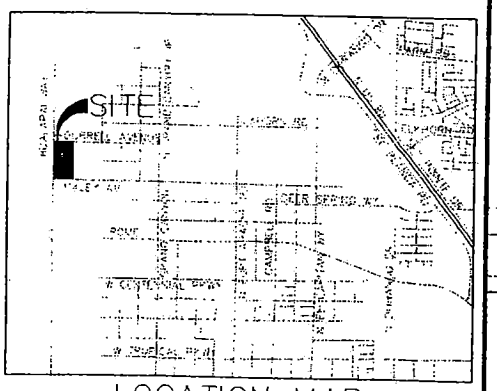
HALEY AVENUE
N 89°25'41"W 349.60'

18	6,878 SF.
19	6,469 SF.
17	5,844 SF.
16	6,405 SF.
15	6,784 SF.
14	7,581 SF.
13	7,561 SF.
12	7,816 SF.
11	7,816 SF.
10	7,682 SF.
1	7,385 SF.
2	7,790 SF.
3	7,790 SF.
4	9,006 SF.
5	9,288 SF.
6	6,972 SF.
7	6,495 SF.
9	7,040 SF.
8	6,507 SF.





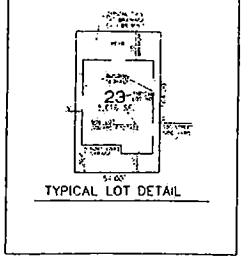


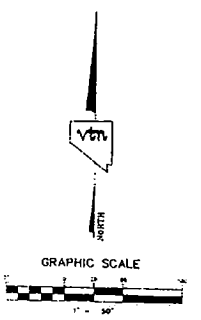


LOCATION MAP

PROJECT SUMMARY

PROJECT DESCRIPTION	
EXISTING PARCEL SIZE (AC)	
ZONING	
CURRENT GENERAL PLAN	
CURRENT ZONING	
PROPOSED ZONING	
PROPOSED LAND USE	
TOTAL NUMBER OF UNITS	
DENSITY	
OPEN SPACE	
POOL/SPA HOUSE(S)	
TOTAL GUEST PARKING PROVIDED	
TOTAL OPEN SPACE PROVIDED	
PARKING	
TOTAL PARKING SPACES PROVIDED	





GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from 'of record information', The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER (SIDE) :	10'
REAR :	15'

OWNER/DEVELOPER

NEVADA HOMES GROUP
6595 S. CIMARRA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-4500
CONTACT: PAUL WAGNER

NEVADA HOMES GROUP
6595 WEST CIMARRA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-4500

CITY OF LAS VEGAS

NO	DATE	BY	REVISION
1	10-04-04	KTN	ADJUSTED SPD SPACE SUMMARY FOR STREET
2	11/22/04	JBA	CHANGED TO 19 LOTS / CHANGED SPD SPACE
3	12/23/04	JBA	CHANGE 37'-PRI PUBLIC TO PRIVATE STREET

vtn nevada

SITE DEVELOPMENT PLAN
FOR
HUALAPAI/DORRELL

DRAWN BY: AA — 3/17/04
DESIGNED BY: AA — 3/17/04
CHECKED BY:
PROJECT NO: 6438
SCALE: 30' 30'
HORIZ. VERT.

SHEET 01
1 OF 2 SHEETS
DRAWING NO. 6438-CLV

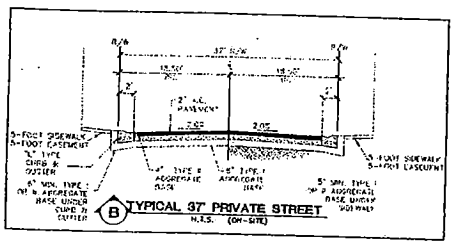
VAR-5377
11/18/04 PC

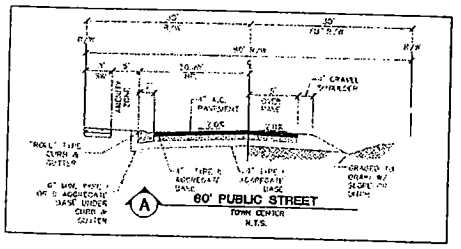
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OCT 05 2004

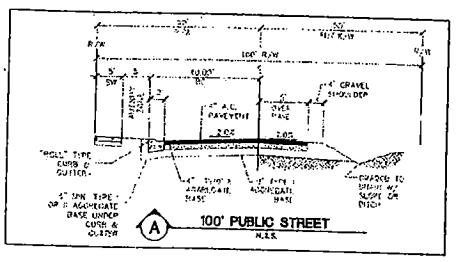
TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	19	24" BOX	VARIES	MODESTO ASH
	17	24" BOX	VARIES	MONDEL PINE
	21	VARIES	N/A	DATE PALM
	6	13 GALLON	VARIES	PHOTNIA
	32	15 GALLON	VARIES	FLOWERING PLUM
	2	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Title 19 City of Las Vegas.
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The proposed landscaping and plants are conceptual only a detailed Landscape Plan, all to be prepared by a licensed Landscape Architect as a part of the civil engineering plan.
4. The number and types of plant may vary from this proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan and alter the varieties shown in the open space area.







PAT#1233314

DORRELL LANE
S 89°23'25"E 347.44'

HUALAPAI WAY
50-FOOT (1/2) STREET IMPROVEMENT
N 00°08'16"E 670.00'

S 00°02'16"E 669.79'

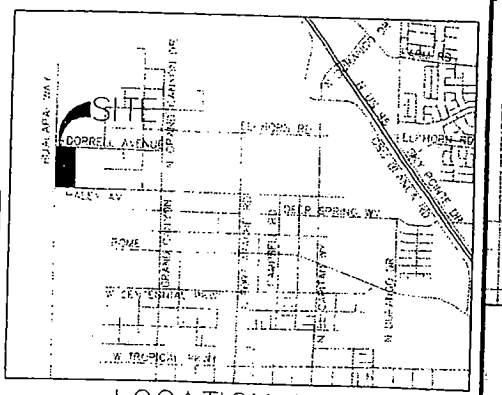
APN#125-19-201-004

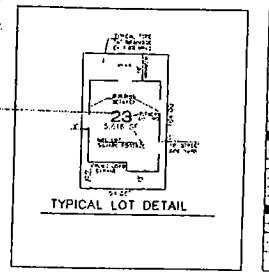
30-FOOT LANDSCAPE AREA

18	6,879 SF.	19	6,489 SF.
17	5,844 SF.	16	6,405 SF.
15	6,784 SF.		
14	7,561 SF.		
13	7,561 SF.		
12	7,818 SF.		
11	7,816 SF.		
10	7,862 SF.		
1	7,385 SF.		
2	7,799 SF.		
3	7,790 SF.		
4	9,006 SF.		
5	9,288 SF.		
6	6,972SF.	7	6,495 SF.
9	7,049 SF.	8	6,567 SF.

30-FOOT (1/2) STREET IMPROVEMENT
N 89°25'41"W 349.60'
HALEY AVENUE

APN#125-19-201-005





PROJECT INFORMATION	
ASSESSOR'S PARCEL NUMBER:	125-19-201-004 & 005
GROSS ACRES:	3.55 ACRES
CURRENT GENERAL PLAN:	M-PCD
CURRENT ZONING:	R-PUD
PROPOSED GENERAL PLAN:	M-PCD
PROPOSED LAND USE:	R-PCD - RESIDENTIAL DEVELOPMENT
PROPOSED NUMBER OF UNITS:	SINGLE FAMILY DETACHED
DENSITY:	19 UNITS

OPEN SPACE	
OPEN SPACE REQUIRED:	37,800 SF
PROPOSED PUBLIC OPEN SPACE:	0 SF
PROPOSED PRIVATE OPEN SPACE:	37,800 SF
TOTAL OPEN SPACE PROVIDED:	37,800 SF

PARKING	
# PER DWELLING UNIT:	2
GARAGE PARKING:	38
STREET PARKING:	0
TOTAL PARKING SPACES PROVIDED:	38 SPACES

GENERAL NOTES :
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from 'of record information'. The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

GRAPHIC SCALE
1" = 30'

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
6595 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 221-1200
CONTACT: PAUL WARNER

CONCEPTUAL LANDSCAPE PLAN
FOR
HUALAPAI/DORRELL

NEVADA HOMES GROUP
6595 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 221-1200

CITY OF LAS VEGAS

vtn nevada
3771 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NEVADA 89146-5144
PH. (702) 222-7100 FAX (702) 362-2520

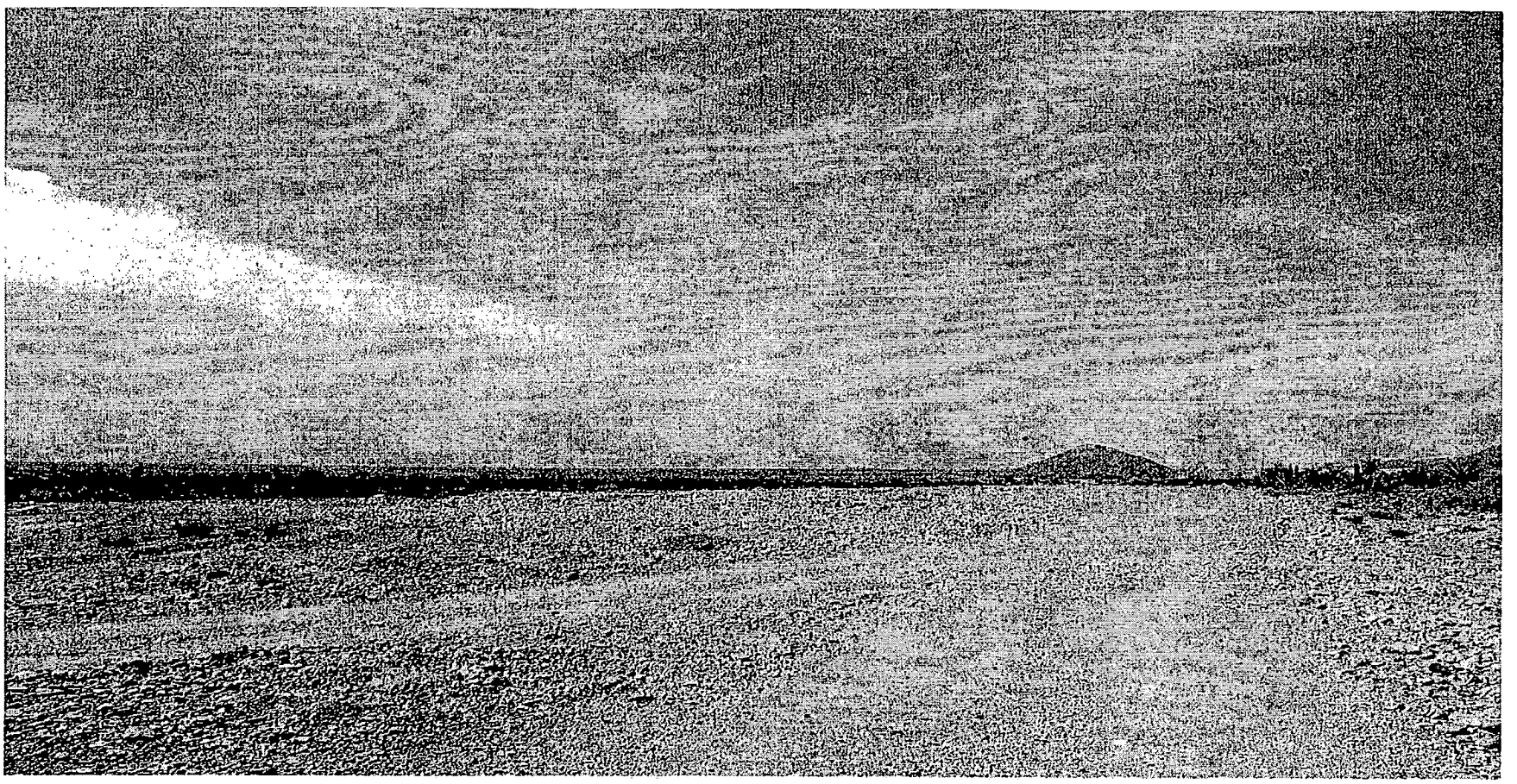
NO	DATE	BY	REVISION
1	9/17/04	A.L.	ORIGINAL 37-FOOT PRIVATE STREET
2	11/17/04	A.L.	REVISED TO 19 LOTS / CHANGED OPEN SPACE
3	12/9/04	S.T.K.	REVISED OPEN SPACE SUMMARY PER JEFFREY

DRAWN BY: AA 9/17/04
DESIGNED BY: AA 9/17/04
CHECKED BY:
PROJECT NO.: 6438
SCALE: 30' HORIZ. 30' VERT.

SHEET 02
2 OF 2 SHEETS
DRAWING NO. 6438-CLV

VAR-5377
11/18/04 PC

RECEIVED
OCT 05



VAR-5377 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:

ABEYANCE – RENOTIFICATION - SDR-4626 RELATED TO ZON-4623 AND VAR-5377 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request FOR A SITE DEVELOPMENT PLAN REVIEW OF A 19 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN: 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 12/15/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	20	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

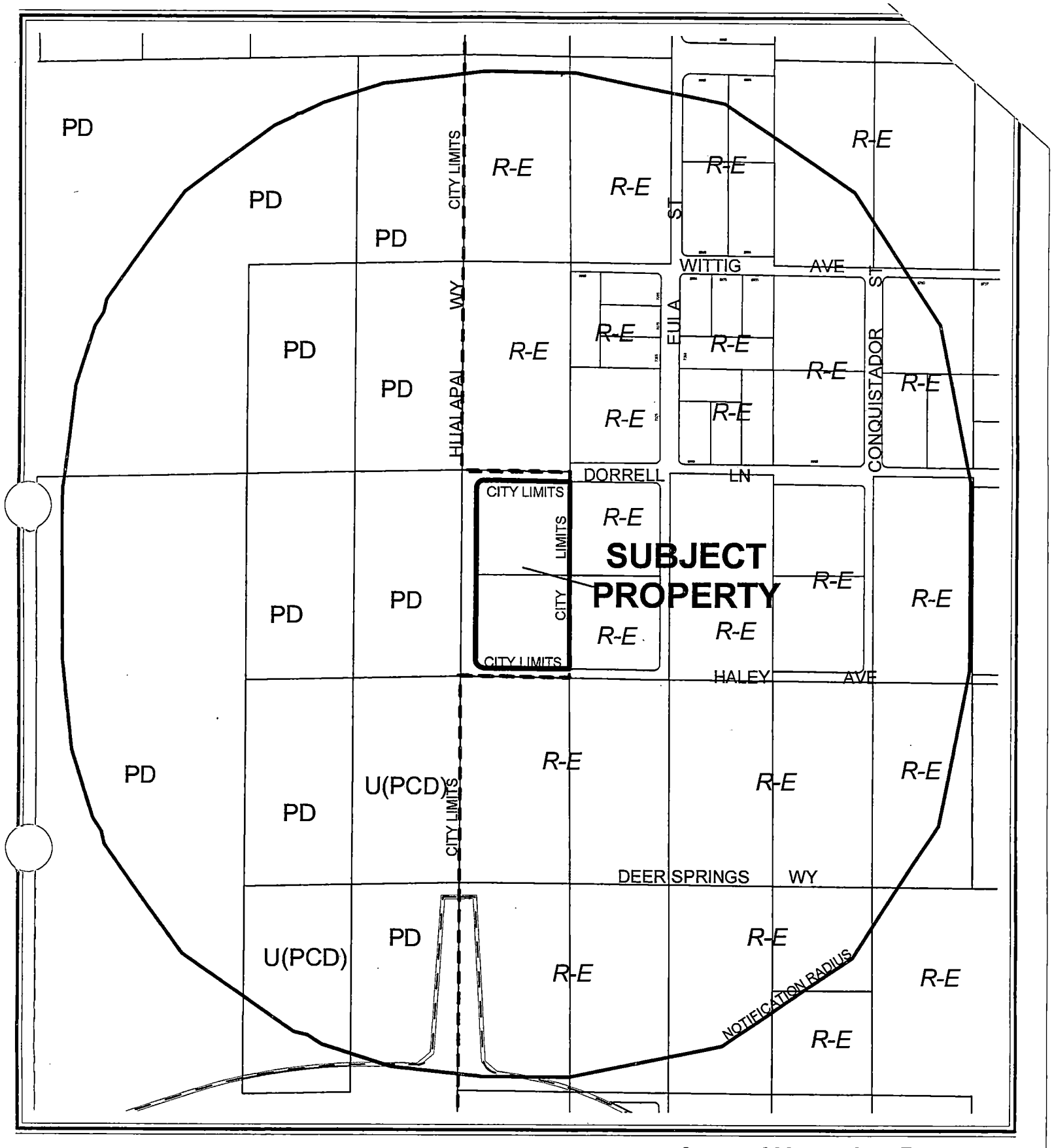
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
DAVENPORT – Motion to HOLD IN ABEYANCE – Motion carried with NIGRO and EVANS voting NO

To be held in abeyance until 12/16/2004 Planning Commission Meeting

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 18 [ZON-4623], Item 19 [VAR-5377] and Item 20 [SDR-4626].

(7:52 – 8:48)



0 300 600 Feet

CASE: **SDR-4626**
RADIUS: 1320 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - SDR-4626 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC

** CONDITIONS **

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

Planning and Development

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

2. A Rezoning (ZON-4623) to a R-PD3 (Residential Planned Development) Zoning District approved by the City Council.

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

4. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 08/18/04, except as amended by conditions herein.

5. The required open space area shall be redesigned and consolidated into a larger usable area.

6. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear. Building height shall not exceed two stories or 35 feet, whichever is less.

7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

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

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

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

14. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Public Works

15. Private streets and private drives shall be common lots that are offered as a public utility easements (P.U.E), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

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

17. Landscape and maintain all unimproved rights-of-way adjacent to this site.

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

19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

20. Site development to comply with all applicable conditions of approval for ZON-4623 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 19-lot single-family subdivision with a density of 3.55 dwelling Units per Acre, on 5.35 acres located at the southeast corner of Hualapai Way and Dorrell Lane.

B) Applicant's Justification

The applicant's justification letter states that this project will neither create a safety hazard nor negatively impact adjoining properties.

BACKGROUND INFORMATION

A) Previous Actions

07/07/04 The City Council heard the introduction of a bill to annex this property (ANX-4451). The effective date of that annexation was 08/13/04.

07/22/04 The Planning Commission abeyed this application, as well as companion request ZON-4623, to its 08/26/04 meeting, to allow the applicant to revise the application to area residents concerns. Companion request GPA-4621 was withdrawn without prejudice at the request of the applicant.

08/26/04 The Planning Commission voted to table this application, as well as companion request ZON-4623, at the request of the applicant.

11/18/04 The Planning Commission will consider this revised application, which is now for 19 larger lots with no open space component instead of 27 smaller lots, as well as companion item ZON-4623, which was modified from R-PD5 (Residential Planned Development - 5 Units per Acre) to R-PD3 (Residential Planned Development - 3 Units per Acre). Companion Variance VAR-5377, which addresses the newly created open space deficiency, will also be heard concurrently.

SR

B) Pre-Application Meeting

5/26/04 Issues discussed included the need for R-PD5 (Residential Planned Development – 5 Units Per Acre) zoning, private streets, a 6-foot landscape planter along Hualapai Way, and approximately 20,800 square-feet of open space.

C) Neighborhood Meetings

06/22/04 No neighbors were in attendance at the meeting for the companion General Plan Amendment (GPA-4621).

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.35

B) Existing Land Use

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation)
West	PCD (Planned Community Development)

D) Existing Zoning

Subject Property	Clark County
North	Clark County
South	Clark County
East	Clark County
West	PD (Planned Development)

E) General Plan Compliance

The Centennial Hills Sector Plan designated this site for R (Rural Density Residential) land uses, which allow up to 3.59 Units Per Acre. The R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district is permitted under the Rural designation.

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

Clark County was notified of this request because adjacent properties are within that jurisdiction.

PROJECT DESCRIPTION

This request is for a 19-lot single-family subdivision at a density of 3.55 Units per Acre. Access is provided to Haley Avenue with internal circulation provided by 37-foot wide private streets. A six-foot landscape planter is provided along the adjacent public rights-of-way.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, development standards for R-PD (Residential Planned Development) developments are determined as part of the Site Development Plan Review.

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	5,616 Sq Ft	N/A
Min. Lot Width	N/A	54 feet	N/A
Min. Setbacks • Front • Side • Corner • Rear	N/A	 15' to house 20' to garage 5 feet 10 feet 15 feet	N/A

If the request is approved, these are acceptable standards for this type of single-family residential project.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to this request.

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
SF dwelling	N/A	2 spaces per unit	38	N/A	38	0

The parking provided for each dwelling unit satisfies the zoning requirements.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	N/A	N/A	N/A
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	49 Trees	59 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		6 Feet

The landscape buffer area meets the requirements of the Las Vegas Urban Design Guidelines and Standards.

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

Total Acreage	Density	**Required** Ratio	**Required** Percent	**Required** Area	**Provided** Percent	**Provided** Area
5.35 acres	3.55	1.65	5.86 %	13,939 SF	0%	none

SR

The application has no open space component. This Variance request is intended to seek relief from this requirement of the Code. The subject deviation is 100%

D) General Analysis and Discussion

- Zoning

The proposed R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning designation provides for single-family homes up to 3.59 dwelling Units Per Acre. The adjacent properties to the east are zoned to allow development at two Units Per Acre. The subject parcels are part of a buffer area, with includes the land to the north and south, which is planned for densities of no more than 3.59 dwelling Units Per Acre. The proposed zoning district is compatible with the adjacent existing and planned land uses. The size of the lots is not. The proposed project will degrade the buffering intended to be located between the rural areas east of Hualapai Way and the Cliff's Edge Master Planned Community.

- Site Plan

The site plan depicts lot sizes of approximately 5,616 square feet fronting on 37-foot wide private streets. These lots are significantly smaller than what is intended for this area. Open space is not provided in the development.

- Waivers

A companion Variance (VAR-5377) has been requested to address the open space deficiency. There are no other waivers requested as part of this application.

- 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. Final landscape approval will be through the subdivision process.

- Elevation

Elevations depict one and two-story homes with two-car garages of design and materials typical to the valley.

- Floor Plan

Four floor plans have been submitted including a 1,663 sq. ft. single-story home and three two-story homes of 1,752, 2,084 and 2,309 square feet.

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 density and lot sizes proposed for this development are not compatible with adjacent development, either existing or planned, although the redesigned plan brings the lot sizes closer to those of the surrounding rural properties.

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

   The proposed development is not supported by the Centennial Hills Sector Plan as the proposed lots are smaller than that exists in the rural neighborhood, and the project does not contain open space that is a significant component of R-PD developments, and is one of the principal reasons for allowing design flexibility to developers in areas so zoned.

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

   Hualapai Way and Dorrell Lane provide adequate access to this site. Internal circulation has no negative impact on adjacent properties.

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

   The building and landscape materials proposed are typical of those used in similar developments and are appropriate in this area.

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

   The building elevations and designs are typical of single-family subdivisions and are not undesirable or unsightly in appearance.

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 44 [Mailed with ZON-4623 and VAR-5377 at 11/18/04 PC]
44 [Mailed with GPA-4621 and ZON-4623 at 08/26/04 PC]

APPROVALS 0

PROTESTS 20

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4626 APN: 125-19-201-001 & 003

Name of Property Owner: ~~Hualapai~~ Nevada LLC

Name of Applicant: NEVADA HOMES GROUP

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: JOSEPH BONIFATTO

Subscribed and sworn before me

This 26 day of MAY, 2004

Michael Atangan
Notary Public in and for said County and State

MICHAEL ATANGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-80552-1
My Appt. Expires March 26, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4626 APN: 125-19-201-001 & 003

Name of Property Owner: Hualapai-Nevada LLC

Name of Applicant: NEVADA HOMES GROUP

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: JOSEPH BONIFATTO

Subscribed and sworn before me

This 26 day of MAY, 2004

Michael Atang
Notary Public in and for said County and State

MICHAEL ATANGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-80552-1
My Appt. Expires March 26, 2007

PAT#1233314

DORRELL LANE

S 89°23'25"E 347.44'

HUALAPAI WAY

50-FOOT (1/2) STREET IMPROVEMENT

N 00°08'16"E 670.00'

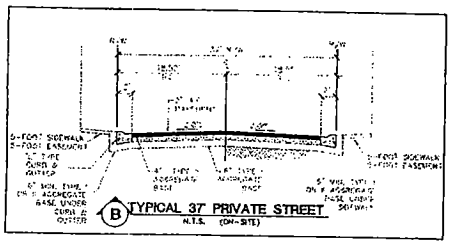
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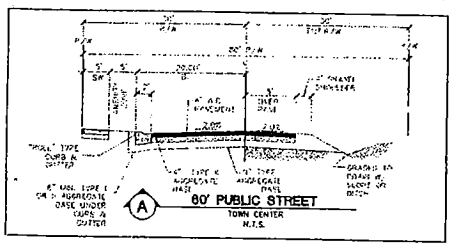
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	PRIVATE STREET	2 7,790 SF.	
17 5,844 SF.	16 6,405 SF.	3 7,790 SF.	
15 6,784 SF.		4 9,006 SF.	
14 7,561 SF.		5 9,288 SF.	
13 7,561 SF.		6 6,972SF.	7 6,495 SF.
12 7,818 SF.			
11 7,816 SF.		9 7,049 SF.	8 6,567 SF.
10 7,862 SF.			

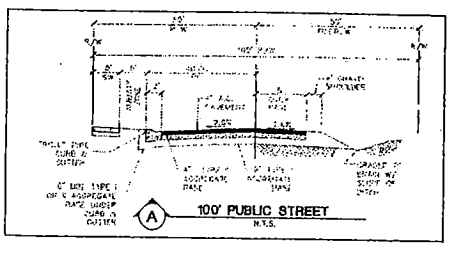
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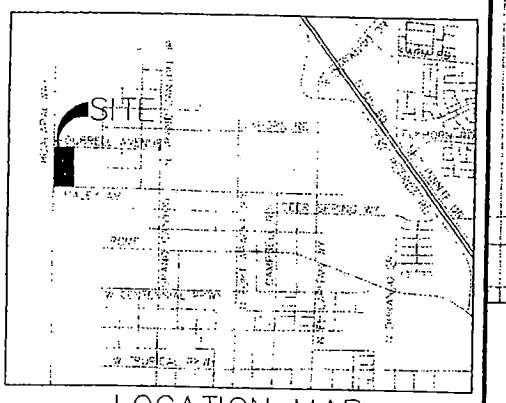
HALEY AVENUE

APN#125-19-201-016



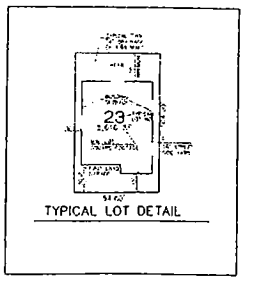


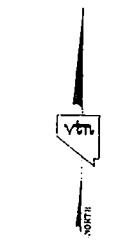




LOCATION MAP

PROJECT SUMMARY	
PROJECT INFORMATION	
APPROXIMATE PROPERTY SIZE (AC)	
EXISTING ZONING	
PROPOSED ZONING	
EXISTING LAND USE	
PROPOSED LAND USE	
EXISTING GENERAL PLAN	
PROPOSED GENERAL PLAN	
PROPOSED NUMBER OF LOTS	
GROSS DENSITY	
OPEN SPACE REQUIRED	
OPEN SPACE PROVIDED	
PARKING	
# PER DWELLING UNIT	
TOTAL # REQUIRED	
TOTAL # PROVIDED	





GRAPHIC SCALE

SETBACKS

FRONT (GARAGE)	20'
FRONT (HOUSE)	15'
SIDE	5'
CORNER SIDE	10'
REAR	15'

OWNER/DEVELOPER

NEVADA HOMES GROUP
8965 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 320-8200

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

NO.	DATE	BY	REVISION
1	10/5/04	JAL	ADJUSTED OPEN SPACE SUMMARY PER JEFFREY
2	11/2/04	JAL	CHANGED TO 16 LOTS / CHANGED OPEN SPACE
3	11/17/04	JAL	CHANGE 37'/50' ROW TABLE TO PRIVATE STREET

SITE DEVELOPMENT PLAN FOR HUALAPAI/DORRELL

CITY OF LAS VEGAS

vtn nevada

DRAWN BY: SITTON
DESIGNED BY: SITTON
CHECKED BY:
PROJECT NO:
SCALE: HORIZ. 50' VERT.

SHEET 01 1 OF 2 SHEETS
DRAWING NO. 6438-CLV

REVISED 10.5.04

SDR-4626
11/18/04 PC

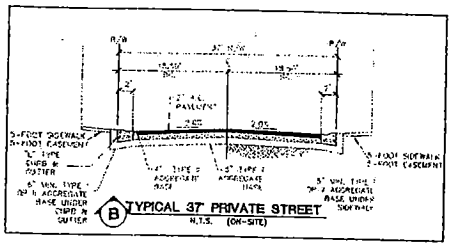
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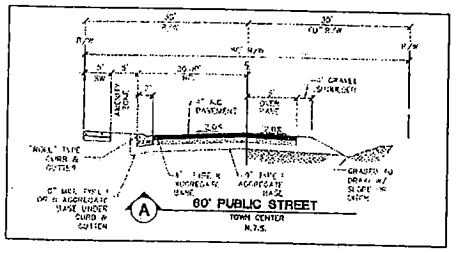
TREE/PLANT SCHEDULE

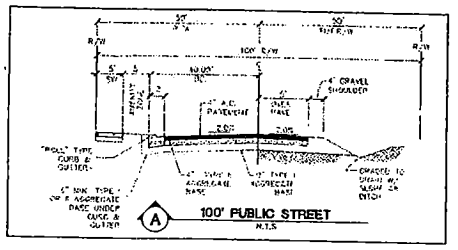
SYM.	QTY.	SIZE	SPACING	NAME
	19	24" BOX	VARIES	MODESTO ASH
	17	24" BOX	VARIES	MONDEL PINE
	21	VARIES	N/A	DATE PALM
	6	13 GALLON	VARIES	PHOTNIA
	32	15 GALLON	VARIES	FLOWERING PLUM
	2	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES

1. Landscape shall comply to requirements of Title 19.06 of Las Vegas.
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The proposed landscaping and plants are conceptual only. A detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
4. The number and types of plant may vary from the proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan, and alter the varieties shown in the open space area.







PAT#1233314

DORRELL LANE
S 89°23'25"E 347.44'

HUALAPAI WAY
50-FOOT (1/2) STREET RIGHT-OF-WAY

N 00°08'16"E 670.00'

S 00°02'16"E 669.79'

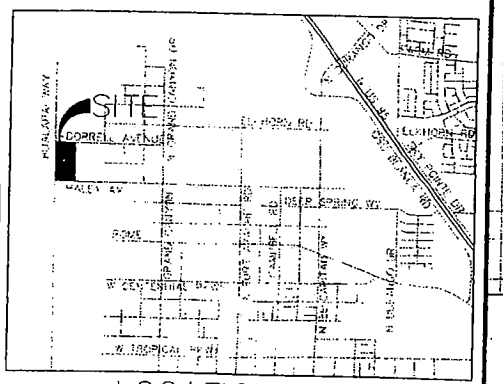
APN#125-19-201-002

HALEY AVENUE
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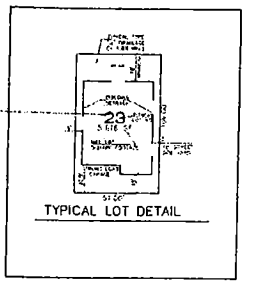
APN#125-19-201-006

1	7,385 SF.	
2	7,795 SF.	
3	7,790 SF.	
4	9,006 SF.	
5	9,280 SF.	
6	6,972SF.	
7	6,495 SF.	
8	8,583 SF.	
9	7,049 SF.	
10	7,862 SF.	
11	7,816 SF.	
12	7,816 SF.	
13	7,561 SF.	
14	7,561 SF.	
15	6,784 SF.	
16	6,405 SF.	
17	5,844 SF.	
18	6,879 SF.	
19	6,459 SF.	
23	5,515 SF.	

