Agenda City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 2, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the October 17 and November 4, 2004 Planning Commission Meeting minutes by reference (____vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **ABEYANCE - 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).

2. **TMP-5447 - TENTATIVE MAP - CHEYENNE AND HUALAPAI BUSINESS CENTER - APPLICANT/OWNER: LONE MOUNTAIN PLAZA, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.00 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN 138-07-401-016),U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

3. **TMP-5474 - TENTATIVE MAP - SHADOW MOUNTAIN COMMERCIAL SUBDIVISION - APPLICANT: SHADOW MOUNTAIN MARKETPLACE - OWNER: GEORGE FILIOS TRUST R-501, ET AL** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 35.82 acres adjacent to the northwest corner of Decatur Boulevard and the 215 Beltway (APN 125-24-802-001,-002,-003,-004,-007,-010, and -011), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

4. **TMP-5489 - TENTATIVE MAP - BUNKER COMMONS III - APPLICANT: S.B.A. DEVELOPMENT, INC.- OWNER: S F INVESTMENTS, LLC** - Request for a Tentative Map FOR A NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN 138-14-701-003) U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Mack).

5. **TMP-5492 - TENTATIVE MAP - STREAMLINE TOWER - APPLICANT/OWNER: STREAMLINE TOWER L.L.C.** - Request for a Tentative Map FOR A 253-UNIT MIXED-USE DEVELOPMENT on 1.03 acres adjacent to the southeast corner of Las Vegas Boulevard and Ogden Avenue (APN 139-34-611-056), C-2 (General Commercial) Zone, Ward 5 (Weekly).

6. **TMP-5494 - TENTATIVE MAP - ST. CROIX APARTMENTS - APPLICANT: STANLEY CONSULTANTS INC.- OWNER: SNIP ST.CROIX LIMITED PARTNERSHIP** - Request for a Tentative Map FOR THE CONVERSION OF A 256-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 10.62 acres at 6661 Silverstream Avenue (APN 138-26-302-002 and 138-26-401-002),R-3 (Medium Density Residential), Ward 2(Wolfson).

ONE MOTION – ONE VOTE:

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

7. **SUP-5422 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KAHUNA GRILL LAKE MEAD, LLC - OWNER: AMERICAN PACIFIC CAPITAL PAVILION COMPANY, L.L.C.** - Request for a Special Use Permit and a Waiver from the 400 foot distance separation requirement for a City Park FOR A SUPPER CLUB at 7341 West Lake Mead Boulevard (APN 138-22-317-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

8. **SUP-5423 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).

9. **SUP-5424 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A CAR WASH (AUTOMATIC) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

10. **SUP-5425 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR ALCOHOLIC BEVERAGE SALES / LIQUOR STORE adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

11. **SUP-5426 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE (MINOR) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

12. **SUP-5427 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest of the corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

13. **SUP-5428 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

14. **SUP-5429 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

15. **SUP-5430 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).

16. **SUP-5431 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

17. **SUP-5432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).

18. **SUP-5433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

19. **SUP-5434 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

20. **SUP-5435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

21. **SDR-5493 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: COLERAINE CAPITAL GROUP, INC - OWNER: BOULDERS APARTMENTS, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 388 UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 21.30 acres at 3450 North Hualapai Way (APN 138-07-301-002,-008,-009, and 138-07-401-002), PD (Planned Development) Zone, Ward 4 (Brown).

22. **VAC 5408 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC** - Petition to Vacate a Drainage Easement generally located between Cheyenne Avenue and Buckskin Avenue, west of Shady Timber Street, Ward 4 (Brown).

23. **VAC-5464 - VACATION - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Petition to Vacate a portion of Maggie Avenue generally located east of Maverick Street, Ward 6 (Mack).

24. **VAC-5477 - VACATION - PUBLIC HEARING - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS LLC** - Petition to Vacate U.S. Government Patent Easements generally located west of Fort Apache Road and north of Cheyenne Avenue, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

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

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

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

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

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

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

31. **ABEYANCE - RENOTIFICATION - SDR-5179 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 35 STORY MIXED-USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL UNITS AND 35,435 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).

32. **ZON-5488 - REZONING - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.00 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), Ward 6 (Mack).

33. **WVR-5603 - WAIVER RELATED TO ZON-5488 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS,LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the northeast corner of Farm Road and Jensen Street (APN: 125-18-201-008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 6 (Mack).

34. **SDR-5490 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5488 AND WVR-5603 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS,LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST** - Request for a Site Development Plan Review FOR A 21-LOT SINGLE-FAMILY DEVELOPMENT on 5.00 acres (4.2 units per acre) adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 6 (Mack).

35. **SUP-5457 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Special Use Permit FOR A 120-UNIT RESIDENCE HOTEL at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).

36. **VAR-5459 - VARIANCE RELATED TO SUP-5457 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Variance TO ALLOW A BUILDING HEIGHT OF 61 FEET WHERE 55 FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED RESIDENCE HOTEL on 1.63 acres at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).

37. **VAR-5458 - VARIANCE RELATED TO SUP-5457 AND VAR-5459 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Variance TO ALLOW 107 PARKING SPACES WHERE 120 SPACES ARE REQUIRED FOR A PROPOSED 120-UNIT RESIDENCE HOTEL on 1.63 acres at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).

38. **SDR-5456 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5459, VAR-5458 AND SUP-5457 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Site Development Plan Review and Waivers of landscaping standards FOR A 120-UNIT RESIDENCE HOTEL on 1.63 acres at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).

39. **VAR-5483 - VARIANCE - PUBLIC HEARING - APPLICANT: H.E.L.P. DEVELOPMENT CORP. – OWNER: CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 50 PARKING SPACES WHERE 107 PARKING SPACES ARE REQUIRED FOR A PROPOSED 75-UNIT SINGLE ROOM OCCUPANCY HOUSING COMPLEX on 4.84 acres approximately 500 feet south of the intersection of Owens Avenue and Main Street (APN 139-27-502-015), C-V (Civic District) Zone, Ward 5 (Weekly).

40. **SDR-5481 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5483 - PUBLIC HEARING - APPLICANT: H.E.L.P. DEVELOPMENT CORP. - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A 75-UNIT SINGLE ROOM OCCUPANCY HOUSING COMPLEX on 4.84 acres approximately 500 feet south of the intersection of Owens Avenue and Main Street (APN 139-27-502-015), C-V (Civic District) Zone, Ward 5 (Weekly).

41. **VAR-5462 - VARIANCE - PUBLIC HEARING - APPLICANT: GEMINI TRUST AND LIZ THOMPSON - OWNER: GEMINI TRUST** - Request for a Variance TO ALLOW A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED HOME ADDITION on 0.59 acres at 3909 Leon Avenue (APN 138-12-110-035), R-E (Residence Estates) Zone, Ward 6 (Mack).

42. **VAR-5484 - VARIANCE - PUBLIC HEARING - APPLICANT: TETRA TECH, INC.- OWNER: SPINNAKER HOMES V, LLC** - Request for a Variance TO ALLOW A PROPOSED 17-FOOT FRONT SET BACK WHERE 18 FEET IS REQUIRED for a proposed single-family dwelling on Lot 24 of the Spinnaker at Town Center 1 Unit 4 Subdivision located approximately at the southeast corner of Dorrell Lane and Fort Apache Road (APN 125-20-201-009, 010, and 029), U (Undeveloped) [TC (Town Center) General Plan Designation] Under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).

43. **WVR-5487 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: THE KUSHROW ROOHANI FAMILY TRUST** - Request for a Waiver of Title 18.12.510 AND SECTION D.2.A.6 OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW AN EIGHT-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED on 15 acres along the south side of Elkhorn Road, between Campbell Road and Durango Drive (APN 125-20-101-007, 015, and 016), T-C (Town Center) Zone, Ward 6 (Mack).

44. **SUP-5471 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC** - Request for a Special Use Permit FOR A FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 3150 West Sahara Avenue, Suite B22 (APN 162-05-403-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

45. **SUP-5472 - SPECIAL USE PERMIT RELATED TO SUP-5471 - PUBLIC HEARING - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC** - Request for a Special Use Permit FOR A SEX OFFENDER COUNSELING FACILITY at 3150 West Sahara Avenue, Suite B22 (APN 162-05-403-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

46. **SDR-5312 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CORONADO RANCHO, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 40,016 SQUARE-FOOT OFFICE COMPLEX OF EIGHT SINGLE-STORY BUILDINGS on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road (APN a portion of 139-18-410-004), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly).

47. **SDR-5452 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: E & F HORIZONS ASSOCIATES, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 408 UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 20.20 acres at 8600 West Charleston Boulevard (APN 138-32-801-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

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

DIRECTOR'S BUSINESS:

49. **DIR-5543 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to Adopt the Northwest Open Space Plan as an Element of the Master Plan 2020 for property generally located north of Cheyenne Avenue, west of Decatur Boulevard, and east of Puli Drive, Ward 4 (Brown) and Ward 6 (Mack).

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 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **24th** day of **November**, **2004**, a copy of the **December 2, 2004** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

24 day of NOVEMBER, 2004

Kathryn M. McDonald

NOTARY PUBLIC in and for said County and State

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

AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 24th day of November, 2004, at the hour of 1:00 PM, there were posted copies of the December 2, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

3. In the Grant Sawyer Building
   555 East Washington Boulevard

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

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

John Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me
This 24th day of ~~October~~ 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

DECEMBER 2, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the October 17 and November 4, 2004 Planning Commission Meeting minutes by reference (____vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **ABEYANCE - 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).

2. **TMP-5447 - TENTATIVE MAP - CHEYENNE AND HUALAPAI BUSINESS CENTER - APPLICANT/OWNER: LONE MOUNTAIN PLAZA, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.00 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN 138-07-401-016),U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

3. **TMP-5474 - TENTATIVE MAP - SHADOW MOUNTAIN COMMERCIAL SUBDIVISION - APPLICANT: SHADOW MOUNTAIN MARKETPLACE - OWNER: GEORGE FILIOS TRUST R-501, ET AL** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 35.82 acres adjacent to the northwest corner of Decatur Boulevard and the 215 Beltway (APN 125-24-802-001,-002,-003,-004,-007,-010, and -011), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

4. **TMP-5489 - TENTATIVE MAP - BUNKER COMMONS III - APPLICANT: S.B.A. DEVELOPMENT, INC.- OWNER: S F INVESTMENTS, LLC** - Request for a Tentative Map FOR A NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN 138-14-701-003) U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Mack).

5. **TMP-5492 - TENTATIVE MAP - STREAMLINE TOWER - APPLICANT/OWNER: STREAMLINE TOWER L.L.C.** - Request for a Tentative Map FOR A 253-UNIT MIXED-USE DEVELOPMENT on 1.03 acres adjacent to the southeast corner of Las Vegas Boulevard and Ogden Avenue (APN 139-34-611-056), C-2 (General Commercial) Zone, Ward 5 (Weekly).

6. **TMP-5494 - TENTATIVE MAP - ST. CROIX APARTMENTS - APPLICANT: STANLEY CONSULTANTS INC.- OWNER: SNIP ST.CROIX LIMITED PARTNERSHIP** - Request for a Tentative Map FOR THE CONVERSION OF A 256-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 10.62 acres at 6661 Silverstream Avenue (APN 138-26-302-002 and 138-26-401-002),R-3 (Medium Density Residential), Ward 2(Wolfson).

ONE MOTION – ONE VOTE:

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

7. **SUP-5422 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KAHUNA GRILL LAKE MEAD, LLC - OWNER: AMERICAN PACIFIC CAPITAL PAVILION COMPANY, L.L.C.** - Request for a Special Use Permit and a Waiver from the 400 foot distance separation requirement for a City Park FOR A SUPPER CLUB at 7341 West Lake Mead Boulevard (APN 138-22-317-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

8. **SUP-5423 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).

9. **SUP-5424 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A CAR WASH (AUTOMATIC) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

10. **SUP-5425 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR ALCOHOLIC BEVERAGE SALES / LIQUOR STORE adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

11. **SUP-5426 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE (MINOR) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

12. **SUP-5427 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest of the corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

13. **SUP-5428 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

14. **SUP-5429 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

15. **SUP-5430 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).

16. **SUP-5431 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

17. **SUP-5432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).

18. **SUP-5433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

19. **SUP-5434 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

20. **SUP-5435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

21. **SDR-5493 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: COLERAINE CAPITAL GROUP, INC - OWNER: BOULDERS APARTMENTS, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 388 UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 21.30 acres at 3450 North Hualapai Way (APN 138-07-301-002,-008,-009, and 138-07-401-002), PD (Planned Development) Zone, Ward 4 (Brown).

22. **VAC 5408 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC** - Petition to Vacate a Drainage Easement generally located between Cheyenne Avenue and Buckskin Avenue, west of Shady Timber Street, Ward 4 (Brown).

23. **VAC-5464 - VACATION - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Petition to Vacate a portion of Maggie Avenue generally located east of Maverick Street, Ward 6 (Mack).

24. **VAC-5477 - VACATION - PUBLIC HEARING - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS LLC** - Petition to Vacate U.S. Government Patent Easements generally located west of Fort Apache Road and north of Cheyenne Avenue, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

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

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

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

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

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

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

31. **ABEYANCE - RENOTIFICATION - SDR-5179 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 35 STORY MIXED-USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL UNITS AND 35,435 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).

32. **ZON-5488 - REZONING - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.00 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), Ward 6 (Mack).

33. **WVR-5603 - WAIVER RELATED TO ZON-5488 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS,LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the northeast corner of Farm Road and Jensen Street (APN: 125-18-201-008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 6 (Mack).

34. **SDR-5490 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5488 AND WVR-5603 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS,LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST** - Request for a Site Development Plan Review FOR A 21-LOT SINGLE-FAMILY DEVELOPMENT on 5.00 acres (4.2 units per acre) adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 6 (Mack).

35. **SUP-5457 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Special Use Permit FOR A 120-UNIT RESIDENCE HOTEL at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).

36. **VAR-5459 - VARIANCE RELATED TO SUP-5457 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Variance TO ALLOW A BUILDING HEIGHT OF 61 FEET WHERE 55 FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED RESIDENCE HOTEL on 1.63 acres at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).

37. **VAR-5458 - VARIANCE RELATED TO SUP-5457 AND VAR-5459 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Variance TO ALLOW 107 PARKING SPACES WHERE 120 SPACES ARE REQUIRED FOR A PROPOSED 120-UNIT RESIDENCE HOTEL on 1.63 acres at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).

38. **SDR-5456 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5459, VAR-5458 AND SUP-5457 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Site Development Plan Review and Waivers of landscaping standards FOR A 120-UNIT RESIDENCE HOTEL on 1.63 acres at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).

39. **VAR-5483 - VARIANCE - PUBLIC HEARING - APPLICANT: H.E.L.P. DEVELOPMENT CORP. – OWNER: CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 50 PARKING SPACES WHERE 107 PARKING SPACES ARE REQUIRED FOR A PROPOSED 75-UNIT SINGLE ROOM OCCUPANCY HOUSING COMPLEX on 4.84 acres approximately 500 feet south of the intersection of Owens Avenue and Main Street (APN 139-27-502-015), C-V (Civic District) Zone, Ward 5 (Weekly).

40. **SDR-5481 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5483 - PUBLIC HEARING - APPLICANT: H.E.L.P. DEVELOPMENT CORP. - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A 75-UNIT SINGLE ROOM OCCUPANCY HOUSING COMPLEX on 4.84 acres approximately 500 feet south of the intersection of Owens Avenue and Main Street (APN 139-27-502-015), C-V (Civic District) Zone, Ward 5 (Weekly).

41. **VAR-5462 - VARIANCE - PUBLIC HEARING - APPLICANT: GEMINI TRUST AND LIZ THOMPSON - OWNER: GEMINI TRUST** - Request for a Variance TO ALLOW A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED HOME ADDITION on 0.59 acres at 3909 Leon Avenue (APN 138-12-110-035), R-E (Residence Estates) Zone, Ward 6 (Mack).

42. **VAR-5484 - VARIANCE - PUBLIC HEARING - APPLICANT: TETRA TECH, INC.- OWNER: SPINNAKER HOMES V, LLC** - Request for a Variance TO ALLOW A PROPOSED 17-FOOT FRONT SET BACK WHERE 18 FEET IS REQUIRED for a proposed single-family dwelling on Lot 24 of the Spinnaker at Town Center 1 Unit 4 Subdivision located approximately at the southeast corner of Dorrell Lane and Fort Apache Road (APN 125-20-201-009, 010, and 029), U (Undeveloped) [TC (Town Center) General Plan Designation] Under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).

43. **WVR-5487 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: THE KUSHROW ROOHANI FAMILY TRUST** - Request for a Waiver of Title 18.12.510 AND SECTION D.2.A.6 OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW AN EIGHT-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED on 15 acres along the south side of Elkhorn Road, between Campbell Road and Durango Drive (APN 125-20-101-007, 015, and 016), T-C (Town Center) Zone, Ward 6 (Mack).

44. **SUP-5471 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC** - Request for a Special Use Permit FOR A FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 3150 West Sahara Avenue, Suite B22 (APN 162-05-403-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

45. **SUP-5472 - SPECIAL USE PERMIT RELATED TO SUP-5471 - PUBLIC HEARING - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC** - Request for a Special Use Permit FOR A SEX OFFENDER COUNSELING FACILITY at 3150 West Sahara Avenue, Suite B22 (APN 162-05-403-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

46. **SDR-5312 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CORONADO RANCHO, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 40,016 SQUARE-FOOT OFFICE COMPLEX OF EIGHT SINGLE-STORY BUILDINGS on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road (APN a portion of 139-18-410-004), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly).

47. **SDR-5452 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: E & F HORIZONS ASSOCIATES, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 408 UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 20.20 acres at 8600 West Charleston Boulevard (APN 138-32-801-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

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

DIRECTOR'S BUSINESS:

49. **DIR-5543 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to Adopt the Northwest Open Space Plan as an Element of the Master Plan 2020 for property generally located north of Cheyenne Avenue, west of Decatur Boulevard, and east of Puli Drive, Ward 4 (Brown) and Ward 6 (Mack).

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 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:42 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS (arrived at 5:45 P.M.), BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: VICE CHAIRMAN NIGRO

STAFF PRESENT: ROBERT GENZER, PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, RICK SCHROEDER – 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, 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 25 [GPA-5102]	TABLED
Item 26 [VAR-5113]	Abeyance to 2/10/2005 Planning Commission meeting
Item 27 [ZON-5106]	Abeyance to 2/10/2005 Planning Commission meeting
Item 28 [VAR-5110]	Abeyance to 2/10/2005 Planning Commission meeting
Item 29 [WVR-5294]	Abeyance to 2/10/2005 Planning Commission meeting
Item 30 [SDR-5108]	Abeyance to 2/10/2005 Planning Commission meeting
Item 36 [VAR-5459]	Withdrawn Without Prejudice
Item 44 [SUP-5471]	Withdrawn Without Prejudice
Item 45 [SUP-5472]	Withdrawn Without Prejudice

Regarding Item 25 [GPA-5102], the applicant requested to table the item and to hold in abeyance Item 26 [VAR-5113], Item 27 [ZON-5106], Item 28 [VAR-5110], Item 29 [WVR-5294] and Item 30 [SDR-5108] to the 2/10/2005 Planning Commission Meeting because they are all companion items. DEPUTY CITY ATTORNEY BRYAN SCOTT pointed out that normally an item is tabled when there is not a date certain of when it will come back before the Commission. If the remaining companion items are scheduled to be heard on 2/10/2005, it did not make sense to table Item 25 [GPA-5102] if it is not scheduled to be heard on a particular day.

MR. LEOBOLD added that the remaining items could not be heard without the General Plan Amendment. DEPUTY CITY ATTORNEY SCOTT said it would be more appropriate to abey all items to 2/10/2005 or table all of the items. MR. LEOBOLD agreed and stated there was a concern regarding the General Plan Amendment being abeyed three times and that was most likely the basis for the request to table. CHAIRMAN TRUESDELL stated it could be discussed further during the meeting.

Regarding Item 36 [VAR-5459], the application pertained to a building height Variance; however, due to design changes the Variance is no longer required and the applicant would like the item Withdrawn Without Prejudice.

Regarding Item 44 [SUP-5471] and Item 45 [SUP-5472], which were for a drug and alcohol and sex offender counseling service, the applicant is requesting the items be Withdrawn Without Prejudice.

Regarding Item 1 [TMP-5356] and Item 2 [TMP-5447], there have been requests to pull those two items off of the Consent Agenda.

Regarding Item 11 [SUP-5426], Item 14 [SUP-5429], Item 15 [SUP-5430] and Item 18 [SUP-5433], there are changes to the pad site descriptions in the introductory paragraphs of the staff report. It does not affect any recommendations or conditions.

Regarding 48 [VAR-5227], staff is requesting the item be pulled forward to be heard at the beginning of the Public Hearing agenda because the item was an abeyance item and it should have been correctly located at the beginning of the Public Hearing segment.

Regarding Item 49 [DIR-5543], staff is requesting the item be pulled forward to the beginning portion of the Public Hearing agenda.

Regarding Item 47 [SDR-5452], the recommendation is listed as approval and it should read as denial.

Regarding Item 23 [VAC-5464] and Item 31 [SDR-5179], Public Works has requests to amend conditions on both applications and a handout was provided to the Commissioners.

DEPUTY CITY CLERK ARLENE COLEMAN informed CHAIRMAN TRUESDELL that the minutes scheduled to be approved during the meeting were listed incorrectly on the agenda as October 17, 2004 and November 4, 2004. She advised him that the correct dates would be October 21, 2004 and November 4, 2004. The Chairman noted the correction.

MEETING ADJOURNED AT 5:47 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 2, 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 ROBERT GENZER

CALL TO ORDER: 6:01 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 DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE

CHAIRMAN TRUESDELL announced that this would be the final meeting for ROBERT GENZER, Director of the Planning and Development Department because he is retiring. The Chairman introduced MR. GENZER'S wife TERI GENZER, who is also retiring from employment with the City's Building & Safety Department. Speaking on behalf of the Planning Commission, CHAIRMAN TRUESDELL thanked the GENZERS for their hard work and dedication and wished them well.

MARGO WHEELER, Deputy Director, Planning & Development Department, presented MR. GENZER with a small token of appreciation from the Planning & Development staff members.

MR. GENZER thanked the Chairman for his kind comments. He said that during the 31 years he has worked at the City of Las Vegas, he has met and worked with many great people. He explained that his wife has worked with the City for 28 years and she is retiring at the same time. They are proud to have served the citizens for approximately one third of the City's history as 2005 is the 100th anniversary of the City of Las Vegas.

MR. GENZER commended his staff for their work and for making him look good in his position. He also commended the Planning Commissioners for their hard work and explained that the public only sees the meetings held twice a month but the Commissioners work much more than that. They review countless staff reports and drive subject sites to become familiar with proposed projects before they are heard so that they can make an informed decision. They do not get thanked often. He thanked the current Planning Commissioners as well as those who have previously served on the board.

CHAIRMAN TRUESDELL presented MR. GENZER with a proclamation for his many years of service and the help he offered to the Planning Commission.

CRAIG GALATI, a former Planning Commissioner, thanked MR. GENZER for all of his hard work put in over many years and congratulated him on his retirement. MR. GALATI worked with MR. GENZER with both projects he is involved in within the City and also while he was a Commissioner. He said MR. GENZER is the hardest working employee he has seen. The City would miss MR. GENZER but his legacy will live on through the programs he implemented. MR. GALATI hoped that future Commissioners would remember how hard it is to draft ordinances that make sense and how much MR. GENZER contributed to getting ordinances in place that help the Commission and Council govern how the City functions. He concluded by saying the City is better because of the work MR. GENZER has done and he is proud to have worked with him.

MR. GENZER announced to the Commission that MARGO WHEELER, the current Deputy Director of Planning & Development, was confirmed as his replacement during the City Council meeting of 12/01/2004. He said that the Council had never before appointed a new director prior to the incumbent director's departure. He felt the Council made an excellent decision. It provides continuity in the department and eliminates doubt regarding who would be taking over the position. MS. WHEELER will begin her new position on January 10, 2005.

The Planning Commission offered a very large "Thank You" sign to MR. GENZER stating that he always did things in a big way.

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 25 [GPA-5102]	TABLED
Item 26 [VAR-5113]	Abeyance to 2/10/2005 Planning Commission meeting
Item 27 [ZON-5106]	Abeyance to 2/10/2005 Planning Commission meeting
Item 28 [VAR-5110]	Abeyance to 2/10/2005 Planning Commission meeting
Item 29 [WVR-5294]	Abeyance to 2/10/2005 Planning Commission meeting
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Item 36 [VAR-5459]	Withdrawn Without Prejudice
Item 44 [SUP-5471]	Withdrawn Without Prejudice
Item 45 [SUP-5472]	Withdrawn Without Prejudice

Regarding Item 25 [GPA-5102], the applicant requested to table the item and to hold in abeyance companion Item 26, [VAR-5113], Item 27 [ZON-5106], Item 28 [VAR-5110], Item 29 [WVR-5294] and Item 30 [SDR-5108] to the 2/10/2005 Planning Commission Meeting. Staff is recommending that all six items be treated in the same manner because the GPA application is required when considering the other items.

Regarding Item 36 [VAR-5459], the application pertained to a building height Variance; however, due to design changes the Variance is no longer required and the applicant would like the item Withdrawn Without Prejudice.

Regarding Item 44 [SUP-5471] and Item 45 [SUP-5472], which were for a drug and alcohol and sex offender counseling service, the applicant is requesting the items be Withdrawn Without Prejudice. CHAIRMAN TRUESDELL wanted to clarify that although one of the applicants on these items is shown as Cornerstone, his real estate company, Cornerstone, is not affiliated with these applications in any way, shape or form.

VICE CHAIRMAN NIGRO asked if the applicant was present for Item 25 [GPA-5102] and the companion items to discuss the options of tabling or abeying the items.

CHRIS CROFT, Wright Engineers, 7425 Peak Drive, appeared on behalf of the applicant and stated they were currently working with an adjoining Homeowners Association to try and work out some details. He stated that it was a staff recommendation that they request tabling Item 25 [GPA-5102] and to abey the remaining companion items.

CHAIRMAN TRUESDELL clarified with MR. CROFT that the applicant is currently holding ongoing meetings to resolve issues regarding a private street of the adjoining apartment complex because the subject site is a landmark parcel. CHAIRMAN TRUESDELL acknowledged that the applicant did not want to request multiple abeyances on the GPA application; however, all of the items needed to be tied together and treated similarly because they are all related. MR. CROFT indicated the applicant would prefer to table all of the items. MR. LEOBOLD advised the applicant that tabling all of the items would require the applicant to pay $150 per item for the re-notification fee. MR. CROFT replied that he understood and accepted that fact.

VICE CHAIRMAN NIGRO motioned to bring forward the withdrawn and tabled items as read into record.

(6:11 – 6:15)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

SUBJECT:
Approval of the minutes of the October 21 and November 4, 2004, Planning Commission Meetings

MOTION:
NIGRO – APPROVED - UNANIMOUS

MINUTES:
There was no discussion.

(6:10 – 6:10)
1- 273

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 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: DECEMBER 2, 2004

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

SUBJECT:
ABEYANCE - 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:
NIGRO – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, explained that this application was held from the 11/18/2004 Planning Commission meeting because Public Works had some ongoing issues that needed to be resolved regarding Dapple Grey Road, the west boundary of the site. Some of the issues have been resolved; however, there are still issues of concern regarding the interior height of pads and the wall height on the northern boundary of the site. A rezoning action was approved on 9/15/2004 but there has been no Site Plan approval and as such, there is no guidance offered for how the wall and pads would be treated with respect to the adjacent properties.

MINUTES – Continued:
CHRIS ARAMBULA, L.R. Nelson Engineering, 5600 Russell Road, appeared on behalf of the applicant and stated that the applicant will work with the residents and staff on concerns regarding retaining walls and any other issues that may arise.

COMMISSIONER STEINMAN asked MR. ARAMBULA if a 6-foot wall was proposed at the rear of the north property line and if so, was the grade level going to be taken down to be equal to the residences to the north. MR. ARAMBULA confirmed that a 6-foot wall was planned; however, the project was still in the pad phase so he could not answer about the grading. The Commissioner asked where the drainage from the property would go. MR. ARAMBULA indicated that although he did not have a map to reference, he thought it would drain to the northeast. MR. ARAMBULA reiterated that the applicant would work with staff and the neighbors regarding the Commissioner's concerns.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:16 – 6:19)

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 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

CONDITIONS – Continued:

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. Coordinate with the Department of Public Works to determine the ultimate disposition of Dapple Grey Road adjacent to the western edge of this site prior to submittal of a Final Map for this site. If Dapple Grey Road is determined to remain a public street corridor, dedicate 30 feet of right-of-way, and appropriate right-of-way to terminate Dapple Grey Road in a cul-de-sac meeting current City Standards. If Dapple Grey Road is determined not to remain a public street corridor, remove existing asphalt roadway improvements adjacent to this site and landscape and maintain all remaining public right-of-way adjacent to this site. Provide an appropriate public sewer access easement to access the existing public sewer manholes at the northwest corner of this site.

10. 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.

CONDITIONS – Continued:

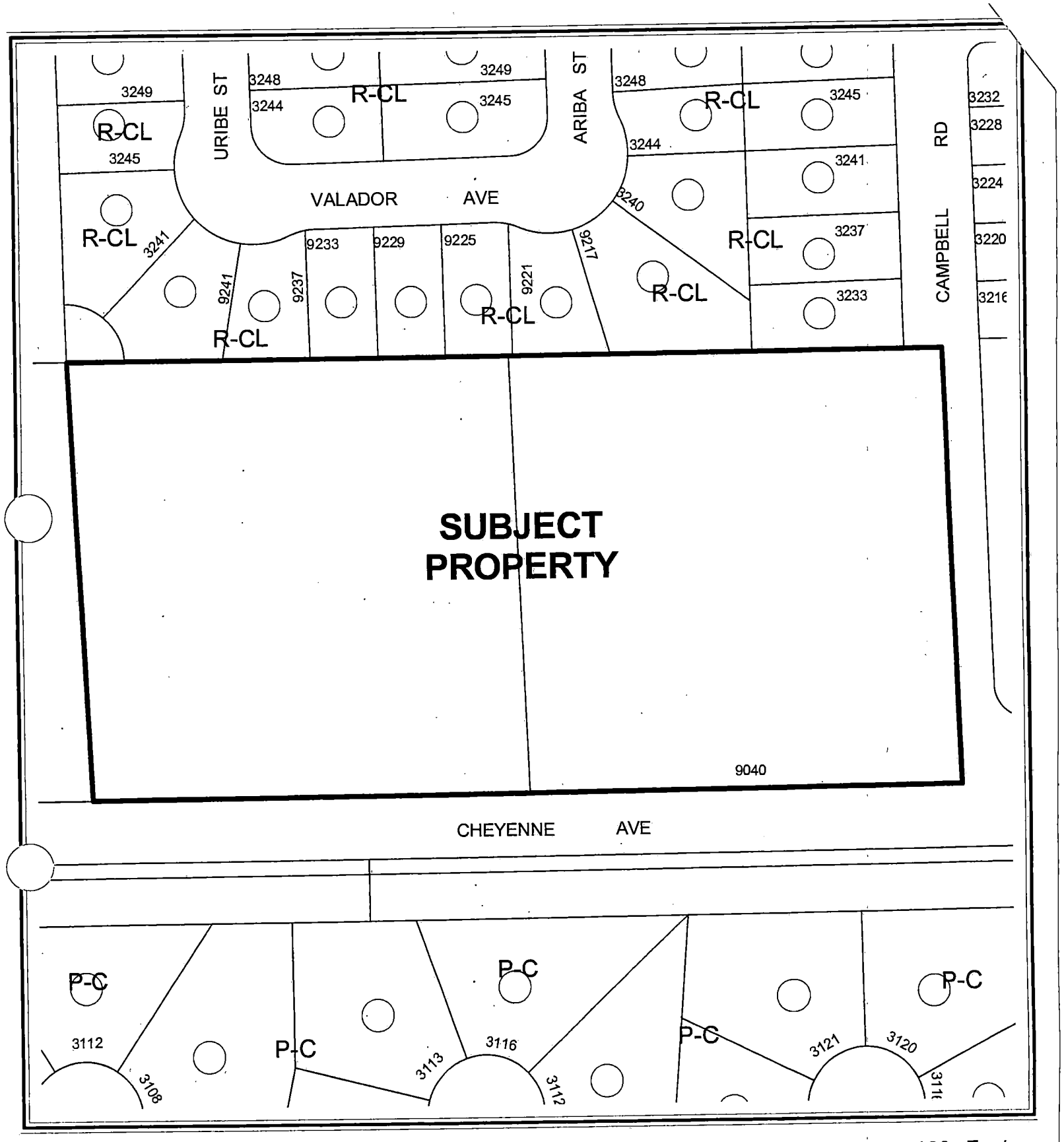
11. Submit an Encroachment Agreement for all landscaping and private improvements located in the Dapple Grey Road alignment public right-of-way adjacent to this site prior to occupancy of this site.

12. 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.

13. 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.

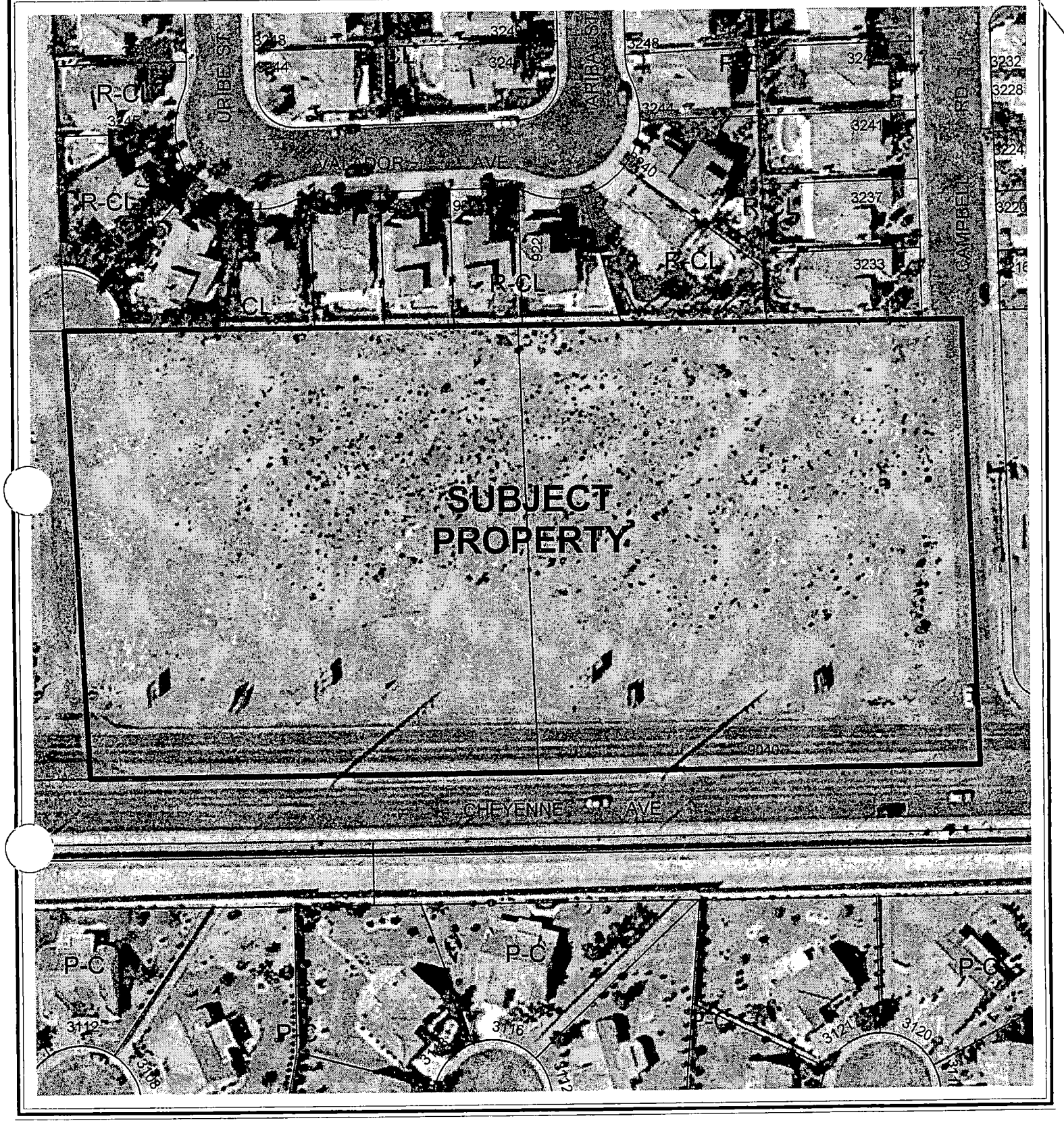
14. Site development to comply with all applicable conditions of approval for ZON-4699 and all other applicable site-related actions.

15. 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-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: DECEMBER 2, 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. Coordinate with the Department of Public Works to determine the ultimate disposition of Dapple Grey Road adjacent to the western edge of this site prior to submittal of a Final Map for this site. If Dapple Grey Road is determined to remain a public street corridor, dedicate 30 feet of right-of-way, and appropriate right-of-way to terminate Dapple Grey Road in a cul-de-sac meeting current City Standards. If Dapple Grey Road is determined not to remain a public street corridor, remove existing asphalt roadway improvements adjacent to this site and landscape and maintain all remaining public right-of-way adjacent to this site. Provide an appropriate public sewer access easement to access the existing public sewer manholes at the northwest corner of this site.

10. 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.

11. 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.

12. 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.

13. 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.

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

15. 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.

11/18/04 The Planning Commission held this item in abeyance to the 12/02/04 Planning Commission meeting to allow the applicant time to resolve design concerns with Public Works staff.

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.

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. SCHNIPPER

Print Name: [redacted]

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: _____

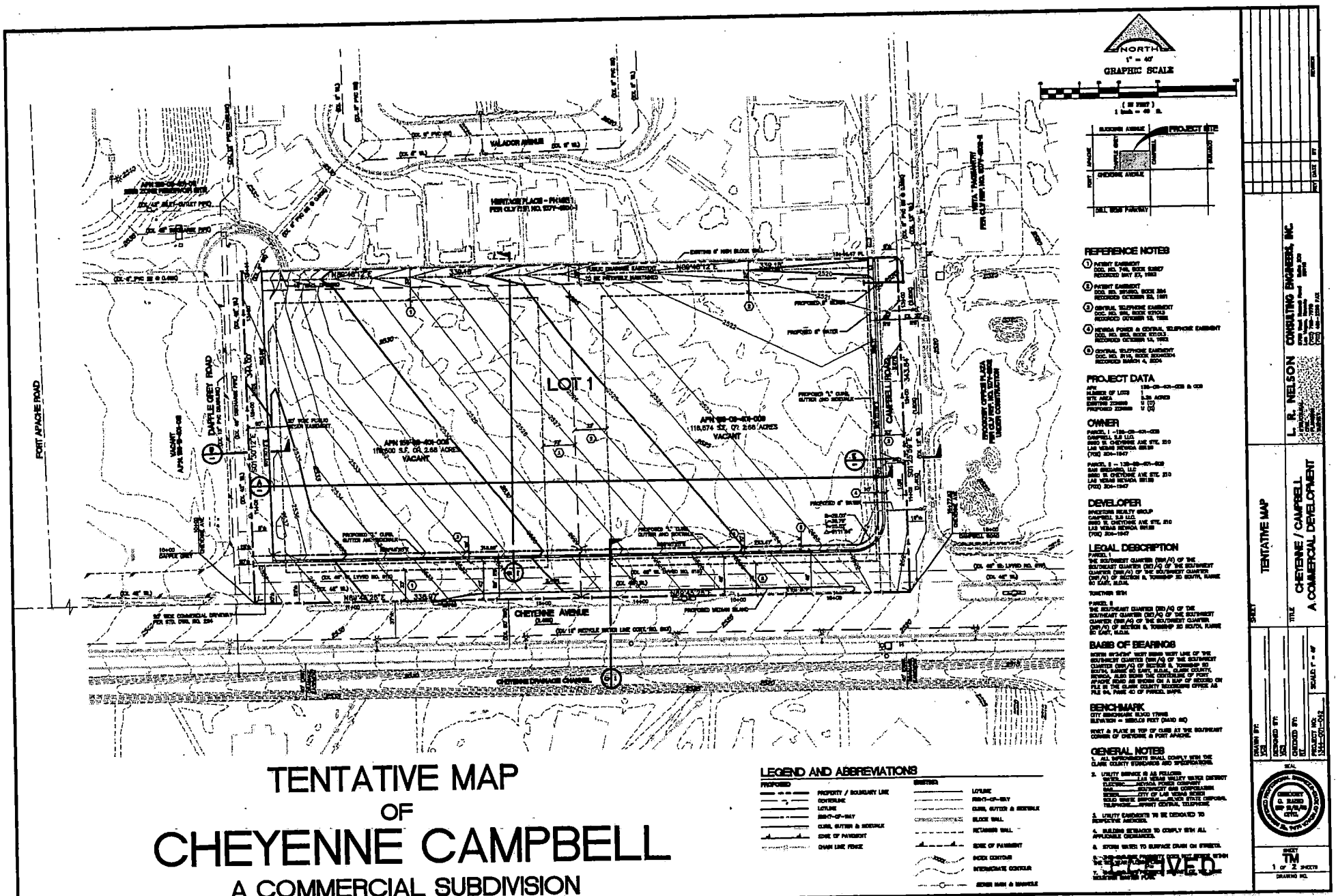
Print Name: MARCA. SCUNIPER

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



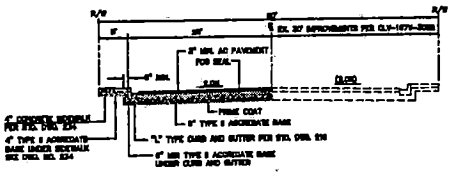
TENTATIVE MAP
OF
CHEYENNE CAMPBELL
A COMMERCIAL SUBDIVISION

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REVISED
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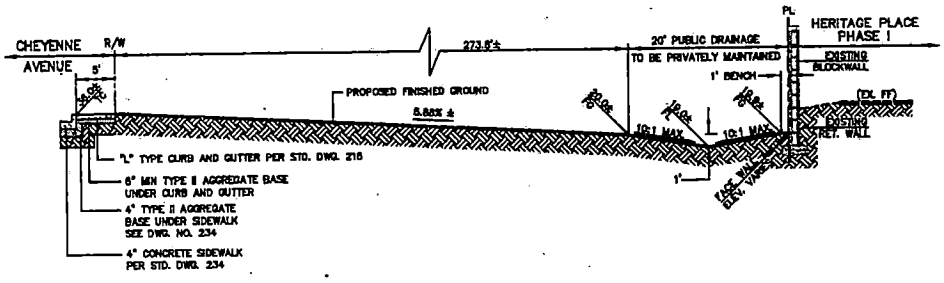
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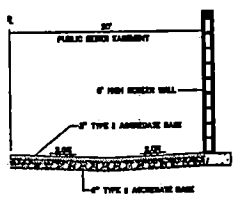


HALF STREET SECTION (60' R/W) — Ⓔ
NOT TO SCALE — USDOC DWG. NO. 205

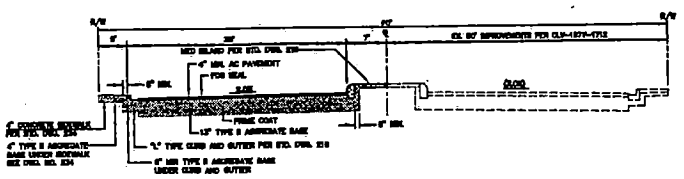
CAMPBELL ROAD STA: 10+00 THRU STA: 13+44.87



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

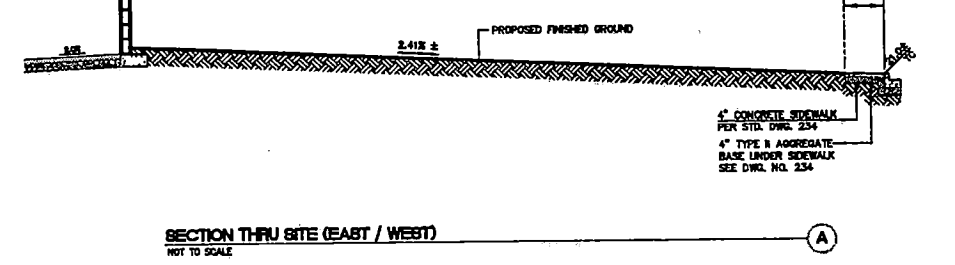


PUBLIC SEWER EASEMENT — Ⓓ
NOT TO SCALE



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

CHEYENNE AVENUE STA: 10+00 THRU STA: 16+77.93



SECTION THRU SITE (EAST / WEST) — Ⓐ
NOT TO SCALE

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L. R. NELSON CONSULTING ENGINEERS, INC.

SECTIONS

CHEYENNE / CAMPBELL

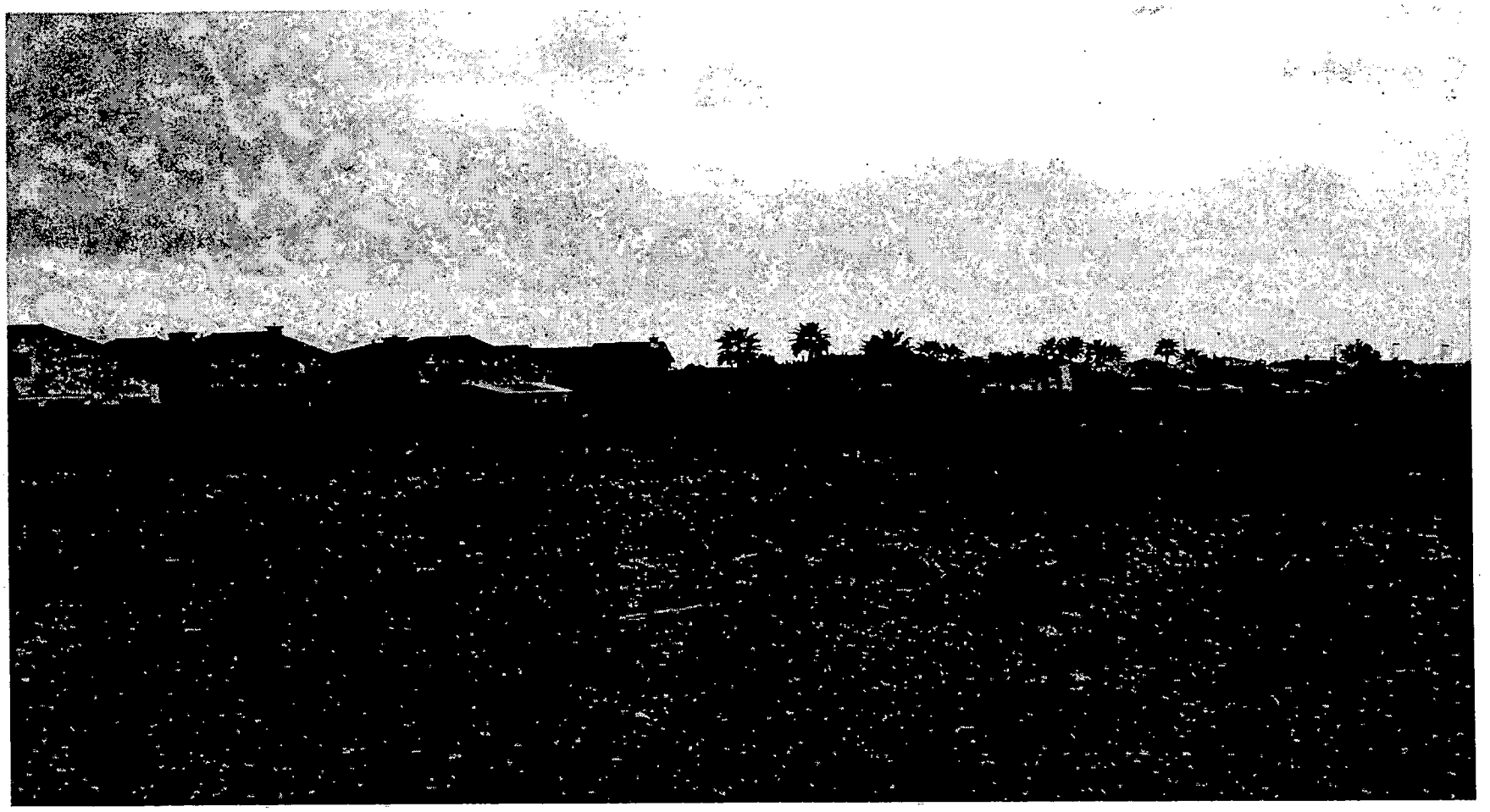
DRAWN BY: SRS
DESIGNED BY: SRS
CHECKED BY: RT
PROJECT NO. 1344-001-SHL

SHEET TM-DTL 2 OF 2 SHEETS

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
DECEMBER 2, 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
DECEMBER 2, 2004 PLANNING COMMISSION

10/27/04

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
TMP-5447 - TENTATIVE MAP - CHEYENNE AND HUALAPAI BUSINESS CENTER - APPLICANT/OWNER: LONE MOUNTAIN PLAZA, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.00 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN 138-07-401-016),U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, 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:
STEINMAN – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance to 12/16/2004 Planning Commission meeting.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

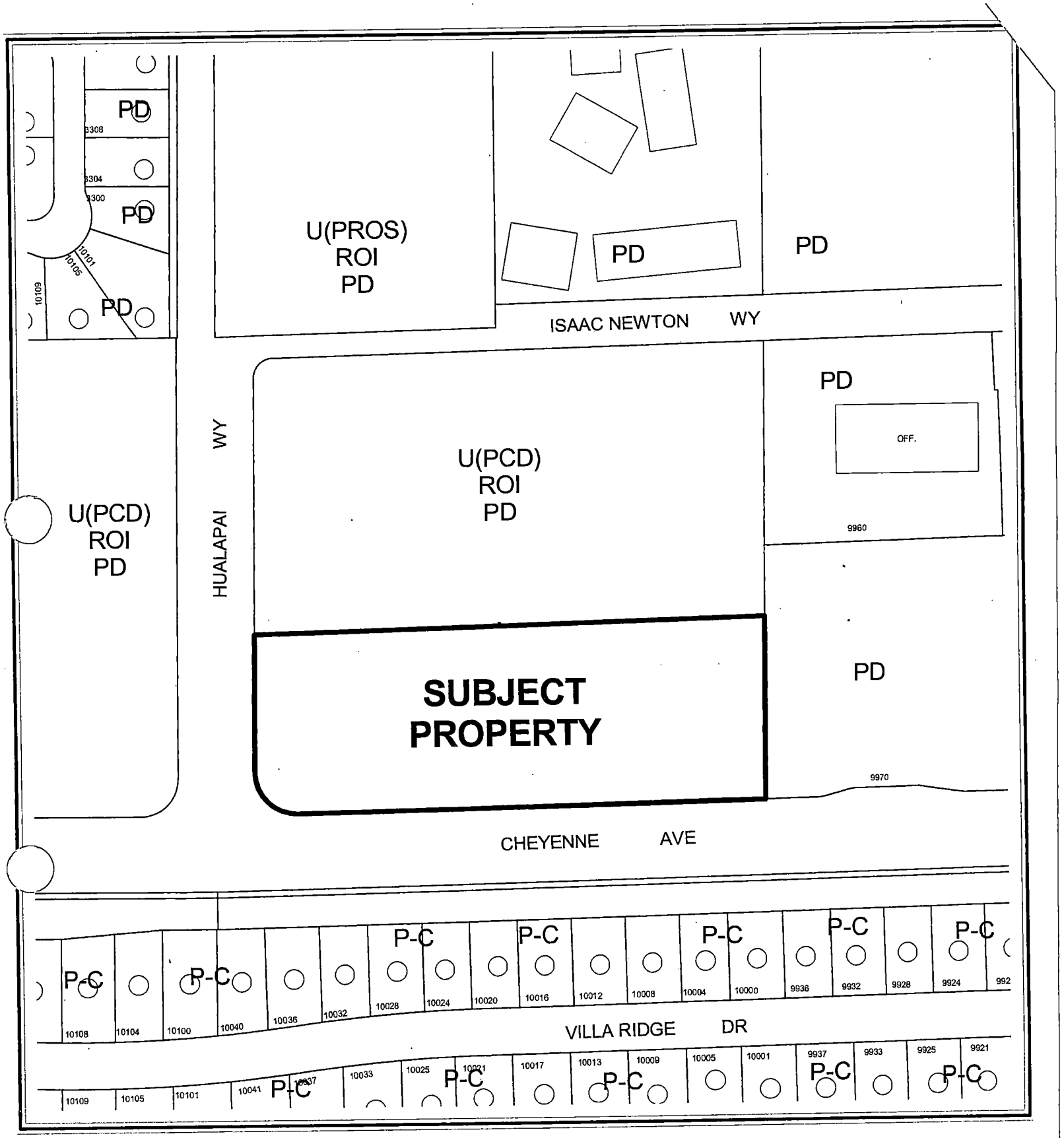
GARY LEOBOLD, Planning & Development Department, stated that this site was approved for a 38,400 square-foot retail center by City Council on 9/17/2004. The Tentative Map does show conformance to the conditions of approval; however, the Site Plan did contain waivers for building landscape buffers and parking lot landscaping that were granted in exchange for additional landscaping being provided along the west edge of the site. The guarantee of that additional landscaping is a concern.

MICHELLE GAPEN, 6345 South Jones Boulevard, appeared on behalf of the applicant. She was unaware of any issues relating to the project and explained that she would have to speak to her

MINUTES – Continued:

client before agreeing to conditions. She requested a two-week abeyance.

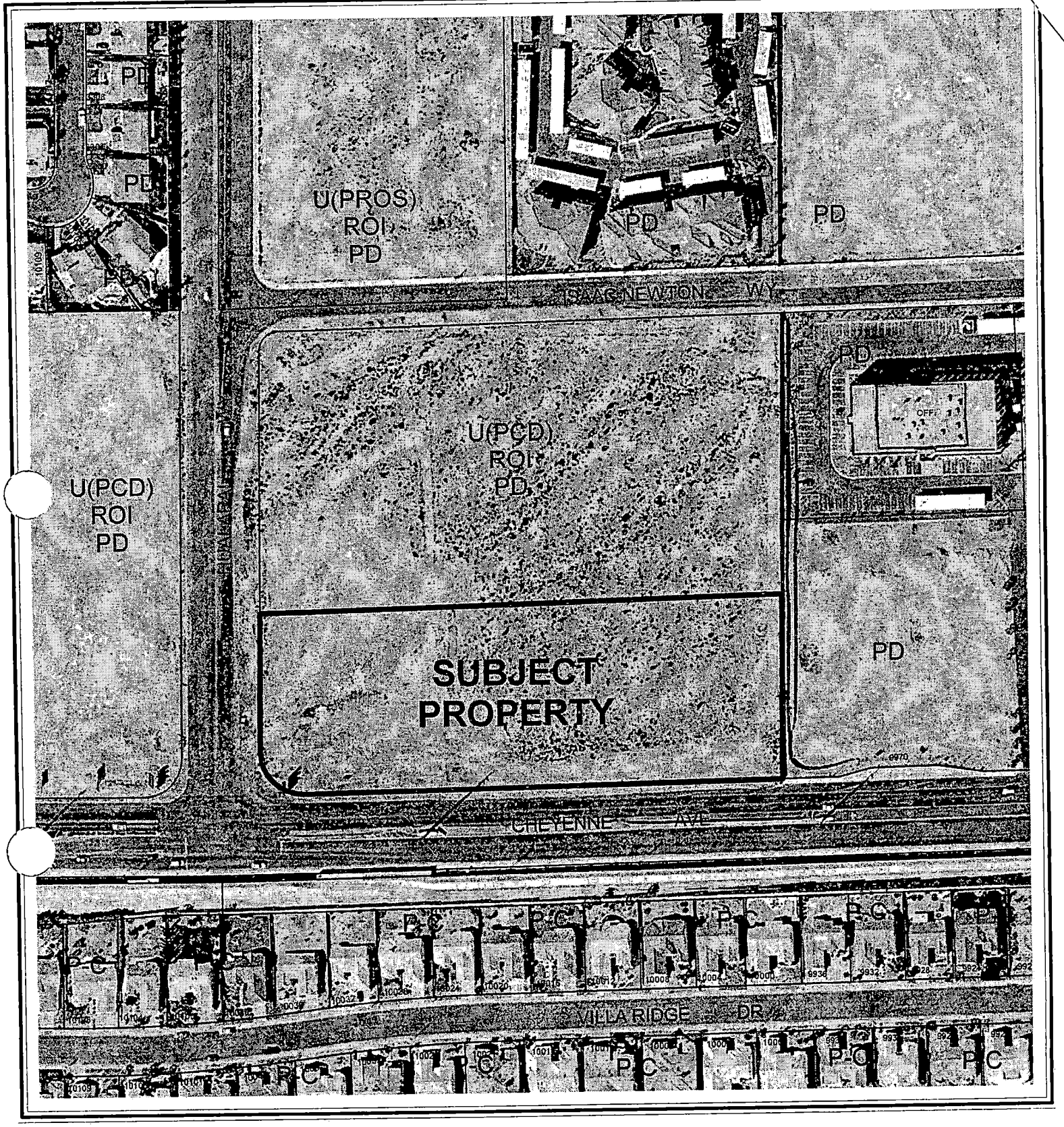
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CASE: TMP-5447

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE (PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)


PD
PD
PD
U(PROS)
ROI
PD
PD
PD
ISAAC NEWTON WY
PD
U(PCD)
ROI
PD
U(PCD)
ROI
PD
SUBJECT
PROPERTY
PD
CHEYENNE AVE
S VILLA RIDGE DR
PC
PC
PC

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5447 - CHEYENNE AND HUALAPAI BUSINESS CENTER - APPLICANT/OWNER: LONE MOUNTAIN PLAZA, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two years. If a Final Map is not recorded on all or a portion of the area covered by the Map in that time, 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, State Subdivision Statutes, Title 19 and the Lone Mountain Master Development Plan.

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. All pad sites must always allow for the perpetual common access between the various parcels/owners within the overall commercial subdivision area.

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

   I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 - foot wide dedicated public sewer easements.

   II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

   III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

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

8. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-2612 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.

DC

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a one lot commercial subdivision on 4.00 acres located on the northeast corner of Cheyenne Avenue and Hualapai Way.

BACKGROUND INFORMATION

A) Previous Actions

02/24/97 The City Council approved a request for a Rezoning (Z-0117-96) from N-U (Non-Urban) to R-2 (Medium Density Residential), for a proposed 384-bed convalescent care facility, on 10.87 Acres. The Planning Commission recommended approval. That zoning was expunged by Z-0033-97.

06/23/97 The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on this site as part of a larger request (Lone Mountain Master Plan Area). The Planning Commission recommended approval on 06/12/97.

04/29/98 The Planning and Development Department administratively approved a Site Development Plan Review [Z-0033-97(4)] for an assisted living facility, nursing home and convalescent care facility on this site. Condition #3 of (Z-0033-97) permitted this use on this property.

09/19/01 The City Council approved a request for a Site Development Plan Review [Z-0095-98(5)] for a proposed 65,700 square-foot office complex on a portion of 8.8 acres at the northwest corner of the intersection of Cheyenne Avenue and Conquistador Street. The Planning Commission recommended approval on 08/23/01. This application was for the site to the east of the subject property.

06/02/03 A Parcel Map was submitted depicting the two parcels to be split into two lots, which includes this site.

09/17/03 The City Council approved a Site Development Plan Review and a waiver of building landscape buffers and parking lot landscaping for a 38,400 square foot retail center on the site. Staff recommended approval.

DC

B) Pre-Application Meeting

10/07/04 The applicant was advised that the tentative map must match the revised site, perimeter wall detail would need to demonstrate conformance to Lone Mountain standards and meet with the Department of Public Works regarding the location of drive aisle entrances and possible loss of parking. The tentative map is in substantial conformance to the site development plan.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	4.00
Net Acres:	3.52

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped and Apartment Complex
South:	Single Family Residential
East:	Office Building Development
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development) and PF (Public Facilities)
South:	SF2 (Single Family Detached) – (Summerlin Area)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) Zone [PCD (Planned Community Development) and PF (Public Facilities) General Plan Designations] under Resolutions of Intent to PD (Planned Development)
South:	P-C (Planned Community)
East:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

This site is designated PCD (Planned Community Development) on the Centennial Hills Sector Map of the General Plan, and is designated as "Neighborhood Commercial" on the Lone Mountain Master Development Plan. The existing PD (Planned Development) zoning district currently in place on the site conforms to this land use designation.

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

The site lies within the Lone Mountain Master Development Plan Area. The map shows conformance to the standards of this plan area.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Proposed Standards	
Lot Size	3.88 acres
Min. Setbacks • Front • Side • Corner • Rear	 15 Feet 20 Feet 30 Feet 10 Feet
Max. Building Height	1 Story / 29' 7"
Trash Enclosure	More than 50 Feet from existing residential, walled, roofed, gated
Loading Zone	1 shown
Mech. Equipment	On roof, behind parapet

The proposed development will meet these standards of the Code.

B) General Analysis Discussion

- General information

The tentative map shows a total of 34,819 square feet of building area. Some minor changes have been made pertaining to the location of the driveways along Cheyenne Avenue and the deletion of the street connection to Hualapai Way. Also, some of the parking has been re-oriented, but it meets the standards of Title 19 and the Lone Mountain Master Development Plan.

- Trails

There are no trails involved with the project.

- Special Conditions of Approval from SDR-2612:

  All buildings shall be limited to one story in height.

  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 indicate that no single restaurant use to occupy Pad 1 will be more than 2,000 square feet; and
  - to reflect the intended use (i.e. retail, restaurant) of each of the proposed pad sites. For any portions of the project to be developed with a use other than General Retail or Office, the applicant shall provide a revised parking analysis demonstrating that the amount of parking available on the site meets current Zoning Code requirements with respect to all uses on the overall site. If parking standards cannot be met, the application shall be revised to comply with those standards;
  - to depict sidewalks and planting areas along commercial building facades in accordance with the Code;
  - to eliminate any parking spaces being located directly abutting any building;
  - to meet the amount of landscaping and planter areas within parking lots specified in the Code;
  - to include the required amount of front and rear perimeter landscaping; and
  - to comply with Figure 11 of the Lone Mountain Master Development Plan.

  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 to the south, west and north of the site, and 30 feet on-center to the east of the site, and to reflect a minimum of four five-gallon shrubs for each tree within provided planters. Landscape planters around the proposed buildings which face parking areas shall be a minimum of five feet in width. The tree and shrub selection shall be consistent with the Lone Mountain Plant Palette.

The tentative map shows conformance to these conditions of approval.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5447 APN: 138-07-401-003,004

Name of Property Owner: Lone Mountain Plaza, LLC

Name of Applicant: Lone Mountain Plaza, LLC

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

_____ Yes XX No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Haskel Iny

Subscribed and sworn before me

This 24th day of September, 2004

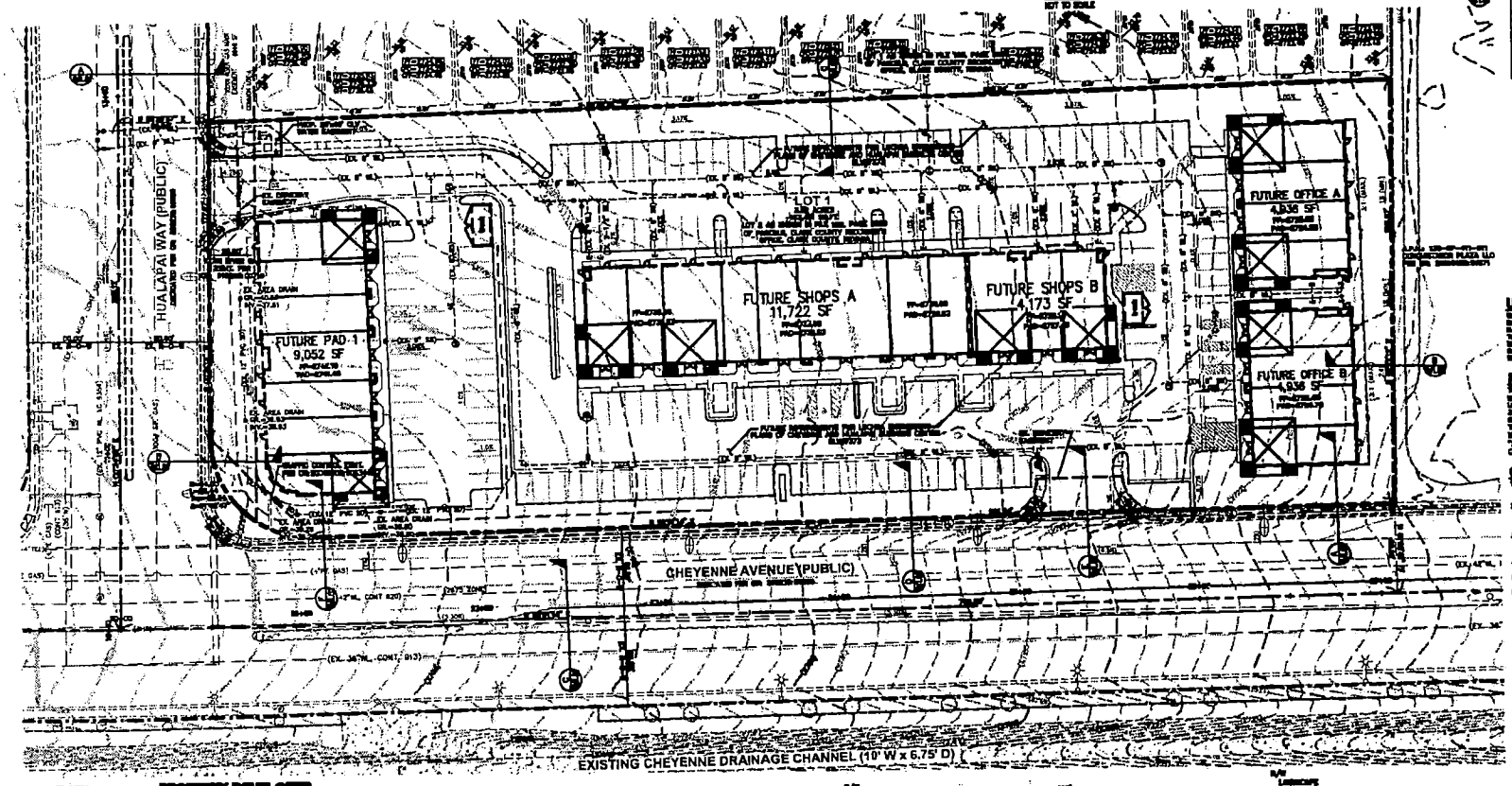
Jennifer L. Roberts

Notary Public in and for said County and State

JENNIFER L. ROBERTS
Notary Public State of Nevada
My appt. exp. Sept. 23, 2005

TENTATIVE MAP
OF
CHEYENNE AND HUALAPAI BUSINESS CENTER
COMMERCIAL SUBDIVISION

BEING LOT 2 AS SHOWN IN FILE 108, PAGE 0006 OF PARCELS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



CHEYENNE AVE. SECTION

VICINITY MAP

NORTH

GRAPHIC SCALE

UTILITY SERVICE PROVIDERS

FLOOD NOTE:

GENERAL NOTES:

NOTE:

A.P.N.:

BASIS OF BEARINGS:

BENCHMARK:

SAFETY ALERT
Call before you Dig
1-800-227-2600
Call Before You Overhead
1-702-227-2929

ZONING DATA

NOTE:

PROPERTY OWNER

PROPERTY DEVELOPER

ENGINEER

SURVEYOR

SEWER CONTRIBUTION

HUALAPAI WAY SECTION

HUALAPAI WAY SECTION

LEGEND

GREAT AMERICAN CAPITAL

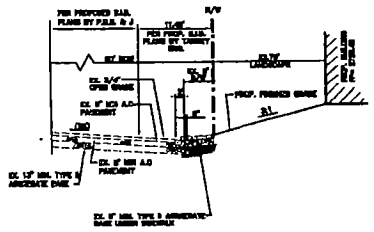
LOCHSA ENGINEERING

TENTATIVE MAP

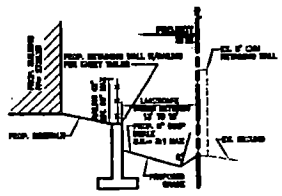
CHEYENNE AND HUALAPAI BUSINESS CENTER

SHEET TM1.01
SHEET 1 OF 2

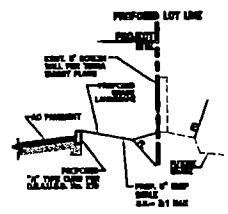
TMP-5447
12-02-04 PC



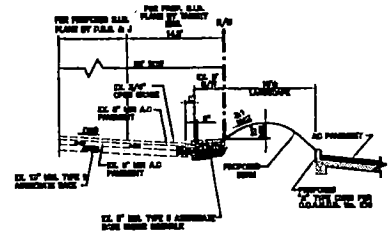
A OFFICE "B" SECTION — NOT TO SCALE — TM1.02



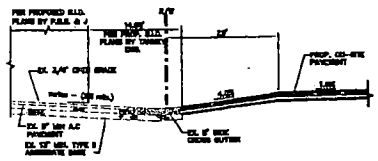
B EAST SECTION — NOT TO SCALE — TM1.02



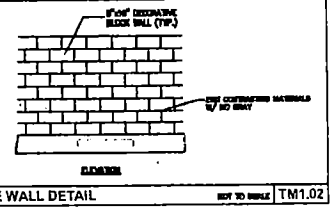
C NORTH SECTION — NOT TO SCALE — TM1.02



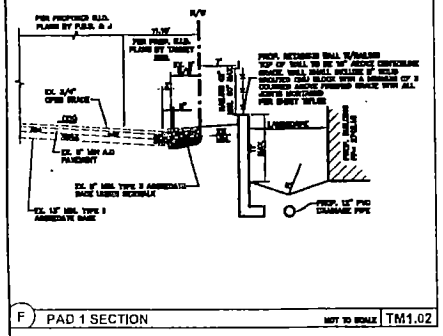
D CHEYENNE AVE. SECTION — NOT TO SCALE — TM1.02



E SOUTHEAST DRIVEWAY SECTION — NOT TO SCALE — TM1.02



1 DECORATIVE WALL DETAIL — NOT TO SCALE — TM1.02



F PAD 1 SECTION — NOT TO SCALE — TM1.02

NOTE:

A.P.N.:

BASIS OF BEARINGS:

BENCHMARK:

Call before you Dig 1-800-227-2600

SAFETY ALERT Call Before You Overhead 1-702-227-2929

LEGEND

GREAT AMERICAN CAPITAL

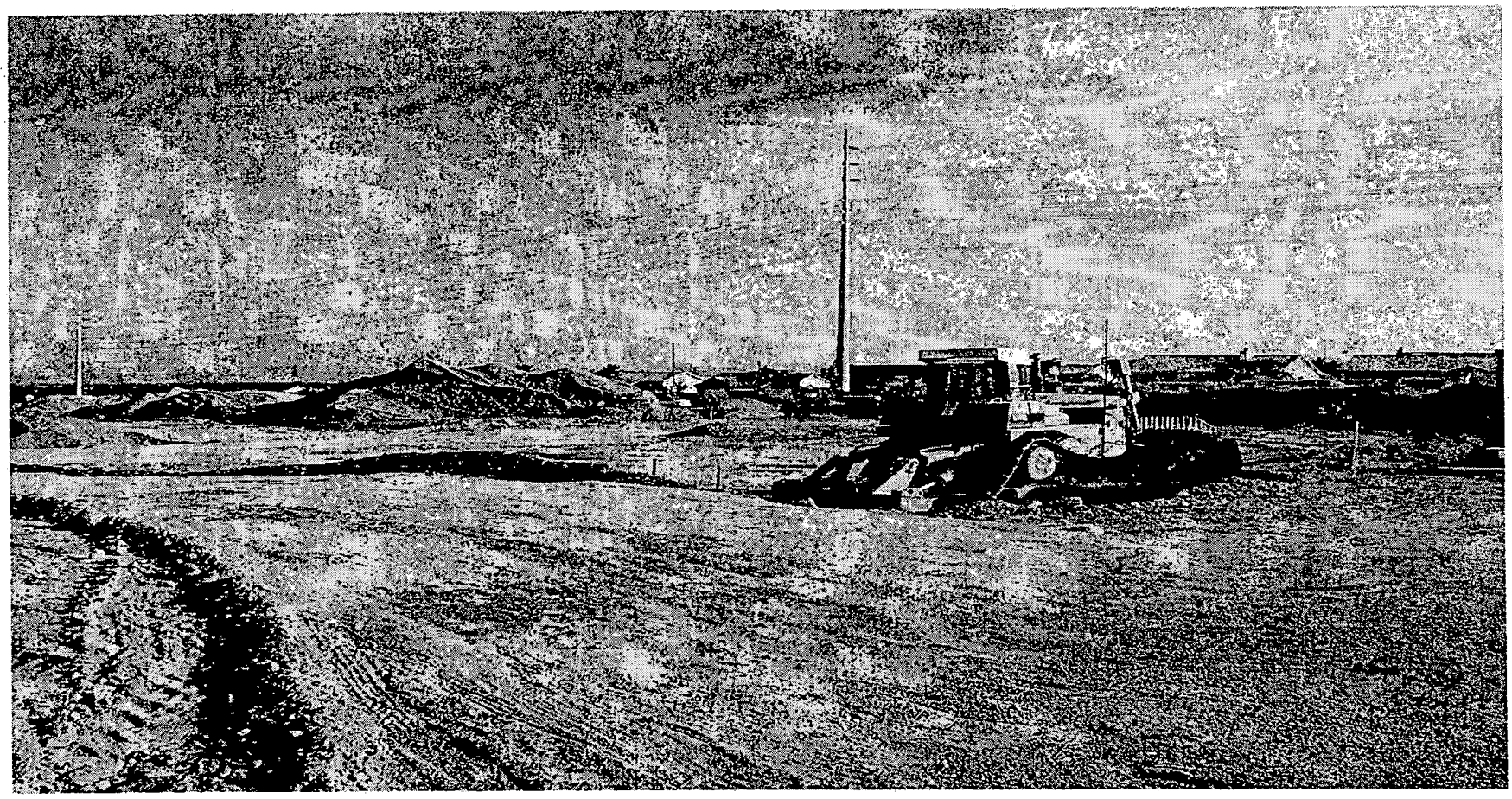
LOCHSA ENGINEERING

CHEYENNE AND HUALAPAI BUSINESS CENTER

SECTIONS & DETAILS

SHEET No. TM1.01 SHEET 2 OF 2

TMP-5447
12-02-04 PC



TMP-5447 - TENTATIVE MAP - CHEYENNE AND HUALAPAI BUSINESS CENTER -
APPLICANT/OWNER: LONE MOUNTAIN PLAZA, LLC
NORTHEAST CORNER OF CHEYENNE AVENUE AND HUALAPAI WAY
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
TMP-5474 - TENTATIVE MAP - SHADOW MOUNTAIN COMMERCIAL SUBDIVISION - APPLICANT: SHADOW MOUNTAIN MARKETPLACE - OWNER: GEORGE FILIOS TRUST R-501, ET AL - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 35.82 acres adjacent to the northwest corner of Decatur Boulevard and the 215 Beltway (APN 125-24-802-001,-002,-003,-004,-007,-010, and -011), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 3 [TMP-5474], Item 4 [TMP-5489], Item 5 [TMP-5492] and Item 6 [TMP-5494] – UNANIMOUS with McSWAIN abstaining on Item 4 [TMP-5489] because she believed one of the principals identified in the application was involved with Southwest Homes and her company, Terra Contracting, is doing work for Southwest Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

(6:15 – 6:16)

CONDITIONS – Continued:

Planning and Development

1. Approval of the Tentative Map, date stamped October 19, 2004 shall be for no more than two years. If a Final Map is not recorded on all or a portion of the area included in the Tentative Map within two 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 following applications: Zoning Reclassification Z-0019-01, Zoning Reclassification ZON-3976, Petition of Vacation VAC-5069, Special Use Permit SUP-5065 and Site Development Review SDR-5050.