GRAPHIC SCALE



LOCATION MAP



PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSOR'S PARCEL NUMBER	125-19-201-002, 006
GROSS ACRES	5.00 Acres
CURRENT GENERAL PLAN	R-PD7
CURRENT ZONING	R-PD7 - Residential Planned Development
PROPOSED ZONING	R-PD7 - RES PLANNED DEVELOPMENT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS DENSITY (# OF UNITS)	23 UNITS
PERMITTED DENSITY	7.00 D/AC
OPEN SPACE	
OPEN SPACE REQUIRED	13,651 SF.
PROPOSED GRASS (REAR YARD)	13,651 SF.
TREES (PER 1,000 SF.)	41
TREES (PER 5,000 SF.)	8
TOTAL TREES PROVIDED	49
PARKING	
2 CAR GARAGE UNITS	46
GUEST PARKING	3
TOTAL PARKING SPACES PROVIDED	49 SPACES

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from 'of record information'. The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
5652 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89146
(702) 256-4500
CONTACT: PAUL WAGNER

NO.	DATE	REVISION
3	10-4-04	B.V.R. ADJUSTED OPEN SPACE SUMMARY PER ZONING
2	9/27/04	JAL DROPPED TO 11 LOTS / CHANGED OPEN SPACE
1	8/23/04	JAL CHANGE 27'-FOOT FROM PUBLIC TO PRIVATE STREET

CONCEPTUAL LANDSCAPE PLAN
FOR
HUALAPAI/DORRELL

CITY OF LAS VEGAS

NEVADA HOMES GROUP
5652 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89146
(702) 256-4500

VTN nevada
7251 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NEVADA 89118-3144
PH: (702) 896-7550 FAX: (702) 896-2811

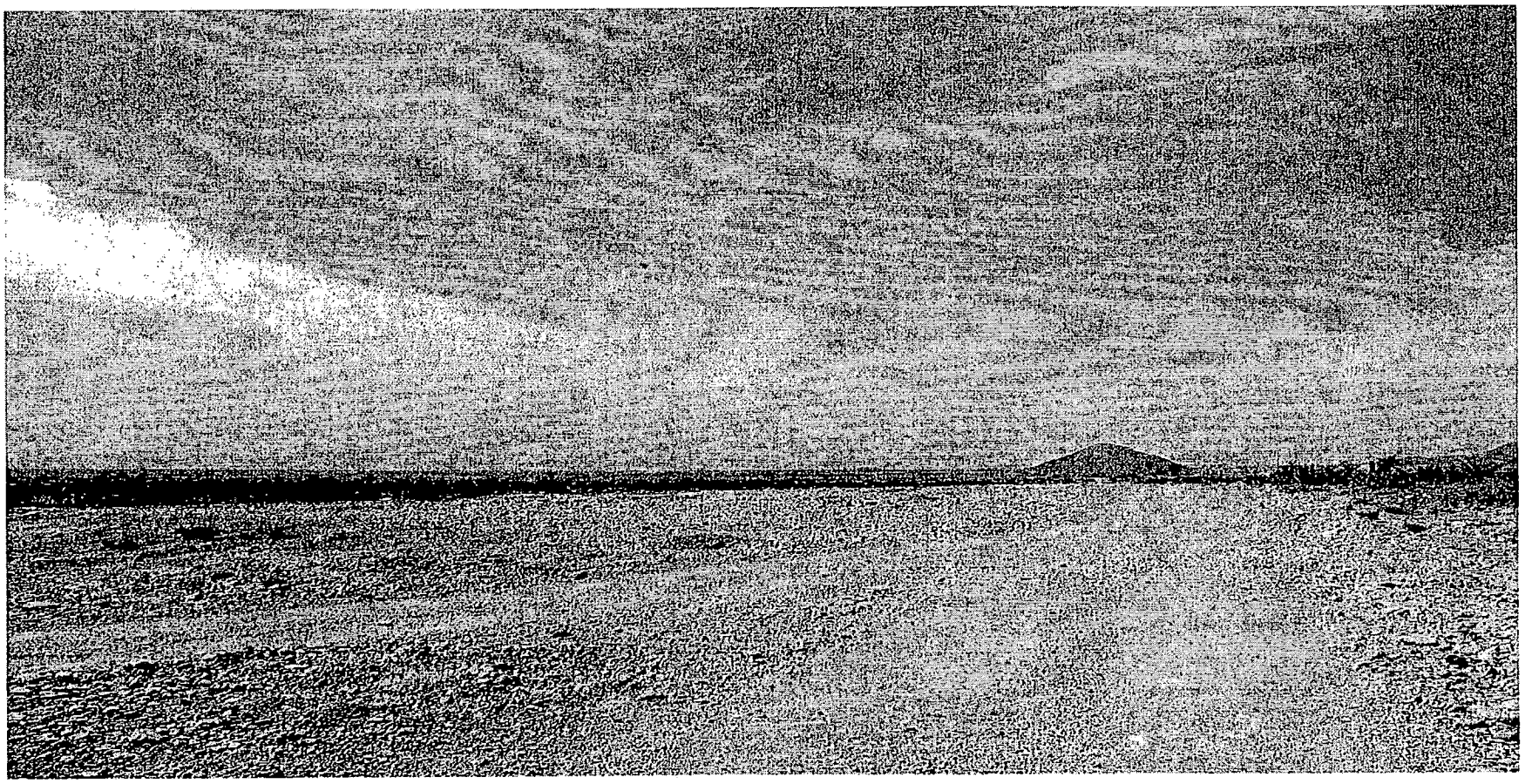
DRAWN BY: JA 3/17/04
DESIGNED BY: JA 3/17/04
CHECKED BY:
PROJECT NO: 6438
SCALE: 30' HORIZ. VERT.

SHEET 02
2 OF 2 SHEETS
DRAWING NO. 6438-CLV

REVISED 10.5.04

SDR-4626
11/18/04 PC

RECEIVED
OCT 05



SDR-4626 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

7/1/04

November 10, 2004

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

Mr. Sean Robertson
Senior Planner
City of Las Vegas Planning and Development Services
731 S. Fourth Street
Las Vegas, NV 89101

Dear Mr. Robertson,

I am writing this letter to express my strong opposition to items SDR-4626, ZON-4623 and VAR-5377 on the upcoming planning commission meeting, November 18, 2004. As the nearest property owner to the proposed project I feel that it is important to submit my thoughts about this project. Unfortunately I will be out of town and unable to voice my objections in person.

This is the second time that this developer has proposed this project. It has been met by universal **disapproval** by the community that is going to be affected by it.

This project is totally incompatible with the surrounding properties and will have a major negative impact on the nature of the community. The area now is made up of individually designed houses on large lots of 23000square feet and larger in a Rural Preservation Area. The developer is proposing tract like housing on lots averaging 8000 square feet or less. The density now is nothing less than 2 units per acre.

As I stated in my previous letter, when the project was first introduced, the developers have completely **ignored** the concerns and suggestions of people in the neighborhood. They have incorporated nothing from their meetings with the community and in fact are attempting to squeeze even more units into the project by asking relief from the open space requirement. The community had concerns about the density of the project, the types of houses to be built, and the site plan itself.

When the codes for the area were written the commissioners went to great lengths to take the wishes and concerns of neighborhoods that are affected by building projects into consideration. They were very concerned that the character and nature of these neighborhoods be protected and preserved. This is especially true of the Rural Preservation Areas. This project is within those boundaries.

The code is very specific in that any projects must be similar and compatible with the properties and the neighborhoods in which they are built. This project is clearly neither of these.

The only person that stands to benefit from this type of project is the developer. Since he doesn't live there, the developer has no long-term stake in what happens to the neighborhood. This project will do nothing to improve the area. The developer would want you to believe that the only thing the neighbors would be happy with is a park on the property. This is entirely untrue. All the neighbors want is a project that is compatible with the nature and character of the area. Putting up a glorified tract development in the middle of a rural area is not in the best interest of the neighborhood or the community at large. It sets a **very bad precedent** and it goes against the spirit of all of the local codes and agreements that have been written to date. The planning commission has been consistent in denying projects like this.

This is the wrong type of project for the area. I hope that you consider these thoughts in your decision.

Respectfully,

Craig Platt

ZON-4623
SDR-4626
VAR-5377
11.18.04 PC
P

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

Sean Robertson, Planner
City of Las Vegas
Planning and Development Services
731 S. Fourth Street
Las Vegas, NV 89101

Re: Rezoning – ZON 4623
Site Development Plan – SDR 4626
APN: 125-19-201-001, 125-19-201-003

Dear Sir,

As the property owner closest to this proposed project, I strongly oppose both of the above items that will come before the planning commission. This plan is not compatible to the existing properties in the area, in any way, shape, or form.

If you were to look at the area around this project you will see that ALL of the property owners have built individually designed homes on lots no smaller than one half acre. To allow any major change to this density pattern would be incompatible with the character of the neighborhood. When the residents of the area bought property to build their homes they had an expectation that the character of the area would be preserved.

The current zoning for this project allows for a density of 2-3.59 dwelling units per acre. The zoning definition states in part, " The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development".

The area right next to the project is zoned 0-2 units per acre, lot sizes of 22,000 square feet and larger. The proposed plan has lot sizes that range from 5662 to 7622 sq, ft., three to four times more dense than the adjacent property, In fact the plan proposes a line of houses along the east side of the property that has a density of 6.5 units per acre, more that three time the density. These houses are clearly incompatible with the adjacent property.

Section 2.7 of the Centennial Hills Sector Plan Consistency and Development Review Policies, Section 2.6 and 2.8 of the Centennial Hills Sector Plan of the City of Las Vegas say that development must be compatible with the existing area. These development plans of the City clearly have the intent to preserve the character of existing

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neighborhoods and take the wishes of the people living in the area into consideration. This proposed project does none of these things.

The homeowners in the community shared their concerns and ideas with the developer. They incorporated **none** of the suggestions that were given to them in their meeting. The developer thinks that all we would be happy with is a park on the site. The only thing that the homeowners want is a project that is compatible with the character of the neighborhood.

To approve this project will set a bad precedent that would go against the policies and the spirit of the Centennial Hills Sector Plan. The City Council and County Commission recognized that it is important to protect the few Rural Preservation Areas in the valley.

I strongly oppose the proposed plan and any zoning changes requested.

Respectfully,

Craig Platt

8/26/04

To: Kyle C. Walton, Senior Planner
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED
AUG 23 2004

Re: Rezoning – ZON-4623
Site Development Plan Review – SDR-4626
APN: 125-19-201-001 and 003
Meeting Date: Aug. 26, 2004

From: Mary Sanders
9945 Wittig Ave..
Las Vegas, NV 89149
Ph (702) 658-1365
E-mail marys111@earthlink.net

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses. I am also concerned about the precedent this sets if accepted by your department and the Planning Commission.

My neighbor, Richard Lemmon has outlined the following in his letter to you. I fully agree with his comments and conclusions and ask that you deny Nevada Homes request for the SDR-4626. Richard Lemmon's reasoning is as follows:

The proposed site plan lies within the Rural Density Residential-R district of the Centennial Hills Sector Plan and abuts the Rural Neighborhood Preservation-RNP district.

The R District of the Plan by definition has a density of 2.5 to 3.59 dwelling units/gross acre. The plan goes on to state **"The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development."**

The abutting RNP district has a density of 0 to 2 dwelling units/gross acre with corresponding lot sizes of approximately 22,000 sq. ft. and up.

The proposed site plan has a density of 3.55 dwelling units/gross acre with lot sizes ranging from 5,662 sq. ft. to 7,622 sq. ft. In fact, the 11 lots on the East side of the proposed plan collectively sit on 1.69 acres with a density of 6.5 dwelling units per acre. The proposed density and lot sizes are not compatible with the abutting RNP district.

To be consistent with the Sector Plan the maximum density of the applicant parcel should be 2.5 dwelling units/gross acre with a corresponding lot size of approximately 17,000 sq. ft. This would allow for a maximum of 13 lots of approximately equal size not the 19 proposed.

In section 2.7 of the Centennial Hills Sector Plan Consistency and Development Review Policies it states in part "It is the intent of the City Council that no development permit... may be approved...unless such development activity is determined to be in compliance and consistent with the Centennial Hills Sector Plan."
In section 2.7 A. Plan Consistency Policies the plan states in part "It is the intent of the City Council that: ...The dwelling unit density, lot area and frontage must be compatible with surrounding residential uses."

In order to approve the proposed plan you would have to go against the policies stated in the Centennial Hills Sector Plan and you would be setting an undesirable precedent for future proposals.

Respectfully submitted,

Mary Sanders

Mary Sanders

Carole Lee Squires
9685 Elkhorn Rd.
Las Vegas, Nevada 89149
702/499-2209

August 20, 2004

Kyle C. Walton, Senior Planner
Planning & Development Department
City of Las Vegas Planning Commission
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Case # ZON-4623
Case # SDR-4626

Dear Mr. Walton:

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses.

Sincerely,

Carole Lee Squires

RECEIVED
AUG 23 2004

RECEIVED
04 JUL 23 PM 4:44
DEVELOPMENT

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Beverly Holman
9665 Elkhorn Rd
Las Vegas NV. 89149

RECEIVED AFTER
7/22 PC MEETING

Telephone Protest/ Approval Log

GPA-4621
ZON-4623
SDR-4626

Meeting Date: 7-22-04 **Case Number:**

Date: 7-19-04
Name: Jim Kelly
Address: 9681 Solaz Ave
LV NV 89149
Phone: 646-9923
☑ **PROTEST** ☐ **APPROVE**

Date: 7/20/04
Name: Charlene Bellafatto
Address: 256 Jensen St
89149
Phone: 655-0702
☒ **PROTEST** ☐ **APPROVE**

Date: 7-21-04
Name: Julie Williams
Address: 9864 Wittig Ave
LV NV 89149
Phone: 645-7572
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address: READ INTO THE RECORD @ 7/22
Phone:
☐ **PROTEST** ☐ **APPROVE**

RECEIVED
04 JUL 26 PM 4:58
PLANNING &
DEVELOPMENT

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

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- GPA -4621
- ZON-4623
- SDR4626

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- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Mary Sanders
658-1365

RECEIVED AFTER
PC MEETING

RECEIVED
04 JUL 26 PM 4:58
PLANNING &
DEVELOPMENT

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

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- ZON-4623
- SDR4626

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My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely, Phyllys D. Moss George P. Moss

9875 Whitig Ave
Las Vegas 89149
702 839-9982

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PC MEETING

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04 JUL 26 PM 4:59
PLANNING AND
DEVELOPMENT

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED AFTER
PC MEETING

Dear Planning and Development Department:

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- ZON-4623
- SDR4626

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My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Dayna Peterson

Peterson
9660 Wittig AVE
LV, NV 89149

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RECEIVED
04 JUL 26 PM 4:59
PLANNING AND
DEVELOPMENT

July 16, 2004

RECEIVED AFTER
PC MEETING

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

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- ZON-4623
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My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Stephen & Charlene Bellofatto

Stephen Bellofatto
7508 Tenaya St.
Las Vegas, NV 89128-1918

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

July 21, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

I live on the property right across the street from this proposed project.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 2 to 3.5DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Craig Platt
7025 Eula Street

READ INTO
THE RECORD

Barbara Manning
6970 North Jensen Street
Las Vegas, Nevada 89149
(702) 658-4642

July 21, 2004

Sean Robertson
City of Las Vegas
Planning and Development Department
Current Planning Division
FAX (702) 385-7268

Reference: GPA 4621
ZON 4623
SRD 4626

Dear Sir:

I am sending you my written **OBJECTION** to the proposed zoning changes that the Nevada Home Group (owner: Hualapai Nevada) is asking for on **APN: 125-19-201-001** and **125-19-201-003**.

As a home/land owner (PCL#125-19-203-004) I would like to see the City of Las Vegas honor the Inter-Local Agreement between the City of Las Vegas and Clark County Nevada. It is my understanding that the request that Nevada Home Group is proposing will change the zoning from 2 to 3.5 homes per acre to 5 homes per acre. By changing the zoning this will not keep within the Rural Preservation/Rural Estates that exist within this area.

My husband, P. Michael Manning, and I ***STRONGLY OBJECT*** to the proposed zoning changes.

If you have any questions, please contact me at the above listed telephone number.

Respectfully,

Barbara M. Manning

CC: Kyle C. Walton, Senior Planner
Kim Bush, Liaison for Commissioner Maxfield
Lone Mountain & Lower Kyle Canyon

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THE RECORD

We recognize and have no problem that the area will be developed, however it should be done in accordance with the Master Plan and Inter-Local Agreement that is in place so that we can all maintain the quality of life that we have worked for.

Your attention to this matter is greatly appreciated and if you have any questions we can be reached at 702-604-2077 or via e-mail scottdonnelly195@hotmail.com

Sincerely,

Scott & Carmen Donnelly
9888 Wittig Ave.
LasVegas, NV
89149

cc Chip Maxfield Clark County Commissioner,
Michael Mack Las Vegas City Councilman,
George Hitter NCA

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393

August 17, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Case No. ZON 4623
Case No. SDR 4626

As a current landowner within the notification perimeter, I formally oppose the applicant's two requests, Zone Change 4623 and Site Design Review 4626.

The applicant, Nevada Homes Group, is requesting a Zone Change from Residential Estates (RE) with a dwelling unit density of 0 - 2 per acre within a Rural Neighborhood Preservation designated area to Rural (R-PD3) with a dwelling unit density of 3.5 - 3.59 per acre. A request for R-PD Desert Rural zoning would be more consistent with the currently adjacent properties, considering this is a transition or buffer zone.

This applicant has proposed a Site Design Review for 19 single-family residential lots on 5.35 gross acres. This request is for the maximum density allowable, if granted as R-PD3.

In Section 2.6 Land Use Issues of the Centennial Hills Sector Plan of the City of Las Vegas General Plan, Item 6, it states in part that "the Planning Commission and/or the City Council may require less intense development or development of lower density in order to protect the general health, safety and welfare of the community as well as maintain compatibility with and integrity of adjacent development."

Also stated within the Centennial Hills Sector Plan of the City of Las Vegas, Section 2.8 Goals, Objectives, Policies and Programs, it says that the plan will "protect and enhance existing residential neighborhoods..." and "promote a mix of land uses that are appropriate and compatible with existing development."

These requests do not currently protect and enhance the current existing neighborhood, nor do these requests compliment and maintain the integrity of the immediately adjacent properties with an appropriate density. A compatible density would be Desert Rural (R-PD 2.1 – 2.49 DUA).

Therefore, I declare my opposition toward both of these requests, case numbers ZON 4623 and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

July 18, 2004

Kyle C. Walton, Senior Planner
City of Las Vegas
Planning and Development Department
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101

Re: Nevada Homes Group proposed rezoning of parcel numbers 12519201001 and 12519201003

Dear Mr. Walton,

We have some concerns regarding the above referenced zone change that is being proposed and would appreciate your consideration in the following;

When a zone change is proposed what is the proper notification lead time and how must the notice be prepared?

- No description of parcel location or project explanation on notice was provided.
- Two day lead time was given for meeting.

The property was purchased as Rural Estates Residential (2 unit per acre) and therefore should be constructed as such because;

- Area roads are designed and constructed for traffic that is consistent with 2 units per acre not five as proposed.
- We have a rural atmosphere that will be compromised with the addition of sidewalks, curbs and streetlights that are associated with the type of construction that is within the guidelines of the proposed zoning.
- The Cliffs Edge Master Planned Community which is west of Hualapai has plenty of available lots that are zoned for this type of product.

ZON-4623

RECEIVED AFTER
PC MEETING

July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

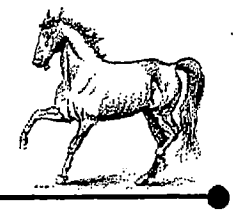
Respectfully,

Stephen and Charlene Bellofatto
Landowner, APN 125-18-403-011

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THE RECORD

07/21/2004 11:50 7026559933 PENNY BELL PAGE 01

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393



July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No ZON 4623
Opposition to Case No. SDR 4626

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Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

CARMAN

Fred Gawryk
9880 Elkhorn Rd
Las Vegas NV 89149
240-7187

July 20, 2004

City of Las Vegas
Planning and Development
Attn: Bob Genzer
731 S. Forth St
Las Vegas NV 89101

Dear Bob,

I am very concerned about the following request for changes in my neighborhood;

GPA-4621
ZON-4623
SDR4626

My neighborhood is part of the rural preservation area zoned .5 acre plus parcels. I am very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of my land and home.

I believe this will increase traffic, increase the use of more water, continue the loss of the rural nature of the area.

As your are aware, 3 former and 1 current, County Commissioner are under Federal investigation related to changes in various zoning issues in this area.

I request that you recommend this project be rejected by the planning commission. We have spent considerable amounts of revenue to plan and maintain this area in its original rural setting. Any changes to the original plan will only diminish the quality of life in the valley.

Sincerely,

READ INTO
THE RECORD

Mary Sanders
9945 Wittig Ave.
Las Vegas, Nevada 89149-1393

July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

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Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Mary Sanders

Mary Sanders
Landowner, APN 125-19-101-006

READ INTO
THE RECORD

We recognize and have no problem that the area will be developed, however it should be done in accordance with the Master Plan and Inter-Local Agreement that is in place so that we can all maintain the quality of life that we have worked for.

Your attention to this matter is greatly appreciated and if you have any questions we can be reached at 702-604-2077 or via e-mail scottdonnelly195@hotmail.com

Sincerely,

Scott & Carmen Donnelly
9888 Wittig Ave.
LasVegas, NV
89149

cc Chip Maxfield Clark County Commissioner,
Michael Mack Las Vegas City Councilman,
George Hitter NCA

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:

ABEYANCE - RENOTIFICATION - MOD-5212 - MAJOR MODIFICATION TO THE LAS VEGAS MEDICAL DISTRICT PLAN - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS - Request for a Major Modification to the Las Vegas Medical District Plan FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 12/15/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he has a client business relationship with Officer Calvin Haywood and EVANS not voting

To City Council on 12/15/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 21 [MOD-5212], Item 22 [VAR-5214], Item 23 [VAR-5511], Item 24 [VAR-5512] and Item 25 [SDR-5213].

GARY LEOBOLD, Planning and Development, stated that some of the companion items were previously before the Commission, which were the Major Modification, the Parking Variance and the Site Plan Review. At that time, it was determined that the Variances would be held until this meeting. Thereafter, the applicant redesigned the Site Plan, and the square footage was changed from 31,294 to 29,991 square feet. The building is still proposed to be three stories tall.

MINUTES – Continued:

The change in the square footage reduced the parking requirement as originally advertised in the Variance, which was previously 148 parking spaces where 177 are required. The requirement is now be 170 parking spaces and the applicant is providing 149 parking spaces. The height of the building has been reduced also, but the Variance is still required. Staff still had concerns with the 1,900 square foot plaza in front of the building, as there is no outdoor seating provided as required in the Medical District Plan. In addition, staff requested that should the Site Plan be approved, it should be the Site Plan date stamped 10/22/2004.

The parking structure is 47,250 square feet with 124 parking spaces on three levels. The remaining 25 are ground level parking and some handicap spaces. The proposed parking structure depicts a 36.5-foot setback from a residential property to the south where 84 feet is required. As a result, the parking structure fails to meet the residential adjacency standards. Staff recommended denial on the applications, with the exception of the Major Modification. Although it is an irregular site, the site is still overbuilt.

JEFF ALBREGTS, Cotkin, Collins & Ginsburg, 1701 W. Charleston Boulevard, along with OFFICER CALVIN HAYWOOD and MR. CARASELL with Tower Realty, appeared. MR. ALBREGTS stated that the area is a medically zone district that is in transition from MD-2 Major Medical to MD-1. He also commended OFFICER HAYWOOD on the renditions of the proposed building, as he showed photos of the proposed project. He continued by stating he was not aware of any residents opposing this project, and he felt this was indicative of the community's acceptance of this area transitioning into a medical district. He calculated that the building would be approximately a 40-foot wide building and felt that it was not overbuilt for the site. With regards to the parking issue, the requirement would be approximately 100 parking spaces. The proposed amount of parking spaces is approximately 90 with a three level parking garage. He felt that the deficiency would not cause a huge impact, since most of the medical support would not consist of in-patient treatment. In addition, the Variances would not be required, as what the applicant proposed would conform with the Code when the District Overlay comes in. He concluded by reiterating that the area is in transition; substantial amounts of monies have been invested into this project and it would be betterment, not a burden, to the community.

OFFICER CALVIN HAYWOOD showed photos of the area and pointed out Bearden Street on the overhead, as there were eight lots directly adjacent to the proposed site. Five of the lots were zoned office buildings with one being a vacant lot and two were residential. He added that there was a three-story building fronting residential across the street and adjacent to the building. In addition, he felt that this facility did not provide adequate parking. He believed that the proposed project consisted of architecture that is aesthetically pleasing to the area and conformed with the existing buildings.

MINUTES – Continued:

COMMISSIONER McSWAIN agreed that the area is in transition and appreciated the applicant's efforts in working on a project with a challenged site. She then complimented the applicant on an attractive project. COMMISSIONER GOYNES concurred with COMMISSIONER McSWAIN and then asked the applicant if the rendering shown at this meeting reflected the front of the proposed project on Shadow Lane. OFFICER HAYWOOD replied that the entry portion would be facing Shadow Lane. COMMISSIONER GOYNES also appreciated the vertical parking, as parking is an issue in this area. COMMISSIONER GOYNES thanked OFFICER HAYWOOD for serving our country.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 21 [MOD-5212], Item 22 [VAR-5214], Item 23 [VAR-5511], Item 24 [VAR-5512] and Item 25 [SDR-5213].

(8:48 - 9:08)

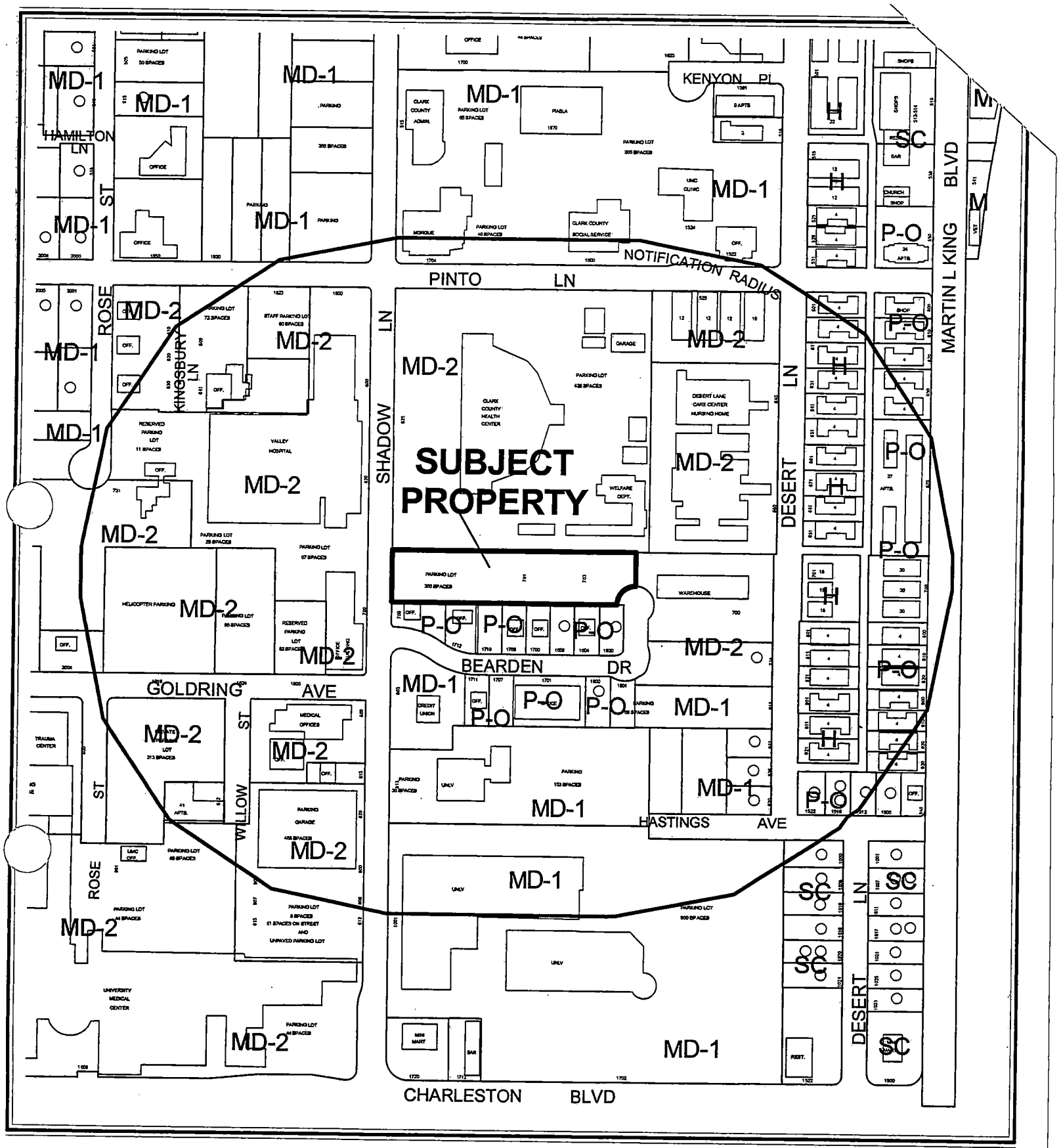
2-2914

CONDITIONS:

Planning and Development

1. A Site Development Plan Review (SDR-5213) shall be approved by the City Council at a Public Hearing.

2. Conformance to the Las Vegas Medical District Plan, except as amended by this request and other related applications.

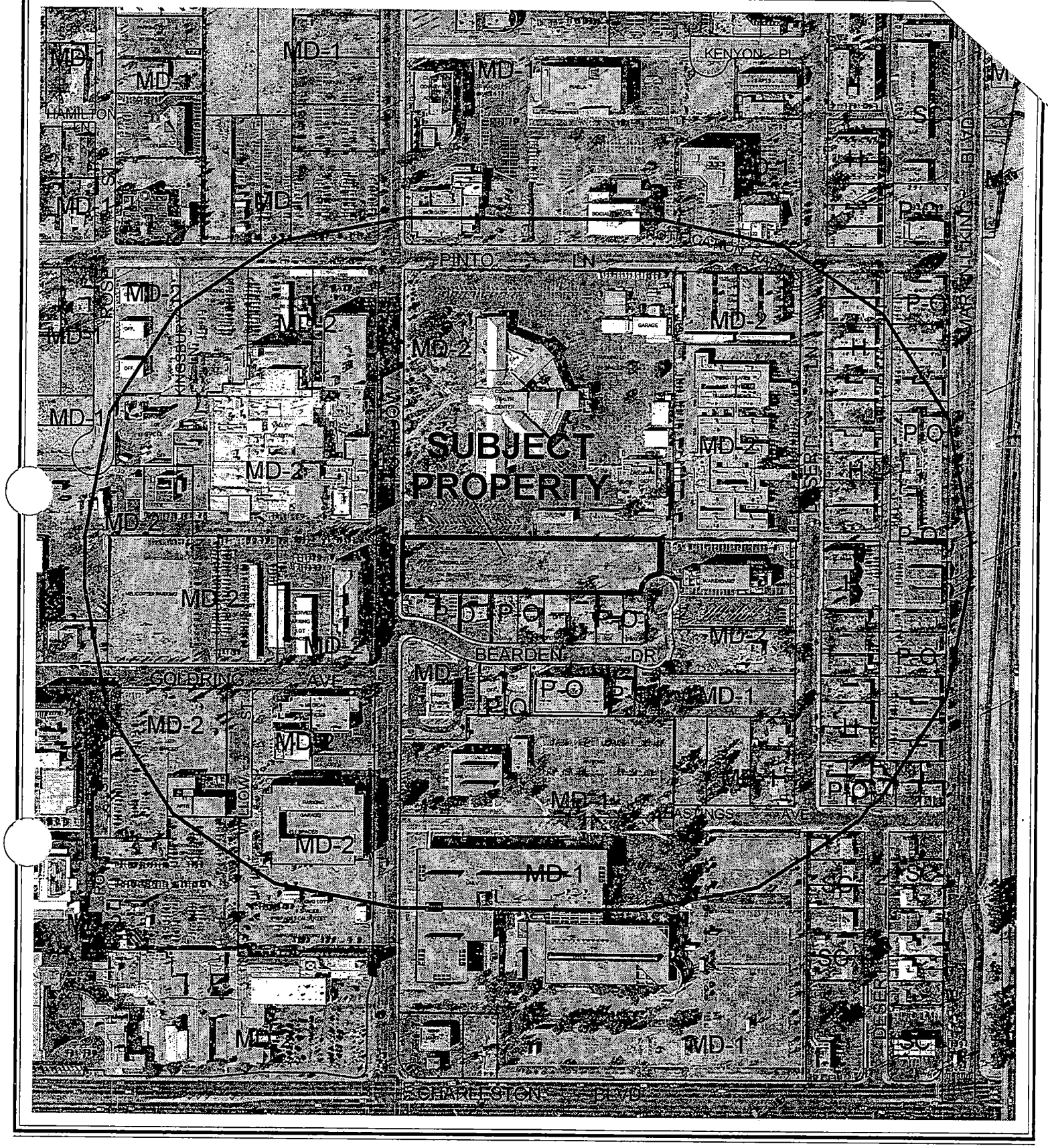


CASE: **MOD-5212**

RADIUS: 750 FT

LAS VEGAS MEDICAL DISTRICT PLAN DESIGNATION OF SUBJECT PROPERTY:
MD-2 (MAJOR MEDICAL)

PROPOSED LAS VEGAS MEDICAL DISTRICT PLAN DISIGNATION OF SUBJECT PROPERTY:
MD-1 (MEDICAL SUPPORT)



CASE: **MOD-5212**

RADIUS: 750 FT

0 200 400 Feet

LAS VEGAS MEDICAL DISTRICT PLAN DESIGNATION OF SUBJECT PROPERTY:
MD-2 (MAJOR MEDICAL)

PROPOSED LAS VEGAS MEDICAL DISTRICT PLAN DISIGNATION OF SUBJECT PROPERTY:
MD-1 (MEDICAL SUPPORT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - MOD-5212 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS

** CONDITIONS **

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

Planning and Development

1. A Site Development Plan Review (SDR-5213) and related Variances (VAR-5214, VAR-5511 and VAR-5512) approved by the City Council at a Public Hearing.

2. Conformance to the Las Vegas Medical District Plan, except as amended by this request and other related applications.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Major Modification to the Las Vegas Medical District Plan from MD-2 (Major Medical) to MD-1 (Medical Support) at 701 Shadow Lane.

B) Applicant's Justification

The applicant's justification letter states a Site Development Plan Review and a Major Modification from current zoning MD-2 (Major Medical) to proposed zoning MD-1 (Medical Support) for a three-story office building and a three-story detached parking garage. This garage will provide covered parking for visitors and tenants. The applicant is also requesting a Variance for parking; where light medical use requires 177 spaces, 148 spaces will be provided. Also, a Variance is requested to allow a building height of 52 feet, 9 inches where 45 feet is the maximum building height allowed. The applicant further states, that "the proposed office building and parking garage would make a great addition to the already established Medical District."

(The applicant's justification letter reflects the deviations from development standards from the proposed site plan date stamped 09/07/04. The applicant has since revised the site plan [date stamped 10/22/04 & 11/08/04], and the following report reflects those changes.)

BACKGROUND INFORMATION

A) Previous Actions

05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residence Estates), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on April 2, 1997.

06/19/02 Request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission and staff recommended approval on April 11, 2002.

11/18/04 The Planning Commission will consider as related items: a Variance (VAR-5214) to allow 149 parking spaces where 170 parking spaces are required for a office development, Site Development Plan Review (SDR-5213) for a medical office development, a Variance (VAR-5512) to allow a building height of 52 feet 9 inches where 45 feet is the maximum building height allowed, as well as a Variance (VAR-5511) to allow a 36.5-foot setback where 84 feet is required for a compliance with residential adjacency standards, a 13-foot rear yard setback where 25 feet is required for the parking structure and to allow a reduction in streetscape and perimeter landscaping requirements on 1.69 acres. The Planning Commission had held Variance (VAR-5214) and Site Development Plan Review (SDR-5213) in abeyance from the 10/21/04 meeting as a result of the need for additional Variance (VAR-5511 and VAR-5512) applications.

B) Pre-Application Meeting

A pre-application meeting was held on August 19, 2004. Issues discussed included:

- The exterior of the parking garage walls should match the exterior of the office building.
- Mechanical equipment and service areas area to be screened.
- Mirrored glass with greater than 22% reflectivity is prohibited.
- Streetscapes to conform to the Medical District Plan.
- Provide one square foot of open space per 50 square feet of gross floor area of the building.
- Landscaping shall conform to the Medical District Plan and Title 19.12.
- Waivers need to be described in the Justification Letter.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.69 acres

B) Existing Land Use

Subject Property:	Undeveloped, Parking lot
North:	Clark County Health District
South:	Office and Single Family Residential
East:	Warehouse
West:	Medical Office

C) Planned Land Use

Subject Property:	UMC [MD-2 (Major Medical)]
North:	UMC [MD-2 (Major Medical)]
South:	UMC [P-O (Professional Office)]
East:	UMC [MD-2 (Major Medical)]
West:	UMC [MD-2 (Major Medical)]

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage large-scale development.

In terms of zoning, the site is zoned PD (Planned Development). The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed office use shown on companion site plan SDR-5213 is a permitted use within the PD (Planned Development) zoning district.

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

Las Vegas Medical District

The intent of the Las Vegas Medical District is to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

ANALYSIS

A) Zoning Code Compliance

The applicant proposes a three-story office building with a three-story parking garage on the subject 1.69-acre site. The subject request to change the MD-2 (Major Medical) sub-district classification of the Las Vegas Medical District to MD-1 (Medical Support) would be required to permit the development.

B) General Analysis and Discussion

The Las Vegas Medical District was created to provide for the transitional development of the area bounded by Charleston Boulevard, Rancho Drive, Alta Drive, and Martin Luther King Boulevard. Focusing on the two principal uses, University Medical Center and Valley Hospital, the PD (Planned Development) plan document encourages medically oriented uses as well as supporting commercial and residential uses, developed in a pedestrian oriented manner.

This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage large-scale development. The applicant is requesting this Major Modification to amend the sub-district to MD-1 (Medical Support), which allows less intense development within the LVMD. It is designed to allow medical, medically related, office and professional uses.

The proposed amendment to MD-1 (Medical Support) will provide for a lower intensity office development that will serve as a transition between the MD-2 (Major Medical) uses to the north and the PO (Professional Office) designated uses to the south of the project site and therefore is an appropriate amendment for the subject site.

NOTICES MAILED 57 [Mailed with VAR-5214, VAR-5511, VAR-5512, & SDR-5213]
57 [Mailed with VAR-5214 & SDR-5213 at 10/21/04 PC]

APPROVALS 0

PROTESTS 0

LM/PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-5212 APN: 139-334-02-001

Name of Property Owner: VALLEY GROUP CONSTRUCTORS

Name of Applicant: TOWER REALTY & DEVELOPMENT

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Milton I Schwartz

Subscribed and sworn before me

This 25th day of August, 2004

Susan Jean Turner

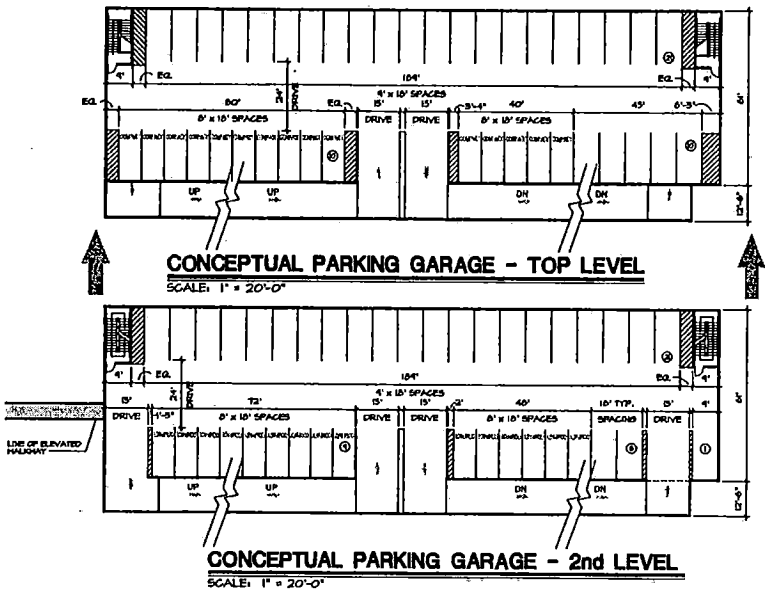
Notary Public in and for said County and State

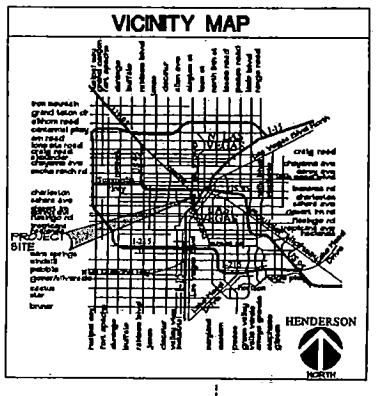
Susan Jean Turner
Notary Public - Nevada
Clark County
No: 91-0015-1
My appt. exp. Nov. 26, 2006

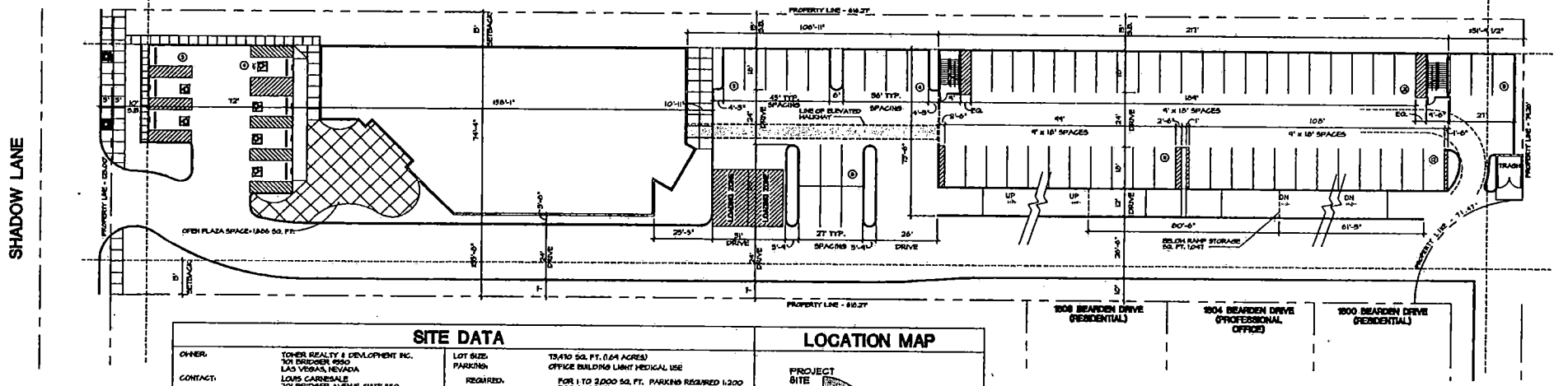
OFFICE BUILDING @ SHADOW LANE

SCALE: 1" = 20'-0"

CONCEPTUAL SITE PLAN





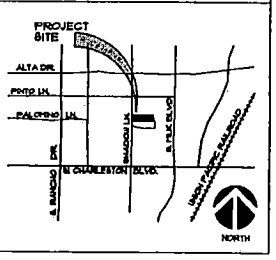


SITE DATA

OWNER:	TOWER REALTY & DEVELOPMENT INC. 701 BRIDGER #550 LAS VEGAS, NEVADA
CONTACT:	LOUIS CARNESALE 701 BRIDGER AVENUE, SUITE 550 LAS VEGAS, NEVADA 89101 PH: (702) 350-1101 FX: (702) 366-1656
A.P.N.	134-33-402-001
ZONING:	P-D (PLANNED DEVELOPMENT) EXISTING ZONING - H-2 (MEDICAL/DENTAL OFFICE) PROPOSED ZONING - H-M (MEDICAL SUPPORT)
OCCUPANCY:	B & S-2
TYPE OF CONSTRUCTION:	
BUILDING AREA:	
FIRST LEVEL:	9,428 SQ. FT.
SECOND LEVEL:	9,911 SQ. FT.
THIRD LEVEL:	10,044 SQ. FT.
TOTAL:	29,991 SQ. FT.
PARKING STRUCTURE:	
GRADE LEVEL:	8,750 SQ. FT.
SECOND LEVEL:	8,750 SQ. FT.
TOP LEVEL:	8,750 SQ. FT.
TOTAL:	41,250 SQ. FT.

LOT SIZE:	13,410 SQ. FT. (0.64 ACRES)
PARKING:	OFFICE BUILDING LIGHT MEDICAL USE
REQUIRED:	FOR 1 TO 2,000 SQ. FT. PARKING REQUIRED 1:200 FOR ADDITION SQ. FT. PARKING REQUIRED 1:175 2,000 SQ. FT. / 200 = 10 SPACES 27,991 SQ. FT. / 175 = 160 SPACES 170 SPACES
	H/C PARKING - 3 WITH 1 VAN ACCESSIBLE SPACE W/ 8'-0" WIDE ACCESS AISLE PER BUILDING) HANDICAPPED SPACES - HANDICAPPED = 5 SPACES VAN HANDICAPPED = 1 SPACE TOTAL HANDICAPPED = 6 SPACES
PROVIDED:	OUTDOOR PARKING = GRADE LEVEL PARKING STRUCTURE = 28 SPACES SECOND LEVEL PARKING STRUCTURE = 44 SPACES TOP LEVEL PARKING STRUCTURE = 41 SPACES
TOTAL PROVIDED:	155 SPACES
SITE LIGHTING:	ALL ON-SITE LIGHTING OF BUILDINGS, AND PARKING AREAS SHALL BE DESIGNED SO THAT LIGHT DOES NOT SHINE DIRECTLY ONTO ADJACENT PROPERTY. ALL LIGHT SOURCES SHALL BE SHIELDED AND DIRECTED DOWNWARD AT ALL TIMES SO AS NOT TO ADVERSELY IMPACT ADJACENT PROPERTY.

LOCATION MAP



RECEIVED
NOV 0 8 2004

A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF WESTAR ARCHITECTURAL GROUP INC. THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER ON ANY PROJECT WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WESTAR ARCHITECTURAL GROUP INC. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

DATE: November 08, 2004 at 8:31am PROJECT NUMBER: 04100 FILE NAME: 04100_A1.vwx

MOD-5212

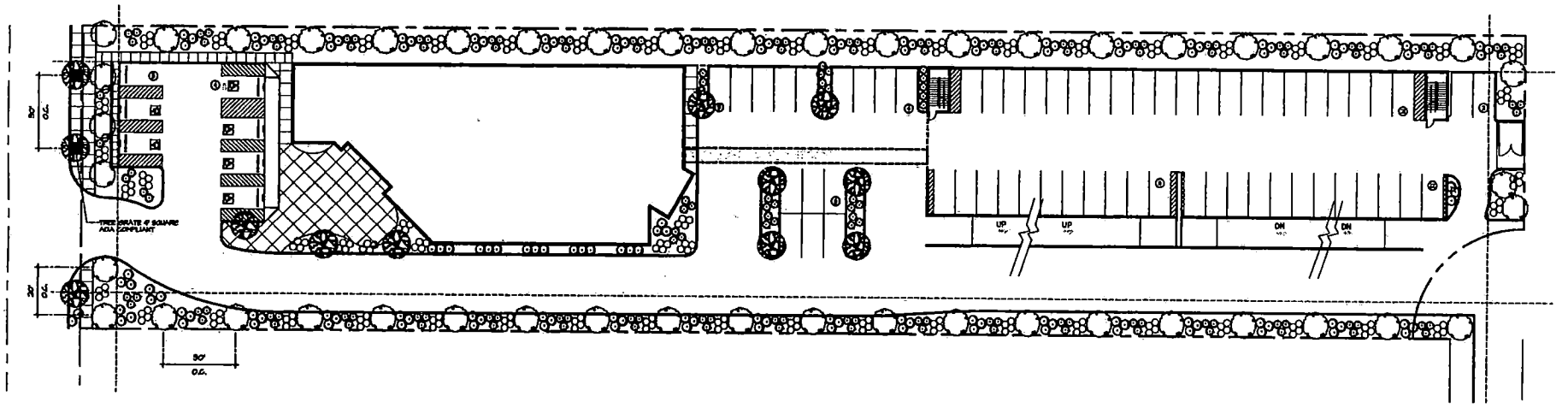
REVISED 11.8.04

11/18/04 PC

OFFICE BUILDING @ SHADOW LANE

NORTH

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE LEGEND		
TREES		QTY
	SWAN HILL OLIVE - 24" BOX	80
	ACACIA - 24" BOX	12
SHRUBS		
	GREEN CLOUD SAGE - 5 GALLON	149
	SILVER LEAF CASSIA - 5 GALLON	143
GROUNDCOVER		
	BUSH MORNING GLORY - 1 GALLON	80

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL "HARDENED OFF." ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND PERFECT ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND FREE OF KINKED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 3' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL 12" WIDE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (1-IN) DEEP BASIN OR WELL 4 INCH WIDE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAN THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES:

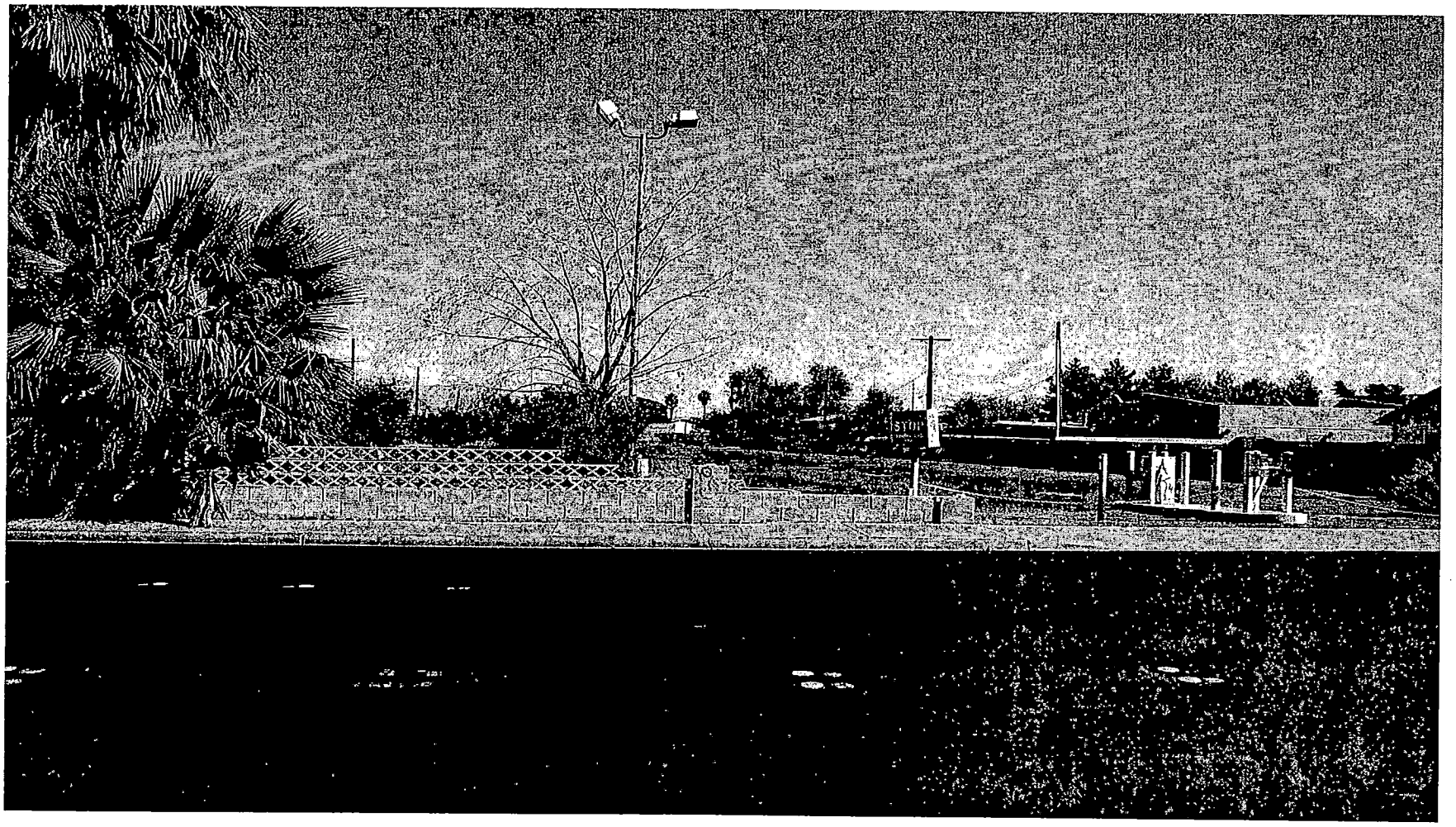
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www.wagnarchitects.com

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS RESERVED.

DATE: September 03, 2004 at 11:33am PROJECT NUMBER: 04100 FILE NAME: 04100_sht1_land_site.dwg
LAST MODIFIED BY: TECHNICIAN: Brian

MOD-5212
11/18/04 PC



MOD-5212 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/05/04



MOD-5212 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/05/04

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
ABEYANCE - RENOTIFICATION - VAR-5214 - VARIANCE RELATED TO MOD-5212 AND SDR-5213 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS - Request for a Variance TO ALLOW 148 PARKING SPACES WHERE 177 PARKING SPACES ARE REQUIRED FOR A OFFICE DEVELOPMENT AND TO ALLOW FOR ZERO ON-SITE LOADING SPACES WHERE 3 ARE REQUIRED on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 12/15/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he has a client business relationship with Officer Calvin Haywood and EVANS not voting

To City Council on 12/15/2004

MINUTES:
See Item 21 [MOD-5212] for all related discussion on Item 21 [MOD-5212], Item 22 [VAR-5214], Item 23 [VAR-5511], Item 24 [VAR-5512] and Item 25 [SDR-5213].

(8:48 - 9:08)

City of Las Vegas

Agenda Item No.: 22

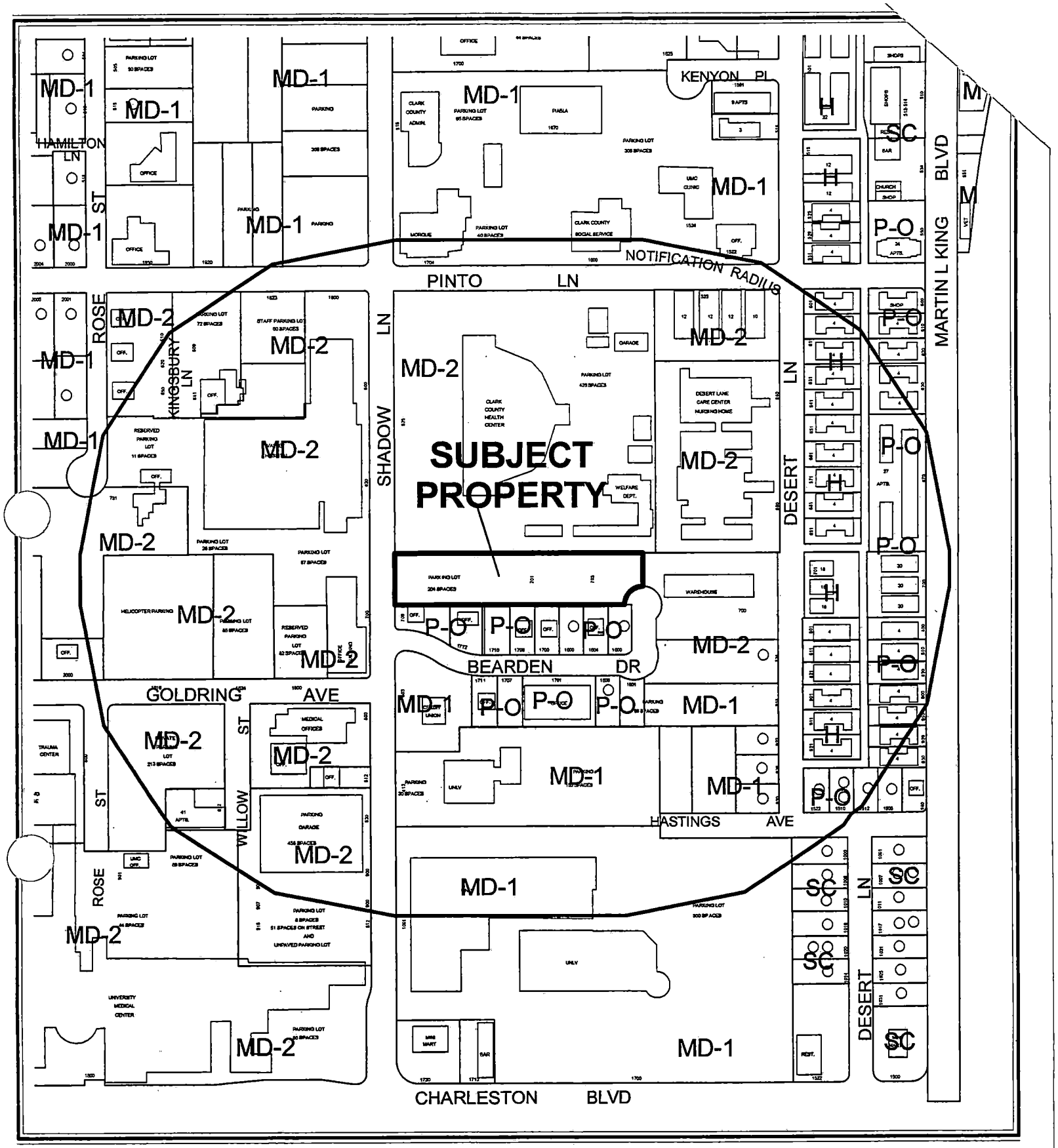
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 22 – VAR-5214

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-5213].

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

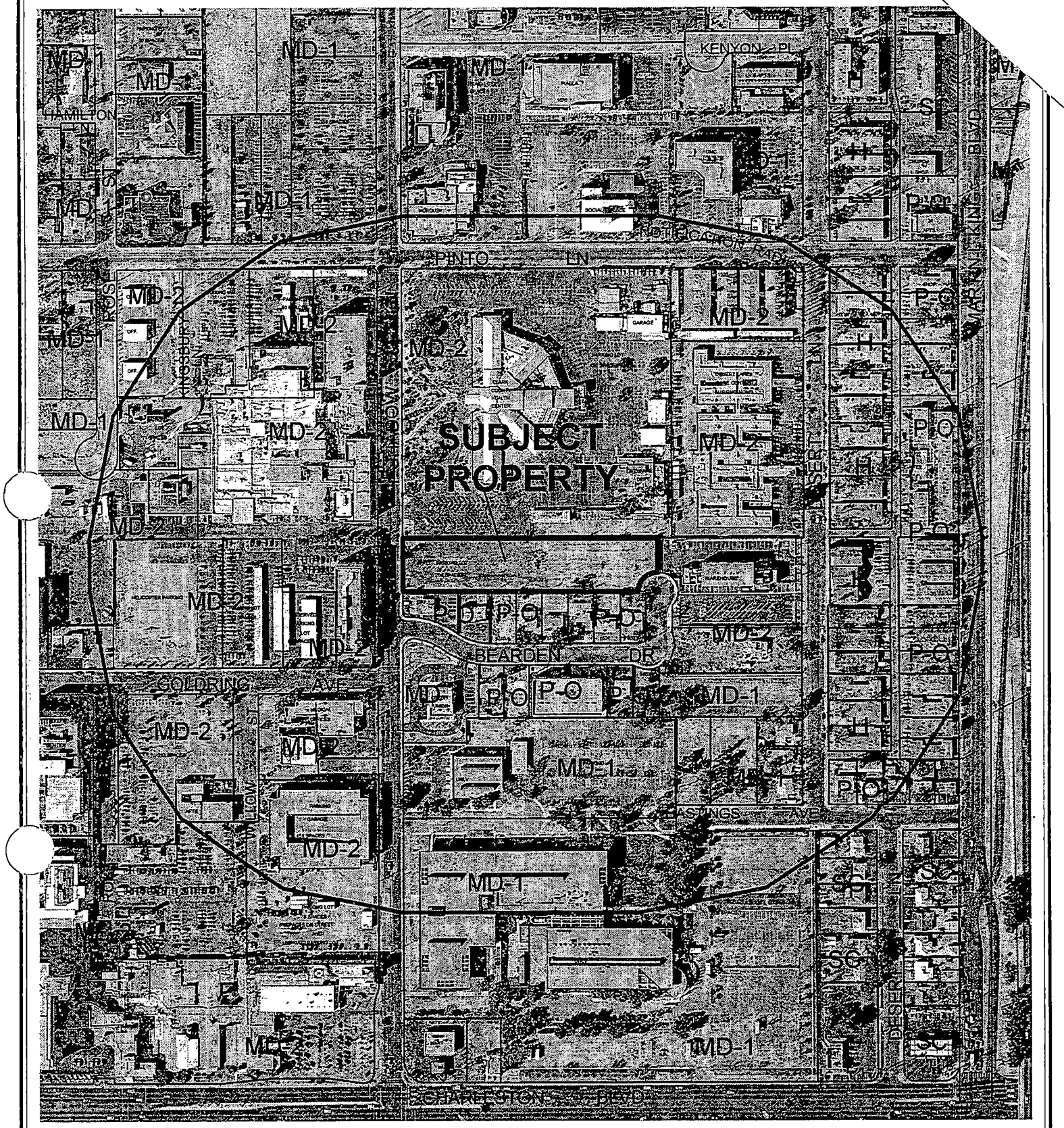


CASE: **VAR-5214**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [MD-2 (MAJOR MEDICAL) LAS VEGAS MEDICAL DISTRICT PLAN LAND USE DESIGNATION - PROPOSED: MD-1 (MEDICAL SUPPORT)]



0 200 400 Feet

CASE: **VAR-5214**

RADIUS: 750 FT

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N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - VAR-5214 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-5213], Variance [VAR-5511] and Variance [VAR-5512].

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 site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 2 bicycle spaces and conformance with the Las Vegas Medical District Open Space Section.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 149 parking spaces where 170 parking spaces are required for an office development on 1.69 acres at 701 Shadow Lane.

B) Applicant's Justification

The applicant's justification letter states a Site Development Plan Review and a Major Modification from current zoning MD-2 (Major Medical) to proposed zoning MD-1 (Medical Support) for a three-story office building and a three-story detached parking garage. The garage will provide covered parking for visitors and tenants. The applicant is also requesting a Variance for parking where light medical use requires 177 spaces, 148 will be provided. Also, a Variance is requested to allow a building height of 52 feet 9 inches where 45 feet is the maximum building height allowed. The applicant further states, that "the proposed office building and parking garage would make a great addition to the already established Medical District."

(The applicant's justification letter reflects the deviations from development standards from the proposed site plan date stamped 09/07/04. The applicant has since revised the site plan [date stamped 10/22/04 & 11/08/04], and the following report reflects those changes.)

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05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (Hugh Density Residential), R-5 (Apartment), R-E (Residence Estates), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on 04/02/97.

06/19/02 Request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission and staff recommended approval on 04/11/02.

11/18/04 The Planning Commission will consider as related items: a Major Modification (MOD-5212) to the Las Vegas Medical District Plan from MD-2 (Major Medical) to MD-1 (Medical Support) and Site Development Plan Review (SDR-5213) for a medical office development, a Variance (VAR-5512) to allow a building height of 51 feet 2 inches where 45 feet is the maximum building height allowed, as well as a Variance (VAR-5511) to allow a 36.5-foot setback where 84 feet is required for a compliance with residential adjacency standards, a 13-foot rear yard setback where 25 feet is required for the parking structure and to allow a reduction in streetscape and perimeter landscaping requirements on 1.69 acres. The Planning Commission had held Major Modification (MOD-5212) and Site Development Plan Review (SDR-5213) in abeyance from the 10/21/04 meeting as a result of the need for additional Variance (VAR-5511 and VAR-5512) applications.

B) Pre-Application Meeting

A pre-application meeting was held on August 19, 2004. Issues discussed included:

- The exterior of the parking garage walls should match the exterior of the office building.
- Mechanical equipment and service areas area to be screened.
- Mirrored glass with greater than 22% reflectivity is prohibited.
- Streetscapes to conform to the Medical District Plan.
- Provide one square foot of open space per 50 square feet of gross floor area of the building.
- Landscaping shall conform to the Medical District Plan and Title 19.12.
- Waivers need to be described in the Justification Letter.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.69 acres

PL

B) Existing Land Use

Subject Property:	Undeveloped, Parking lot
North:	Clark County Health District
South:	Office and Single Family Residential
East:	Warehouse
West:	Medical Office

C) Planned Land Use

Subject Property:	UMC [MD-2 (Major Medical)]
North:	UMC [MD-2 (Major Medical)]
South:	UMC [P-O (Professional Office)]
East:	UMC [MD-2 (Major Medical)]
West:	UMC [MD-2 (Major Medical)]

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage large-scale development. There are no General Plan policies that are directly related to the requested Variance.

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

PL

Las Vegas Medical District

The intent of the Las Vegas Medical District Plan is to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians. Although the Planning Commission expressed concerns about parking issues within the Plan area at the time the Plan was being considered for approval, there are no specific policies in the Plan that relate to parking, other than that the provisions of Title 19 regarding parking be met.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

This section will be addressed in the Site Development Plan Review (SDR-5213).

A2) Residential Adjacency Standards

This section will be addressed in Variance application (VAR-5511).

A3) Parking and Traffic Standards

Pursuant to Las Vegas Medical District Plan and Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office, Medical and Dental	29,991 SF	1 space per 200 SF of GFA, up to 2, 000 SF, plus 1 space per each additional 175 SF	164	6	143	6
ON-Site Loading Spaces	29,991 SF		2		2	

PL

The subject proposal does not satisfy the minimum Title 19 parking requirements for a medical office use. The proposed development depicts zero loading zones/spaces on the submitted site plan. Additionally, the Las Vegas Medial District Plan calls for hard-surfaced parking areas be provided for bicycle parking spaces. The proposed development is required to provide 2 bicycle spaces and will be condition to do so.

The Public Works Department supports the present City Code parking requirements, therefore cannot support the request for a Variance to allow 149 parking spaces where 170 spaces are the minimum allowed for a proposed office.

A4) Landscape and Open Space Standards

This section will be addressed in the Site Development Plan Review (SDR-5213).

B) General Analysis and Discussion

The proposed three-story office building and three-story parking garage are proposed on a narrow rectangular shaped 1.69-acre lot. The office project would be improving a small, infill site that currently is undeveloped. The site plan indicates a 29,991 square foot building located towards the west property line, while the parking garage is located towards to east property line. Landscaping is shown on all perimeters of the site. 149 parking spaces are indicated including: 25 spaces located outside of the garage (including six handicap spaces) and 124 parking spaces situated within the parking garage.

Title 19 Parking, Loading and Traffic standards (Section 19.08) indicate the parking requirement for Medical Office as one space per 200 square feet up to 2,000 square feet of gross floor, plus one space for each additional 175 square feet of gross floor area. The parking requirement for the Office category is one space per 300 square feet. If the proposed office development were to be utilized for typical office use only than 105 parking spaces would be required and the parking Variance would not be required. On-site loading spaces are calculated out by gross floor area as depicted by Section 19.10.020 Table 4 of the Las Vegas Municipal Code. The proposed 29,991 square foot medical office development is required to have two on-site parking spaces.

If the office building consisted of 60% medical office (106 parking spaces required) use and 40% office (42 parking spaces required) use then the project would have adequate parking (149 parking spaces provided) and not require a Variance.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by overbuilding the rectangular shaped site with a medical office development larger than the site's capacity to include adequate parking. A smaller office building or permitting a percentage of regular office use instead of medical office use is an alternative to this Variance request and 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.