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

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

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

Public Works

6. Dedicate 30 feet of right-of-way adjacent to this site for Rome Boulevard, 30 feet for Thom Boulevard, and 10 feet of additional right-of-way adjacent to APN#125-24-802-011 for a total half street width of 60 feet for Decatur Boulevard. Dedicate a 25 foot radius on the southeast corner of Rome Boulevard and Thom Boulevard and a 25 foot radius at the southwest corner of Rome Boulevard and Decatur Boulevard. Additionally, dedicate those portions of Centennial Parkway and Thom Boulevard to provide a knuckle acceptable to the City Engineer.

7. Construct half-street improvements including appropriate overpaving on Decatur Boulevard adjacent to this site concurrent with the first phase of development of this site. Also, construct the complete knuckle at the intersection of Centennial Parkway and Thom Boulevard. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal systems 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.

CONDITIONS – Continued:

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

9. All pad sites must always allow for the perpetual common access between the various parcels/owners within the overall commercial subdivision area, unless incompatible uses are proposed as determined by the City Engineer.

10. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

    I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.

    II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

    III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

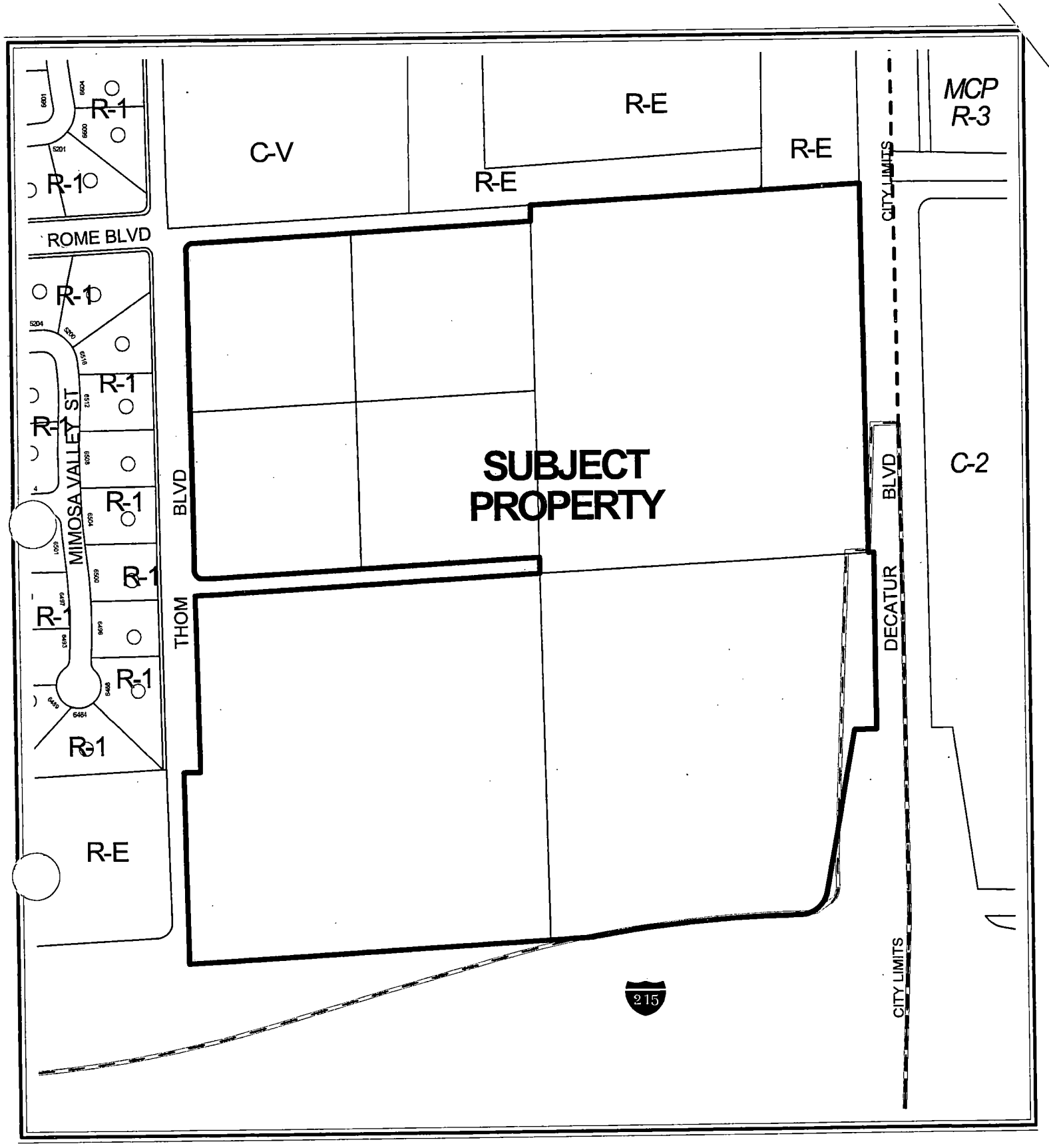
11. All appropriate Notes per Las Vegas Municipal Code Title 18 Subdivisions section 18.10.230 shall appear on the recorded Final Map. All Notes per sections (A), (B), and (C) as required shall appear on the Final Map.

CONDITIONS – Continued:

12. Site development to comply with all applicable conditions of approval for Zoning Reclassifications ZON-3976, Z-19-01, Site Development Plan Review SDR-5050 and all other subsequent site-related actions.

13. 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.

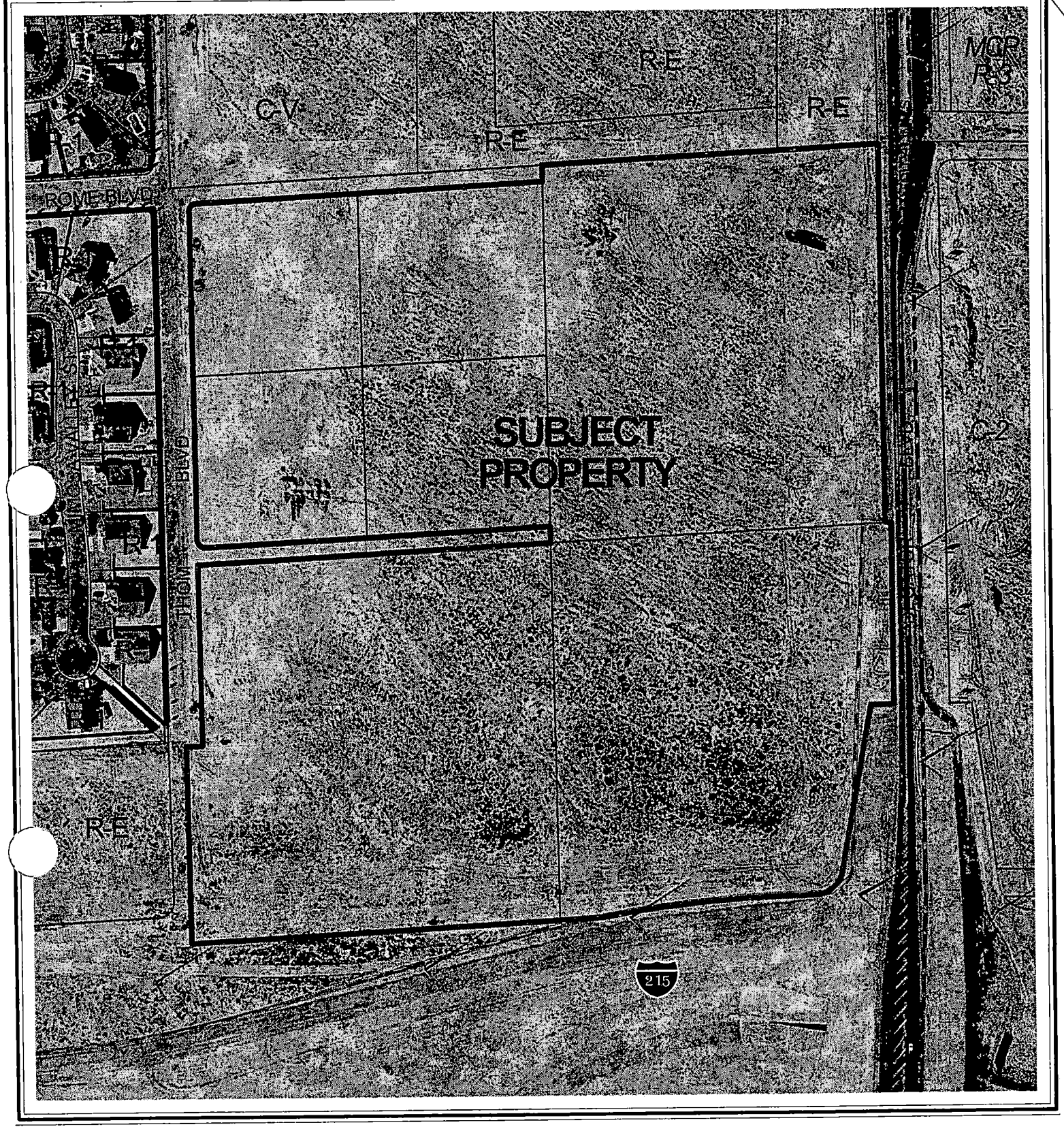
14. Petition of Vacation, VAC-5069, for Turkey Lane shall record prior to the recordation of a Final Map for this site or the issuance of any permits for this site, whichever may occur first.



CASE: TMP-5474

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N



0 200 400 Feet

CASE: TMP-5474

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5474 - - SHADOW MOUNTAIN COMMERCIAL SUBDIVISION - APPLICANT: SHADOW MOUNTAIN MARKETPLACE - OWNER: GEORGE FILIOS TRUST R-501, ET AL

** CONDITIONS **

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

Planning and Development

1. Approval of the Tentative Map, date stamped October 19, 2004 shall be for no more than two years. If a Final Map is not recorded on all or a portion of the area included in the Tentative Map within two years of the approval of the Tentative Map, a new Tentative Map must be filed.

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SRS

7. Construct half-street improvements including appropriate overpaving on Decatur Boulevard adjacent to this site concurrent with the first phase of development of this site. Also, construct the complete knuckle at the intersection of Centennial Parkway and Thom Boulevard. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal systems 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.

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

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    II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

    III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

SRS

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14. Petition of Vacation, VAC-5069, for Turkey Lane shall record prior to the recordation of a Final Map for this site or the issuance of any permits for this site, whichever may occur first.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a one-lot commercial subdivision on 35.82 acres at the northwest corner of Decatur Boulevard and the 215 Beltway.

B) Applicant's Justification

None required for this type of application.

BACKGROUND INFORMATION

A) Previous Actions

08/25/97 The City Council approved a General Plan Amendment (GPA-0027-97) application to SC (Service Commercial); a Rezoning to C-1 (Limited Commercial) and a Site Plan Review for a 330,000 square foot commercial center (Z-0062-97). The Planning Commission and staff recommended approval.

01/17/01 The City Council approved a Rezoning and Site Development Plan Review (Z-0107-00) application for the reclassification of a five-acre portion of property located on the southeast corner of Thom Boulevard and Rome Boulevard from R-E (Residence Estates) to C-1 (Limited Commercial) for a proposed commercial center. The Planning Commission and staff recommended approval.

06/20/01 The City Council approved a Rezoning (Z-0019-01) application for the reclassification 31.7 acres of property located on the northwest corner of Centennial Parkway and Decatur Boulevard from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) to C-1 (Limited Commercial). The Resolution of Intent was set to expire on 06/20/03. The prior Rezoning approvals Z-0062-97 and Z-0107-00 were expunged. The Planning Commission and staff recommended approval.

07/16/03 The City Council approved an Extension of Time (EOT-2267) application for a Reinstatement and Extension of Time of an approved Rezoning (Z-0019-01) application for the reclassification 31.7 acres of property located on the northwest corner of Centennial Parkway and Decatur Boulevard from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) to C-1 (Limited Commercial). The Planning Commission and staff recommended approval.

05/05/04 The City Council approved a Rezoning (ZON-3976) application for the reclassification 3.88 acres of property adjacent to the southeast corner of Thom Boulevard and Rome Boulevard from R-E (Residence Estates) to C-1 (Limited Commercial). The previous Resolution of Intent based upon Rezoning (Z-0107-00) application expired on 06/20/03. The Planning Commission recommended denial. Staff recommended approval.

The City Council accepted Withdrawals Without Prejudice for a Special Use Permit and a Site Development Plan Review for a proposed mini-warehouse facility adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (SUP-3980 and SDR-3979). The Planning Commission recommended denial of these items. Staff recommended approval.

10/07/04 The Planning Commission approved with amended conditions a Site Development Plan Review (SDR-5050). The Planning Commission also approved companion items: A request for a Special Use Permit for a service station, and a Petition to Vacate Turkey Lane between Thom Boulevard and Decatur Boulevard (SUP-5065 and VAC-5069). The Planning staff recommended approval on all three items.

11/03/04 The City Council approved a Site Development Plan Review (SDR-5050) and Waivers of Building Placement, Foundation Landscaping and Building Setback Standards for a proposed 365,700 square-foot shopping center .

B) Pre-Application Meeting

10/07/04 Applicant was informed by Public Works that the map should show the curve on Thom Boulevard, instead of a cul-de-sac. Public Works also requested that applicant show all storm drains, add traffic impact information, and show walls on cross-sections or label "no walls." Other standard application requirements were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 35.0

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Clark County 215; Undeveloped
East:	Undeveloped
West:	Single-Family Residences; Undeveloped

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	ML (Medium-Low Density Residential); PF (Public Facilities)
South:	ROW (Right-of-Way); ML (Medium-Low Density Residential); SC (Service Commercial)
East:	(City of North Las Vegas: Community Commercial)
West:	ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	R-E (Residence Estates); C-V (Civic)
South:	R-E (Residence Estates) under Resolution of Intent to R-PD15 (Residential Planned Development – 15 Units per Acre); C-1 (Limited Commercial)
East:	[City of North Las Vegas: C-2 (General Commercial)]
West:	R-1 (Single-Family Residential); R-E (Residence Estates)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Centennial Hills Sector Plan of the General Plan. The approved Rezoning to a C-1 (Limited Commercial) Zone is consistent with this land use designation. The proposed tentative map complies with approved 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
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment	X	
Project of Regional Significance	X	

Multi-Use Transportation Trail

A multi-use transportation trail will be constructed along the entire length of the southern property adjacent to the Centennial Parkway alignment. A multi-use transportation trail refers to paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles. A multi-use transportation trail consists of a five-foot transition strip and a five-foot private landscaped corridor that are separated by a ten-foot public transportation trail path. The trail in question will be taken out of the public right-of-way.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5227, the proposed project is deemed to be a "Project of Significant Impact" because it is a commercial or industrial facility generating more than 3,000 automobile trips per day.

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because it is a commercial or industrial facility generating more than 6,250 automobile trips per day.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. Collection System Planning has conditioned this project to provide a public sewer stub at the southwest corner of the development.

The Planning Commission is required to take the Environmental Impact Assessment and the proposed mitigation measures into consideration prior to making a decision on the proposal.

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	35 Acres	Yes
Min. Lot Width	100 Feet	1,200+ Feet	Yes
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet	 20 Feet 38 Feet 15 Feet 75 Feet	 Yes Yes Yes Yes
Max. Lot Coverage	50 %	24 %	Yes
Max. Building Height	None	48 Feet	Yes
Trash Enclosure	Screened w / 6-foot masonry wall and roofed	Screened w / 8½-foot painted plaster wall and roofed	Yes
Loading Zone	Screened and located away from public view	Screened and located at the rear of building	Yes
Mech. Equipment	Screened	Screened	Yes

B) General Analysis Discussion

- General information

The proposed Tentative Map is for a one-lot commercial subdivision on 35.82 acres. Access is provided via three drives from Rome Boulevard, a 60-foot residential collector, and from Decatur Boulevard, a Primary (120-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed use and will not negatively impact neighborhood traffic.

The subject site will contain 365,700 square feet of retail/commercial, to be composed of four pad sites, a stand-alone retail shop, a stand-alone anchor store (Costco), as well as a large commercial strip that will hold five major businesses of a minimum size of 25,000 square feet, two shops and an additional retail space.

Proposed uses within the site will include 337,700 square feet of retail, 20,000 square feet of restaurants (including one with drive-through), a 4,500 square-foot bank with drive-through, and 3,500 square feet of office use.

- Cross Section

The submitted cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum four-foot retaining wall. There are no cross sections shown on the submitted Tentative Map, however, due to the nature of the development, none are anticipated.

- Trails

A multi-use transportation trail is shown on this map, extending along and abutting the entire length of the southern property line from a point 40 feet south of the southern terminus knuckle of Thom Boulevard to Decatur Boulevard.

The trail is part of the off-street multi-use transportation trail alignment that runs along the north side of the Interstate 215 alignment, between Decatur Boulevard to the east and Tenaya Way to the west. The multi-use transportation trail consists of a five-foot transition strip and a five-foot private landscaped corridor separated by a ten-foot public transportation trail path.

- Special Conditions of Approval for SDR-5050.

3. The elevations for building Major A (Costco) shall be revised and approved by staff, prior to the time application is made for a building permit, with the replacement of the metal exterior element with architectural materials that conform to the preferred material as defined by Title 19.08.045 F2a.

7. The perimeter screen wall along Thom Boulevard and a portion of Rome Boulevard is to be constructed at a height of eight feet to reduce the effect of noise and light pollution on adjacent residential uses.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5474 APN: 125-24-802-001,002

Name of Property Owner: The JG family Trust

Name of Applicant: Shadow Mountain Marketplace, LLC, a Nevada Limited Liability Company

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: Joseph Golshan II

Print Name: Joseph Golshan, Trustee

Subscribed and sworn before me

This 13 day of Oct., 2004

Notary Public in and for said County and State

PIROUZ M. ADELI
Commission # 1476432
Notary Public - California
Los Angeles County
My Comm. Expires Mar 14, 2008

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5474 APN: 125-24-802-010,003,004,007,011

Name of Property Owner: George Filios Trust R-501

Name of Applicant: Shadow Mountain Marketplace, LLC a Nevada Limited Liability Co.

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: George Filios, Trustee

Subscribed and sworn before me

This 18th day of November, 2004

Joanne Baldassare

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JOANNE BALDASSARE
My Appointment Expires
June 2, 2006
No: 98-3510-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5474 APN: 125-24-802-010,003,004,007,011

Name of Property Owner: W/M Living Trust

Name of Applicant: Shadow Mountain Marketplace, LLC a Nevada Limited Liability Co.

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Albert Flangas, Authorized Agent

Subscribed and sworn before me

This 18th day of November, 2004

[signature]

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ANEDRA WYLIE
My Appointment Expires
January 15 2006
No: 02-72903-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5474 APN: 125-24-802-010,003,004,007,011

Name of Property Owner: Albert Flangas, a Single Man

Name of Applicant: Shadow Mountain Marketplace, LLC a Nevada Limited Liability Co.

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: Albert Flangas, a Single Man

Subscribed and sworn before me

This 18th day of November, 2004

_____
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ANEDRA WYLIE
My Appointment Expires
No: 02-72903-1 January 15 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5474 APN: 125-24-802-010,003,004,007,001

Name of Property Owner: F & F, a Nevada Partnership

Name of Applicant: Shadow Mountain Marketplace, LLC a Nevada LImited Liability Co.

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

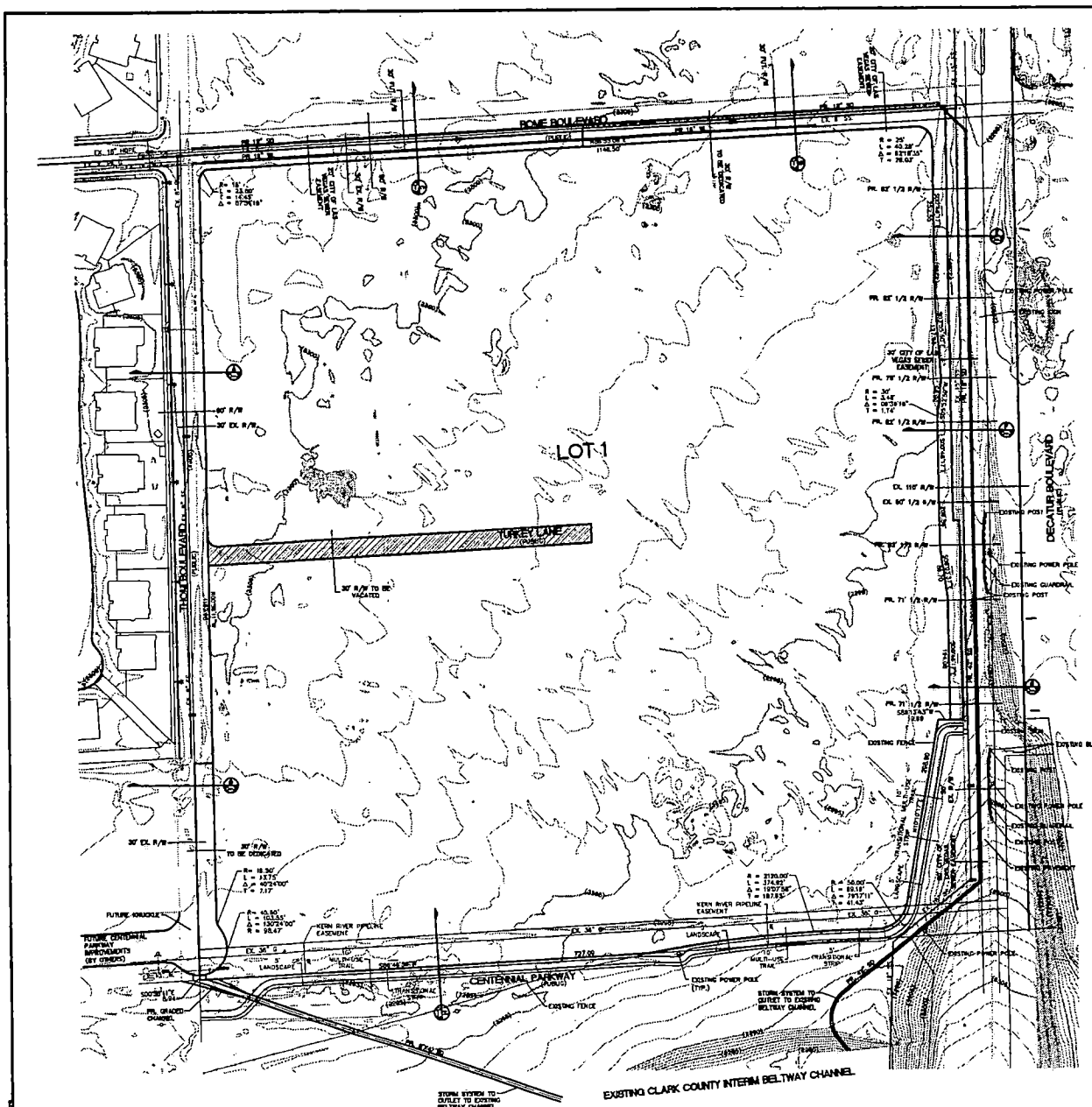
Print Name: Albert Glangas, Authorized Agent

Subscribed and sworn before me

This 18th day of November, 2004

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

Notary Public - State of Nevada
County of Clark
ANEDRA WYLIE
My Appointment Expires
January 15 2006
No: 02-72903-1



NORTH

SCALE 1"=100'

80 0 80 160

SCALE FEET

NOV 10 2004

NOTE:
1. THERE ARE NO EXISTING STRUCTURES LOCATED WITHIN THE SITE.
2. THERE ARE NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
3. THERE ARE NO DEVIATIONS FROM CITY STANDARDS.

NOTE:
SITE IS LOCATED IN ZONE X OF FLOOD PLAIN.

NOTE:
THE PROPOSED UTILITIES FOR THE PROJECT WILL COME OFF OF THE EXISTING SEWER MANS IN ROME BOULEVARD AND DECATUR BOULEVARD.

BASIS OF BEARINGS

SOUTH 00°48'17" EAST, BEING THE BEARING OF THE CENTERLINE OF DECATUR BOULEVARD BETWEEN CENTENNIAL PARKWAY AND DEER SPRINGS WAY AS SHOWN BY MAP THEREOF ON FILE IN FILE 52, PAGE 70 OF SURVEYS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS RIVET AND ROUND PLATE IN TOP OF CURB, SOUTHWEST CORNER OF BRADLEY ROAD AND AZURE AVE. NEAR THE POINT OF BRADLEY ROAD.
ELEVATION 700.632 METERS 2299.313 FEET

REVISED 11-10-04

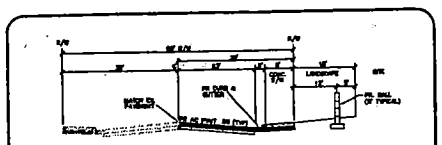
TENTATIVE MAP SUBMITTAL

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD, SUITE 400, LAS VEGAS, NEVADA 89146
TELEPHONE (702) 804-2000 • FAX (702) 804-2299

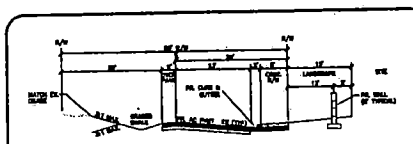
SHADOW MOUNTAIN MARKETPLACE, LLC
SHADOW MOUNTAIN
TENTATIVE MAP

DRAWING C-2
2 OF 3 SHTS

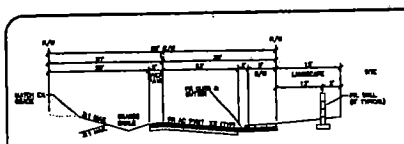
TMP-5474
12-02-04 PC
REVISED 11-10-04



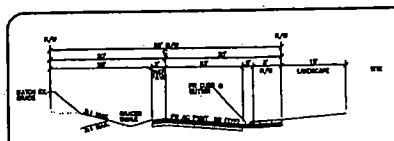
A TYPICAL SECTION A (THOM BLVD.) N.T.S.



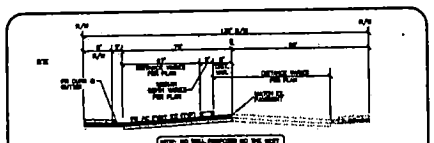
B TYPICAL SECTION B (THOM BLVD.) N.T.S.



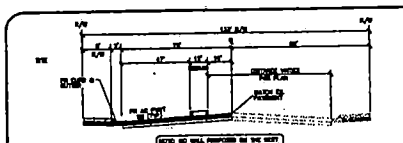
C TYPICAL SECTION C (ROSE BLVD.) N.T.S.



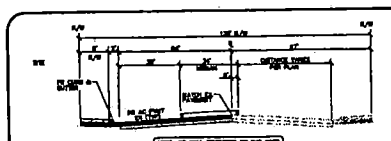
D TYPICAL SECTION D (ROSE BLVD.) N.T.S.



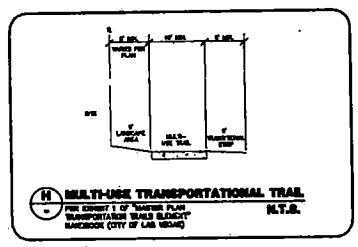
E TYPICAL SECTION E (DECATUR BLVD.) N.T.S.



F TYPICAL SECTION F (DECATUR BLVD.) N.T.S.



G TYPICAL SECTION G (DECATUR BLVD.) N.T.S.



H MULTI-USE TRANSPORTATIONAL TRAIL
PER EXHIBIT 1 OF "MASTER PLAN TRANSPORTATION TRAILS ELEMENT" HANDBOOK (CITY OF LAS VEGAS) N.T.S.

EXPIRES: 12-31-05 — STATE OF NEVADA — THOMAS E. WALLACE No. 12396 — CIVIL

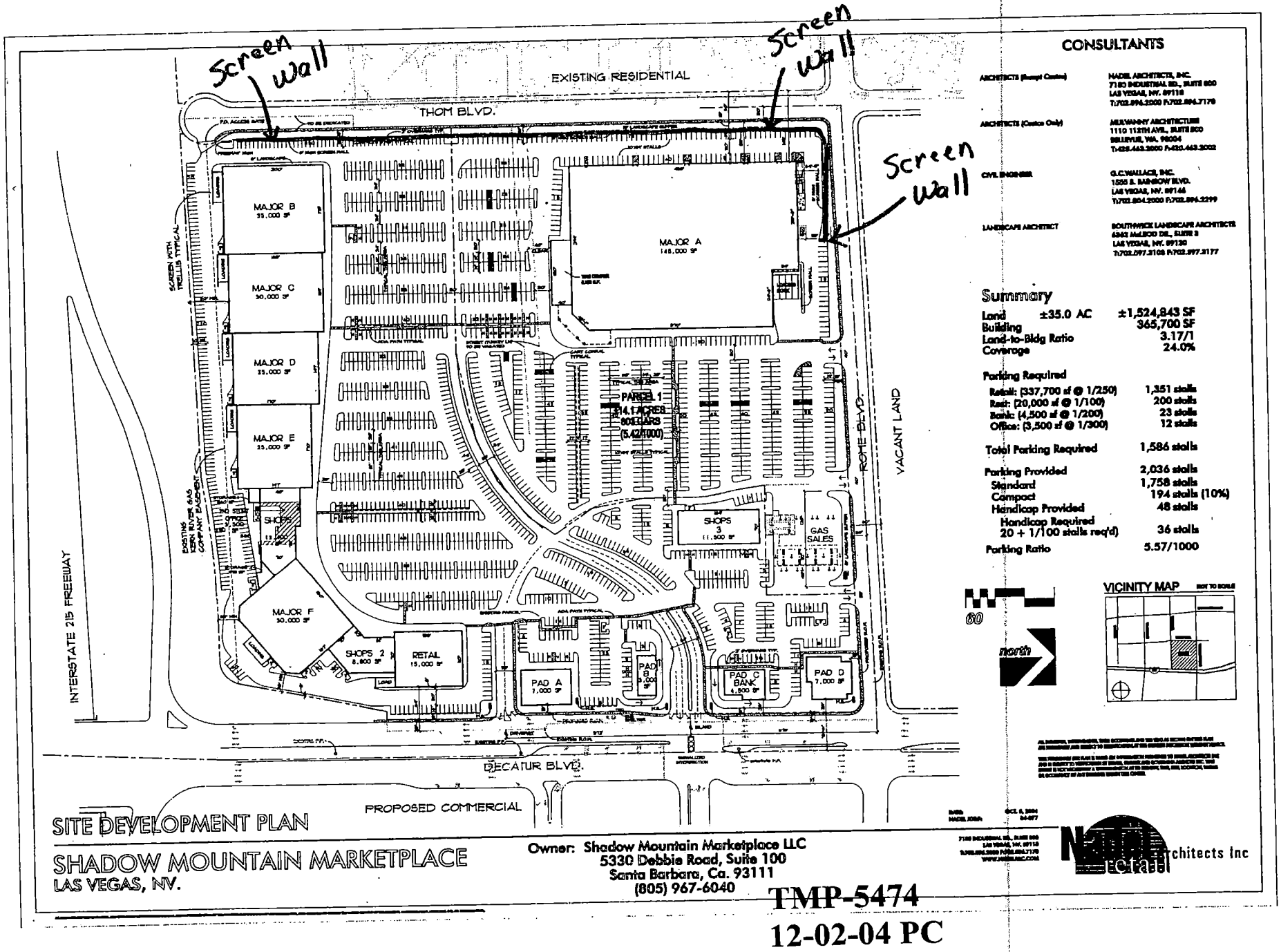
TENTATIVE MAP SUBMITTAL

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
6330 S. Valley View Blvd., Suite 100, Las Vegas, NV 89118
Tel. (702) 804-3000 / FAX: (702) 804-3399

SHADOW MOUNTAIN MARKETPLACE, LLC
SHADOW MOUNTAIN
DETAIL SHEET
DRAWING C-3
3 OF 3 SHTS

NOV 1 0 2004

TMP-5474
12-02-04 PC
REVISED 11-10-04



CONSULTANTS

ARCHITECTS (Except Costco)	NADEL ARCHITECTS, INC. 7160 INDUSTRIAL RD., SUITE 800 LAS VEGAS, NV. 89118 T:702.896.2000 F:702.896.7179
ARCHITECTS (Costco Only)	MILWAMMY ARCHITECTURE 1110 112TH AVE., SUITE 500 BELLEVUE, WA. 98004 T:425.463.2000 F:425.463.2002
CIVIL ENGINEER	G.C.WALLACE, INC. 1555 S. RAINBOW BLVD. LAS VEGAS, NV. 89146 T:702.804.2000 F:702.894.2299
LANDSCAPE ARCHITECT	SOUTHWICK LANDSCAPE ARCHITECTS 6945 McLEOD DR., SUITE 2 LAS VEGAS, NV. 89120 T:702.597.3108 F:702.597.3177

Summary

Land	±35.0 AC	±1,524,843 SF
Building		365,700 SF
Land-to-Bldg Ratio		3.17/1
Coverage		24.0%

Parking Required

Retail: (337,700 sf @ 1/250)	1,351 stalls
Rest: (20,000 sf @ 1/100)	200 stalls
Bank: (4,500 sf @ 1/200)	23 stalls
Office: (3,500 sf @ 1/300)	12 stalls
Total Parking Required	1,586 stalls
Parking Provided	2,036 stalls
Standard	1,758 stalls
Compact	194 stalls (10%)
Handicap Provided	48 stalls
Handicap Required 20 + 1/100 stalls req'd)	36 stalls
Parking Ratio	5.57/1000

VICINITY MAP

SITE DEVELOPMENT PLAN

SHADOW MOUNTAIN MARKETPLACE

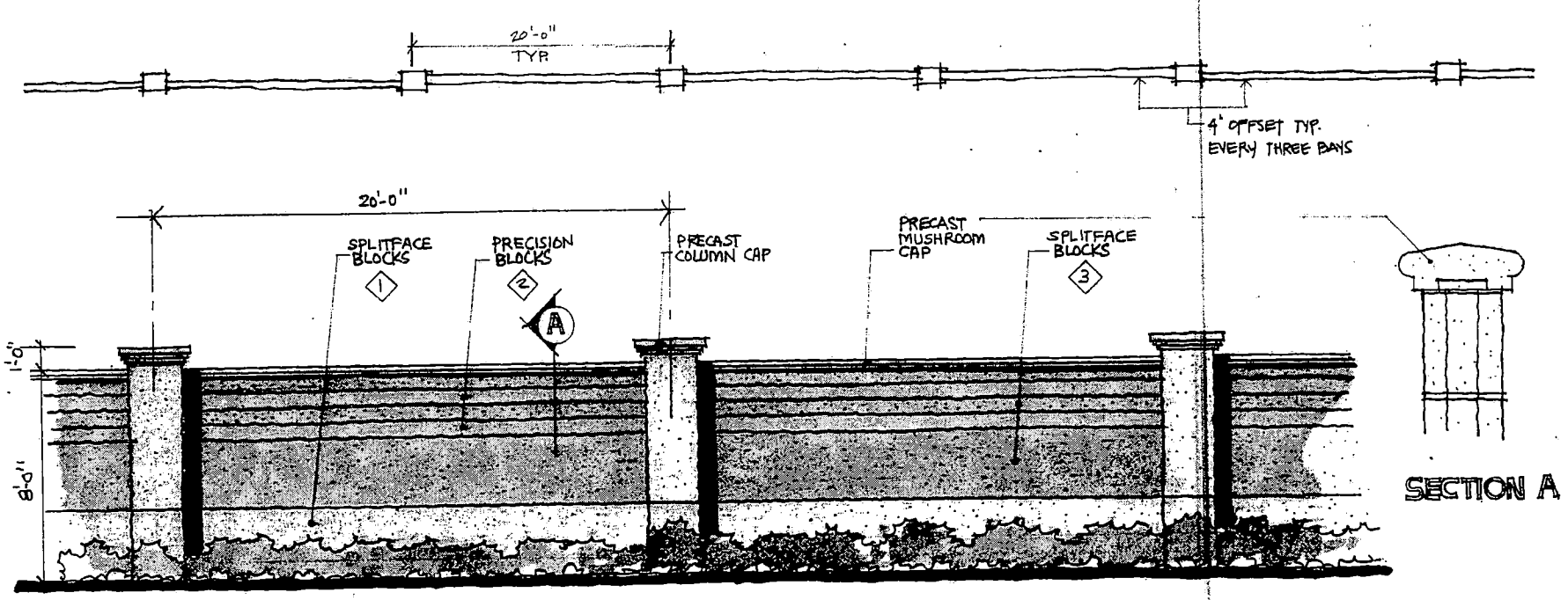
LAS VEGAS, NV.

Owner: Shadow Mountain Marketplace LLC
5330 Debbie Road, Suite 100
Santa Barbara, Ca. 93111
(805) 967-6040

Nadel Architects Inc

TMP-5474

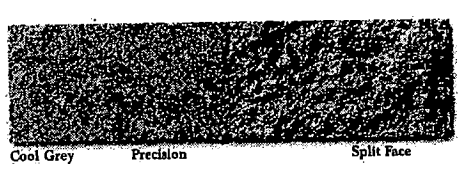
12-02-04 PC

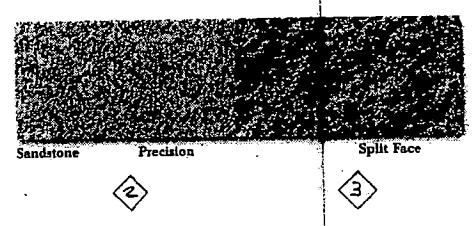


SECTION A

PARTIAL ELEVATION

SCALE 1/4"=1'-0"





SCREEN WALL

DATE 10/8/04
JOB # 04077

SHADOW MOUNTAIN MARKETPLACE
LAS VEGAS, NV.

Nathan Architects Inc
retail

TMP-5474
12-02-04 PC



TMP-5474 - TENTATIVE MAP - SHADOW MOUNTAIN COMMERCIAL SUBDIVISION - APPLICANT: SHADOW MOUNTAIN MARKETPLACE - OWNER: GEORGE FILIOS TRUST R-501, ET AL
NORTHWEST CORNER OF DECATUR BOULEVARD AND THE 215 BELTWAY
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
TMP-5489 - TENTATIVE MAP - BUNKER COMMONS III - APPLICANT: S.B.A. DEVELOPMENT, INC.- OWNER: S F INVESTMENTS, LLC - Request for a Tentative Map FOR A NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN 138-14-701-003) U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 3 [TMP-5474], Item 4 [TMP-5489], Item 5 [TMP-5492] and Item 6 [TMP-5494] – UNANIMOUS with McSWAIN abstaining on Item 4 [TMP-5489] because she believed one of the principals identified in the application was involved with Southwest Homes and her company, Terra Contracting, is doing work for Southwest Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

(6:15 – 6:16)

1-434

CONDITIONS:
Planning and Development

CONDITIONS – Continued:

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 (ZON-4644).

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

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

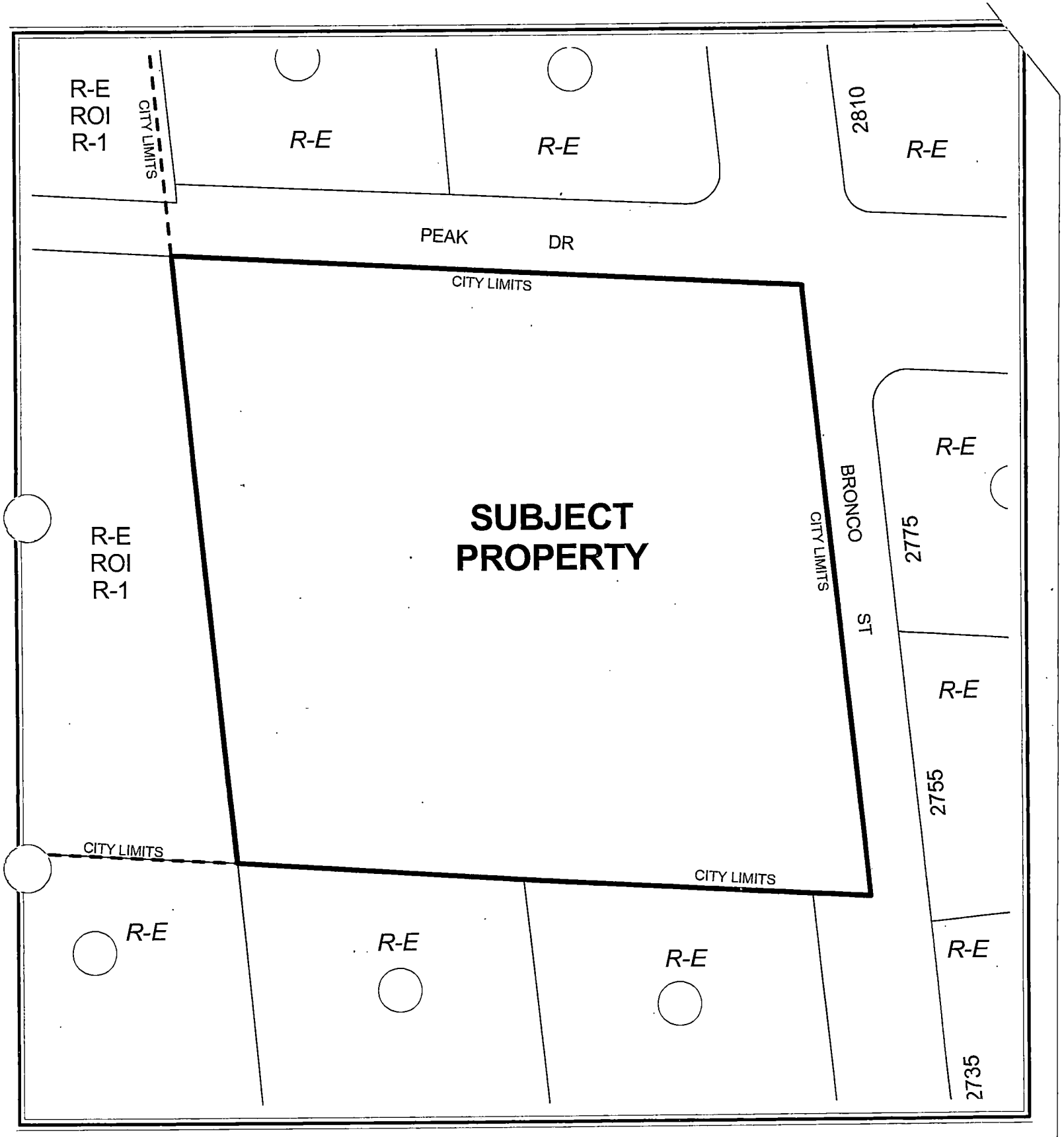
Public Works

5. Landscape and maintain all unimproved right(s)-of-way within and adjacent to this site.

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

7. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON-4644) and all other applicable site-related actions.

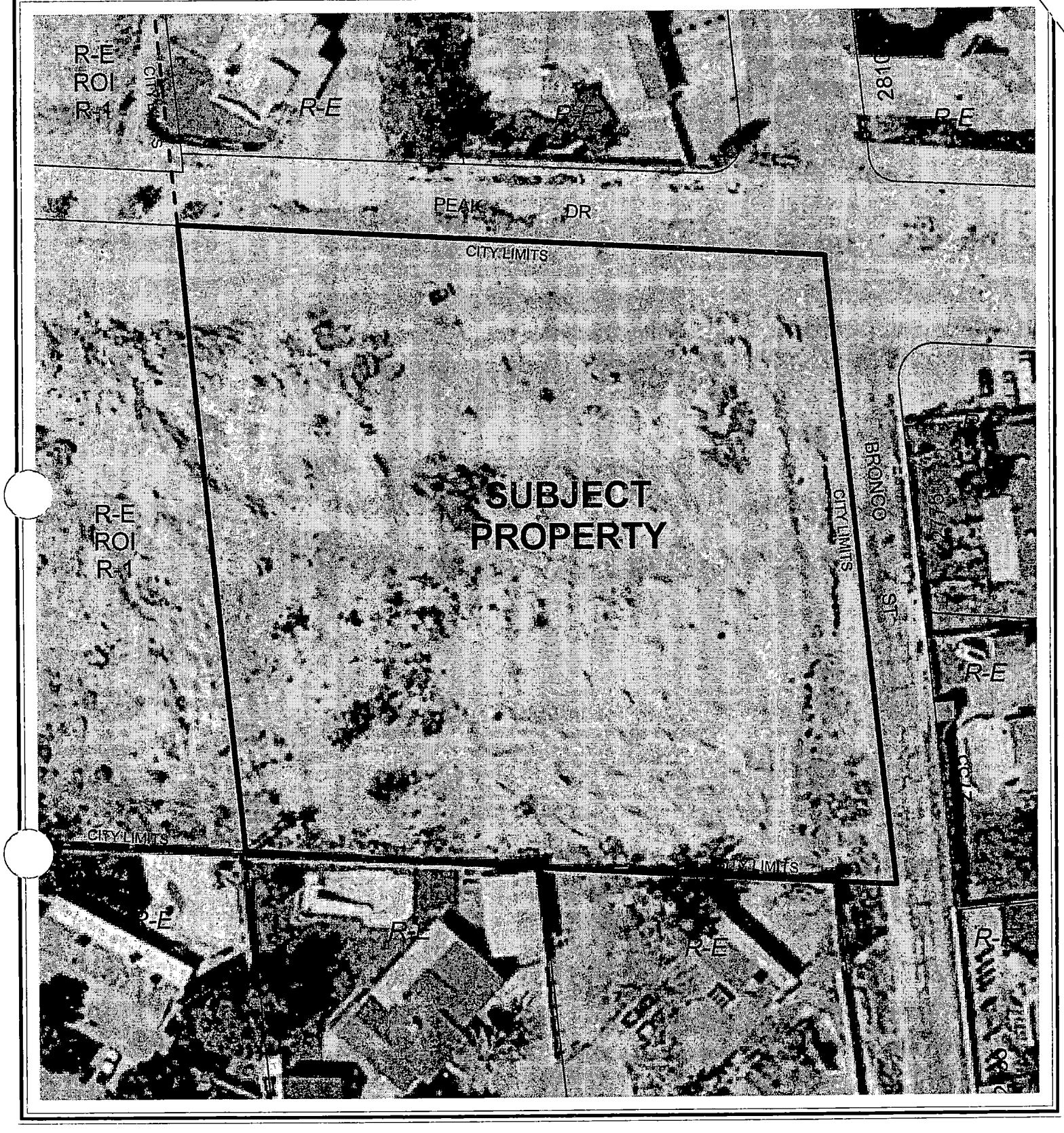
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-5489

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO R-1 (SINGLE-FAMILY RESIDENTIAL)

N



CASE: TMP-5489

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO R-1 (SINGLE-FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5489 - BUNKER COMMONS III - APPLICANT: S.B.A. DEVELOPMENT, INC.- OWNER: S F 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.

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-4644).

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

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

Public Works

5. Landscape and maintain all unimproved right(s)-of-way within and adjacent to this site.

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

7. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON-4644) and all other applicable site-related actions.

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

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a nine-lot single-family residential subdivision on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this plan, the parcels were designated as R (Rural Density Residential) with a maximum density of 3.96 dwelling units per acre.
08/18/99	The City Council approved a General Plan Amendment (GPA-0014-99) to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. On this plan, the parcels were designated as R (Rural Density Residential) with a maximum density of 3.5 dwelling units per acre. The Planning Commission and staff recommended approval.
07/22/04	The City Council approved a request for a Waiver (WVR-4596) to Title 18.12.160 to allow approximately 180 feet between street intersections where 220 feet is the minimum distance separation required. Also, a request was approved for a rezoning (ZON-4644) from U (Undeveloped) [R (Rural) General Plan Designation] to R-1 (Single Family Residential). The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

10/07/04 The elements of a Tentative Map Application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	2.5 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] Under Resolution of Intent to R-1 (Single Family Residential) Zone.
North:	[Clark County] R-E (Rural Estates)
South:	[Clark County] R-E (Rural Estates)
East:	[Clark County] R-E (Rural Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently L (Low Density Residential), which permits residential development with a density of 3.6 to 5.5 dwelling units per acre (DUA).

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

The subject site is located in the North Las Vegas Airport Overlay Zone. Since the project is for single-family development, the overlay does not apply.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Feet	6,504 Feet	Y
Min. Lot Width	65 Feet	66 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	 20 Feet 5 Feet 15 Feet 15 Feet	 Y Y Y Y
Max. Lot Coverage	50 %	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	N/A	N/A
Number of Lots	N/A	9	N/A
Max. Density	3.6 to 5.5	3.6	Y
Public Street	Public	Public	Y
Min. Street Width	47 Feet	47 Feet	Y

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

B) General Analysis Discussion

- General information

The tentative map depicts nine (9) lots, which are arranged around a 41-foot public street (Old Glory) that ends in a cul-de-sac. Access to the site will be from Bronco Street. Landscape planters are located along the north and east property lines of the project, and are shown as six (6) feet in width. No access gates have been shown on the plan.

- 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 4-foot retaining wall. None of the retaining walls shown are greater than 4-foot in height.

- Trails

No trails are required for the proposed development.

- Special Conditions of Approval (from Zoning or SDPR)

  On lots 6, 7, 8, and 9 the houses shall be limited to single story residences.

  Dedicate 40 feet of right-of-way adjacent to this site for Peak Drive, 30 feet for Bronco Street and a 20-foot radius on the southwest corner of Peak Drive and Bronco Street.

  Construct half street improvement, including appropriate overpaving, on Peak Drive and Bronco Street adjacent to this site. Streetlights shall be deferred on Bronco Street and the proposed cul-de-sac interior to this subdivision, provided that all underground improvements needed are constructed and the applicant provides such streetlights to the City or equivalent monies are contributed for the future installation of such streetlights. Sidewalk improvements shall not be required to be constructed on Bronco Street adjacent to this site, nor on the cul-de-sac interior to this site concurrent with development of this site, provided that a Covenant Running with Land agreement is executed for the possible future installation of sidewalk improvements on the interior cul-de-sac and on Bronco Street adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of a Map for recordation. Also, construct appropriate transitional paving, where legally able, 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 it original location and to its original width concurrent with development of this site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5489 APN: 138-14-701-003

Name of Property Owner: S.F. Investments, LLC

Name of Applicant: S.B.A. Development, 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: Stephen B. Allenberg

Print Name: STEPHEN B. ALLENBERG

Subscribed and sworn before me

This 29th day of September, 2004

J. Rosanna Eitniear

Notary Public in and for said County and State

J. ROSANNA EITNIEAR
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: Aug. 4, 2007
Certificate No: 03-83605-1

TENTATIVE MAP
FOR
BUNKER COMMONS III
A RESIDENTIAL SUBDIVISION

LOT DATA

LOT INFORMATION

JURISDICTION	CITY OF LAS VEGAS
CURRENT GENERAL PLAN DESIGNATION	UNDEVELOPED/RURAL (2.1 TO 3.5 UNITS PER ACRE) (U(R))
PROPOSED GENERAL PLAN DESIGNATION	LOW DENSITY RESIDENTIAL (5.5 UNITS/ACRE)
AIRPORT ENVIRONS OVERLAY DISTRICT	NOT APPLICABLE
GROSS ACREAGE	2.5 ACRES
NET ACREAGE	1.51 ACRES
TOTAL PROPOSED UNITS	9

DENSITY REQUIREMENTS

PROPOSED DENSITY	5.96 UNITS/ACRE NET (3.80 UNITS/ACRE GROSS)
MINIMUM LOT SIZE (REQUIRED)	6,500 SF
MINIMUM LOT SIZE (PROPOSED)	6,583 SF
AVERAGE LOT SIZE (PROPOSED)	7,326 SF
MINIMUM LOT WIDTH (REQUIRED)	65.00'
COMMON LOT A SIZE (PROPOSED)	2,433 SF
COMMON LOT B SIZE (PROPOSED)	883 SF

SITE NOTES

THIS PROJECT SITE HAS NO EXISTING STRUCTURES OR OTHER NOTABLE PHYSICAL FEATURES.

THIS PROJECT INCLUDES TWO (2) 8'-16' LAS VEGAS VALLEY WATER DISTRICT (LVVWD) FIRE HYDRANT EASEMENTS.

THIS PROJECT INCLUDES NO OTHER EXISTING OR PROPOSED UTILITY, IRRIGATION, OR DRAINAGE CHANNEL RIGHTS-OF-WAY AND EASEMENT WIDTHS.

THIS PROJECT INCLUDES NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

THIS PROJECT IS NOT PART OF A MASTER PLAN.

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

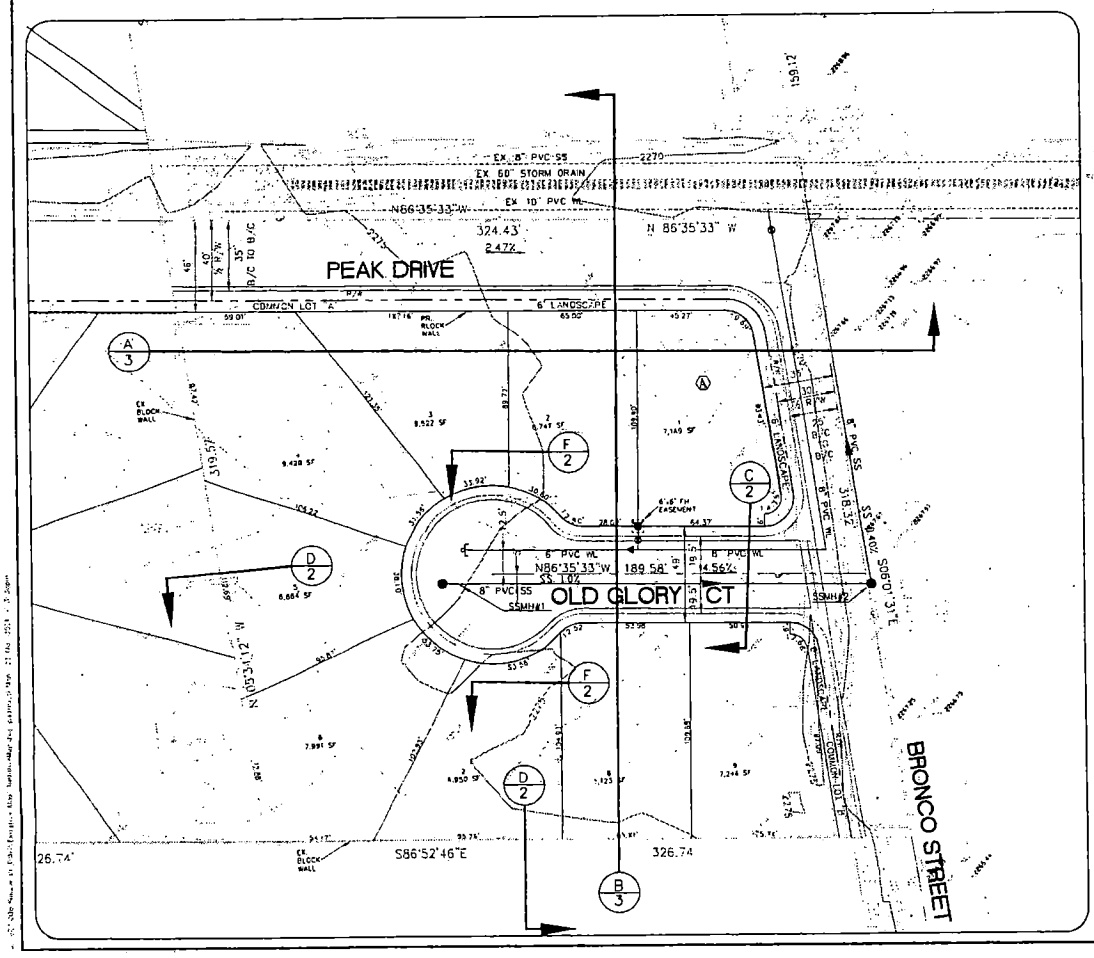
UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES

SITE DATA

AREA:	2.5 AC (GROSS)
EXISTING ZONING	U(R)
NUMBER OF UNITS:	9
DENSITY (GROSS):	5.69 DU/AC
OPEN SPACE PROV'D	5,820 SF
AREA:	1.51 AC (NET)

ABBREVIATIONS

CE	COMMON ENTITY	PROP	PROPOSER
LCE	LIMITED COMMON ENTITY	P/L	PROPERTY LINE
SE	TRASH ENCLOSURE	FL	FLOW LINE
HC	HANDICAPPED	L	LENGTH
FH	FIRE HYDRANT	R	RADIUS
TYP	TYPICAL	EOP	EDGE OF PAVEMENT
EX	EXISTING	SD	STORM DRAIN
NTS	NOT TO SCALE	C/L	CENTERLINE
WTR	WATER	RET	RETAINING
SS	SANITARY SEWER		

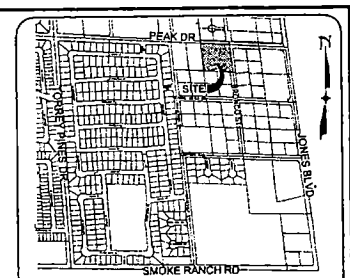


NORTH

SCALE 1" = 30'

30 0 30 60

FEET



VICINITY MAP
N.T.S.

SETBACKS

SINGLE FAMILY HOUSES

FRONT: 20 FEET
SIDE: 5 FEET
CORNER SIDE: 15 FEET
REAR: 15 FEET

ASSESSOR'S PARCEL NUMBER

APN: 138-14-701-003

LEGAL DESCRIPTION

THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

2.5 ACRES±

NOTES

NO EXISTING OR PROPOSED DRAINAGE CHANNELS ON THIS DEVELOPMENT

DEVIATIONS FROM CLV STANDARDS

NONE

BASIS OF BEARING

NORTH 86°35'33" WEST, BEING THE CENTERLINE OF MUSTANG ROAD, THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M., AS SHOWN ON PARCEL MAP FILE 13, PAGE 23, CLARK COUNTY, NEVADA.

SEWER CONTRIBUTION

9 UNITS x 250 GPD/UNIT = 2,250 GPD (AVERAGE)
9 UNITS x 250 GPD/UNIT x 3.5 PEAK FACTOR = 7,875 GPD (PEAK)

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK: #725, ELVDD 14SE6
ELEVATION: 634.8818 METERS (2278.61 FEET)
RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF MAVERICK STREET @ CARRIER

OWNER/DEVELOPER

SF INVESTMENTS
4511 W CHEYENNE BLVD
N. LAS VEGAS, NEVADA 89032
TEL 792-673-1733

LEGEND

- EXISTING CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE (ROW)
- BOUNDARY LINE (SITE)
- BOUNDARY LINE (ADJACENT)
- CC/CLV BOUNDARY
- LANDSCAPE BUFFER BOUNDARY
- EASEMENT BOUNDARY
- EDGE OF PAVEMENT (EX)
- SAWCUT PAVEMENT
- EXISTING 5' EX GRADE CONTOUR
- EXISTING 1' EX GRADE CONTOUR
- 1.0% GRADE & DIRECTION (PROP)
- (1.0%) GRADE & DIRECTION (EX)
- (A) BLOCK NUMBER
- TWO STORY PLAN
- NEW 8" WTR — PROPOSED SEWER MAIN
- NEW 8" SS — PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED BLOCK WALL
- HANDICAPPED PARKING
- SIGHT VISABILITY ZONE
- HC CHEVRON/ACCESS
- COMMON LOT AREAS
- AC PAVEMENT (PROP)
- LANDSCAPE LOT AREAS
- COMMON LOT AREAS
- WATER METER (PROP)
- WATER METER (EX)
- WATER VALVE (PROP)
- WATER VALVE (EX)
- BLOWOFF VALVE (PROP)
- BLOWOFF VALVE (EX)
- SEWER MANHOLE (PROP)
- SEWER MANHOLE (EX)
- FIRE HYDRANT (PROP)
- 100w MPS STREET LIGHT (PROP)
- 250w MPS STREET LIGHT (PROP)
- 100w MPS STREET LIGHT (PROP)
- 250w MPS STREET LIGHT (PROP)
- GROUP MAILBOX (PROP)
- GROUP MAIL BOX (PROP)
- TRASH ENCLOSURE (PROP)

CIVIL ENGINEER

TRC
Customer- Focused Solutions
BV Engineering Nevada
8916 W. SUNSET ROAD
SUITE 190
LAS VEGAS, NV 89113
TEL 702-692-2532
FAX 702-304-4222
WEB www.trcsolutions.com

APN NUMBER

138-03-302-001

RECEIVED
NOV 23 2004

TMP-5489
12-02-04 PC
REVISED 11-23-04

DENIS L. ATWOOD
EXP. 12/31/04
CIVIL
No. 8713
STATE OF NEVADA

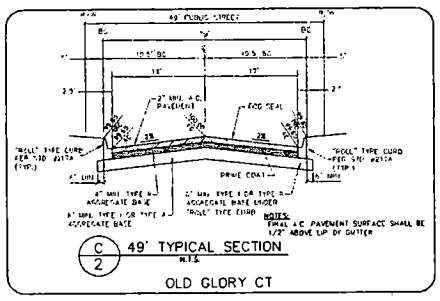
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DESIGN PDS
DATE 11/22/0
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EP DATE: 12/31/0

TRC
Customer- Focused Solutions
BV Engineering Nevada

BUNKER COMMONS III
TENTATIVE MAP

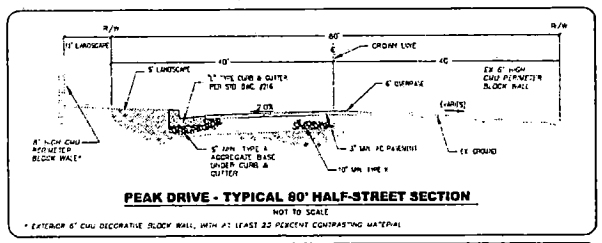
SHEET
TM1
1 OF 3 SHT
PROJECT ID
607.006

TENTATIVE MAP
FOR
BUNKER COMMONS III
A RESIDENTIAL SUBDIVISION

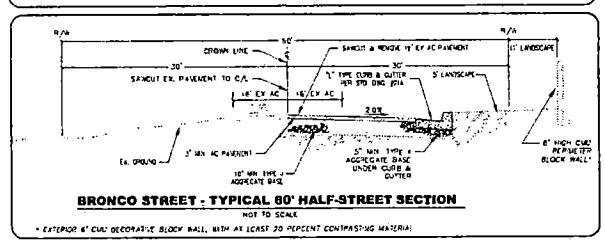


C/2 49' TYPICAL SECTION
N.T.S.

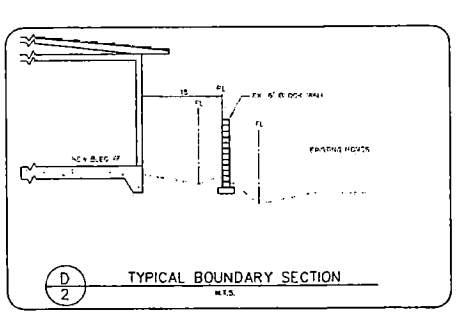
OLD GLORY CT



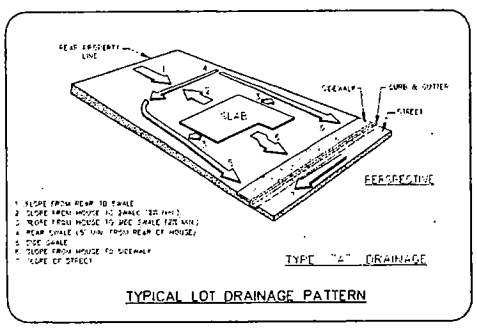
PEAK DRIVE - TYPICAL 60' HALF-STREET SECTION
NOT TO SCALE
* EXTERIOR 6' CMU DECORATIVE BLOCK WALL WITH AT LEAST 30 PERCENT CONTRASTING MATERIAL



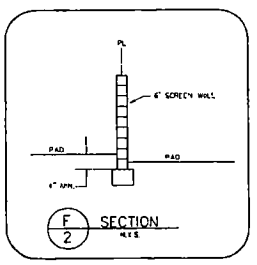
BRONCO STREET - TYPICAL 60' HALF-STREET SECTION
NOT TO SCALE
* EXTERIOR 6' CMU DECORATIVE BLOCK WALL WITH AT LEAST 30 PERCENT CONTRASTING MATERIAL



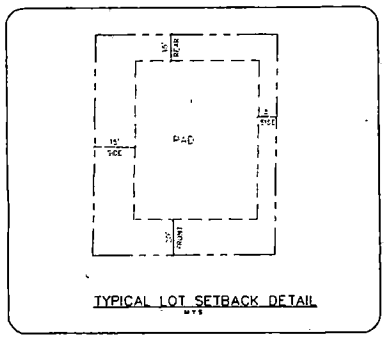
D/2 TYPICAL BOUNDARY SECTION
N.T.S.



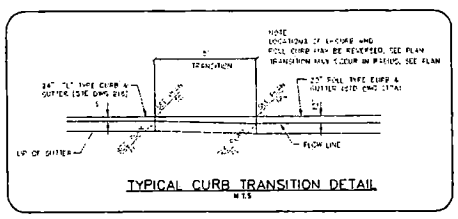
TYPE "A" DRAINAGE
TYPICAL LOT DRAINAGE PATTERN



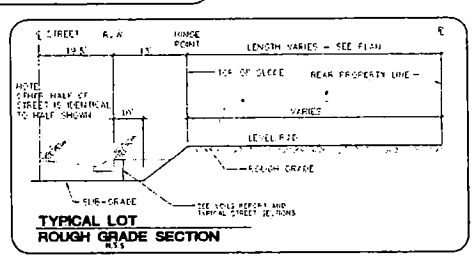
F/2 SECTION
N.T.S.



TYPICAL LOT SETBACK DETAIL
N.T.S.



TYPICAL CURB TRANSITION DETAIL
N.T.S.



TYPICAL LOT ROUGH GRADE SECTION
N.T.S.

RECEIVED
NOV 23 2004

TMP-5489
12-02-04 PC
REVISED 11-23-04

DISCLAIMER NOTE

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

Call before you UnderGround 1-702-227-2600

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.

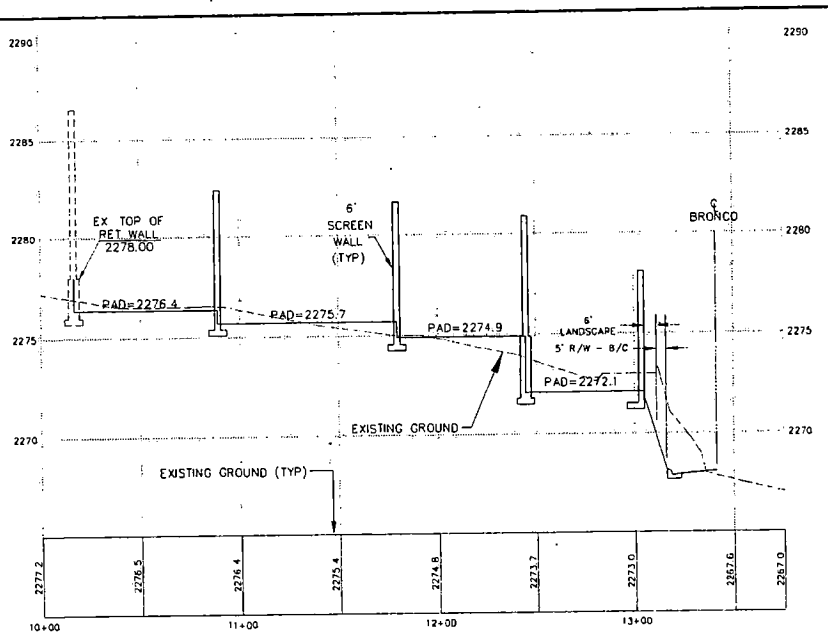
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DESIGN PBS
DATE 11/22/04
SCALE: AS SHOWN
EXP DATE: 12/31/04

DENIS L. ATWOOD
EXP 12/31/04
CIVIL
No. 8713
STATE OF NEVADA
PROFESSIONAL ENGINEER

TRC
Customer-Focused Solutions
BV Engineering Nevada

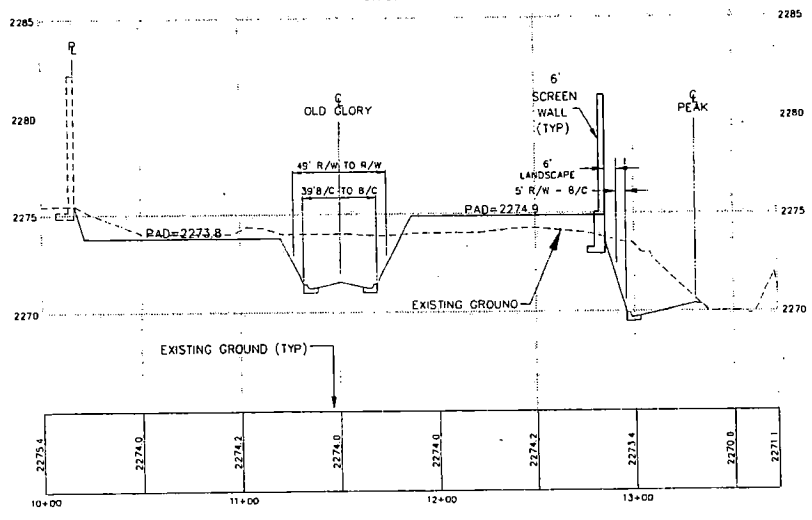
BUNKER COMMONS III
TENTATIVE MAP
CROSS SECTIONS & DETAILS

SHEET
TM2
2 OF 3 SHTS
PROJECT ID



SECTION A

SCALE: 1"=30' HORIZ
SCALE: 1"=3' VERT



SECTION B

SCALE: 1"=30' HORIZ.
SCALE: 1"=3' VERT.

TENTATIVE MAP
FOR
BUNKER COMMONS III
A RESIDENTIAL SUBDIVISION

RECEIVED
NOV 23 2004

BASIS OF BEARING

NORTH 04°13'43" WEST, BEING THE CENTERLINE OF MUSTANG ROAD, THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON PARCEL MAP FILE 13, PAGE 23, CLARK COUNTY, NEVADA

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK #725, BLVDD 14SE6
ELEVATION: 694.8878 METERS (2279.81 FEET)
BRASS & PLATE IN TOP OF CURB ON THE WEST SIDE OF MAVERICK STREET @ CARTER

DISCLAIMER NOTE

Call before you Dig 1-800-227-2600
Call before you Overhead 1-702-227-2928
Call for Underground 1-702-455-7311 1-702-229-6611

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

TMP-5489
12-02-04 PC
REVISED 11-23-04

PROJ NO. 507.005
DESIGN PBS
DATE 11/22/04
SCALE: AS SHOWN

DENIS L. ATWOOD EXP 12/31/04 CIVIL No. 8711

EXP DATE: 12/31/04

TRC Customer-Focused Solutions
BV Engineering Nevada

BUNKER COMMONS III
TENTATIVE MAP
SECTIONS

SHEET TM3
3 OF 3 SHTS
PROJECT ID



TMP-5489 - TENTATIVE MAP - BUNKER COMMONS III - APPLICANT: S.B.A. DEVELOPMENT, INC.- OWNER: S F INVESTMENTS, LLC
SOUTHWEST CORNER OF PEAK DRIVE AND BRONCO STREET
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
TMP-5492 - TENTATIVE MAP - STREAMLINE TOWER - APPLICANT/OWNER: STREAMLINE TOWER L.L.C. - Request for a Tentative Map FOR A 253-UNIT MIXED-USE DEVELOPMENT on 1.03 acres adjacent to the southeast corner of Las Vegas Boulevard and Ogden Avenue (APN 139-34-611-056), C-2 (General 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 3 [TMP-5474], Item 4 [TMP-5489], Item 5 [TMP-5492] and Item 6 [TMP-5494] – UNANIMOUS with McSWAIN abstaining on Item 4 [TMP-5489] because she believed one of the principals identified in the application was involved with Southwest Homes and her company, Terra Contracting, is doing work for Southwest Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

(6:15 – 6:16)

CONDITIONS:
Planning and Development

CONDITIONS – Continued:

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 covered by this Tentative Map, a new Tentative Map must be filed.

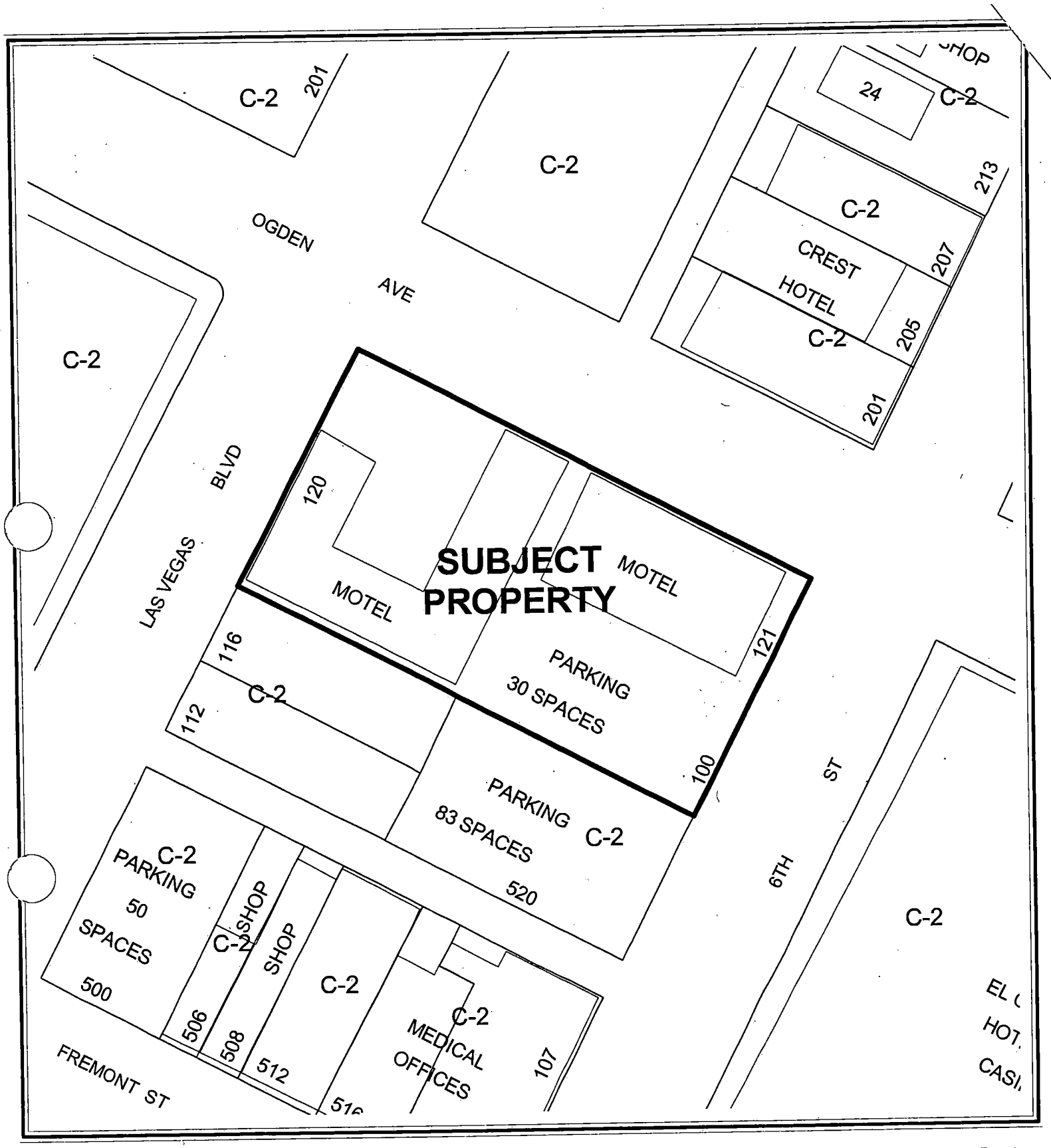
2. All development shall conform to the conditions of approval for SUP-5181 and SDR-5180.

3. All development shall conform to all regulatory criteria enforced by City Department and state statutes.

Public Works

4. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-5180 and all other subsequent site-related actions.