NOTICES MAILED 57 [Mailed with SDR-5213, VAR-5511 & VAR-5512 at 11/18/04 PC]
57 [Mailed with MOD-5212 & SDR-5213 at 10/21/04 PC]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5214 APN: 139-334-02-001

Name of Property Owner: VALLEY GROUP CONSTRUCTORS

Name of Applicant: TOWER REALTY & DEVELOPMENT

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Milton I Schwartz

Subscribed and sworn before me

This 7th day of September, 2004

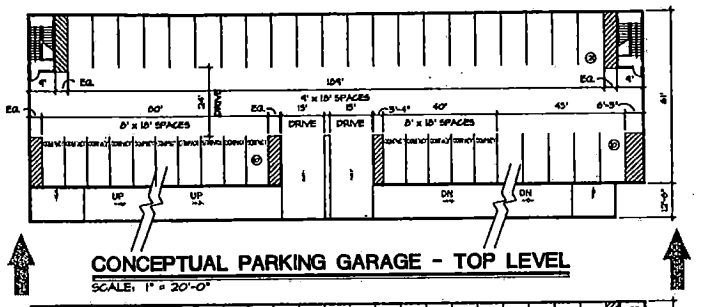
Susan Jean Turner
Notary Public in and for said County and State

Susan Jean Turner
Notary Public - Nevada
Clark County
No: 91-0015-1
My appt. exp. Nov. 26, 2006

OFFICE BUILDING @ SHADOW LANE

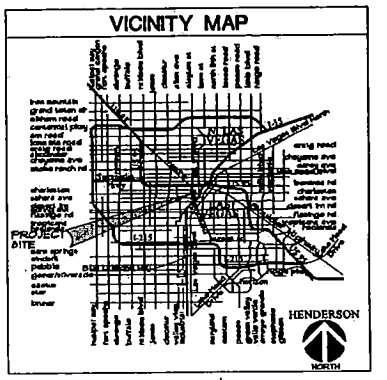


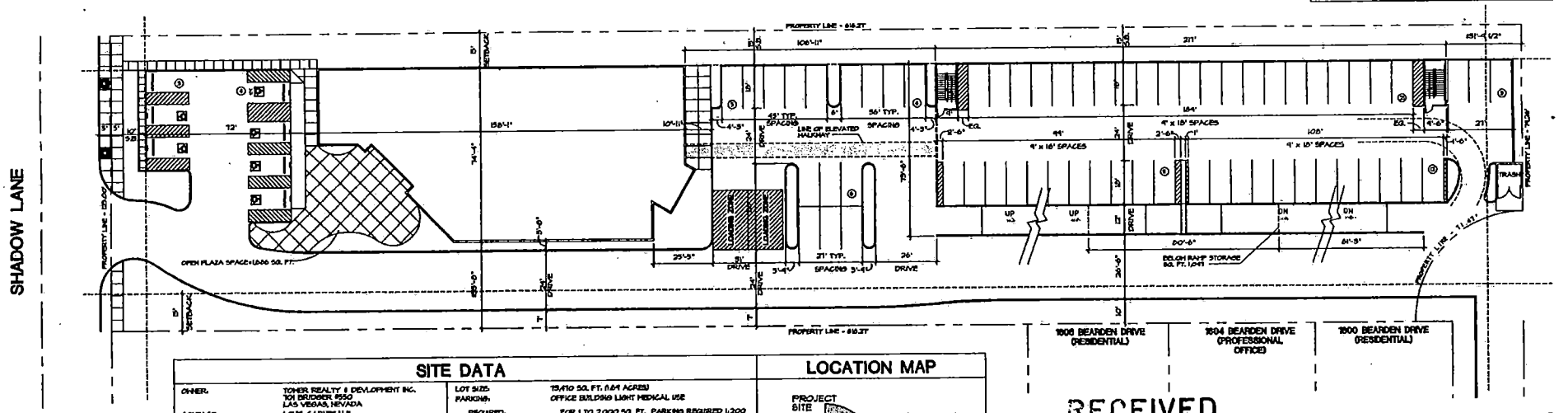
CONCEPTUAL SITE PLAN



CONCEPTUAL PARKING GARAGE - TOP LEVEL
SCALE: 1" = 20'-0"

CONCEPTUAL PARKING GARAGE - 2nd LEVEL
SCALE: 1" = 20'-0"



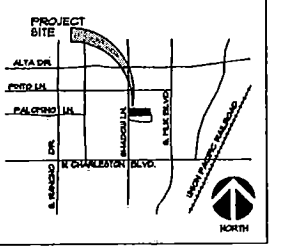


SITE DATA

OWNER:	TOWER REALTY & DEVELOPMENT INC. 701 BRIDGER #550 LAS VEGAS, NEVADA
CONTACT:	LOUIS CARNESALE 701 BRIDGER AVENUE, SUITE 550 LAS VEGAS, NEVADA 89101 PH. (702) 995-1101 FAX (702) 366-1056
A.P.N.	134-33-402-001
ZONING:	P-D (PLANNED DEVELOPMENT) EXISTING ZONING - H-2 (MEDICAL/DENTAL OFFICE) PROPOSED ZONING - H-1 (MEDICAL SUPPORT)
OCCUPANCY:	B & S-2
TYPE OF CONSTRUCTION:	
BUILDING AREA:	
FIRST LEVEL:	9,425 SQ. FT.
SECOND LEVEL:	9,981 SQ. FT.
THIRD LEVEL:	10,065 SQ. FT.
TOTAL:	29,481 SQ. FT.
PARKING STRUCTURE:	
GRADE LEVEL:	13,750 SQ. FT.
SECOND LEVEL:	13,750 SQ. FT.
TOP LEVEL:	13,750 SQ. FT.
TOTAL:	41,250 SQ. FT.

LOT SIZE:	73,410 SQ. FT. (1.64 ACRES)
PARKING:	OFFICE BUILDING LIGHT MEDICAL USE
REQUIRED:	FOR 1 TO 2,000 SQ. FT. PARKING REQUIRED 1:200 FOR ADDITION SQ. FT. PARKING REQUIRED 1:175 2,000 SQ. FT. / 200 = 10 SPACES 27,481 SQ. FT. / 175 = 157 SPACES 167 SPACES HC PARKING - 9 WITH 1 VAN ACCESSIBLE SPACE W/ 8'-0" WIDE ACCESS AISLE PER BUILDING HANDICAPPED SPACES = HANDICAPPED = 5 SPACES VAN HANDICAPPED = 1 SPACE TOTAL HANDICAPPED = 8 SPACES
PROVIDED:	OUTDOOR PARKING = 25 SPACES @GRADE LEVEL PARKING STRUCTURE = 44 SPACES SECOND LEVEL PARKING STRUCTURE = 54 SPACES TOP LEVEL PARKING STRUCTURE = 41 SPACES
TOTAL PROVIDED:	155 SPACES
SITE LIGHTING:	ALL ON-SITE LIGHTING OF BUILDINGS, AND PARKING AREAS SHALL BE DESIGNED SO THAT LIGHT DOES NOT SHINE DIRECTLY ONTO ADJACENT PROPERTY. ALL LIGHT SOURCES SHALL BE SHIELDED AND DIRECTED DOWNWARD AT ALL TIMES SO AS NOT TO ADVERSELY IMPACT ADJACENT PROPERTY.

LOCATION MAP



RECEIVED
NOV 0 8 2004

A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

THESE DRAWINGS ARE AN INSTRUMENT OF WESTAR ARCHITECTURAL GROUP INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF WESTAR ARCHITECTURAL GROUP INC.

DATED: November 08, 2004 at 8:20am PROJECT NUMBER: 04100 FILE NAME: 04100_A1.dwg
WAS LAST MODIFIED BY: TCONRIAN mapinfo

VAR-5214

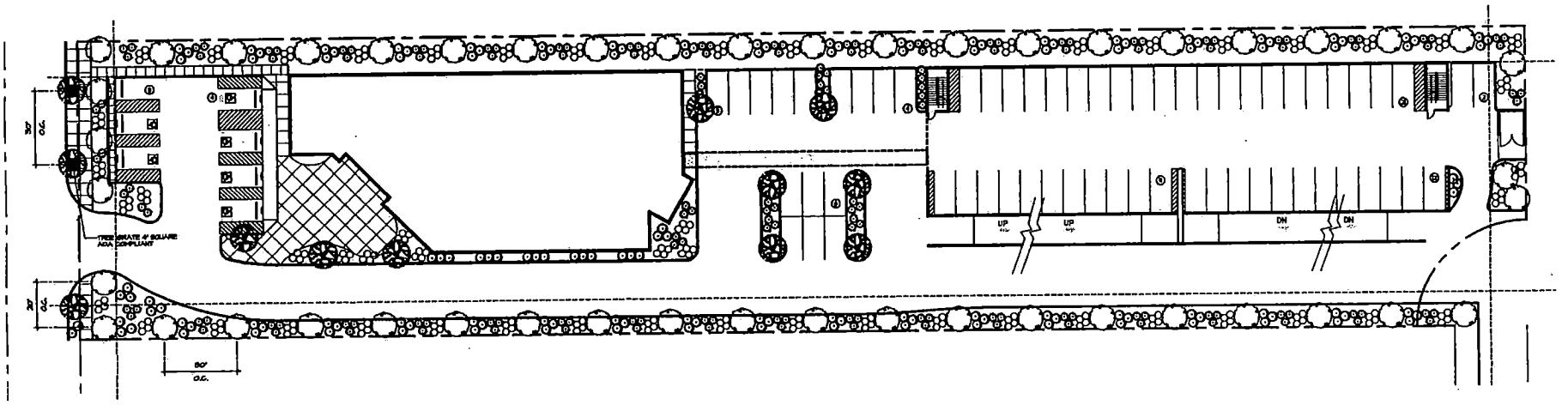
REVISED 11.8.04
11/18/04 PC

OFFICE BUILDING @ SHADOW LANE

SCALE: 1" = 20'-0"

NORTH

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE LEGEND		
TREES		QTY
	SHAIN HILL OLIVE - 24" BOX	50
	ACADIA - 24" BOX	12
SHRUBS		
	GREEN CLOUD BASE - 5 GALLON	149
	SILVER LEAF CASSIA - 5 GALLON	143
GROUNDCOVER		
	BUSH MORNING GLORY - 1 GALLON	99

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL HARDENED OFF. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND FREE OF KINKED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 3' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL 12" WIDE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN.) DEEP BASIN OR WELL 4 INCH WIDE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAT THE ROOTBALL ITSELF.

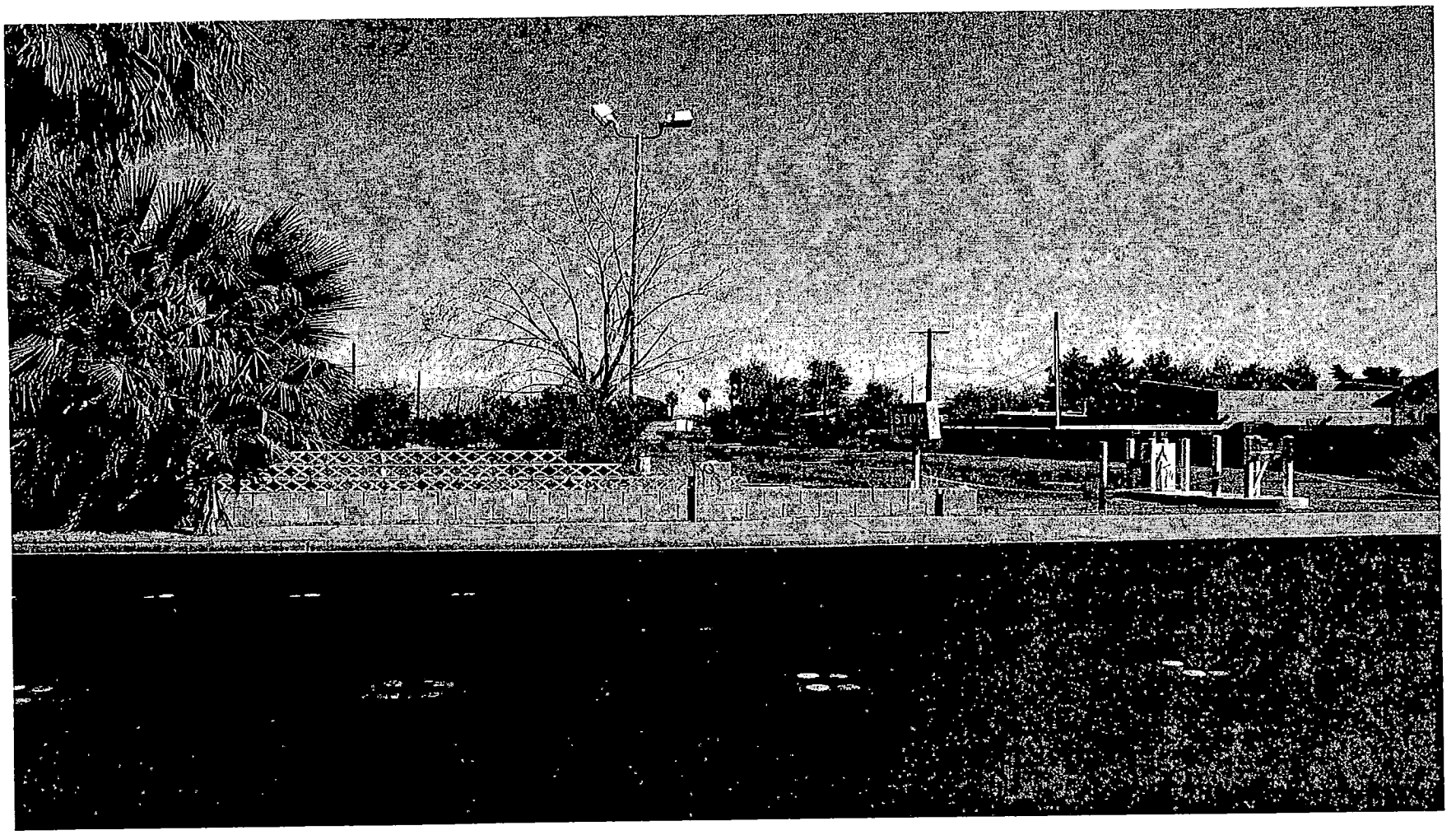
MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES:

VAR-5214
11/18/04 PC

A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
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www.wagnarchitects.com

DATED: September 07, 2004 at 11:33am PROJECT NUMBER: 04100 FILE NAME: 04100_sh2_land_site.dwg
LAST MODIFIED BY: TOSHIKAWA, Barbara



VAR-5214 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/05/04



VAR-5214 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/05/04

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
VAR-5511 - VARIANCE RELATED TO MOD-5212, VAR-5214 AND SDR-5213 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS, INC. - Request for a Variance TO ALLOW A 150-FOOT SETBACK WHERE 159 FEET IS REQUIRED AND A 36 AND A HALF FOOT SETBACK WHERE 84 FEET IS REQUIRED FOR COMPLIANCE WITH RESIDENTIAL ADJACENCY STANDARDS, A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED, A 15-FOOT SIDE YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW A REDUCTION IN STREETSCAPE, PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS FOR A PROPOSED THREE-STORY OFFICE BUILDING on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 12/15/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he has a client business relationship with Officer Calvin Haywood and EVANS not voting

To City Council on 12/15/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 21 [MOD-5212], Item 22 [VAR-5214], Item 23 [VAR-5511], Item 24 [VAR-5512] and Item 25 [SDR-5213].

(8:48 - 9:08)

City of Las Vegas

Agenda Item No.: 23

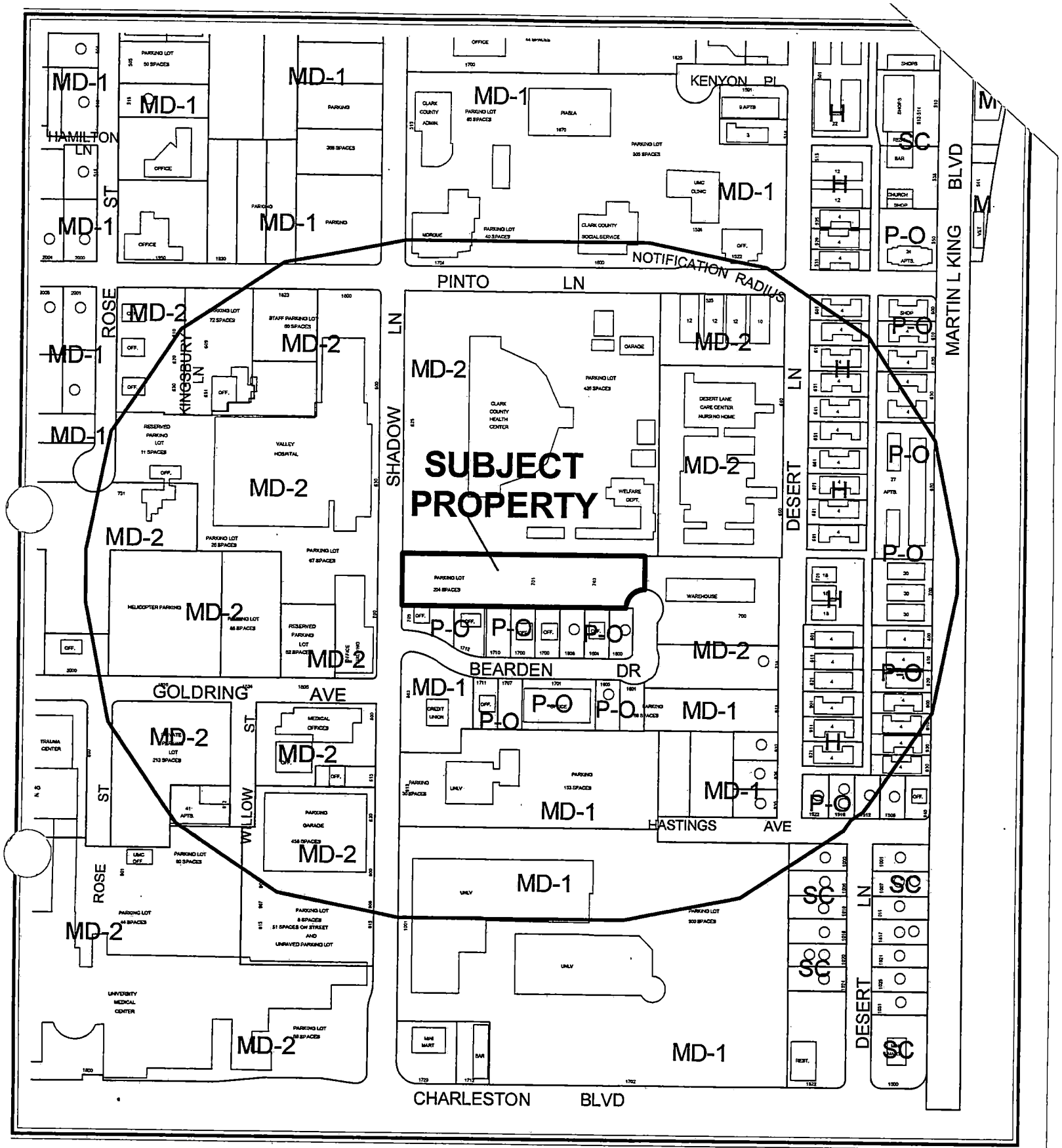
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 23 – VAR-5511

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-5213], Variance [VAR-5514] and Variance [VAR-5512].

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



CASE: **VAR-5511**

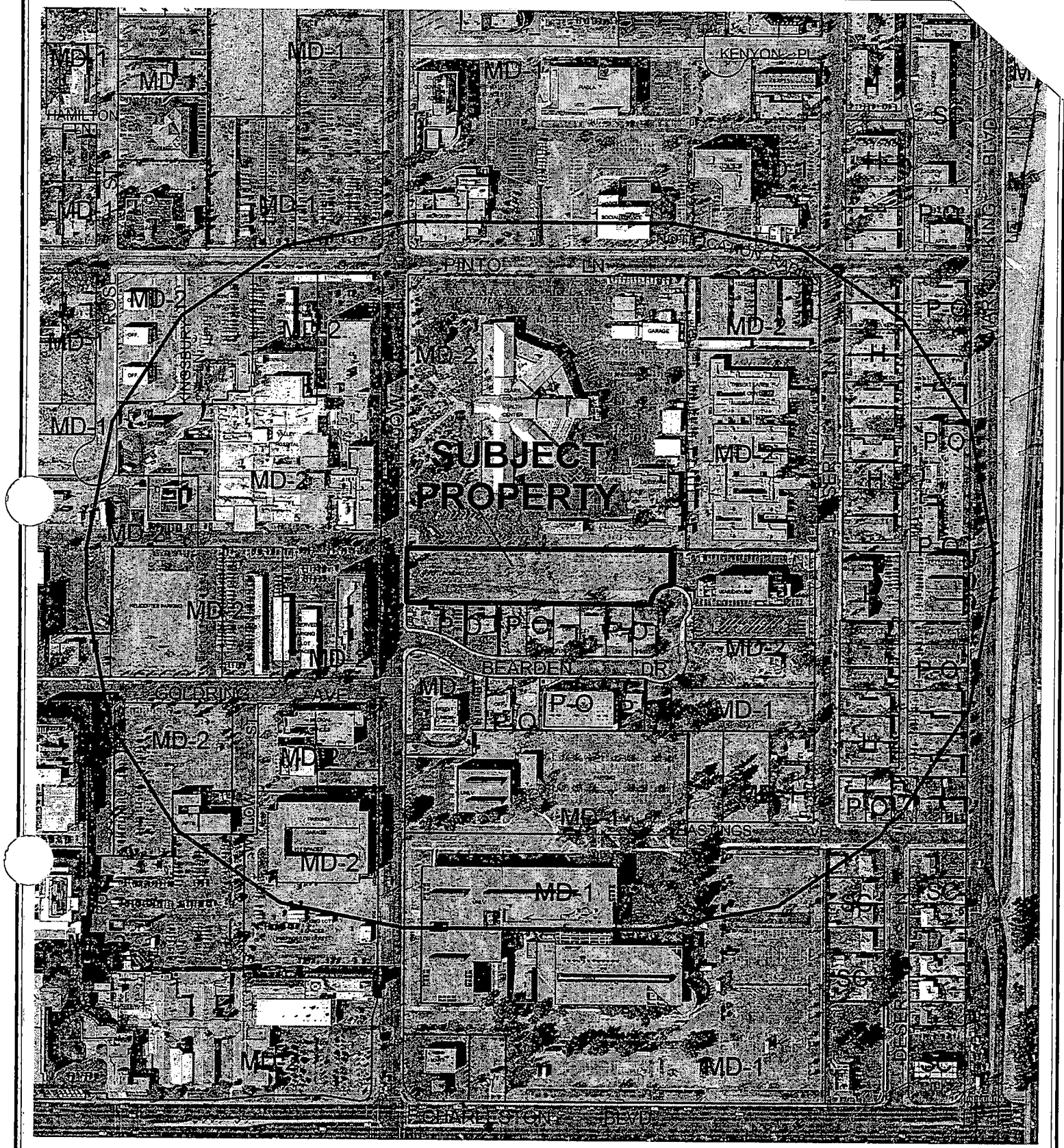
RADIUS: 750 FT

0 200 400 Feet

LAS VEGAS MEDICAL DISTRICT PLAN DESIGNATION OF SUBJECT PROPERTY:
MD-2 (MAJOR MEDICAL)

PROPOSED LAS VEGAS MEDICAL DISTRICT PLAN DISIGNATION OF SUBJECT PROPERTY:
MD-1 (MEDICAL SUPPORT)

N



0 200 400 Feet

CASE: **VAR-5511**

RADIUS: 750 FT

LAS VEGAS MEDICAL DISTRICT PLAN DESIGNATION OF SUBJECT PROPERTY:
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PROPOSED LAS VEGAS MEDICAL DISTRICT PLAN DISIGNATION OF SUBJECT PROPERTY:
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N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5511 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-5213], Variance [VAR-5514] and Variance [VAR-5512].

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow a 36 and a half foot setback where 84 feet is required for compliance with residential adjacency standards, a 13-foot rear yard setback where 25 feet is required for the parking structure and to allow a reduction in streetscape and perimeter landscaping requirements for a proposed three-story office building on 1.69 acres at 701 Shadow Lane.

B) Applicant's Justification

The applicant's justification letter states a Site Development Plan Review and a Major Modification from current zoning MD-2 (Major Medical) to proposed zoning MD-1 (Medical Support) for a three-story office building and a four-story detached parking garage. This garage will provide covered parking for visitors and tenants. The applicant is also requesting a Variance for parking where light medical use requires 177 spaces, 148 spaces will be provided. Also, a waiver is requested to allow a building height of 52 feet 9 inches where 45 feet is the maximum building height allowed. Additionally the applicant states that they are providing a 36-foot setback from the south property line where they are required 84 feet. The applicant further states, that "the proposed office building and parking garage would make a great addition to the already established Medical District."

(The applicant's justification letter reflects the deviations from development standards from the proposed site plan date stamped 09/07/04. The applicant has since revised the site plan [date stamped 10/22/04 & 11/08/04], and the following report reflects those changes.)

BACKGROUND INFORMATION

A) Previous Actions

05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residence Estates), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on 04/02/97.

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11/18/04 The Planning Commission will consider as related items: a Major Modification to the Las Vegas Medical District Plan from MD-2 (Major Medical) to MD-1 (Medical Support), Site Development Plan Review (SDR-5213) for a medical office development, a Variance (VAR-5214) to allow 149 parking spaces where 170 parking spaces are required for a medical office development and a Variance (VAR-5512) to allow a building height of 51 feet 2 inches where 45 feet is the maximum building height allowed on 1.69 acres. The Planning Commission had held Variance (VAR-5214), Site Development Plan Review (SDR-5213) and Major Modification (MOD-5212) in abeyance from the 10/21/04 meeting as a result of the need for additional Variance (VAR-5511 and VAR-5512) applications.

B) Pre-Application Meeting

A pre-application conference was not held as result of this application stemming from an analysis of the submitted Site Development Plan Review (SDR-5213).

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.69 acres

B) Existing Land Use

Subject Property:	Undeveloped, Parking lot
North:	Clark County Health District
South:	Office
	Single Family Residential
East:	Warehouse
West:	Medical Office

PL

C) Planned Land Use

Subject Property:	UMC [MD-2 (Major Medical)]
North:	UMC [MD-2 (Major Medical)]
South:	UMC [P-O (Professional Office)]
East:	UMC [MD-2 (Major Medical)]
West:	UMC [MD-2 (Major Medical)]

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage large-scale development. There are no General Plan policies that are directly related to the requested Variance.

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

Las Vegas Medical District

The intent of the Las Vegas Medical District is to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians. There are no Las Vegas Medical District Plan policies that are directly related to the requested Variance.

PL

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Medical District Plan and Title 19.10, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.69 Acres	N/A
Min. Lot Width	N/A	125 Feet	N/A
Min. Setbacks			
• Front	5-15 Feet	72 Feet	YES
• Side	10 Feet (84 Feet*)	15-36 Feet	NO*
• Corner	15 Feet	N/A	N/A
• Rear	25 Feet	13 Feet	NO*
Max. Lot Coverage	50 %	35%	YES
Max. Building Height	3 Stories / 45 Feet	51 Feet 2 inches	NO**
Trash Enclosure	Yes	1	YES
Loading Zone	2 Spaces	2	YES

The proposed development fails to meet the development standards set forth by the Las Vegas Medical District Plan and Title 19. Subsequent Variance applications have been filed requesting the following:

* The proposed parking structure is depicted as having a 36.5-foot setback from a residential property to the south where 84 feet is required, as a result the parking structure fails to meet the residential adjacency standards. Additionally, the proposed development calls for a 13-foot rear yard setback to the parking structure where 25 feet is required. The 25-foot required setback stem from as follows:

> *"Above-grade parking structures shall be set back a minimum of ten feet in addition to the required setback, except where desirable ground floor uses such as offices, restaurants, retail, and commercial facilities are incorporated into the first floor of the structure facing the street; in such cases the setback is not required. Where required, the ten foot setback shall be landscaped in accordance with the City of Las Vegas Zoning Code, Title 19, Chapter 12 as amended. Architectural features, embellishments, or decorative screening may also allow relief from this additional setback."*
>
> *Las Vegas Medical District Plan, Pg. 33*

** The proposed three-story, 51-foot 2-inch medical office development exceeds the 45 feet maximum height requirement of the Las Vegas Medical District Plan (Development Standards – Table 2).

A2) Residential Adjacency Standards

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

a) Proximity slope. The residential adjacency standards as described in Title 19.08.060 states a non-residential structure must maintain a three to one proximity slope from property, which is, either developed for sale or designated for such development in the General Plan. In this case, the proposed three-story parking structure stands 28 feet tall and must maintain an 84-foot separation from the existing residential dwellings adjacent to the south side of the site. The proposed parking structure is shown to be setback 36 and a half feet from the south property line.

b) Building setback. The residence to the south of the subject site was formerly located within an R-1 (Single Family Residential) zoning district. An R-1 (Single Family Residential) property must maintain a 15-foot rear yard setback. The proposed three-story medical office building and the three-story parking structure are not located within 15 feet of the residence to the south.

The applicant is proposing a 10-foot landscaped buffer along the south property, which when the landscaping matures will mitigate the intrusiveness of the parking structure.

A3) Parking and Traffic Standards

This section will be addressed in Variance application (VAR-5214).

A4) Landscape and Open Space Standards

Pursuant to Las Vegas Medical District Plan and Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Tree / 6 Space	5 Trees	7 Trees
Buffer: • Min. Trees	1 Tree / 30 Linear Feet	48 Trees	49 Trees
• Min. Zone Width	8 Feet		7 – 15 Feet*
• Wall height	8 Feet		N/A

* The proposed development fails to meet required landscape buffer depths at portions of the site as well as it fails to meet foundation landscaping requirements. The perimeter landscape buffers vary in width from seven feet to 10 feet along the southern property line of the subject site in order to accommodate the proposed medical office building and a 24-foot private drive aisle.

Additionally, the proposed development fails to meet the required streetscape design laid out in the Las Vegas Medical District Plan. The typical streetscape design for new developments along Shadow Lane requires a ten-foot sidewalk, with trees preferably located at the back of curb, abutted by an additional ten-foot wide landscape planter. The applicant has provided the ten-foot sidewalk with trees located 30 feet on center at back of curb, but fails to provide the full ten-foot landscape planter that is required of them when a parking area is adjacent to a public right-of-way, as a result of a access aisle located in front of handicap parking spaces.

B) General Analysis and Discussion

The proposed three-story office building and three-story parking garage are proposed on a narrow rectangular shaped 1.69-acre lot. The office project would be improving a small, infill site that currently is undeveloped. The site plan indicates a 29,991 square foot building located towards the west property line, while the parking garage is located towards to east property line. Landscaping is shown on all perimeters of the site. 149 parking spaces are indicated including: 25 spaces located outside of the garage (including six handicap spaces) and 124 parking spaces situated within the parking garage.

The proposed three-story parking structure stands 28 feet tall, therefore to be in conformance with the residential adjacency standards it must maintain an 84-foot minimum setback from any residential property. The parking structure maintains a 36.5-foot setback from the residential property to the south. As a result, it will also require a variance from the residential adjacency standards. Additionally the proposed parking structure illustrates an approximate 13-foot rear yard setback where it is required to maintain a 25-foot setback.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing structures of such height within such a close proximity to a single-family residence. Additionally, no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by overbuilding the rectangular shaped site with a medical office and parking structure development resulting in a loss of landscaping and the proximity of the parking structure to the rear property line. Alternative site design with reduced structure foot prints and building heights 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.

NOTICES MAILED 57 [Mailed with SDR-5213, VAR-5512 & VAR-5214]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5511 APN: 139.334.02.001

Name of Property Owner: MILTON I SCHWARTZ (VALLEY GROUP CORP)

Name of Applicant: TOWER REALTY & DEVELOPMENT

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: (Conrad Schwartz)

Print Name: Milton I Schwartz

Subscribed and sworn before me

This 21st day of October, 2004

Susan Jean Turner

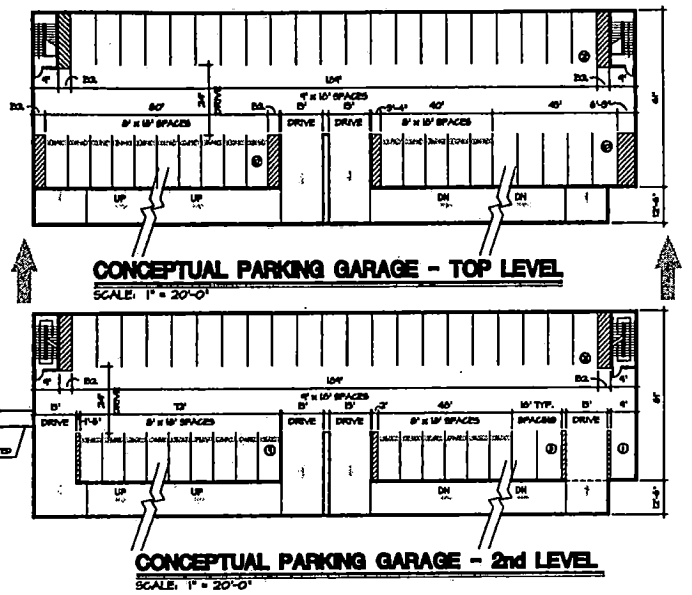
Notary Public in and for said County and State

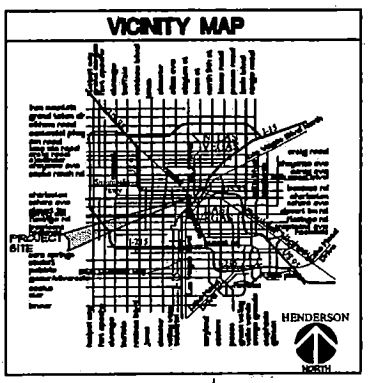
Susan Jean Turner
Notary Public - Nevada
Clark County
No: 91-0015-1
My appt. exp. Nov. 26, 2006

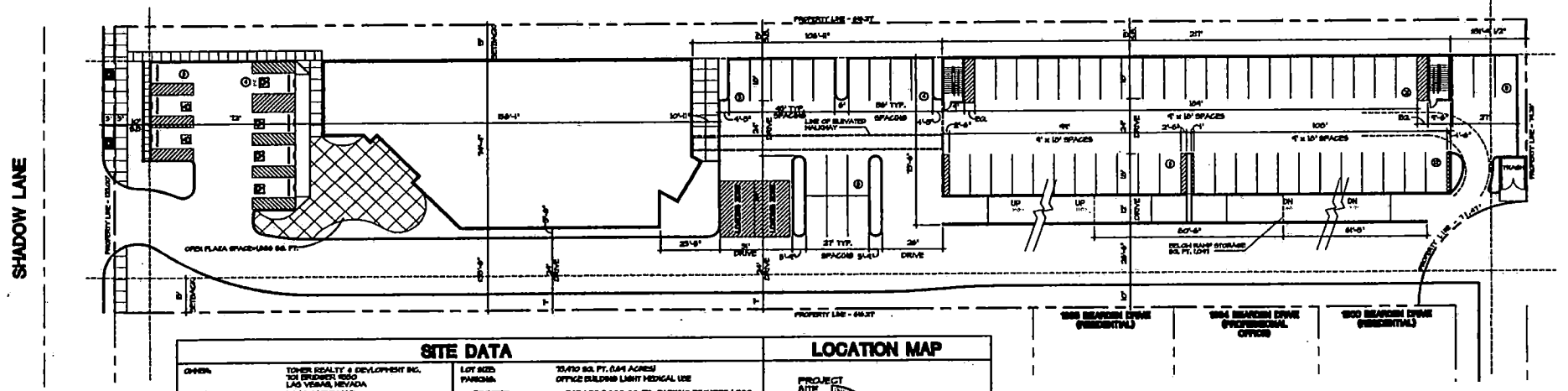
OFFICE BUILDING @ SHADOW LANE



CONCEPTUAL SITE PLAN





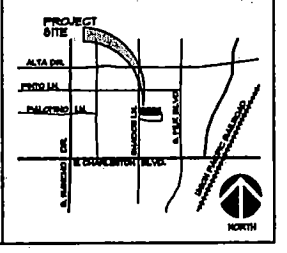


SITE DATA

OWNER:	TOWER REALTY & DEVLOPMENT INC. 701 BRIDGER, 1250 LAS VEGAS, NEVADA
CONTACT:	LOUIS CARBERALE 701 BRIDGER AVENUE, SUITE 500 LAS VEGAS, NEVADA 89101 PH. (702) 388-1101 FX. (702) 366-1686
A.P.N.	124-05-402-001
ZONING:	P-O PLANNED DEVELOPMENT EXISTING ZONING - H-2 (MEDICAL/DENTAL OFFICE) PROPOSED ZONING - H-1 (MEDICAL SUPPORT)
OCCUPANCY:	B & S-2
TYPE OF CONSTRUCTION:	
BUILDING AREA:	
FIRST LEVEL:	41,423 SQ. FT.
SECOND LEVEL:	41,417 SQ. FT.
THIRD LEVEL:	32,081 SQ. FT.
TOTAL:	214,921 SQ. FT.
PARKING STRUCTURE:	
GRADE LEVEL:	51,150 SQ. FT.
SECOND LEVEL:	51,150 SQ. FT.
TOP LEVEL:	51,150 SQ. FT.
TOTAL:	41,290 SQ. FT.

LOT SIZE:	15,410 SQ. FT. (0.61 ACRES)
PARKING:	OFFICE BUILDING LIGHT MEDICAL USE
REQUIRED:	FOR 1 TO 2,000 SQ. FT. PARKING REQUIRED 1:200 FOR ADDITION SQ. FT. PARKING REQUIRED 1:175 2,000 SQ. FT. / 200 = 10 SPACES 212,921 SQ. FT. / 175 = 1,216 SPACES TOTAL 1,226 SPACES
	H/C PARKING - 3 WITH 1 VAN ACCESSIBLE SPACE W/ 8'-0" WIDE ACCESS AISLE FOR BUILDING HANDICAPPED SPACES = HANDICAPPED = 3 SPACES VAN HANDICAPPED = 1 SPACE TOTAL HANDICAPPED = 6 SPACES
PROVIDED:	OUTDOOR PARKING = 51 SPACES GRADE LEVEL PARKING STRUCTURE = 44 SPACES SECOND LEVEL PARKING STRUCTURE = 59 SPACES TOP LEVEL PARKING STRUCTURE = 41 SPACES
TOTAL PROVIDED:	235 SPACES
SITE LIGHTING:	ALL ON-SITE LIGHTING OF BUILDING, AND PARKING AREAS SHALL BE DESIGNED SO THAT LIGHT DOES NOT SHINE DIRECTLY ONTO ADJACENT PROPERTY. ALL LIGHT SOURCES SHALL BE SHIELDED AND DIRECTED DOWNWARD AT ALL TIMES SO AS NOT TO ADVERSELY IMPACT ADJACENT PROPERTY.

LOCATION MAP



A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

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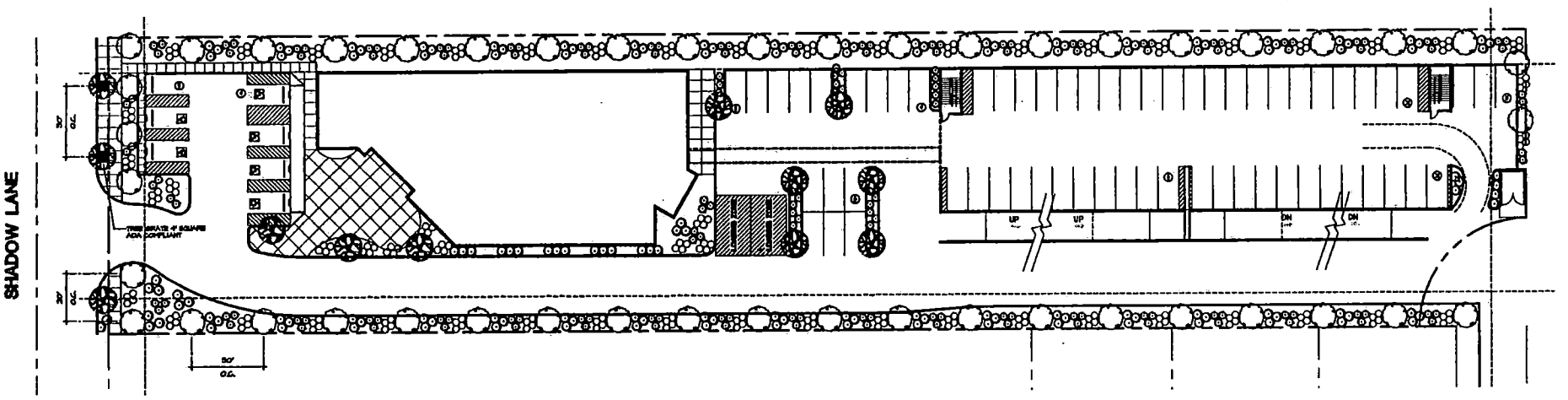
VAR-5511
11/18/04 PC

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OCT 2 2

OFFICE BUILDING @ SHADOW LANE

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

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE LEGEND		
TREES		QTY
	SHAIN HILL OLIVE - 24" BOX	50
	ACACIA - 24" BOX	13
SHRUBS		
	GREEN CLOUD BASE - 5 GALLON	149
	SILVER LEAF CASSIA - 5 GALLON	142
GROUNDCOVER		
	BUSH MORNING GLORY - 1 GALLON	35

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL "HARDENED OFF." ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND FREE OF KINKED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL 12" WIDE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN) DEEP BASIN OR WELL 4 INCH WIDE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAT THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES:

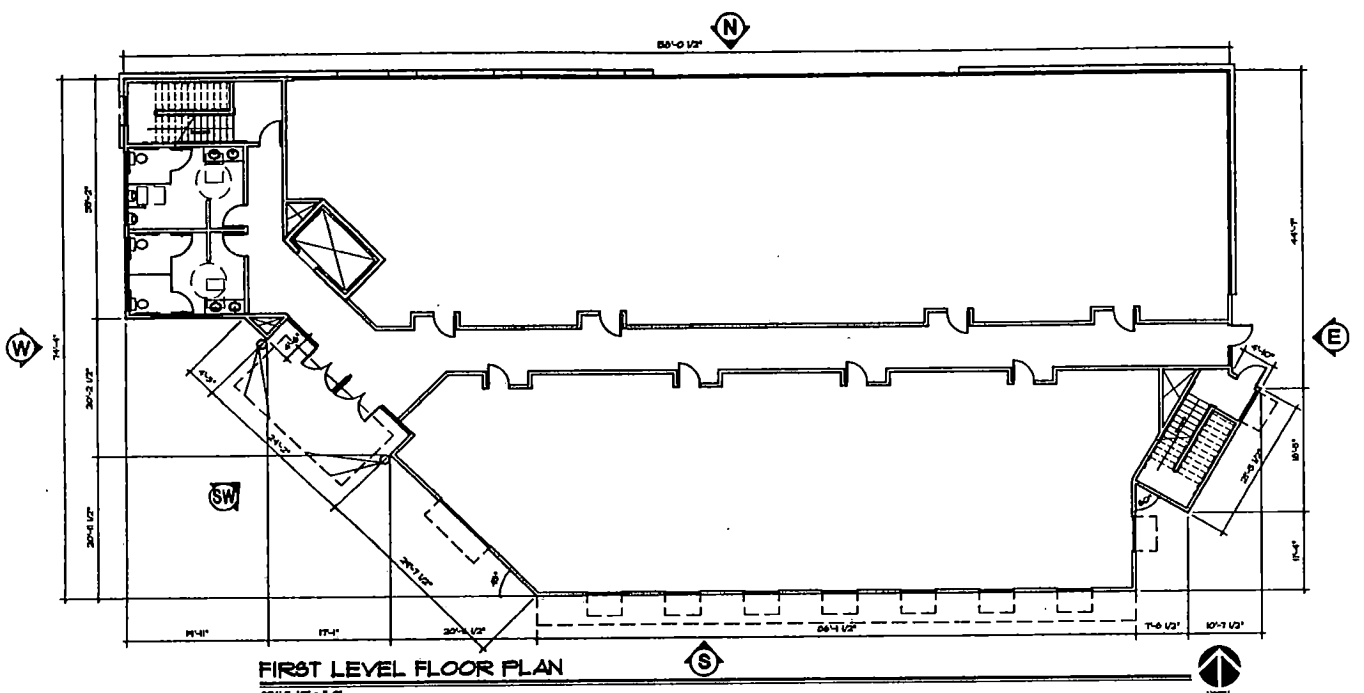
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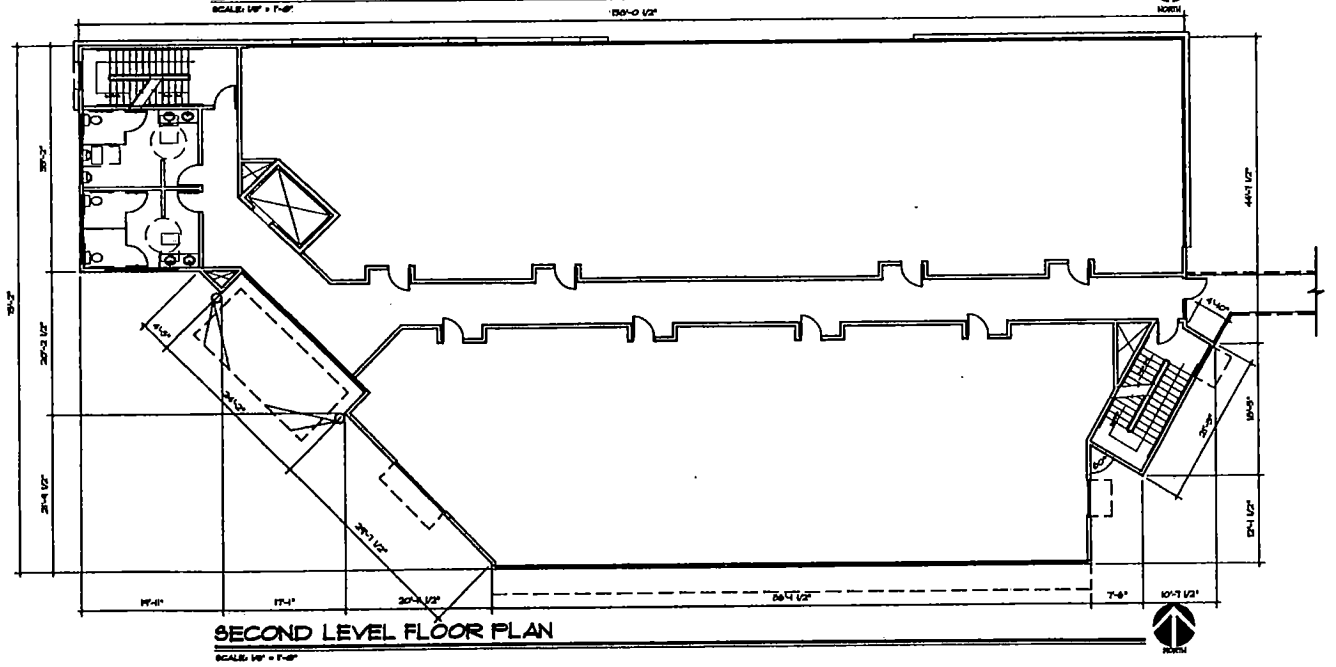
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THIS LAST EDITED BY: TOMASIAN Barbara

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FIRST LEVEL FLOOR PLAN

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



SECOND LEVEL FLOOR PLAN

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

OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL FLOOR PLANS

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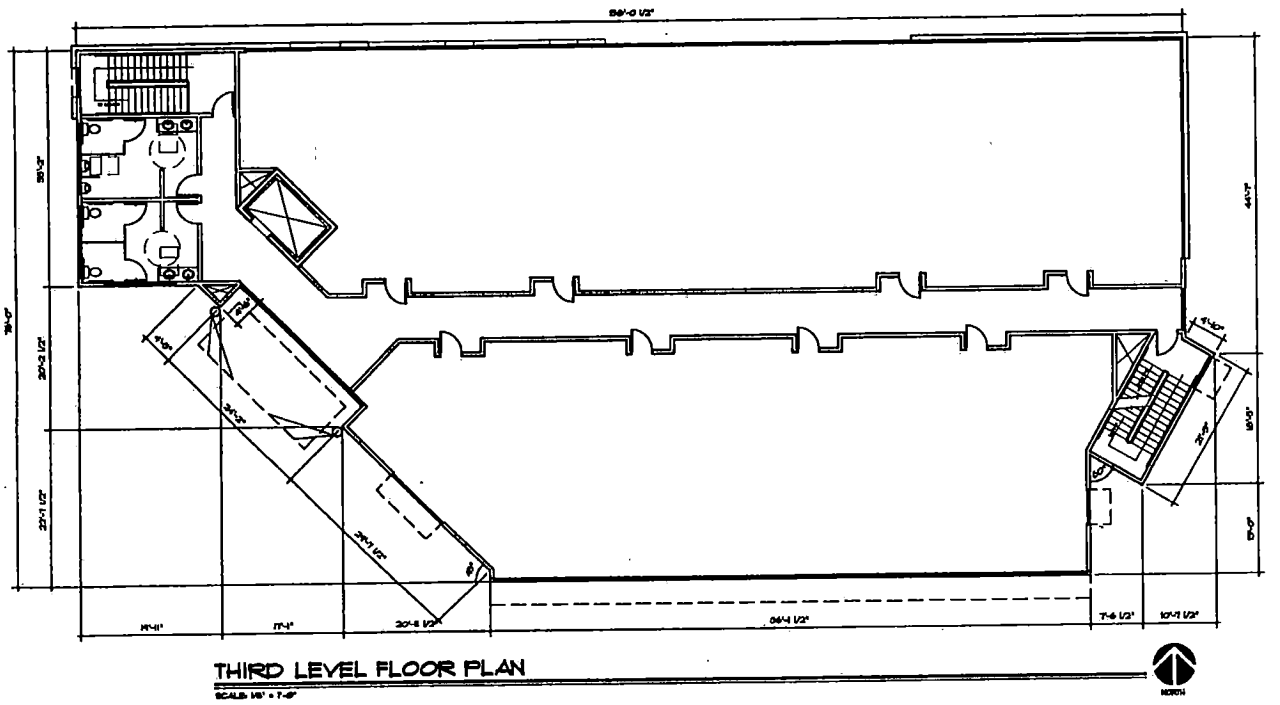
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CONCEPTUAL FLOOR PLAN



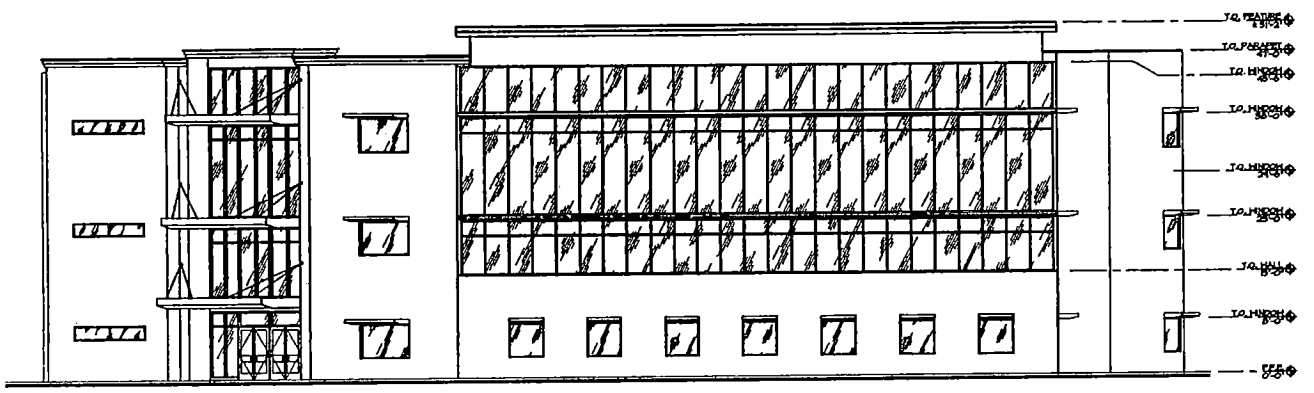
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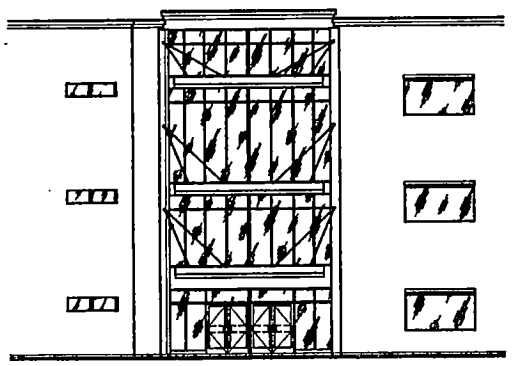
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OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL ELEVATIONS

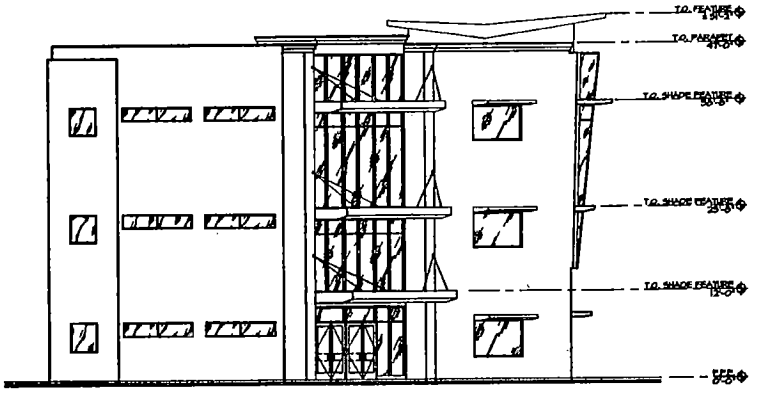


SOUTH ELEVATION



SOUTHWESTERNLY ELEVATION

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



WEST ELEVATION

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

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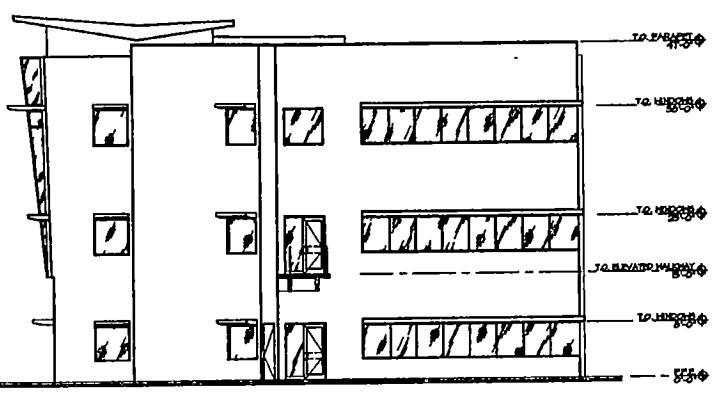
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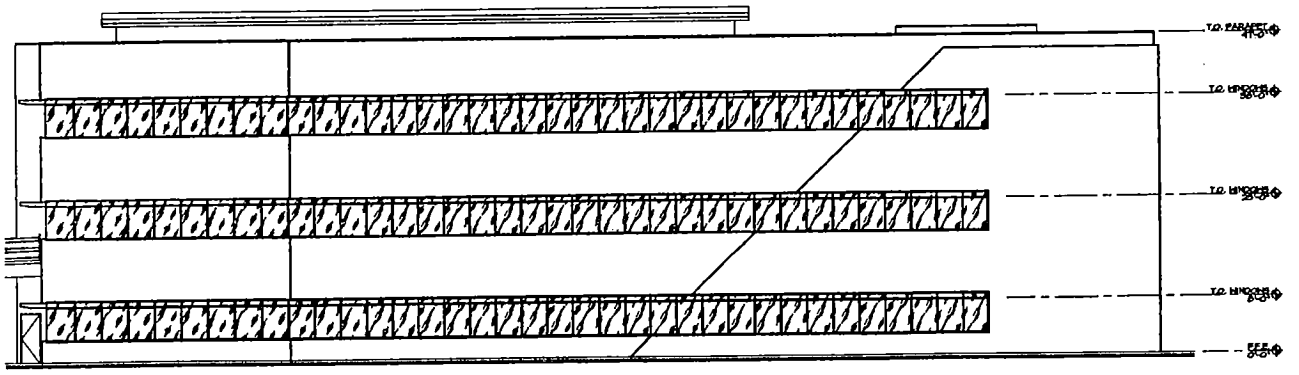
OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL ELEVATIONS



EAST ELEVATION

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



NORTH ELEVATION

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

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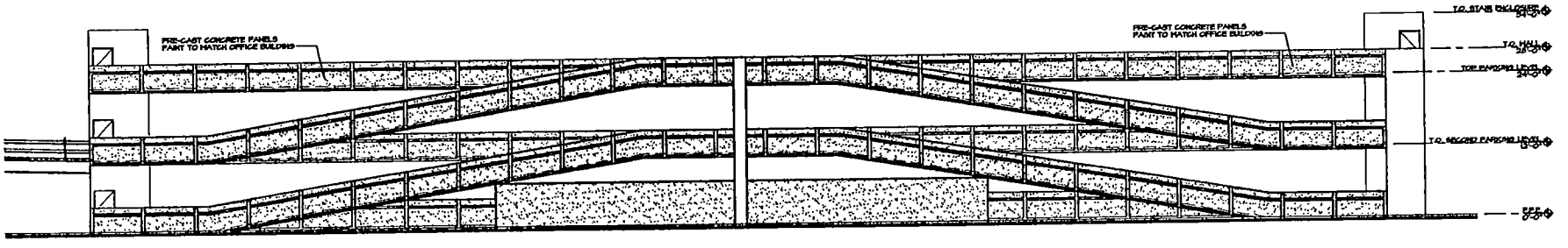
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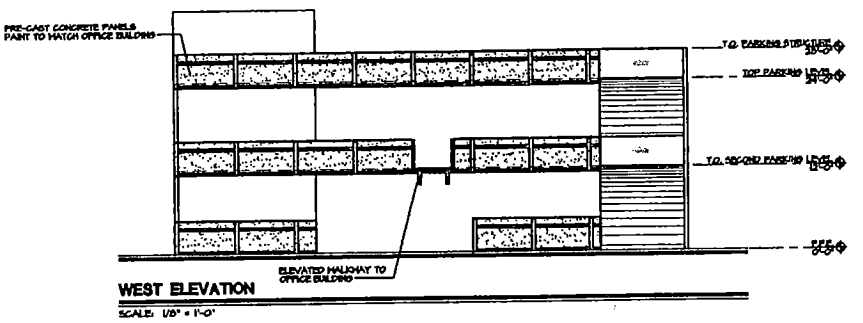
OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL ELEVATIONS



NORTH ELEVATION

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



WEST ELEVATION

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

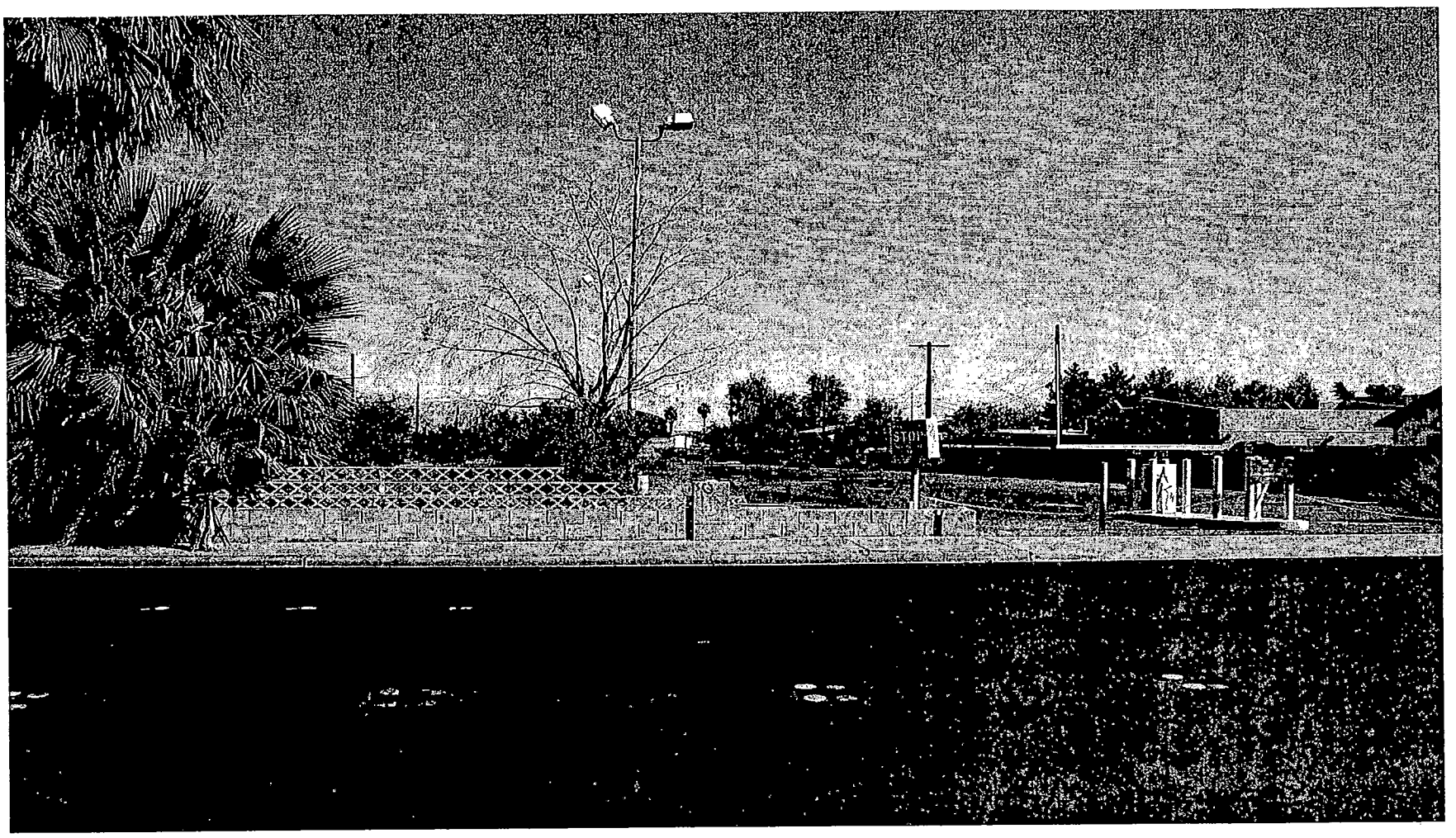
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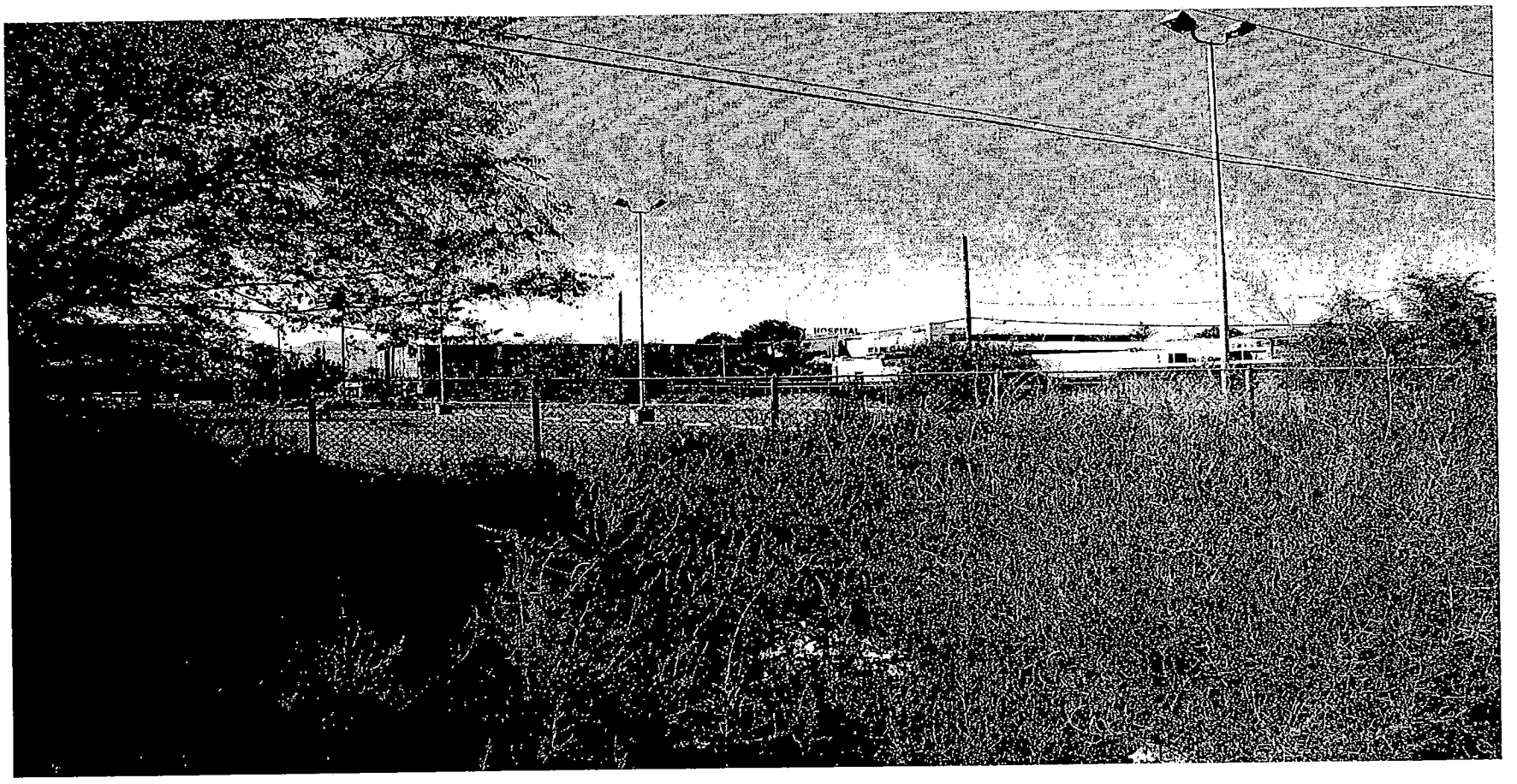
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VAR-5511
11/18/04 PC



VAR-5511 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/05/04



VAR-5511 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/05/04

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
VAR-5512 - VARIANCE RELATED TO MOD-5212, VAR-5214, SDR-5213 AND VAR-5511 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS, INC. - Request for a Variance TO ALLOW A BUILDING HEIGHT OF 52 FEET 9 INCHES WHERE 45 FEET IS THE MAXIMUM BUILDING HEIGHT FOR A PROPOSED THREE-STORY OFFICE BUILDING on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 12/15/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he has a client business relationship with Officer Calvin Haywood and EVANS not voting

To City Council on 12/15/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 21 [MOD-5212], Item 22 [VAR-5214], Item 23 [VAR-5511], Item 24 [VAR-5512] and Item 25 [SDR-5213].