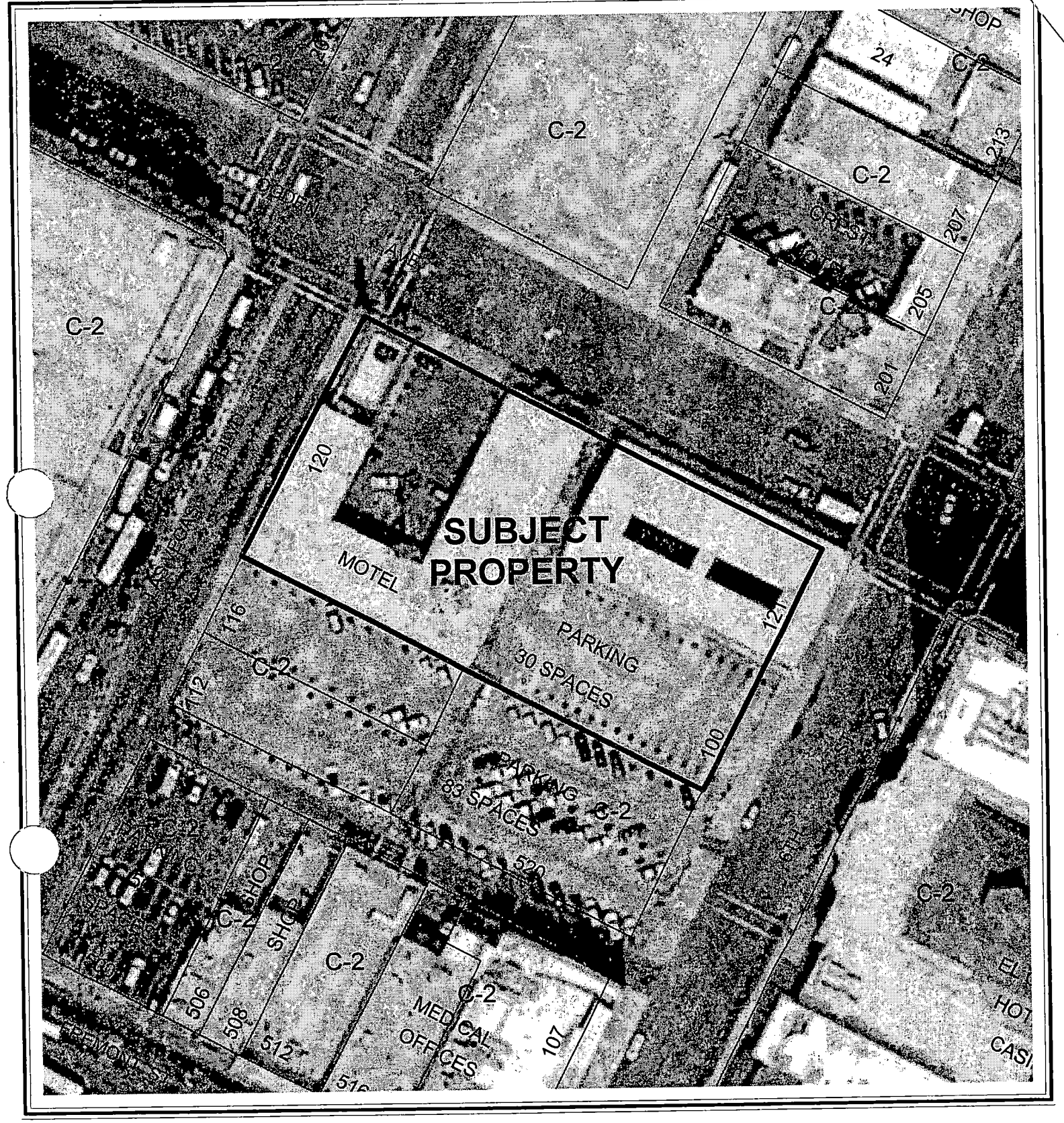
5. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-5492

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

N


SUBJECT PROPERTY
MOTEL
120
121
116
112
100
PARKING
30 SPACES
83 SPACES
PARKING
C-2
C-2
C-2

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5492 - STREAMLINE TOWER - APPLICANT/OWNER: STREAMLINE TOWER L.L.C.

** 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 covered by this Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the conditions of approval for SUP-5181 and SDR-5180.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a tentative map for a mixed-use project consisting of 253 condominium units and 16,157 square feet of first floor retail on a 1.03 acre parcel located at the southeast corner of Ogden Avenue and Las Vegas Boulevard.

B) Applicant's Justification

A justification letter is not required.

BACKGROUND INFORMATION

A) Previous Actions

11/17/04 The City Council approved the Special Use Permit for a mixed-use project (SUP-5181) and the Site Development Plan Review (SDR-5180) for this project. The Planning Commission and staff recommended approval on 10/21/04.

B) Pre-Application Meeting

10/08/04 The conditions of the site development plan review were discussed with the applicant. The commercial portion of the project will be divided into five lots. The Department of Public Works stated that no drainage study would be required, and encroachment agreement will be required for the balconies and utilities will need to be relocated.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.03

B) Existing Land Use

Subject Property:	Motels
	Parking
North:	Undeveloped
	Motel

DC

South:	Parking
	Shops
	Medical Offices
East:	El Cortez Hotel
	Parking
West:	Neonpolis

C) Planned Land Use

Subject Property:	C (Downtown Commercial)
	GC (Commercial) [Downtown Redevelopment Plan Designation]
	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

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

E) General Plan Compliance

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

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Redevelopment Plan Area	X	
Downtown Centennial Plan	X	
Special Overlay District		
Downtown Entertainment Overlay District	X	
Las Vegas Boulevard Scenic Byway Overlay District	X	
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

DC

Redevelopment Plan Area

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

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

Downtown Entertainment Overlay District
The subject property is located within the Downtown Entertainment Overlay District, which sets forth sign requirements and allows waivers from the liquor establishment separation distance requirements.

Las Vegas Boulevard Scenic Byway Overlay District
The subject property is located within the Scenic Byway Overlay, which is intended to preserve the character of Las Vegas Boulevard as a nighttime urban scenic byway. The Overlay requires the use of neon or animation for all signage, and prohibits new off-premise signage.

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/At	1.03 Acres	NA
Min. Lot Width	NA		NA
Min. Setbacks			
• Front	0 Feet		Y
• Corner Side	0 Feet		Y
• Rear	NA	10 Feet	NA
Max. Lot Coverage	Up to 100%	94%	Y
Max. Building Height	NA	267 Feet	NA
Trash Enclosure	Walled/Roofed	Interior	Y
Loading Zone	NA	0	NA
Mech. Equipment	Screened	Screened	Y

DC

The project complies with all of the Downtown Centennial Plan standards except for the step-back and the 10-foot wide sidewalks where 11 feet is required. Waivers to these standards were approved under the conditions approved by SDR-5180.

B) General Analysis Discussion

- General information

The tentative map shows lot one on the ground floor as 8,890 square feet of lease space, with lot two containing 4,470 square feet. A lobby splits the lease spaces with pedestrian access to Ogden Avenue. An additional 1,850 square feet of tenant storage space is show on the second floor, surrounded by 73 parking stalls. The typical parking floor layouts are provided for levels 3 and 5-7. Typical floor plan levels for the 8th, 9th-12th, 14th, 15th, 16-22 and 23rd levels are depicted. Unit sizes include a 960 square foot 1 bedroom, 1.5 bath; a 1,291 square foot 2 bedroom, 1 bath; a 1,670 square foot 3 bedroom, 2 bath unit and a 1,995 square foot 3 bedroom, 2 bath unit with a study.

The map shows that the existing buildings on the site will be demolished. The existing curb, gutter and sidewalk will be removed and replaced. A five-foot wide area for the future widening of Las Vegas Boulevard is provided, as well as a future 10-foot radius dedication at the corner of Ogden avenue and Sixth Street.

All of this information is consistent with the site plan discussed at the public hearing for the site development plan review.

- Cross Sections

There were no cross sections submitted for this application.

- Special Conditions of Approval from SDR-5180.

4. The Waiver from the Downtown Centennial Plan building step back requirement is hereby approved, based on the proposed façade articulation and level of detail of the elevations.

5. The Waiver from the Centennial Plan streetscape requirements is hereby approved, in order to allow ten-foot wide sidewalks where 11 are required, due to the existing curb alignment.

6. The applicant shall be required to provide and install standard Fourth Street style fixtures in place of existing fixtures. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.

13. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard. Dedicate a 25-foot radius on the southeast corner of Las Vegas Boulevard and Ogden Avenue and a 10-foot radius at the southwest corner of Ogden Avenue and 6th Street prior to the issuance of any permits.

14. 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.

15. Grant a Traffic Signal Chord Easement at the southeast corner of Las Vegas Boulevard and Ogden Avenue.

The Tentative Map reflects conformance to these conditions of approval.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DC

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5492 APN: 139-34-611-001, 139-34-611-011 and 012

Name of Property Owner: Streamline Tower, LLC

Name of Applicant: Streamline Tower, LLC

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Dustin Allen

Subscribed and sworn before me

This 13 day of October, 2004

Anita Waldrup

Notary Public in and for said County and State

CLARK, NV

NOTARY PUBLIC
County of Clark-State of Nevada
ANITA WALDRUP
No. 02-75540-1
My Appointment Expires May 14, 2006

TENTATIVE MAP of
STREAMLINE TOWER
CONDOMINIUM SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF LAS VEGAS BOULEVARD AND OGDEN AVENUE; THENCE SOUTH 89°49'04" EAST ALONG SAID CENTERLINE OF OGDEN AVENUE, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°10'56" WEST, DEPARTING SAID CENTERLINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'04" EAST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°10'56" WEST, A DISTANCE OF 660.00 FEET; THENCE NORTH 89°49'04" WEST, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 435,600.0 SQUARE FEET OR 10.00 ACRES, MORE OR LESS.

SEWER CONTRIBUTION

SUMMARY
AVERAGE DAILY FLOW
SFR ..... 23,000 GPD
MFR ..... 8,800 GPD
..... 0.00 GPD
PEAK DAILY FLOW
SFR ..... 200,000 GPD
MFR ..... 8,800 GPD
GPD ..... 0.00 GPD

PROJECT DATA

- EXISTING ZONING = D-3
- GROSS AREA = 10.00 ACRES
- NET AREA = 9.60 ACRES
- EXISTING BUILDING HEIGHT = 350'-0"
- NUMBER OF LIVING UNITS = 500
- DENSITY = 256 UNITS/AC
- PROPOSED USE = CONDOMINIUM DEVELOPMENT
- F.A.R.A. ZONE = ZONE "X"

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

ENGINEER
LOCHSA ENGINEERING
2300 SOUTH JONES BLVD.
SUITE 105
LAS VEGAS, NV 89146
(702) 396-0283
(702) 396-0287 FAX

PROPERTY OWNER
STREAMLINE TOWER, LLC
777 S. CLARK STREET
LAS VEGAS, NV 89101
(702) 405-0000

NOTE
THIS DEVELOPMENT IS NOT PART OF A COMMON PLANNED DEVELOPMENT.

SURVEYOR
LOCHSA ENGINEERING
2300 SOUTH JONES BLVD.
SUITE 105
LAS VEGAS, NV 89146
(702) 396-0283
(702) 396-0287 FAX

NOTE
ALL RESIDENTIAL HOMES FOR SALE.

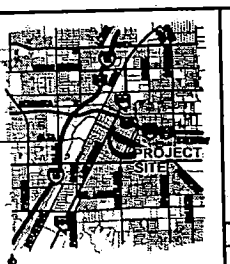
ALL PARKING IS BACK OF CURB UNLESS NOTED OTHERWISE.

GENERAL NOTES

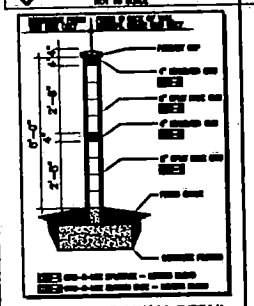
1. LOCATION — THE DEVELOPER SHALL FURNISH AND INSTALL PUBLIC IMPROVEMENTS AND DEDICATIONS FOR THE FOLLOWING AS REQUIRED BY CLARK COUNTY, UNLESS OTHERWISE NOTED.
2. THERE ARE NO KNOWN FAULTS OR FISSURES WITHIN THE PROJECT.
3. THERE IS NO KNOWN GROUND WATER WITHIN 50 FEET OF SURFACE.
4. FUTURE LANDSCAPING SHALL BE DESIGNED AND MAINTAINED PER WELL #1 DEPTH LANDSCAPING SHALL BE IMPLEMENTED IN THE PUBLIC RIGHTS-OF-WAY AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT.
5. THERE ARE NO EXISTING OR PROPOSED SPRINGS OR DRAINAGE COURSES WITHIN OR OUT SIDE THE PROJECT.
6. THE ENTIRE PROJECT IS TO BE SERVICED BY CLARK COUNTY WATER DISTRICT WATER LINES LOCATED WITHIN OGDEN AVENUE.
7. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

SUMMARY OF UNITS

35th Level	
A 1BR/1.5BA LOFT (2000 SF) (1776 SF BALCONY)	1
B 2BR/2BA/1.5BA (1,672 SF) (200 SF BALCONY)	1
C2 2BR/2BA (1,200 SF) (160 SF BALCONY)	1
D 2BR/2BA (1,200 SF) (240 SF BALCONY)	1
D1 2BR/2BA (1,200 SF) (200 SF BALCONY)	1
D2 2BR/2BA (1,200 SF) (200 SF BALCONY)	1
D3 2BR/2BA (1,200 SF) (200 SF BALCONY)	1
D4 2BR/2BA (1,200 SF) (120 SF BALCONY)	1
E 2BR/2BA (1,200 SF) (52 SF BALCONY)	1
34th — 13th (Per Level)	
A1 1BR/1.5BA LOFT (2000 SF) (40 SF BALCONY)	9
B 2BR/2BA/1.5BA (1,672 SF) (120 SF BALCONY)	9
C2 2BR/2BA (1,200 SF) (20 SF BALCONY)	9
D 2BR/2BA (1,200 SF) (240 SF BALCONY)	9
D1 2BR/2BA (1,200 SF) (20 SF BALCONY)	9
D2 2BR/2BA (1,200 SF) (40 SF BALCONY)	9
D3 2BR/2BA (1,200 SF) (20 SF BALCONY)	9
D4 2BR/2BA (1,200 SF) (100 SF BALCONY)	9
E 2BR/2BA (1,200 SF) (52 SF BALCONY)	9
12th Level	
A 1BR/1.5BA LOFT (2000 SF) (0 SF BALCONY)	1
A1 1BR/1.5BA LOFT (2000 SF) (40 SF PATIO)	1
A2 1BR/1.5BA (2000 SF) (200 SF PATIO)	1
C2 2BR/2BA (1,200 SF) (20 SF BALCONY)	1
D2 2BR/2BA (1,200 SF) (40 SF BALCONY)	1
D3 2BR/2BA (1,200 SF) (20 SF BALCONY)	1
D4 2BR/2BA (1,200 SF) (100 SF BALCONY)	1
E 2BR/2BA (1,200 SF) (52 SF BALCONY)	1
F 2BR/2BA/1.5BA (1,200 SF) (20 SF BALCONY)	1
11th - 33rd (Per Level)	
A 1BR/1.5BA LOFT (2000 SF) (71 SF BALCONY)	1
A1 1BR/1.5BA LOFT (2000 SF) (40 SF BALCONY)	1
A2 1BR/1.5BA (2000 SF) (71 SF BALCONY)	1
C2 2BR/2BA (1,200 SF) (20 SF PATIO)	1
D2 2BR/2BA (1,200 SF) (40 SF BALCONY)	1
D4 2BR/2BA (1,200 SF) (100 SF BALCONY)	1
E 2BR/2BA (1,200 SF) (52 SF BALCONY)	1
F 2BR/2BA/1.5BA (1,200 SF) (20 SF BALCONY)	1
TOTAL UNITS	
A 1BR/1.5BA LOFT (2000 SF)	10
A1 1BR/1.5BA LOFT (2000 SF)	10
A2 1BR/1.5BA (2000 SF)	10
B 2BR/2BA/1.5BA (1,672 SF)	10
C2 2BR/2BA (1,200 SF)	20
D2 2BR/2BA (1,200 SF)	20
D 2BR/2BA (1,200 SF)	10
D1 2BR/2BA (1,200 SF)	10
D3 2BR/2BA (1,200 SF)	10
D4 2BR/2BA (1,200 SF)	10
E 2BR/2BA (1,200 SF)	10
F 2BR/2BA/1.5BA (1,200 SF)	10
TOTAL RESIDENTIAL UNITS	256
COMMERCIAL	2
COMMON AREA	1
TOTAL UNITS	254



VICINITY MAP
NOT TO SCALE



6' CMU BLOCK WALL DETAIL

UTILITY SERVICE PROVIDERS

WATER—LAS VEGAS VALLEY WATER DISTRICT
SANITARY SEWER—CITY OF LAS VEGAS
GAS—SOUTHWEST GAS CORPORATION
TELEPHONE—SBC TELEPHONE COMPANY
ELECTRICAL POWER—NEVADA POWER COMPANY
CABLE TV—COX COMMUNICATIONS OF LAS VEGAS, INC.
STORM DRAIN—CLARK COUNTY

FLOOD NOTE

THE SUBJECT SITE IS CONTAINED BY A PLANED INTERSECTION BASE MAP ZONED "X" ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA AND INCORPORATED AREAS, MAP NUMBER 32003C2180 E, EFFECTIVE DATE SEPTEMBER 5, 1996. ZONE "X" IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

PARKING CALCULATIONS

PARKING REQUIREMENTS — 1.5 SPACES / DU
TOTAL D.U. UNITS — 254 UNITS
1.5 SPACES / D.U. — 381 SPACES
TOTAL REQUIRED — 381 SPACES
TOTAL PROVIDED — 381 SPACES
HANDICAP — 8 SPACES
TOTAL SELF PARKING PROVIDED — 373 SPACES

NOTE:

LOCATION, DIMENSIONS AND DEPTH OF ALL UTILITY LINES AND APPURTENANCES SHOWN ON THESE PLANS ARE FROM RECORDS AND/OR OBSERVATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO, THE TOPS, INVERTS AND SIZES OF ALL EXISTING MANHOLES, VALVES, BOXES, ETC. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OF HIS INTENT TO EXCAVATE AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICTS EXIST IN THE FIELD, THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY. CONFLICTS NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

A.P.N.:

120-34-611-001, 120-34-611-002, 120-34-611-011

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF LAS VEGAS BLVD AS SHOWN ON THAT RECORD OF SURVEY ON FILE IN FILE 97 OF SURVEYS, PAGE 39 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SAID LINE BEING NORTH 00°10'56" WEST.

BENCHMARK:

SAFETY ALERT
Call before you Dig 1-800-227-2600
Call Before You Overhead 1-702-227-2929

LEGEND

P. OR SURVEY LINE	EASEMENT LINE	HEAVY AC PAVE	DESCRIPTION	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	ELECTRICAL	MISC.	MISC.			
PROPERTY LINE	SHEET LINE	LIGHT AC PAVE	EXISTING														
ROW LINE	RAMP LINE	CONCRETE PAVE	PROPOSED														

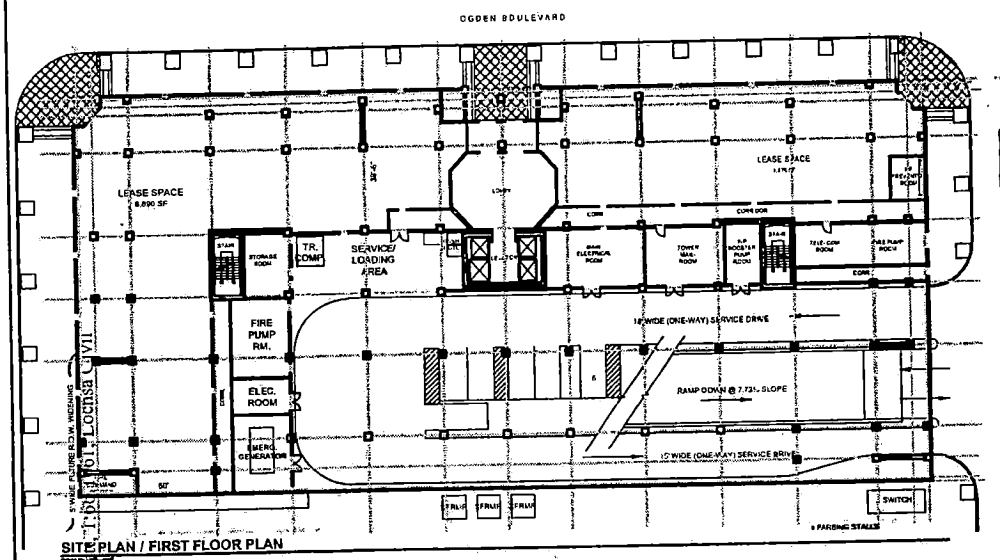
LOCHSA ENGINEERING
2300 SOUTH JONES BOULEVARD SUITE 105
LAS VEGAS, NEVADA 89146
PHONE: (702) 396-0283 FAX: (702) 396-0287

TENTATIVE MAP
STREAMLINE CONDOMINIUM TOWER
SCALE: 1" = 30'
SHEET No. TM1.01
SHEET 1 OF 5

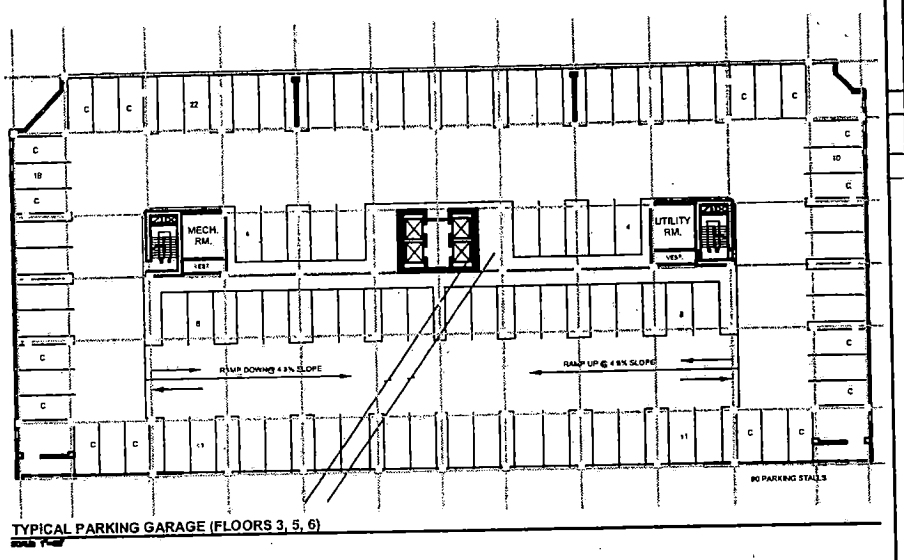
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TMP-5492
12-02-04 PC

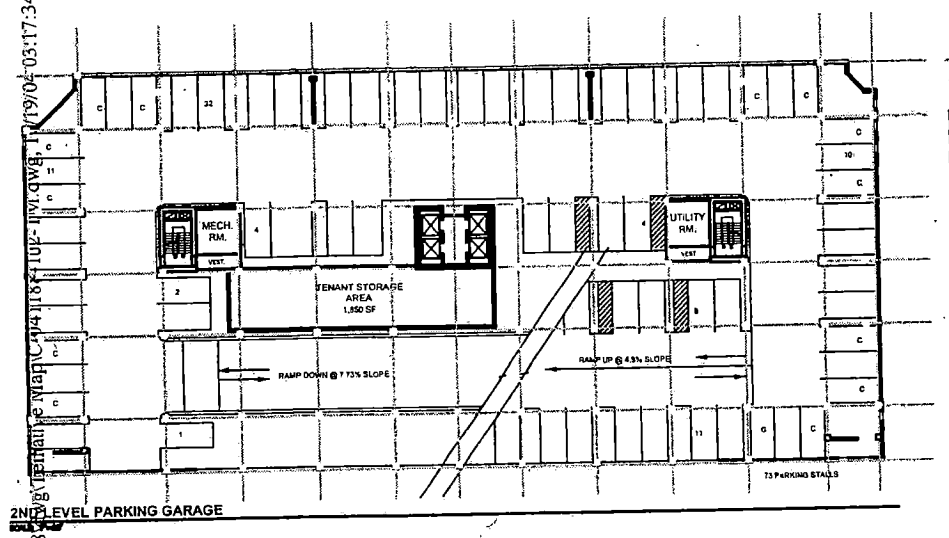
RECEIVED
OCT 19 2004



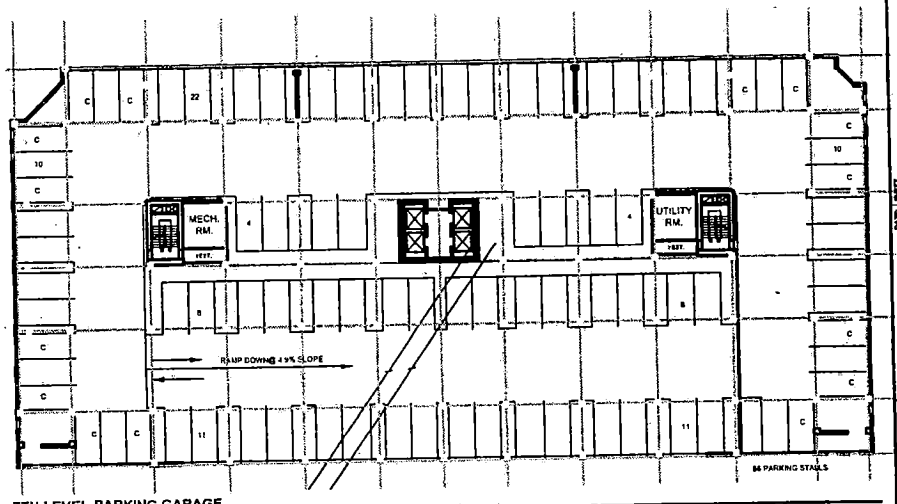
SITE PLAN / FIRST FLOOR PLAN



TYPICAL PARKING GARAGE (FLOORS 3, 5, 6)



2ND LEVEL PARKING GARAGE



7TH LEVEL PARKING GARAGE

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LOCHSA ENGINEERING
6348 SOUTH JINDIA BOULEVARD SUITE 100
MURRAY, UTAH 84118 PHONE (801) 366-7532 FAX (801) 365-4317

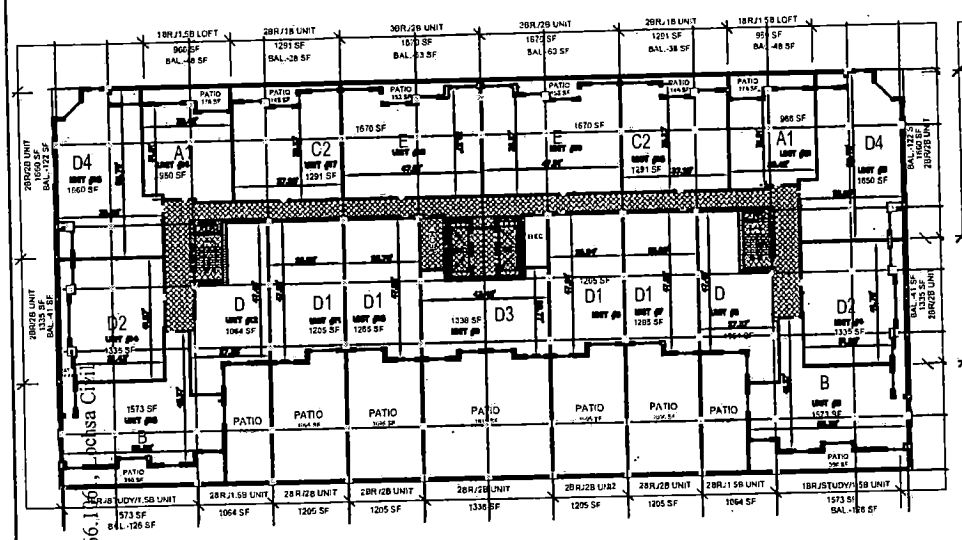
FLOOR PLANS
LEVELS 1 THRU 7

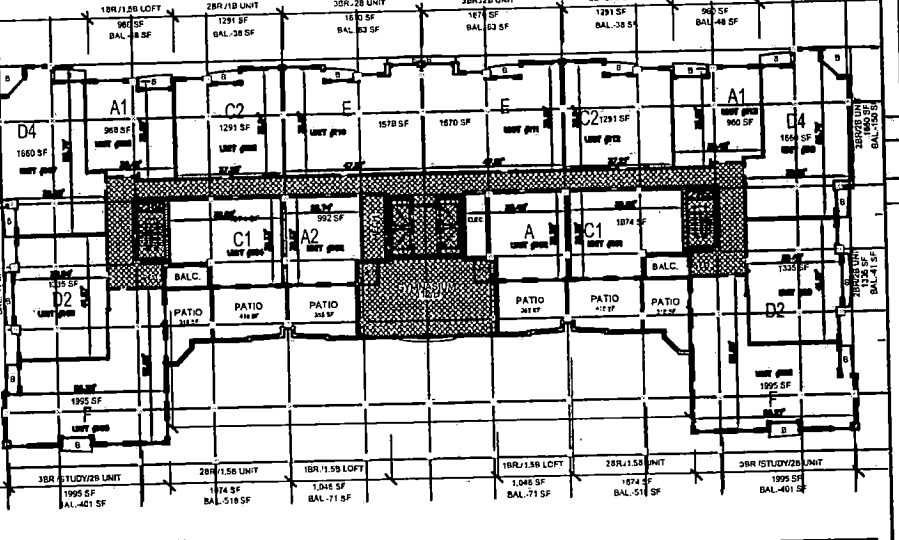
STREAMLINE CONDOMINIUM TOWER

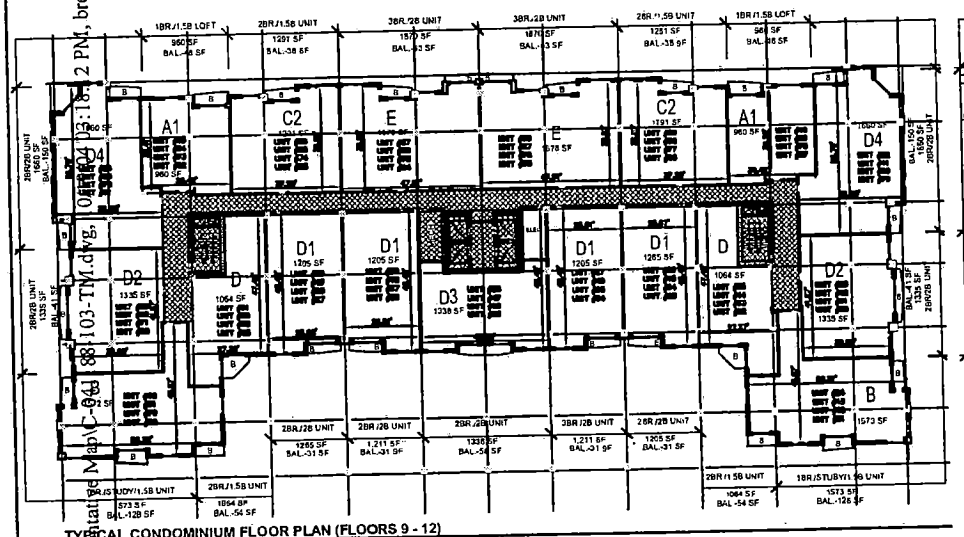
SHEET No.
TM1.02
SHEET 2 OF 5

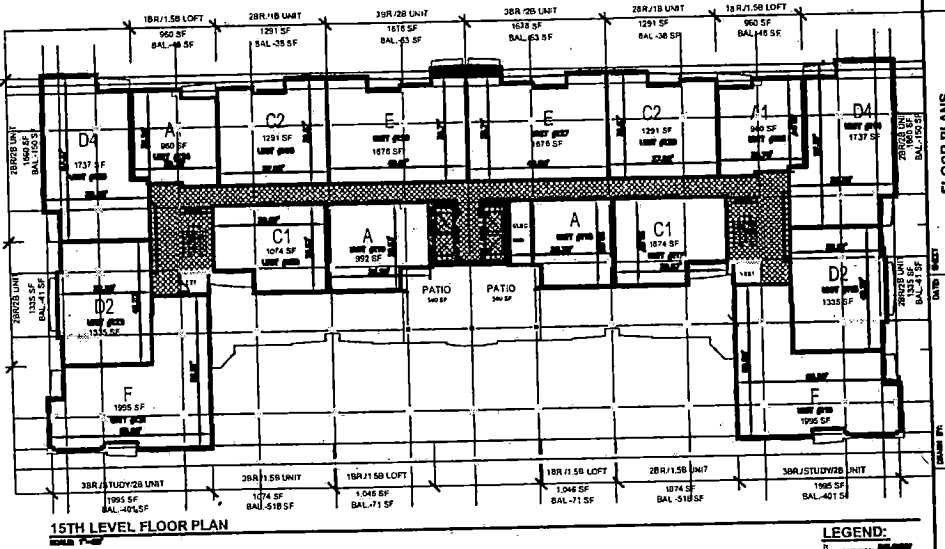
TMP-5492
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GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND:

LOCHSA ENGINEERING

FLOOR PLANS
LEVELS 8 THRU 15

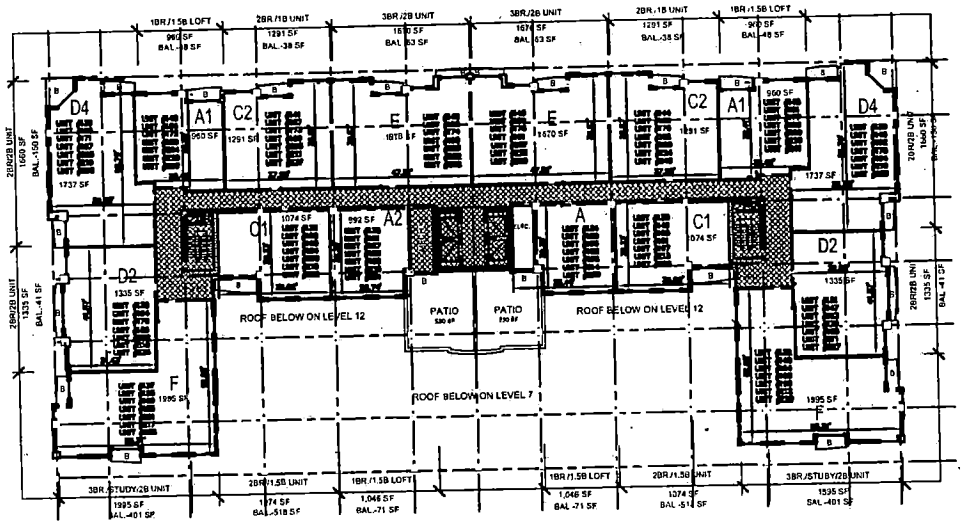
STREAMLINE CONDOMINIUM TOWER

SHEET No.
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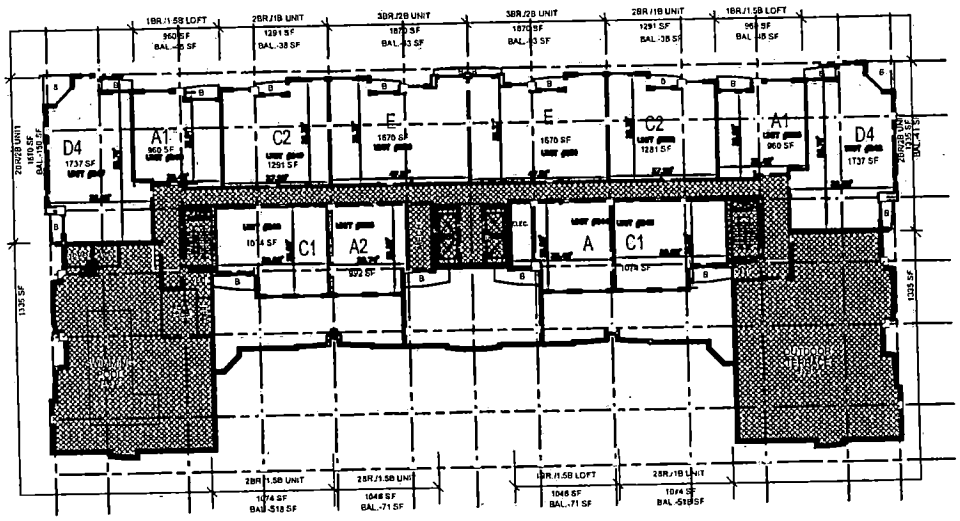
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12-02-04 PC

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TYPICAL CONDOMINIUM FLOOR PLAN (FLOORS 16-22)



23RD LEVEL FLOOR PLAN

TMP-5492
12-02-04 PC

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND:

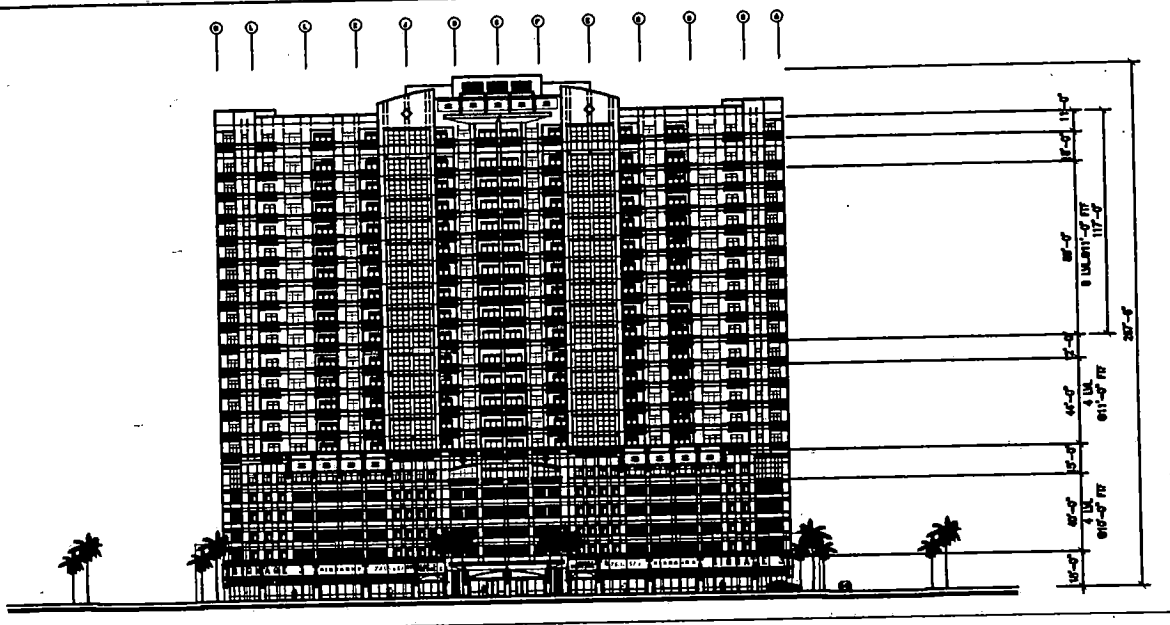
LOCHSA ENGINEERING
LEWIS-CLARK AVENUE, SUITE 100
LEWISTON, IDAHO 83501
PHONE (208) 746-0753 FAX (208) 746-0754

FLOOR PLANS
LEVEL 16 THRU 23

STREAMLINE CONDOMINIUM TOWER

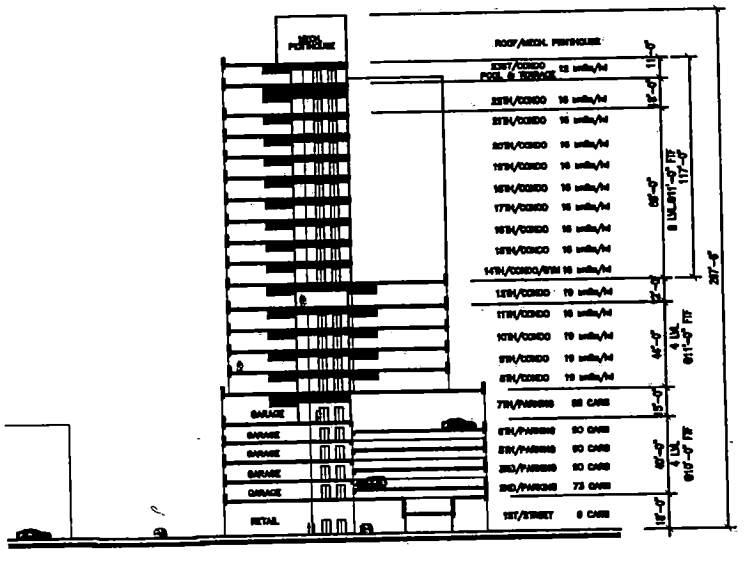
DRAWN BY: J.L.C.
CHECKED BY: A.B.S.
APPROVED BY: A.B.S.
DATE: 9/24/04
SCALE: 1" = 20'
PROJECT NO: 041188

SHEET No. TM1.04
SHEET 4 OF 5
DRAWING No.



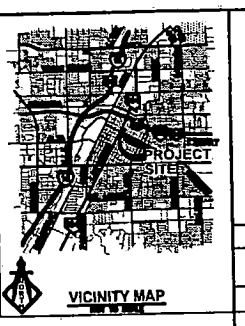
A OGDEN STREET ELEVATIONS

SCALE 1" = 30'



B BUILDING CROSS SECTION

SCALE 1" = 30'



VICINITY MAP

NOTE:

A.P.N.:

BASIS OF BEARINGS:

BENCHMARK:

SAFETY ALERT
Call before you Dig 1-800-227-2600
Call Before You Overhead 1-702-227-2929

TMP-5492
12-02-04 PC

LEGEND

LOCHSA ENGINEERING

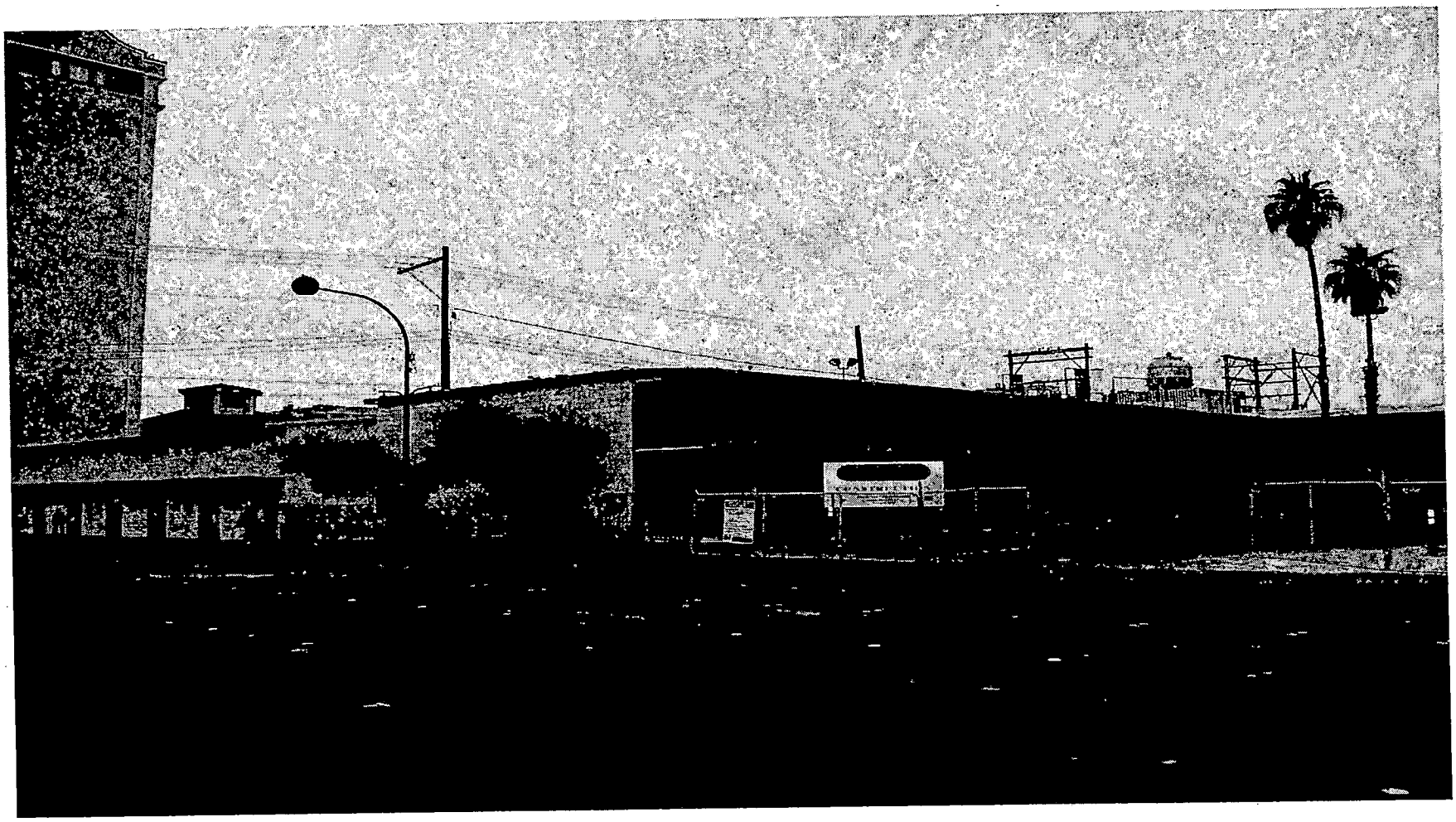
NO.	DATE	BY	DESCRIPTION

DRAWN BY:
DESIGNED BY:
APPROVED BY:
DATE:
SCALE:
PROJECT NO.

ELEVATIONS

STREAMLINE CONDOMINIUM TOWER

SHEET No.
TM1.05
SHEET 5 OF 5
DRAWING No.



TMP-5492 - TENTATIVE MAP - STREAMLINE TOWER - APPLICANT/OWNER: STREAMLINE TOWER L.L.C.
SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND OGDEN AVENUE
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
TMP-5494 - TENTATIVE MAP - ST. CROIX APARTMENTS - APPLICANT: STANLEY CONSULTANTS INC.- OWNER: SNIP ST.CROIX LIMITED PARTNERSHIP - Request for a Tentative Map FOR THE CONVERSION OF A 256-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 10.62 acres at 6661 Silverstream Avenue (APN 138-26-302-002 and 138-26-401-002),R-3 (Medium Density Residential), Ward 2(Wolfson).

P.C. FINAL ACTION

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

RECOMMEN8DATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 3 [TMP-5474], Item 4 [TMP-5489], Item 5 [TMP-5492] and Item 6 [TMP-5494] – UNANIMOUS with McSWAIN abstaining on Item 4 [TMP-5489] because she believed one of the principals identified in the application was involved with Southwest Homes and her company, Terra Contracting, is doing work for Southwest Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

(6:15 – 6:16)

1-434

CONDITIONS:
Planning and Development

CONDITIONS – Continued:

1. A Homeowners' Association shall be created that will be responsible for the common areas of the development.

2. 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.

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

4. The development shall comply with all City Codes and State Subdivision Statutes.

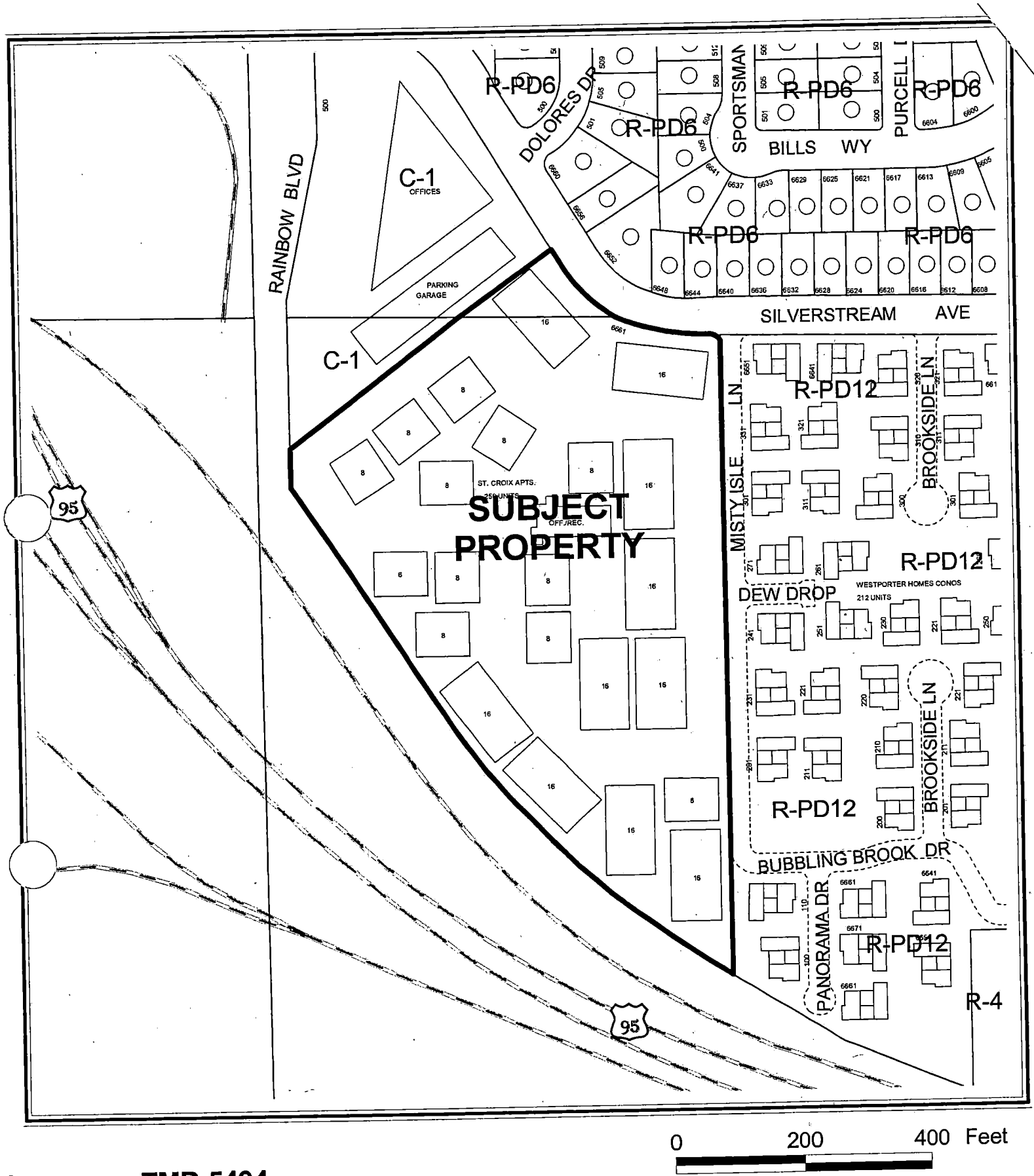
Public Works

5. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid prior to the recordation of a Final Map for this site.

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

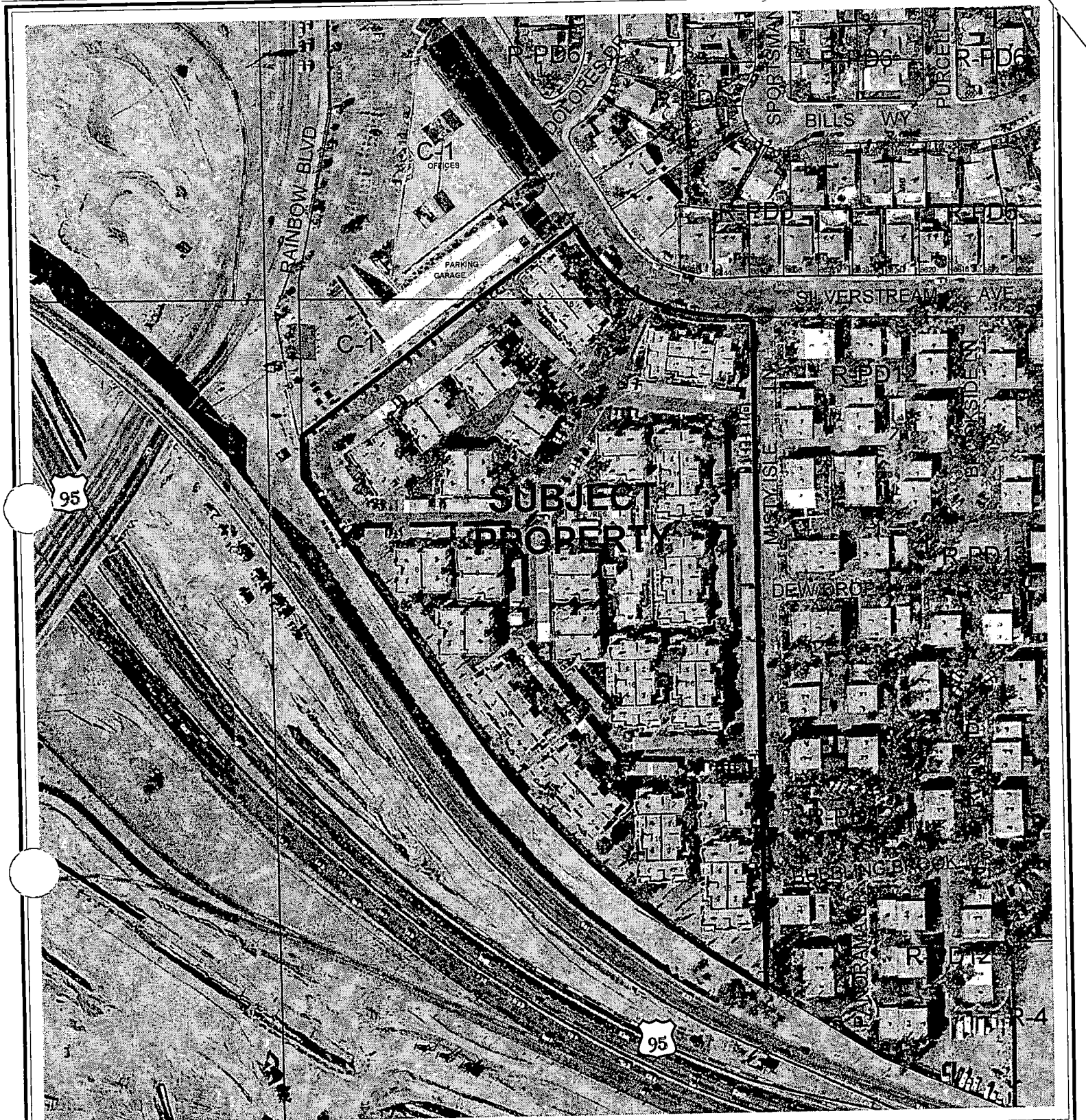
8. Site development to comply with all applicable conditions of approval for SDR-5314 and all other subsequent site-related actions.

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



CASE: TMP-5494

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



0 200 400 Feet

CASE: TMP-5494

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5494 - ST. CROIX APARTMENTS - APPLICANT: STANLEY CONSULTANTS INC.- OWNER: SNIP ST.CROIX LIMITED PARTNERSHIP

** CONDITIONS **

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

Planning and Development

1. A Homeowners' Association shall be created that will be responsible for the common areas of the development.

2. 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.

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

4. The development shall comply with all City Codes and State Subdivision Statutes.

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8. Site development to comply with all applicable conditions of approval for SDR-5314 and all other subsequent site-related actions.

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

KW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 256-unit condominium development on 10.62 acres at 6661 Silverstream Avenue. This is a conversion of an existing apartment complex to a condominium complex.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

11/20/63	The City Council approved a petition for Annexation (A-0028-63) of 40 acres of land, a portion of which includes this proposal. The annexation became effective on 11/30/63.
3/20/85	The City Council approved a Rezoning of this property (Z-0009-85) from C-1 (Limited Commercial) to R-3 (Limited Multiple Residence). The City Council also approved a Site Plan Review for a 256-unit apartment development. The Planning Commission and staff recommended approval.
11/04/04	The Planning Commission reviewed SDR-5314, a Site Development Review application for an apartment to condominium conversion on the subject site. Planning Commission and staff recommended approval of this application.

B) Pre-Application Meeting

10/08/04	Elements of a complete Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 10.62

KW

B) Existing Land Use

Subject Property:	Multi-family residential
North:	Offices, Single family residential
South:	US-95
East:	Multi-family residential
West:	US-95

C) Proposed Land Use

Subject Property:	M (Medium Density)
North:	ML (Medium-Low Density
South:	US 95
East:	MLA (Medium-Low Attached Density)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	R-3	Medium Density Residential
North:	C-1	Limited Commercial
	R-PD6	Residential planned Development- 6 Dwelling Units per Acre
South:	US-95	
East:	R-PD12	Residential planned Development- 6 Dwelling Units per Acre
West:	US-95	

E) General Plan Compliance

The subject site is located within the Southwest Sector Plan of the General Plan and is designated by the Plan as M (Medium Density Residential), which allows a maximum density of 25 dwelling units per gross acre. This complex has a density of 24.1 units per acre. The proposed Tentative Map conforms to this designation.

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

This proposal is not subject to any Special Area Plans or overlay districts.

KW

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Sq. Feet	462,607 Sq. Feet	Yes
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 5 Feet 20 Feet	 N/A N/A N/A N/A	 N/A N/A N/A N/A
Max. Building Height	2 Stories / 35 Feet	2 Stories / 26' 8"	Yes
Trash Enclosure	Enclosed, with roof	Not indicated	Unknown

The Tentative Map, as conditioned, will conform to these standards.

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060.A.b, Residential Adjacency Standards do not apply to the subject proposal, because this property will be a for sale residential development as a recorded condominium subdivision.

B) General Analysis Discussion

- General information

This is a request for approval of a 256-unit condominium development on 10.62 acres at 6661 Silverstream Avenue. Sole access to the site is to be provided by a single gated driveway to Silverstream Avenue.

- Cross Section

The submitted cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. The cross sections do not indicate any retaining walls and none are anticipated since this is a conversion of existing apartments to a condominium development.

- Special Conditions of Approval (from SDR-5314)

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

2. All development shall be in conformance with the site plan and building elevations date stamped September 21, 2004, and the original Site Development Plan Review (Z-0009-85) except as amended by these conditions.

8. Parking areas adjacent to eight buildings shall be repainted to create eight new handicap parking spaces.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5494 APN: 138-26-302-002, 138-26-401-002

Name of Property Owner: SNIP St Croix Limited Partnership

Name of Applicant: Stanley Consultants, Inc.

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature], Vice President (See Attached Signature Block)

Print Name: Ralph W. Tilley

Subscribed and sworn before me

This 23 day of SEPTEMBER, 2004

Charlet L Bertsch

Notary Public in and for said County and State

CHARLET L. BERTSCH
Commission # 1474332
Notary Public - California
San Diego County
My Comm. Expires Apr 1, 2008

SNIP St. Croix Limited Partnership,
a Nevada limited Partnership

By: Southern Nevada Income Properties,
a California limited partnership,
its General Partner

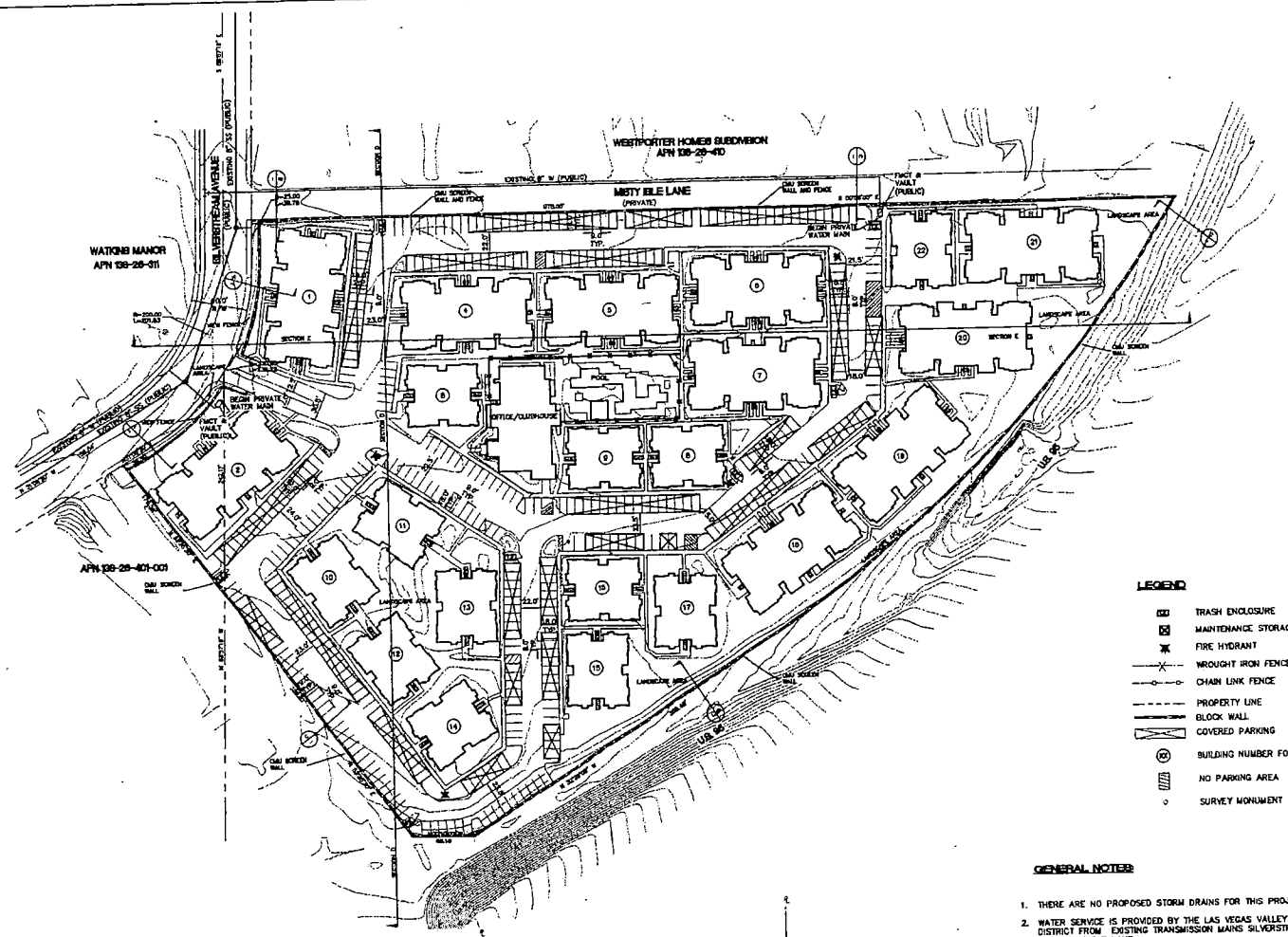
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its General Partner

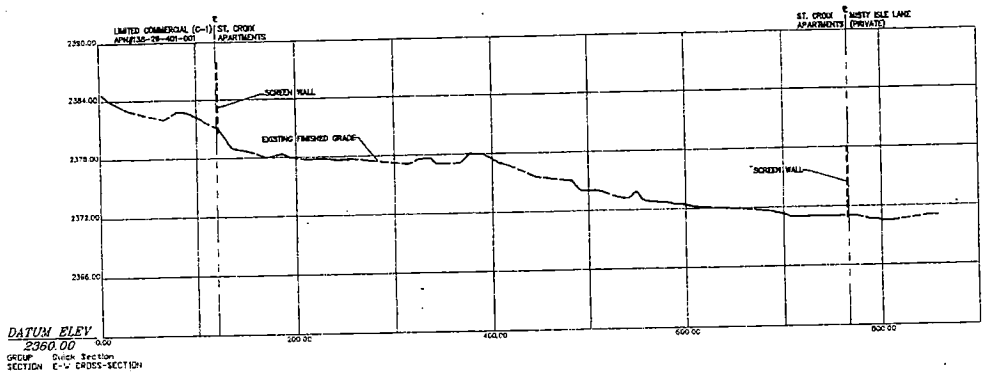
By: Continental American Properties, Ltd.,
a California limited partnership,
its General Partner

By: DJE Financial Corp.,
a California corporation,
its General Partner

By: _____
Ralph W. Tilley

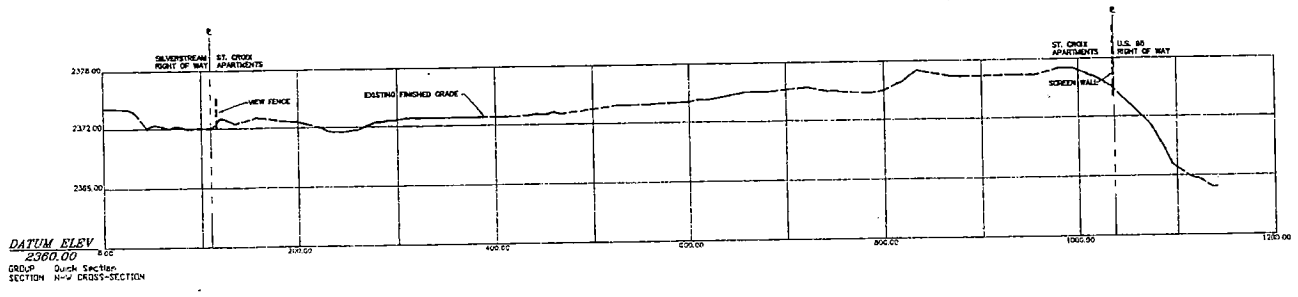
Its: Vice President


WESTPORTER HOMES SUBDIVISION
APN 138-28-410
MISTY ISLE LANE
(PRIVATE)
SILVERSTREAM AVENUE
(PUBLIC)
WATKINS MANOR
APN 138-28-311
APN 138-28-401-001
OFFICE/CLUBHOUSE
POOL
LANDSCAPE AREA
SECTION E
SECTION F
SECTION G
SECTION H
SECTION J
SECTION K
SECTION L
SECTION M
SECTION N
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TYPICAL SECTION D - EAST WEST

SCALE: 1"=60' H
1"=6' V



TYPICAL SECTION E - NORTH-SOUTH

SCALE: 1"=60' H
1"=6' V

TMP-5494
12-02-04 PC

PROFESSIONAL ENGINEER - STATE OF NEVADA
GREGORY M. STRUBE
Exp: 6/30/06
CIVIL
No. 010397

SCALE (H) 1"=60'
SCALE (V) 1"=6'
DRAWN BY CJD
CHECKED BY GMS
DATE - 10-18-04

5670 S. Eastern Avenue, Suite 200
Las Vegas, Nevada 89119
(702) 369-9595 fax (702) 369-9793
www.stanleyvegas.com

Stanley Consultants INC.

ST. CROIX APARTMENTS
(CONVERSION TO CONDOMINIUMS)
TENTATIVE MAP

CITY OF LAS VEGAS NEVADA

SCI PROJECT#
17432.01.00

2 OF 2 SHEETS



TMP-5494 - TENTATIVE MAP - ST. CROIX APARTMENTS - APPLICANT: STANLEY CONSULTANTS INC.- OWNER: SNIP ST.CROIX LIMITED PARTNERSHIP
6661 SILVERSTREAM AVENUE
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5422 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KAHUNA GRILL LAKE MEAD, LLC - OWNER: AMERICAN PACIFIC CAPITAL PAVILION COMPANY, L.L.C. - Request for a Special Use Permit and a Waiver from the 400 foot distance separation requirement for a City Park FOR A SUPPER CLUB at 7341 West Lake Mead Boulevard (APN 138-22-317-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

C.C.: 01/05/05 - 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 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477]– UNANIMOUS with McSWAIN abstaining on Item 21 [SDR-5493] because her company, Terra Contracting, is currently working on the project

To be heard by the City Council on 1/05/2005

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

BRENT WILSON, VTN, 2727 South Rainbow Boulevard, appeared on behalf of the applicant for Item 23 [VAC-5464] and asked that the item be pulled from the One Motion One Vote agenda and heard separately.

COMMISSIONER STEINMAN asked that Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-5431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435] be pulled from the One Motion One Vote agenda.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

CONDITIONS:

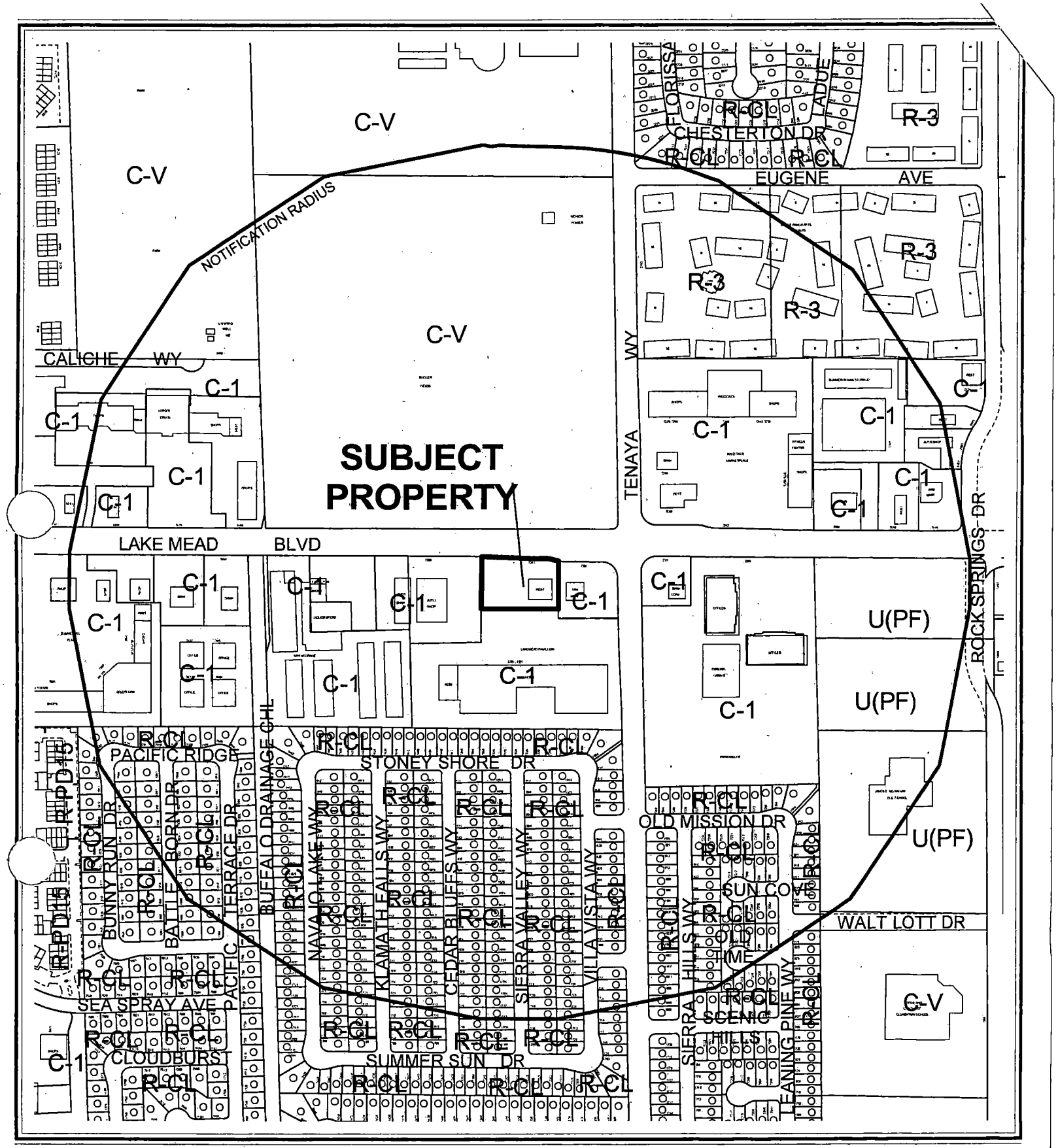
Planning and Development

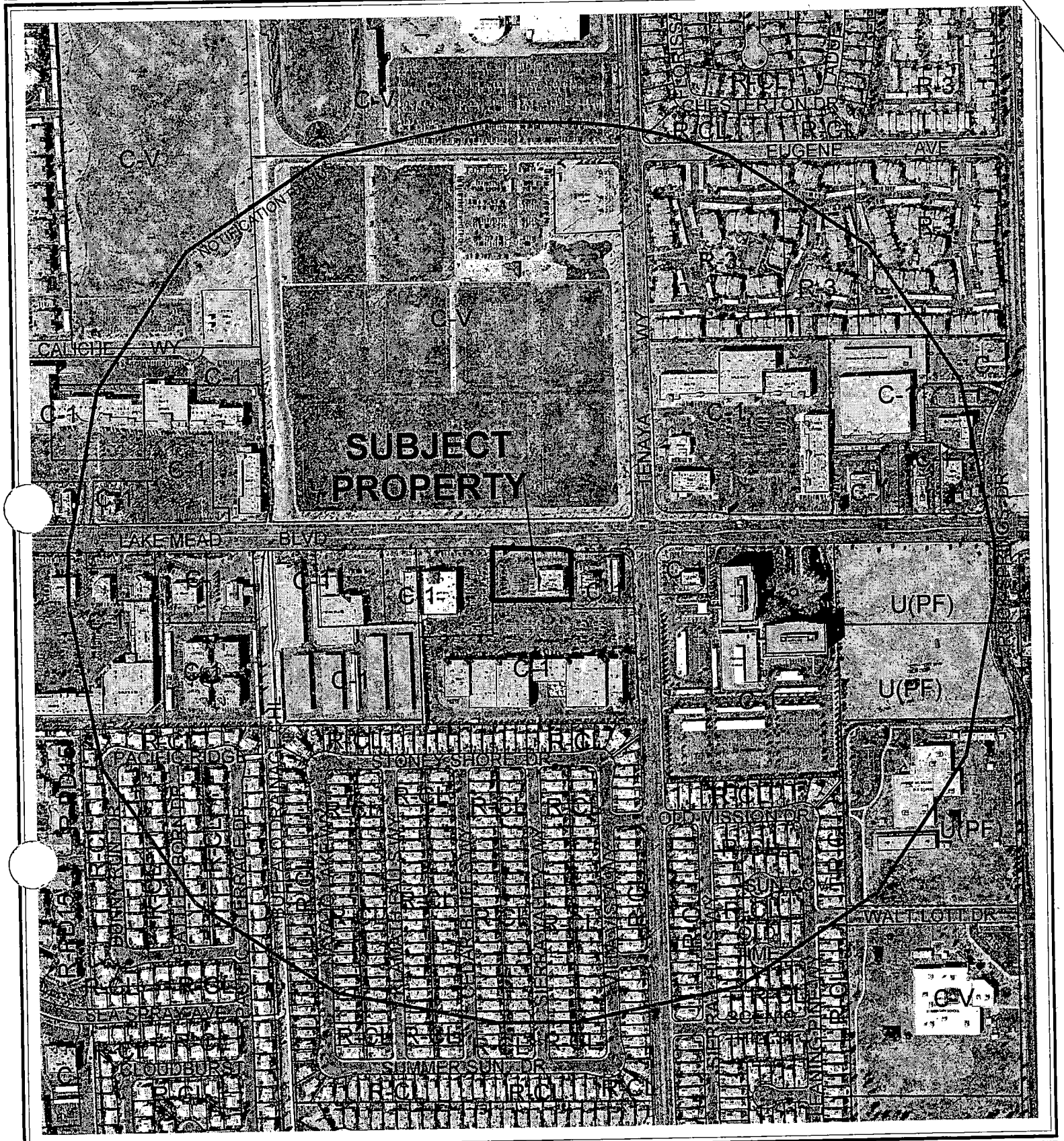
1. This Special Use shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

2. Conformance to all City Code standards for a supper club.

3. A waiver is granted to the 400 foot separation distance from a City park.

4. Approval of this Special Use Permit does not constitute issuance of a liquor license.


C-V
C-V
C-V
NOTIFICATION RADIUS
SUBJECT PROPERTY
CALICHE WY
C-1
C-1
C-1
C-1
C-1
LAKE MEAD BLVD
C-1
C-1
C-1
C-1
C-1



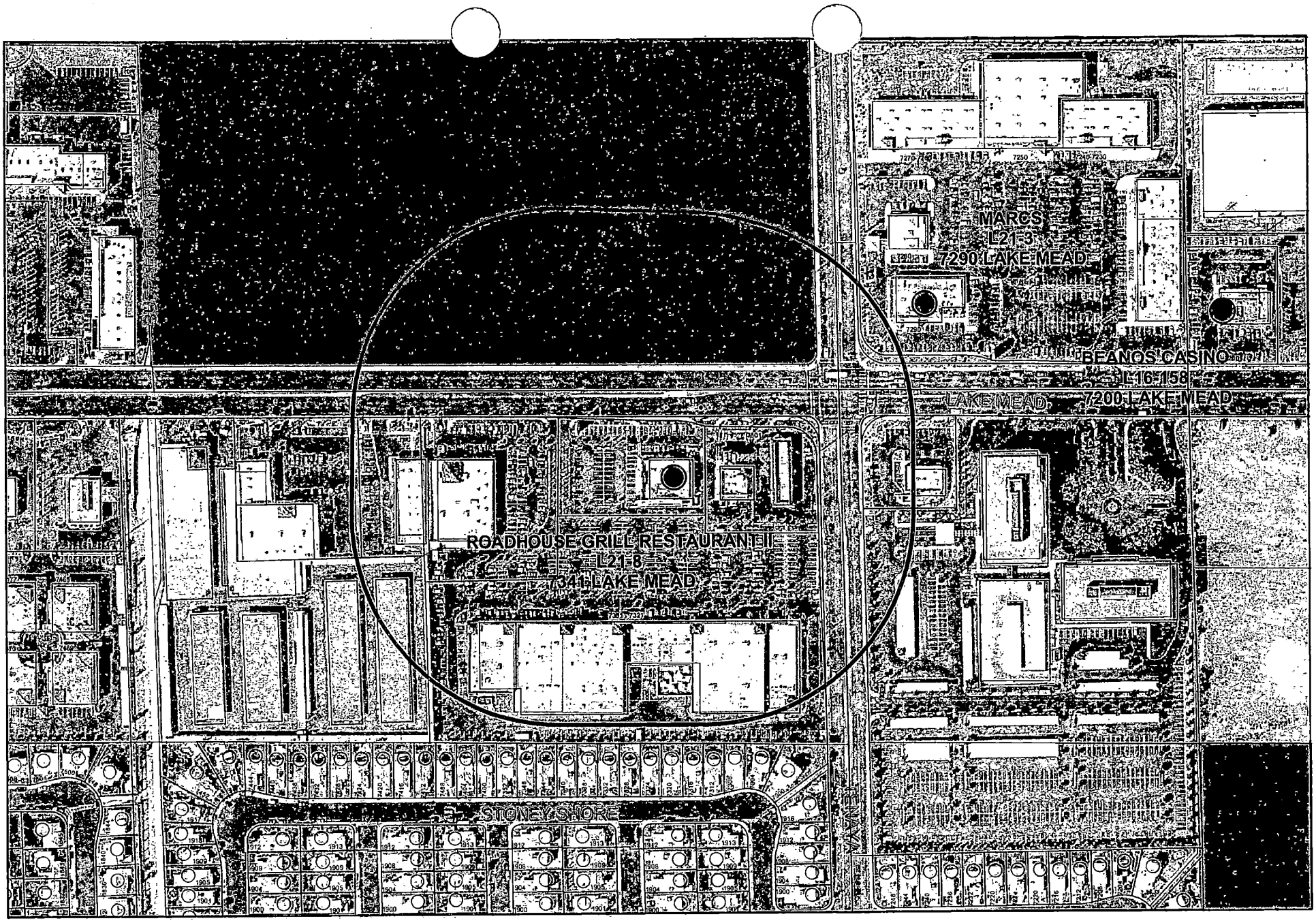
0 400 800 Feet

CASE: **SUP-5422**

RADIUS: 1500 FT

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

N



SUP-5422

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

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

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5422 - APPLICANT: KAHUNA GRILL LAKE MEAD, LLC - OWNER: AMERICAN PACIFIC CAPITAL PAVILION COMPANY, L.L.C.

** CONDITIONS **

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

Planning and Development

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

2. Conformance to all City Code standards for a supper club.

3. A waiver is granted to the 400 foot separation distance from a City park.

4. Approval of this Special Use Permit does not constitute issuance of a liquor license.

DC

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Supper Club at 7341 W. Lake Mead Boulevard, which is one parcel west of the intersection of Lake Mead and Tenaya Way. This site previously housed the Roadhouse Grill, which was licensed as a Supper Club.

B) Applicant's Justification

The applicant states that the Roadhouse Grill closed its doors long enough for the special use permit to expire, therefore a new application is required. There is no known history to the operation of the Roadhouse Grill that justifies concerns pertaining to another special use permit for this site. If approved, this would be the third "Kahuna Grill" in Southern Nevada, in addition to the Kanunaville restaurant within the Treasure Island Hotel and Casino. The restaurant's friendly atmosphere will enhance the neighborhood and provide an amenity for families using the nearby Betty Wilson Soccer Complex.

BACKGROUND INFORMATION

A) Previous Actions

08/16/95	The City Council approved a Rezoning to C-1 (Limited Commercial) on the subject site. (Z-0053-95).
04/27/98	The City Council approved a Special Use Permit for the off-premise sale of beer and wine in conjunction with a convenience store on the property located directly on the southwest corner of Tenaya Way and Lake Mead Boulevard. The Planning Commission and staff recommended approval. (U-0024-98).
07/13/98	The City Council approved a Special Use Permit for a 7,520 square-foot Supper Club on the subject site. The Planning Commission and staff recommended approval. (U-0057-98).
09/28/98	The City Council approved a 23,000 square-foot commercial center on a 2.2 acre parcel located 800 feet west of the intersection of Lake Mead Boulevard and Tenaya Way. The Planning Commission and staff recommended approval. (U-0053-95).

DC

12/07/98 The City Council approved a Variance to allow a second free standing ground sign at 7303 W. Lake Mead Boulevard. The Board of Zoning Adjustment and staff had recommended denial.

B) Pre-Application Meeting

07/30/04 The applicant was made aware of the number of plans and application fees needed to submit for a special use permit.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.68	(For the entire shopping center)
Net Acres:	1.14	(For the Supper Club Area)

B) Existing Land Use

Subject Property:	Commercial Center
North:	Betty Wilson Soccer Complex
South:	Commercial Center
East:	Commercial Center
West:	Commercial Center

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	PR (Parks/Recreation)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-V (Civic)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	

DC

E) General Plan Compliance

This site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. It is zoned C-1 (Limited Commercial), which conforms to the General Plan designation. The Special Use Permit request conforms to the General Plan designation for this site.

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

This site is not within any special area plan or overlay district.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
General Retail	115,847 Square Feet	1/250	455	9	638	10

The overall center exceeds the parking standards of the Code. There are 76 parking spaces on the parcel covered by the supper club, which exceeds the parking standards for this use.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	400 Feet from City Park	100 Feet

Title 19.04.050 (B) requires supper clubs to be located more than 400 feet from any church, synagogue, school or child care facility licensed for more than twelve children. The Betty Wilson Soccer Complex is located on the opposite side of this site, approximately 100 feet away.

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

Standards	Code Requirement	Provided
Trash Enclosure	Covered	Y

The trash enclosure meets Code standards.

B) General Analysis and Discussion

- Zoning

A Supper Club is permitted with the approval of a Special Use Permit.

- Use

A Supper Club is defined in Title 19.20 as "a restaurant and bar operation with alcoholic beverage sales; wherein the bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors; wherein the actual seating available at all times within the restaurant area will accommodate at least 125 persons; wherein alcoholic beverages are served in the restaurant area only in conjunction with the service of food; wherein full course meals are available during all hours the bar area is open to the public; wherein a cook and food server, other than a bartender, are available at all times the bar area is open to the public; and wherein the restaurant operation is the principal portion of the business."

The applicant has submitted a floor plan showing conformance to this definition.

The previous use of this building was for a Supper Club, which operated in a manner that was harmonious and compatible with the surrounding area. There are no immediate concerns with approving another special use permit for the proposed use.

Although a similar use operated in this building, it has been closed for a sufficient amount of time to warrant a new special use permit for this applicant. The building is located within 400 feet of the Betty Wilson Soccer Complex, which is a City park. Therefore, a waiver is required. Staff recommends the waiver for the following reasons:

1. Lake Mead Boulevard is a major arterial that separates the supper club from the park.
2. A Supper Club previously operated on the site, without incident.
3. A convenience store is located directly east of the proposed Supper Club, which has sold beer and wine off-premise without incident.
4. The building is located within an established commercial center.

FINDINGS

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

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

   The proposed Supper Club is located within an existing commercial center. A Supper Club previously operated in this building in a manner harmonious and compatible with the surrounding area.

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

   As a Supper Club previously occupied this site, it has been demonstrated this site is physically capable of supporting the use.

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

   The site has direct access to Lake Mead Boulevard. It is adequate to meet the needs of this use.

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

   The Supper Club will be subject to periodic inspection by public regulatory agencies. This use should not adversely affect the public health, safety and welfare of the residents of this area of the City.

NOTICES MAILED 405

APPROVALS 0

PROTESTS 0

DC

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5422 APN: 138-22-317-003

Name of Property Owner: American Pacific Capital / Auction Company LLC

Name of Applicant: Kahuna Grill Lake Mead, LLC

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

_____ Yes ✓ 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: Alan Roscinsky

Print Name: Alan Roscinsky

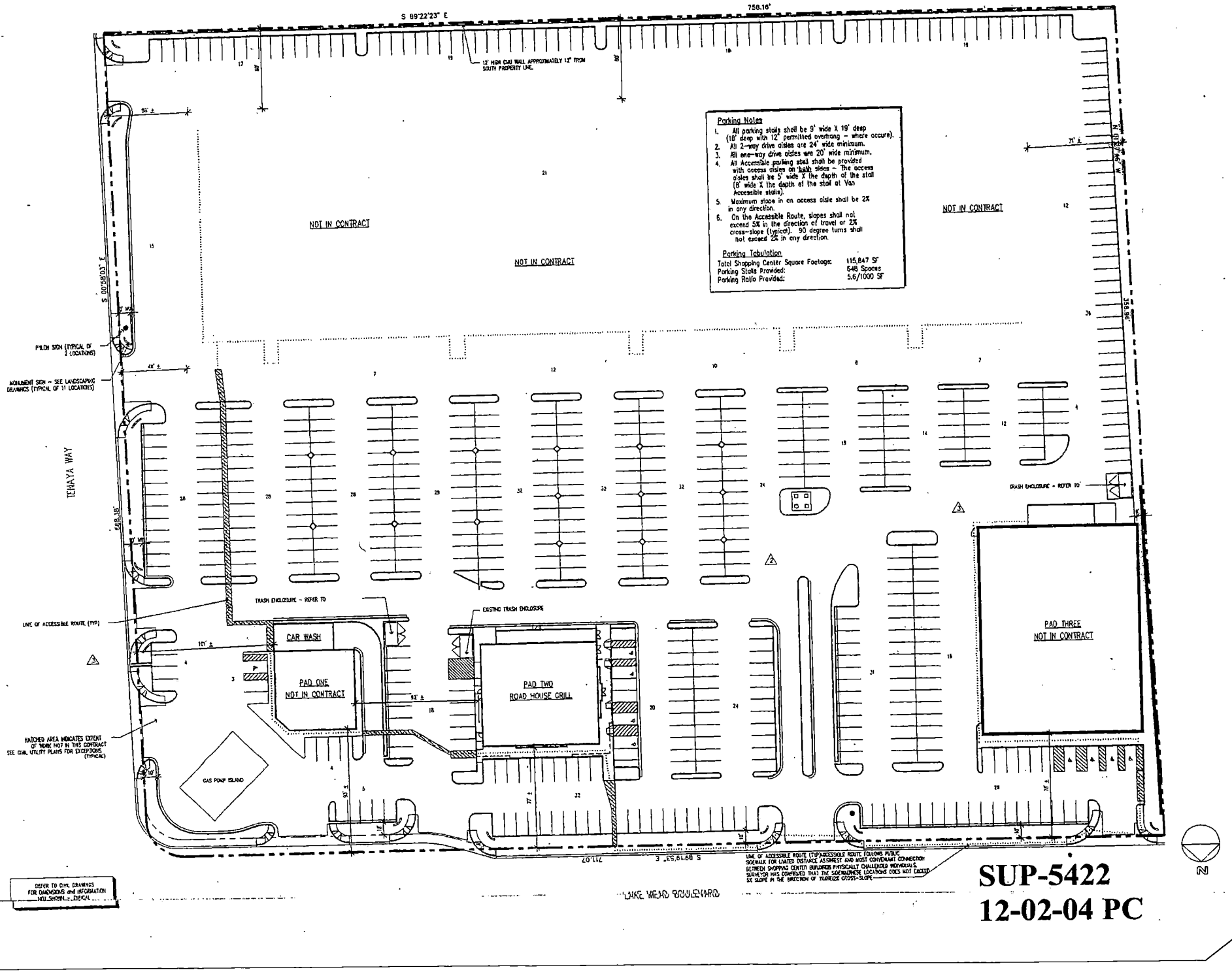
Subscribed and sworn before me

This 5th day of October, 2004

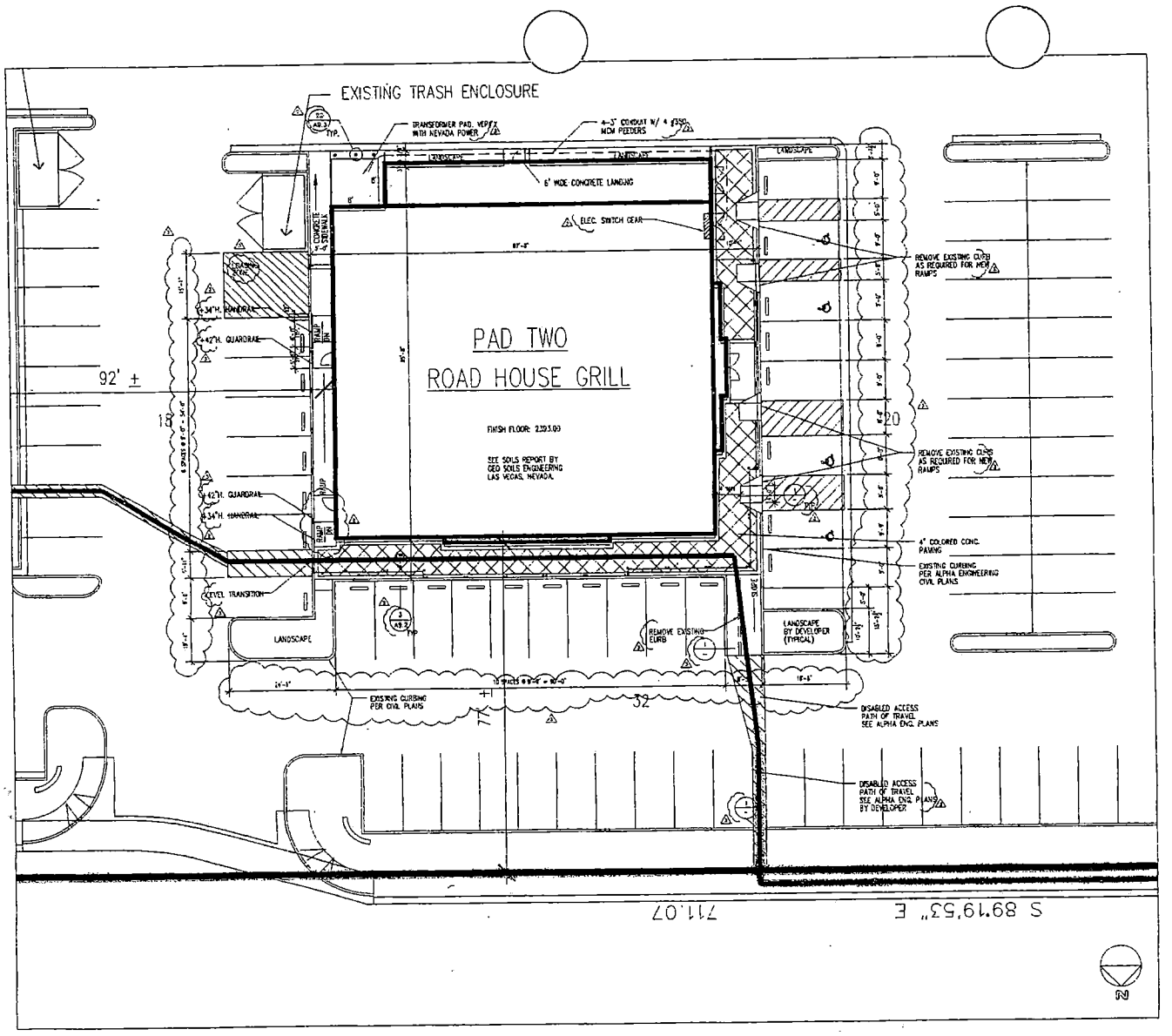
Jennifer L. Roberts

Notary Public in and for said County and State

JENNIFER L. ROBERTS
Notary Public State of Nevada
No. 97-4318-1
My appt. exp. Sept. 23, 2005

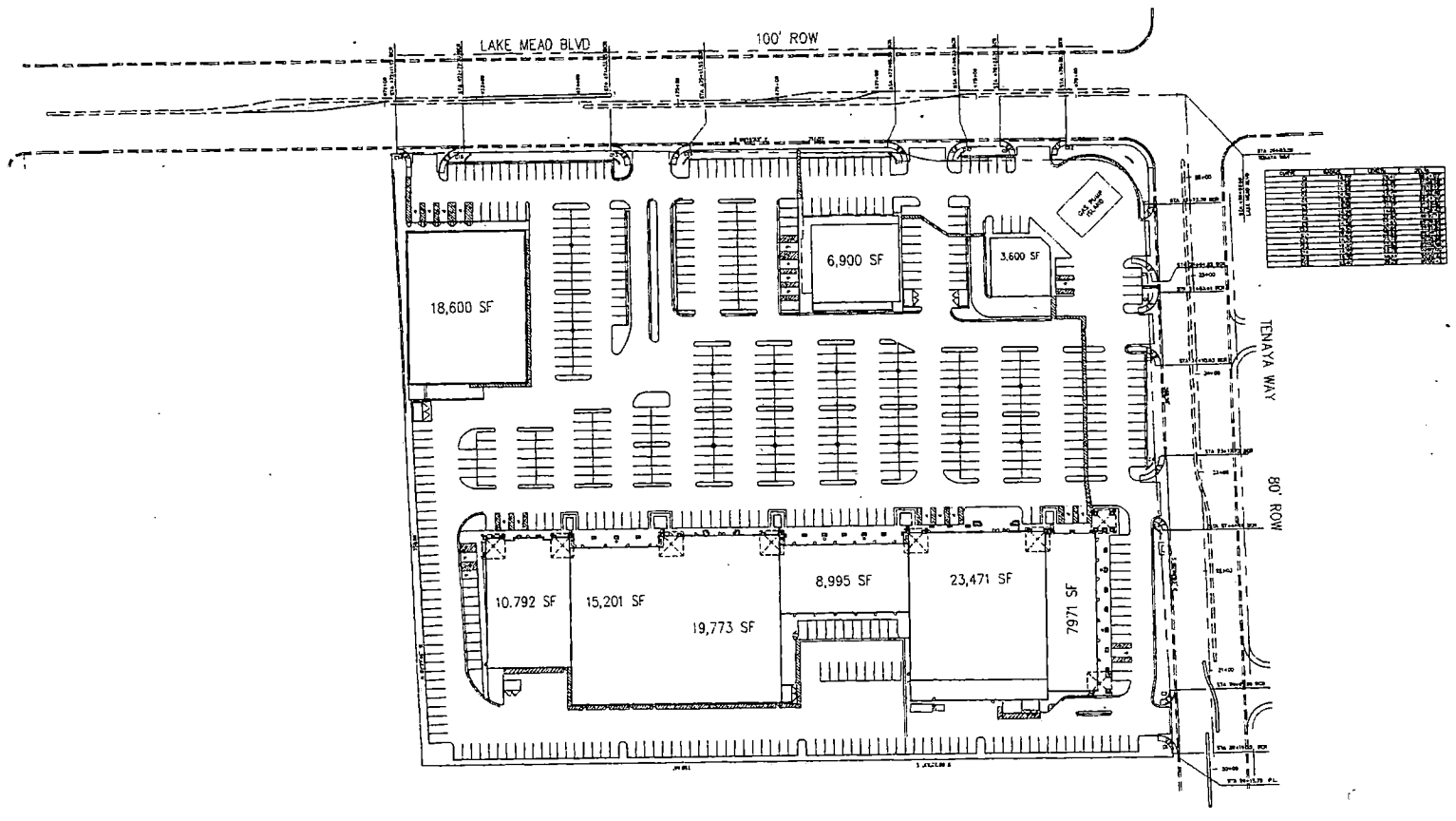


SUP-5422
12-02-04 PC



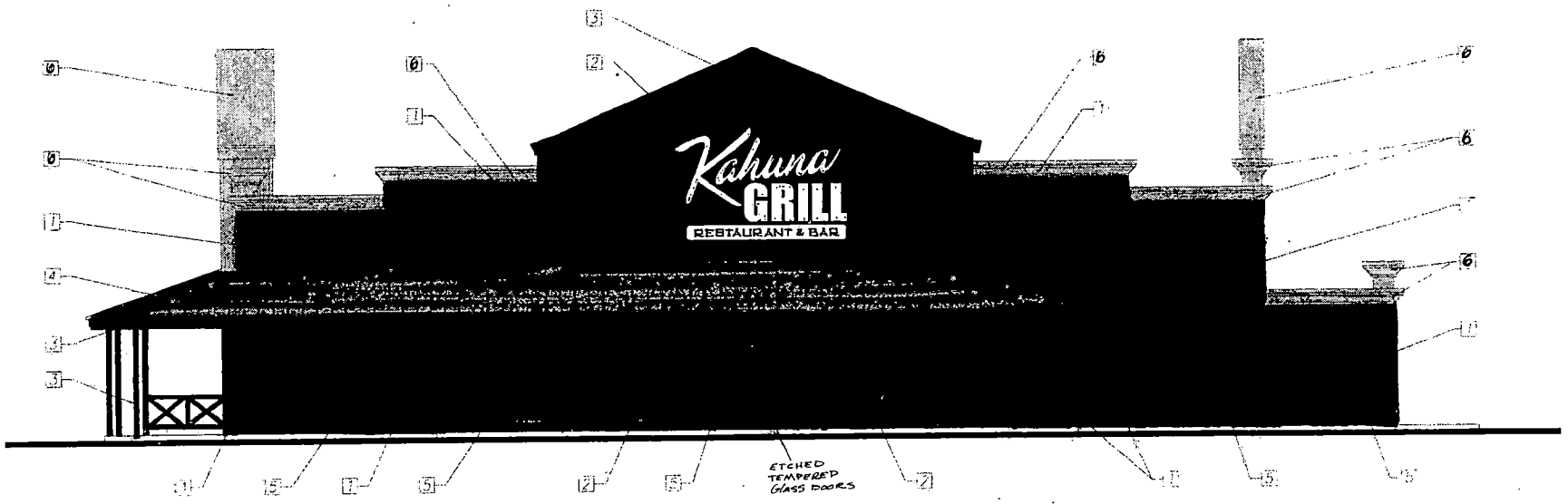
DETAIL ①

SUP-5422
12-02-04 PC



SUP-5422
12-02-04 PC

ROADHOUSE GRILL



COLOR SCHEDULE

1. FRAZEE #7783M "TOASTED TAN"
2. FRAZEL #B282W "NUTMEAL"
3. FRAZEE #7796N "MYTHIC FIRE"
4. FRAZEE #AC117N "~~TYPHOON RED~~"
5. FRAZEL #CW681W "SOLO WHITE"

1 (EXISTING color)- FRAZEE #7783M TOASTED TAN

2 T.I. color BM 2173-30 (F)-285 (FRAZEE)

3 MOUNTAIN MAJESTY - GLIDDEN 706609/223

4 (EXISTING color) GREEN - UNKNOWN (STAYS SAME)

— SAME colors on all elevations —

5 MOUNTAIN MAJESTY - GLIDDEN 706609/223

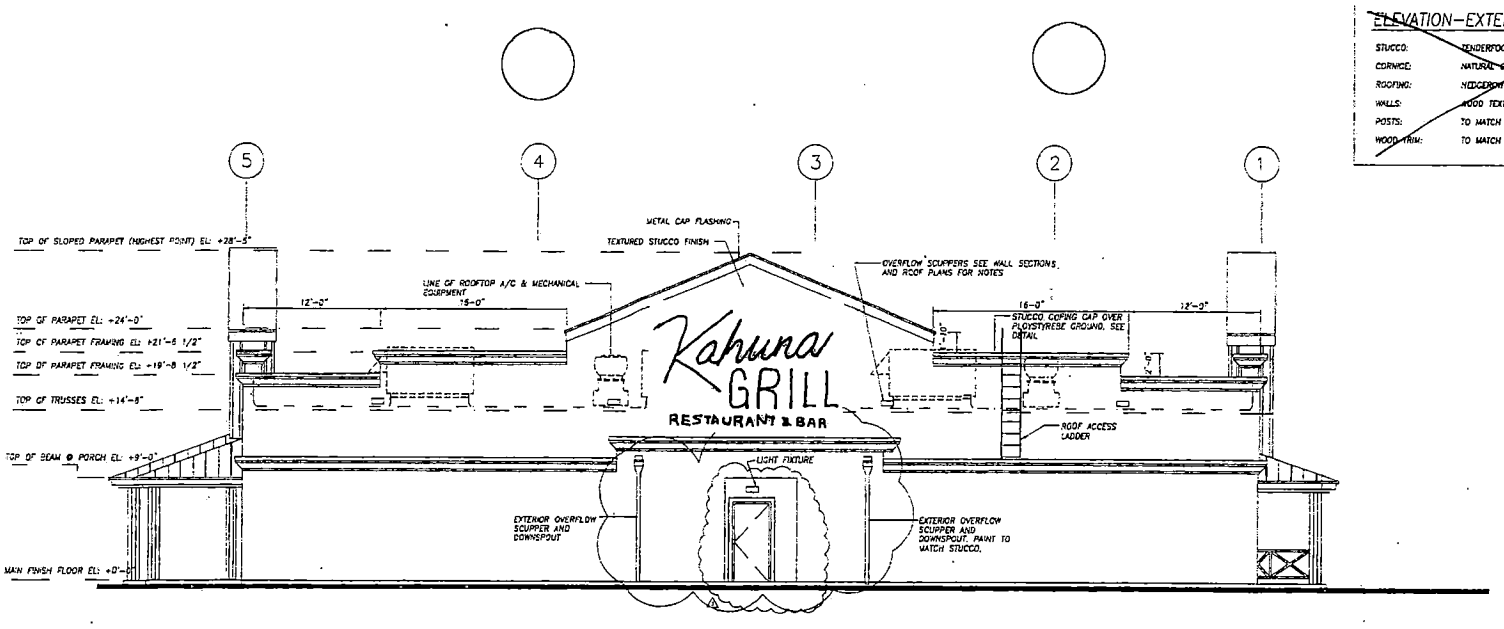
6 - GREY Color - UNKNOWN - EXISTING (STAYS SAME)

SUP-5422
12-02-04 PC

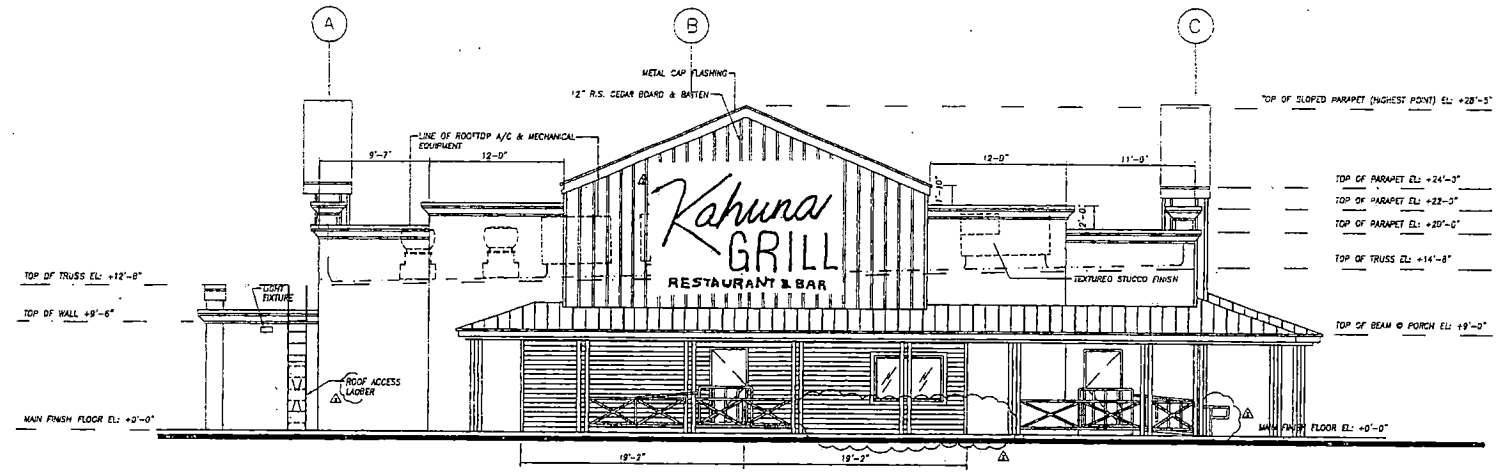
ELEVATION–EXTERIOR COLOR SCHEDULE

STUCCO:	TENDERFOOT (TAN) TO MATCH EXISTING MAIN CENTER
CORNICE:	NATURAL GREY TO MATCH MAIN CENTER
ROOFING:	HEDGEROW (GREEN)
WALLS:	WOOD TEXTURED MASONITE
POSTS:	TO MATCH MAIN TRELLIS MEMBERS ON MAIN CENTER
WOOD TRIM:	TO MATCH MAIN TRELLIS MEMBERS ON MAIN CENTER

Same as ck on landscape pl



REAR (SOUTH) ELEVATION



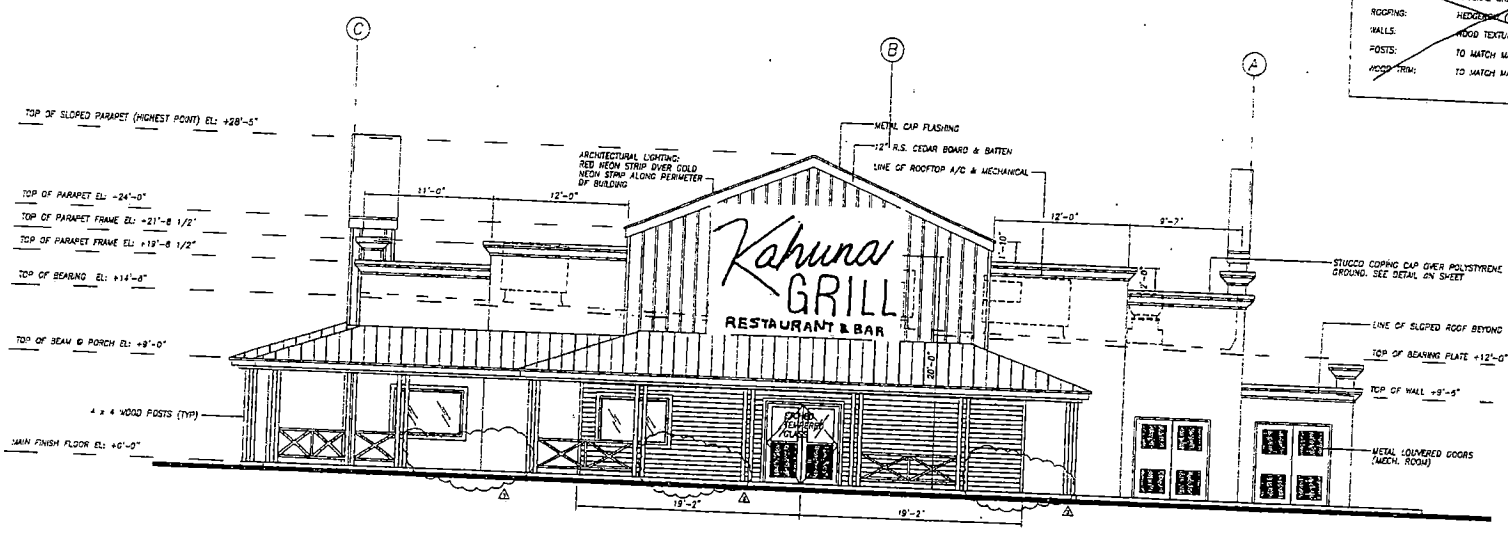
LEFT (EAST) ELEVATION

SUP-5422
12-02-04 PC

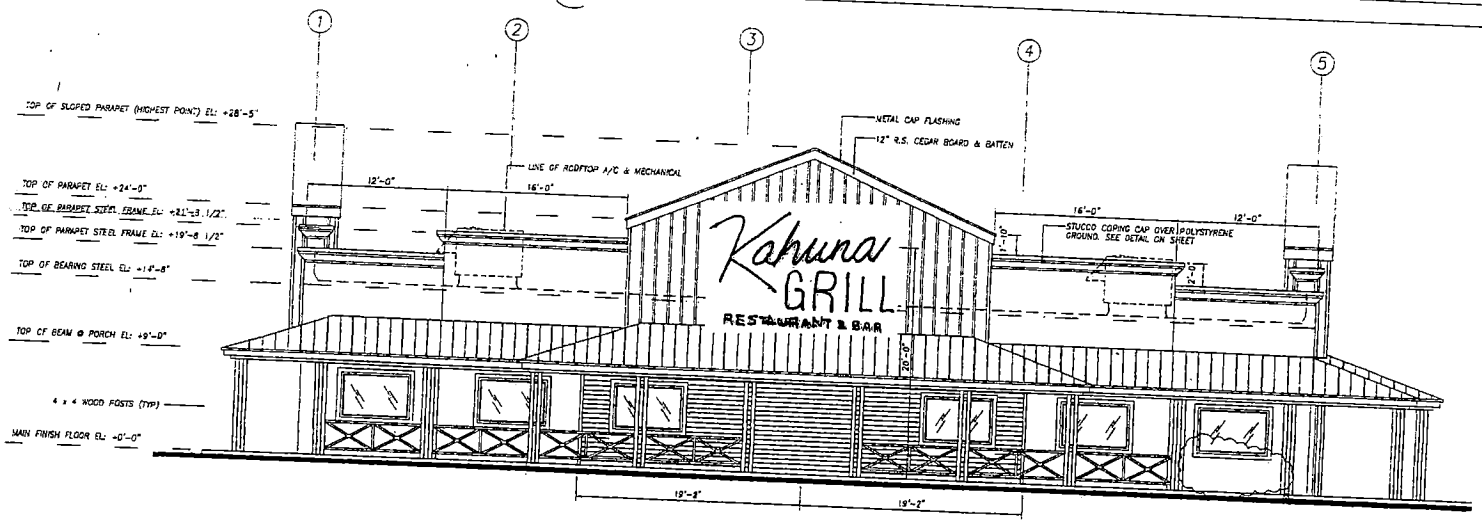
ELEVATION–EXTERIOR COLOR SCHEDULE

STUCCO:	TENDERFOOT (TAN) TO MATCH EXISTING MAIN CENTER
CORNICE:	NATURAL GREY TO MATCH MAIN CENTER
ROOFING:	HEDGEHOG (GREEN)
WALLS:	WOOD TEXTURED DESIGNITE
POSTS:	TO MATCH MAIN TRELLIS MEMBERS ON MAIN CENTER
WOOD TRIM:	TO MATCH MAIN TRELLIS MEMBERS ON MAIN CENTER

Same as depi on landscape plo

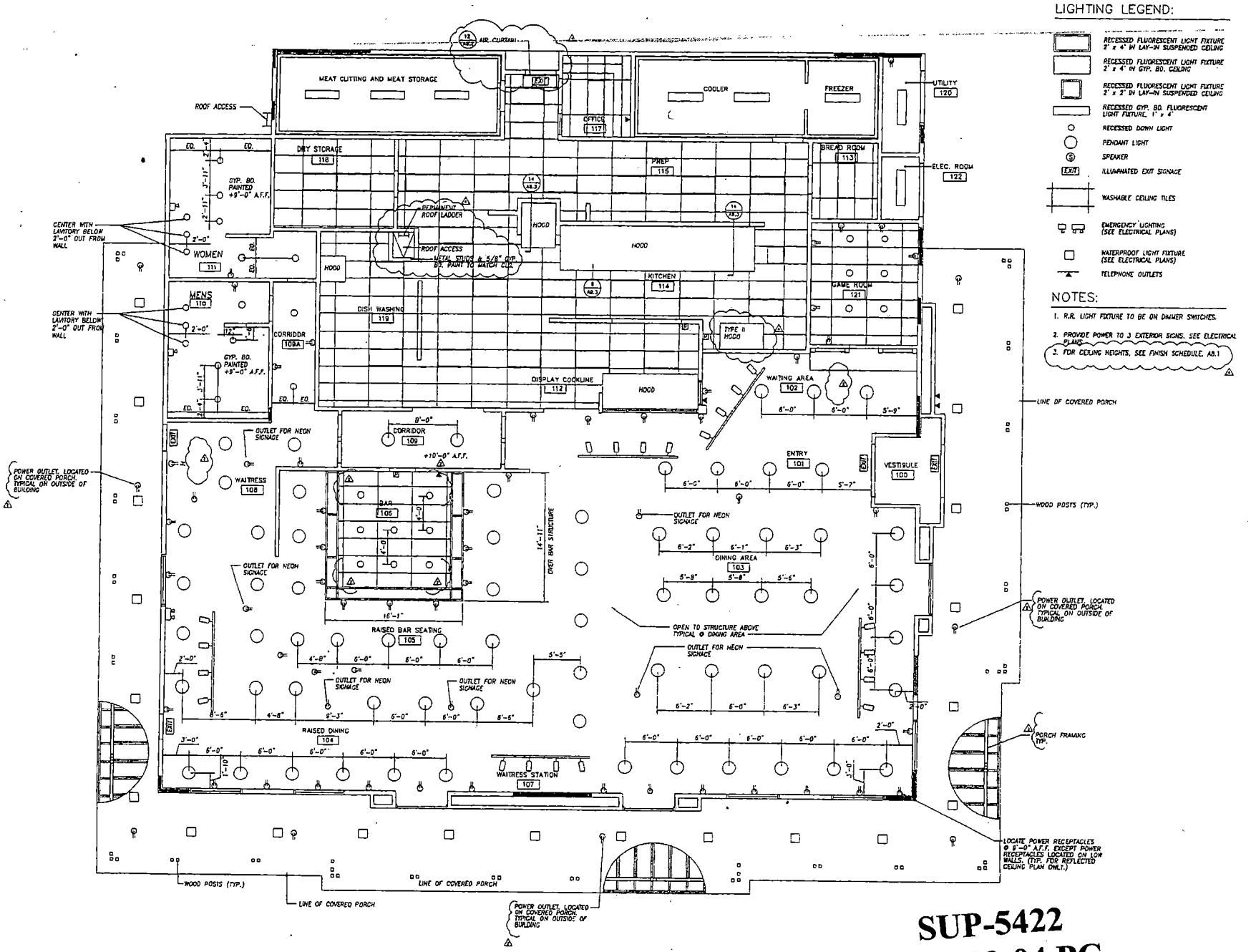


RIGHT (WEST) ELEVATION



FRONT (NORTH) ELEVATION

SUP-5422
12-02-04 PC



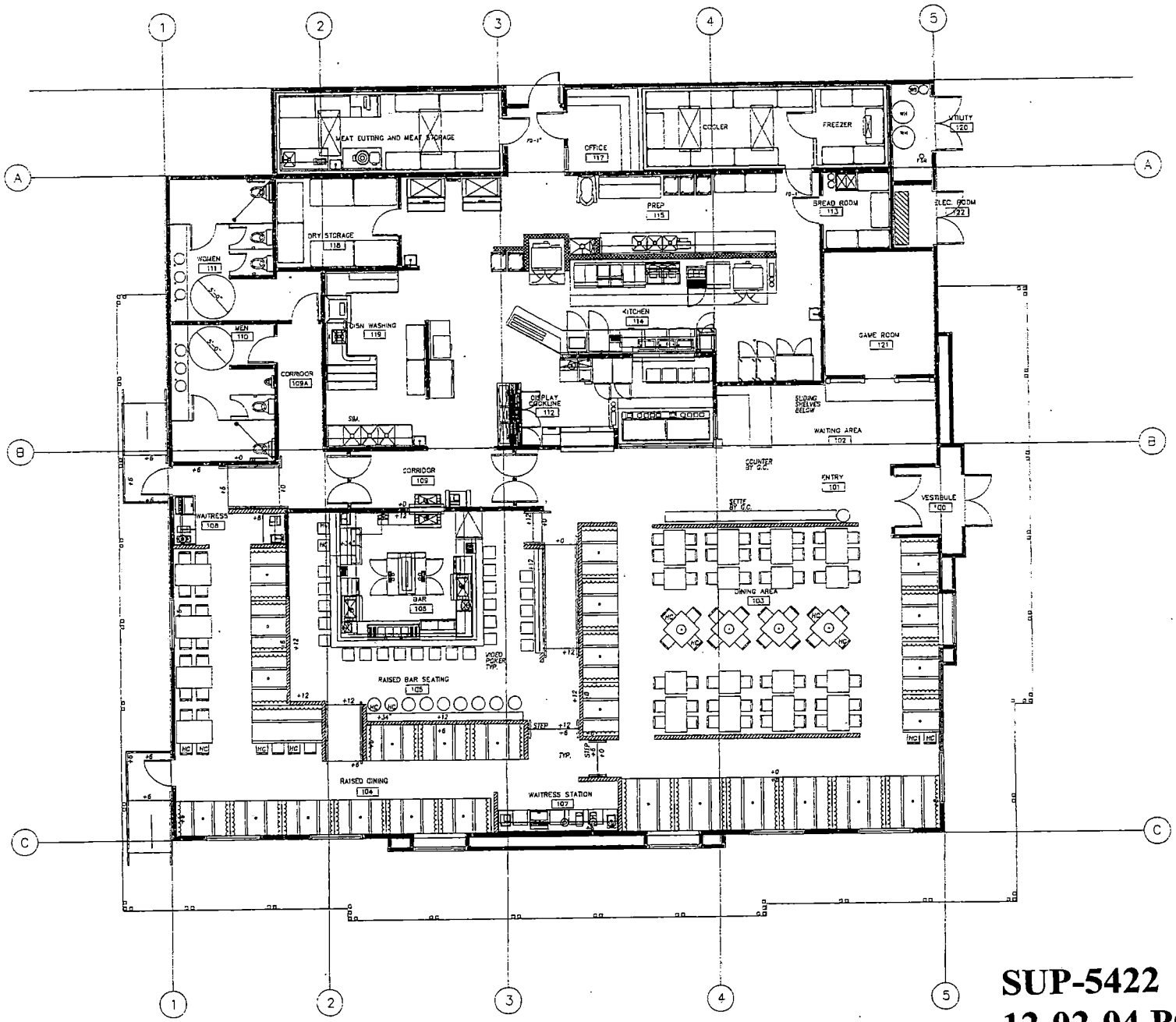
LIGHTING LEGEND:

- RECESSED FLUORESCENT LIGHT FIXTURE 2' x 4' IN LAY-IN SUSPENDED CEILING
- RECESSED FLUORESCENT LIGHT FIXTURE 2' x 4' IN GYP. BD. CEILING
- RECESSED FLUORESCENT LIGHT FIXTURE 2' x 2' IN LAY-IN SUSPENDED CEILING
- RECESSED GYP. BD. FLUORESCENT LIGHT FIXTURE, 1' x 4'
- RECESSED DOWN LIGHT
- PENDANT LIGHT
- SPEAKER
- EXIT ILLUMINATED EXIT SIGNAGE
- WASHABLE CEILING TILES
- EMERGENCY LIGHTING (SEE ELECTRICAL PLANS)
- WATERPROOF LIGHT FIXTURE (SEE ELECTRICAL PLANS)
- TELEPHONE OUTLETS

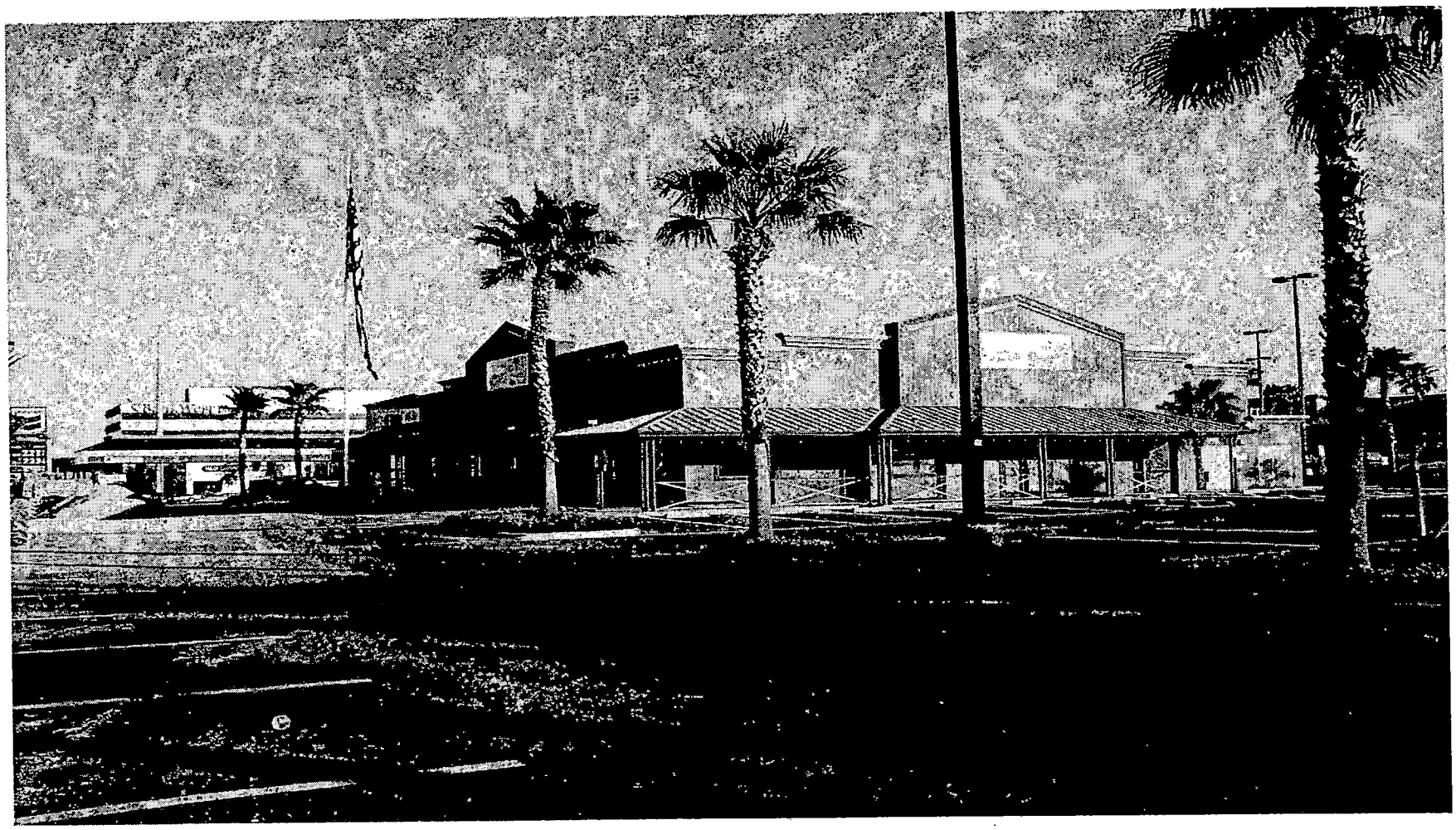
NOTES:

1. R.R. LIGHT FIXTURE TO BE ON DIMMER SWITCHES.
2. PROVIDE POWER TO 3 EXTERIOR SIGNS. SEE ELECTRICAL PLANS.
3. FOR CEILING HEIGHTS, SEE FINISH SCHEDULE, A8.1

SUP-5422
12-02-04 PC



SUP-5422
12-02-04 PC



SUP-5422 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KAHUNA GRILL LAKE MEAD, LLC - OWNER: AMERICAN PACIFIC CAPITAL PAVILION COMPANY, L.L.C.
7341 WEST LAKE MEAD BOULEVARD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5423 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477]– UNANIMOUS with McSWAIN abstaining on Item 21 [SDR-5493] because her company, Terra Contracting, is currently working on the project

To be heard by the City Council on 1/05/2005

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

BRENT WILSON, VTN, 2727 South Rainbow Boulevard, appeared on behalf of the applicant for Item 23 [VAC-5464] and asked that the item be pulled from the One Motion One Vote agenda and heard separately.

COMMISSIONER STEINMAN asked that Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-5431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435] be pulled from the One Motion One Vote agenda.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

CONDITIONS:

Planning and Development

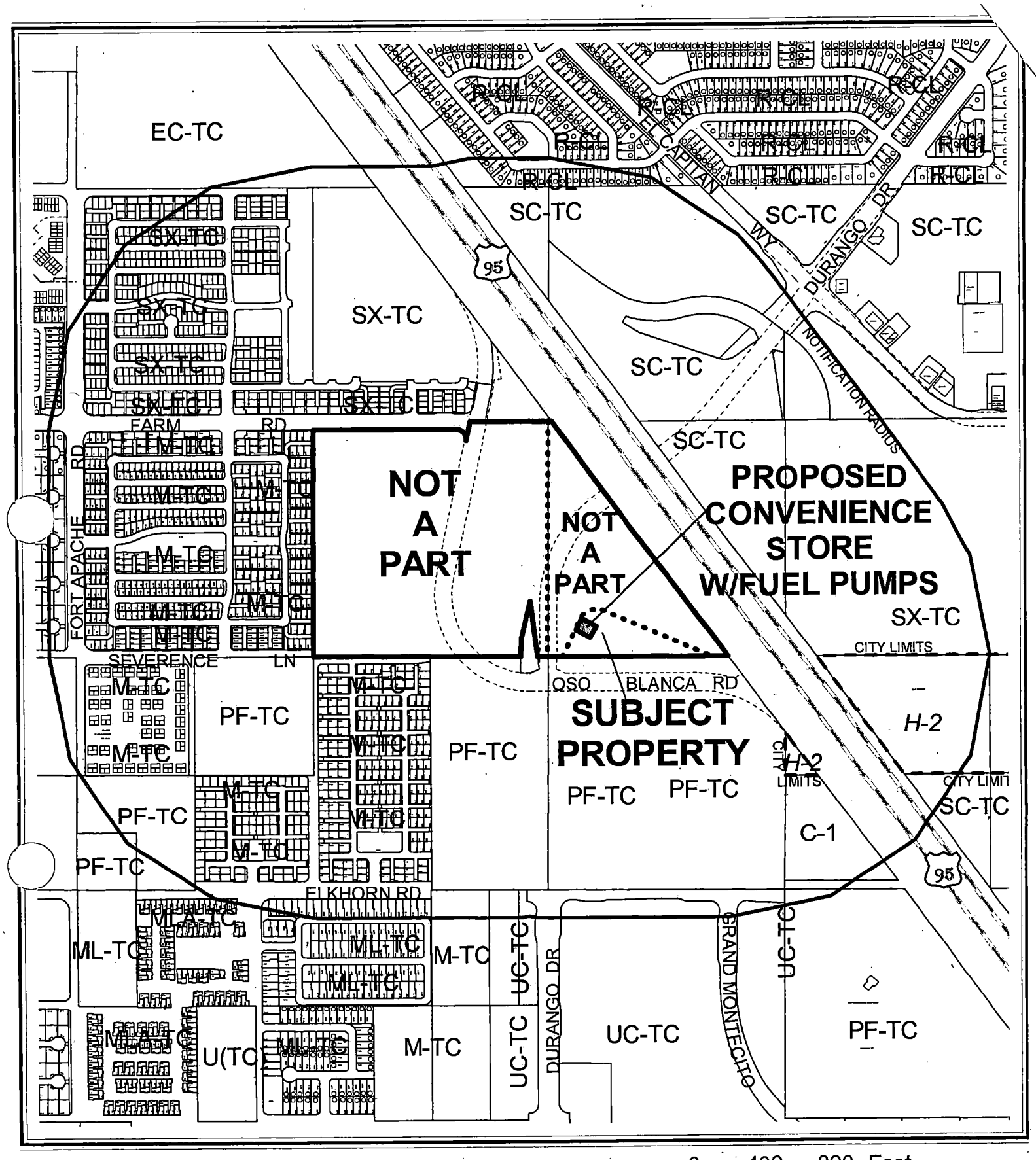
1. Conformance to all minimum requirements under the town Center Development Standards Manual for a gasoline sales use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3795].

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

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

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



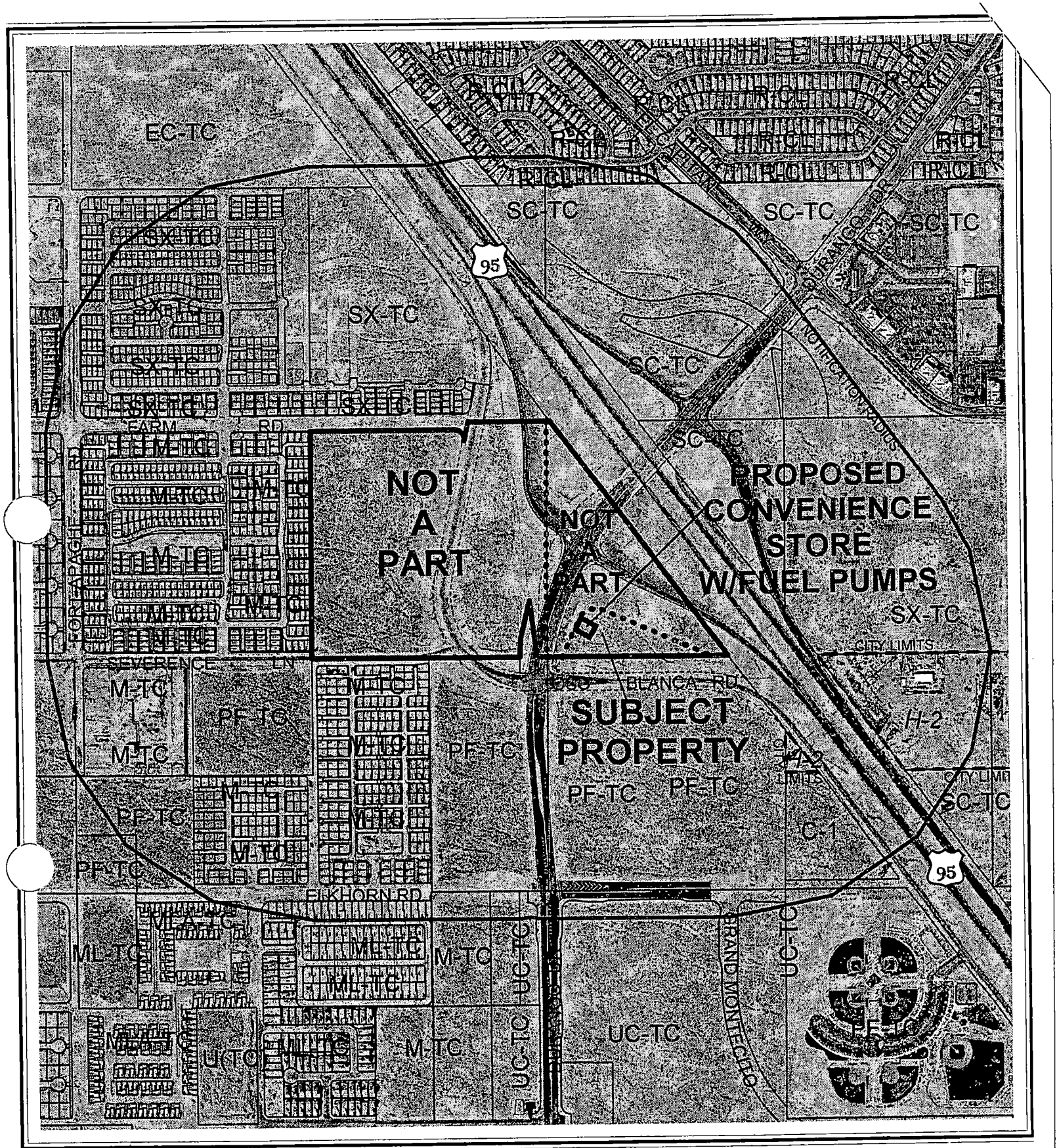
0 400 800 Feet

CASE: **SUP-5423**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

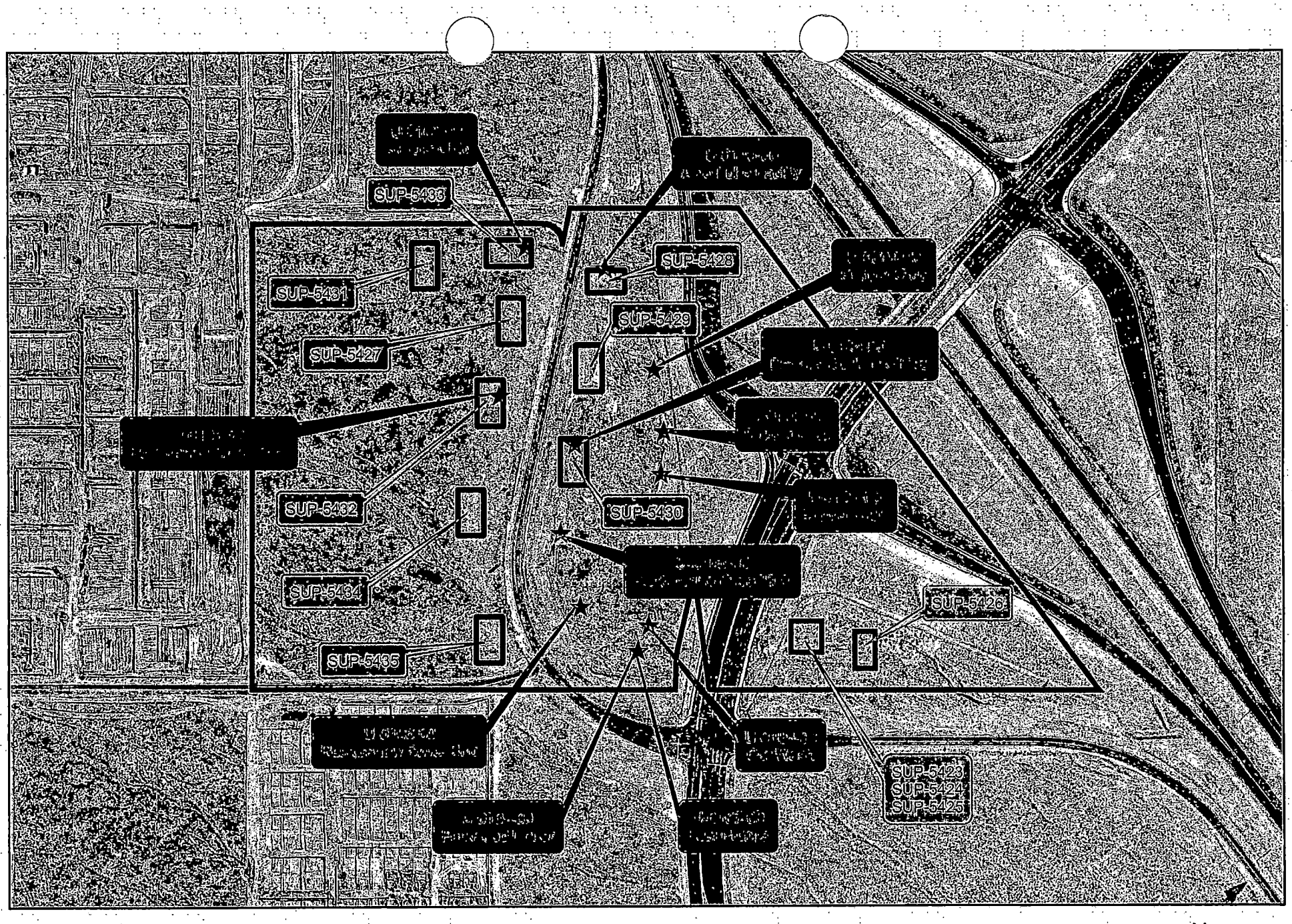
N



CASE: **SUP-5423**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]



Durango Marketplace ALL SUPs

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5423 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements under the town Center Development Standards Manual for a gasoline sales use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3795].

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

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

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Gasoline Sales use in conjunction with a convenience store adjacent to the northeast corner of Oso Blanca Road and Durango Drive.

B) Applicant's Justification

This project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest. The Planning Commission and Staff recommended approval.

11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.

KW

04/07/04 The City Council approved a Site Development Plan Review (SDR-3795) for a 293,355 square-foot retail center. The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission will review 12 other Special Use Permit applications as companion items to this request.

B) Pre-Application Meeting

10/08/04 The following was discussed:

- 12 Special Use permits were previously approved on this site.
- New site plan changed the configuration of pads and added an additional pad.
- All new SUP's will replace the previous 12.
- No protected uses within 400 feet of the site.
- No floor plans are required because parking meets or exceeds Title 19 standards.

C) Neighborhood Meetings

No neighborhood meeting was required or conducted with respect to this Special Use Permit application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 16.1

B) Existing Land Use

Subject Property:	Undeveloped
North:	US-95
South:	Undeveloped
East:	US-95
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial- Town Center)
North:	US-95
South:	PF-TC (Public Facility- Town Center)
East:	US-95
West:	SC-TC (Service Commercial- Town Center)

KW

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	US-95
South:	T-C (Town Center)
East:	US-95
West:	T-C (Town Center)

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The site is designated as SC-TC (Service Commercial- Town Center) on the Town Center Land Use Plan, Map 4 of the Centennial Hills Sector Plan. The SC-TC implements the TC land use and is consistent with the land use. The proposed use is allowed in the SC-TC district by approval of a Special Use Permit. The use therefore is consistent with the Centennial Hills Sector Plan.

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

Town Center Development Standards – Future land use of the site is governed by the provisions of the Town Center Development Standards and other applicable city codes, standards, and guidelines.

Trails – Trails in the Town Center area are shown on Map 6, "Town Center Multi-use Trail Alignments", of the Transportation Trails Element of the Master Plan.

Oso Blanca Road, on the south boundary of the site, will be developed as a Town Center 90 Foot Frontage Road, which includes a four-foot amenity zone and a five-foot sidewalk on either side of the street. These street section improvements are the features of the Trail System and will need to be reflected on any future site plans for the area.

KW

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:
1) Any Special Use Permit within 500 feet of a corporate boundary.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. As of the writing of this report there have not been any comments received by staff.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Since the proposed Gasoline Sales use is ancillary to the principal Convenience Store use, it will not generate additional parking to that which would be required for the Convenience Store use.

A2) Minimum Distance Separation Requirements

The requirements of the Town Center Development Standards Manual that require a 330-foot separation distance between "Convenience Stores with Fuel Pumps" uses and any single-family detached dwelling, and prohibit the use of any outside public address or bell system.

The proposal meets the separation standards as the closest single-family dwelling is over 600 feet to the west.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). The proposed "Gasoline Sales" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

This application requests approval of Gasoline Sales in conjunction with a convenience store at the subject location.

The Town Center Development Standards require a 330-foot separation distance between "Convenience Stores with Fuel Pumps" uses and any single-family detached dwelling, and prohibit the use of any outside public address or bell system. There are no single-family dwellings within 330 feet of the site. As a result, the use appears to be acceptable at the subject location, given the approved policies governing the area.

- Conditions

The conditions applicable to the proposed Gasoline Sales use require a 330-foot separation distance between "Convenience Stores with Fuel Pumps" uses and any single-family detached dwelling, and prohibit the use of any outside public address or bell system. Approval of this use is also subject to conformance with the conditions of approval for Site Development Plan Review SDR-3795.

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

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

   The Town Center Development Standards require a 330-foot separation distance between "Convenience Stores with Fuel Pumps" uses and any single-family detached dwelling, and prohibit the use of any outside public address or bell system. This use would meet the minimum Town Center distance separation requirements as there are no single-family homes within 330 of the subject parcel.

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

   The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this Gasoline Sales use.

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

Oso Blanca Road, on the south boundary of the site, will be developed as a Town Center 90-foot Town Center Frontage Road. This street will have adequate capacity to serve the proposed development.

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

The proposed Gasoline Sales use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 75 – Mailed with SUP-5424

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5423 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes __✓__No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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: _____

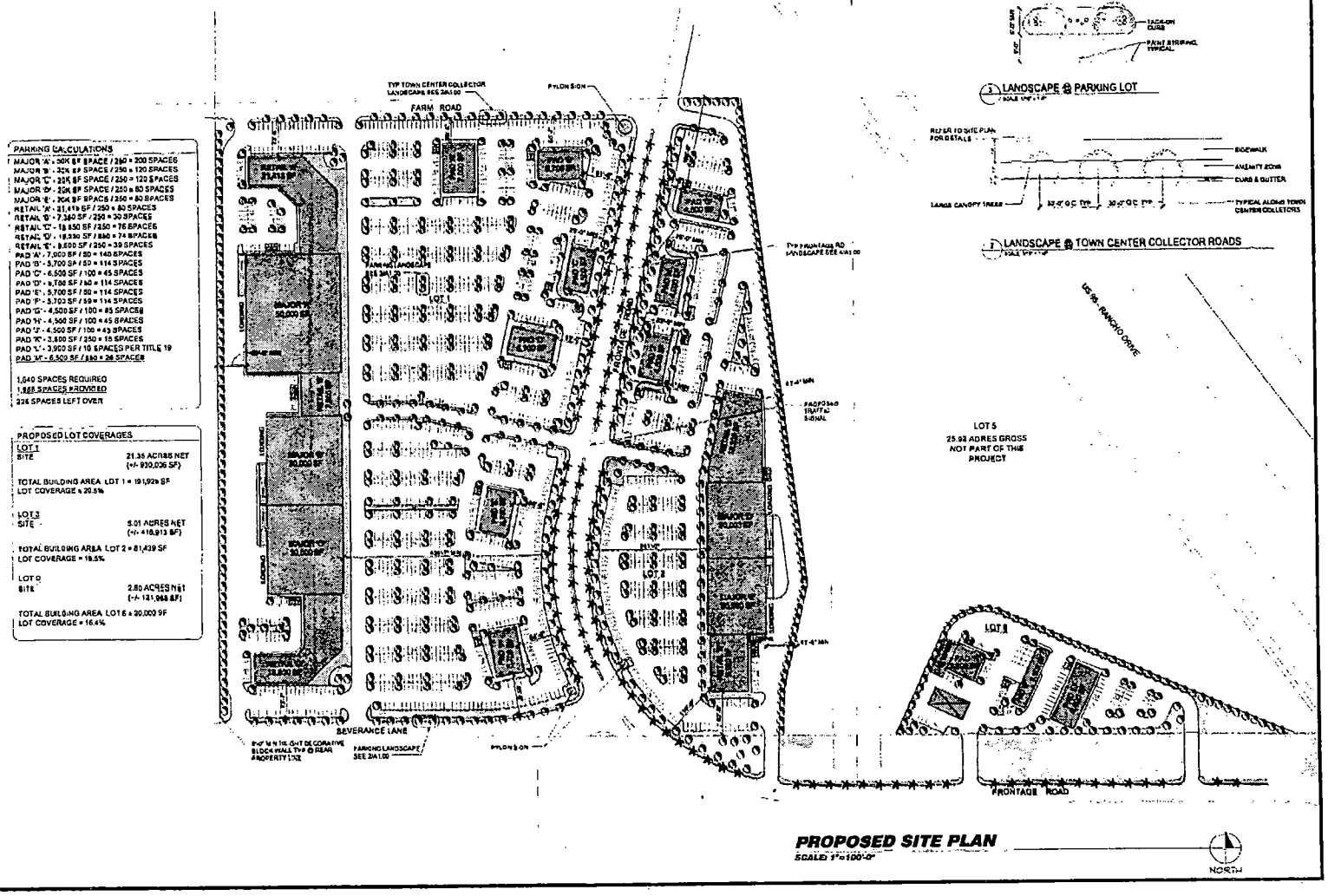
Subscribed and sworn before me

This 1 day of October, 20 04

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



YWS ARCHITECTS

ARCHITECTURE INTERIORS PLANNING THEMING
[redacted]
LAS VEGAS, NEVADA 89118
P. (702) 243-9870 F. (702) 795-3611
E: [redacted]

FARM ROAD RETAIL CENTER
FARM ROAD & US 95

FOCUS PROPERTY GROUP
[redacted]

REVISIONS

NO.	DESCRIPTION	DATE

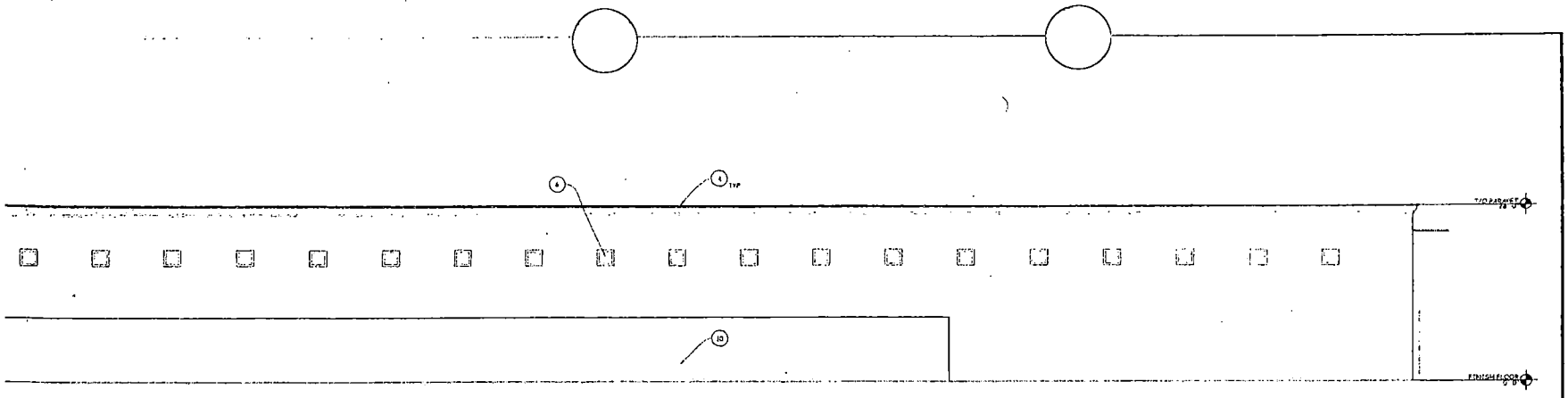
SITE PLAN

PROJECT NO: 03-063.03
DATE: JANUARY 29, 2004
DRAWN BY: [redacted]
CHECKED BY: [redacted]
ZONING: [redacted]

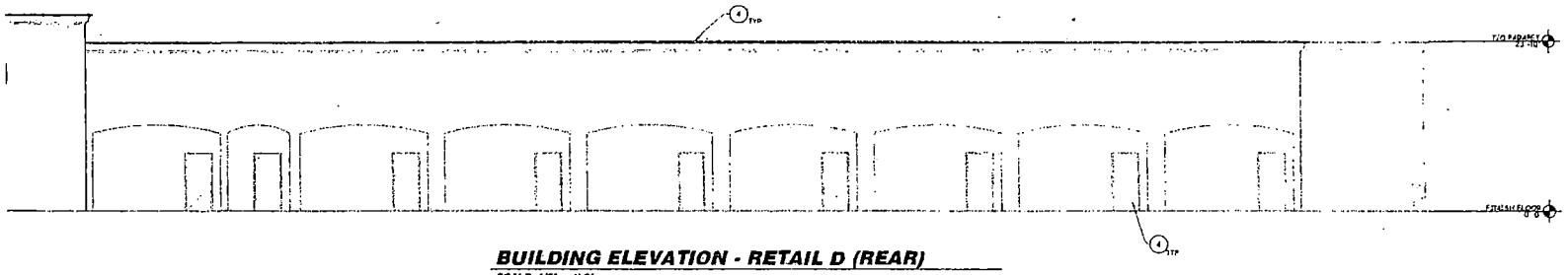
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SUP-5423
12-02-04 PC

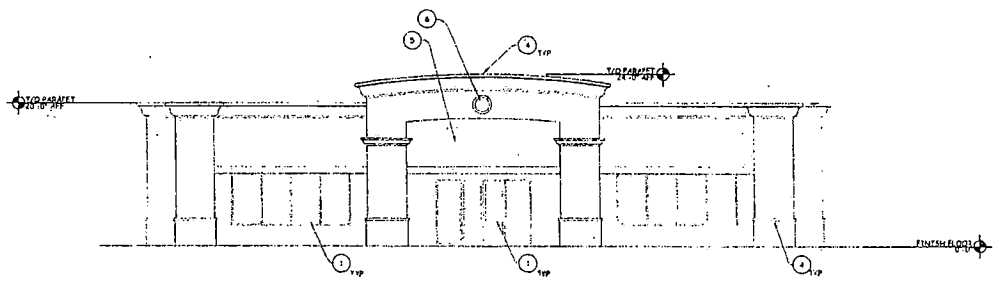
RECEIVED
OCT 08 2004



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
6. TILE INSET W/ ARCHITECTURAL POP-OUT
7. STONE CLADDING
8. PLASTER REVEALS
9. PAINTED STEEL DOOR
10. PAINTED CMU LOADING DOCK WALL

YWS ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING
5355 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P (702) 243-5571 F (702) 395-3011
E info@ywsarchitects.com

SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
LAS VEGAS, NV 89129
(FMG #04-0440)

REVISIONS

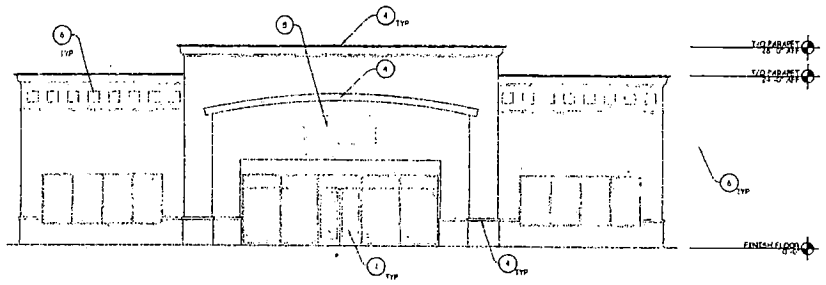
NO.	DESCRIPTION	DATE

SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

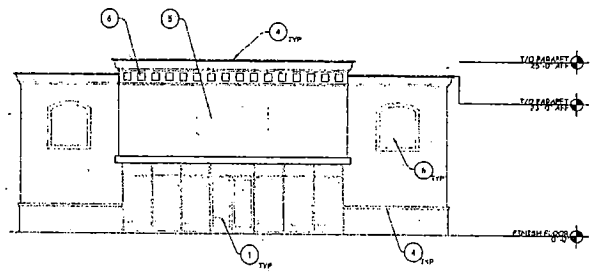
PROJECT NO: 00-057.03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

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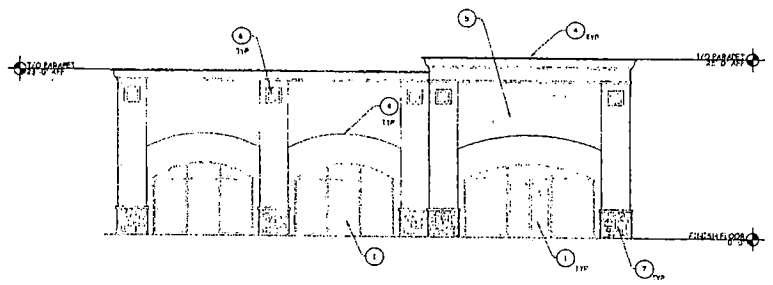
SUP-5423
12-02-04 PC



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
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P (702) 247-5470 F (702) 255-2011
E info@ywsarchitects.com

SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PY. #220
LAS VEGAS, NV 89129

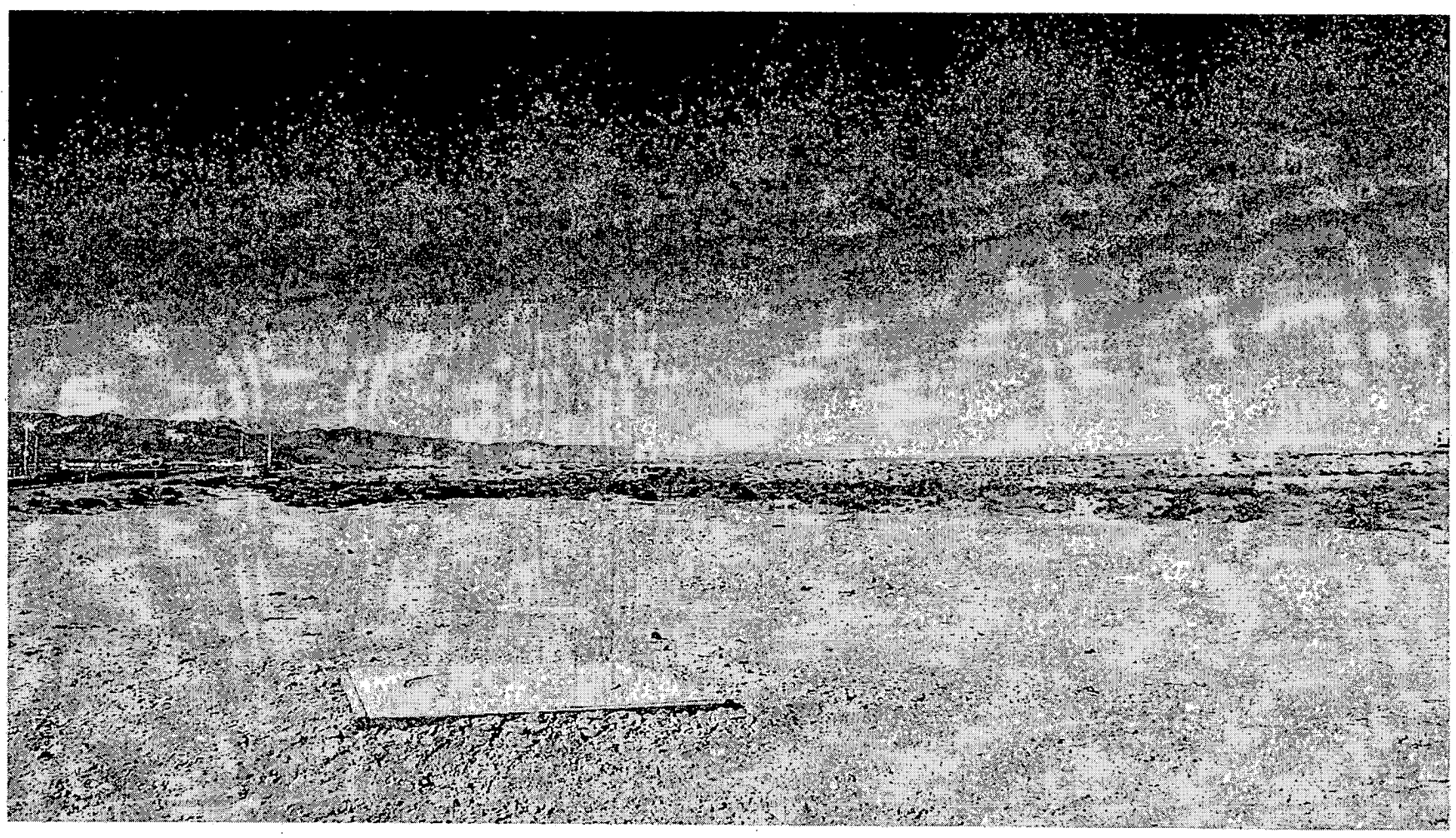
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SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 03-057.03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

A5.07

SUP-5423
12-02-04 PC



SUP-5423 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
NORTHEAST CORNER OF DURNAGO DRIVE AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:

SUP-5424 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A CAR WASH (AUTOMATIC) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477]– UNANIMOUS with McSWAIN abstaining on Item 21 [SDR-5493] because her company, Terra Contracting, is currently working on the project

To be heard by the City Council on 1/05/2005

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

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

BRENT WILSON, VTN, 2727 South Rainbow Boulevard, appeared on behalf of the applicant for Item 23 [VAC-5464] and asked that the item be pulled from the One Motion One Vote agenda and heard separately.