(8:48 9:08)

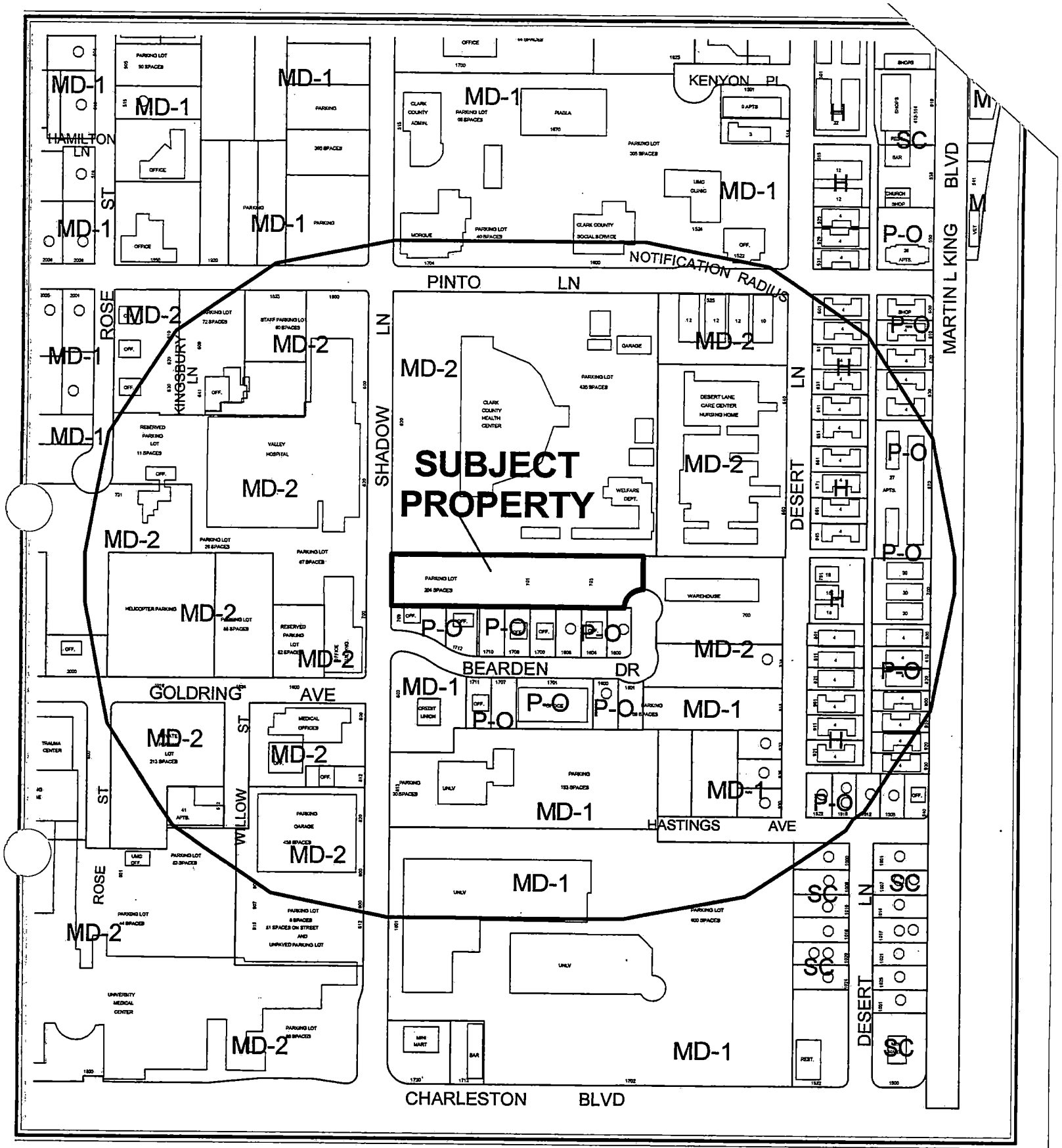
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 24 – VAR-5512

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-5213], Variance [VAR-5514] and Variance [VAR-5511].

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



0 200 400 Feet

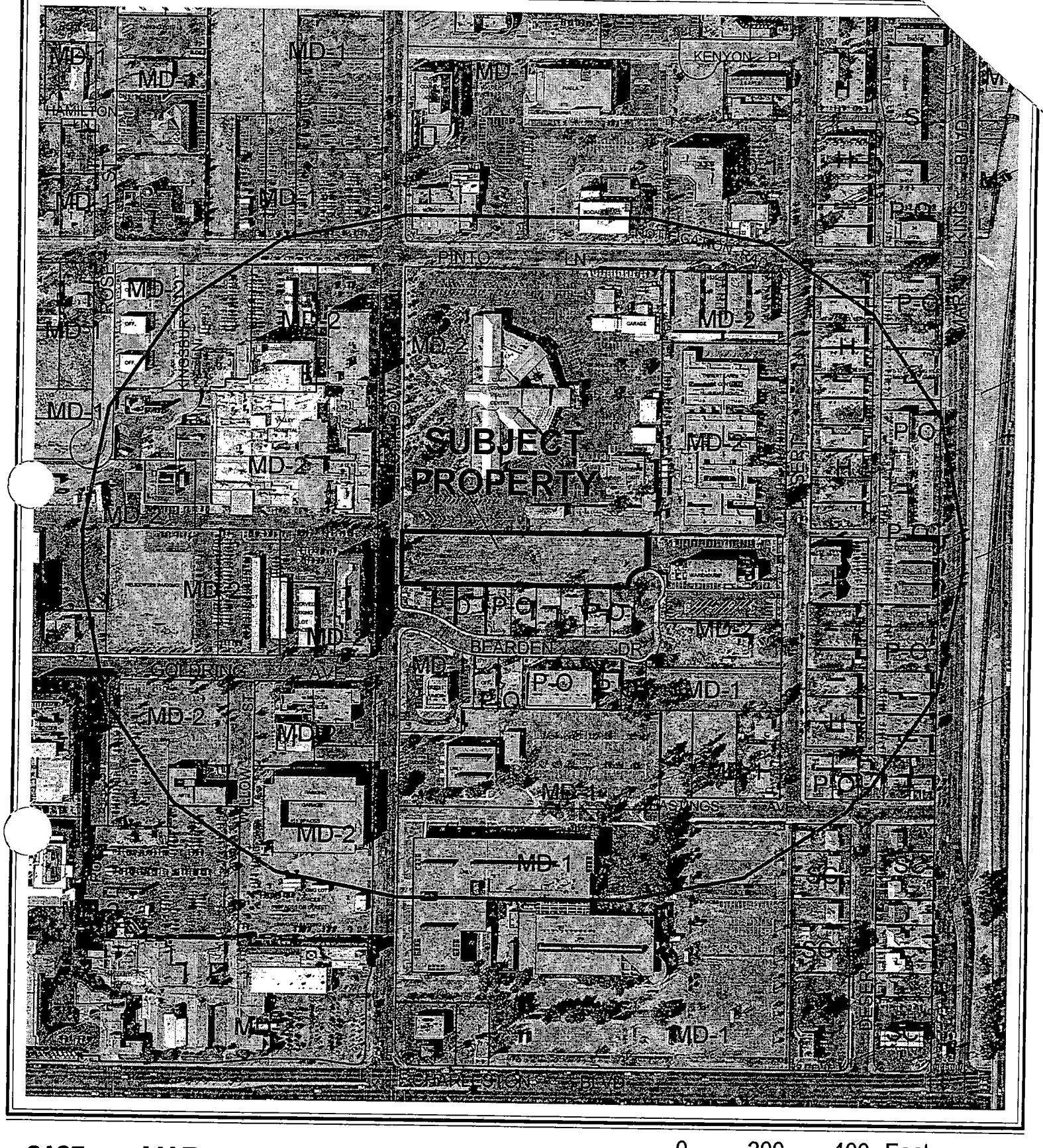
CASE: **VAR-5512**

RADIUS: 750 FT

LAS VEGAS MEDICAL DISTRICT PLAN DESIGNATION OF SUBJECT PROPERTY:
MD-2 (MAJOR MEDICAL)

PROPOSED LAS VEGAS MEDICAL DISTRICT PLAN DISIGNATION OF SUBJECT PROPERTY:
MD-1 (MEDICAL SUPPORT)

N



CASE: **VAR-5512**

RADIUS: 750 FT

0 200 400 Feet

LAS VEGAS MEDICAL DISTRICT PLAN DESIGNATION OF SUBJECT PROPERTY:
MD-2 (MAJOR MEDICAL)

PROPOSED LAS VEGAS MEDICAL DISTRICT PLAN DISIGNATION OF SUBJECT PROPERTY:
MD-1 (MEDICAL SUPPORT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5512 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-5213], Variance [VAR-5514] and Variance [VAR-5511].

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Request for a Variance to allow a building height of 51 feet 2 inches where 45 feet is the maximum building height for a proposed three-story office building on 1.69 acres at 701 Shadow Lane.

B) Applicant's Justification

The applicant's justification letter states a Site Development Plan Review and a Major Modification from current zoning MD-2 (Major Medical) to proposed zoning MD-1 (Medical Support) for a three story office building and a four-story detached parking garage. This garage will provide covered parking for visitors and tenants. The applicant is also requesting a Variance for parking where light medical use requires 177 spaces, 148 will be provided. Also, a waiver is requested to allow a building height of 52 feet 9 inches where 45 feet is the maximum building height allowed. Additionally the applicant states that they are providing a 36-foot setback from the south property line where they are required 84 feet. The applicant further states, that "the proposed office building and parking garage would make a great addition to the already established Medical District."

(The applicant's justification letter reflects the deviations from development standards from the proposed site plan date stamped 09/07/04. The applicant has since revised the site plan [date stamped 10/22/04 & 11/08/04], and the following report reflects those changes.)

BACKGROUND INFORMATION

A) Previous Actions

05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residence Estates), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on 04/02/97.

06/19/02 Request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission and staff recommended approval on 04/11/02.

11/18/04 The Planning Commission will consider as related items: a Major Modification to the Las Vegas Medical District Plan from MD-2 (Major Medical) to MD-1 (Medical Support), a Site Development Plan Review (SDR-5213) for a medical office development, a Variance (VAR-5214) to allow 149 parking spaces where 170 parking spaces are required for a medical office development, as well as a Variance (VAR-5511) to allow a 36-foot and a half setback where 84 feet is required for a compliance with residential adjacency standards, a 13-foot rear yard setback where 25 feet is required for the parking structure and to allow a reduction in streetscape and perimeter landscaping requirements on 1.69 acres. The Planning Commission had held Variance (VAR-5214), Site Development Plan Review (SDR-5213) and Major Modification (MOD-5212) in abeyance from the 10/21/04 meeting as a result of the need for additional Variance (VAR-5511 and VAR-5512) applications.

B) Pre-Application Meeting

A pre-application conference was not held as result of this application stemming from an analysis of the submitted Site Development Plan Review (SDR-5213).

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	1.69 acres

B) Existing Land Use

Subject Property:	Undeveloped, Parking lot
North:	Clark County Health District
South:	Office and Single Family Residential
East:	Warehouse
West:	Medical Office

PL

C) Planned Land Use

Subject Property:	UMC [MD-2 (Major Medical)]
North:	UMC [MD-2 (Major Medical)]
South:	UMC [P-O (Professional Office)]
East:	UMC [MD-2 (Major Medical)]
West:	UMC [MD-2 (Major Medical)]

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage large-scale development. There are no General Plan policies that are directly related to the requested Variance.

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

Las Vegas Medical District

The intent of the Las Vegas Medical District is to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians. There are no Las Vegas Medical District Plan policies that are directly related to the requested Variance.

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ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Medical District Plan and Title 19.10, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Max. Building Height	3 Stories / 45 Feet	51 Feet 2 inches	NO

The proposed three-story, 51-foot 2-inch medical office development exceeds the 45 feet maximum height requirement of the Las Vegas Medical District Plan (Development Standards – Table 2) and will require approval of a variance to be in conformance.

B) General Analysis and Discussion

The proposed three-story office building and three-story parking garage are proposed on a narrow rectangular shaped 1.69-acre lot. The office project would be improving a small, infill site that currently is undeveloped. The site plan indicates a 29,991 square foot building located towards the west property line, while the parking garage is located towards to east property line. Landscaping is shown on all perimeters of the site. The proposed medical office building will stand 51 feet 2 inches tall, a full 6 feet 2 inches higher than the Las Vegas Medical District Plan development standards permit.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by overbuilding the site in order to maximize profitability. Alternative building height 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.

NOTICES MAILED 57 [Mailed with SDR-5213, VAR-5511 & VAR-5214]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5512 APN: 139-334-02-001

Name of Property Owner: MILTON I SCHWARTZ (VALLEY GROUP CORP)

Name of Applicant: TOWER REALTY & DEVELOPMENT

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Milton I Schwartz

Subscribed and sworn before me

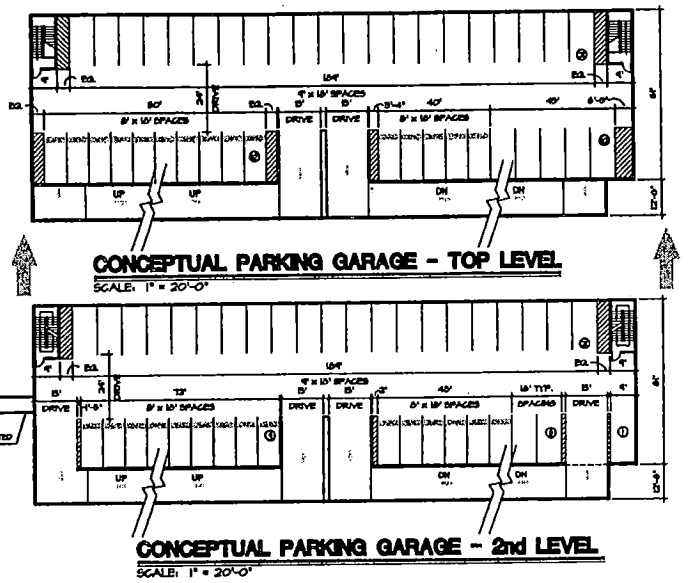
This 21st day of October, 2004

Susan Jean Turner

Notary Public in and for said County and State

Susan Jean Turner
Notary Public - Nevada
Clark County
No: 91-0015-1
My appt. exp. Nov. 26, 2006

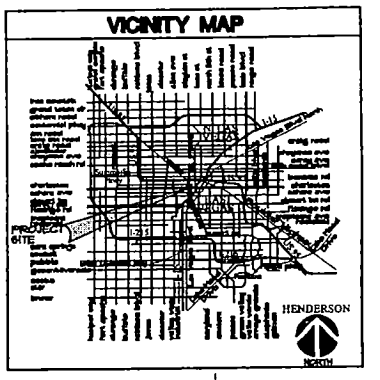
OFFICE BUILDING @ SHADOW LANE

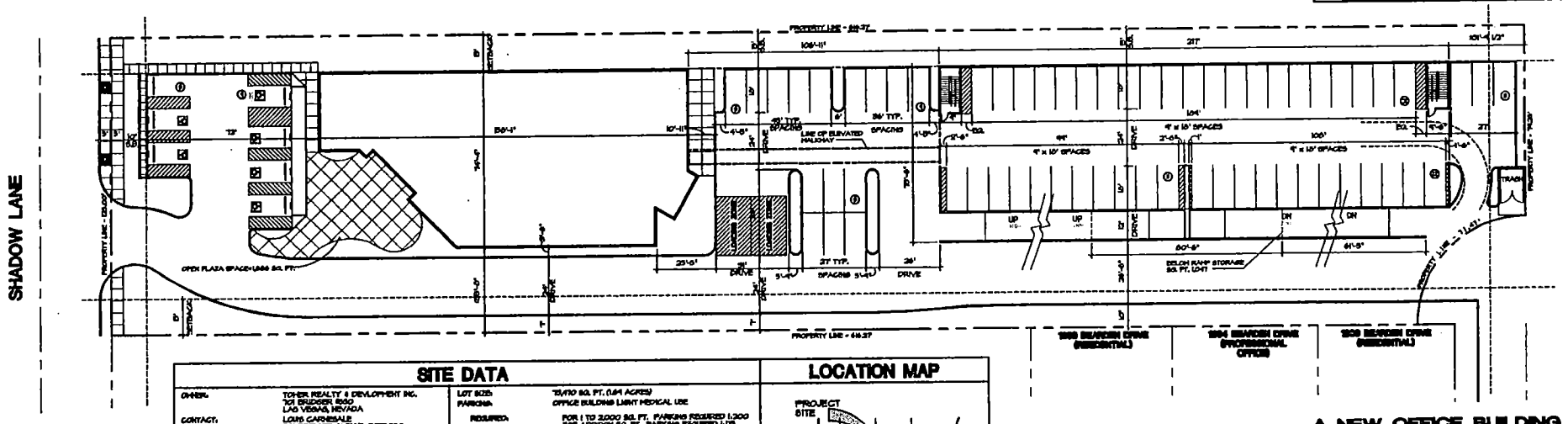


CONCEPTUAL PARKING GARAGE - TOP LEVEL
SCALE: 1" = 20'-0"

CONCEPTUAL PARKING GARAGE - 2nd LEVEL
SCALE: 1" = 20'-0"

CONCEPTUAL SITE PLAN



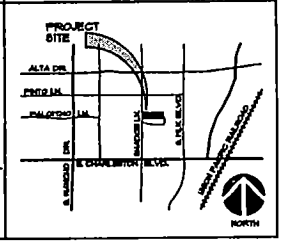


SITE DATA

OWNER:	TOWER REALTY & DEVELOPMENT INC. 701 BRIDGER #550 LAS VEGAS, NEVADA
CONTACT:	LOUIS CARNEVALE 701 BRIDGER AVENUE, SUITE 550 LAS VEGAS, NEVADA 89101 PH: (702) 366-1101 FX: (702) 366-1655
A.P.N.	139-35-402-001
ZONING:	P-D (PLANNED DEVELOPMENT) EXISTING ZONING - P-D1 (MEDICAL/DENTAL OFFICE) PROPOSED ZONING - P-D1 (MEDICAL SUPPORT)
OCCUPANCY:	B & S-2
TYPE OF CONSTRUCTION:	
BUILDING AREA:	
FIRST LEVEL:	4,428 SQ. FT.
SECOND LEVEL:	4,441 SQ. FT.
THIRD LEVEL:	10,051 SQ. FT.
TOTAL:	24,491 SQ. FT.
PARKING STRUCTURE:	
GRADE LEVEL:	13,150 SQ. FT.
SECOND LEVEL:	13,150 SQ. FT.
TOP LEVEL:	13,150 SQ. FT.
TOTAL:	41,250 SQ. FT.

LOT SIZE:	73,170 SQ. FT. (1.64 ACRES)
PARKING:	OFFICE BUILDING LIGHT MEDICAL USE
REQUIRED:	FOR 1 TO 2,000 SQ. FT. PARKING REQUIRED 1:200 FOR ADDITION SQ. FT. PARKING REQUIRED 1:175 2,000 SQ. FT. / 200 = 10 SPACES 22,491 SQ. FT. / 175 = 142 SPACES 152 SPACES HC PARKING = 3 MIN 1 VAN ACCESSIBLE SPACE W 8'-0" HDE ACCESS AISLE PER BUILDING HANDICAPPED SPACES - HANDICAPPED = 0 SPACES VAN HANDICAPPED = 1 SPACE TOTAL HANDICAPPED = 6 SPACES
PROVIDED:	OUTDOOR PARKING = GRADE LEVEL PARKING STRUCTURE = 44 SPACES SECOND LEVEL PARKING STRUCTURE = 84 SPACES TOP LEVEL PARKING STRUCTURE = 41 SPACES TOTAL PROVIDED: 99 SPACES
SITE LIGHTING:	ALL ON-SITE LIGHTING OF BUILDINGS AND PARKING AREAS SHALL BE DESIGNED SO THAT LIGHT DOES NOT SHINE DIRECTLY ONTO ADJACENT PROPERTY. ALL LIGHT SOURCES SHALL BE SHIELDED AND DIRECTED DOWNWARD AT ALL TIMES SO AS NOT TO ADVERSELY IMPACT ADJACENT PROPERTY.

LOCATION MAP



A NEW OFFICE BUILDING FOR:
TOWER REALTY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
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761 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

DATE: October 22, 2004 at 8:36am PROJECT NUMBER: 04100 FILE NAME: 04100_d1_site.dwg

VAR-5512
11/18/04 PC

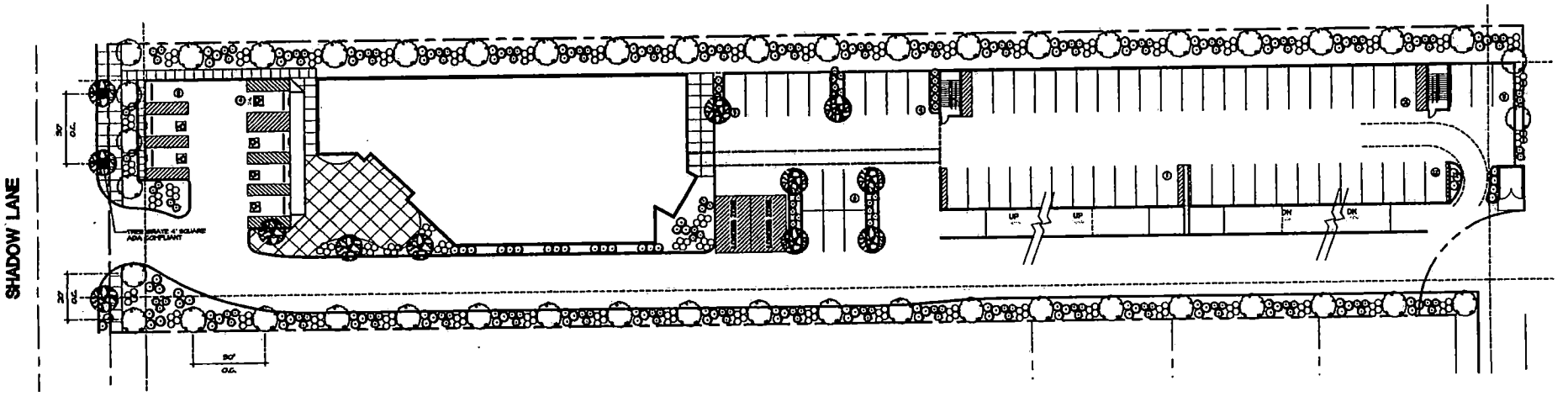
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OCT 22 20

OFFICE BUILDING @ SHADOW LANE

SCALE: 1" = 30'-0"

NORTH

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE LEGEND		
TREES		QTY
	SWAN HILL OLIVE - 24" BOX	90
	ACACIA - 24" BOX	12
SHRUBS		
	GREEN CLOUD SAGE - 5 GALLON	149
	SILVER LEAF CASSIA - 5 GALLON	143
GROUNDCOVER		
	BUSH MORNING GLORY - 1 GALLON	99

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL HARDENED OFF? ALL PLANTS SHALL HAVE NORMAL WELL-DEVELOPED BRANCH SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND FREE OF KINKED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DEFLECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL (+/-) HOE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (+/-) DEEP BASIN OR WELL, 4 INCH HOE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAT THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES:

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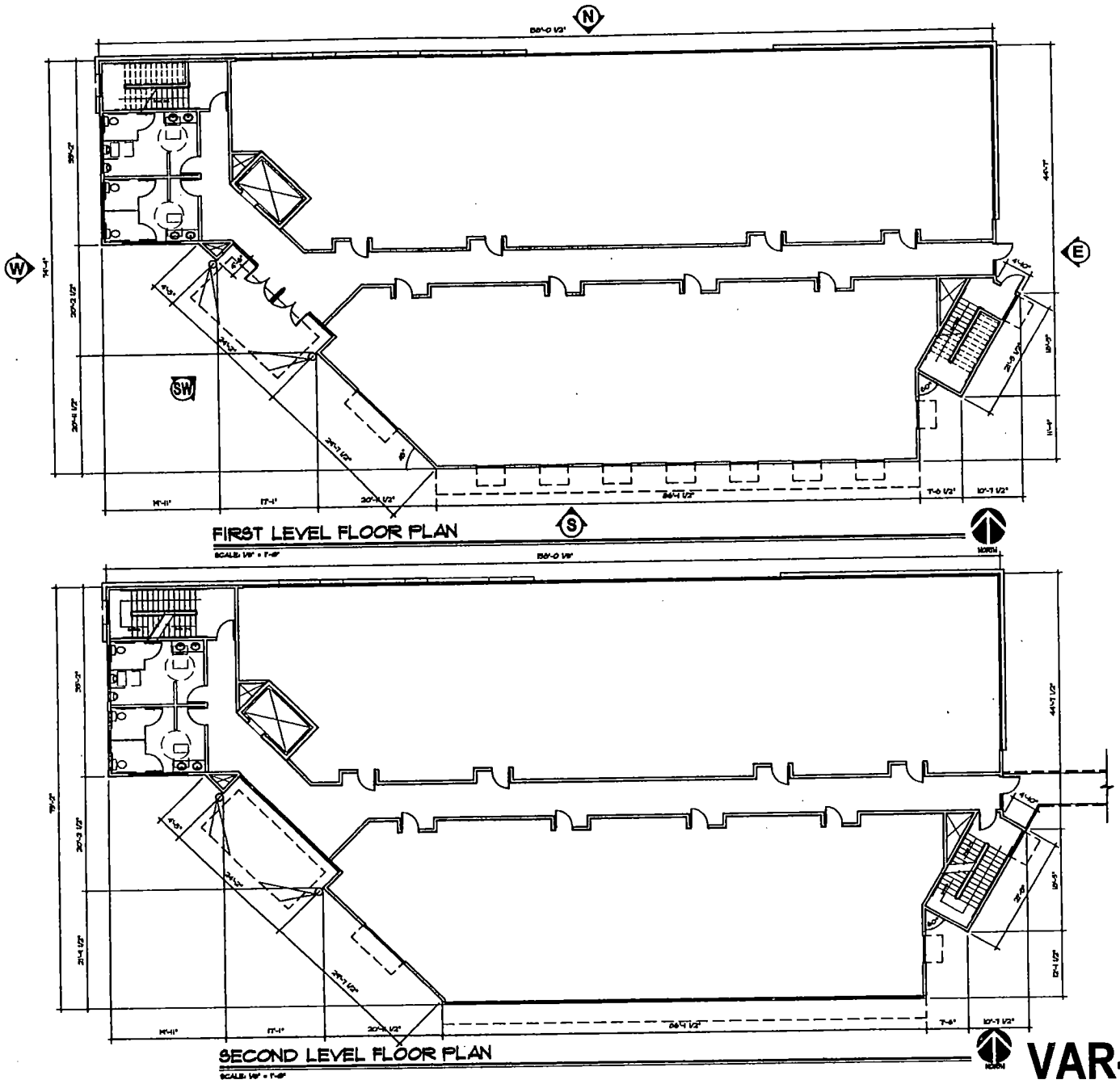
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DATED: October 25, 2004 at 9:04am PROJECT NUMBER: 04103 FILE NAME: 04103_01_land_use.dwg
LAST MODIFIED BY: EDMUNDS Barbara

VAR-5512
11/18/04 PC

OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL FLOOR PLANS



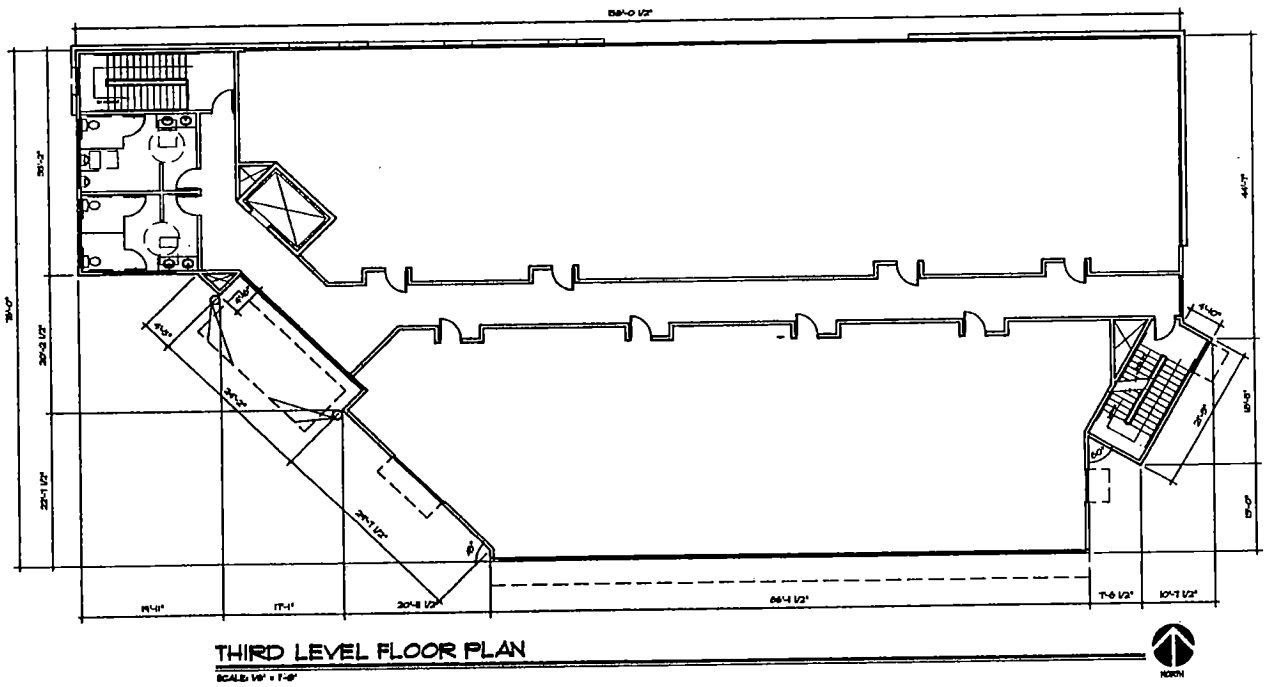
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VAR-5512
11/18/04 PC

OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL FLOOR PLAN



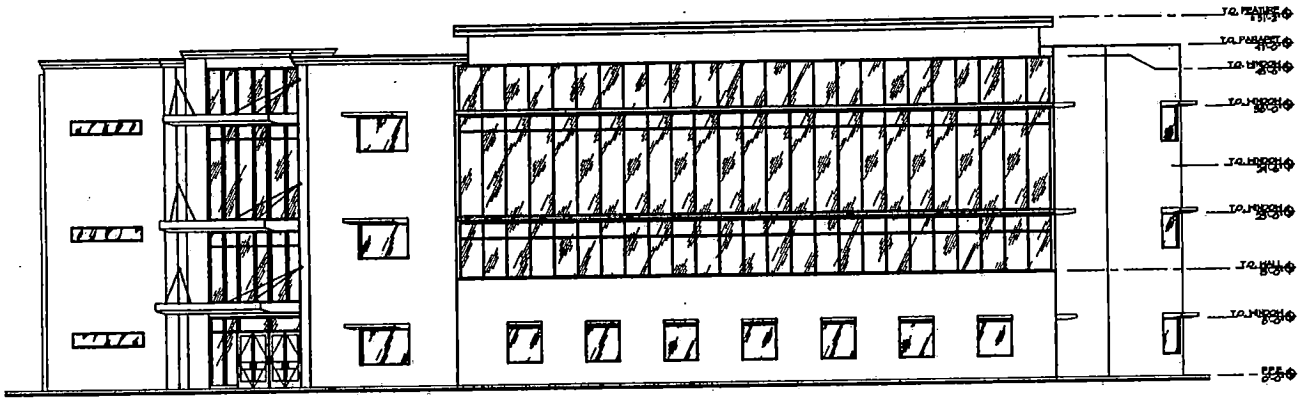
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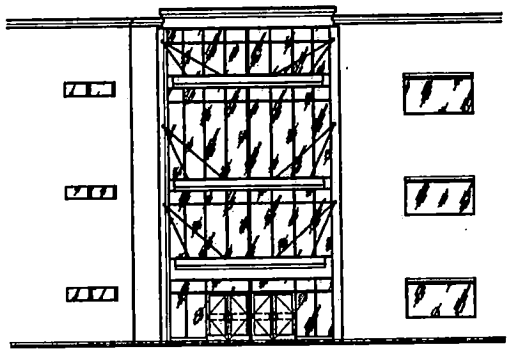
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OFFICE BUILDING @ SHADOW LANE

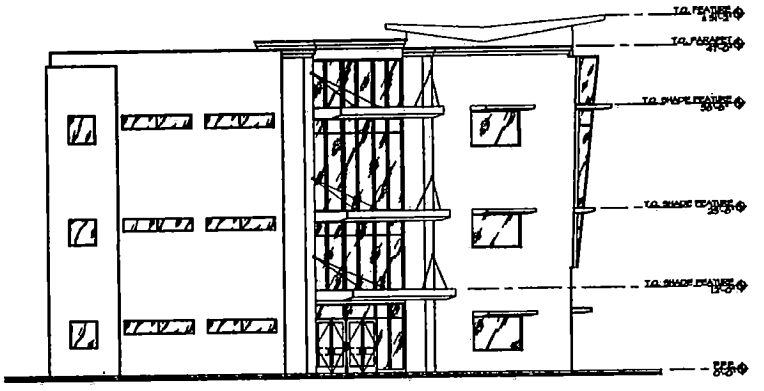
CONCEPTUAL ELEVATIONS



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



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



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

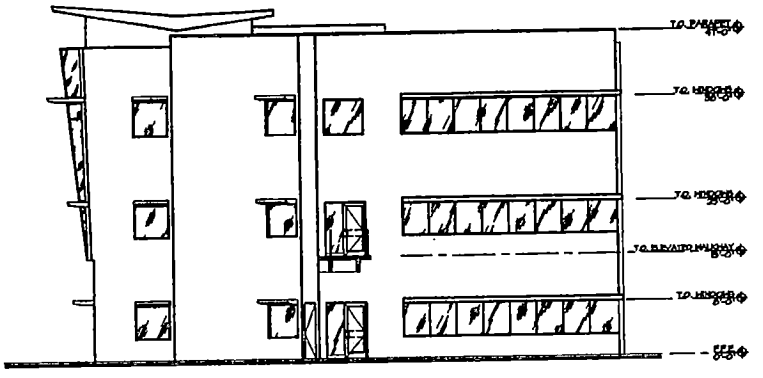
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VAR-5512
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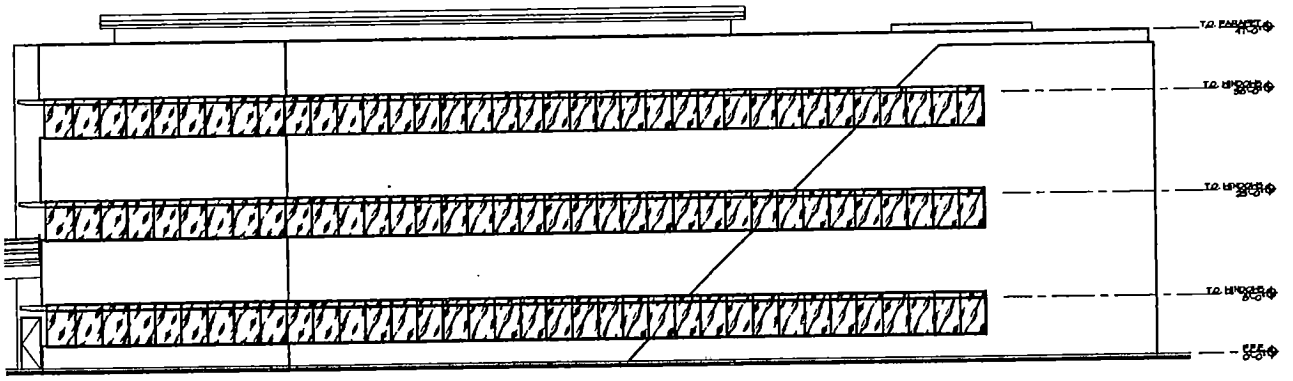
OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL ELEVATIONS