COMMISSIONER STEINMAN asked that Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-5431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435] be pulled from the One Motion One Vote agenda.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

CONDITIONS:
Planning and Development

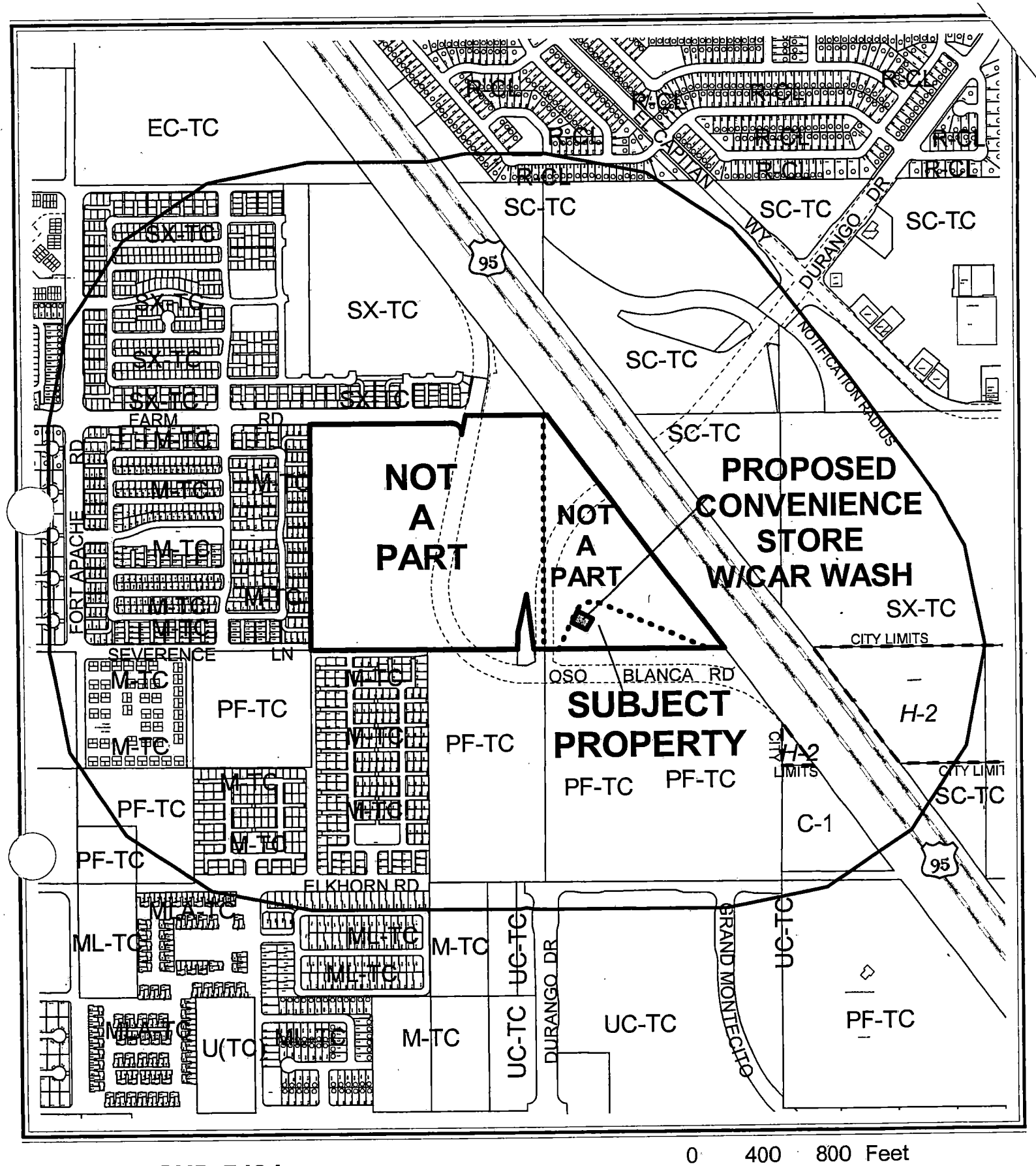
1. Conformance to all minimum requirements under the Town Center Development Standards Manual for a car wash (automatic) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3795].

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

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

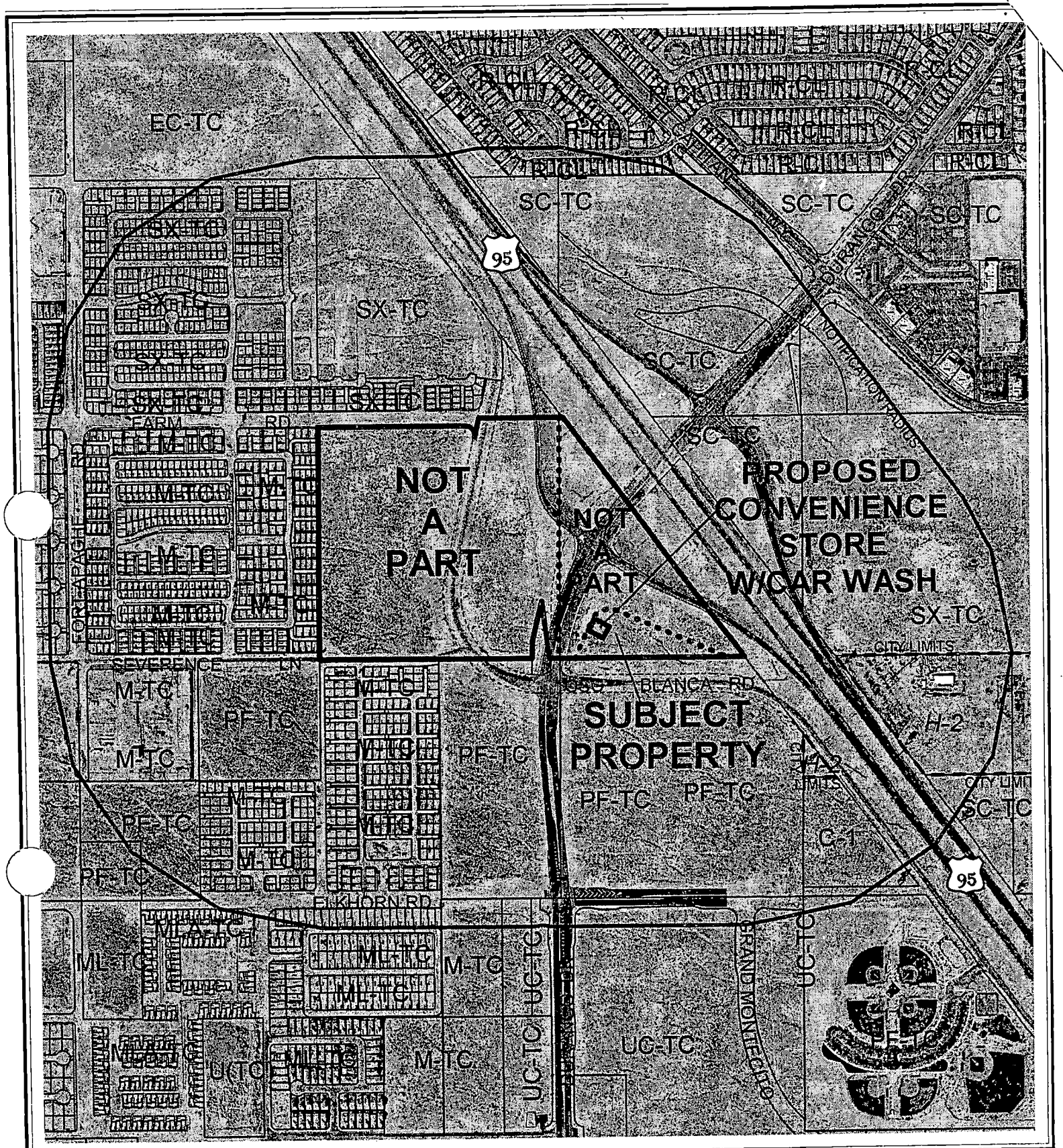
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: **SUP-5424**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]



0 400 800 Feet

CASE: **SUP-5424**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5424 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements under the Town Center Development Standards Manual for a car wash (automatic) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3795].

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

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

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Car Wash (Automatic) use in conjunction with a convenience store with gas sales adjacent to the northeast corner of Oso Blanca Road and Durango Drive.

B) Applicant's Justification

This project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest. The Planning Commission and Staff recommended approval.

11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.

KW

04/07/04 The City Council approved a Site Development Plan Review (SDR-3795) for a 293,355 square foot retail center. The Planning Commission and Staff recommended approval.

12/02/04 The Planning Commission will review 12 other Special Use Permit applications as companion items to this request.

B) Pre-Application Meeting

10/08/04 The following was discussed.

- 12 Special Use permits were previously approved on this site.
- New site plan changed the configuration of pads and added an additional pad.
- All new SUPs' will replace the previous 12.
- No protected uses within 400 feet of the site.
- No floor plans are required because parking meets or exceeds Title 19 standards.

C) Neighborhood Meetings

No neighborhood meeting was required or conducted with respect to this Special Use Permit application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 16.1

B) Existing Land Use

Subject Property:	Undeveloped
North:	US-95
South:	Undeveloped
East:	US-95
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial- Town Center)
North:	US-95
South:	PF-TC (Public Facilities - Town Center)
East:	US-95
West:	SC-TC (Service Commercial- Town Center)

KW

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	US-95
South:	T-C (Town Center)
East:	US-95
West:	T-C (Town Center)

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The site is designated as SC-TC (Service Commercial- Town Center) on the Town Center Land Use Plan, Map 4 of the Centennial Hills Sector Plan. The SC-TC implements the TC land use and is consistent with the land use. The proposed use is allowed in the SC-TC district by approval of a Special Use Permit. The use therefore is consistent with the Centennial Hills Sector Plan.

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

Town Center Development Standards – Future land use of the site is governed by the provisions of the Town Center Development Standards and other applicable city codes, standards, and guidelines.

Trails – Trails in the Town Center area are shown on Map 6, "Town Center Multi-use Trail Alignments", of the Transportation Trails Element of the Master Plan.

Oso Blanca Road, on the south boundary of the site, will be developed as a Town Center 90 Foot Frontage Road, which includes a four-foot amenity zone and a five-foot sidewalk on either side of the street. These street section improvements are the features of the Trail System and will need to be reflected on any future site plans for the area.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:
1) Any Special Use Permit within 500 feet of a corporate boundary.

KW

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. As of the writing of this report there have not been any comments received by staff.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Since the proposed Car Wash (Automatic) use is ancillary to the principal Convenience Store use, it will not generate additional parking to that which would be required for the Convenience Store use.

The project will meet or exceed the parking requirements of the Zoning Code.

A2) Minimum Distance Separation Requirements

There are no separation requirements for this type of use in Town Center.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). The proposed Car Wash (Automatic) use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

This application requests approval of a Car Wash (Automatic) use in conjunction with a convenience store with gasoline sales on the subject site. The use is appropriate on this site because of the proximity of the Durango Interchange.

- Conditions

The Town Center Development Standards do not dictate specific conditions of approval for the use, aside for reviewing each request for such a use on a case-by-case basis. Considering the very intensive automotive environment that exists around the Durango Interchange, which is adjacent to the site, the use appears to be acceptable at the subject location, given the approved policies governing and conditions of the area.

KW

Possible adverse features such as light, noise, or odors, the concern for which triggers the need for this Special Use Permit request, will not have an effect on surrounding uses.

Approval of this use is also subject to conformance with the conditions of approval for Site Development Plan Review SDR-3795.

FINDINGS

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

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

   The use is compatible with the automotive intensive environment that exists around the interchange of Durango and US-95.

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

   The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this use.

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

   Oso Blanca Road, on the south boundary of the site, will be developed as a Town Center 90-foot Town Center Frontage Road. This street will have adequate capacity to serve the proposed development.

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

   The proposed use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 75 – Mailed with SUP-5423

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5424 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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]

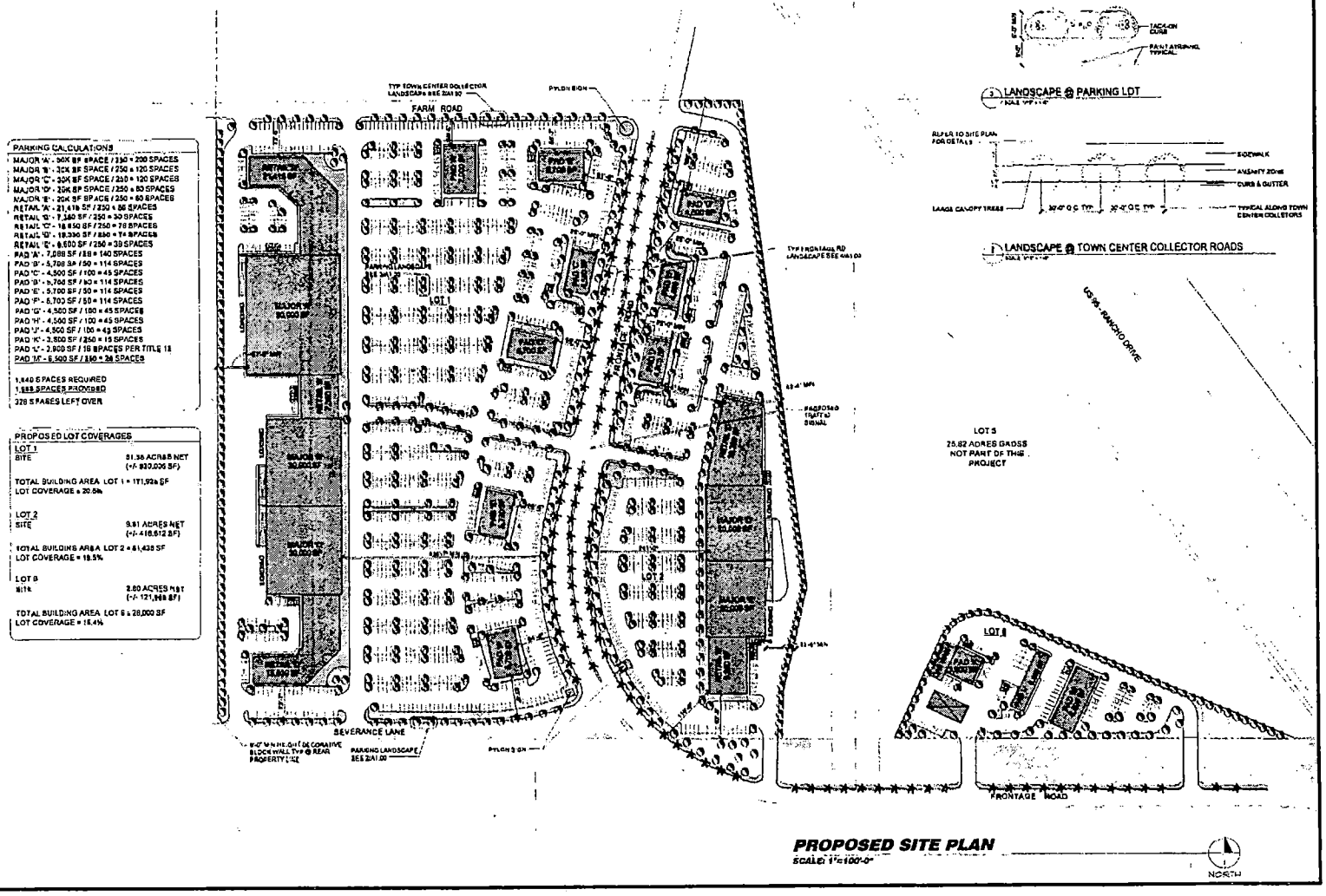
Subscribed and sworn before me

This 1 day of October, 2004

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



YWS ARCHITECTS
ARCHITECTURE INTERIORS PLANNING THEMING
2008 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P. (702) 243-5670 F. (702) 255-3011

FARM ROAD RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
LAS VEGAS, NV 89139

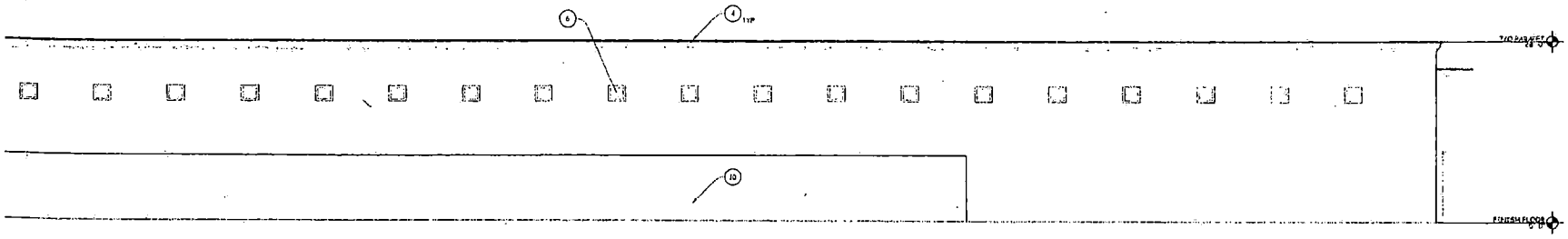
SITE PLAN

PROJECT NO: 03-067.00
DATE: JANUARY 29, 2004
ISSUED FOR: ZONING

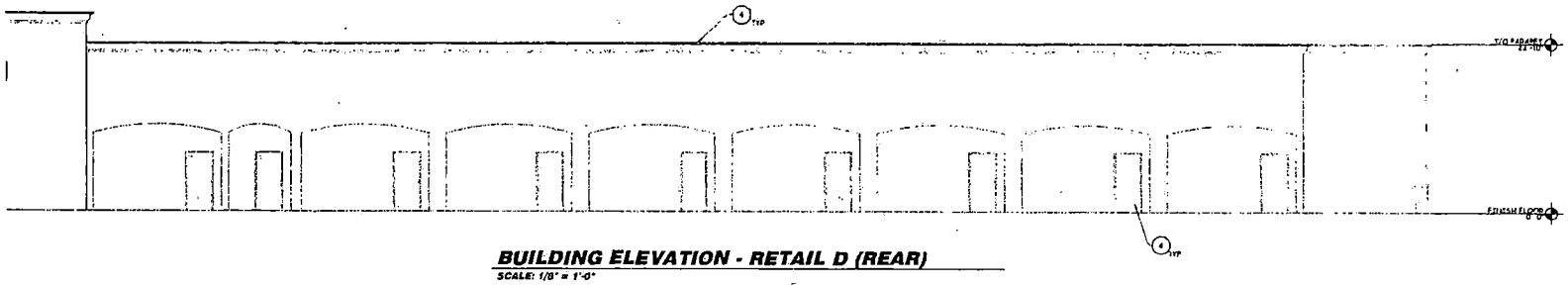
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SUP-5424
12-02-04 PC

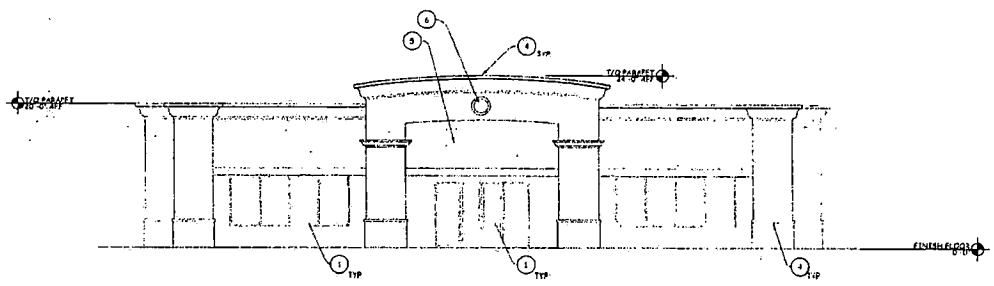
RECEIVED
OCT 08 2004



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
6. TILE INSET W/ ARCHITECTURAL POP-OUT
7. STONE CLADDING
8. PLASTER REVEALS
9. PAINTED STEEL DOOR
10. PAINTED CMU LOADING DOCK WALL

YWS ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING
5203 WEST PATRICK LANE
LAS VEGAS NEVADA 89118
P (702) 243-5670 F (702) 255-5311
E info@ywsmail.com

SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95

FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PY. #220
LAS VEGAS, NV 89129
(702) 456-5441

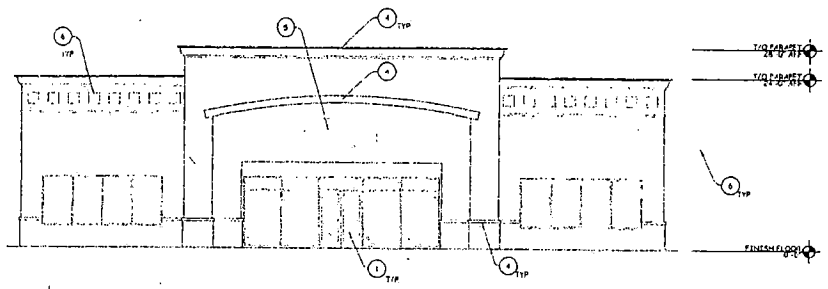
REVISIONS
NO	DESCRIPTION	DATE

SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 00-057.03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

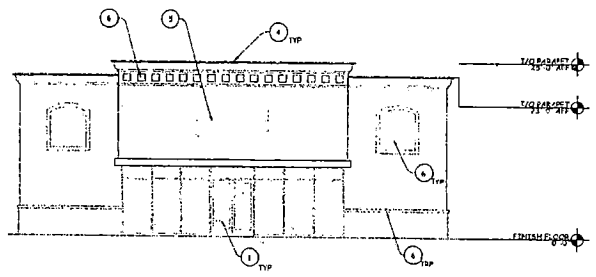
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SUP-5424
12-02-04 PC



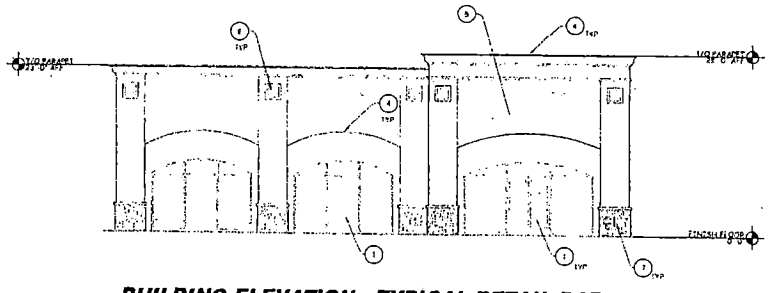
BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT

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



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE

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



BUILDING ELEVATION - TYPICAL RETAIL PAD

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

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-DUT /TRIM
5. LOCATION FOR SIGN
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YWS ARCHITECTS
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PLANNING THEMING
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LAS VEGAS, NEVADA 89118
P: (702) 247-5470 F: (702) 255-3011
E: info@ywsarchitects.com

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SEAL:

CONSULTANT:

PROJECT NAME:
FARM ROAD
RETAIL CENTER
FARM RDAD & US 95
FOCUS PROPERTY GROUP
2465 CAMINO PLATA PH. #220
LAS VEGAS, NV 89123
(702) 648-4444

REVISION	DESCRIPTION	DATE

SHEET TITLE:
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 03-021.03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

A5.07

SUP-5424
12-02-04 PC



SUP-5424 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
NORTHEAST CORNER OF DURNAGO DRIVE AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:

SUP-5425 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR ALCOHOLIC BEVERAGE SALES / LIQUOR STORE adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477]– UNANIMOUS with McSWAIN abstaining on Item 21 [SDR-5493] because her company, Terra Contracting, is currently working on the project

To be heard by the City Council on 1/05/2005

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

BRENT WILSON, VTN, 2727 South Rainbow Boulevard, appeared on behalf of the applicant for Item 23 [VAC-5464] and asked that the item be pulled from the One Motion One Vote agenda and heard separately.

COMMISSIONER STEINMAN asked that Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-5431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435] be pulled from the One Motion One Vote agenda.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

CONDITIONS:

Planning and Development

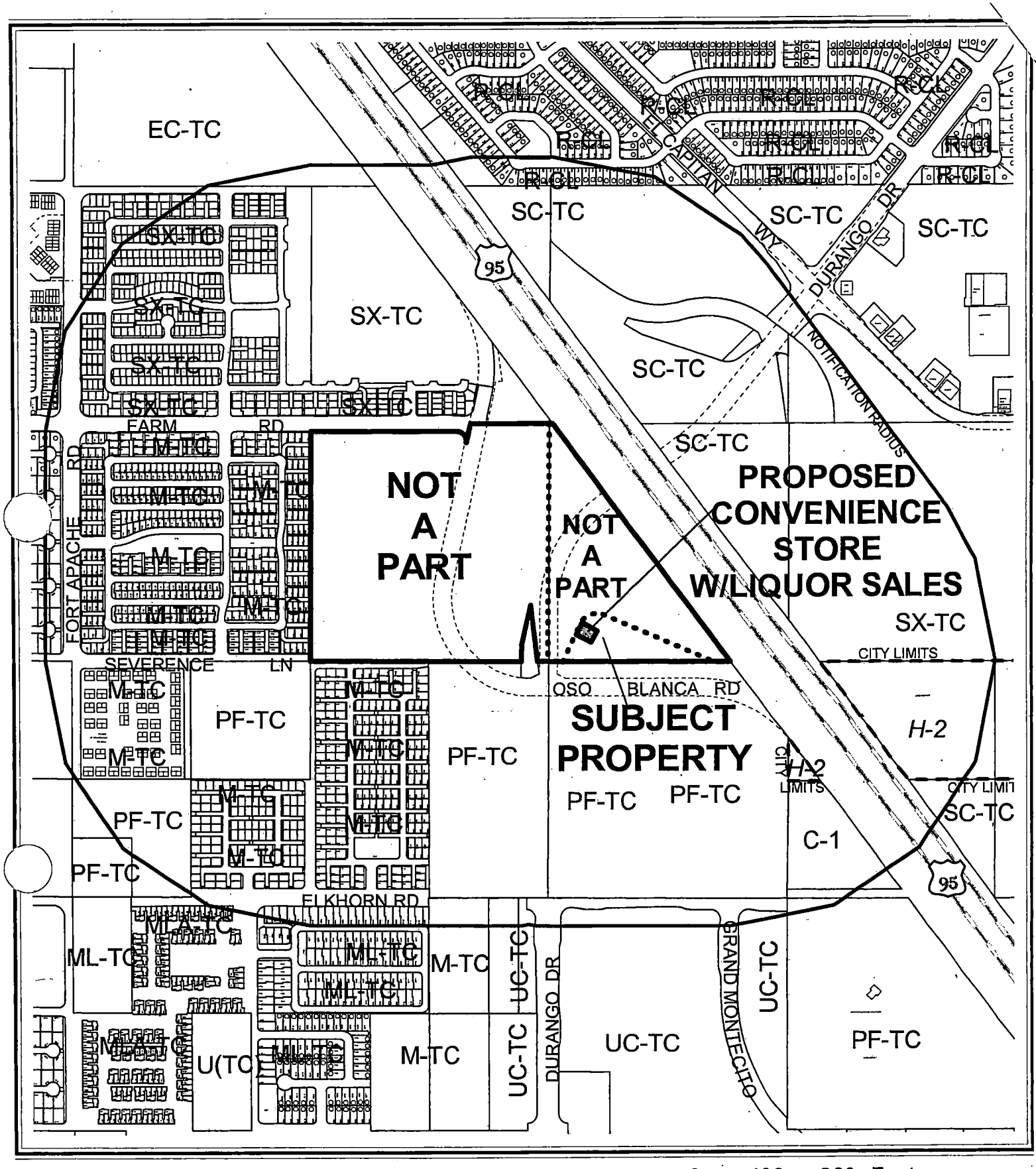
1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for an Alcoholic Beverage Sales/Liquor Store use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.

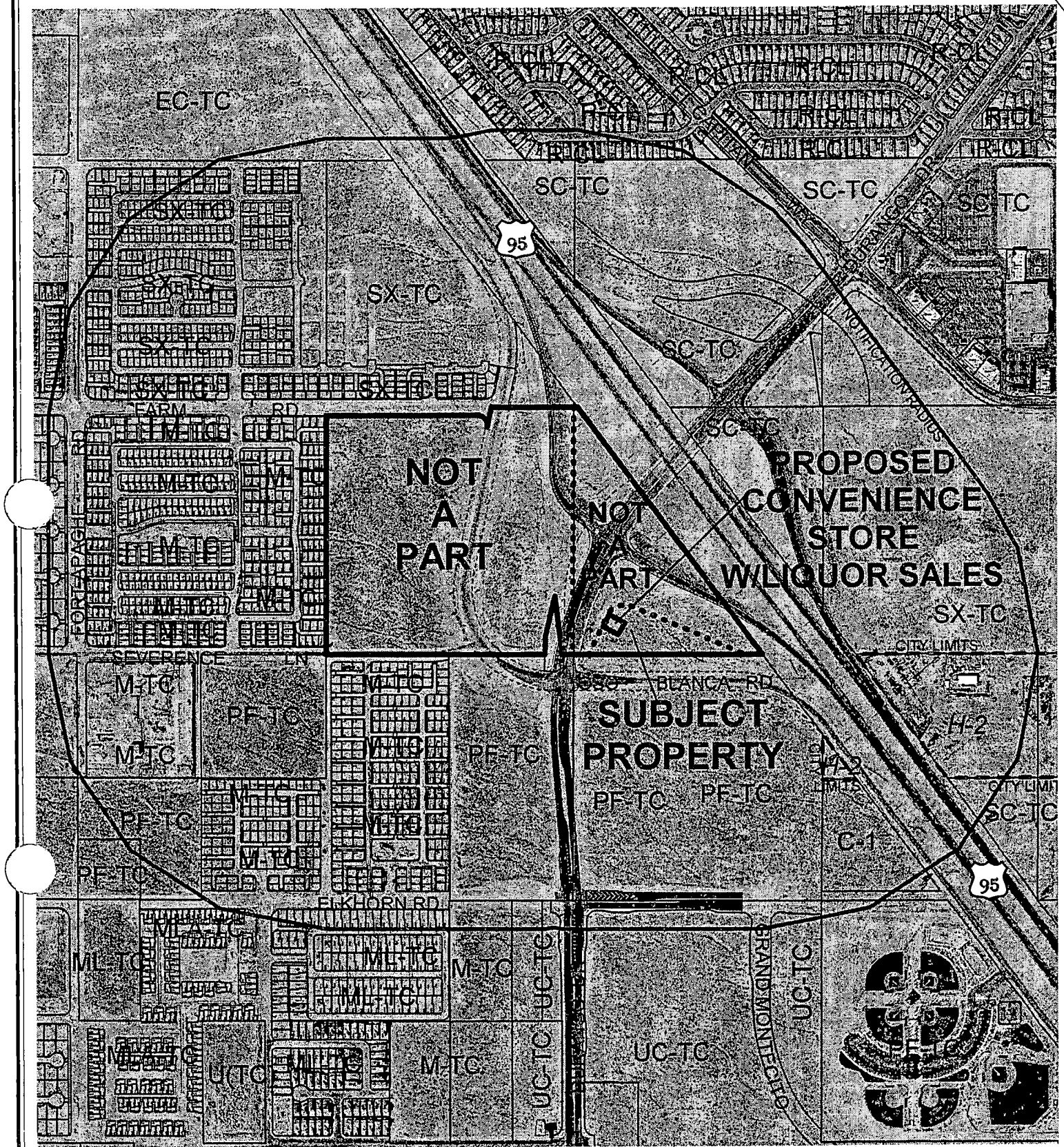


CASE: **SUP-5425**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 400 800 Feet

CASE: **SUP-5425**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5425 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for an Alcoholic Beverage Sales/Liquor Store use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Alcoholic Beverage Sales / Liquor Store located on pad 'K' adjacent to the northeast corner of Durango Drive and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.

11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.

12/18/02 City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.

04/07/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (SDR-3795). Planning Commission and staff recommended approval.

12/02/04 The Planning Commission will review 12 other Special Use Permit applications as companion items to this request.

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SX-TC (Suburban Mixed Use - Town Center)
South:	M-TC (Medium Density Residential - Town Center) PF-TC (Public Facilities - Town Center)
East:	SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The Special Use Permit conforms to General Plan policies for this site.

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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Alcoholic Beverage Sales/Liquor Store use; and there are zero (0) similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). The proposed "Alcoholic Beverage Sales/Liquor Store" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

The proposed Alcoholic Beverage Sales/Liquor Store is for a 3,600 square-foot building approved under Site Development Plan Review (SDR-3795).

- Conditions

The Town Center Development Standards provide the following conditions for the Alcoholic Beverage Sales/Liquor Store use:

a. No beer/wine/cooler on-sale, beer/wine/cooler off-sale, beer/wine/cooler on-off-sale, package, wholesale general use shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.

b. The distances referred to in Paragraph One shall be measured in a straight line from the nearest property line of the church, synagogue, school, or child care facility, and from the nearest property line of a City park to the nearest property line of the proposed liquor establishment premises, disregarding all intervening obstacles.

c. When considering a Special Use Permit application for a liquor establishment for off-premise consumption which also requires a waiver of the distance limitation in Paragraph One, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

d. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

FINDINGS

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

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

   The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

   The proposed Alcoholic Beverage Sales/Liquor Store will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

   The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Road) and Farm Road an (80-foot Town Center Collector) as indicated on the Centennial Hills Town Center Street Classification, all of which contribute to carrying the capacity of traffic generated by the project.

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 project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 75 – Mailed with SUP-5426 and SUP-5427

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5425 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes _____✓_____No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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: _____

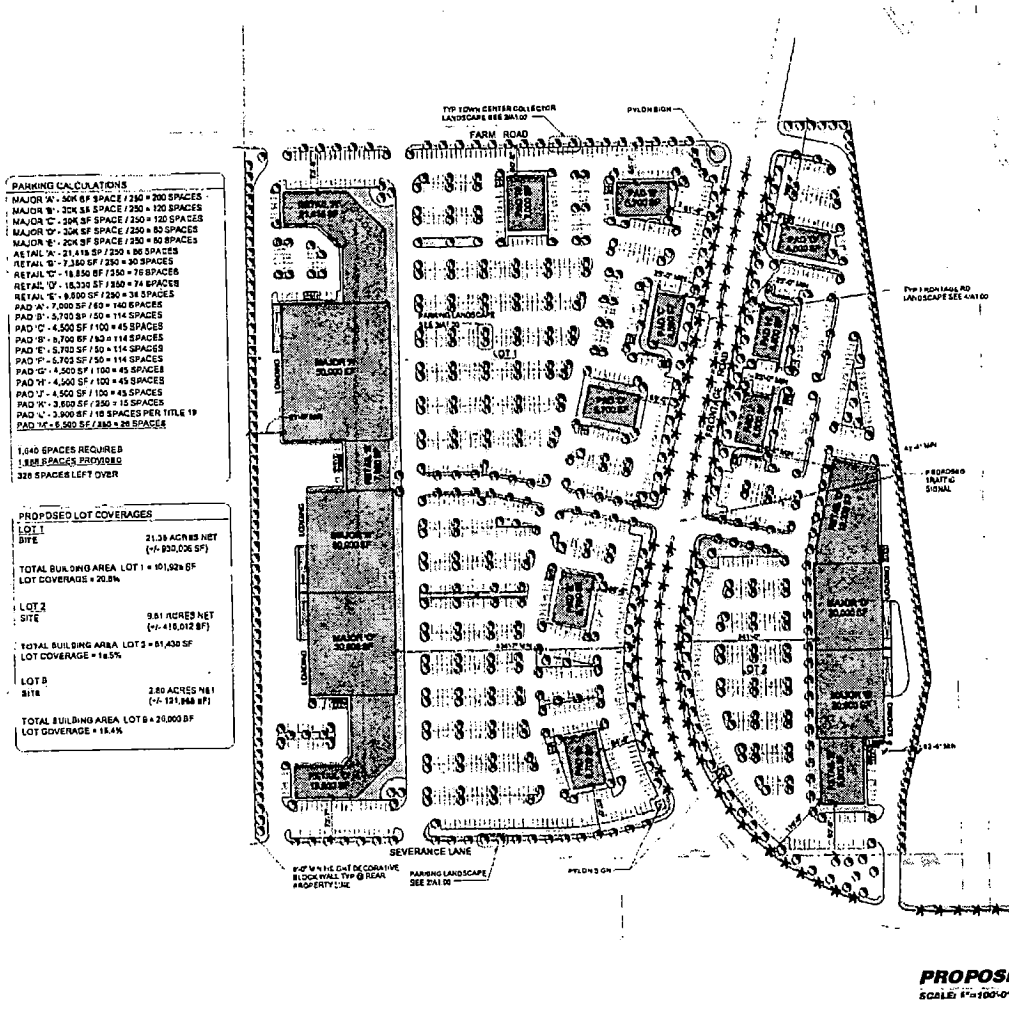
Subscribed and sworn before me

This 1 day of October, 2007

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522
My Appt. Expires March 22, 2



PROPOSED SITE PLAN
SCALE 1"=100'-0"

NORTH

PARKING CALCULATIONS

MAJOR 'A' - 30K SF SPACE / 250 = 200 SPACES
MAJOR 'B' - 30K SF SPACE / 250 = 120 SPACES
MAJOR 'C' - 30K SF SPACE / 250 = 120 SPACES
MAJOR 'D' - 30K SF SPACE / 250 = 80 SPACES
MAJOR 'E' - 20K SF SPACE / 250 = 80 SPACES
RETAIL 'A' - 21,419 SF / 250 = 86 SPACES
RETAIL 'B' - 7,350 SF / 250 = 30 SPACES
RETAIL 'C' - 18,850 SF / 250 = 76 SPACES
RETAIL 'D' - 18,330 SF / 250 = 74 SPACES
RETAIL 'E' - 9,800 SF / 290 = 34 SPACES
PAD 'A' - 7,000 SF / 50 = 140 SPACES
PAD 'B' - 5,700 SF / 50 = 114 SPACES
PAD 'C' - 4,500 SF / 100 = 45 SPACES
PAD 'D' - 6,700 SF / 50 = 114 SPACES
PAD 'E' - 5,700 SF / 50 = 114 SPACES
PAD 'F' - 5,700 SF / 50 = 114 SPACES
PAD 'G' - 4,500 SF / 100 = 45 SPACES
PAD 'H' - 4,500 SF / 100 = 45 SPACES
PAD 'J' - 4,500 SF / 100 = 45 SPACES
PAD 'K' - 3,600 SF / 250 = 15 SPACES
PAD 'L' - 3,900 SF / 15 SPACES PER TITLE 19
PAD 'M' - 6,500 SF / 250 = 26 SPACES

1,640 SPACES REQUIRED
1,968 SPACES PROVIDED
328 SPACES LEFT OVER

PROPOSED LOT COVERAGES

LOT 1
SITE 21.39 ACRES NET (+/- 920,036 SF)

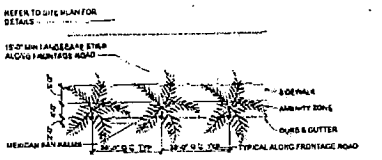
TOTAL BUILDING AREA LOT 1 = 191,920 SF
LOT COVERAGE = 20.8%

LOT 2
SITE 9.61 ACRES NET (+/- 418,612 SF)

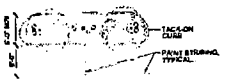
TOTAL BUILDING AREA LOT 2 = 81,430 SF
LOT COVERAGE = 19.5%

LOT 3
SITE 2.60 ACRES NET (+/- 121,968 SF)

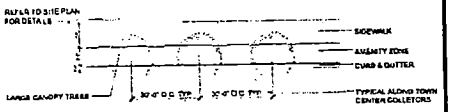
TOTAL BUILDING AREA LOT 3 = 20,000 SF
LOT COVERAGE = 16.4%



4 LANDSCAPE @ FRONTAGE ROAD



5 LANDSCAPE @ PARKING LOT



7 LANDSCAPE @ TOWN CENTER COLLECTOR ROADS

YWS ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING THEMING
5204 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P. (702) 243-5670 P. (702) 239-3011
E: yws@ywsarch.com

FARM ROAD
RETAIL TOWN CENTER
FARM ROAD & US 95

FOCUS PROPERTY GROUP
LAS VEGAS, NV 89129

REVISIONS

NO	DESCRIPTION	DATE

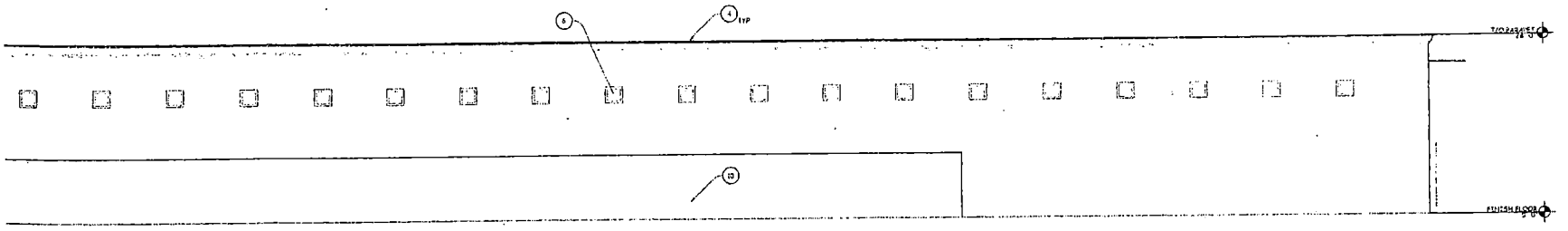
SITE PLAN

PROJECT NO: 03-067.03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

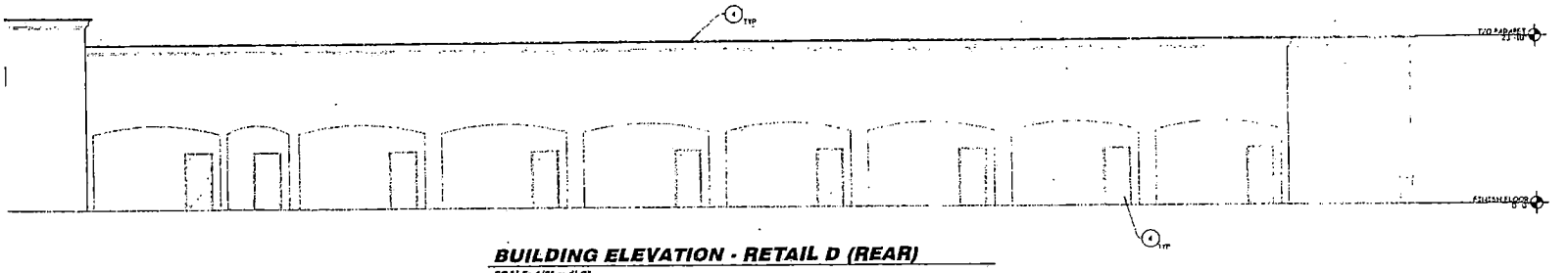
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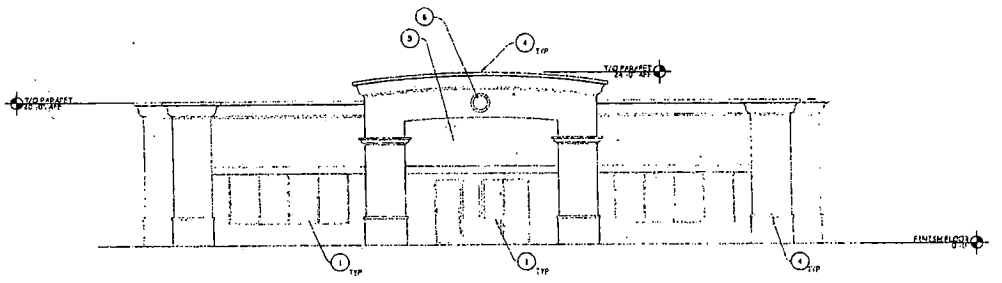
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12-02-04 PC



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
6. TILE INSET W/ ARCHITECTURAL POP-OUT
7. STONE CLADDING
8. PLASTER REVEALS
9. PAINTED STEEL DOOR
10. PAINTED CMU LOADING DOCK WALL

YWS ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING THEMING
3015 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P (702) 242-5512 F (702) 250-3011
E

SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PW. #220
LAS VEGAS, NV 89129

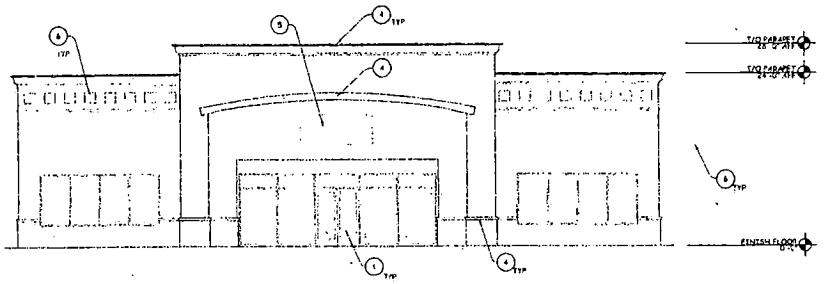
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ELEVATIONS

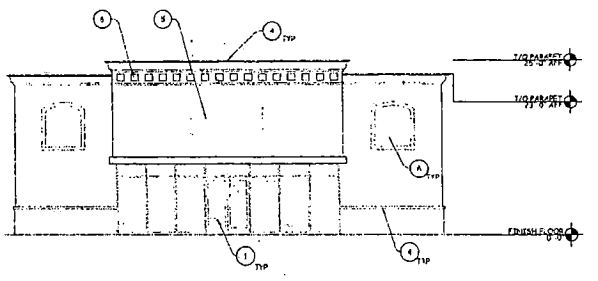
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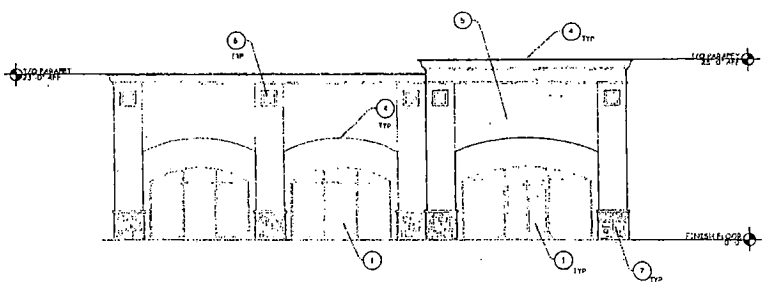
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BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
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SEAL

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SEC FARM ROAD & PH. #220
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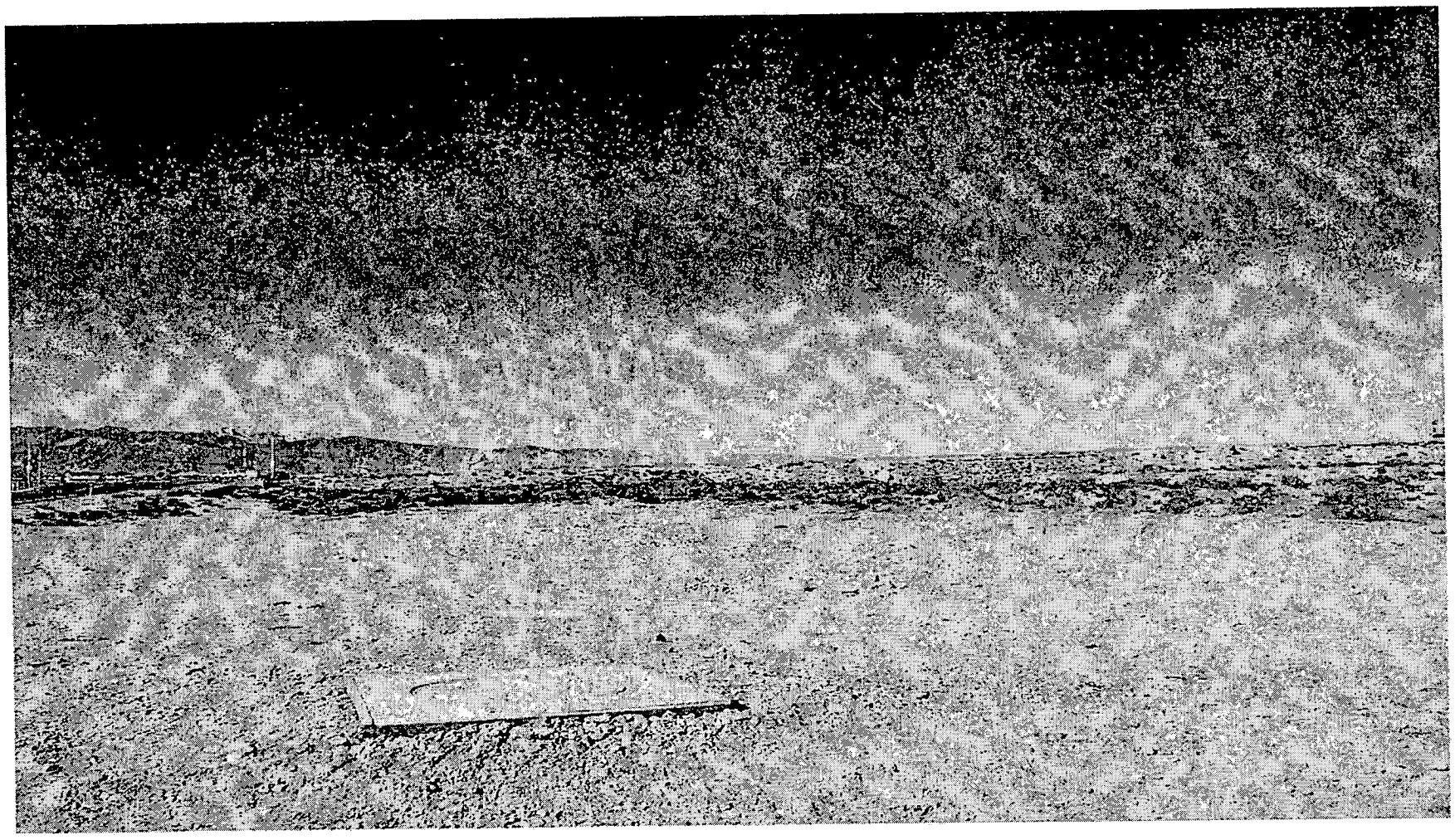
REVISIONS
NO. | DESCRIPTION | DATE

SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 00-057 03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

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SUP-5425
12-02-04 PC



SUP-5425 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
NORTHEAST CORNER OF DURNAGO DRIVE AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5426 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE (MINOR) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477]– UNANIMOUS with McSWAIN abstaining on Item 21 [SDR-5493] because her company, Terra Contracting, is currently working on the project

To be heard by the City Council on 1/05/2005

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

BRENT WILSON, VTN, 2727 South Rainbow Boulevard, appeared on behalf of the applicant for Item 23 [VAC-5464] and asked that the item be pulled from the One Motion One Vote agenda and heard separately.

COMMISSIONER STEINMAN asked that Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-5431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435] be pulled from the One Motion One Vote agenda.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

(6:21 – 6:28)

CONDITIONS:

Planning and Development

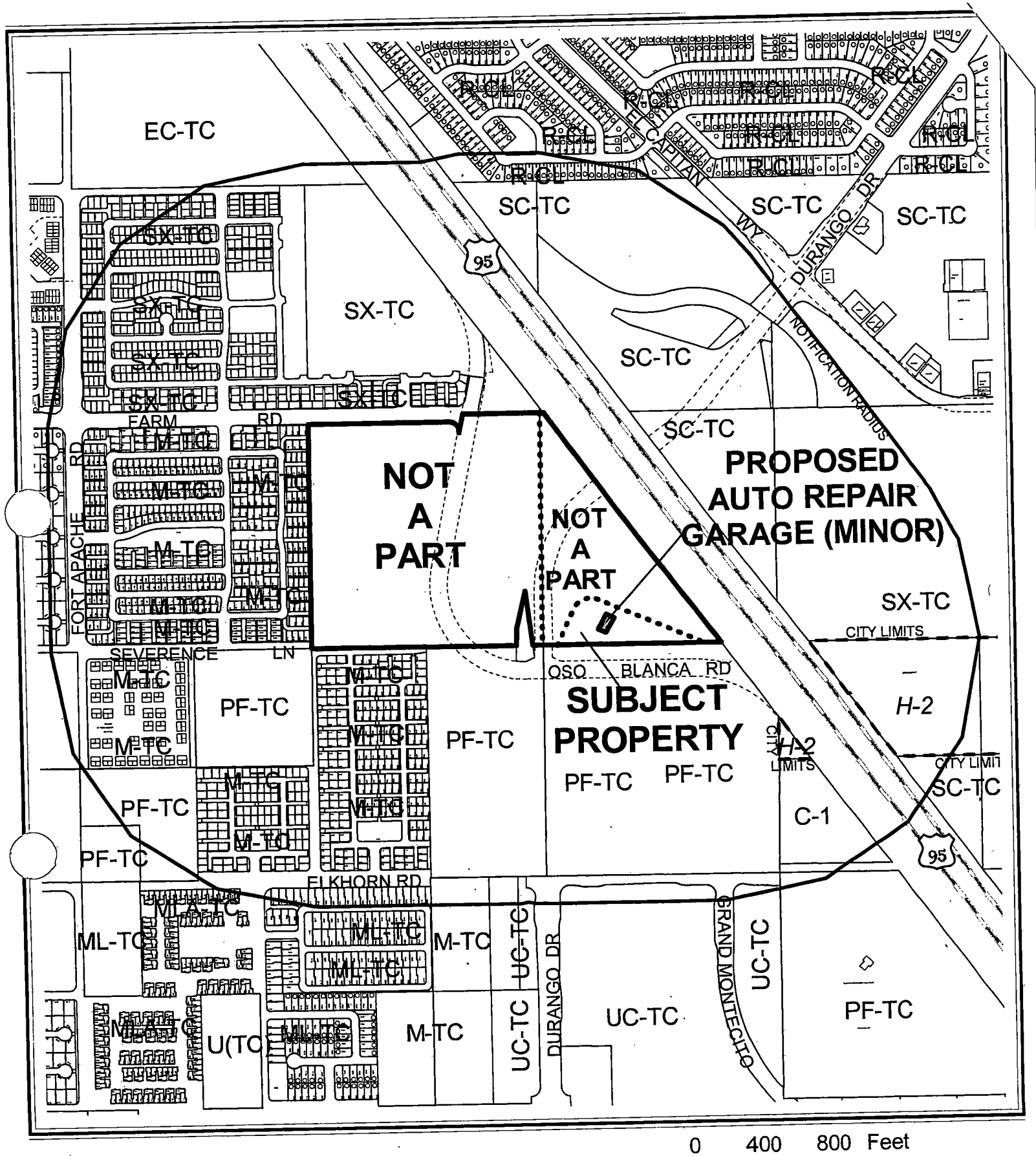
1. Conformance to all minimum requirements under the Town Center Development Standards Manual for an Auto Repair Garage (Minor).

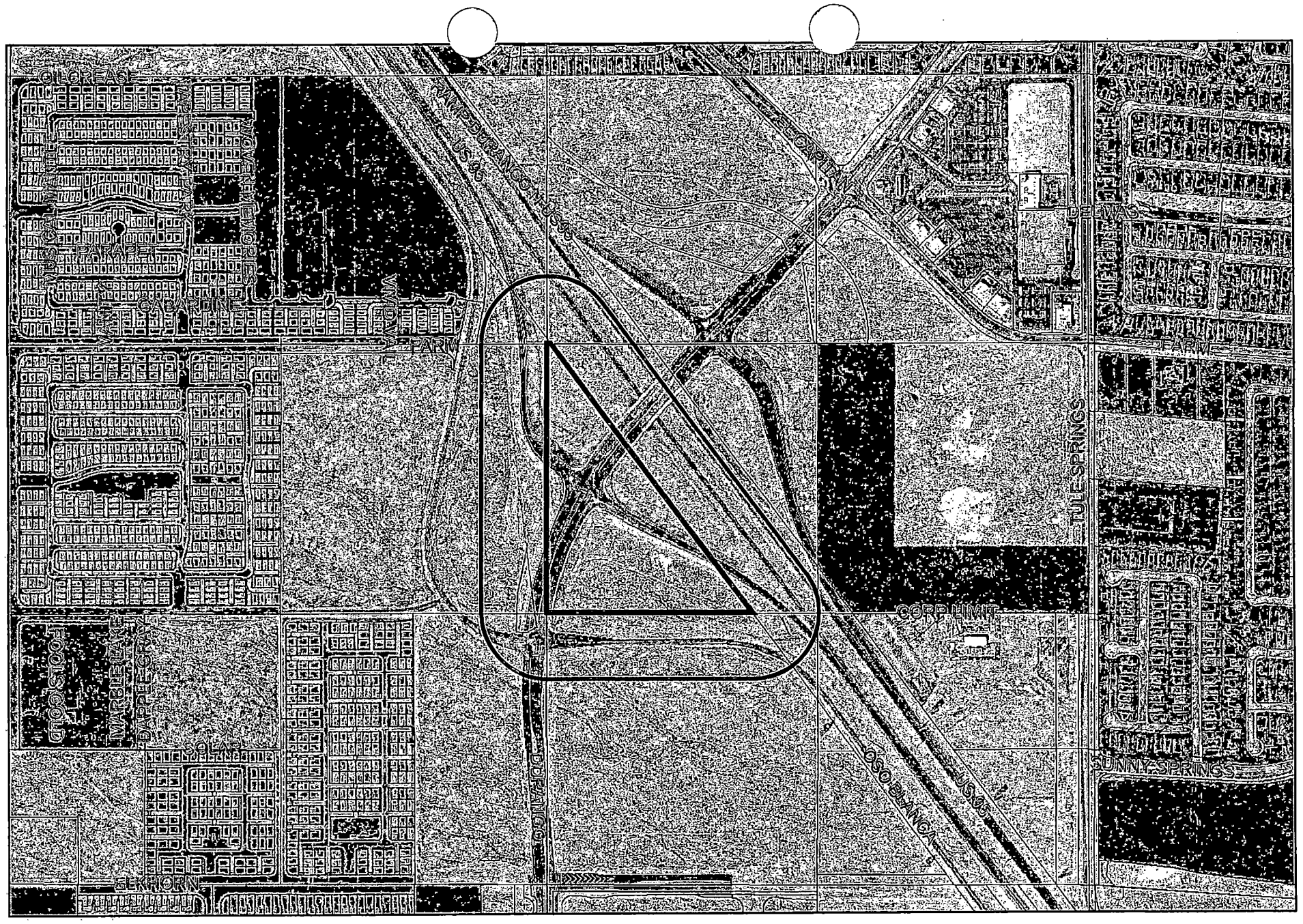
2. Approval of and conformance to the Conditions of Approval for Rezoning (z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.


EC-TC
SC-TC
SX-TC
SX-TC
SX-TC
SX-TC
SX-TC
SX-TC
SX-TC
SC-TC
SC-TC
SC-TC
SC-TC
SC-TC
R-CL
R-CL
R-CL



SUP-5423
SUP-5426

RESIDENTIAL PROPERTY

Subject Property

330 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5426 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements under the Town Center Development Standards Manual for an Auto Repair Garage (Minor).

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Auto Repair Garage (Minor) located on pad 'K' adjacent to the northeast corner of Durango Drive and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.

11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.

12/18/02 City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.

04/07/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (SDR-3795). Planning Commission and staff recommended approval.

12/02/04 The Planning Commission will hear 12 Special Use Permits as companion items to this application.

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SX-TC (Suburban Mixed Use - Town Center)
South:	M-TC (Medium Density Residential - Town Center) PF-TC (Public Facilities - Town Center)
East:	SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards.

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Auto Repair Garage (Minor) use; there are zero (0) similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). The proposed "Auto Repair Garage (Minor)" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

The proposed Auto Repair Garage (Minor) is for a 3,900 square-foot building approved under Site Development Plan Review (SDR-3795).

- Conditions

The Town Center Development Standards provide the following conditions for an Auto Repair Garage (Minor) use:

a. All repair and service work shall be performed within a completely enclosed building.

b. Openings to the service bays shall not face public rights of way and shall be designed to minimize the visual intrusion into adjoining properties.

c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

d. No outside storage of stock, equipment, or residual used equipment is permitted.

e. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

f. Shall not locate within 330 feet of any single family detached dwelling.

g. The installation and use of an outside public address or bell system is prohibited.

FINDINGS

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

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

   The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

   The proposed Auto Repair Garage (Minor) will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

   The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Road) and Farm Road an (80-foot Town Center Collector) as indicated on the Centennial Hills Town Center Street Classification, all of which contribute to carrying the capacity of traffic generated by the project.

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 project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 75 – Mailed with SUP-5425 and SUP-5427

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5426 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes ___✓___No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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: _____

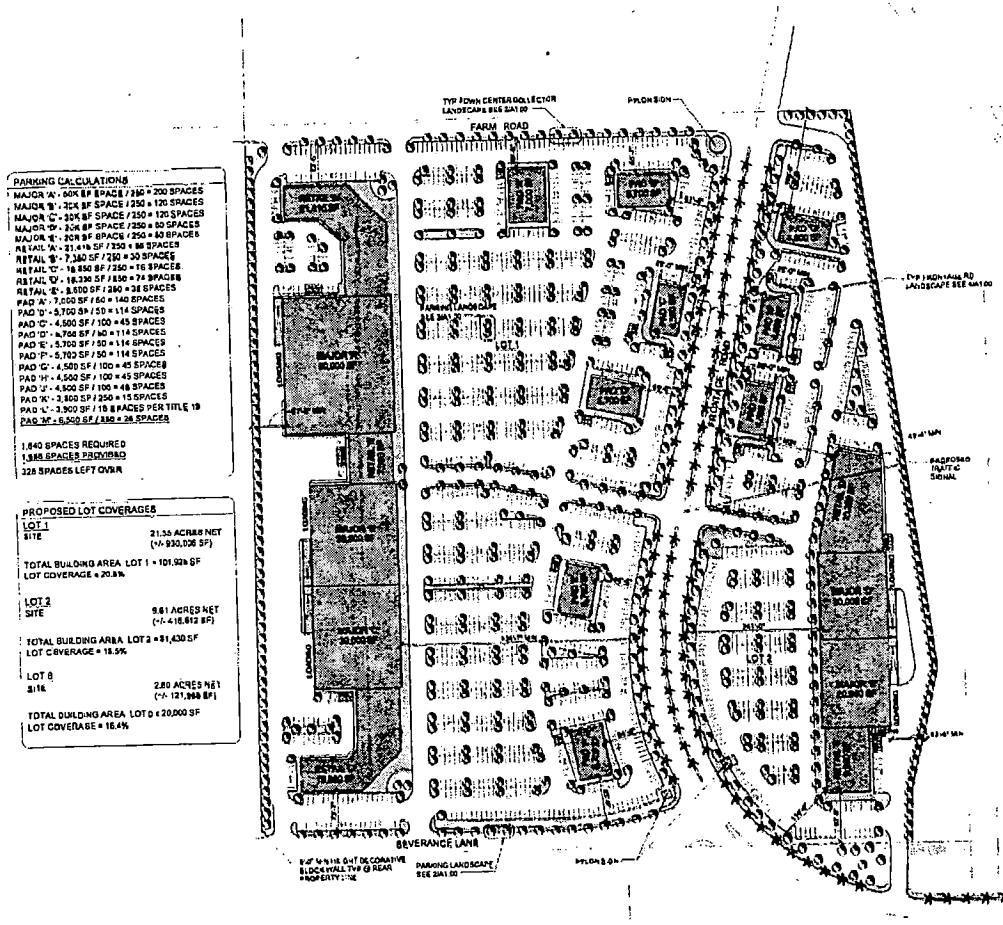
Subscribed and sworn before me

This 1 day of October, 2004

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



PROPOSED SITE PLAN
SCALE: 1"=100'-0"

PARKING CALCULATIONS

MAJOR 'A' - 60K SF SPACE / 250 = 200 SPACES
MAJOR 'B' - 30K SF SPACE / 250 = 120 SPACES
MAJOR 'C' - 30K SF SPACE / 250 = 120 SPACES
MAJOR 'D' - 30K SF SPACE / 250 = 80 SPACES
MAJOR 'E' - 30K SF SPACES / 250 = 80 SPACES
RETAIL 'A' - 21,415 SF / 250 = 86 SPACES
RETAIL 'B' - 7,360 SF / 250 = 30 SPACES
RETAIL 'C' - 16,850 SF / 250 = 76 SPACES
RETAIL 'D' - 18,330 SF / 250 = 74 SPACES
RETAIL 'E' - 9,600 SF / 250 = 38 SPACES
PAD 'A' - 7,000 SF / 50 = 140 SPACES
PAD 'D' - 5,702 SF / 50 = 114 SPACES
PAD 'C' - 4,500 SF / 100 = 45 SPACES
PAD 'D' - 5,700 SF / 50 = 114 SPACES
PAD 'E' - 5,700 SF / 50 = 114 SPACES
PAD 'F' - 5,702 SF / 50 = 114 SPACES
PAD 'G' - 4,500 SF / 100 = 45 SPACES
PAD 'H' - 4,500 SF / 100 = 45 SPACES
PAD 'J' - 4,500 SF / 100 = 45 SPACES
PAD 'K' - 3,800 SF / 250 = 15 SPACES
PAD 'L' - 3,500 SF / 15 SPACES PER TITLE 19
PAD 'M' - 6,500 SF / 250 = 26 SPACES

1,840 SPACES REQUIRED
1,988 SPACES PROVIDED
328 SPACES LEFT OVER

PROPOSED LOT COVERAGES

LOT 1
SITE — 21.35 ACRES NET (+/- 930,006 SF)
TOTAL BUILDING AREA LOT 1 = 191,926 SF
LOT COVERAGE = 20.6%

LOT 2
SITE — 9.61 ACRES NET (+/- 418,612 SF)
TOTAL BUILDING AREA LOT 2 = 81,430 SF
LOT COVERAGE = 19.5%

LOT 3
SITE — 2.80 ACRES NET (+/- 121,968 SF)
TOTAL BUILDING AREA LOT 3 = 20,000 SF
LOT COVERAGE = 16.4%

REFER TO SITE PLAN FOR DETAILS
18'-3" MIN LANDSCAPE STRIP ALONG FRONTAGE ROAD
SIDEWALK
AMENITY ZONE
CURB & GUTTER
MEXICAN FAN PALMS
TYPICAL ALONG FRONTAGE ROAD

4 LANDSCAPE @ FRONTAGE ROAD

TAG-ON CURB
PAINT STRIPING, TYPICAL

3 LANDSCAPE @ PARKING LOT

REFER TO SITE PLAN FOR DETAILS
SIDEWALK
AMENITY ZONE
CURB & GUTTER
LARGE CANOPY TREES
TYPICAL ALONG TOWN CENTER COLLECTORS

2 LANDSCAPE @ TOWN CENTER COLLECTOR ROADS

YWS ARCHITECTS
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6004 WEST PATRICK LANE
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E: info@ywsarchitects.com

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95

OWNER / DEVELOPER
ROCVE PROPERTY GROUP
6121 LINDELL ROAD, SUITE 1
LAS VEGAS, NV 89118

NO	DESCRIPTION	DATE

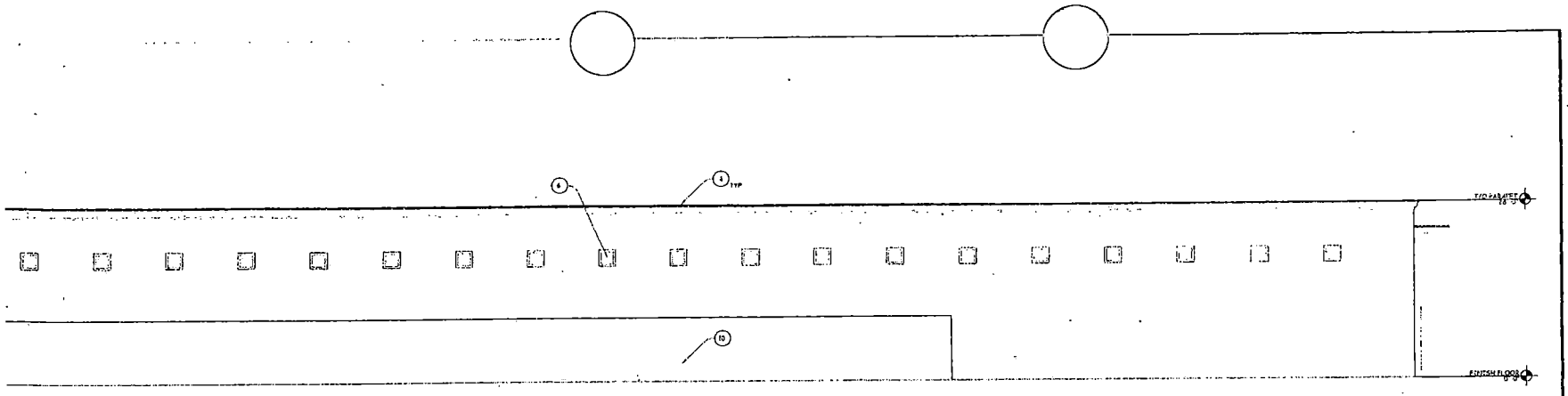
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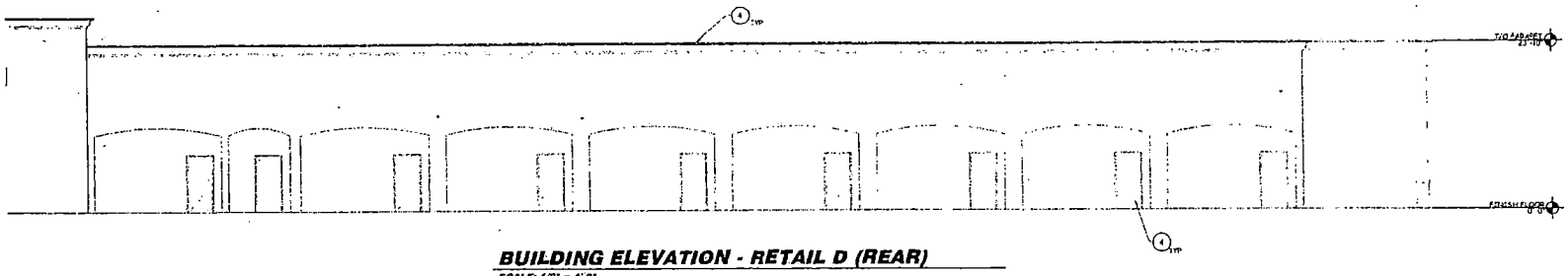
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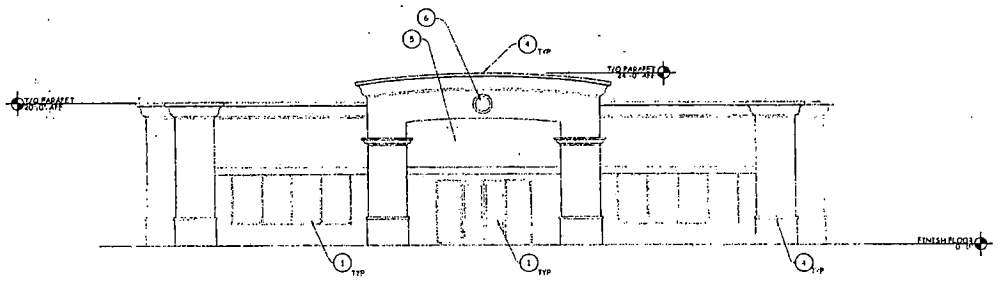
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PROJECT NAME
FARM ROAD RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 ELLIS, SUITE 170
LAS VEGAS, NV 89129 PH. #220

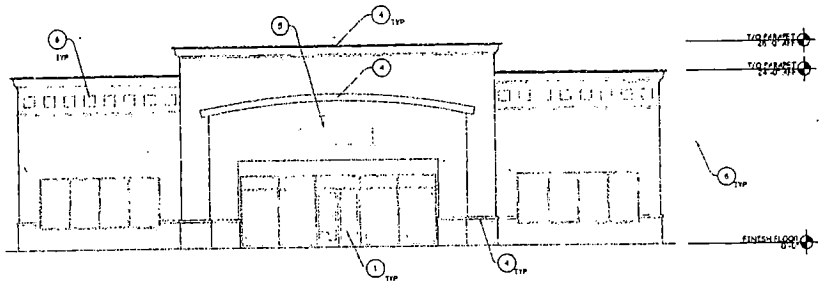
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DATE:
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ISSUED FOR:
ZONING

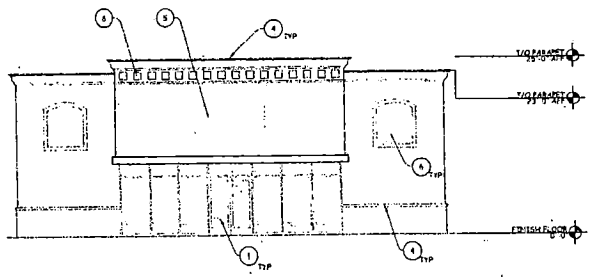
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SUP-5426
12-02-04 PC



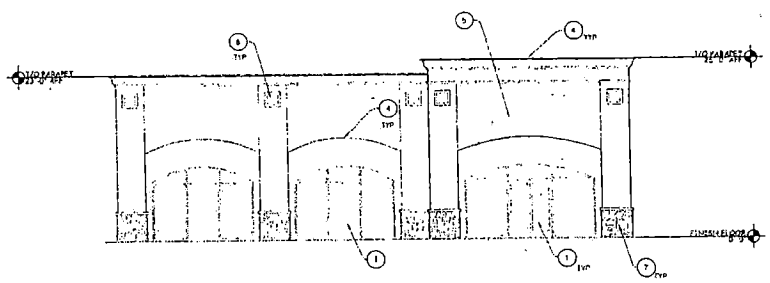
BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT

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



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE

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



BUILDING ELEVATION - TYPICAL RETAIL PAD

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

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
6. TILE INSET W/ ARCHITECTURAL POP-OUT
7. STONE CLADDING
8. PLASTER REVEALS
9. PAINTED STEEL DOOR
10. PAINTED CMU LOADING DOCK WALL

YWS ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING
5135 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P. (702) 247-5673 F. (702) 255-3011
E. info@ywsarchitects.com

SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PY. #220
LAS VEGAS, NV 89129

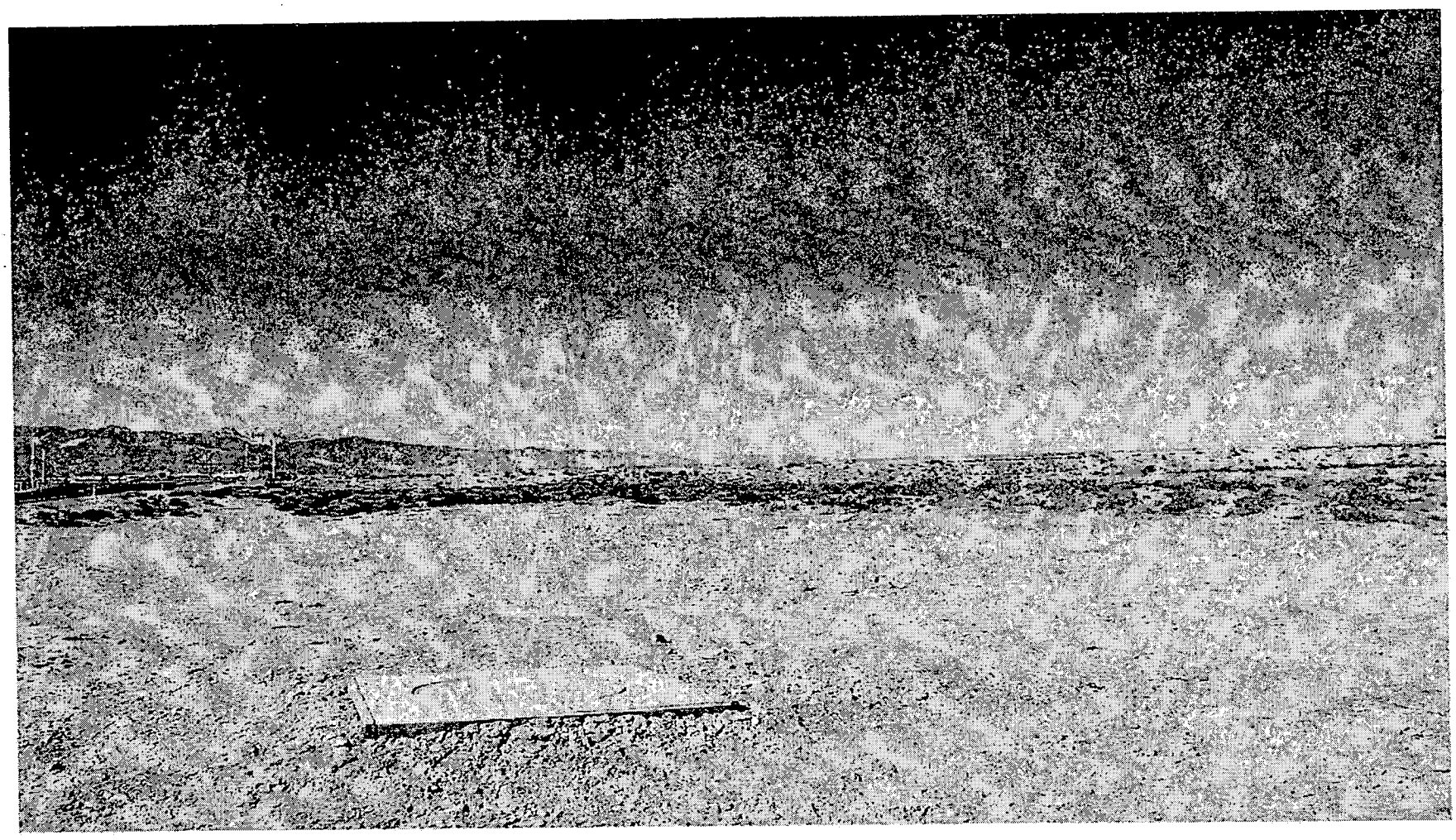
REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 00-051 03
DATE: JANUARY 21, 2001
ISSUED FOR: ZONING

A5.07

SUP-5426
12-02-04 PC



SUP-5426 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
NORTHEAST CORNER OF DURNAGO DRIVE AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5427 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest of the corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/05/2005

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-55431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435].

GARY LEOBOLD, Planning & Development Department, explained that he would not be doing an individual presentation on items 12 through 20 because it is a group of similar applications for a commercial development. All applications combined would cover four restaurants with drive-thru service and five supper clubs. Twelve of these applications were previously approved as Special Use Permits and now, there are 13, including the items that were not pulled from the One Motion One Vote agenda. Those previously approved permits have now expired and there is a new Site Plan that changes the configuration of the pads, resulting in the additional application.

MINUTES – Continued:

MR. LEOBOLD indicated that there were not any protected uses within 400 feet of the site and the parking continues to meet or exceed Title 19 standards for all of the applications. Staff recommended approval.

COMMISSIONER STEINMAN stated that he called the items forward not because of the uses, but because of the traffic mitigation. He asked MR. LELEU if a traffic study was completed for this site. JOHN LELEU, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and replied that he could not verify with certainty but did not think a study had been done for the site. COMMISSIONER STEINMAN explained that he felt a study was warranted for this site because of an "S" type curve adjacent to the property. He did not see that there were any plans for removal of the "S" curve and he felt the traffic generated from the many restaurants onto a two-lane road would be troublesome. He asked if perhaps the road was going to be made into four lanes.

DAVID GUERRA, Public Works Department, confirmed for the Commissioners that there are plans to make the street four-lanes wide. COMMISSIONER STEINMAN confirmed with MR. GUERRA that there are no plans to signalize the driveway intersection at this time; however, if the intersection were to meet warrants for signalization, it would be done in the future. He asked if the number of restaurants or number of homes surrounding the center determines the warrants. MR. GUERRA explained that the warrant guidelines are established in the Manual for Uniform Traffic Control Devices (MUTCD), which is a federal publication. There are a number of warrants based on several variables including traffic volume, wait times and pedestrian movements. COMMISSIONER STEINMAN confirmed that a traffic study was not required for the Special Use Permits; however, a study could be imposed during Zoning or Site Plan Review.

COMMISSIONER STEINMAN stated that this is a prime example of when traffic studies are needed so the Commission can make educated decisions. Putting so many restaurants in one place along one frontage road requires mitigation items to understand what will happen there. He was not in favor of voting on these types of applications without a traffic study. The Commissioner pointed out that this is often a problem with the new condominium developments being seen and now, with several restaurants.

COMMISSIONER STEINMAN continued by saying he was not opposed to the development at this site; however, he did feel that there should be more planning regarding how to handle the traffic. MR. LELEU pointed out for the Commissioner that there is another exit onto Farm Road and a third exit onto Severance Lane as well. He acknowledged that they might not be the most convenient for the restaurants but they do exist.

MINUTES – Continued:

CHAIRMAN TRUESDELL confirmed with MR. LEOBOLD that a Site Development Plan review was approved previously and that an administrative revision was made to that plan and the most recent version is reflected in the backup. The Chairman stated that the Site Plan in the backup did indicate the developer's proposed signal at a crossroads within the center and, although it is addressed in the plans, the City cannot require the installation of that signal if warrants were not met. COMMISSIONER STEINMAN interjected that the City could impose that condition in this instance because Special Use Permits were involved and that it is the time to impose special conditions that are out of the ordinary. MR. LEOBOLD stated that the function of a Special Use Permit is to identify if the use is appropriate while the purpose of the Site Plan Review to pull all the points together such as where the access points should be located and how to handle the traffic etc. A condition such as that being discussed would normally be imposed under the Site Plan application. MR. GUERRA agreed that the Site Plan did have requirements for a traffic study and an initial traffic study was done approximately four years ago. At that time, there may not have been enough information to complete a thorough study.

CHAIRMAN TRUESDELL did not feel the Commission could require a light without warrants being met. He stated that this project is part of a frontage road system, part of a loop system and part of Town Center so, there were several traffic issues raised for the whole area and each Site Plan that comes forward gets additional conditions to meet the area requirements. Nothing that has been imposed in the past is being waived. The Commission is considering extending or renewing these applications for this proposed site only.

COMMISSIONER STEINMAN voiced concern over these applications getting lost in the shuffle relative to all of the local activity and the widening of the road. He wanted assurance that the traffic would be mitigated on a project of this intensity. He did not want to stop development; he only wanted confirmation that mitigation on the site would be addressed. CHAIRMAN TRUESDELL assured him by saying that the Public Works Department is incredibly focused on this area because there is a Special Improvement District and freeway off ramps that are nearby. The Chairman did not feel this project would get lost in the shuffle.

COMMISSIONER McSWAIN acknowledged COMMISSIONER STEINMAN'S concerns relative to this group of applications and stated that in the context of the rest of the application, she was comfortable with the decisions the board would have made on the Site Plan Review.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-55431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435].

(6:28 – 6:40)

PLANNING COMMISSION MEETING OF DECEMBER 2, 2004
Planning and Development Department
Item 12 – SUP-5427

CONDITIONS:

Planning and Development

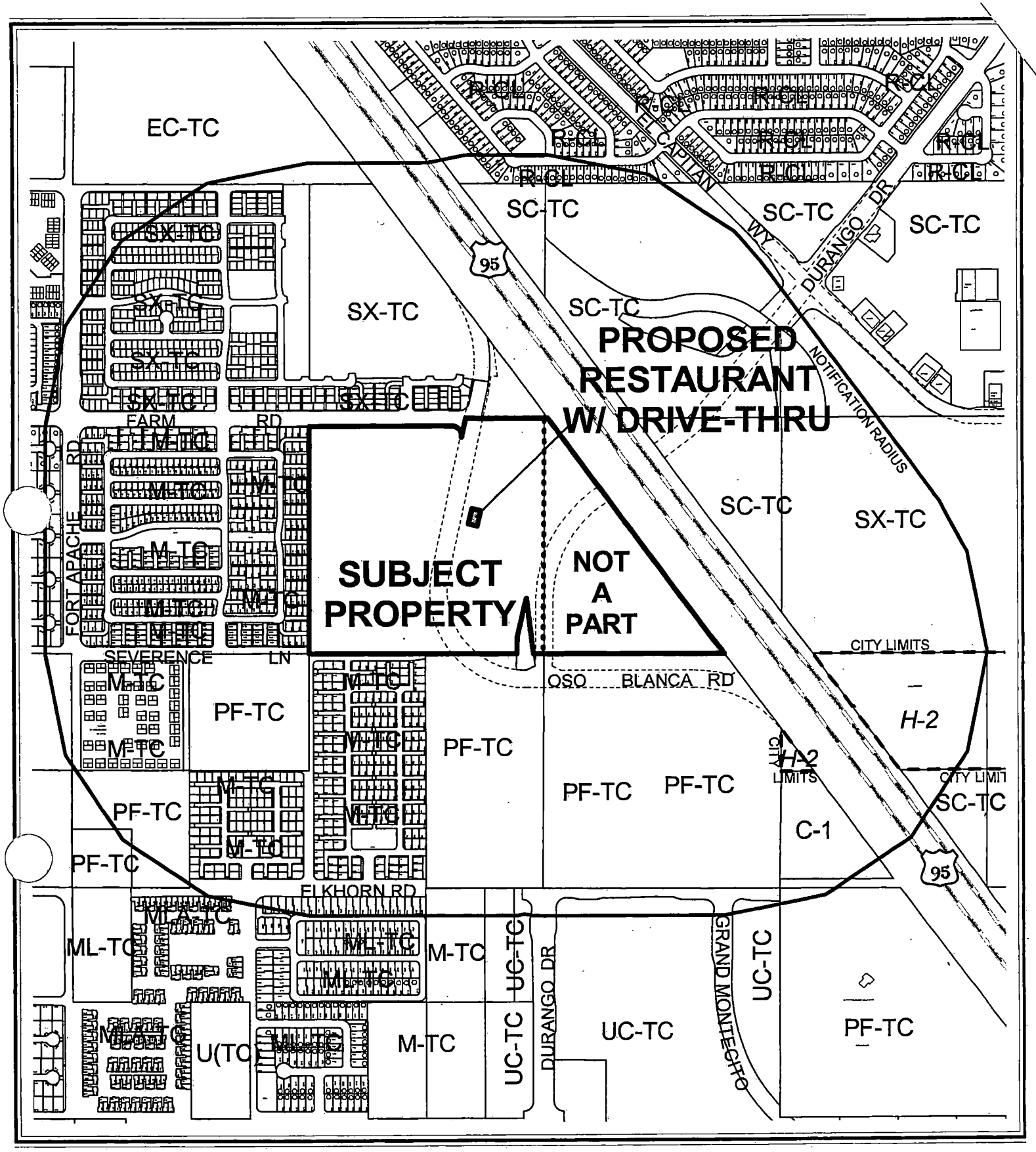
1. Conformance to all minimum requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Through).

2. Approval of and conformance to the Conditions of Approval for Rezoning (z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.



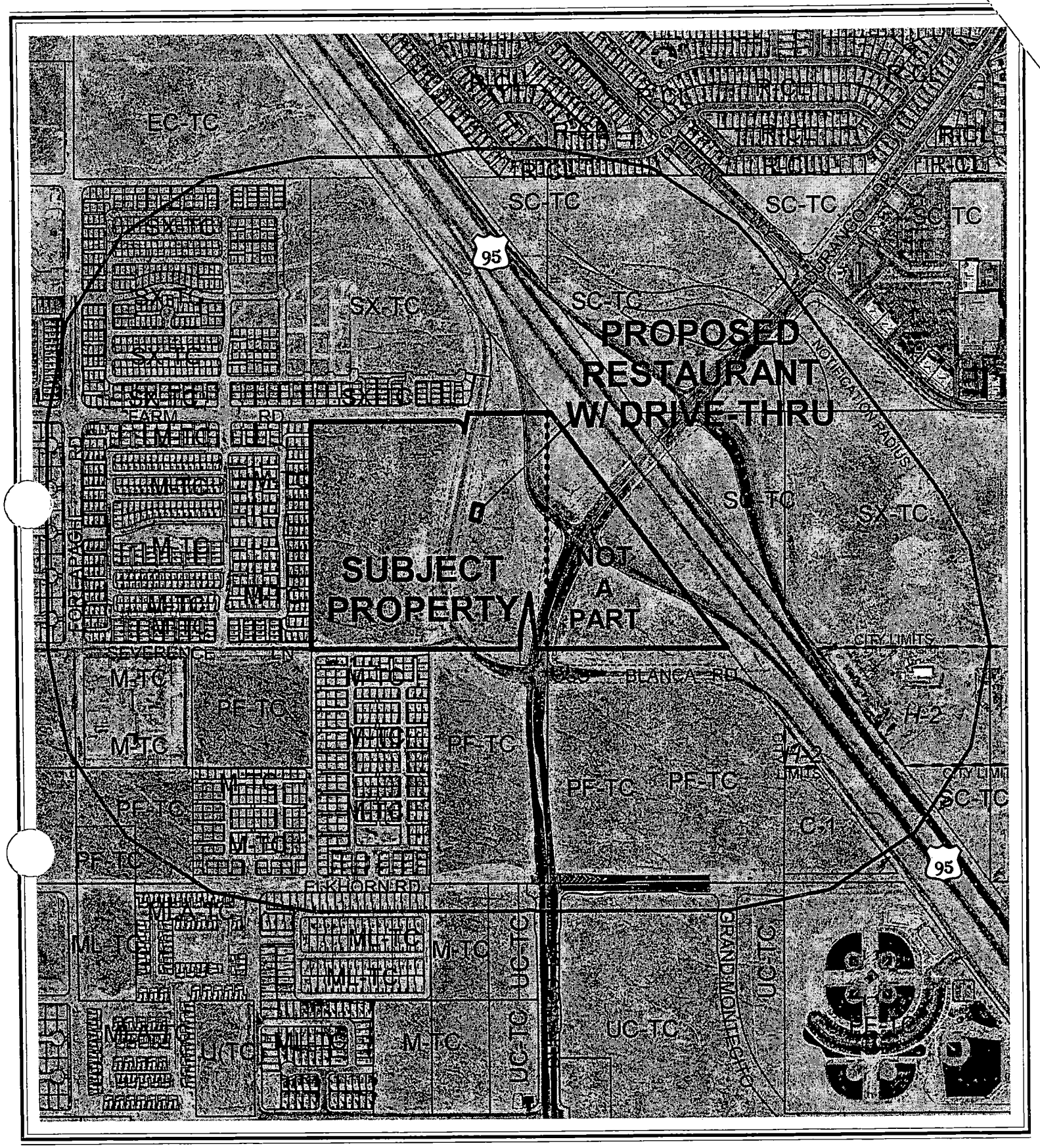
0 400 800 Feet

CASE: **SUP-5427**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

N



0 400 800 Feet

CASE: **SUP-5427**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5427 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Through).

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Restaurant (with Drive-Through) located on pad 'C' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.

11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square-foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.

12/18/02 City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.

04/07/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (SDR-3795). Planning Commission and staff recommended approval.

12/02/04 The Planning Commission will hear 12 Special Use Permits as companion items to this application.

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SX-TC (Suburban Mixed Use - Town Center)
South:	M-TC (Medium Density Residential - Town Center) PF-TC (Public Facilities - Town Center)
East:	SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	.U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Restaurant (with Drive-Thru) use; however, there are three (3) similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). The proposed "Restaurant (with Drive-Through)" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

The proposed Restaurant (with Drive-Through) is for a 4,500 square-foot building approved under Site Development Plan Review (SDR-3795).

- Conditions

The Town Center Development Standards provide that Restaurants (with Drive-Thru) are reviewed and conditioned on a case-by-case basis.

FINDINGS

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

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

   The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

   The proposed Restaurant (with Drive-Thru) will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Road) and Farm Road an (80-foot Town Center Collector) as indicated on the Centennial Hills Town Center Street Classification, all of which contribute to carrying the capacity of traffic generated by the project.

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 project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 75 – Mailed with SUP-5425 and SUP-5426

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5427 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes __✓__No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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]

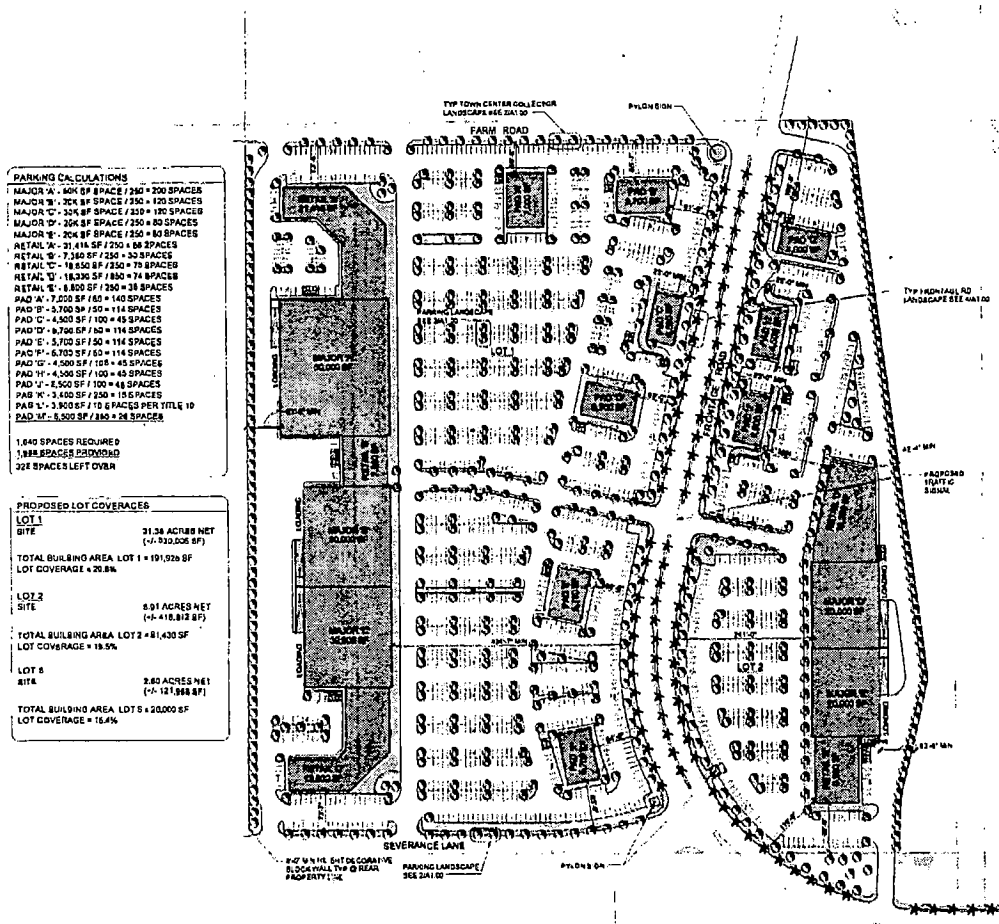
Subscribed and sworn before me

This 1 day of October, 2004

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



PARKING CALCULATIONS

MAJOR 'A' - 80K SF SPACE / 250 = 200 SPACES
MAJOR 'B' - 30K SF SPACE / 250 = 120 SPACES
MAJOR 'C' - 32K SF SPACE / 250 = 130 SPACES
MAJOR 'D' - 20K SF SPACE / 250 = 80 SPACES
MAJOR 'E' - 20K SF SPACE / 250 = 80 SPACES
RETAIL 'A' - 31,416 SF / 250 = 66 SPACES
RETAIL 'B' - 7,360 SF / 250 = 30 SPACES
RETAIL 'C' - 18,650 SF / 250 = 75 SPACES
RETAIL 'D' - 18,336 SF / 250 = 74 SPACES
RETAIL 'E' - 8,800 SF / 250 = 36 SPACES
PAD 'A' - 7,200 SF / 50 = 144 SPACES
PAD 'B' - 5,700 SF / 50 = 114 SPACES
PAD 'C' - 4,500 SF / 100 = 45 SPACES
PAD 'D' - 5,700 SF / 50 = 114 SPACES
PAD 'E' - 5,700 SF / 50 = 114 SPACES
PAD 'F' - 5,700 SF / 50 = 114 SPACES
PAD 'G' - 4,500 SF / 100 = 45 SPACES
PAD 'H' - 4,500 SF / 100 = 45 SPACES
PAD 'J' - 2,500 SF / 100 = 46 SPACES
PAD 'K' - 3,400 SF / 250 = 13.6 SPACES
PAD 'L' - 3,900 SF / 10 SPACES PER TITLE 10
PAD 'M' - 5,500 SF / 250 = 26 SPACES

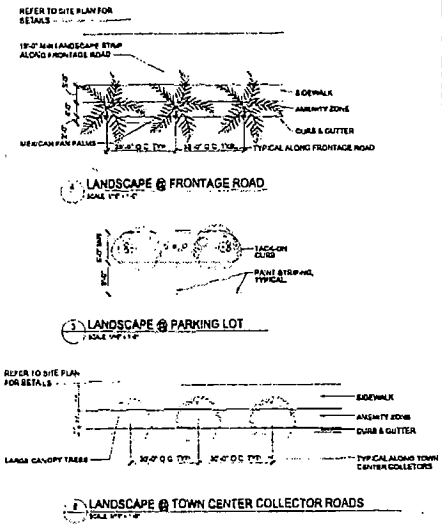
1,640 SPACES REQUIRED
1,988 SPACES PROVIDED
328 SPACES LEFT OVER

PROPOSED LOT COVERAGES

LOT 1
SITE — 31.36 ACRES NET (+/- 930,006 SF)
TOTAL BUILDING AREA LOT 1 = 191,926 SF
LOT COVERAGE = 20.6%

LOT 2
SITE — 9.91 ACRES NET (+/- 416,812 SF)
TOTAL BUILDING AREA LOT 2 = 81,430 SF
LOT COVERAGE = 19.5%

LOT 5
SITE — 2.80 ACRES NET (+/- 121,968 SF)
TOTAL BUILDING AREA LOT 5 = 20,000 SF
LOT COVERAGE = 16.4%



PROPOSED SITE PLAN
SCALE: 1"=100'-0"

YWS ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING
3024 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P: (702) 243-3670 F: (702) 255-3011
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FARM ROAD
RETAIL CENTER
FARM ROAD & US 95

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3555 E. FLAMINGO RD.
LAS VEGAS, NV 89121

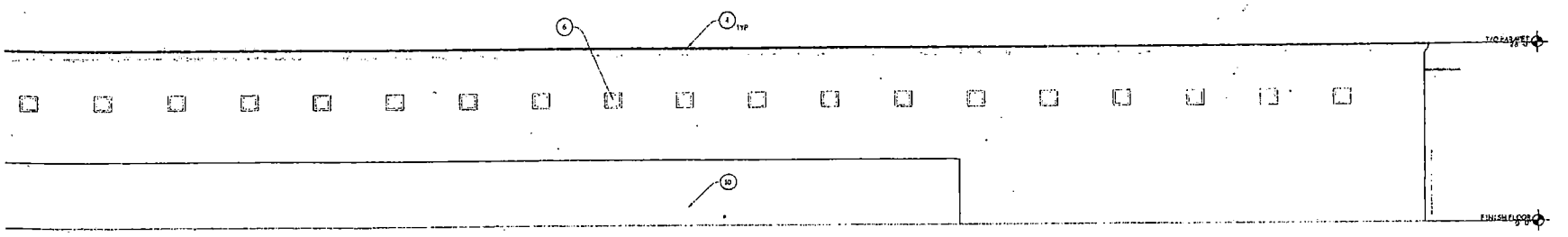
SITE PLAN

PROJECT NO: 04-067.03
DATE: JANUARY 27, 2004
ISSUED FOR: BOARD

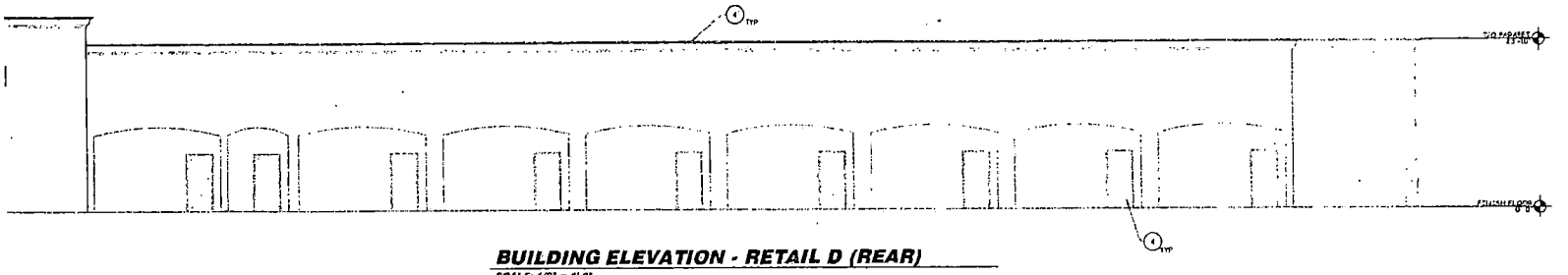
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SUP-5427
12-02-04 PC

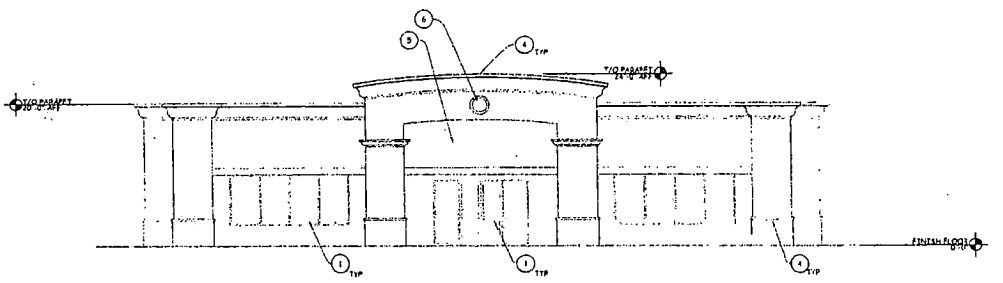
RECEIVED
OCT 08 2004



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

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SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PY. #220
LAS VEGAS, NV 89129

REVISIONS		
NO	DESCRIPTION	DATE

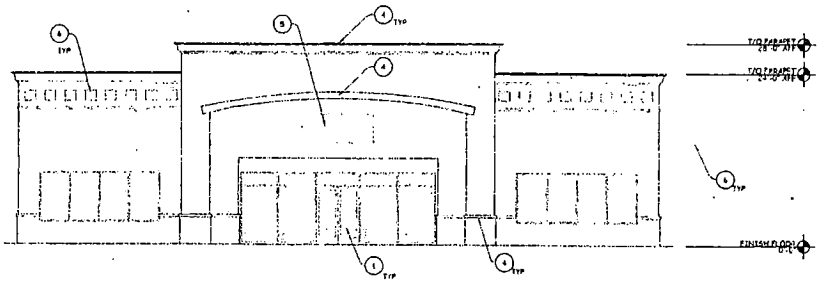
SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 00-057.03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

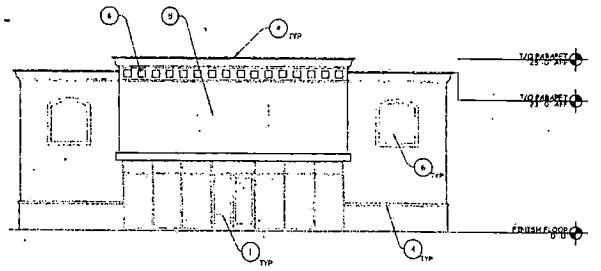
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SUP-5427
12-02-04 PC

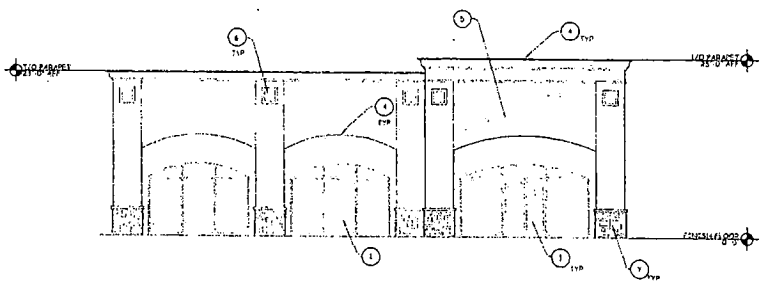
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BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
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10. PAINTED CMU LOADING DOCK WALL

YWS ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING
5035 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
PH (702) 243-5810 F (702) 255-3011
E info@ywsarchitects.com

SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PY. #220
LAS VEGAS, NV 89129

NO.	DESCRIPTION	DATE

SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO:
00-057 03
DATE:
JANUARY 27, 2004
ISSUED FOR:
ZONING

A5.07

SUP-5427
12-02-04 PC

RECEIVED
OCT 08 2004



SUP-5427 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5428 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/05/2005

MINUTES:
See Item 12 [SUP-5427] for all related discussion on Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-55431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435].

(6:28 – 6:40)

CONDITIONS:
Planning and Development
1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Through) use.

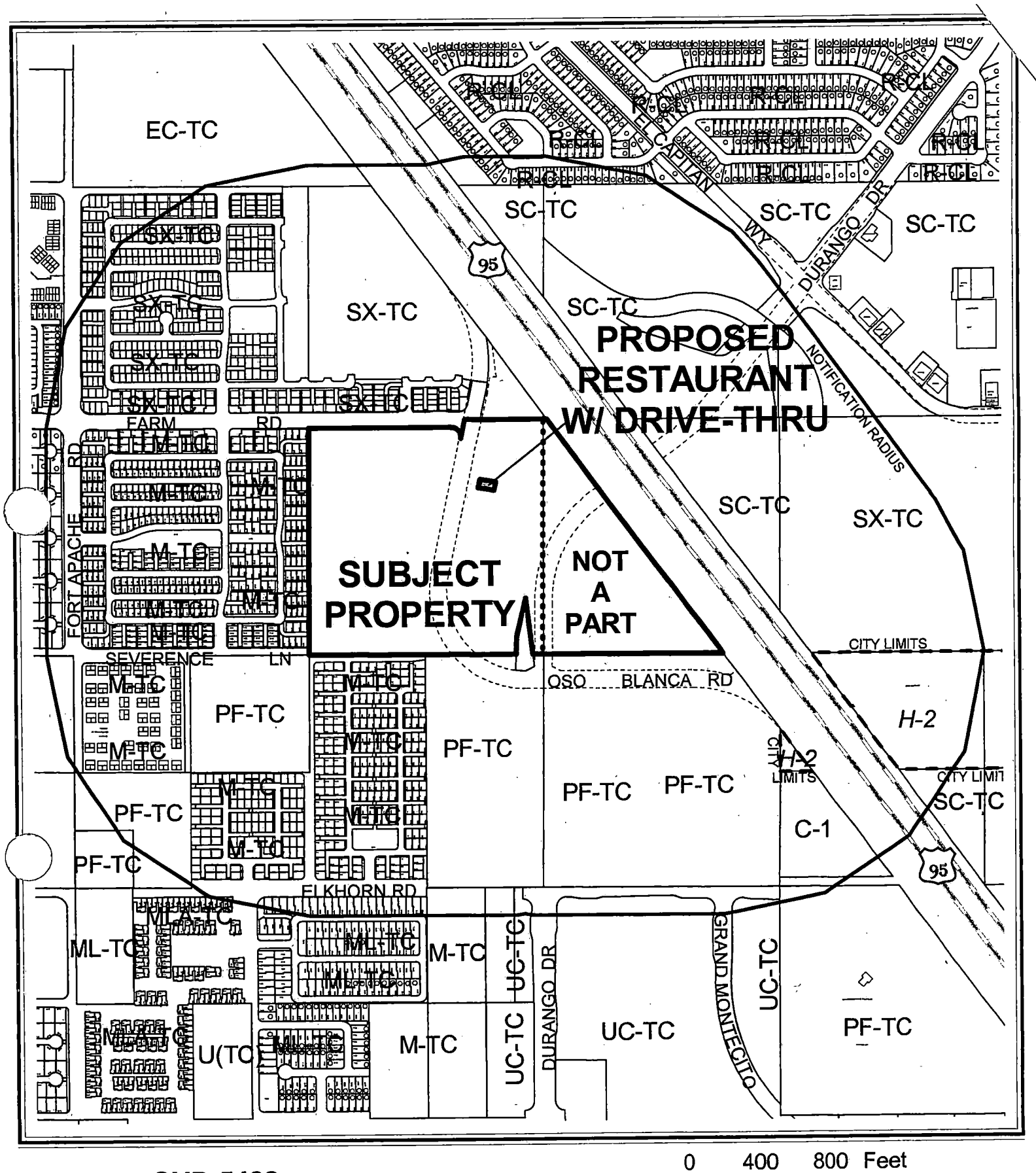
CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Rezoning (z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

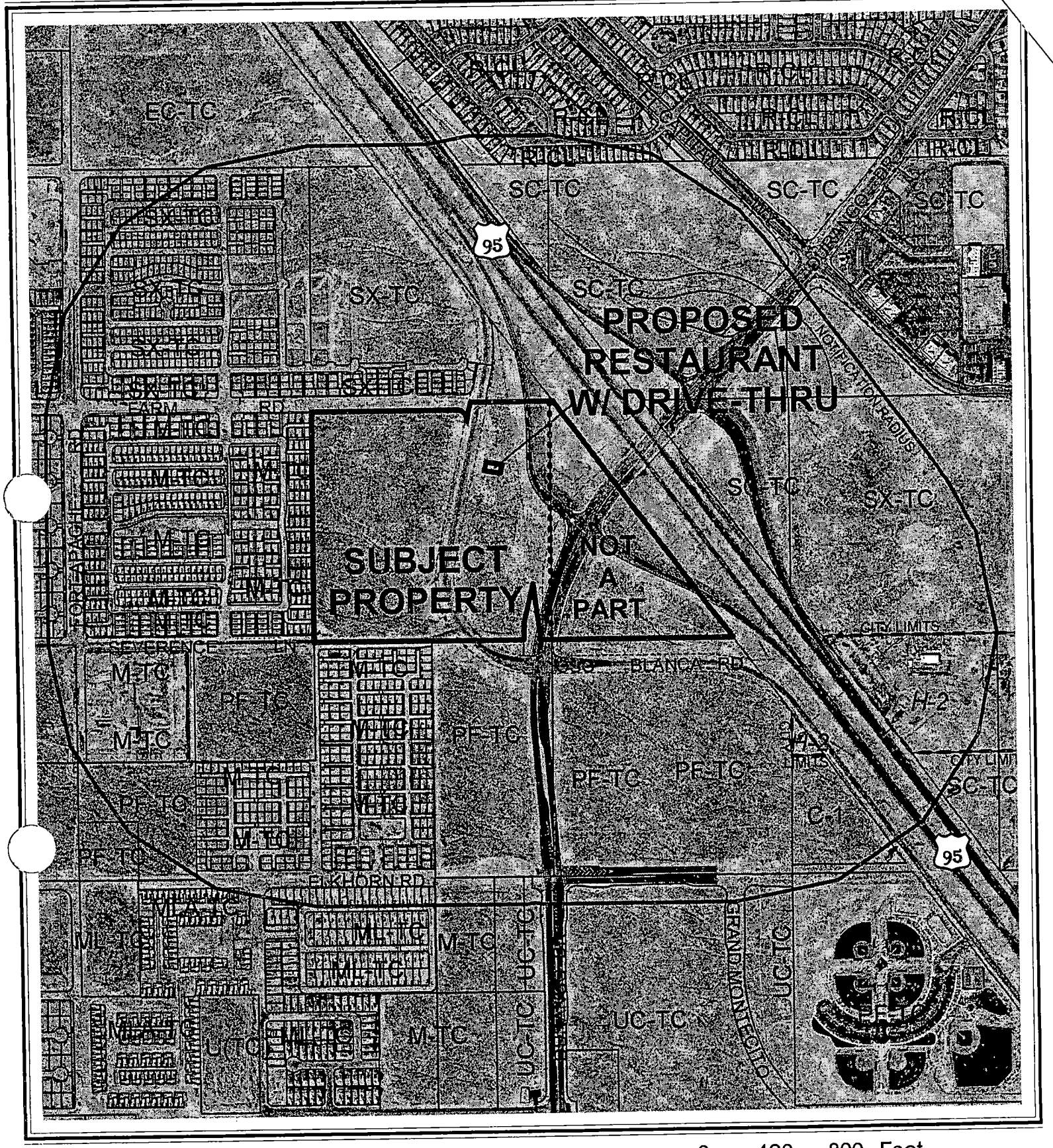
5. All conditions of approval shall conform to the Town Center Development Standards Manual.



CASE: **SUP-5428**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: **SUP-5428**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5428 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Through) use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Restaurant (with Drive-Through) located on pad 'G' adjacent to the southeast corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.

11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.

12/18/02 City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.

04/07/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (SDR-3795). Planning Commission and staff recommended approval.

12/02/04 The Planning Commission will review 12 other Special Use Permit applications as companion items to this request.

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SX-TC (Suburban Mixed Use - Town Center)
South:	M-TC (Medium Density Residential - Town Center) PF-TC (Public Facilities - Town Center)
East:	SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to the General Plan policies for this site.

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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Restaurant (with Drive-Through) use; however, there are three (3) similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). The proposed "Restaurant (with Drive-Through)" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

The proposed Restaurant (with Drive-Through) is for a 4,500 square-foot building approved under Site Development Plan Review (SDR-3795).

- Conditions

The Town Center Development Standards provide that Restaurants (with Drive-Through) are reviewed and conditioned on a case by case basis.

FINDINGS

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

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

   The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

   The proposed Restaurant (with Drive-Through) will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

   The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Road) and Farm Road an (80-foot Town Center Collector) as indicated on the Centennial Hills Town Center Street Classification, all of which contribute to carrying the capacity of traffic generated by the project.

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 project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 75 – Mailed with SUP-5429, SUP-5430 and SUP-5431

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5428 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes _____✓_____No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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: _____

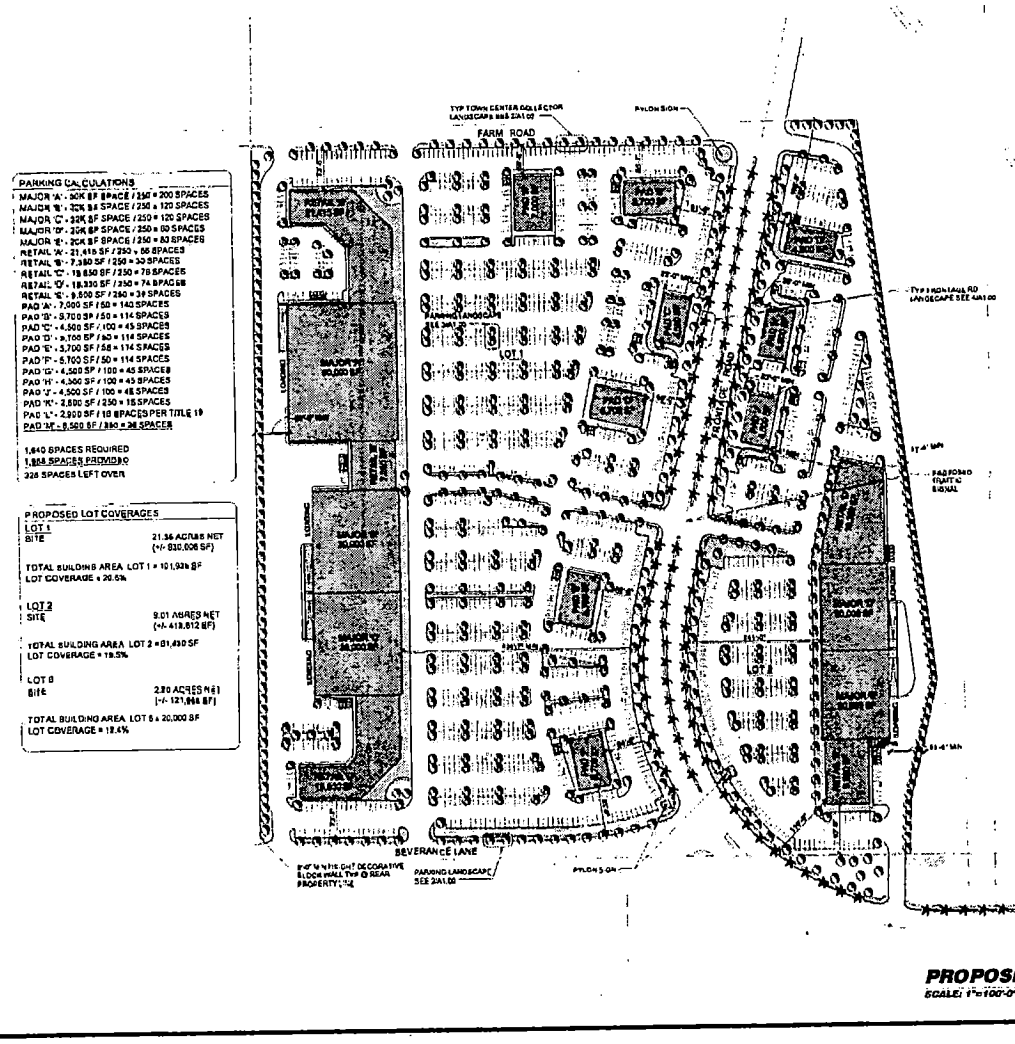
Subscribed and sworn before me

This 1 day of October, 2007

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appl. No. 00-64522-1
My Appt. Expires March 22, 2008



PARKING CALCULATIONS

MAJOR 'A' - 50K SF SPACE / 250 = 200 SPACES
MAJOR 'B' - 32K SF SPACE / 250 = 120 SPACES
MAJOR 'C' - 32K SF SPACE / 250 = 120 SPACES
MAJOR 'D' - 20K SF SPACE / 250 = 80 SPACES
MAJOR 'E' - 20K SF SPACE / 250 = 80 SPACES
RETAIL 'A' - 21,415 SF / 250 = 86 SPACES
RETAIL 'B' - 7,380 SF / 250 = 30 SPACES
RETAIL 'C' - 19,830 SF / 250 = 79 SPACES
RETAIL 'D' - 18,330 SF / 250 = 74 SPACES
RETAIL 'E' - 9,500 SF / 250 = 38 SPACES
PAD 'A' - 7,000 SF / 50 = 140 SPACES
PAD 'B' - 5,700 SF / 50 = 114 SPACES
PAD 'C' - 4,500 SF / 100 = 45 SPACES
PAD 'D' - 5,700 SF / 50 = 114 SPACES
PAD 'E' - 5,700 SF / 50 = 114 SPACES
PAD 'F' - 5,700 SF / 50 = 114 SPACES
PAD 'G' - 4,500 SF / 100 = 45 SPACES
PAD 'H' - 4,500 SF / 100 = 45 SPACES
PAD 'J' - 4,500 SF / 100 = 45 SPACES
PAD 'K' - 2,800 SF / 250 = 15 SPACES
PAD 'L' - 2,900 SF / 10 SPACES PER TITLE 19
PAD 'M' - 9,500 SF / 250 = 38 SPACES

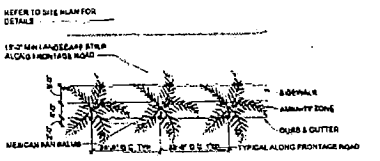
1,640 SPACES REQUIRED
1,964 SPACES PROVIDED
324 SPACES LEFT OVER

PROPOSED LOT COVERAGES

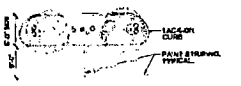
LOT 1
SITE — 21.36 ACRES NET (+/- 930,606 SF)
TOTAL BUILDING AREA LOT 1 = 191,928 SF
LOT COVERAGE = 20.5%

LOT 2
SITE — 9.01 ACRES NET (+/- 418,612 SF)
TOTAL BUILDING AREA LOT 2 = 81,430 SF
LOT COVERAGE = 19.5%

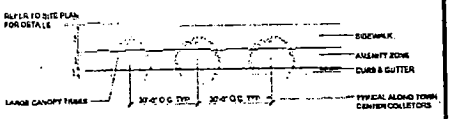
LOT 6
SITE — 2.80 ACRES NET (+/- 121,968 SF)
TOTAL BUILDING AREA LOT 6 = 20,000 SF
LOT COVERAGE = 16.4%



1 LANDSCAPE @ FRONTAGE ROAD



2 LANDSCAPE @ PARKING LOT



3 LANDSCAPE @ TOWN CENTER COLLECTOR ROADS

YWS ARCHITECTS
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E - yws@ywsarchitects.com

FARM ROAD
RETAIL CENTER
FARM ROAD & US 95

FOCUS PROPERTY GROUP
3425 CLIFF SHADOWS PKY. #2200
LAS VEGAS, NV 89129

REVISIONS

NO	DESCRIPTION	DATE

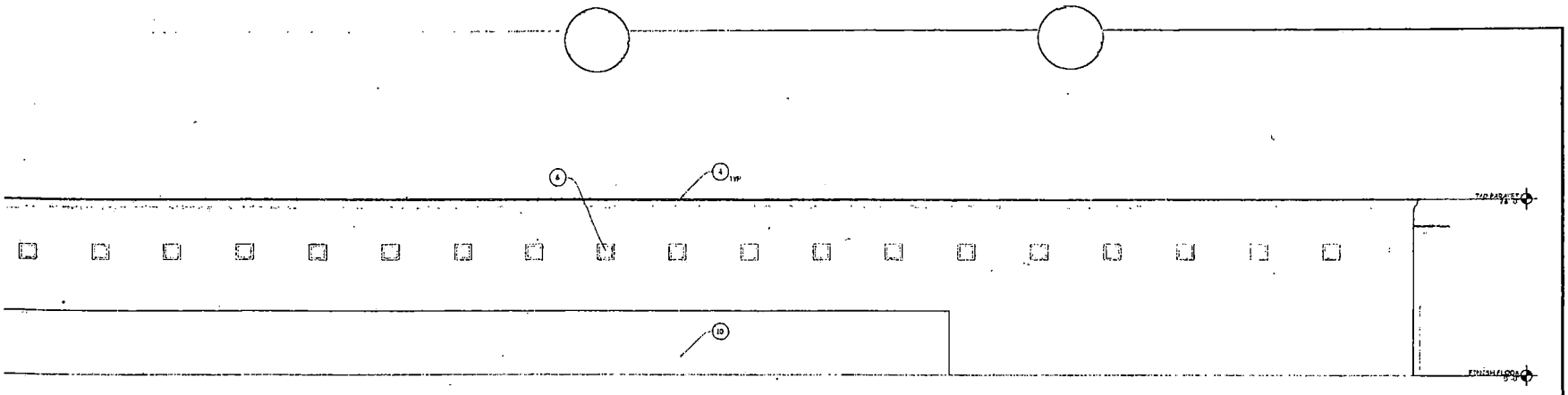
SHEET TITLE
SITE PLAN

PROJECT NO:
DATE: JANUARY 30, 2004
ISSUED FOR:
ZONING

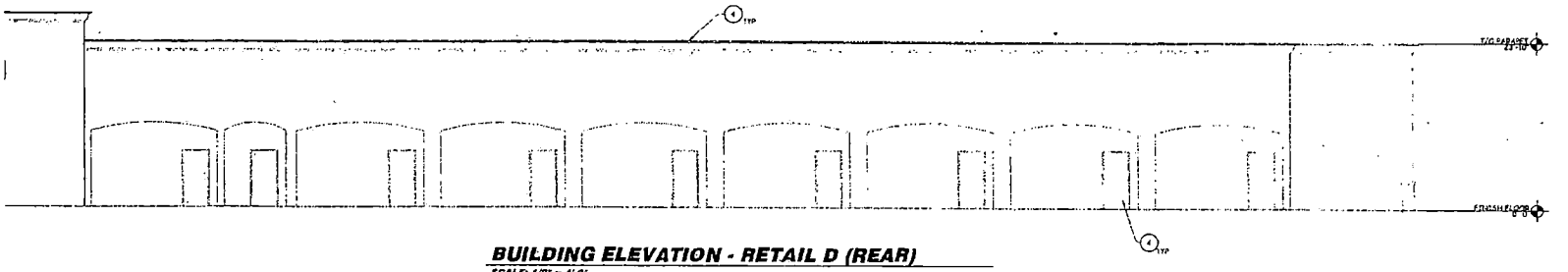
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SUP-5428
12-02-04 PC

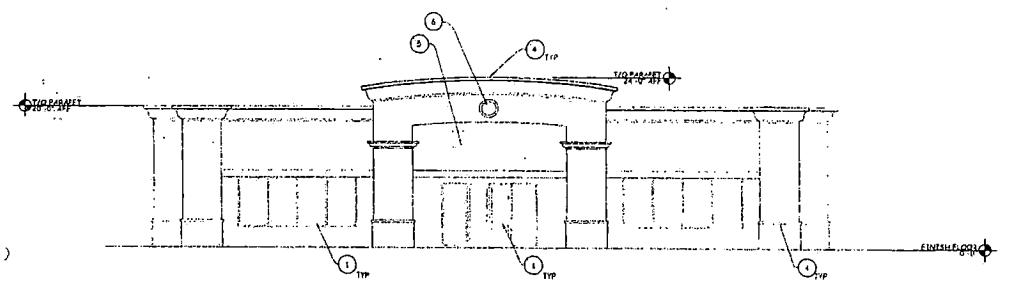
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OCT 08 2004



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
6. TILE INSET W/ ARCHITECTURAL POP-OUT
7. STONE CLADDING
8. PLASTER REVEALS
9. PAINTED STEEL DOOR
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SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PW, #220
LAS VEGAS, NV 89129

NO.	DESCRIPTION	DATE

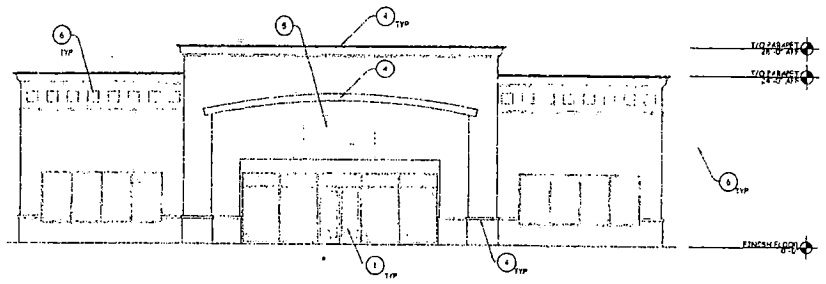
SHEET TITLE
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PROJECT NO:
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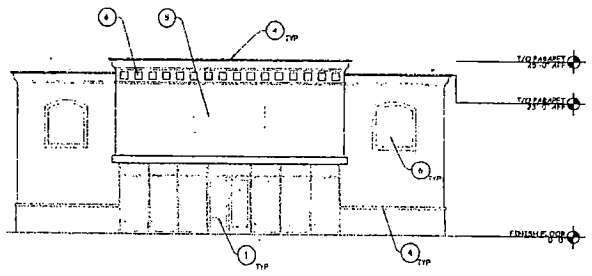
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SUP-5428
12-02-04 PC

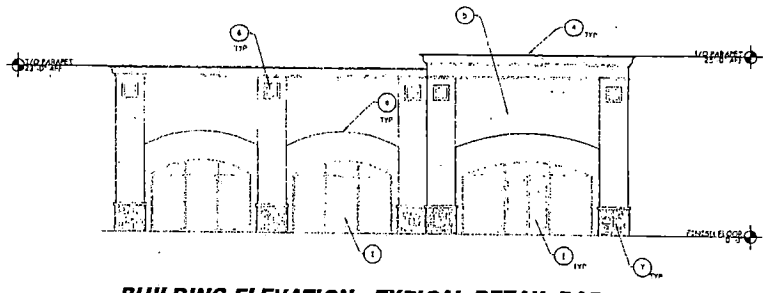
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OCT 08 2004



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
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SEAL

CONSULTANT

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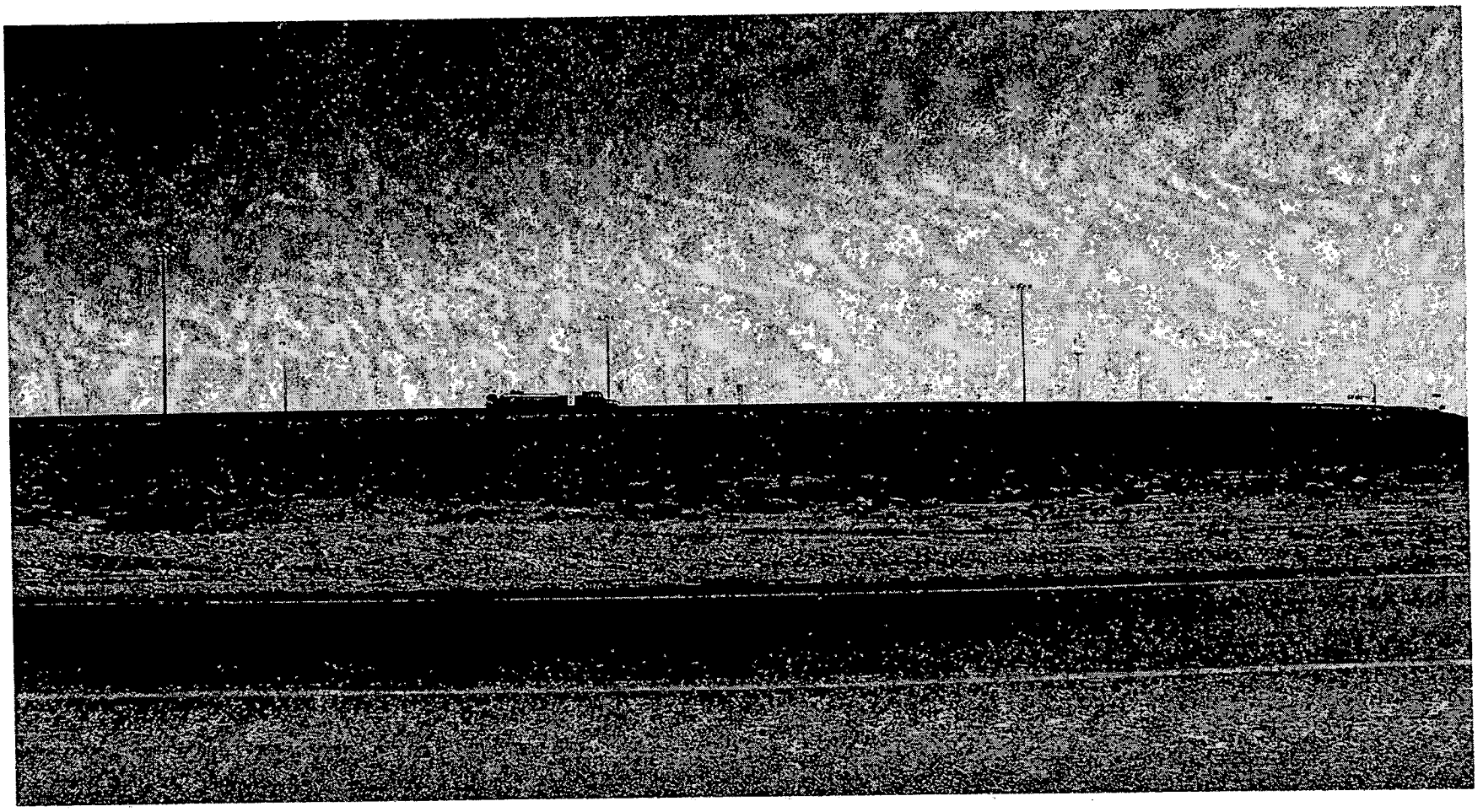
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 00-057 03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

A5.07

SUP-5428
12-02-04 PC

RECEIVED
OCT 08 2004



SUP-5428 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5429 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/05/2005

MINUTES:
See Item 12 [SUP-5427] for all related discussion on Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-55431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435].

(6:28 – 6:40)

1-881

CONDITIONS:
Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Thru) use.

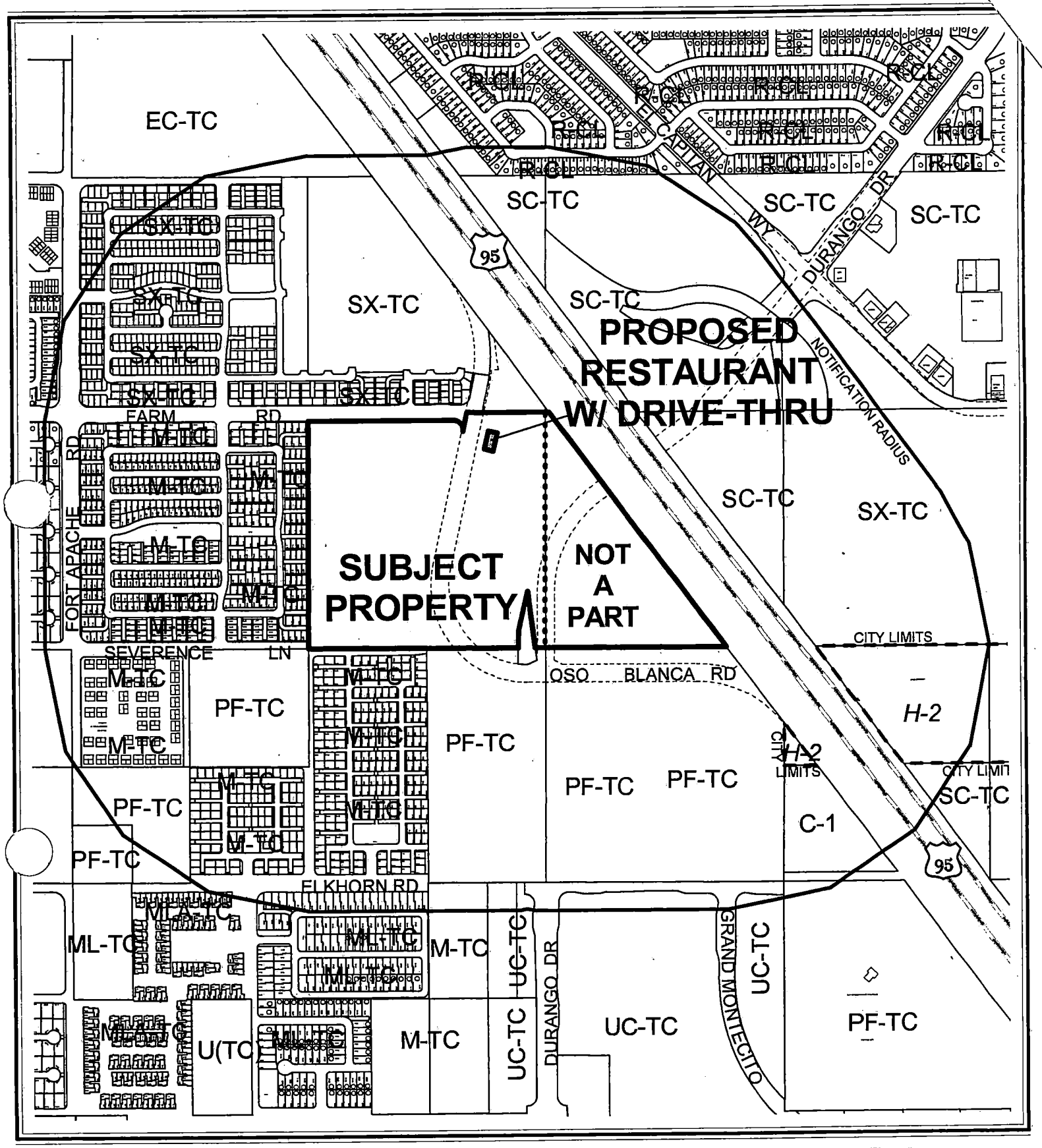
CONDITIONS – Continued:

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

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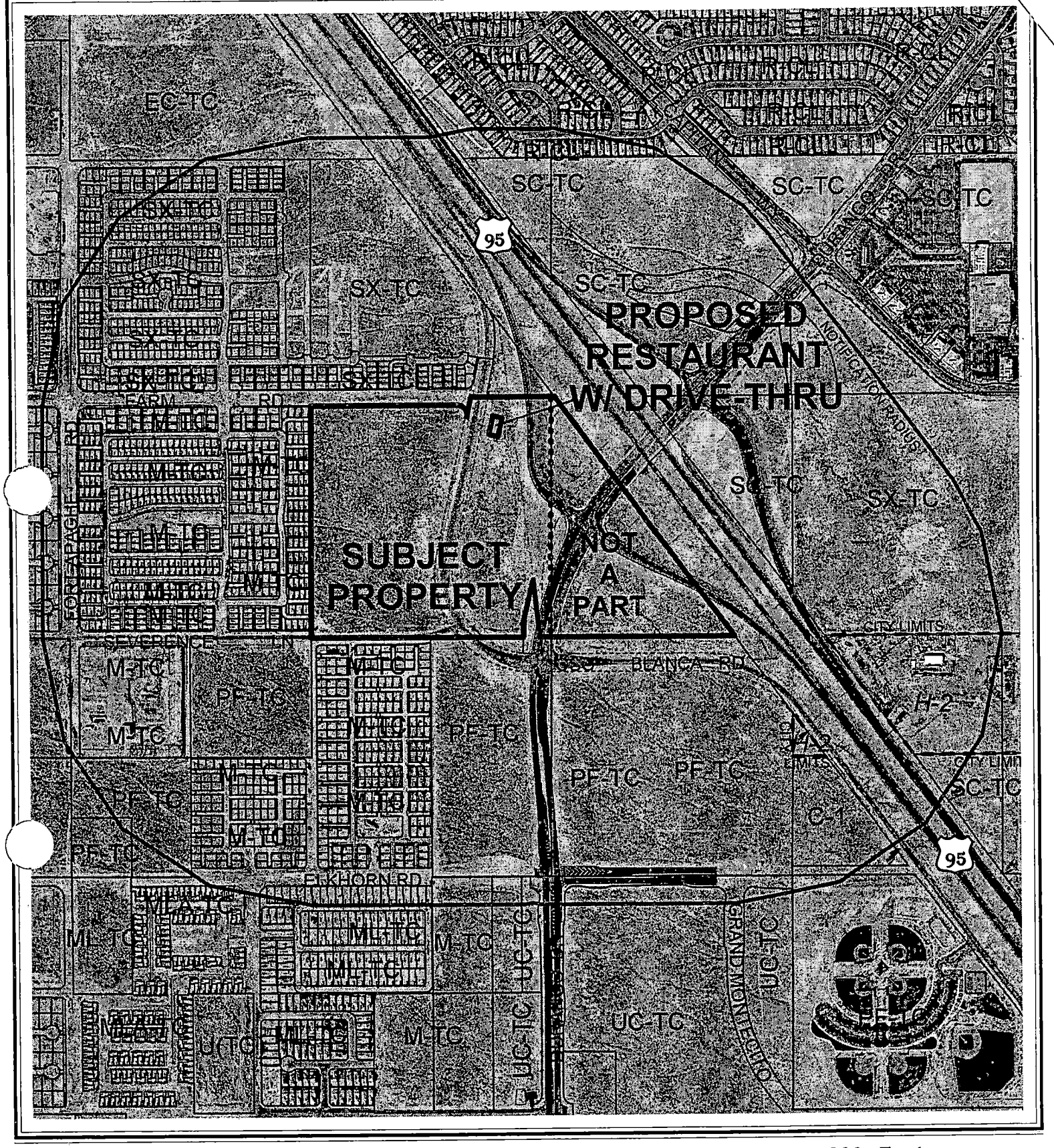


0 400 800 Feet

CASE: **SUP-5429**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]



0 400 800 Feet

CASE: **SUP-5429**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5429 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Thru) use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Restaurant (with Drive-Thru) located on pad 'G' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.

11/15/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 284,150 square foot commercial center on the subject property as part of a larger request. In addition, 12 associated Special Use Permit (U-0099-00 through U-0110-00) applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility. The Planning Commission and staff recommended approval.

12/18/02 City Council approved an Extension of Time (EOT-1083) for the Site Development Plan Review and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.

04/07/04 The City Council approved a request for a Site Development Plan Review (SDR-3795) and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road. The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission will review 12 other Special Use Permit applications as companion items to this request.

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	33.76 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SX-TC (Suburban Mixed Use - Town Center)
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East:	SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

BTS

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Town Center Development Standards that apply to the proposed Restaurant (with Drive-Thru) use; however, there are three (3) similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). The proposed "Restaurant (with Drive-Through)" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

The proposed Restaurant (with Drive-Through) is for a 4,500 square-foot building approved under Site Development Plan Review (SDR-3795).

- Conditions

The Town Center Development Standards provide that Restaurants (with Drive-Through) are reviewed and conditioned on a case-by-case basis.

FINDINGS

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

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

   The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

   The proposed Restaurant (with Drive-Through) will be a part of the 239,355 square foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Street) and Farm Road an (80-foot Secondary Collector) as indicated on the Master Plan of Streets and Highways, all of which contribute to carrying the capacity of traffic generated by the project.