EAST ELEVATION

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



NORTH ELEVATION

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

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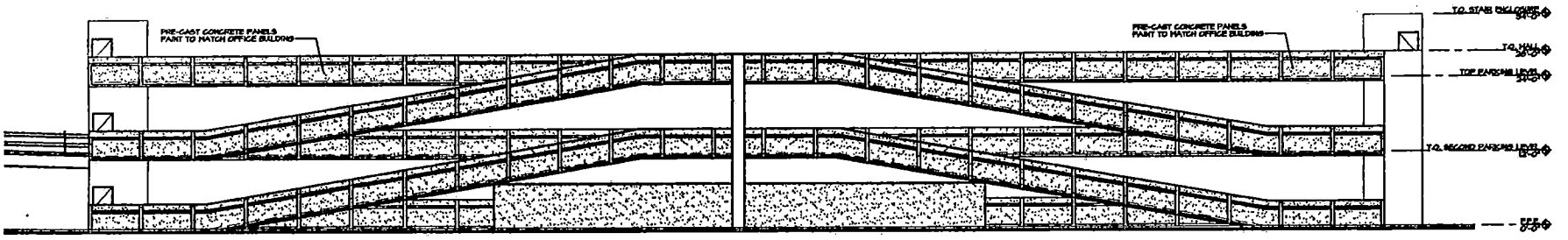
DATE: October 23, 2004 at 8:04am PROJECT NUMBER: 04100 FILE NAME: 04100_sht_elev.dwg
DRAWING LAST MODIFIED BY: RICHARD Burton

VAR-5512
11/18/04 PC

OFFICE BUILDING @ SHADOW LANE

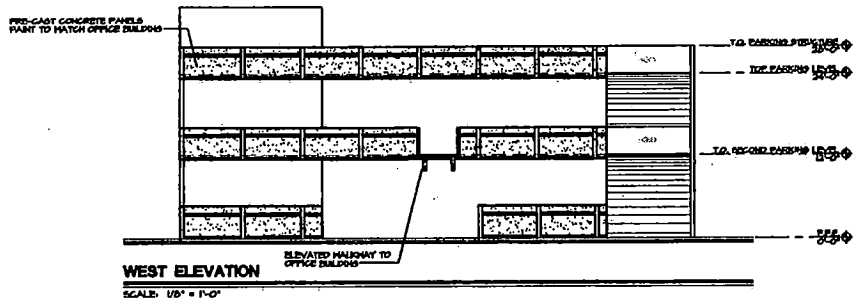
SCALE: 1/8" = 1'-0"

CONCEPTUAL ELEVATIONS



NORTH ELEVATION

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



WEST ELEVATION

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

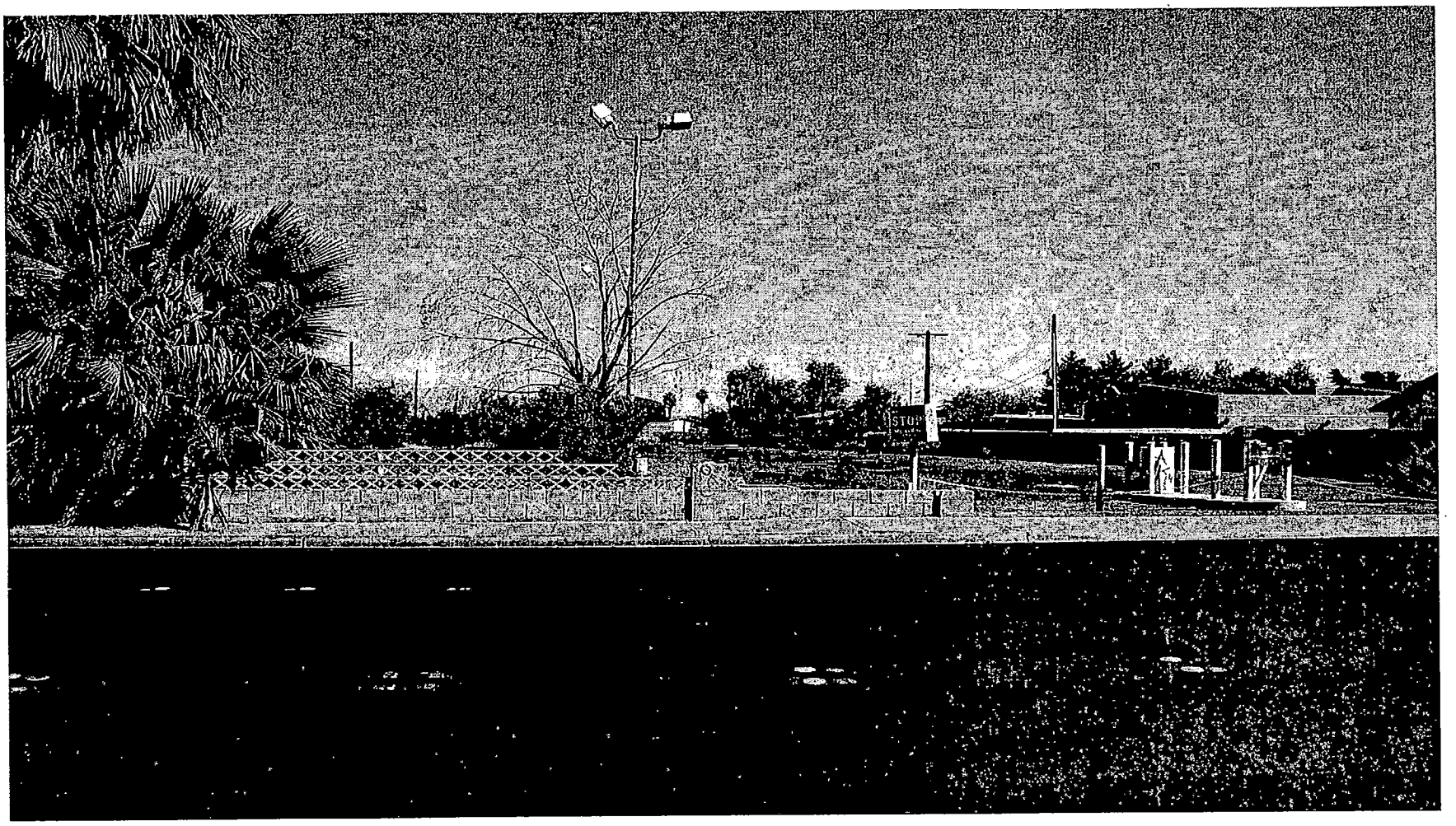
A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

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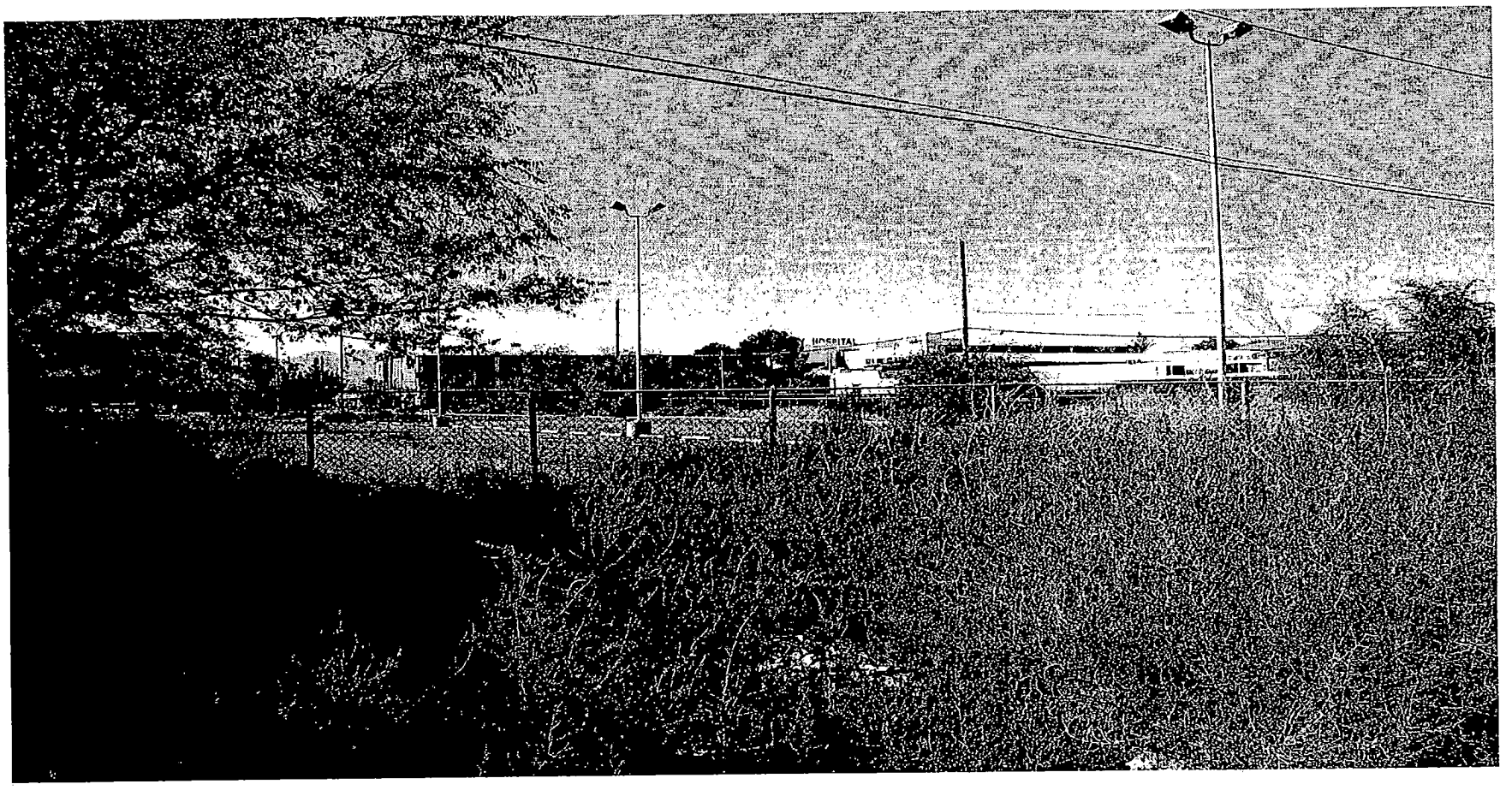
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LAST MODIFIED BY: [illegible]

VAR-5512
11/18/04 PC



VAR-5512 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/05/04



VAR-5512 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/05/04

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2004

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

SUBJECT:
ABEYANCE - RENOTIFICATION - SDR-5213 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5212 AND VAR-5214 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT – OWNER: VALLEY GROUP CONSTRUCTORS, INC. - Request for a Site Development Plan Review FOR A 31,293 SQUARE FOOT MEDICAL OFFICE DEVELOPMENT on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 12/15/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he has a client business relationship with Officer Calvin Haywood and EVANS not voting

To City Council on 12/15/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 21 [MOD-5212], Item 22 [VAR-5214], Item 23 [VAR-5511], Item 24 [VAR-5512] and Item 25 [SDR-5213].

(8:48 - 9:08)

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2004
Planning and Development Department
Item 25 – SDR-5213

CONDITIONS:

Planning and Development

1. A Major Modification (MOD-5212) to MD-1 (Support Medical) approved by the City Council.

2. The approval by the City Council of Variance applications VAR-5214, VAR-5511 and VAR-5512.

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

4. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 10/22/04, except as amended by conditions herein.

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 2 bicycle spaces and conformance with the Las Vegas Medical District Open Space Section. The site plan is to reflect pedestrian seating in conformance with Las Vegas Medical District Plan. The site plan is also to show addition of bollards with signage stating "No Through Traffic", to inhibit the use of the loading zones as a drive aisle and create a clear distinction between the two uses.

6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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

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

CONDITIONS – Continued:

10. 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.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

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

13. 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.

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

15. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

Public Works

16. Construct all incomplete half-street improvements per the Las Vegas Medical District Plan including a 10-foot sidewalk, five foot of which is within the public right-of-way adjacent to this site concurrent with development of this site.

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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

19. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

CONDITIONS – Continued:

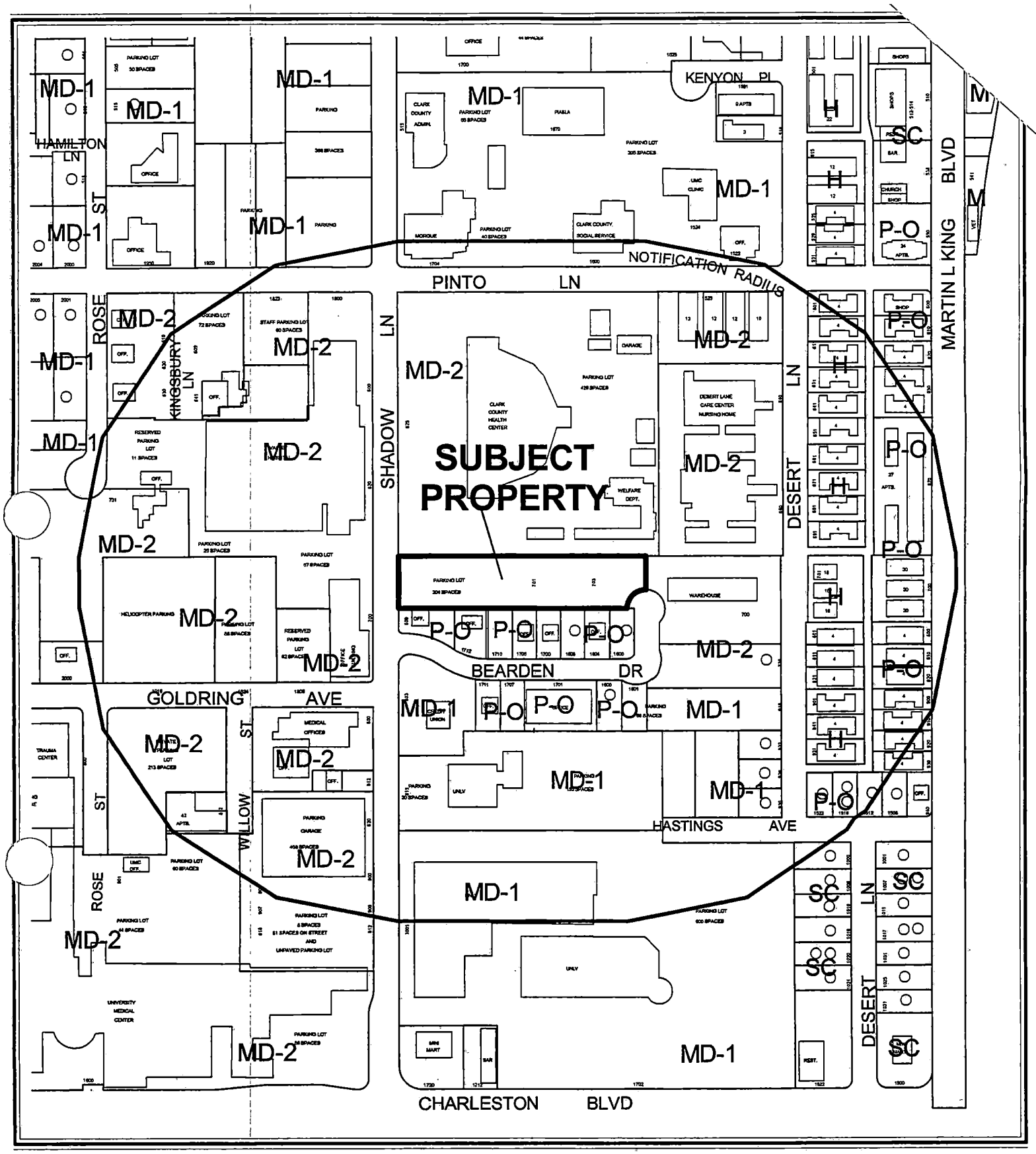
20. Landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.

21. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

22. 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. 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. 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.

23. 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.

24. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.



CASE: **SDR-5213**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [MD-2 (MAJOR MEDICAL) LAS VEGAS MEDICAL DISTRICT PLAN LAND USE DESIGNATION - PROPOSED: MD-1 (MEDICAL SUPPORT)]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - SDR-5213 - APPLICANT: TOWER REALTY AND DEVELOPMENT – OWNER: VALLEY GROUP CONSTRUCTORS, INC.

** CONDITIONS **

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

Planning and Development

1. A Major Modification (MOD-5212) to MD-1 (Support Medical) approved by the City Council.

2. The approval by the City Council of Variance applications VAR-5214, VAR-5511 and VAR-5512.

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

4. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 10/22/04, except as amended by conditions herein.

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 2 bicycle spaces and conformance with the Las Vegas Medical District Open Space Section. The site plan is to reflect pedestrian seating in conformance with Las Vegas Medical District Plan. The site plan is also to show addition of bollards with signage stating "No Through Traffic", to inhibit the use of the loading zones as a drive aisle and create a clear distinction between the two uses.

6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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

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

10. 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.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

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

13. 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.

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

15. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

Public Works

16. Construct all incomplete half-street improvements per the Las Vegas Medical District Plan including a 10-foot sidewalk, five foot of which is within the public right-of-way adjacent to this site concurrent with development of this site.

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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

19. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

PL

20. Landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.

21. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

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23. 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.

24. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 31,293 square foot medical office development on 1.69 acres at 701 Shadow Lane. This application will be considered in conjunction with a Major Modification (MOD-5212) application to change the special land use designation of the Las Vegas Medical District Plan from MD-2 to MD-1, a Variance (VAR-5214) application to allow 149 parking spaces where 170 parking spaces are required for a medical office development, a Variance (VAR-5511) application to allow a 36-foot and a half setback where 84 feet is required for a compliance with residential adjacency standards, a 13-foot rear yard setback where 25 feet is required for the parking structure and to allow a reduction in streetscape and perimeter landscaping requirements for a proposed three-story office building; and a Variance (VAR-5512) application to allow a building height of 51 feet 2 inches where 45 feet is the maximum building height for a proposed three-story office building.

B) Applicant's Justification

The applicant's justification letter states a Site Development Plan Review and a Major Modification from current zoning MD-2 to proposed zoning MD-1 for a three-story office building and a four-story detached parking garage. This garage will provide covered parking for visitors and tenants. The applicant is also requesting a Variance for parking where light medical use requires 177 spaces, 148 will be provided. Also, a waiver is requested to allow a building height of 52 feet 9 inches where 45 feet is the maximum building height allowed. The applicant further states, that "the proposed office building and parking garage would make a great addition to the already established Medical District."

(The applicant's justification letter reflects the deviations from development standards from the proposed site plan date stamped 09/07/04. The applicant has since revised the site plan [date stamped 10/22/04 & 11/08/04], and the following report reflects those changes.)

BACKGROUND INFORMATION

A) Previous Actions

05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1, R-3, R-4, R-5, R-E, P-R, C-1, C-2, and C-V to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on 04/02/97.

PL

06/19/02 Request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission and staff recommended approval on 04/11/02.

11/18/04 The Planning Commission will consider as related items: a Major Modification to the Las Vegas Medical District Plan from MD-2 (Major Medical) to MD-1 (Medical Support), a Variance (VAR-5214) to allow 149 parking spaces where 170 parking spaces are required for a medical office development, a Variance (VAR-5512) to allow a building height of 51 feet 2 inches where 45 feet is the maximum building height allowed, as well as a Variance (VAR-5511) to allow a 36-foot and a half setback where 84 feet is required for a compliance with residential adjacency standards, a 13-foot rear yard setback where 25 feet is required for the parking structure and to allow a reduction in streetscape and perimeter landscaping requirements on 1.69 acres. The Planning Commission had held Variance (VAR-5214) and Major Modification (MOD-5212) in abeyance from the 10/21/04 meeting as a result of the need for additional Variance (VAR-5511 and VAR-5512) applications.

B) Pre-Application Meeting

A pre-application meeting was held on August 19, 2004. Issues discussed included:

- The exterior of the parking garage walls should match the exterior of the office building.
- Mechanical equipment and service areas area to be screened.
- Mirrored glass with greater than 22% reflectivity is prohibited.
- Streetscapes to conform to the Medical District Plan.
- Provide one square foot of open space per 50 square feet of gross floor area of the building.
- Landscaping shall conform to the Medical District Plan and Title 19.12.
- Waivers need to be described in the Justification Letter.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.69 acres

PL

B) Existing Land Use

Subject Property:	Undeveloped, Parking lot
North:	Clark County Health District
South:	Office and Single Family Residential
East:	Warehouse
West:	Medical Office

C) Planned Land Use

Subject Property:	UMC [MD-2 (Major Medical)]
North:	UMC [MD-2 (Major Medical)]
South:	UMC [P-O (Professional Office)]
East:	UMC [MD-2 (Major Medical)]
West:	UMC [MD-2 (Major Medical)]

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage large-scale development.

In terms of zoning, the site is zoned PD (Planned Development). The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed office use shown on this site plan is a permitted use within the PD (Planned Development) zoning district.

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

PL

Las Vegas Medical District

The intent of the Las Vegas Medical District is to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

PROJECT DESCRIPTION

The proposed development is that of a three-story 29,991 square foot medical office building with an associated three-story 47,250 square foot parking structure. The site plan depicts the medical office being setback approximately 92 feet from Shadow Lane, with handicap parking spaces provided at the front of the building. Additionally, a 1,886 square foot open space plaza is being proposed at the front of the building, however the site plan does not indicate any seating in the plaza, which is required by the Las Vegas Medial District Plan. The plaza is additionally required to have a minimum of 20% planted materials.

From the supplied landscape plan the proposed development appears deficient in that regard. The three-story parking structure is depicted at the rear of the property and will contain approximately 124 parking spaces. In total the site is proposing to accommodate 149 parking spaces, which is however 21 parking spaces short of the required amount for such a large proposed development. Additionally, the proposed development shows no bicycle parking spaces throughout the entirety of the site. The site will have access from both Shadow Lane and Bearden Drive as shown on the site plan.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Medical District Plan and Title 19.10, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.69 Acres	N/A
Min. Lot Width	N/A	125 Feet	N/A
Min. Setbacks • Front • Side • Corner • Rear	 5-15 Feet 10 Feet (84 Feet*) 15 Feet 25 Feet	 72 Feet 15-36 Feet N/A 13 Feet	 YES NO* N/A NO*
Max. Lot Coverage	50 %	35%	YES
Max. Building Height	3 Stories / 45 Feet	51 Feet 2 inches	NO**
Trash Enclosure	Yes	1	YES
Loading Zone	2 Spaces	2	YES

The proposed development fails to meet the development standards set forth by the Las Vegas Medical District Plan and Title 19. Subsequent variance applications have been filed requesting the following:

* The proposed parking structure is depicted as having a 36.5-oot setback from residential properties to the south where 84 feet is required, as a result the parking structure fails to meet the residential adjacency standards. Additionally, the proposed parking structure development calls for a 13-foot rear yard setback to the parking structure where 25 feet is required. The before mentioned deficiencies will be considered in a related Variance (VAR-5511) application.

** The proposed three-story, 51-foot 2-inch medical office development exceeds the 45 feet maximum height requirement of the Las Vegas Medical District Plan (Development Standards – Table 2), therefore this deficiency will be considered as part of related a Variance (VAR-5512) application.

A2) Residential Adjacency Standards

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

a) Proximity slope. The residential adjacency standards as described in Title 19.08.060 states a non-residential structure must maintain a three to one proximity slope from property, which is, either developed for sale or designated for such development in the General Plan. In this case, the proposed three-story parking structure stands 28 feet tall and must maintain an 84-foot separation from the existing residential dwellings adjacent to the south side of the site. The proposed parking structure is shown to be setback 36 and a half feet from the south property line. The parking structure's proximity to the residence to the south will be considered as part of a related Variance application (VAR-5511).

b) Building setback. The residence to the south of the subject site was formerly located within an R-1 (Single Family Residential) zoning district. An R-1 (Single Family Residential) property must maintain a 15-foot rear yard setback. The proposed three-story medical office building and the three-story parking structure are not located within 15 feet of the residence to the south. However, the proposed structures fail to meet the required setback for their proposed heights and will be considered as part of a related Variance application (VAR-5511).

A3) Parking and Traffic Standards

Pursuant to Las Vegas Medical District Plan and Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office, Medical and Dental	29,991 SF	1 space per 200 SF of GFA, up to 2, 000 SF, plus 1 space per each additional 175 SF	164	6	143	6
ON-Site Loading Spaces	29,991 SF	2			2	

The subject proposal does not satisfy the minimum Title 19 parking requirements for a medical office use. The requested deviation from Title 19 parking requirements will be considered in a related Variance application (VAR-5214).

The proposed development depicts two loading zones/spaces on the submitted revised site plan located adjacent to the west elevation of the proposed medical office building. The loading zones are located within a drive aisle that is accessible from two directions, therefore a condition will be added requiring the addition of bollards with signage, stating no through traffic, to impede the use of the loading zones as a drive aisle and create a clear distinction between the two uses.

Additionally, the Las Vegas Medial District Plan calls for hard-surfaced parking areas be provided for bicycle parking spaces. The proposed development is required to provide 2 bicycle spaces and will be condition to do so.

PL

The Public Works Department supports the present City Code parking requirements, therefore cannot support the request for a Variance to allow 149 parking spaces where 170 spaces are the minimum allowed for a proposed office.

A4) Landscape and Open Space Standards

Pursuant to Las Vegas Medical District Plan and Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree / 6 Space	5 Trees	7 Trees
Buffer:			
• Min. Trees	1 Tree / 30 Linear Feet	48 Trees	49 Trees
• Min. Zone Width	8 Feet		7 – 15 Feet*
• Wall height	8 Feet		N/A

* The proposed development fails to meet required landscape buffer depths at portions of the site. Additionally, the proposed development fails to meet the required streetscape design laid out in the Las Vegas Medical District Plan. The typical streetscape design for new developments along Shadow Lane requires a ten-foot sidewalk, with trees preferably located at the back of curb, abutted by an additional ten-foot wide landscape planter. The applicant has provided the ten-foot sidewalk with trees located 30 feet on center at back of curb, but fails to provide the full ten-foot landscape planter that is required of them when a parking area is adjacent to a public right-of-way, as a result of a access aisle located in front of handicap parking spaces. The before mentioned deficiencies will be considered as part of a related Variance application (VAR-5511).

The proposed landscaping will consist of a two varieties of trees (Swan Hill Olive and Acadia) totaling 62 trees throughout the perimeter, street frontage, parking area and the foundation of the building. Ground cover will consist of two varieties of five-gallon shrubs (Green Cloud Sage and Silver Leaf Cassia) and one variety one-gallon shrubs (Bush Morning Glory).

- PEDESTRIAN OPEN SPACES AND PLAZAS

Pursuant to Las Vegas Medical District Plan, the following Open Space Standards apply to the subject proposal:

Total Gross Floor Area	Required			Provided
	Ratio	Minimum	Area	Area
29,991 GFA	1 SF / 50 SF of GFA	250 SF	600 SF	1,886 SF

The applicant has successfully illustrated the required square footage of open space for the proposed development. However, the applicant has not empirically shown the required 20% minimum planted material within the plaza area. Nor has the applicant depicted any of the required seating within the plaza. Seating is required at a ratio of seating for one person for each fifty square feet of plaza, therefore resulting in seating to accommodate 38 people. Therefore the Site Development Plan Review will be conditioned to meet the requirements set forth by the Open Space section of the Las Vegas Medical District Plan.

A5) Sign Standards

No signage has been proposed in association with this Site Development Plan Review. Approval of this Site Development Plan Review does not constitute the approval of any signage. All signage will subject to review during the permitting process.

B) General Analysis and Discussion

- Zoning

The subject property is zoned PD (Planned Development) as part of the Las Vegas Medical District Neighborhood Plan. The current designation of MD-2 (Major Medical) is generally intended to provide for larger facilities, such as a hospital. The proposed MD-1 (Medical Support) district is intended for less intense development, which would allow for medical, medically related, office, and professional uses. The requested designation of MD-1 (Medical Support) is appropriate for the proposed use of the site, but the intensity by which the applicant intends to apply the use, as is indicative of the proposed over-building of the site and associated parking garage, is not.

- Site Plan

The site plan depicts a three-story office building of 29,991 square feet and three-story parking garage of 47,250 square feet. The three-story parking structure is depicted at the rear of the property and will contain approximately 124 parking spaces. The site in total contains 149 parking spaces, about 21 parking spaces short of the required. A Variance (VAR-5214) has been submitted requesting the reduced amount of parking. Because the size of the proposed building has limited the amount of parking that can be provided, staff cannot justify approval of the site plan.

- Waivers

The applicant has requested a waiver of the building height restrictions within the justification letter, but is in err because such a request must be treated as a Variance per the Las Vegas Medical District Plan Development Standards section. The following is a list of the request deviations from Title 19 and the Las Vegas Medical District Plan that will be heard as part of related Variance applications (VAR-5214, VAR-5511 and VAR-5512):

1. A Variance (VAR-5214) to allow 149 parking spaces where 170 parking spaces are required for a medical office development.

2. A Variance (VAR-5512) to allow a building height of 51 feet 2 inches where 45 feet is the maximum building height allowed.

3. A Variance (VAR-5511) to allow a 36.5-oot setback where 84 feet is required for a compliance with residential adjacency standards.

4. A Variance (VAR-5511) to allow a 13-foot rear yard setback where 25 feet is required for the parking structure.

5. A Variance (VAR-5511) to allow a reduction in streetscape and perimeter landscaping requirements on 1.69 acres.

- Landscape Plan

The proposed development fails to meet required landscape buffer depths at portions of the site as well as it fails to meet foundation landscaping requirements. Additionally, the proposed development fails to meet the required streetscape design laid out in the Las Vegas Medical District Plan.

- Elevation

The elevations depict a three-story building and parking garage of painted concrete and glass. The architecture is modern and appropriate for the area. The height of the office building is 51 feet and 2 inches where 45 feet is the maximum permitted. Some leeway may be given for architectural embellishment however eight feet is excessive, since the 45 foot mark on the elevation would place one in the third floor of the building and not at a point of architectural embellishment.

PL

- Floor Plan

Interior floor plans are provided however they do not depict a specific design.

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;"**

   Although the intended office use is appropriate for the area and compatible with adjacent development, the proposed development is too large for the parcel. The most significant impact will be from potential overflow parking in an area where excess public parking is minimal.

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 requires the approval of several Variances to reduce the parking requirement, to allow building height, to allow building setbacks for the parking structure, to allow deviation from residential adjacency standards and to allow for a reduction in landscaping requirements. If the Variances are not approved, this request will not be in conformance with Title 19 and the Las Vegas Medical District Plan. The required Variances cannot be supported and neither can the Site Development Plan Review.

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

   The property is can be accessed from Shadow Lane, as well as Bearden Drive, which are adequate for the site. Bearden Drive has in the past had no access to the subject site, with the disruption of the Bearden Drive cul-de-sac, increased traffic will occur.

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

   The building and landscape materials are typical of those used in similar projects and appropriate for the city of Las Vegas.

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 architectural design of the structures are not unsightly, undesirable, or obnoxious in appearance. They are typical for the area and compatible with surrounding buildings.

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

   The project will be subject to Building Code requirements, which will protect the public health, safety and general welfare.