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 project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 75 – Mailed with SUP-5428, SUP-5430 and SUP-5431

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5429 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____ Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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]

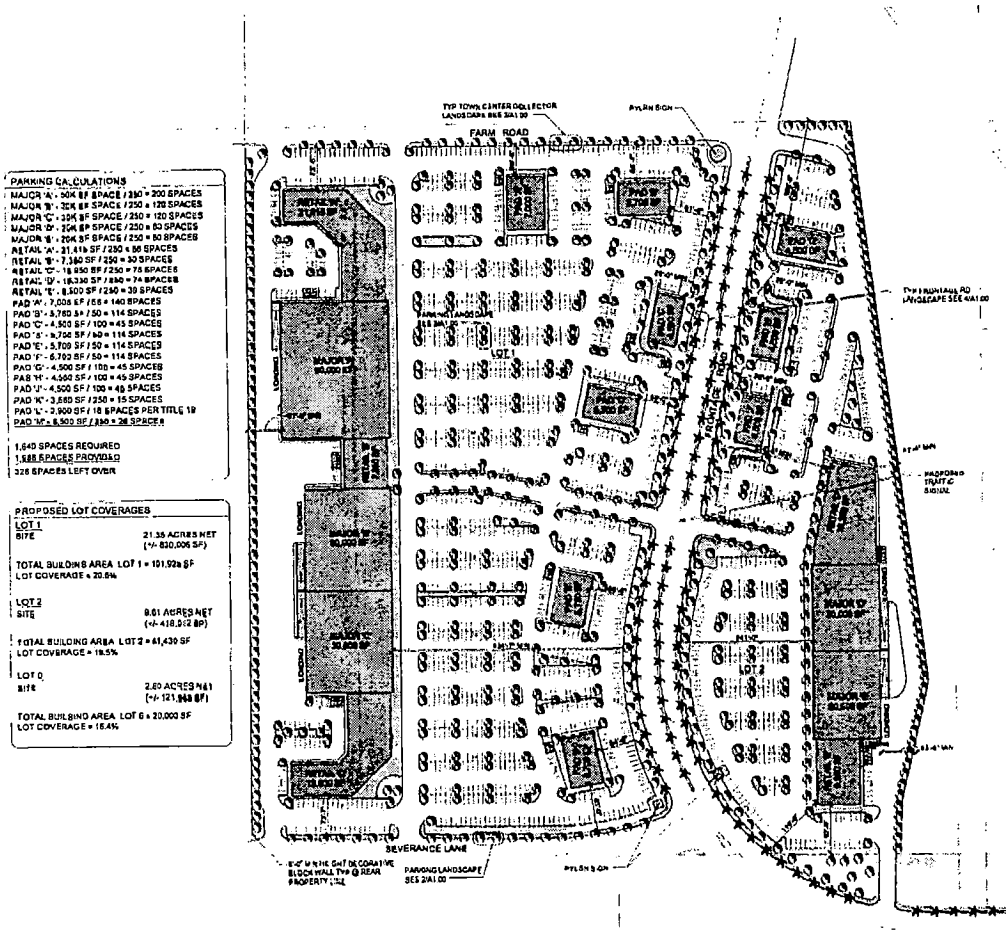
Subscribed and sworn before me

This 1 day of October, 2004

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



PARKING CALCULATIONS

MAJOR 'A' - 90K SF SPACE / 250 = 300 SPACES
MAJOR 'B' - 32K SF SPACE / 250 = 120 SPACES
MAJOR 'C' - 30K SF SPACE / 250 = 120 SPACES
MAJOR 'D' - 20K SF SPACE / 250 = 80 SPACES
MAJOR 'E' - 20K SF SPACE / 250 = 80 SPACES
RETAIL 'A' - 21,419 SF / 250 = 86 SPACES
RETAIL 'B' - 7,380 SF / 250 = 30 SPACES
RETAIL 'C' - 18,850 SF / 250 = 75 SPACES
RETAIL 'D' - 18,330 SF / 250 = 74 SPACES
RETAIL 'E' - 8,500 SF / 250 = 35 SPACES
PAD 'A' - 7,005 SF / 50 = 140 SPACES
PAD 'B' - 5,760 SF / 50 = 114 SPACES
PAD 'C' - 4,500 SF / 100 = 45 SPACES
PAD 'E' - 5,704 SF / 50 = 114 SPACES
PAD 'E' - 5,700 SF / 50 = 114 SPACES
PAD 'F' - 5,702 SF / 50 = 114 SPACES
PAD 'G' - 4,500 SF / 100 = 45 SPACES
PAD 'H' - 4,500 SF / 100 = 45 SPACES
PAD 'J' - 4,500 SF / 100 = 45 SPACES
PAD 'K' - 3,680 SF / 250 = 15 SPACES
PAD 'L' - 2,900 SF / 18 SPACES PER TITLE 19
PAD 'M' - 6,500 SF / 250 = 26 SPACES

1,640 SPACES REQUIRED
1,588 SPACES PROVIDED
328 SPACES LEFT OVER

PROPOSED LOT COVERAGES

LOT 1
SITE — 21.35 ACRES NET (+/- 930,006 SF)
TOTAL BUILDING AREA LOT 1 = 191,928 SF
LOT COVERAGE = 20.6%

LOT 2
SITE — 9.61 ACRES NET (+/- 418,502 SF)
TOTAL BUILDING AREA LOT 2 = 81,430 SF
LOT COVERAGE = 19.5%

LOT 6
SITE — 2.69 ACRES NET (+/- 121,948 SF)
TOTAL BUILDING AREA LOT 6 = 20,000 SF
LOT COVERAGE = 16.4%

REFER TO SITE PLAN FOR DETAILS
10'-0" MIN LANDSCAPE STRIP ALONG FRONTAGE ROAD
SIDEWALK
AMENITY ZONE
CURB & GUTTER
MEDIAN RAN BALLS
TYPICAL ALONG FRONTAGE ROAD

1 LANDSCAPE @ FRONTAGE ROAD

TAPER ON CURB
PAINT STRIPING, TYPICAL

2 LANDSCAPE @ PARKING LOT

REFER TO SITE PLAN FOR DETAILS
SIDEWALK
AMENITY ZONE
CURB & GUTTER
LARGE CANOPY TREES
TYPICAL ALONG TOWN CENTER COLLECTORS

3 LANDSCAPE @ TOWN CENTER COLLECTOR ROADS

PROPOSED SITE PLAN
SCALE: 1"=100'-0"
NORTH

YWS ARCHITECTS
ARCHITECTURE PLANNING INTERIORS THEMING
9008 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P. (702) 243-0470 F. (702) 235-3011
E- mail@ywsarchitects.com

CONSULTANT

SEAL

FARM ROAD RETAIL CENTER
FARM ROAD & US 95
SOUTHWEST CORNER OF FARM ROAD & US 95
LAS VEGAS, NV 89139

REVISIONS

NO	DESCRIPTION	DATE

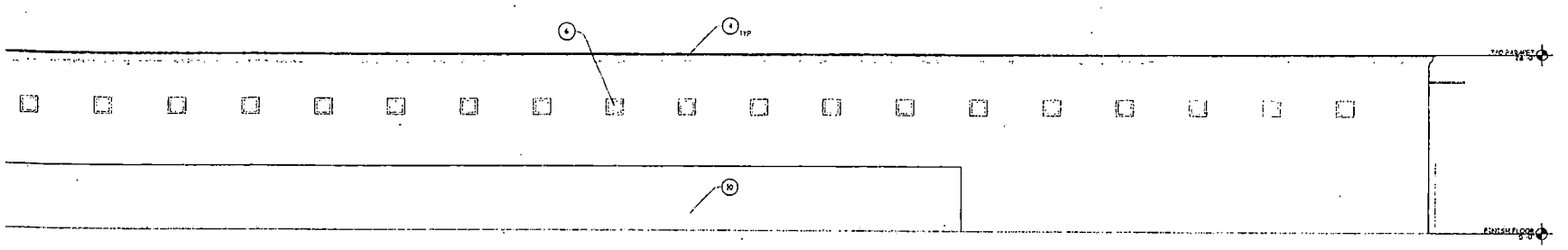
SHEET TITLE: SITE PLAN

PROJECT NO: 00-060.03
DATE: JANUARY 23, 2004
ISSUED FOR: ZONING

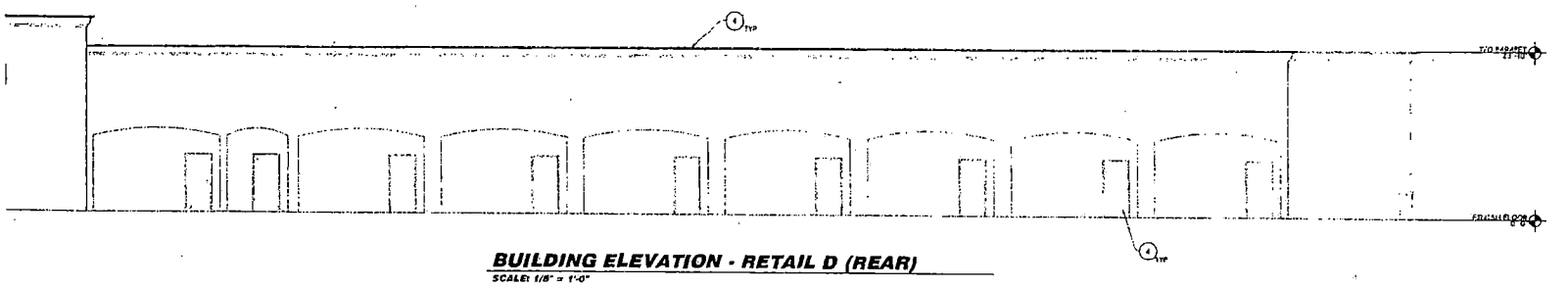
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SUP-5429
12-02-04 PC

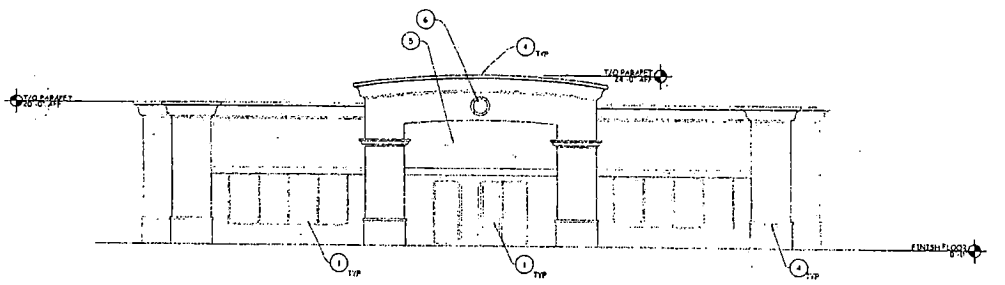
RECEIVED
OCT 08 2004



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
6. TILE INSET W/ ARCHITECTURAL POP-OUT
7. STONE CLADDING
8. PLASTER REVEALS
9. PAINTED STEEL DOOR
10. PAINTED CMU LOADING DOCK WALL

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5203 WEST PARADISE LANE
LAS VEGAS, NEVADA 89118
P (702) 243-5570 F (702) 255-5011
E info@ywsarchitects.com

SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOW PKY, #220
LAS VEGAS, NV 89129

NO	DESCRIPTION	DATE

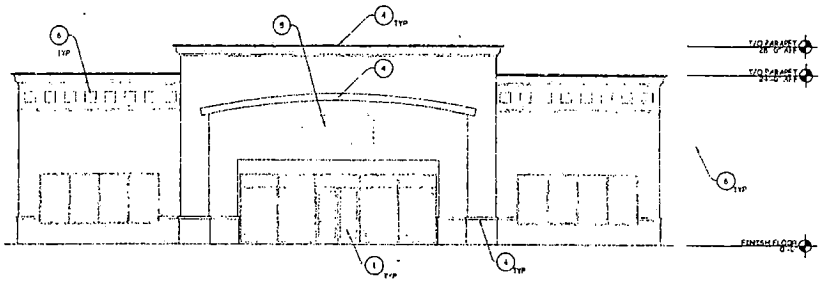
SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO:
00-057.03
DATE:
JANUARY 27, 2004
ISSUED FOR:
ZONING

A5.06

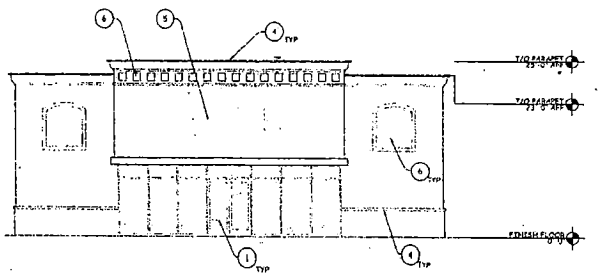
SUP-5429
12-02-04 PC

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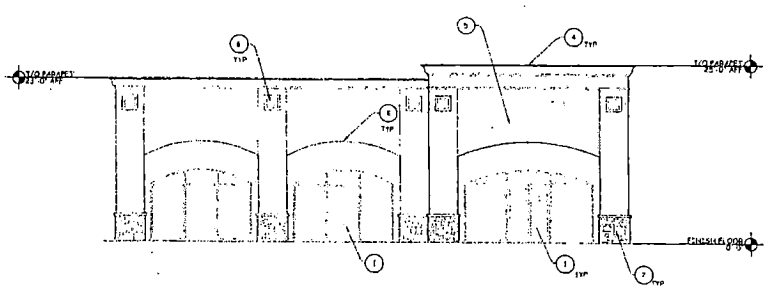
BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT

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



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE

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



BUILDING ELEVATION - TYPICAL RETAIL PAD

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

EXTERIOR FINISH LEGEND
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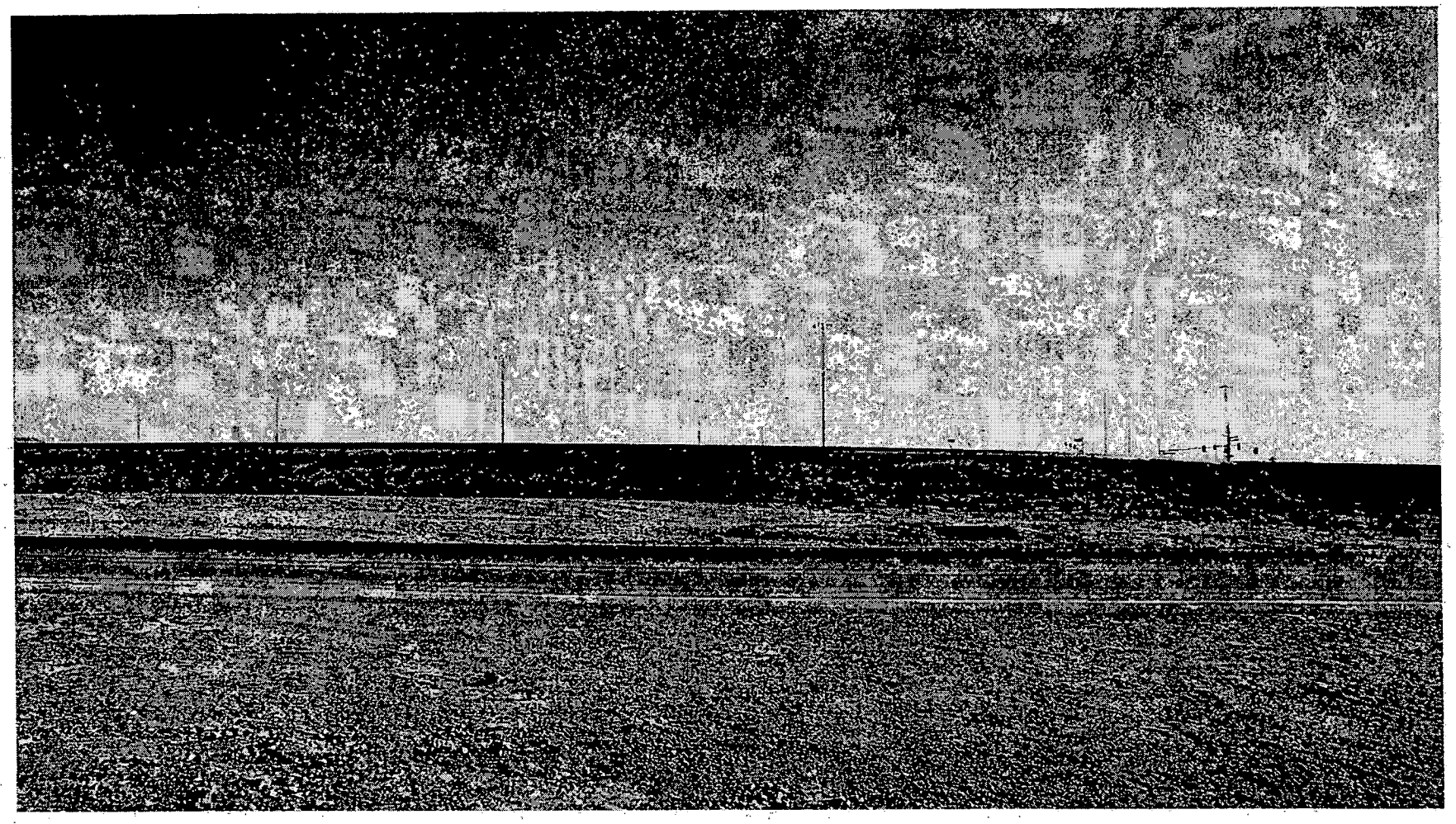
SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 03-051.03
DATE: JANUARY 2F, 2001
ISSUED FOR: ZONING

A5.07

SUP-5429
12-02-04 PC

RECEIVED
OCT 08 2004



SUP-5429 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5430 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/05/2005

MINUTES:
See Item 12 [SUP-5427] for all related discussion on Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-55431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435].

(6:28 – 6:40)

1-881

CONDITIONS:
Planning and Development
1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Thru) use.

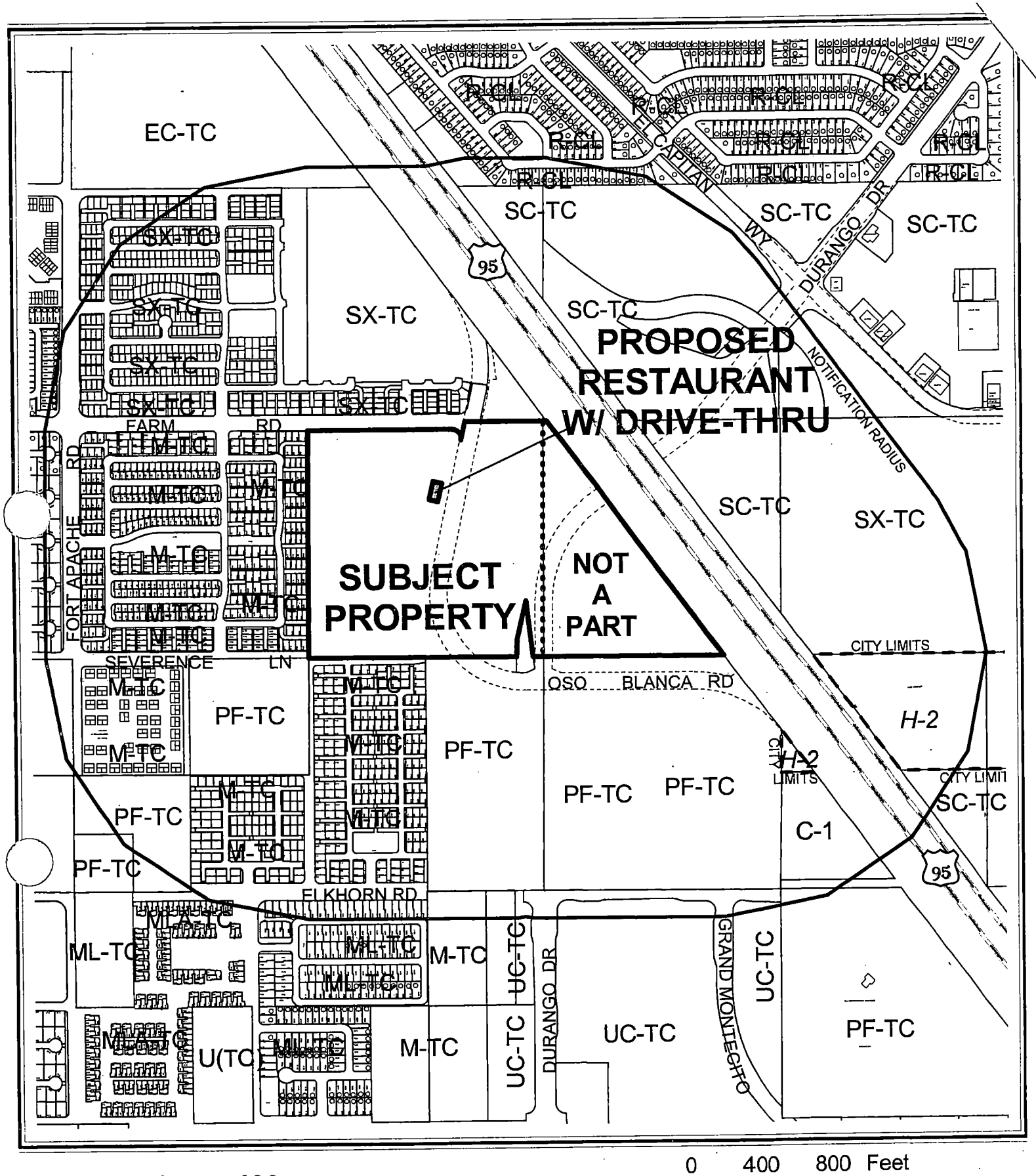
CONDITIONS – Continued:

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5. All conditions of approval shall conform to the Town Center Development Standards Manual.

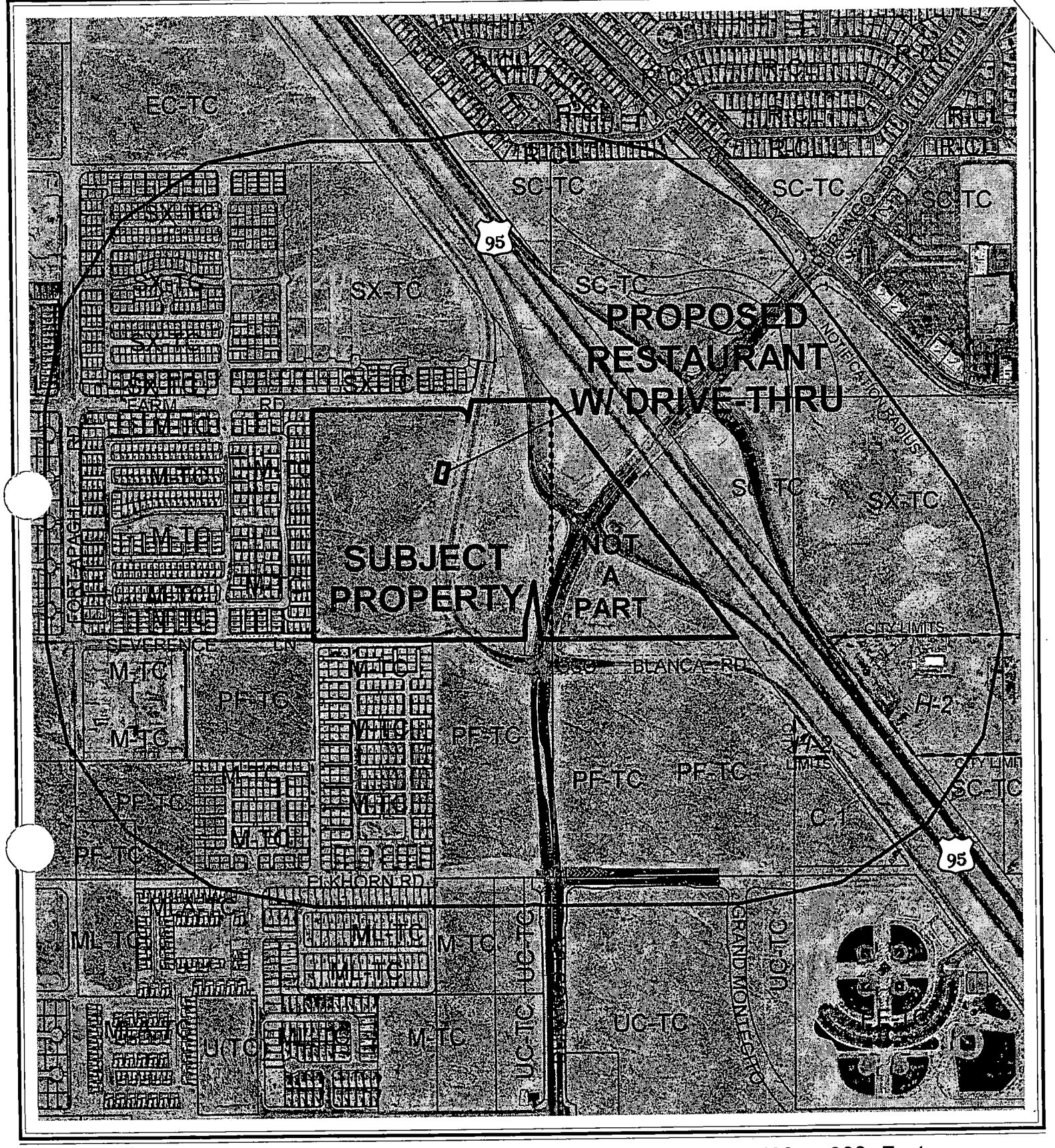


0 400 800 Feet

CASE: **SUP-5430**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]



0 400 800 Feet

CASE: **SUP-5430**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

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BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

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12/02/04 The Planning Commission will review 12 other Special Use Permit applications as companion items to this request.

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SX-TC (Suburban Mixed Use - Town Center)
South:	M-TC (Medium Density Residential - Town Center) PF-TC (Public Facilities - Town Center)
East:	SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

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Special Area Plan	X	
Town Center	X	
Special Overlay District		X
Trails		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Restaurant (with Drive-Through) use; however, there are three similar approved uses within the 750-foot notification distance.

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- Zoning

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   The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

   The proposed Restaurant (with Drive-Through) will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

   The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Street) and Farm Road an (80-foot Secondary Collector) as indicated on the Master Plan of Streets and Highways, all of which contribute to carrying the capacity of traffic generated by the project.

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 project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 75 – Mailed with SUP-5428, SUP-5429 and SUP-5431

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5430 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes _____✓_____No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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: _____

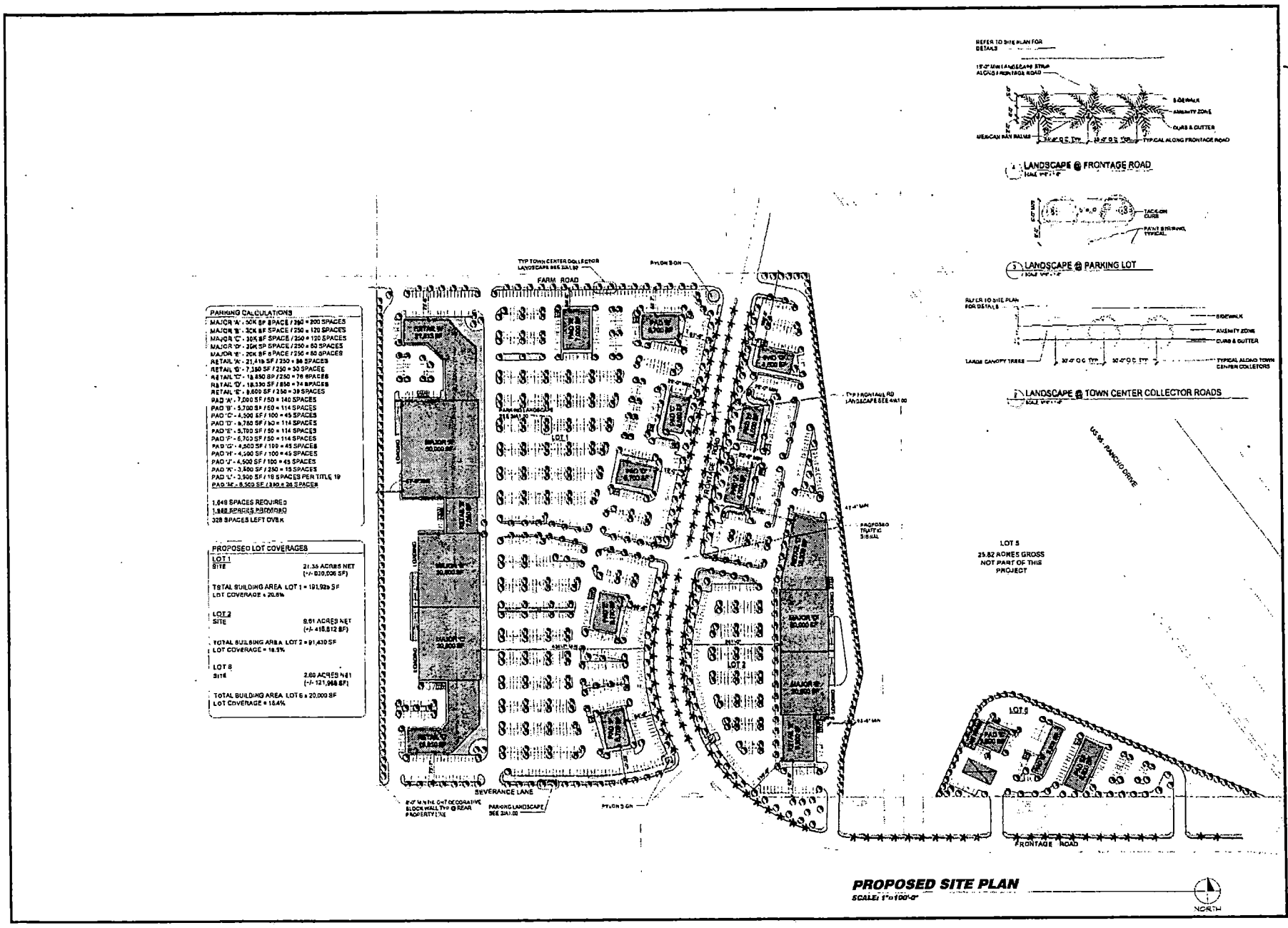
Subscribed and sworn before me

This 1 day of October, 2004

Amanda Dalton

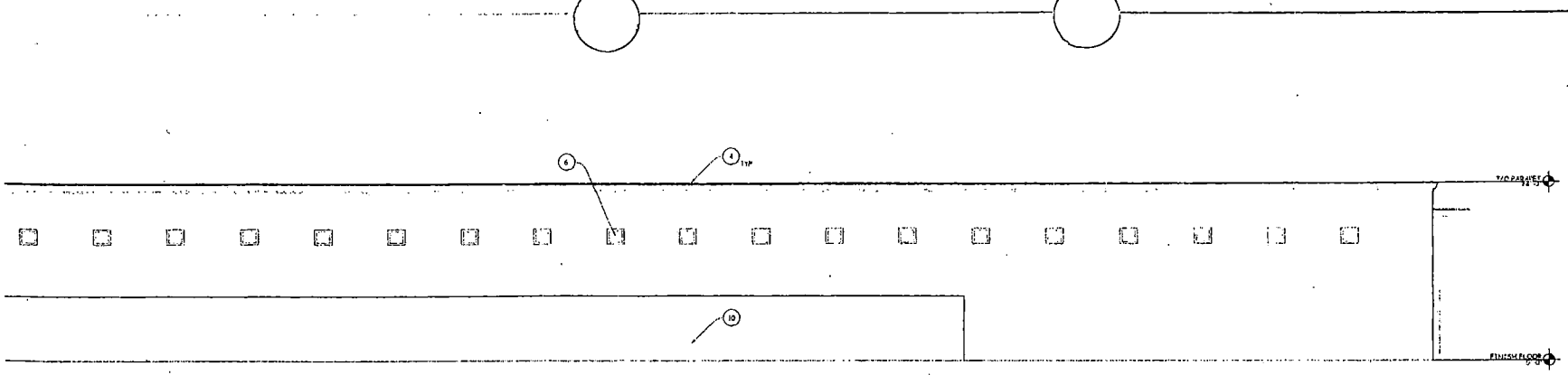
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006

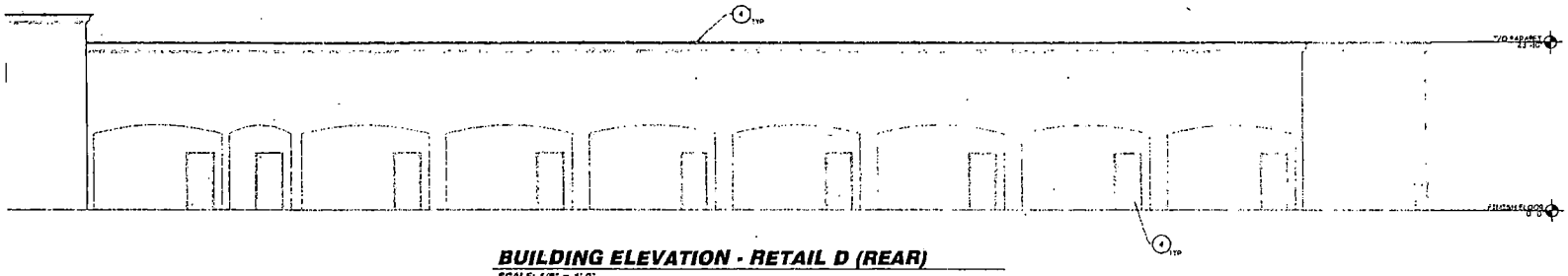


SUP-5430
12-02-04 PC

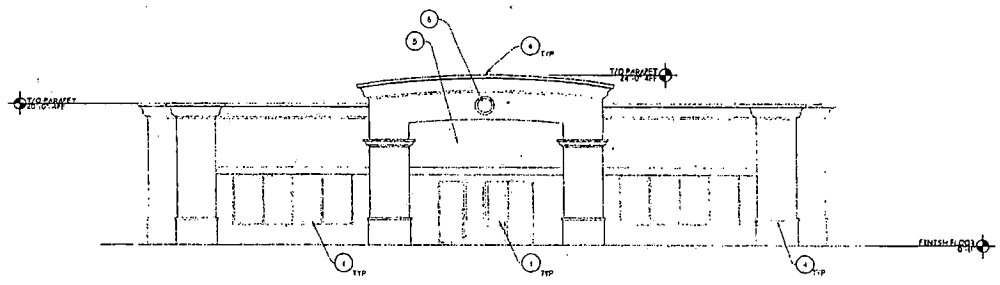
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OCT 08 2004



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
6. TILE INSET W/ ARCHITECTURAL POP-OUT
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YWS ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING
5015 WEST PAINE LANE
LAS VEGAS, NEVADA 89118
P: (702) 743-9570 F: (702) 257-3011
E: info@ywsarchitects.com

REAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PY. #220
LAS VEGAS, NV 89129

REVISION
NO	DESCRIPTION	DATE

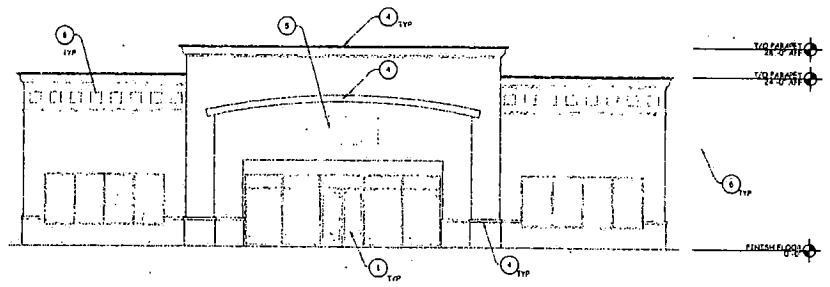
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PROJECT NO:
00-057.03
DATE:
JANUARY 31, 2004
ISSUED FOR:
ZONING

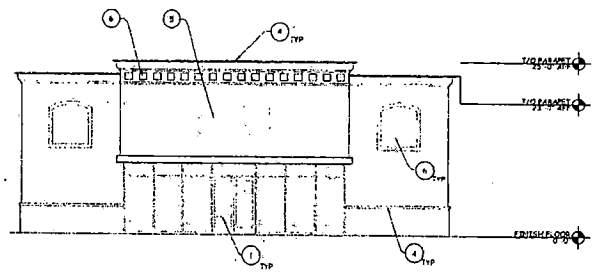
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SUP-5430
12-02-04 PC

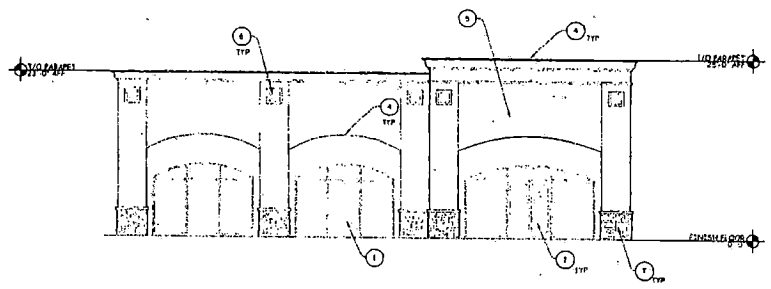
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BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

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SEAL

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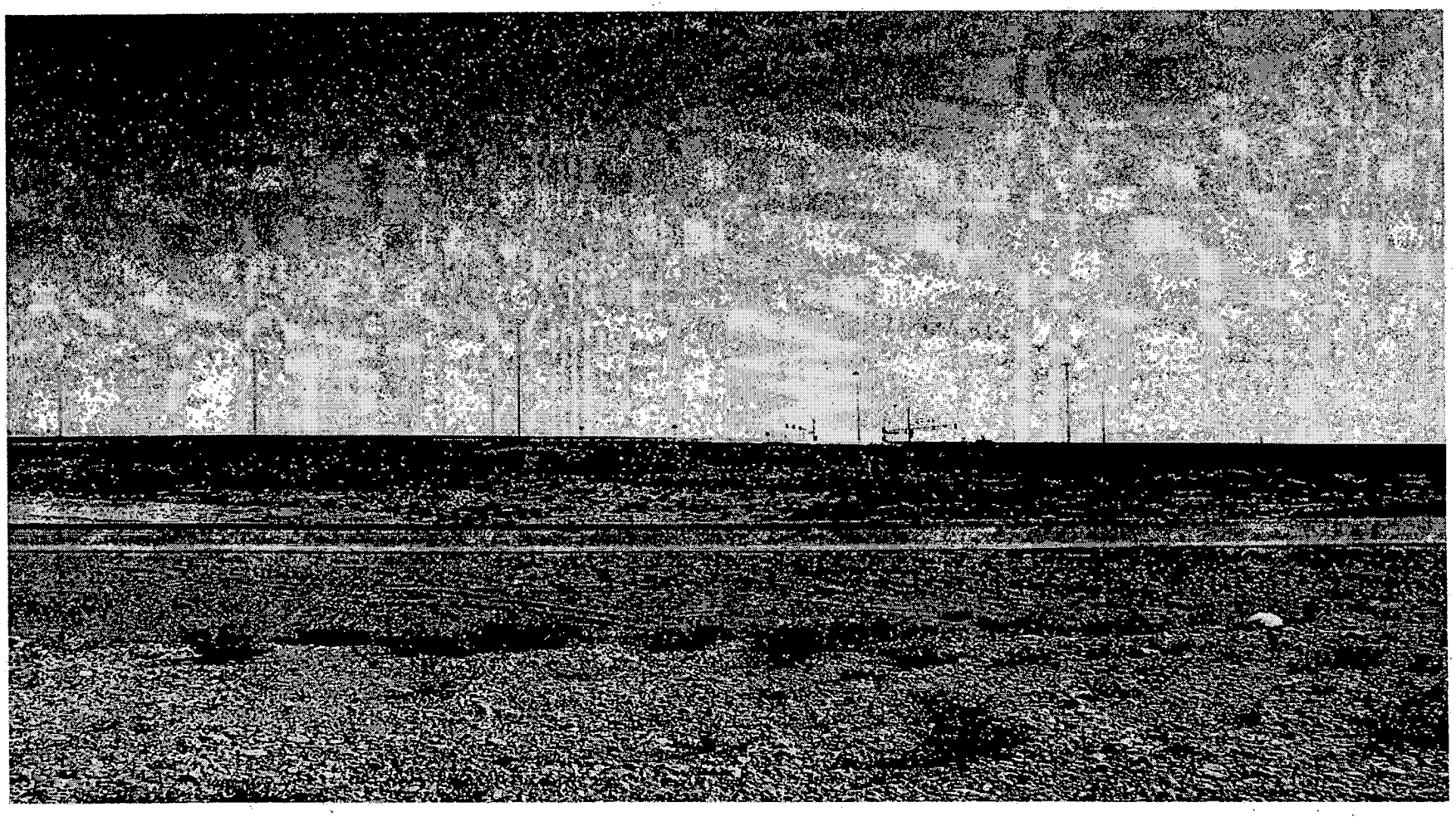
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PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 04-057.03
DATE: JANUARY 29, 2004
ISSUED FOR: ZONING

A5.07

SUP-5430
12-02-04 PC

RECEIVED
OCT 08 2



SUP-5430 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5431 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/05/2005

MINUTES:
See Item 12 [SUP-5427] for all related discussion on Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-55431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435].

(6:28 – 6:40)

1-881

CONDITIONS:
Planning and Development
1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.

PLANNING COMMISSION MEETING OF DECEMBER 2, 2004
Planning and Development Department
Item 16 – SUP-5431

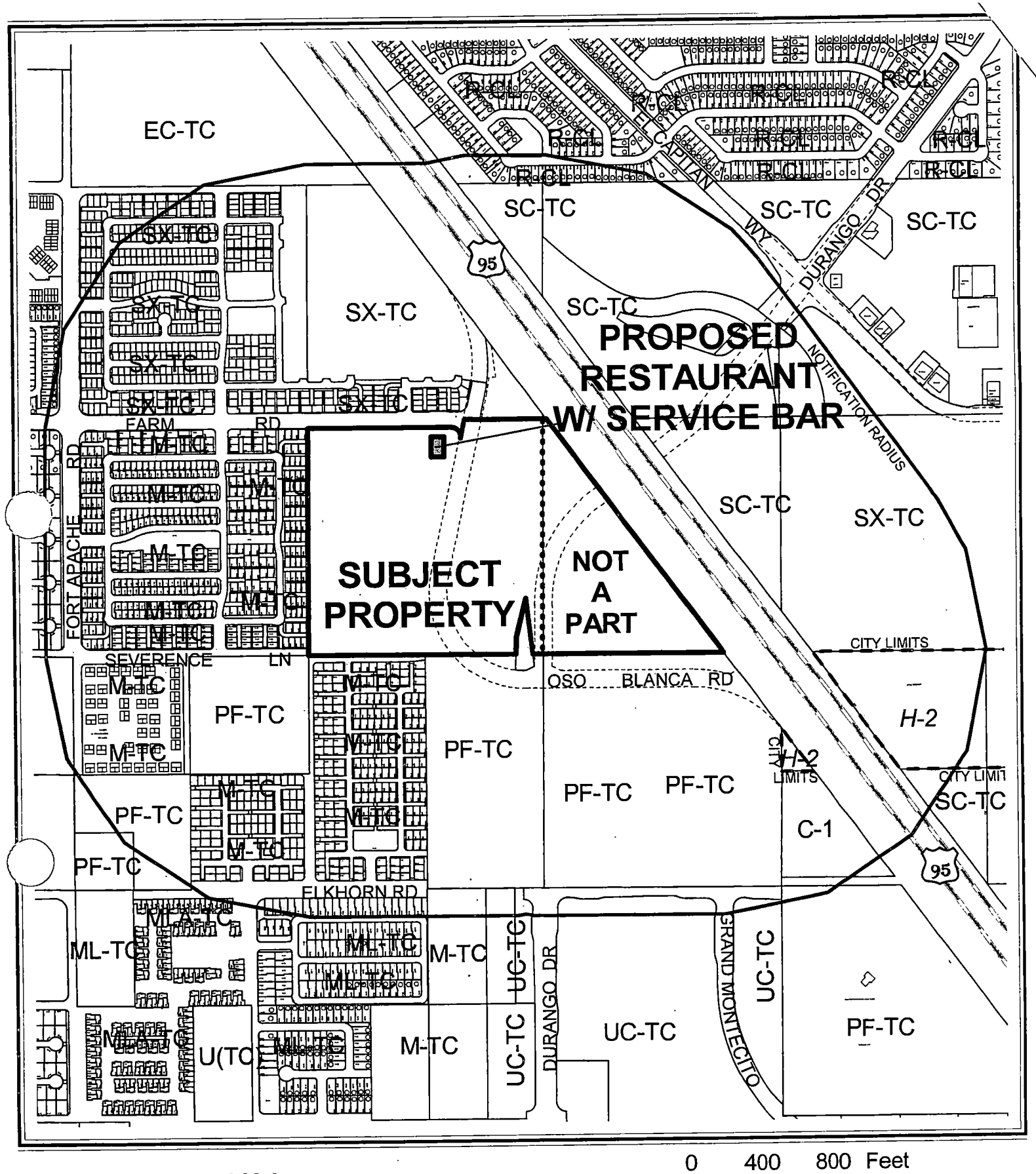
CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Rezoning (z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

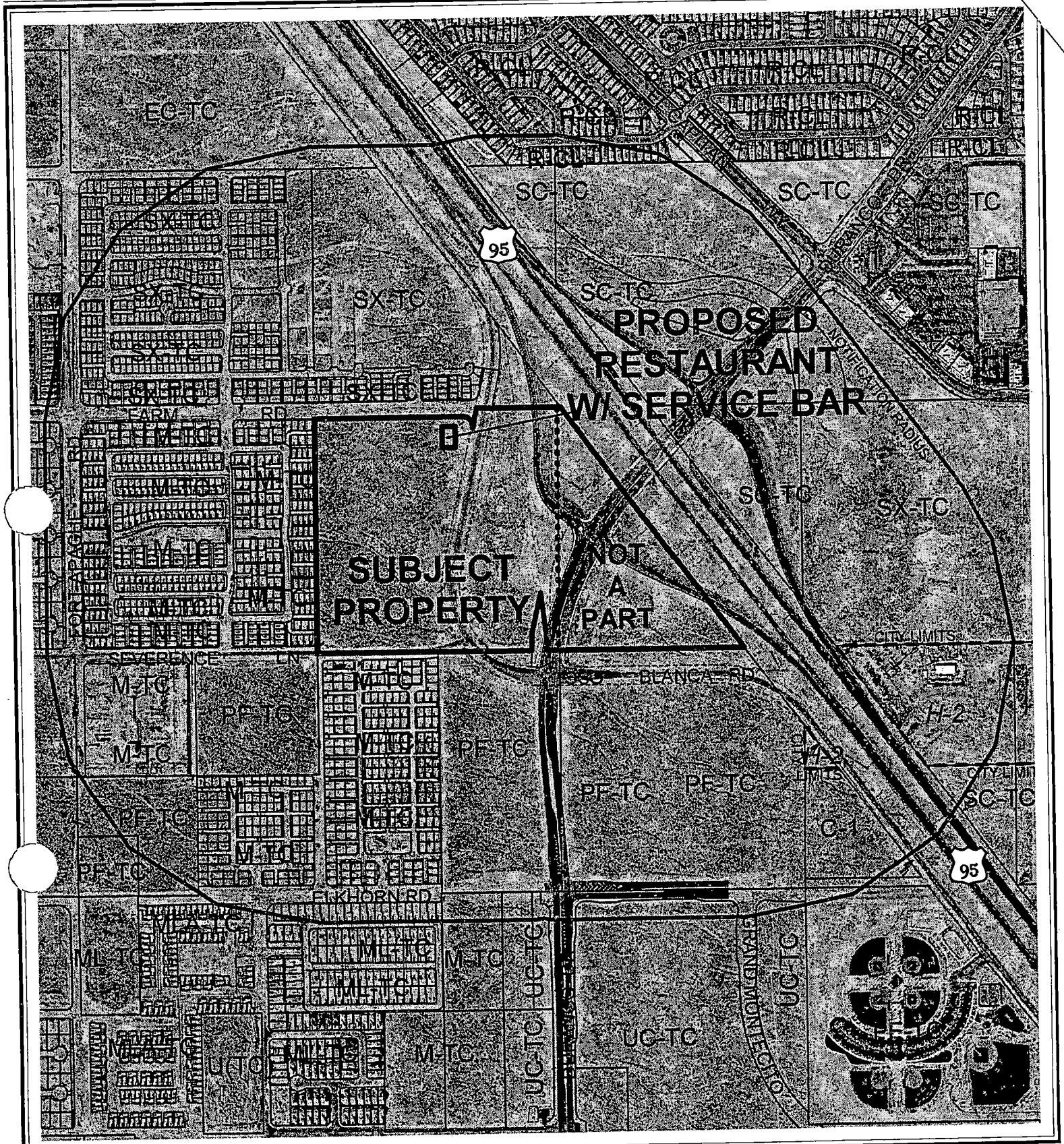
5. All conditions of approval shall conform to the Town Center Development Standards Manual.



CASE: **SUP-5431**

RADIUS: 1500 FT

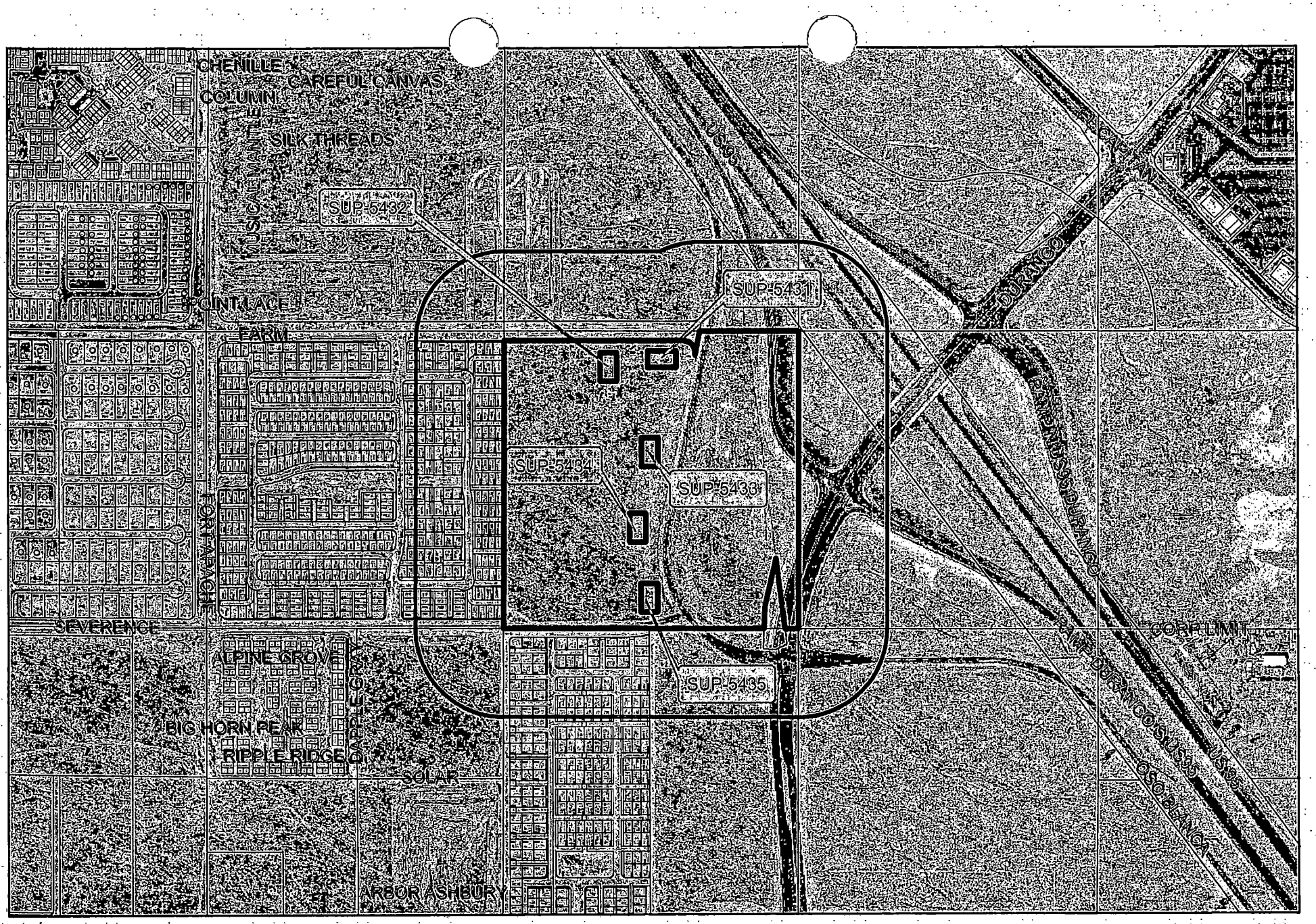
ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]



CASE: **SUP-5431**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]



SUP-5431
SUP-5432
SUP-5433
SUP-5434
SUP-5435

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

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

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5431 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Supper Club located on pad 'B' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was included in this Rezoning request.

11/15/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 284,150 square foot commercial center on the subject property as part of a larger request. In addition, 12 associated Special Use Permit (U-0099-00 through U-0110-00) applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility. The Planning Commission and staff recommended approval.

12/18/02 City Council approved an Extension of Time (EOT-1083) for the Site Development Plan Review and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.

04/07/04 The City Council approved a request for a Site Development Plan Review (SDR-3795) and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road. The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission will review 12 other Special Use Permit applications as companion items to this request.

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	33.76 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SC-TC (Service Commercial - Town Center)
South:	M-TC (Medium Density Residential - Town Center)
East:	PF-TC (Public Facilities - Town Center) SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

BTS

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	400' from any church, synagogue, school, child care facility (12+children), or city park	No protected uses within 400' of the subject property.

BTS

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). The proposed "Service Bar/Supper Club" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

The proposed Supper Club is a 5,700 square-foot building approved under Site Development Plan Review (SDR-3795). The parcel on which this use is located is more than 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or city park, and otherwise meets the conditions listed below for a Supper Club use. The applicant will offer beer, wine, and liquor for sale and consumption only within the restaurant and lounge.

- Conditions

The Town Center Development Standards provide that Restaurants with Service Bar/Supper Club are reviewed and conditioned pursuant to the following:

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that:

a. No restaurant service bar or Supper Club shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.

b. Uses licensed as Service Bar/Supper Club or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.

c. The distances referred to in Paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or form the nearest property line of a City park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.

d. All businesses that sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

FINDINGS

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

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

   The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

   The proposed Supper Club will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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NOTICES MAILED 75 – Mailed with SUP-5428, SUP-5429 and SUP-5430

APPROVALS 0

PROTESTS 0

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PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5431 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes _____✓_____No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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.

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Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

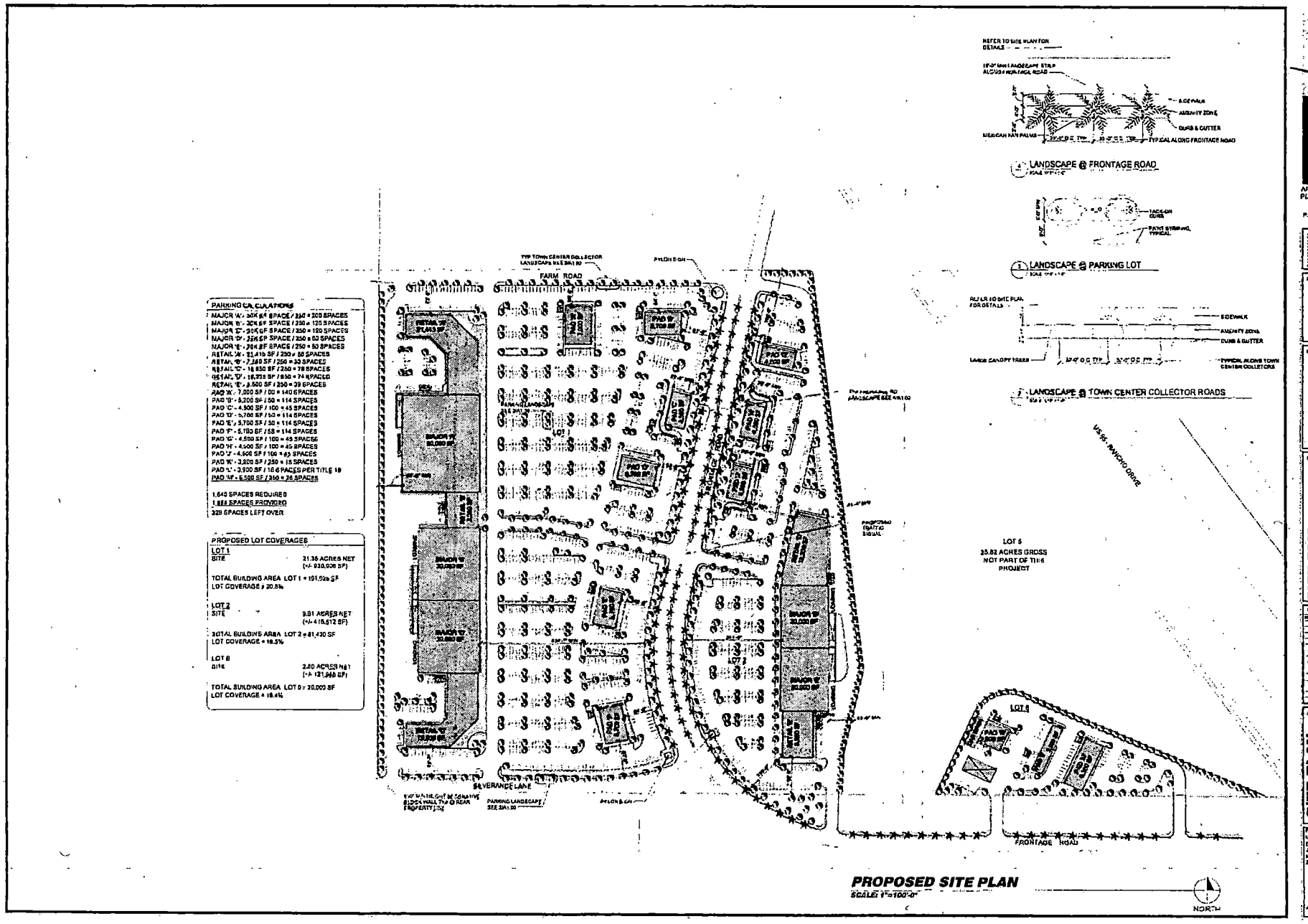
Subscribed and sworn before me

This 1 day of October, 2004

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



YWS ARCHITECTS

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CONSULTANT:

PROJECT NAME:
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RETAIL CENTER
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REVISIONS

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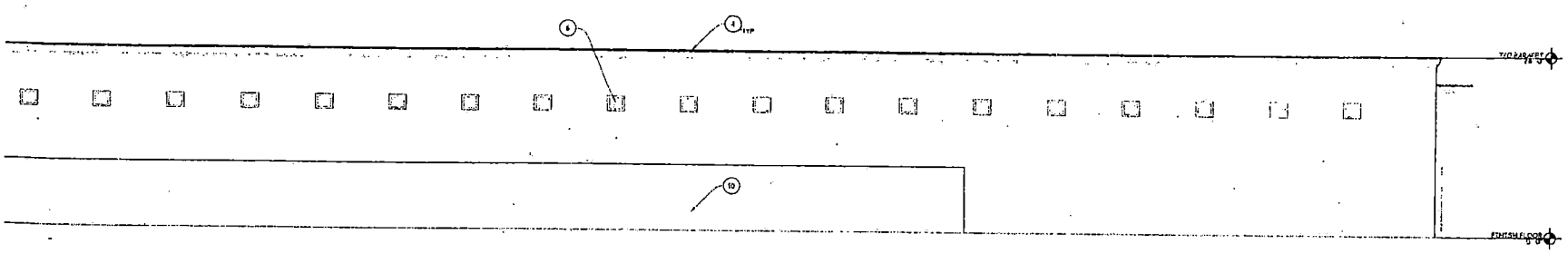
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PROJECT NO:
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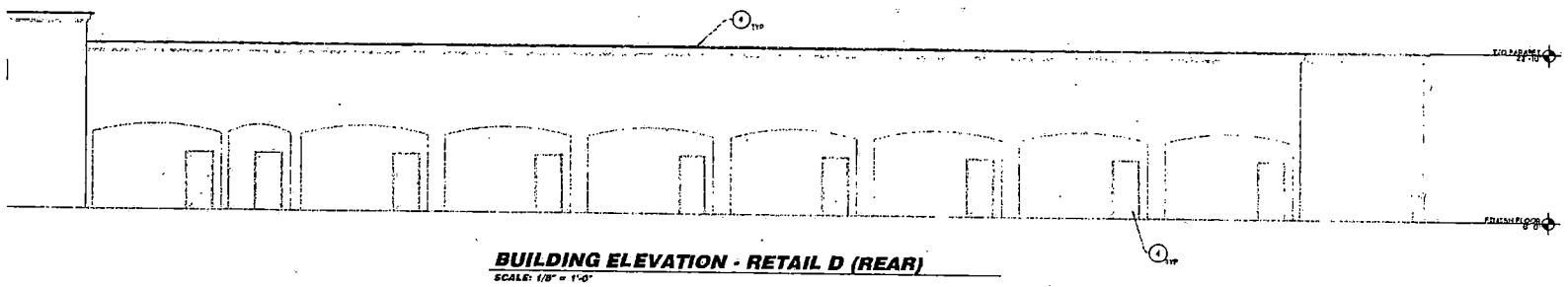
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SUP-5431
12-02-04 PC

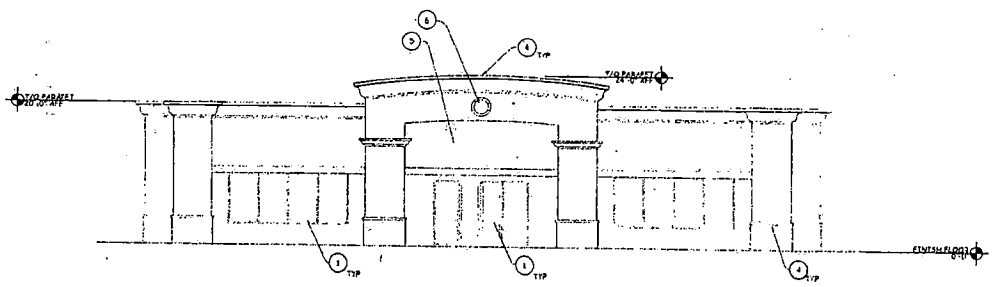
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SEAL

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LAS VEGAS, NV 89129
(702) 242-4440

NO.	DESCRIPTION	DATE

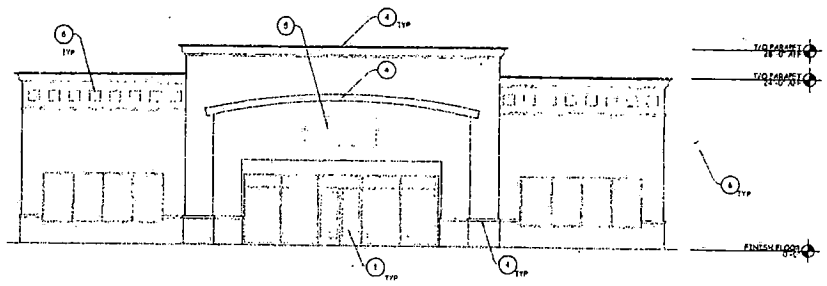
SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 03-057.03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

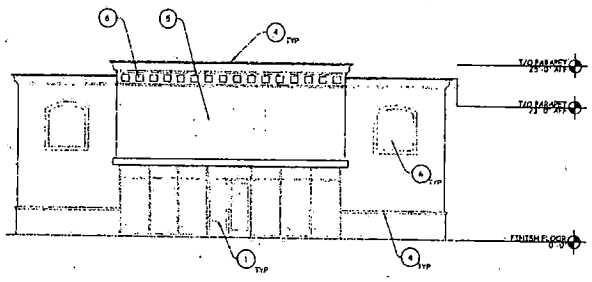
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OCT 08 2004

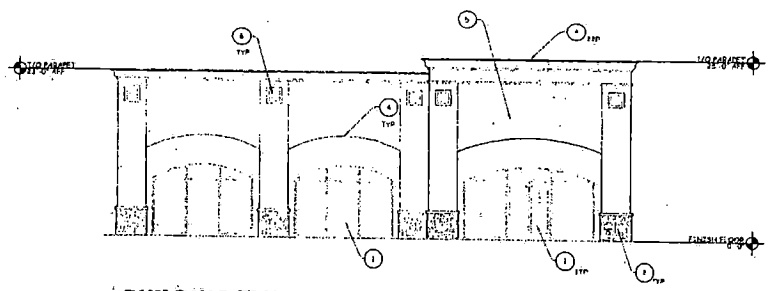
SUP-5431
12-02-04 PC



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
6. TILE INSET W/ ARCHITECTURAL POP-OUT
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LAS VEGAS, NEVADA 89118
P: (702) 243-5573 F: (702) 256-3011
E: info@yws-architects.com

SEAL:

CONSULTANT:

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
2435 S. JONES BLVD STE PY, #220
LAS VEGAS, NV 89146
(702) 648-0444

REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 03-037.03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

A5.07

SUP-5431
12-02-04 PC

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SUP-5431 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/05/2005

MINUTES:
See Item 12 [SUP-5427] for all related discussion on Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-55431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435].

(6:28 – 6:40)

1-881

CONDITIONS:
Planning and Development
1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.

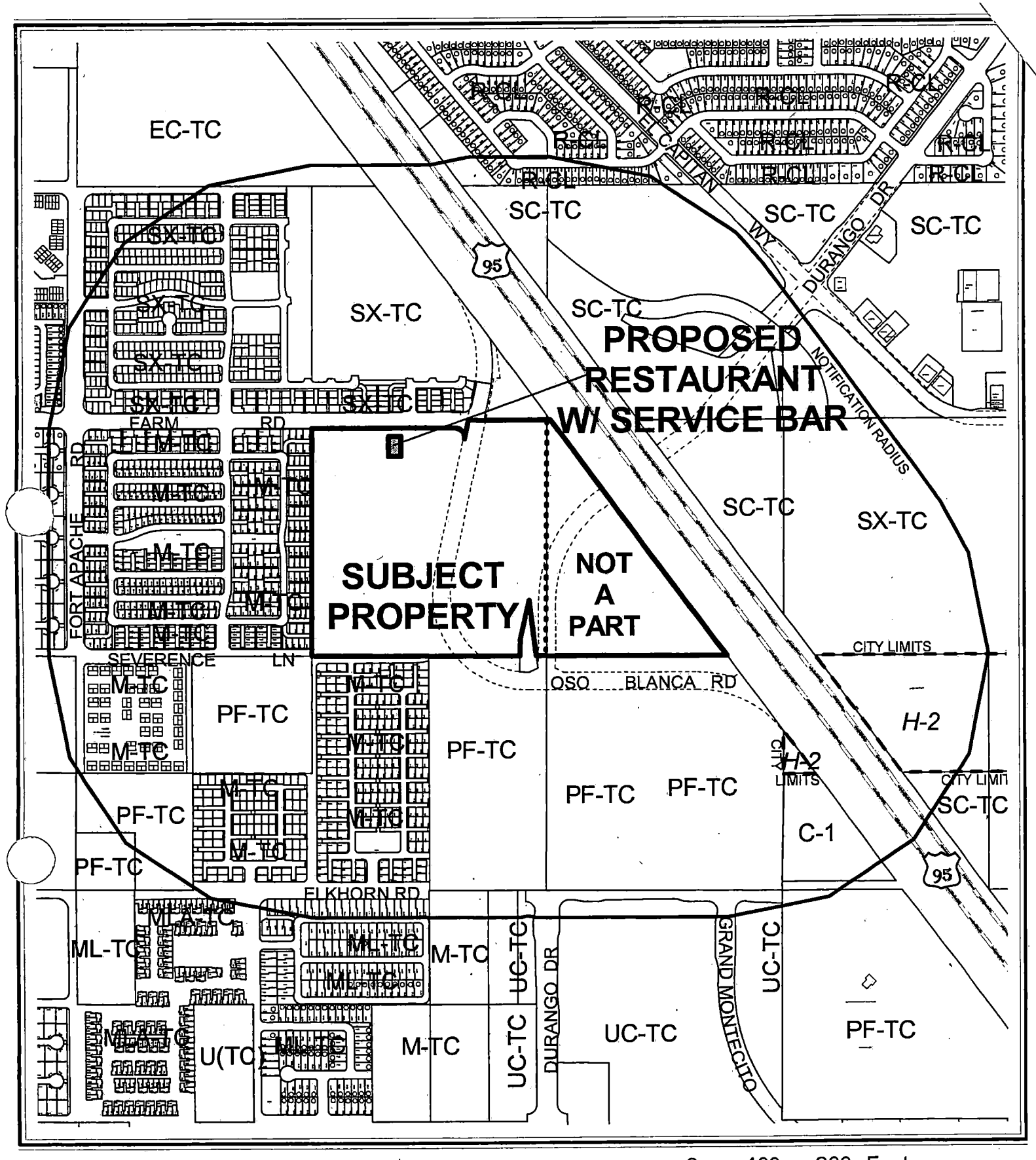
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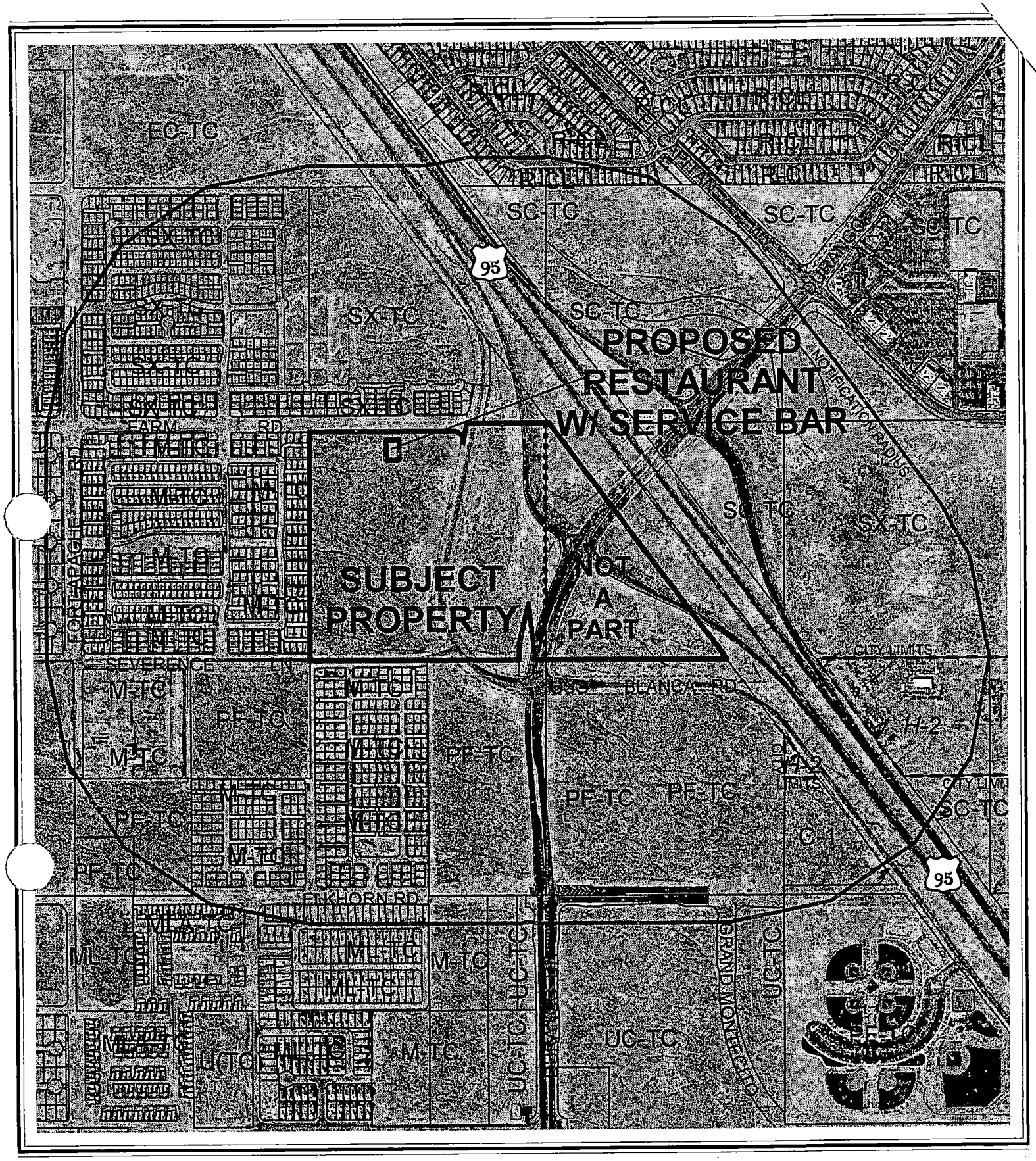
2. Approval of and conformance to the Conditions of Approval for Rezoning (z-0076-98) and Site Development Plan Review (SDR-3795).

3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council. New Construction

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.


EC-TC
SC-TC
SC-TC
SC-TC
SX-TC
SX-TC
SX-TC
SX-TC
SX-TC
SC-TC
SC-TC
PROPOSED
RESTAURANT
W/ SERVICE BAR
NOTIFICATION RADIUS
SUBJECT
PROPERTY
NOT
A
PART
SC-TC
SX-TC
FARM RD
FORT APACHE RD
SEVERENCE LN
M-TC
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M-TC
PF-TC
PF-TC
PF



0 400 800 Feet

CASE: **SUP-5432**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5432 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).

3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council. New Construction

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Supper Club located on pad 'A' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was included in this Rezoning request.

11/15/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 284,150 square foot commercial center on the subject property as part of a larger request. In addition, 12 associated Special Use Permit (U-0099-00 through U-0110-00) applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility. The Planning Commission and staff recommended approval.

12/18/02 City Council approved an Extension of Time (EOT-1083) for the Site Development Plan Review and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.

04/07/04 The City Council approved a request for a Site Development Plan Review (SDR-3795) and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road. The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission will review 12 other Special Use Permit applications as companion items to this request.

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	33.76 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SC-TC (Service Commercial - Town Center)
South:	M-TC (Medium Density Residential - Town Center)
East:	PF-TC (Public Facilities - Town Center) SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	400' from any church, synagogue, school, child care facility (12+children), or city park	No protected uses within 400' of the subject property.

BTS

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). The proposed "Restaurant Service Bar/Supper Club" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

The proposed Supper Club is a 7,000 square-foot building approved under Site Development Plan Review (SDR-3795). The parcel on which this use is located is more than 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or city park, and otherwise meets the conditions listed below for a Supper Club use. The applicant will offer beer, wine, and liquor for sale and consumption only within the restaurant and lounge.

- Conditions

The Town Center Development Standards provide that Restaurants with Service Bar/Supper Club are reviewed and conditioned pursuant to the following:

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that:

a. No restaurant service bar or Supper Club shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.

b. Uses licensed as Service Bar/Supper Club or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.

c. The distances referred to in Paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or form the nearest property line of a City park to the property line of the proposed tavem to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.

d. All businesses that sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

FINDINGS

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

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

   The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

   The proposed Supper Club will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

   The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Street) and Farm Road an (80-foot Secondary Collector) as indicated on the Master Plan of Streets and Highways, all of which contribute to carrying the capacity of traffic generated by the project.

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 project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 75 – Mailed with SUP-5433, SUP-5434 and SUP-5435

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5782 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes _____✓_____No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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: _____

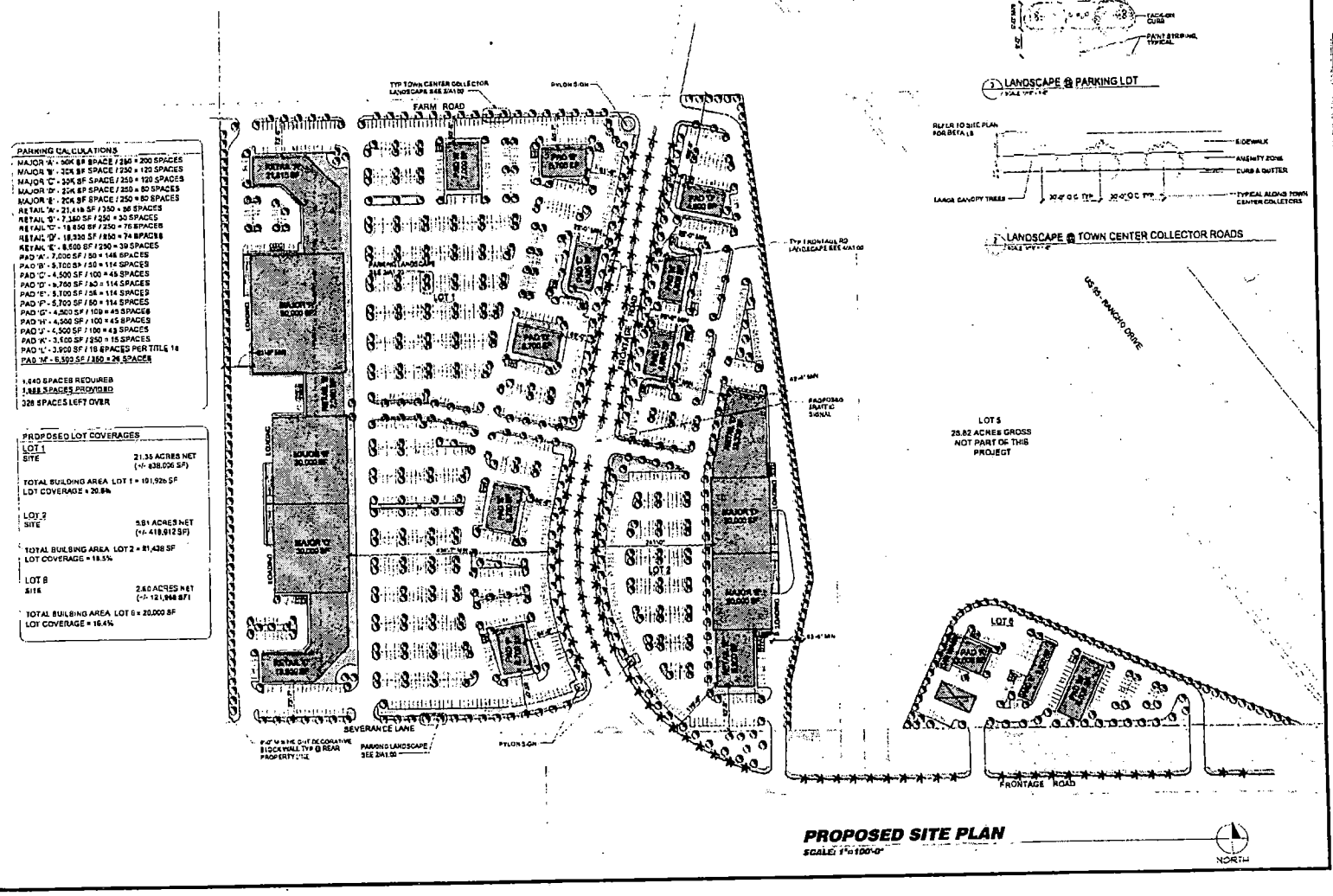
Subscribed and sworn before me

This 1 day of October, 2004

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



YWS ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING THEMING
2030 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P. (702) 243-3670 F. (702) 233-3011
E: mail@ywsarchitects.com

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95

OWNER
FOCUS PROPERTY GROUP
3960 HOWARD HUGHES PKY., #500
LAS VEGAS, NV 89109
(702) 949-8300

REVISIONS

NO	DESCRIPTION	DATE

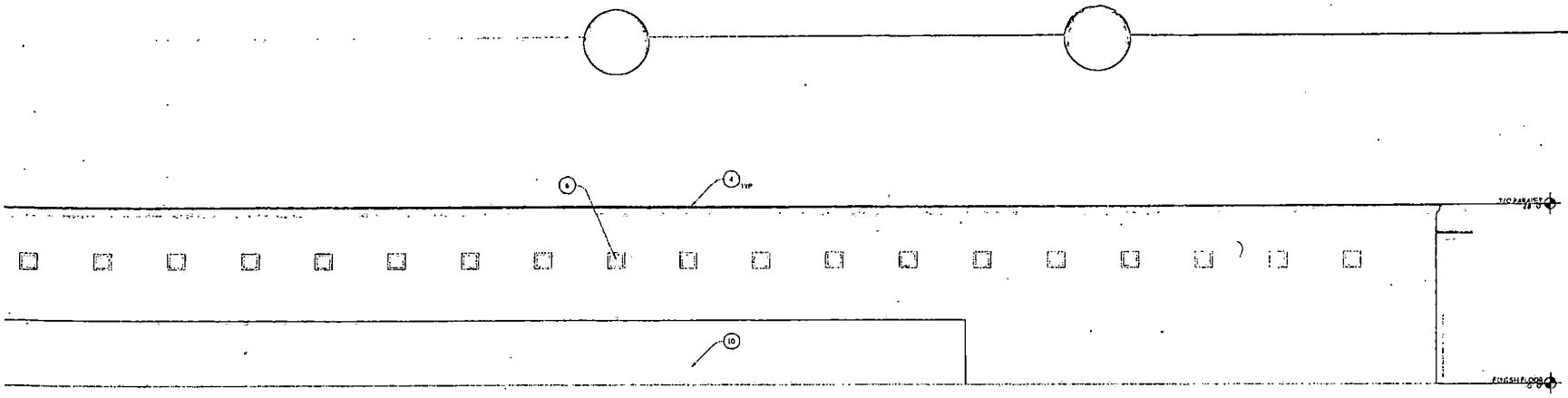
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SITE PLAN

PROJECT NO: 03-037.03
DATE: JANUARY 21, 2004
ISSUED FOR: ZONING

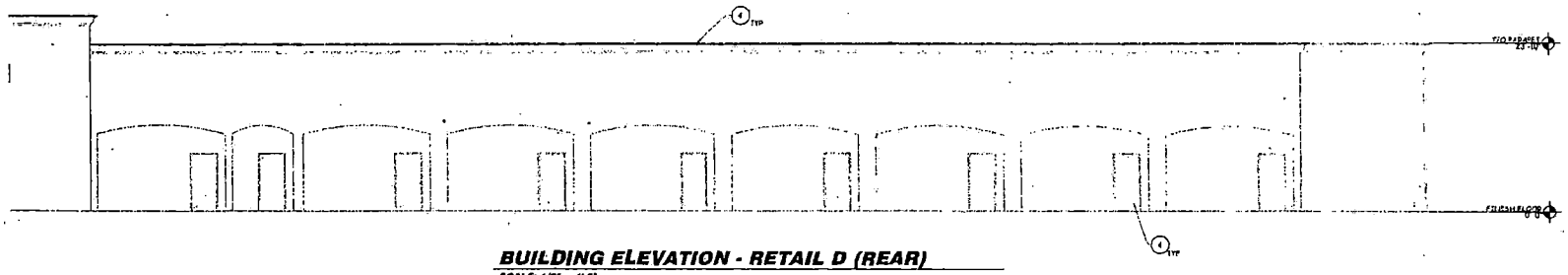
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SUP-5432
12-02-04 PC

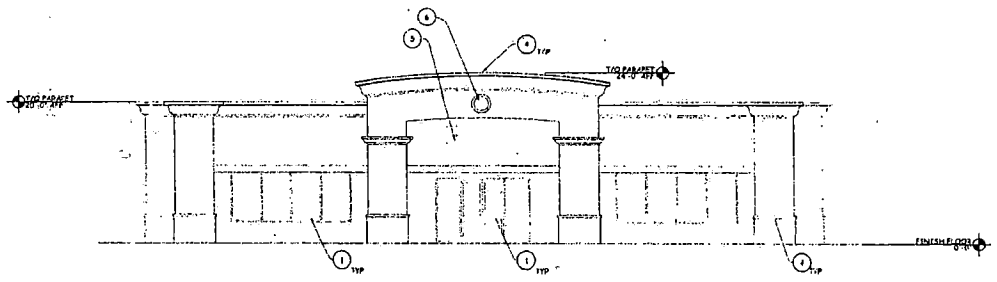
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BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

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SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PKY. #220
LAS VEGAS, NV 89129

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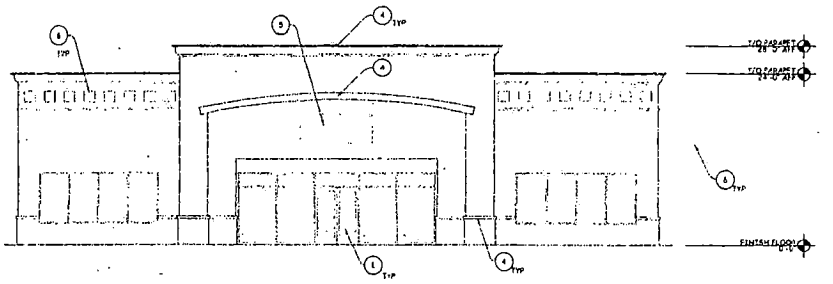
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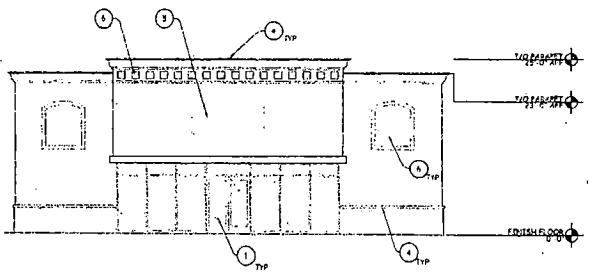
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12-02-04 PC

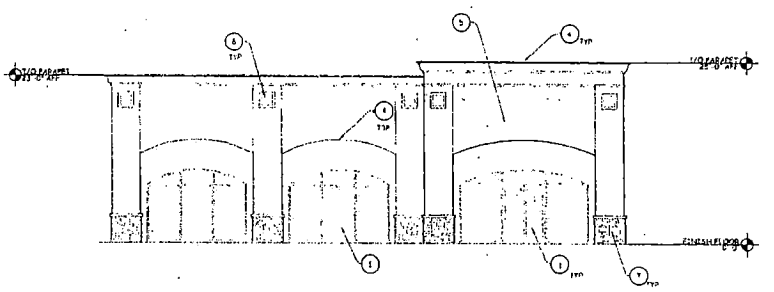
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LAS VEGAS, NEVADA 89118
P: (702) 341-5670 F: (702) 365-2011
E: info@ywsarchitects.com

SEAL:

CONSULTANT:

PROJECT NAME:
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
SOUTH PROPERTY GROUP
SEC OF FARM ROAD & HWY. 220
LAS VEGAS, NV 89129

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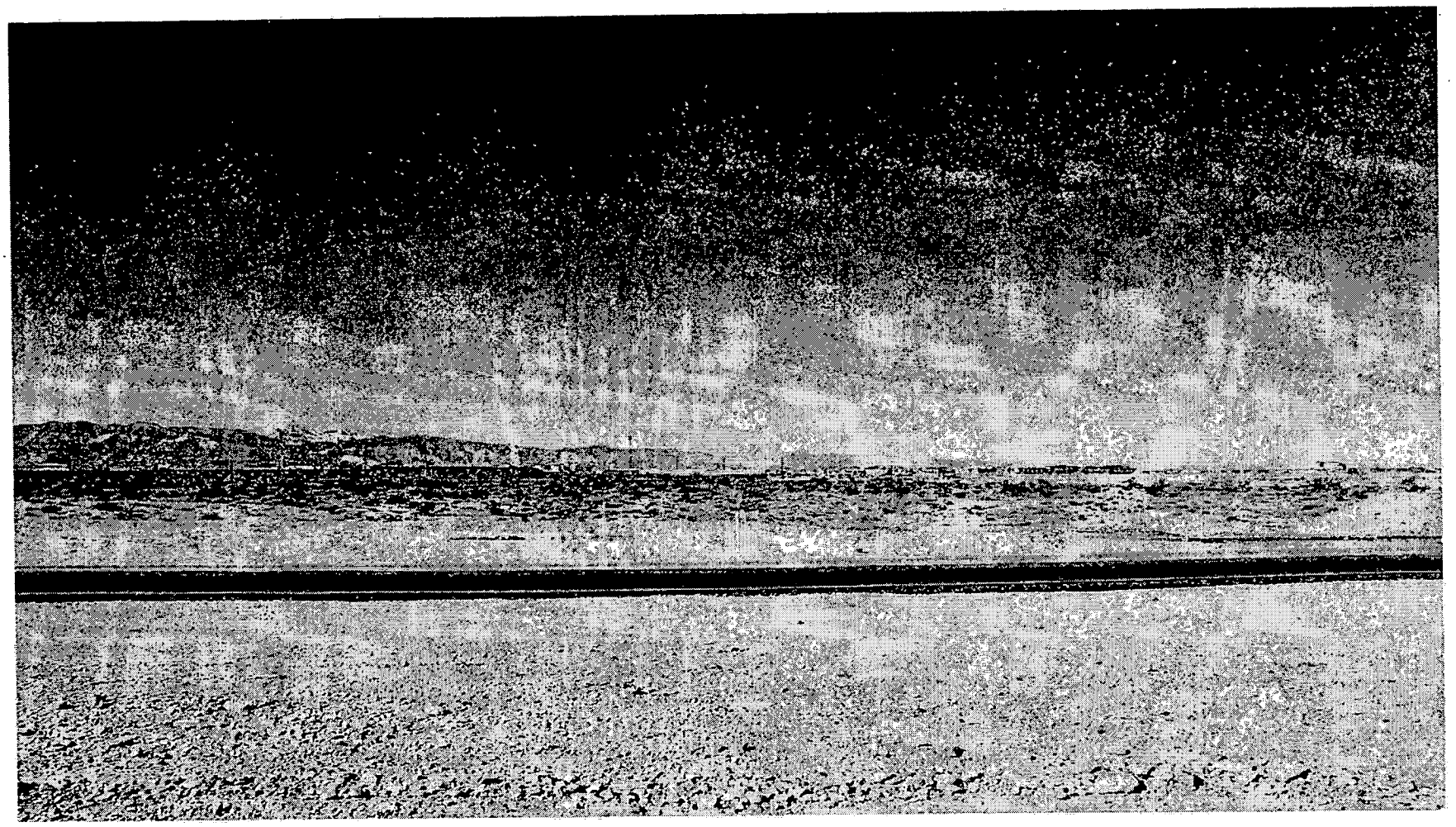
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PROPOSED EXTERIOR BUILDING ELEVATIONS

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DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

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SUP-5432
12-02-04 PC

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SUP-5432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/05/2005

MINUTES:
See Item 12 [SUP-5427] for all related discussion on Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-55431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435].