NOTICES MAILED 57 [Mailed with VAR-5214, VAR-5511 & VAR-5512 at 11/18/04 PC]
57 [Mailed with MOD-5212 & VAR-5214 at 10/21/04 PC]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5213 APN: 139.334.02.001

Name of Property Owner: VALLEY GROUP CONSTRUCTORS

Name of Applicant: TOWER REALTY & DEVELOPMENT

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Milton I Schwartz

Subscribed and sworn before me

This 25th day of August, 2004

Susan Jean Turner

Notary Public in and for said County and State

Susan Jean Turner
Notary Public - Nevada
Clark County
No: 91-0015-1
My appt. exp. Nov. 26, 2006

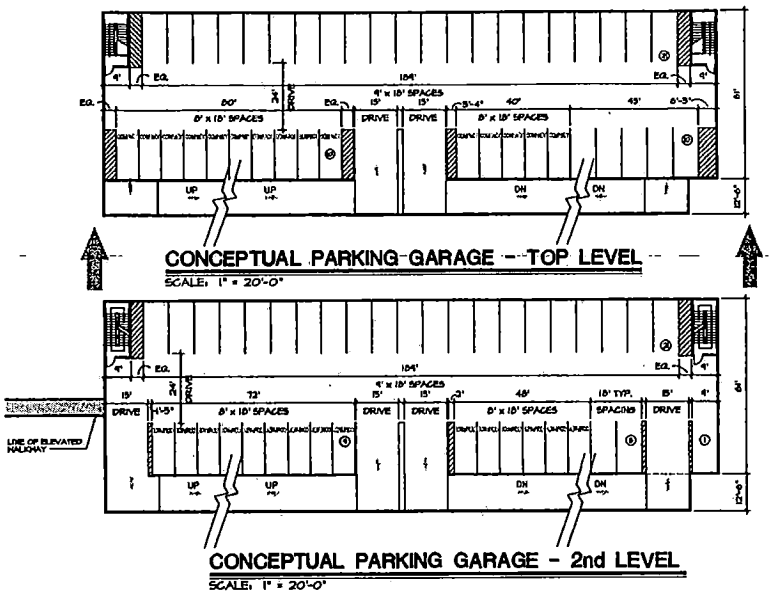
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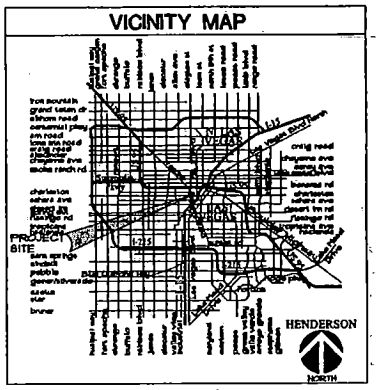
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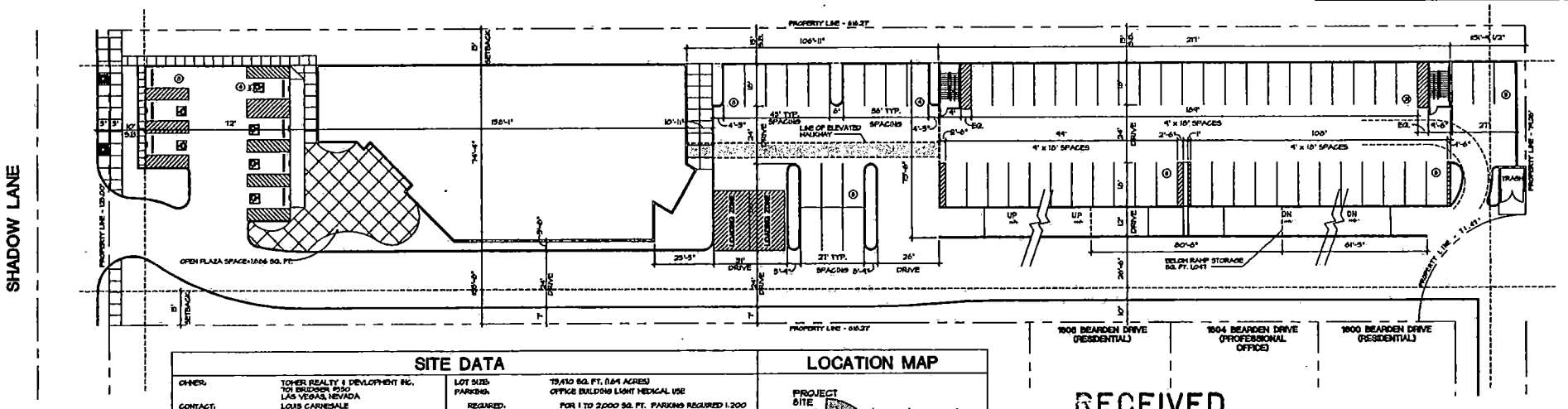
OFFICE BUILDING @ SHADOW LANE

SCALE 1" = 20'-0"

CONCEPTUAL SITE PLAN





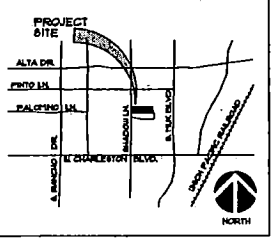


SITE DATA

OWNER:	TOWER REALTY & DEVELOPMENT INC. 701 BRIDGER #550 LAS VEGAS, NEVADA
CONTACT:	LOUIS CARNESALE 701 BRIDGER AVENUE, SUITE 550 LAS VEGAS, NEVADA 89101 PH: (702) 598-1101 FAX: (702) 566-1656
A.P.N.	134-35-402-001
ZONING:	P-D (PLANNED DEVELOPMENT) EXISTING ZONING - H-2 (MEDICAL/DENTAL OFFICE) PROPOSED ZONING - H-1 (MEDICAL SUPPORT)
OCCUPANCY:	B & S-2
TYPE OF CONSTRUCTION:	
BUILDING AREA:	
FIRST LEVEL:	9,425 SQ. FT.
SECOND LEVEL:	9,491 SQ. FT.
THIRD LEVEL:	10,064 SQ. FT.
TOTAL:	29,491 SQ. FT.
PARKING STRUCTURE:	
GRADE LEVEL:	13,750 SQ. FT.
SECOND LEVEL:	13,750 SQ. FT.
TOP LEVEL:	13,750 SQ. FT.
TOTAL:	41,250 SQ. FT.

LOT SIZE:	73,410 SQ. FT. (1.64 ACRES)
PARKING:	OFFICE BUILDING LIGHT MEDICAL USE
REQUIRED:	FOR 1 TO 2,000 SQ. FT. PARKING REQUIRED 1:200 FOR ADDITION SQ. FT. PARKING REQUIRED 1:175 2,000 SQ. FT. / 200 = 10 SPACES 27,491 SQ. FT. / 175 = 142 SPACES TOTAL 110 SPACES H/C PARKING - 3 MIN 1 VAN ACCESSIBLE SPACE W/ 8'-0" WIDE ACCESS AISLE PER BUILDING) HANDICAPPED SPACES = HANDICAPPED = 5 SPACES VAN HANDICAPPED = 1 SPACE TOTAL HANDICAPPED = 6 SPACES
PROVIDED:	OUTDOOR PARKING = 25 SPACES GRADE LEVEL PARKING STRUCTURE = 44 SPACES SECOND LEVEL PARKING STRUCTURE = 84 SPACES TOP LEVEL PARKING STRUCTURE = 41 SPACES
TOTAL PROVIDED:	155 SPACES
SITE LIGHTING:	ALL ON-SITE LIGHTING OF BUILDINGS, AND PARKING AREAS, SHALL BE DESIGNED SO THAT LIGHT DOES NOT SHINE DIRECTLY ONTO ADJACENT PROPERTY. ALL LIGHT SOURCES SHALL BE SHIELDED AND DIRECTED DOWNWARD AT ALL TIMES SO AS NOT TO ADVERSELY IMPACT ADJACENT PROPERTY.

LOCATION MAP



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DATE: November 08, 2004 @ 8:27a PROJECT NUMBER: 04100 FILE NAME: 04100_01.

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SDR-5213

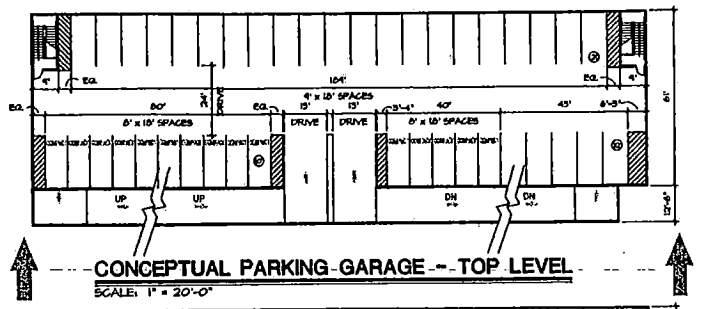
REVISED 11.8.04

11/18/04 PC

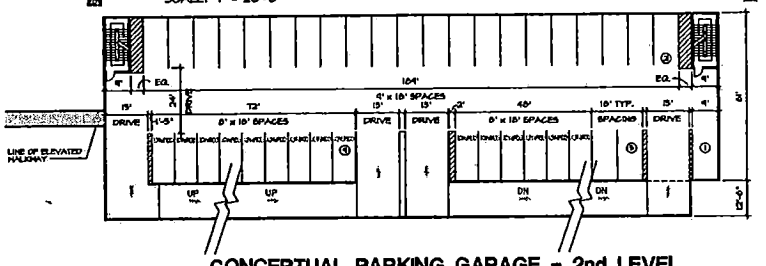
OFFICE BUILDING @ SHADOW LANE



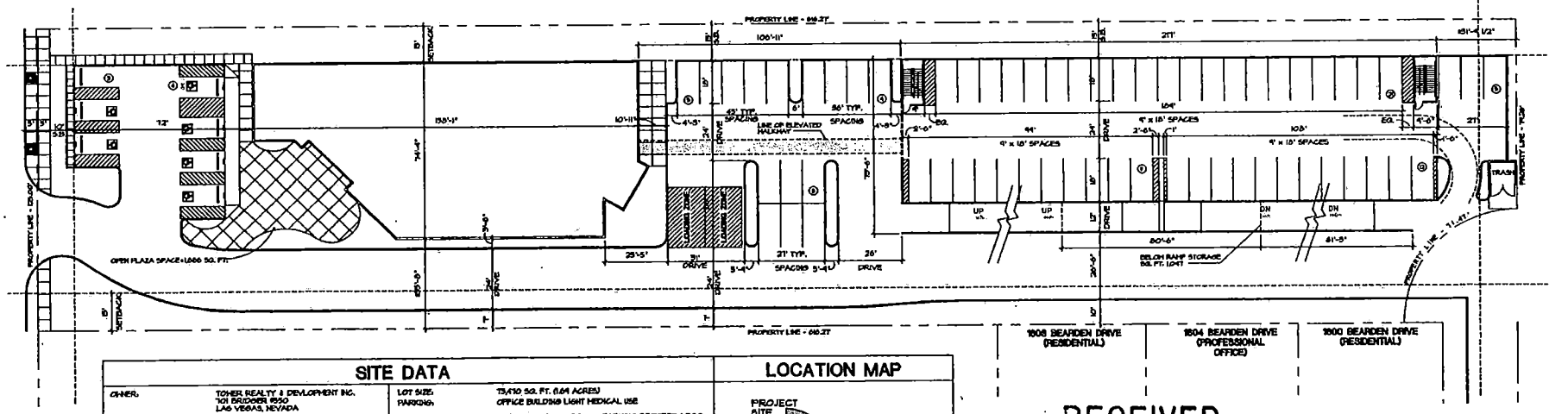
CONCEPTUAL SITE PLAN



CONCEPTUAL PARKING GARAGE - TOP LEVEL
SCALE: 1" = 20'-0"



CONCEPTUAL PARKING GARAGE - 2nd LEVEL
SCALE: 1" = 20'-0"

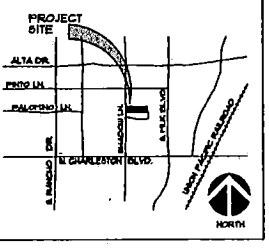


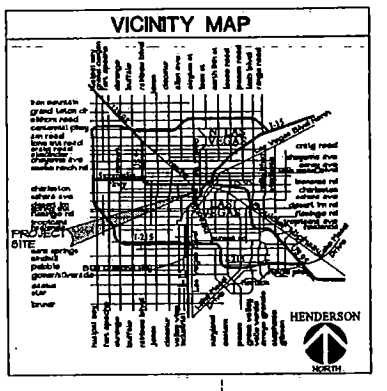
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CONTACT:	LOUIS CARNESALE 701 BRIDGER AVENUE, SUITE 550 LAS VEGAS, NEVADA 89101 PH: (702) 598-1101 FX: (702) 366-1656
A.P.N.	134-33-402-001
ZONING:	P-D (PLANNED DEVELOPMENT) EXISTING ZONING - H2S (MEDICAL/DENTAL OFFICE) PROPOSED ZONING - H2I (MEDICAL SUPPORT)
OCCUPANCY:	B & S-2
TYPE OF CONSTRUCTION:	
BUILDING AREA:	
FIRST LEVEL:	9,433 SQ. FT.
SECOND LEVEL:	9,991 SQ. FT.
THIRD LEVEL:	10,064 SQ. FT.
TOTAL:	29,491 SQ. FT.
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REQUIRED:	FOR 1 TO 2,000 SQ. FT. PARKING REQUIRED 1:200 FOR ADDITION SQ. FT. PARKING REQUIRED 1:175 2,000 SQ. FT. / 200 = 10 SPACES 27,491 SQ. FT. / 175 = 160 SPACES 170 SPACES
	H/C PARKING - 5 HITH 1 VAN ACCESSIBLE SPACE W/ 8'-0" HIDE ACCESS AISLE PER BUILDING HANDICAPPED SPACES HANDICAPPED = 5 SPACES VAN HANDICAPPED = 1 SPACE TOTAL HANDICAPPED = 6 SPACES
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LOCATION MAP





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11.8.04

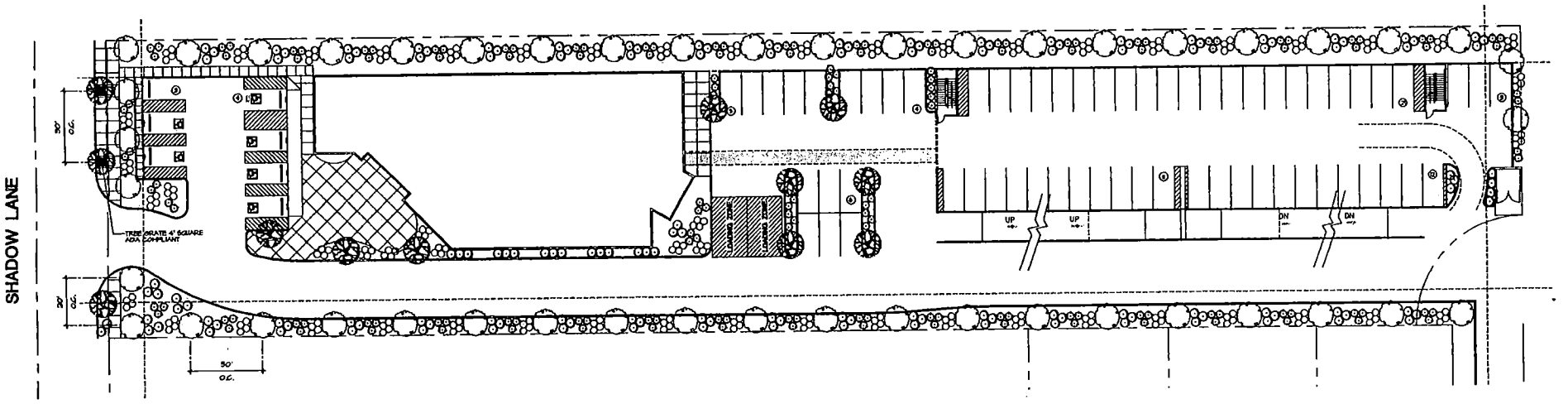
11/18/04 PC

OFFICE BUILDING @ SHADOW LANE

SCALE: 1" = 20'-0"

NORTH

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE LEGEND		
TREES		QTY
	SWAN HILL OLIVE - 24" BOX	80
	ACADIA - 24" BOX	12
SHRUBS		
	GREEN CLOUD SAGE - 5 GALLON	145
	SILVER LEAF CASSIA - 5 GALLON	142
GROUNDCOVER		
	BUSH MORNING GLORY - 1 GALLON	95

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL HARDENED OFF. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND FREE OF KINKED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL 12' WIDE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN.) DEEP BASIN OR WELL, 4 INCH WIDE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAT THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES:

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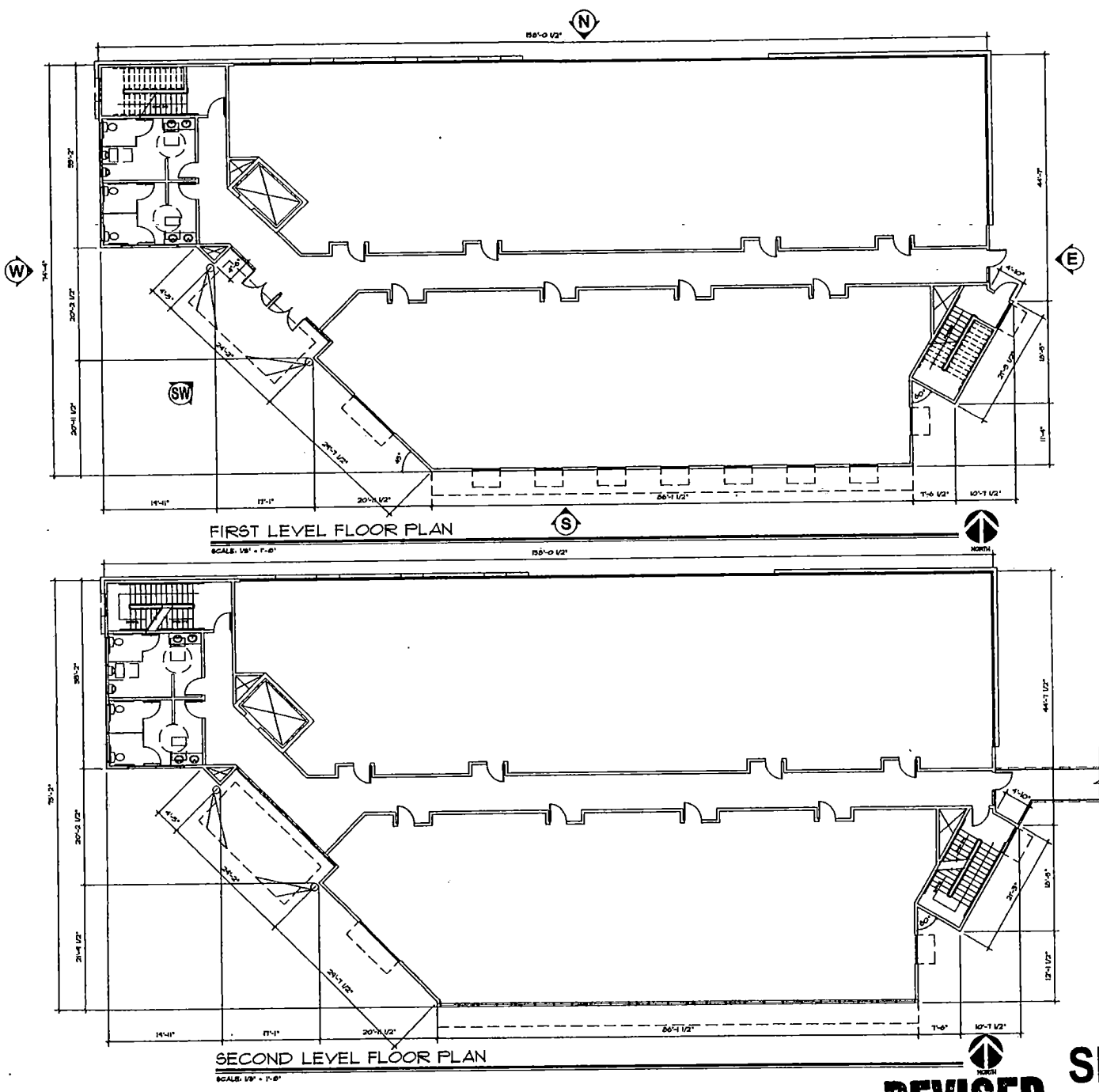
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OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL FLOOR PLANS



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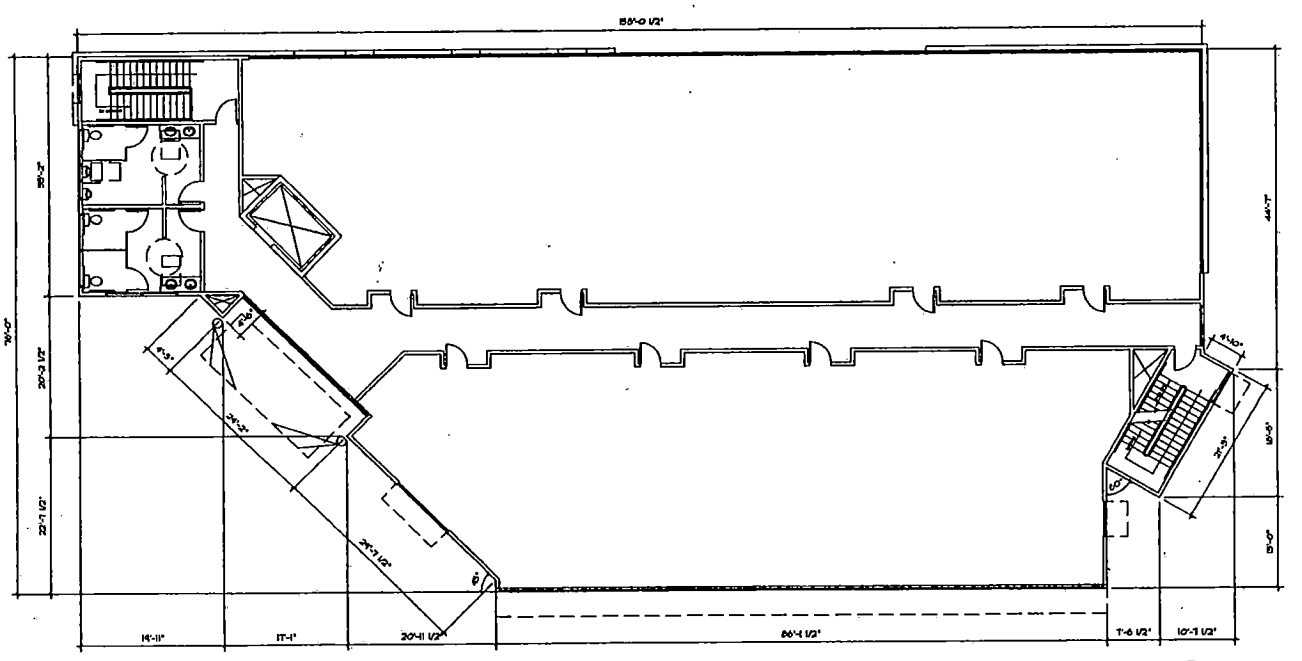
REVISED 11.8.04

SDR-5213

11/18/04 PC

OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL FLOOR PLAN



THIRD LEVEL FLOOR PLAN

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

NORTH

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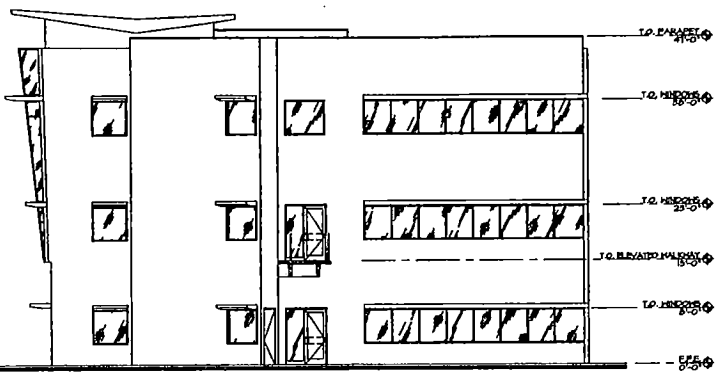
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REVISED 11.8.04

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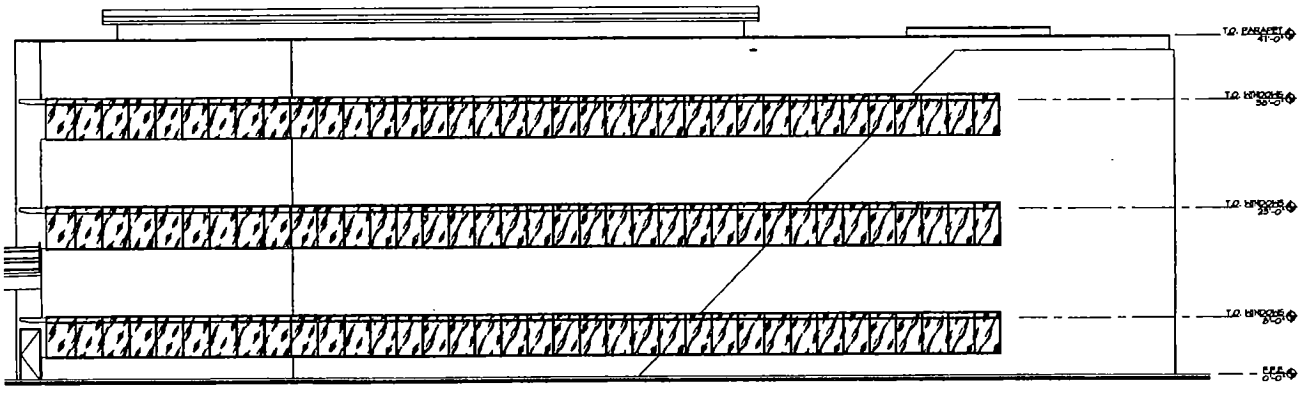
OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL ELEVATIONS



EAST ELEVATION

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



NORTH ELEVATION

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

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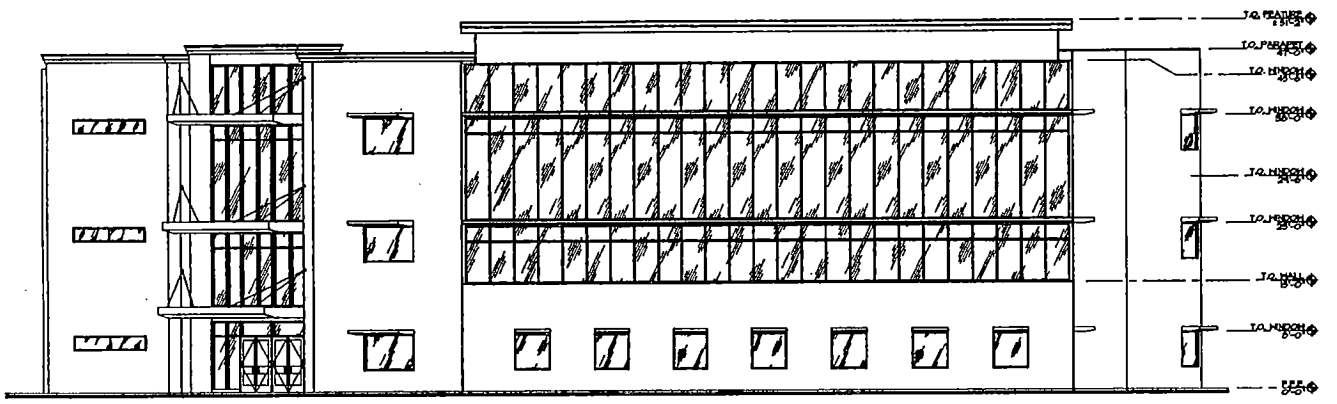
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11.8.04

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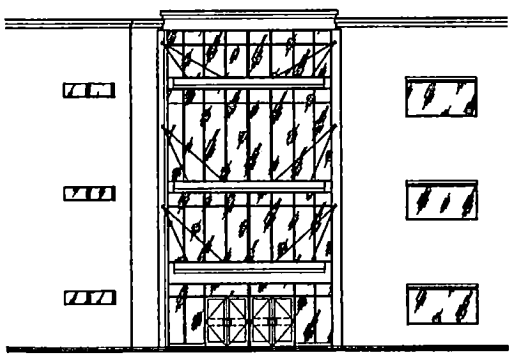
OFFICE BUILDING @ SHADOW LANE

CONCEPTUAL ELEVATIONS



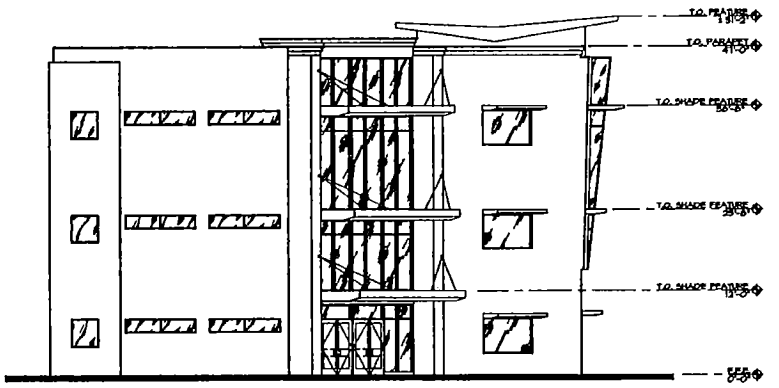
SOUTH ELEVATION

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



SOUTHWESTERNLY ELEVATION

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



WEST ELEVATION

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

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DATE: November 05, 2004 at 9:34am PROJECT NUMBER: 04100 FILE NAME: 04100_a4_elev
WAS LAST MODIFIED BY TIGHKHAM mespotts

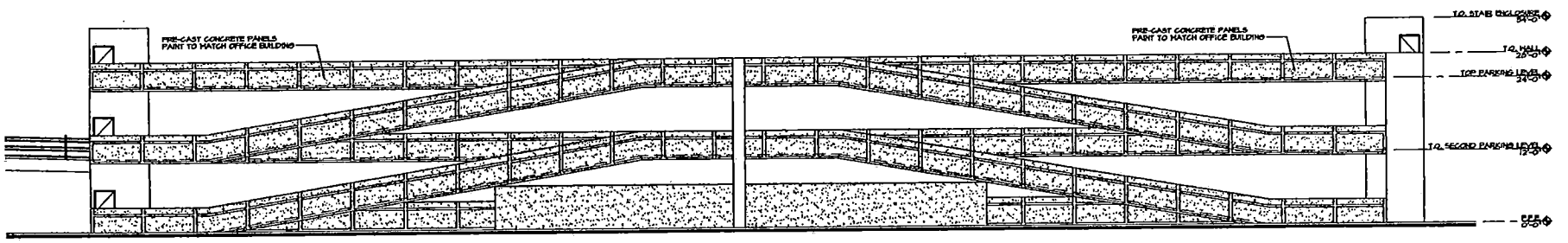
REVISED
11.8.04

SDR-5213
11/18/04 PC

OFFICE BUILDING @ SHADOW LANE

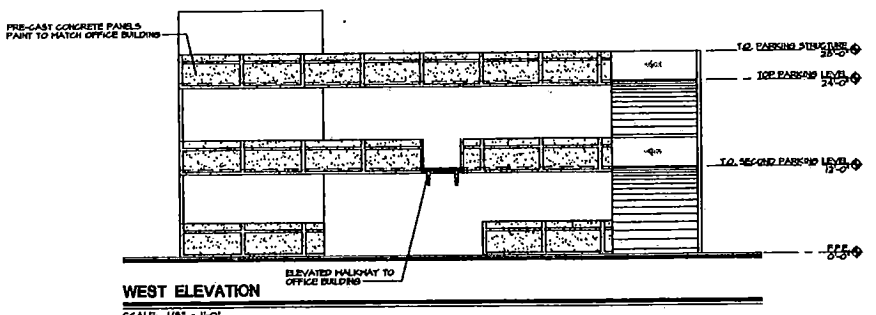
SCALE: 1/8" = 1'-0"

CONCEPTUAL ELEVATIONS



NORTH ELEVATION

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



WEST ELEVATION

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

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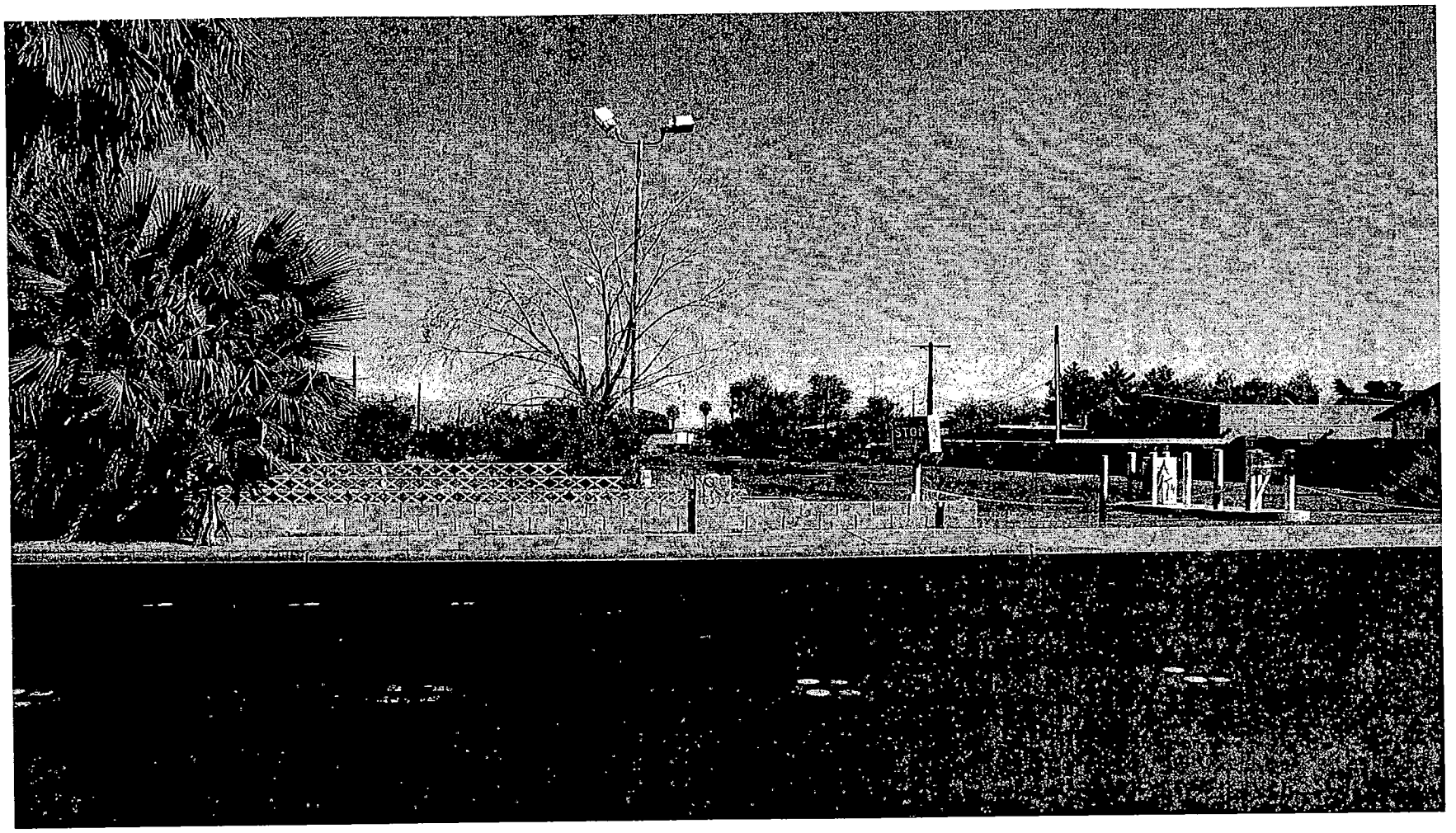
A NEW OFFICE BUILDING FOR:
TOWER REALITY & DEVELOPMENT, Inc.

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DATE: November 04, 2004 at 9:24am PROJECT NUMBER: 04100 FILE NAME: 04100_a6.dwg
WAS LAST MODIFIED BY TECHWIZARD mwagner

REVISED 11.8.04 **SDR-5213**
11/18/04 PC



SDR-5213 - APPLCANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
701 SHADOW LANE
NOVEMBER 18, 2004 PLANNING COMMISSION

10/05/04



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