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CONDITIONS:
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1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.

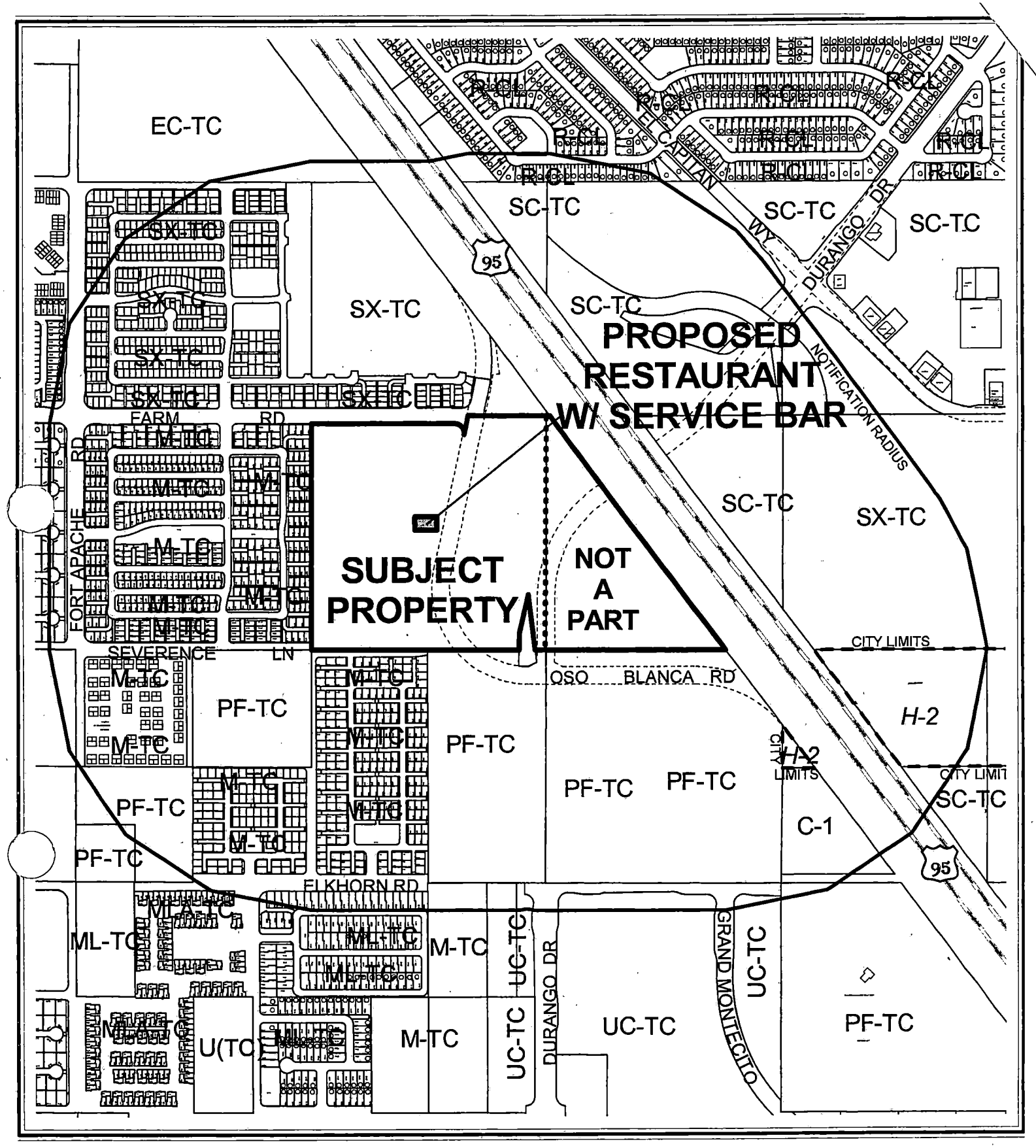
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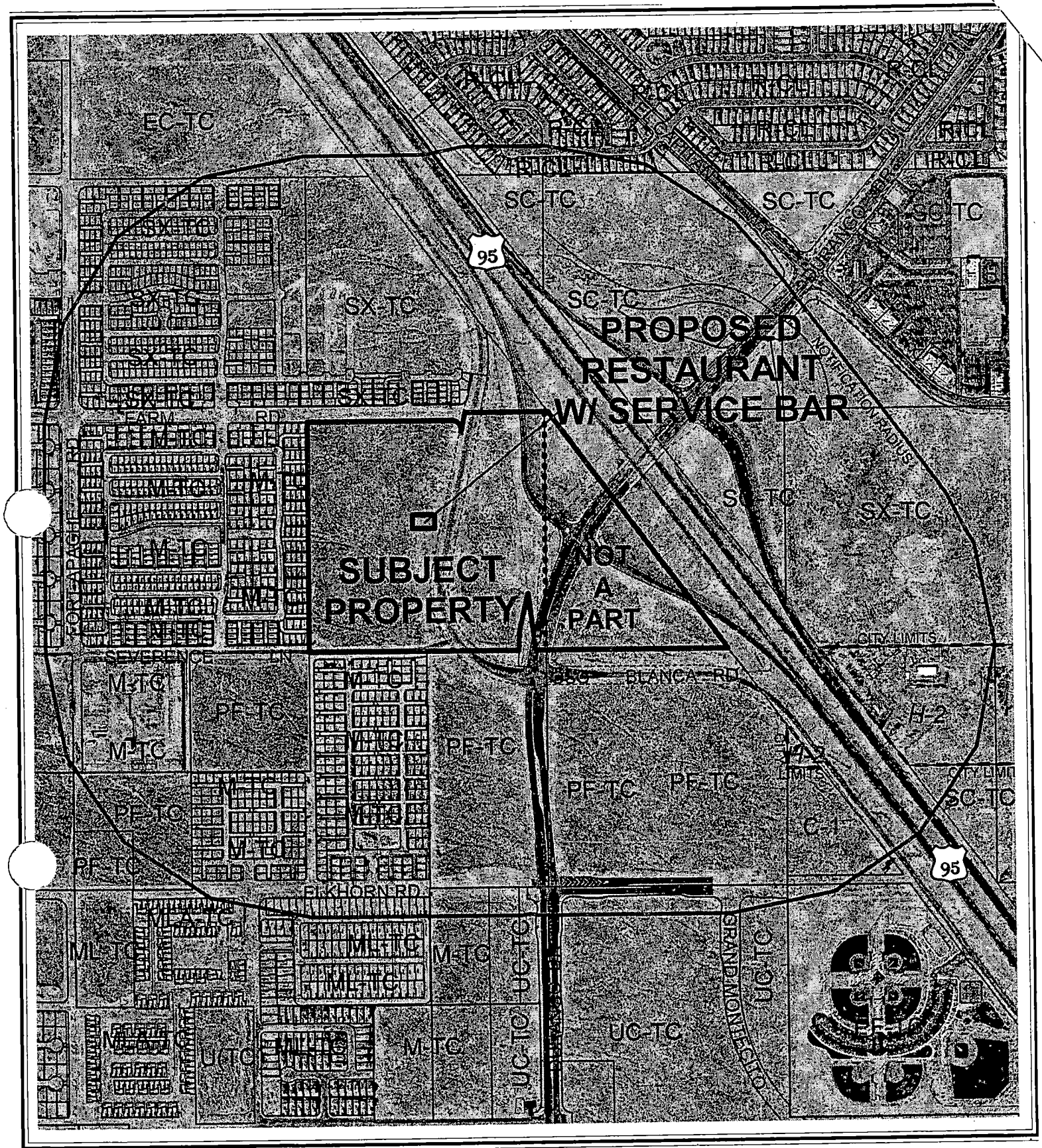
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CASE: **SUP-5433**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

N



0 400 800 Feet

CASE: **SUP-5433**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5433 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Supper Club located on pad 'B' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was included in this Rezoning request.

11/15/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 284,150 square foot commercial center on the subject property as part of a larger request. In addition, 12 associated Special Use Permit (U-0099-00 through U-0110-00) applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility. The Planning Commission and staff recommended approval.

12/18/02 City Council approved an Extension of Time (EOT-1083) for the Site Development Plan Review and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.

04/07/04 The City Council approved a request for a Site Development Plan Review (SDR-3795) and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road. The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission will review 12 other Special Use Permit applications as companion items to this request.

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	33.76 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SC-TC (Service Commercial - Town Center)
South:	M-TC (Medium Density Residential - Town Center)
East:	PF-TC (Public Facilities - Town Center) SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	.U.S 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	400' from any church, synagogue, school, child care facility (12+children), or city park	No protected uses within 400' of the subject property.

BTS

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). The proposed "Supper Club" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

The proposed Supper Club is a 5,700 square-foot tenant building approved under Site Development Plan Review (SDR-3795). The parcel on which this use is located is more than 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or city park, and otherwise meets the conditions listed below for a Supper Club use. The applicant will offer beer, wine, and liquor for sale and consumption only within the restaurant and lounge.

- Conditions

The Town Center Development Standards provide that Restaurants with Service Bar/Supper Club are reviewed and conditioned pursuant to the following:

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that:

a. No restaurant service bar or Supper Club shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.

b. Uses licensed as Service Bar/Supper Club or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.

c. The distances referred to in Paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or form the nearest property line of a City park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.

d. All businesses that sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

BTS

FINDINGS

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

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

   The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

   The proposed Supper Club will be a part of the 239,355 square foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

   The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Street) and Farm Road an (80-foot Secondary Collector) as indicated on the Master Plan of Streets and Highways, all of which contribute to carrying the capacity of traffic generated by the project.

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 project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 75 – Mailed with SUP-5432, SUP-5434 and SUP-5435

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5433 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes ___✓___No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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: _____

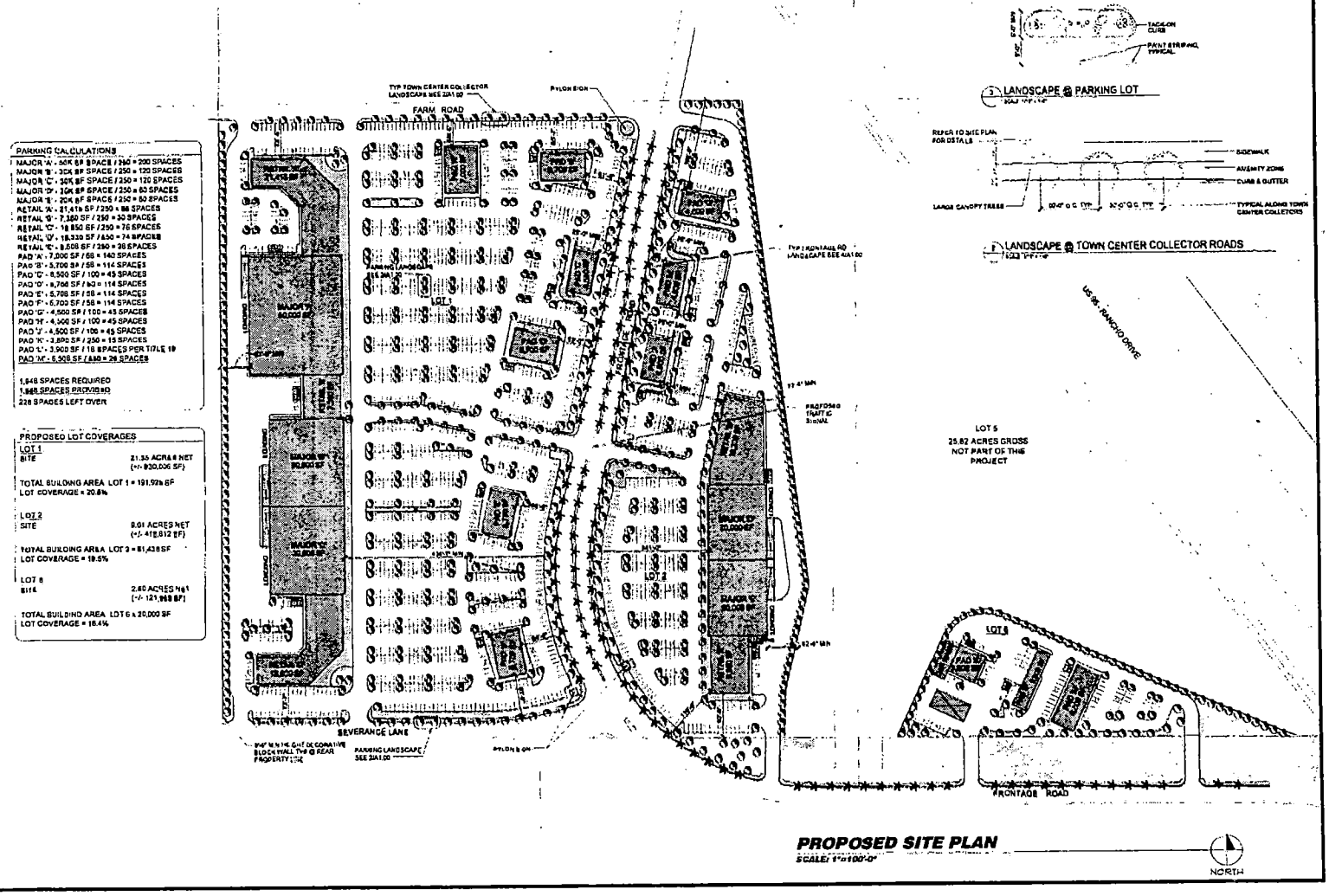
Subscribed and sworn before me

This 1 day of October, 2004

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



YWS ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING THEMING
9205 WEST PATRICK LANE
LAS VEGAS, NEVADA 89119
P: (702) 243-9470 F: (702) 255-3211

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95

OWNER
FOCUS PROPERTY GROUP
9484 CLIFF SHADOWS PKWY, #2000
LAS VEGAS, NV 89129

REVISIONS

NO.	DESCRIPTION	DATE

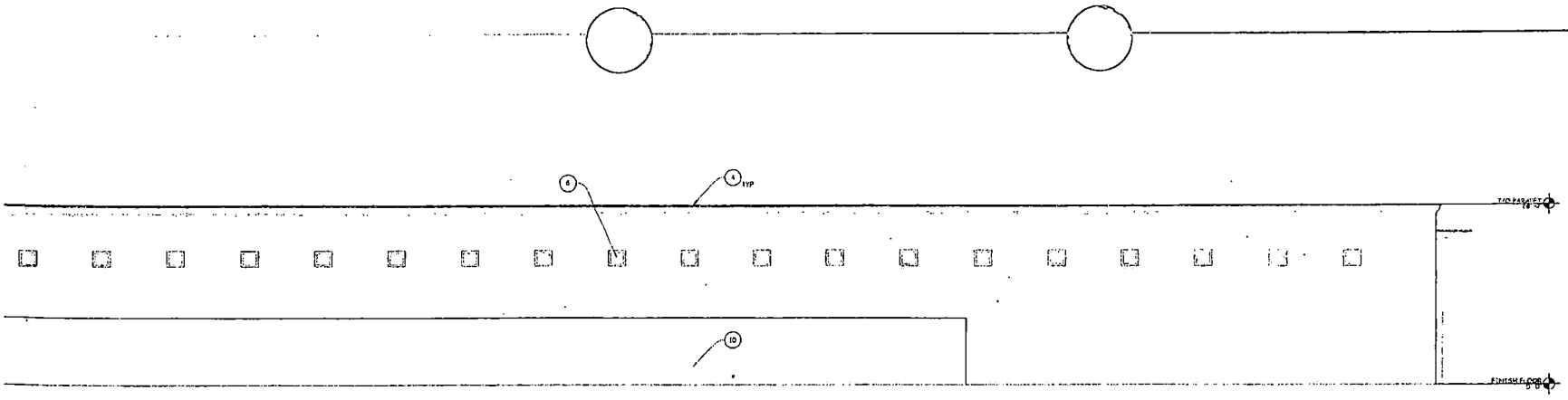
SHEET TITLE
SITE PLAN

PROJECT NO:
DATE:
ISSUED FOR:
DRAWN:

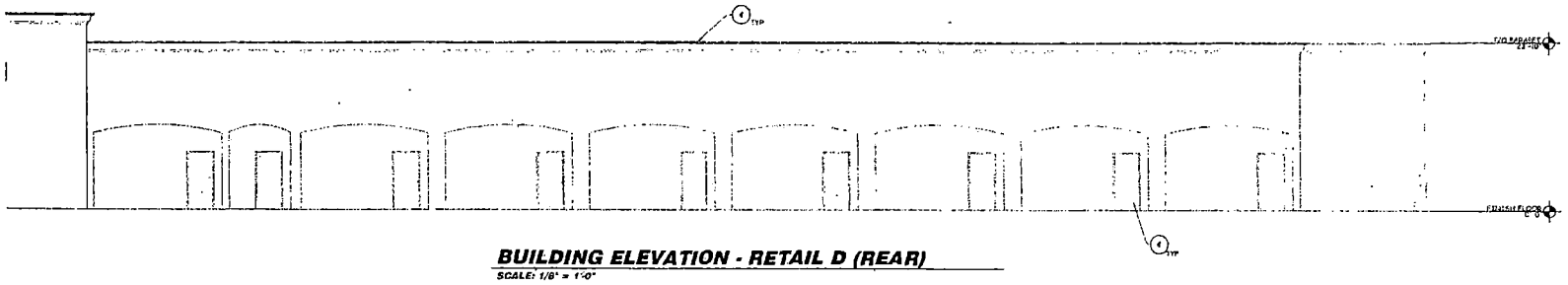
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SUP-5433
12-02-04 PC

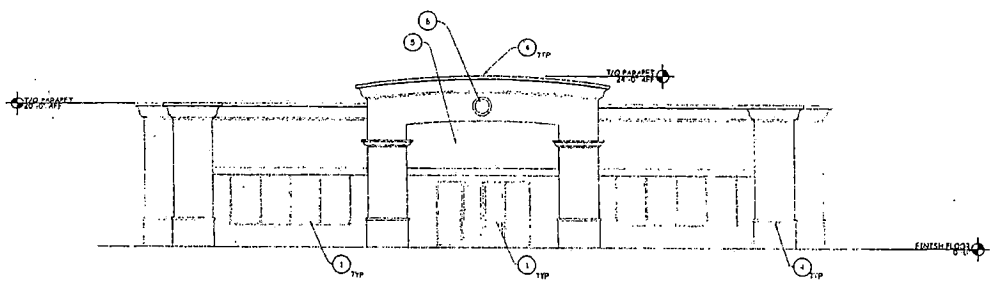
RECEIVED
OCT 08 2004



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
6. TILE INSET W/ ARCHITECTURAL POP-OUT
7. STONE CLADDING
8. PLASTER REVEALS
9. PAINTED STEEL DOOR
10. PAINTED CMU LOADING DOCK WALL

YWS ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING
5315 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P (702) 243-5570 F (702) 251-2341
E info@ywsarchitects.com

SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PY. #220
LAS VEGAS, NV 89129

REVS	DESCRIPTION	DATE

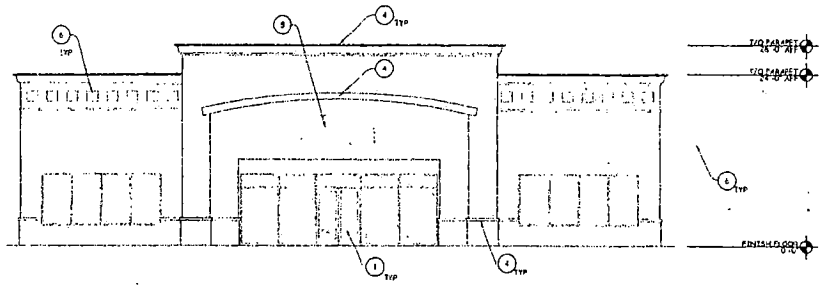
SHEET TITLE
PROPOSED
EXTERIOR
BUILDING
ELEVATIONS

PROJECT NO:
00-057.03
DATE:
JANUARY 27, 2004
ISSUED FOR:
ZONING

A5.06

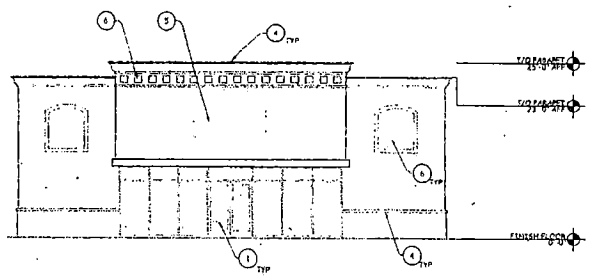
RECEIVED
OCT 08 2004

SUP-5433
12-02-04 PC



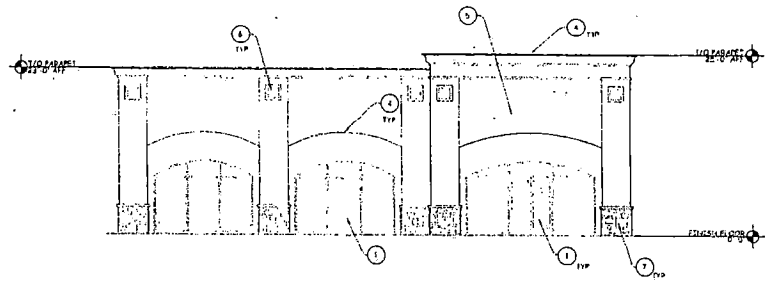
BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT

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



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE

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



BUILDING ELEVATION - TYPICAL RETAIL PAD

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

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT / TRIM
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YWS ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING THEMING
5328 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P: (702) 247-5813 F: (702) 255-3011
E: ...@ywsarchitects.com

SEAL:

CONSULTANT:

PROJECT NAME:
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
FOCUS DEVELOPMENTS, LLC
LAS VEGAS, NV 89129

NO	DESCRIPTION	DATE

PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 03-057.03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

A5.07

SUP-5433
12-02-04 PC

RECEIVED
OCT 08 2004



SUP-5433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5434 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/05/2005

MINUTES:
See Item 12 [SUP-5427] for all related discussion on Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-55431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435].

(6:28 – 6:40)

1-881

CONDITIONS:
Planning and Development
1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.

PLANNING COMMISSION MEETING OF DECEMBER 2, 2004
Planning and Development Department
Item 19 – SUP-5434

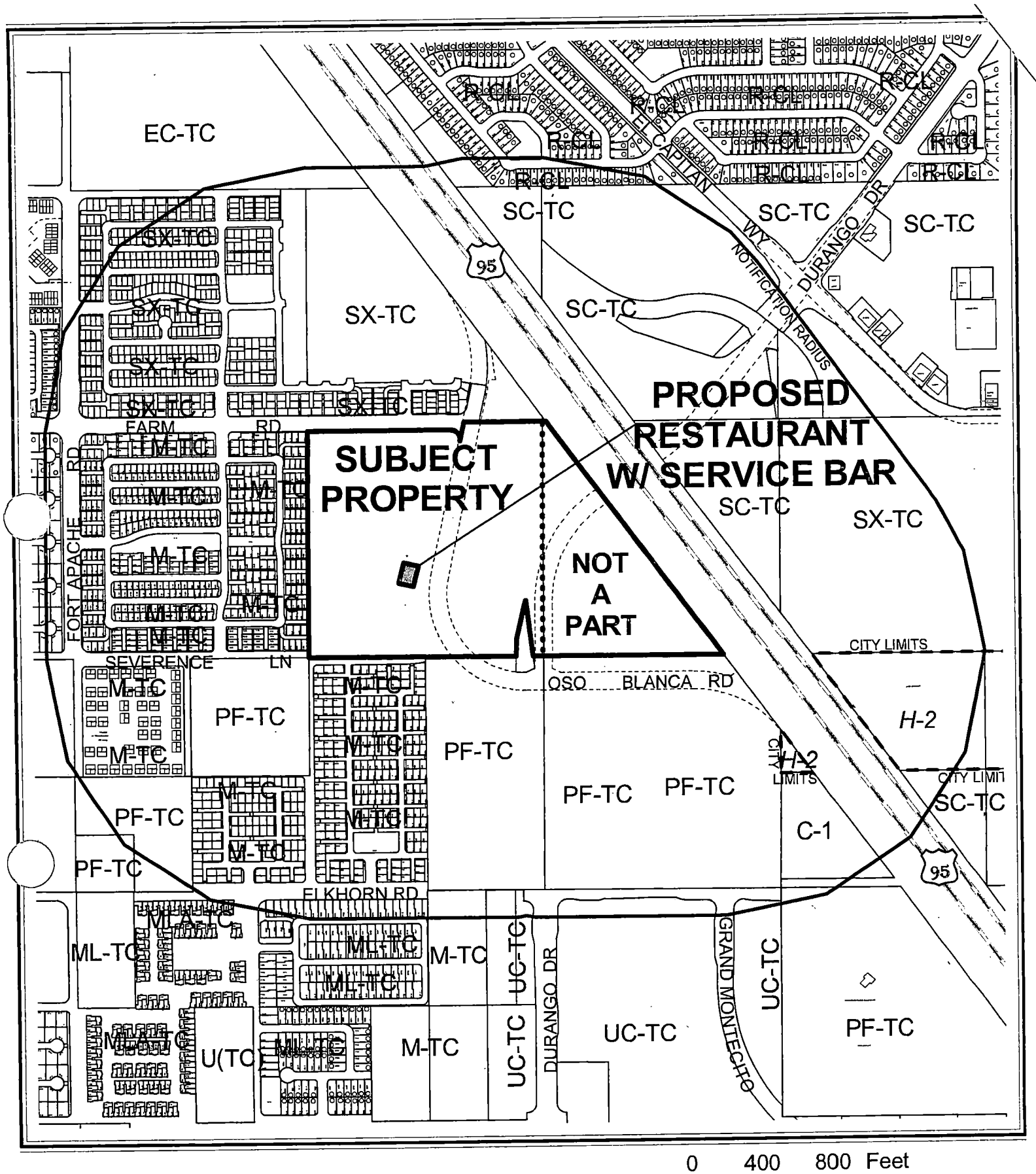
CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Rezoning (z-0076-98) and Site Development Plan Review (SDR-3795).

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

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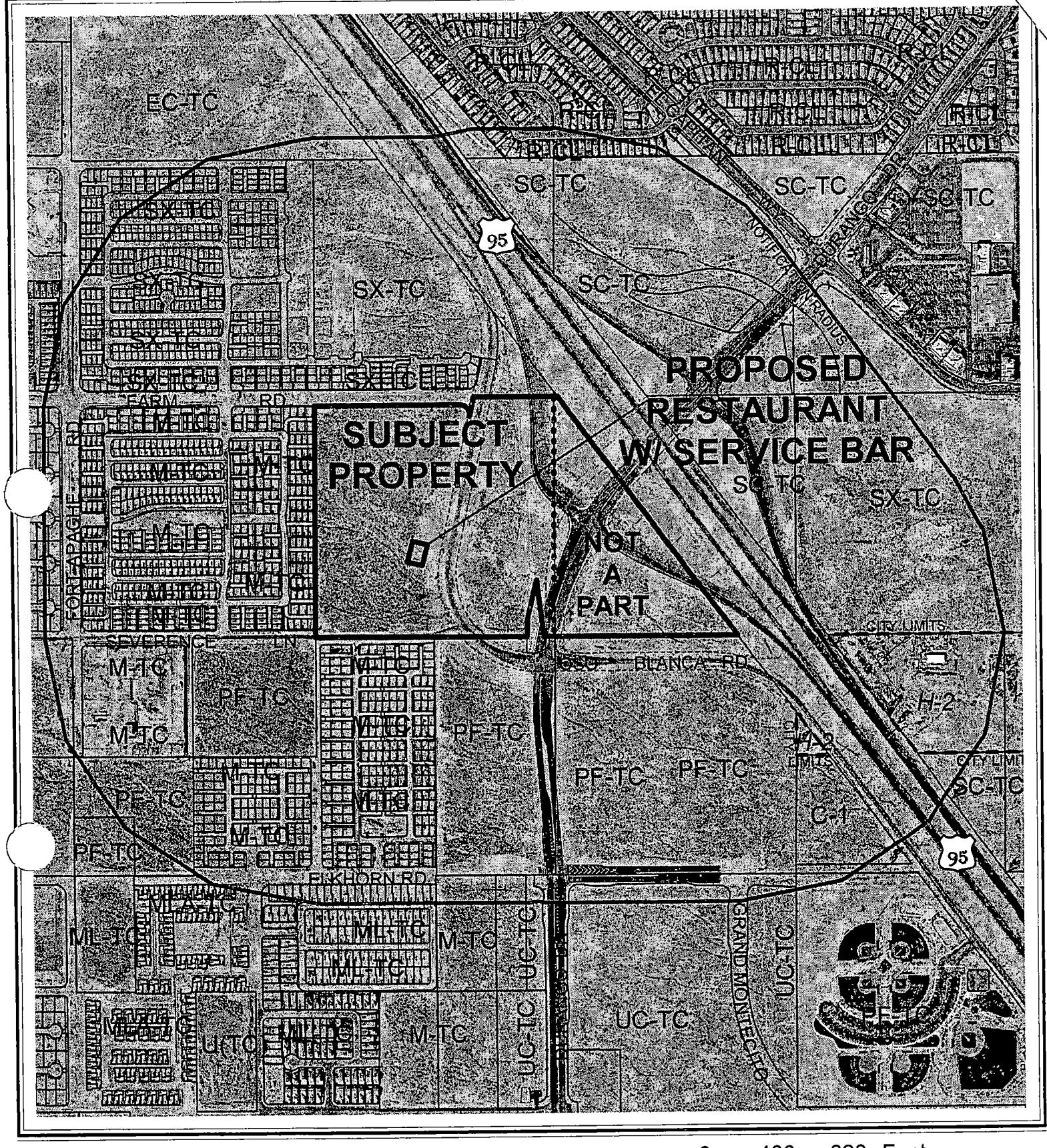


0 400 800 Feet

CASE: **SUP-5434**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]



0 400 800 Feet

CASE: **SUP-5434**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5434 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

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DC

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Supper Club located on pad 'E' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

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10/08/04 The elements of a Special Use Permit were discussed.

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A neighborhood meeting is not required..

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Gross Acres:	33.76 acres

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East:	PF-TC (Public Facilities - Town Center) SC-TC (Service Commercial - Town Center)
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DC

D) Existing Zoning

Subject Property:	T-C (Town Center)
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SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Town Center	X	
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

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- Conditions

The Town Center Development Standards provide the following conditions for the use, Restaurant with Supper Club:

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NOTICES MAILED 75 – Mailed with SUP-5432, SUP-5433 and SUP-5435

APPROVALS 0

PROTESTS 0

DC

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5434 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes __✓__No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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]

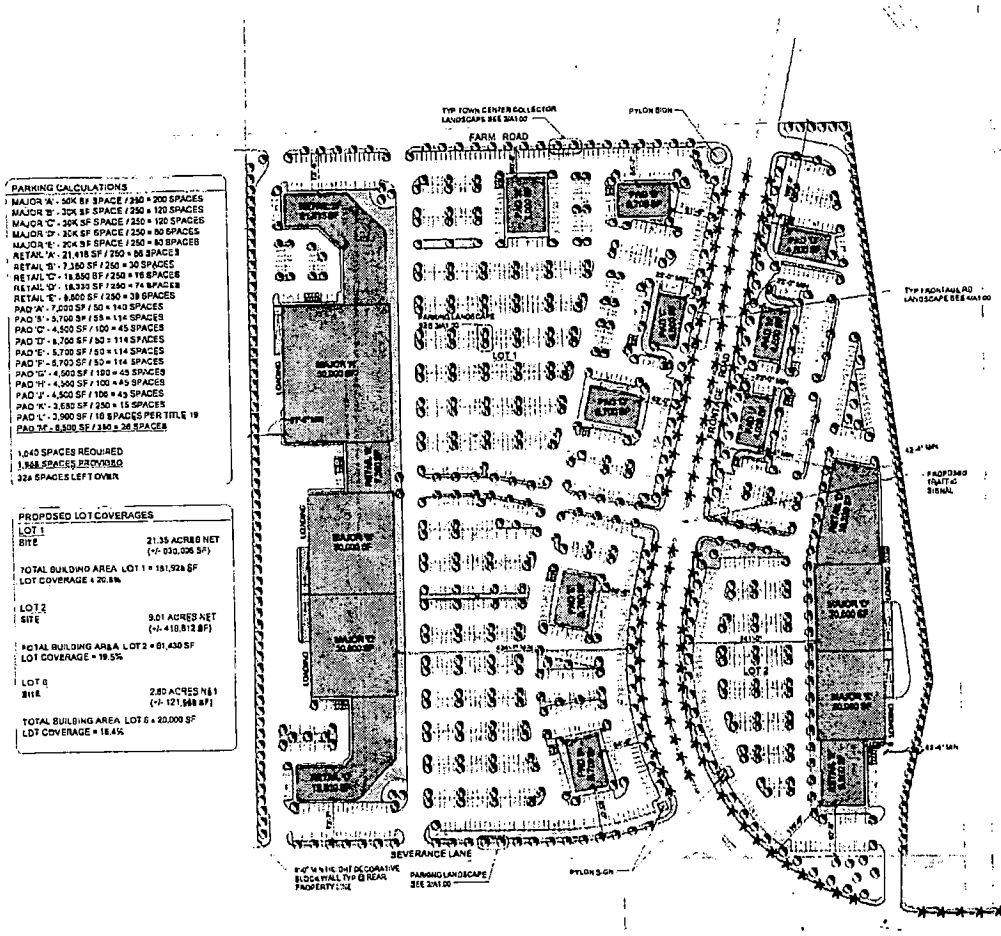
Subscribed and sworn before me

This 1 day of October, 2004

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



PARKING CALCULATIONS

MAJOR 'A' - 50K SF SPACE / 250 = 200 SPACES
MAJOR 'B' - 30K SF SPACE / 250 = 120 SPACES
MAJOR 'C' - 30K SF SPACE / 250 = 120 SPACES
MAJOR 'D' - 20K SF SPACE / 250 = 80 SPACES
MAJOR 'E' - 20K SF SPACE / 250 = 80 SPACES
RETAIL 'A' - 21,415 SF / 250 = 86 SPACES
RETAIL 'B' - 7,360 SF / 250 = 30 SPACES
RETAIL 'C' - 18,550 SF / 250 = 76 SPACES
RETAIL 'D' - 18,335 SF / 250 = 74 SPACES
RETAIL 'E' - 9,600 SF / 250 = 39 SPACES
PAD 'A' - 7,000 SF / 50 = 140 SPACES
PAD 'B' - 5,700 SF / 50 = 114 SPACES
PAD 'C' - 4,500 SF / 100 = 45 SPACES
PAD 'D' - 5,700 SF / 50 = 114 SPACES
PAD 'E' - 5,700 SF / 50 = 114 SPACES
PAD 'F' - 5,700 SF / 50 = 114 SPACES
PAD 'G' - 4,500 SF / 100 = 45 SPACES
PAD 'H' - 4,500 SF / 100 = 45 SPACES
PAD 'J' - 4,500 SF / 100 = 45 SPACES
PAD 'K' - 3,680 SF / 250 = 15 SPACES
PAD 'L' - 3,900 SF / 10 SPACES PER TITLE 19
PAD 'M' - 6,500 SF / 250 = 26 SPACES

1,040 SPACES REQUIRED
1,968 SPACES PROVIDED
328 SPACES LEFT OVER

PROPOSED LOT COVERAGES

LOT 1
SITE — 21.35 ACRES NET (+/- 930,006 SF)
TOTAL BUILDING AREA LOT 1 = 181,928 SF
LOT COVERAGE = 20.8%

LOT 2
SITE — 9.01 ACRES NET (+/- 418,812 SF)
TOTAL BUILDING AREA LOT 2 = 81,430 SF
LOT COVERAGE = 19.5%

LOT 6
SITE — 2.80 ACRES NET (+/- 121,968 SF)
TOTAL BUILDING AREA LOT 6 = 20,000 SF
LOT COVERAGE = 16.4%

REFER TO SITE PLAN FOR DETAILS

15'-0" MIN LANDSCAPE STRIP ALONG FRONTAGE ROAD

5' DETACH
SIDEWALK
AMENITY ZONE
CURB & GUTTER
MEXICAN FAN PALMS
TYPICAL ALONG FRONTAGE ROAD

1 LANDSCAPE @ FRONTAGE ROAD

TAKE-ON CURB
PAINT STRIPING, TYPICAL

2 LANDSCAPE @ PARKING LOT

REFER TO SITE PLAN FOR DETAILS
SIDEWALK
AMENITY ZONE
CURB & GUTTER
LARGE CANOPY TREES
TYPICAL ALONG TOWN CENTER COLLECTORS

3 LANDSCAPE @ TOWN CENTER COLLECTOR ROADS

PROPOSED SITE PLAN
SCALE: 1"=100'-0"

NORTH

YWS ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING
3030 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P. (702) 243-8878 F. (702) 930-3811
E: YWS@YWSARCHITECTS.COM

CONSULTANT

SEAL

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95

OWNER
FOCUS PROPERTY GROUP
8816 CLIFF SHADOWS PKY, #2250
LAS VEGAS, NV 89128

REVISIONS

NO	DESCRIPTION	DATE

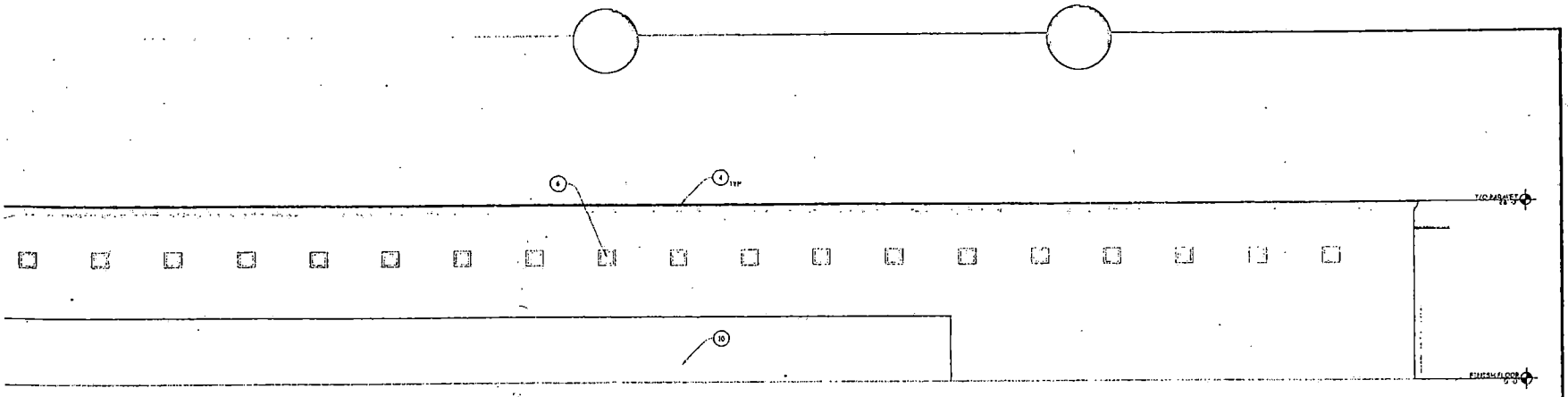
SHEET TITLE
SITE PLAN

PROJECT NO: 03-067.03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

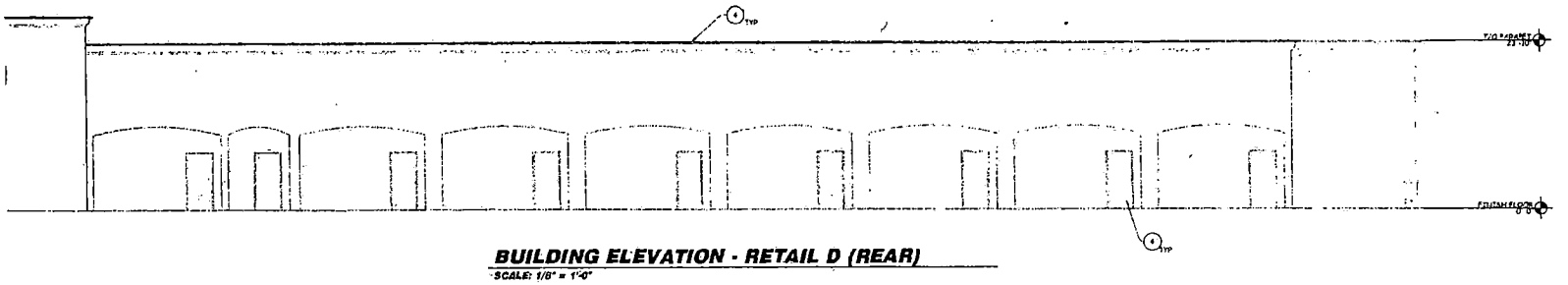
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SUP-5434
12-02-04 PC

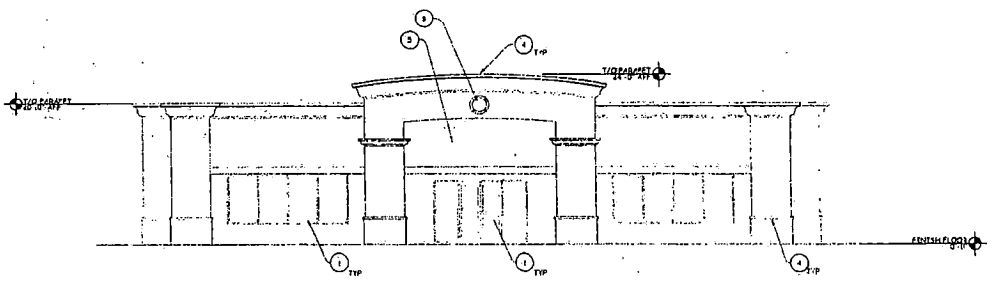
RECEIVED
OCT 08 2004



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
6. TILE INSET W/ ARCHITECTURAL POP-OUT
7. STONE CLADDING
8. PLASTER REVEALS
9. PAINTED STEEL DOOR
10. PAINTED CMU LOADING DOCK WALL

YWS ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING
5303 WEST PAIRPOINT LANE
LAS VEGAS, NEVADA 89118
P (702) 242-5570 F (702) 350-0311
E info@ywsarchitects.com

SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PKY. #220
LAS VEGAS, NV 89129

REVISIONS		
NO	DESCRIPTION	DATE

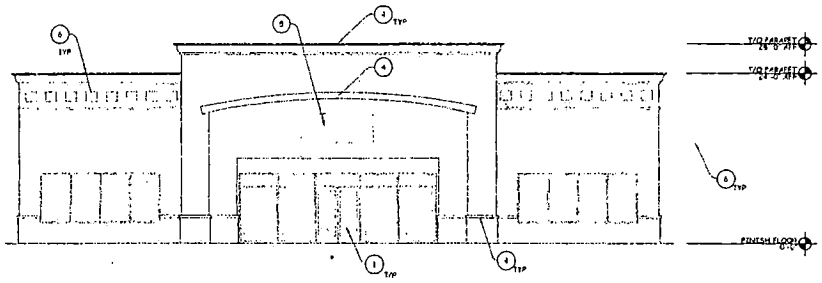
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PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 00-057.03
DATE: JANUARY 23, 2004
ISSUED FOR: ZONING

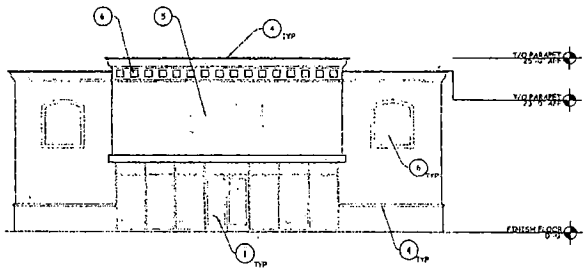
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SUP-5434
12-02-04 PC

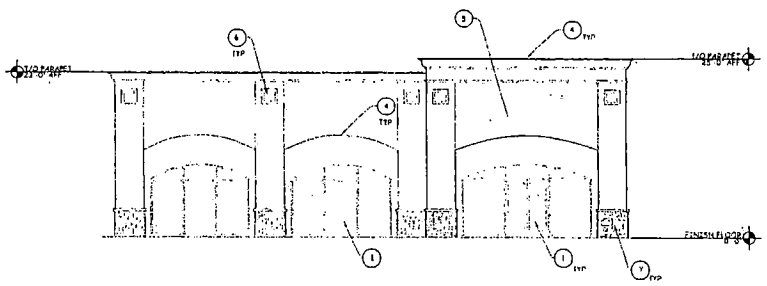
RECEIVED
OCT 08 2004



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
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2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
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6038 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P: (702) 247-9472 F: (702) 765-3011
E: info@ywsarchitects.com

FARM ROAD
RETAIL CENTER
FARM ROAD & US 95

FOCUS PROPERTY GROUP
6145 S. RAINBOW BLVD. #220
LAS VEGAS, NV 89129

NO.	DESCRIPTION	DATE

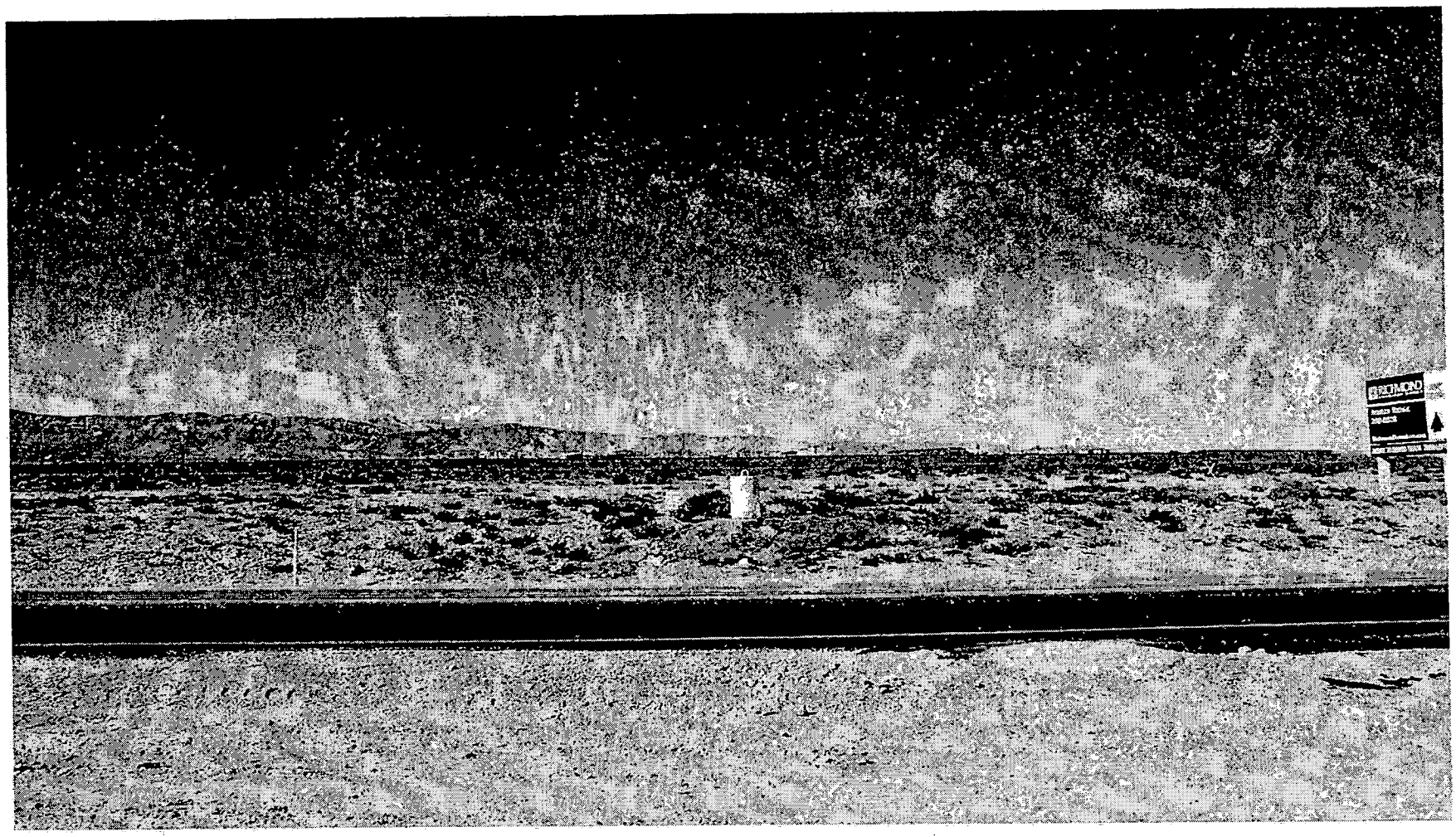
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 04-057 03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

A5.07

SUP-5434
12-02-04 PC

RECEIVED
OCT 08 2004



SUP-5434 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SUP-5435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 01/05/05 - 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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/05/2005

MINUTES:
See Item 12 [SUP-5427] for all related discussion on Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-55431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435].

(6:28 – 6:40)

1-881

CONDITIONS:
Planning and Development
1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Supper Club use.

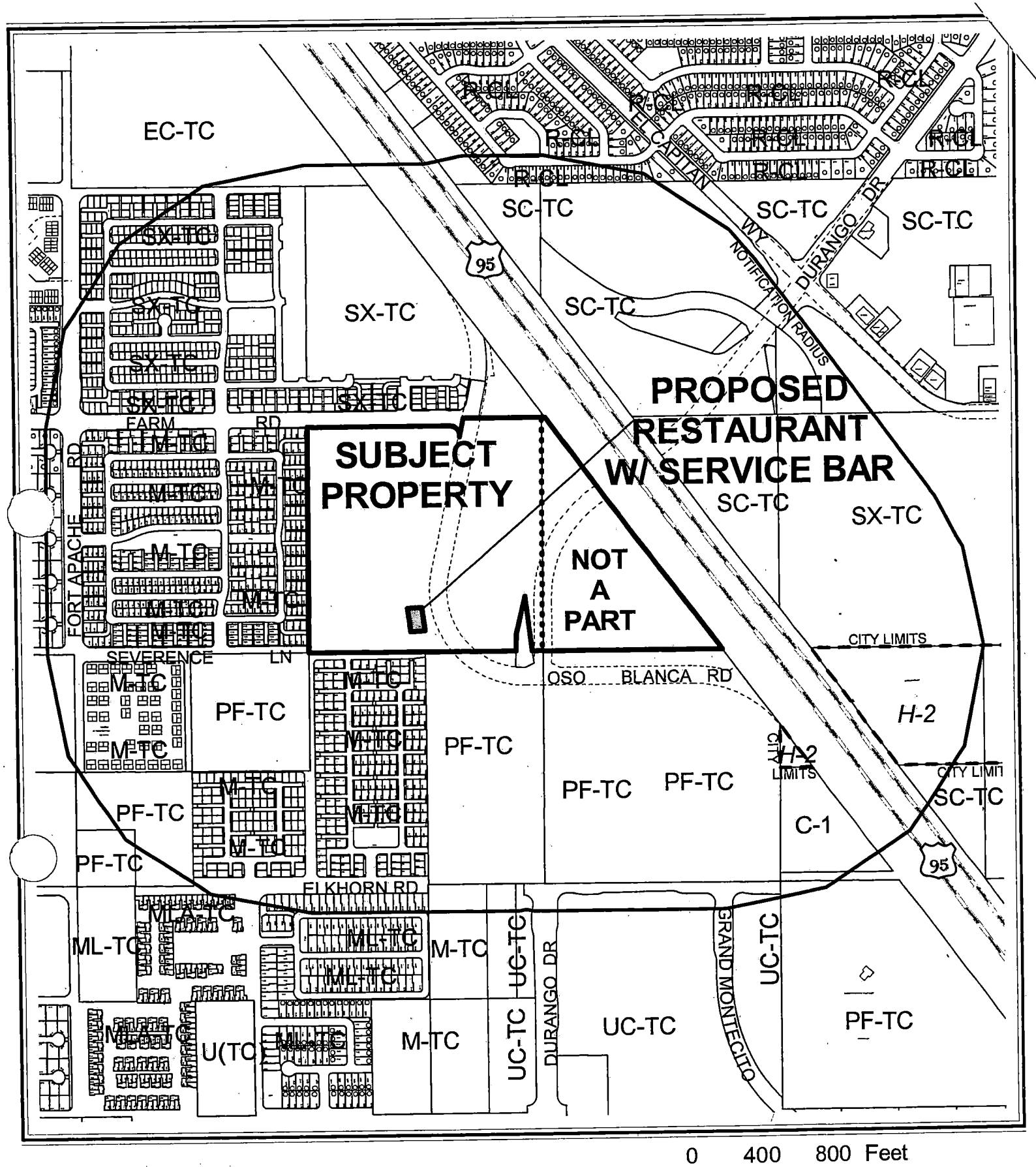
CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Rezoning (z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.



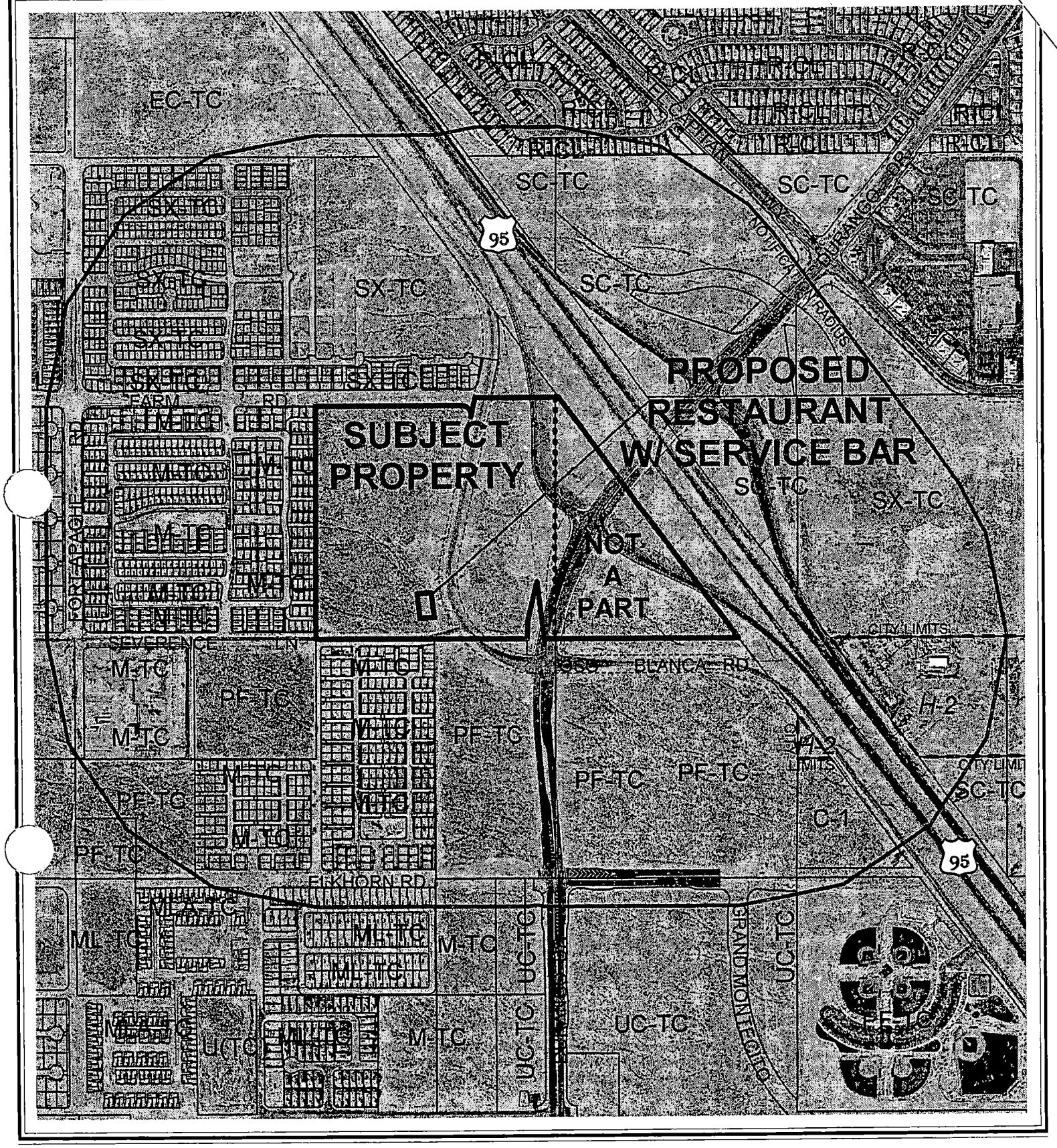
0 400 800 Feet

CASE: **SUP-5435**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

N



0 400 800 Feet

CASE: **SUP-5435**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5435 - APPLICANT/OWNER: NORTHWEST 95, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Supper Club use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).

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

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

5. All conditions of approval shall conform to the Town Center Development Standards Manual.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Supper Club located on pad 'F' adjacent to the northwest corner of Severance Lane and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.

11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square-foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.

12/18/02 City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.

04/07/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (SDR-3795). Planning Commission and staff recommended approval.

12/02/04 The Planning Commission will review 12 other Special Use Permit applications as companion items to this request.

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SX-TC (Suburban Mixed Use - Town Center)
South:	M-TC (Medium Density Residential - Town Center) PF-TC (Public Facilities - Town Center)
East:	SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to the General Plan policies for this site.

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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Restaurant with Supper Club use; however, there are three (3) similar approved uses within the 750' notification distance.

Standards	Code Requirement	Provided
Supper Club	400' from any church, synagogue, school, child care facility (12+children), or city park	No protected uses within 400' of the subject property.

There are no churches, synagogues, schools, child care facilities, or city parks within 400 feet of this proposal.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). The proposed "Supper Club" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

The proposed Supper Club is a 5,700 square-foot tenant building approved under Site Development Plan Review (SDR-3795). The parcel on which this use is located is more than 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or city park, and otherwise meets the conditions listed below for a Supper Club use. The applicant will offer beer, wine, and liquor for sale and consumption only within the restaurant and lounge.

- Conditions

The Town Center Development Standards provide the following conditions for the use, Restaurant with Supper Club:

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that:

a. No restaurant service bar or Supper Club shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.

b. Uses licensed as Supper Club or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.

c. The distances referred to in Paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a City park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.

d. All businesses that sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

FINDINGS

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

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

   The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

   The proposed Restaurant with Supper Club will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

   The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Road) and Farm Road an (80-foot Town Center Collector) as indicated on the Centennial Hills Town Center Street Classification, all of which contribute to carrying the capacity of traffic generated by the project.

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 project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

SRS

NOTICES MAILED 75 – Mailed with SUP-5432, SUP-5433 and SUP-5434

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5435 APN: 125-17-301-003 and 125-17-701-001 (portion)

Name of Property Owner: Northwest 95, LLC

Name of Applicant: Northwest 95, LLC

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

_____Yes __✓__No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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]

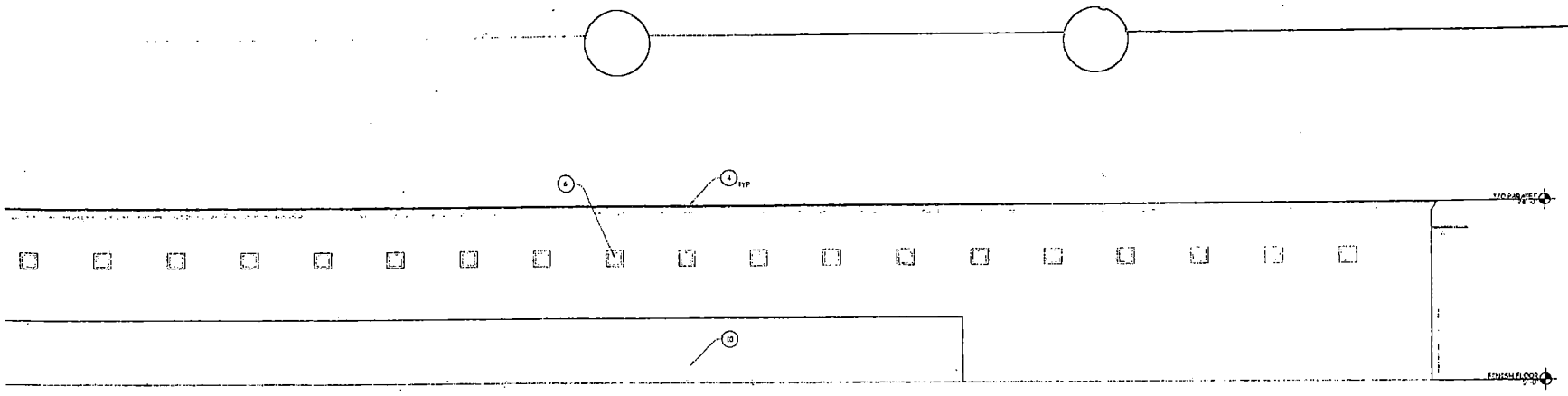
Subscribed and sworn before me

This 1 day of October, 2004

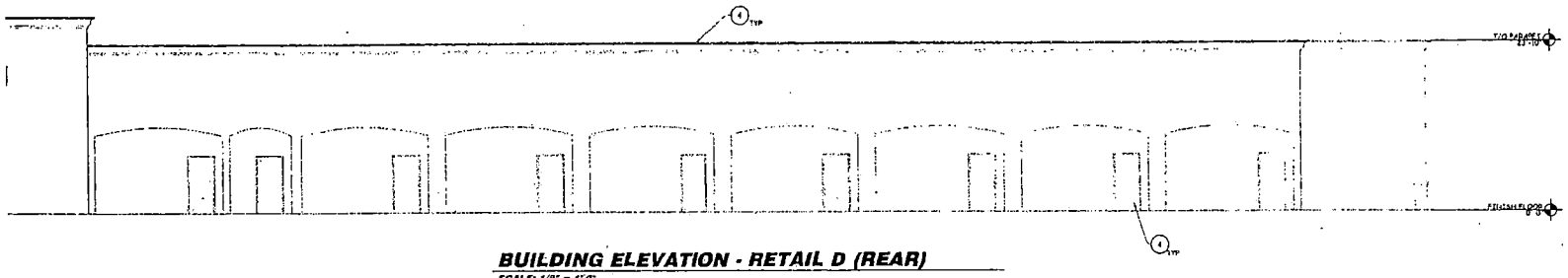
Amanda Dalton

Notary Public in and for said County and State

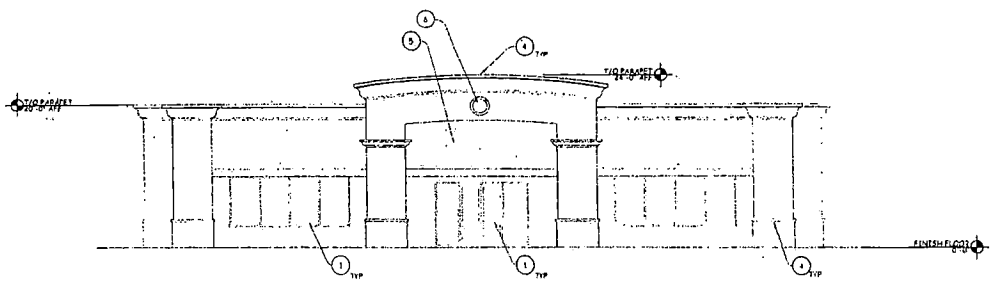
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



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YWS ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING
[illegible]
LAS VEGAS, NEVADA 89118
P (702) 243-8570 F (702) 256-2011
E [illegible]

SEAL

CONSULTANTS

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PY, #220
LAS VEGAS, NV 89129

NO	DESCRIPTION	DATE

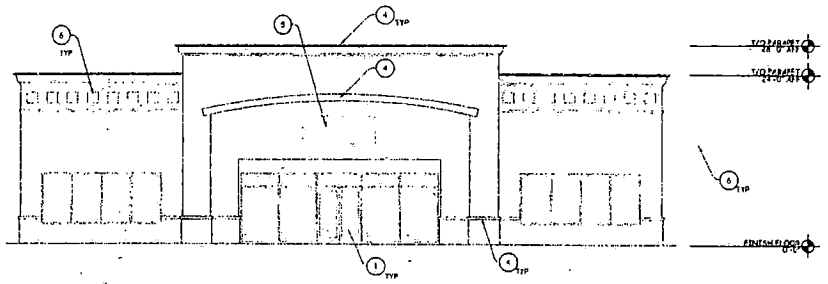
SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 00-057.03
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

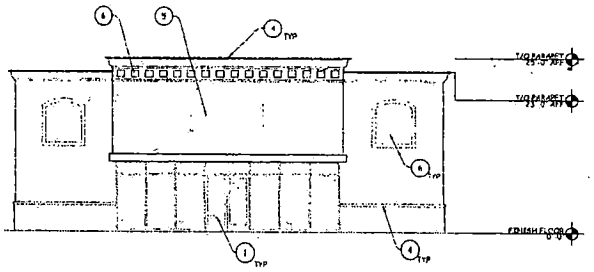
A5.06

SUP-5435
12-02-04 PC

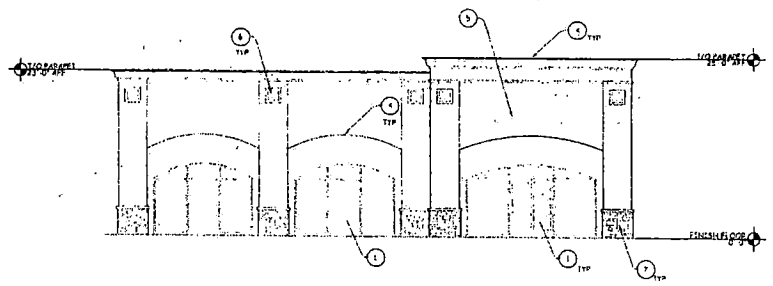
RECEIVED
OCT 08 2004



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
6. TILE INSET W/ ARCHITECTURAL POP-OUT
7. STONE CLADDING
8. PLASTER REVEALS
9. PAINTED STEEL DOOR
10. PAINTED CMU LOADING DOCK WALL

YWS ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING THEMING
9014 WEST PATRICK LANE
LAS VEGAS, NEVADA 89119
P: (702) 243-5870 F: (702) 253-3011
E: info@ywsarchitects.com

SEAL

CONSULTANT

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3145 CLIFF SHADOW PKY, #220
LAS VEGAS, NV 89129

REVISIONS
NO | DESCRIPTION | DATE

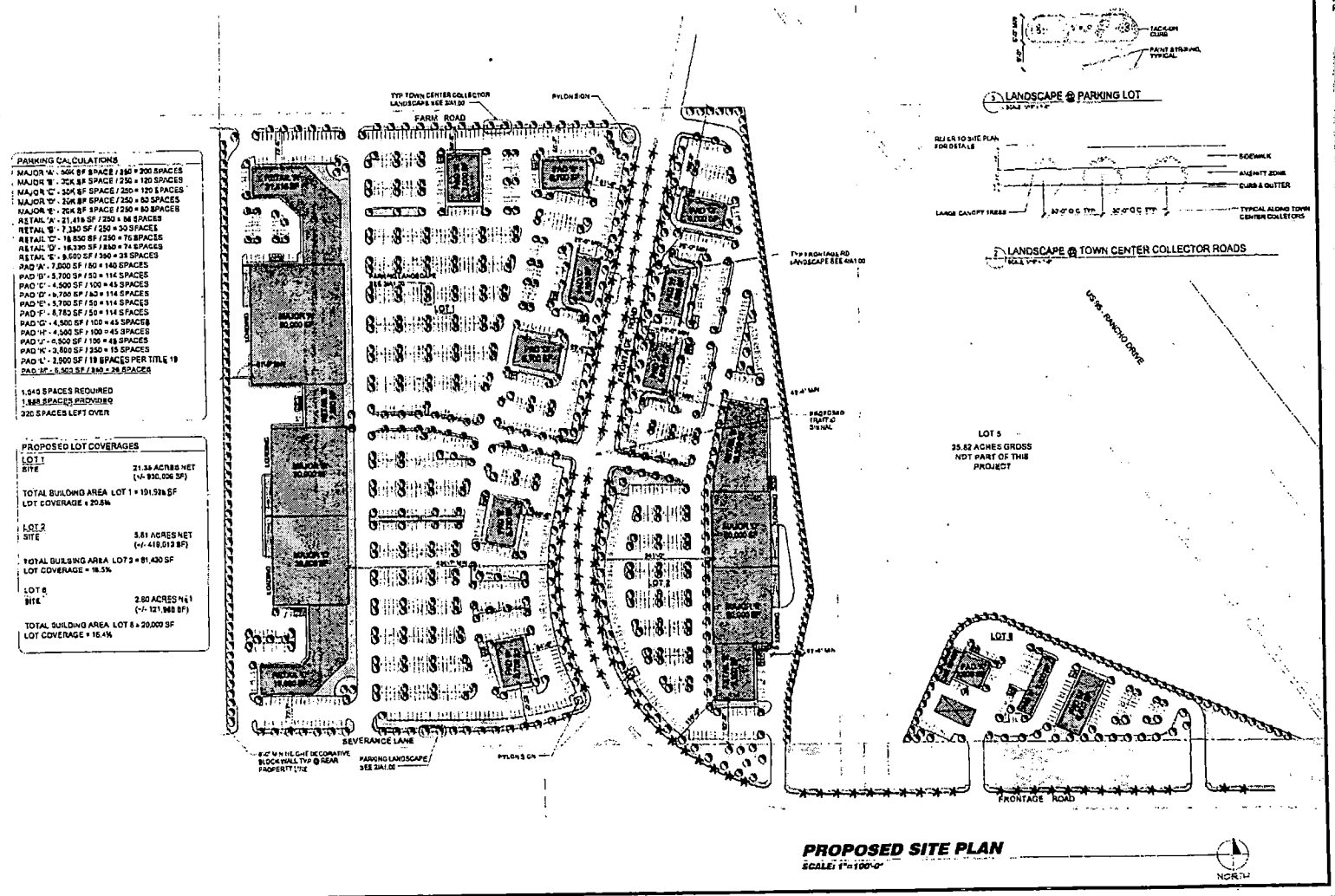
SHEET TITLE
PROPOSED EXTERIOR BUILDING ELEVATIONS

PROJECT NO: 00-057.03
DATE: JANUARY 27, 2003
ISSUED FOR: ZONING

A5.07

SUP-5435
12-02-04 PC

RECEIVED
OCT 08 2004



YWS ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING THEMING
8204 WEST PATRICK LANE
LAS VEGAS, NEVADA 89113
P. (702) 243-5675 F. (702) 255-3611
E: yws@ywsarchitects.com

CONSULTANT:

SEAL:

PROJECT NAME:
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
LAS VEGAS, NEVADA

REVISIONS:

NO	DESCRIPTION	DATE

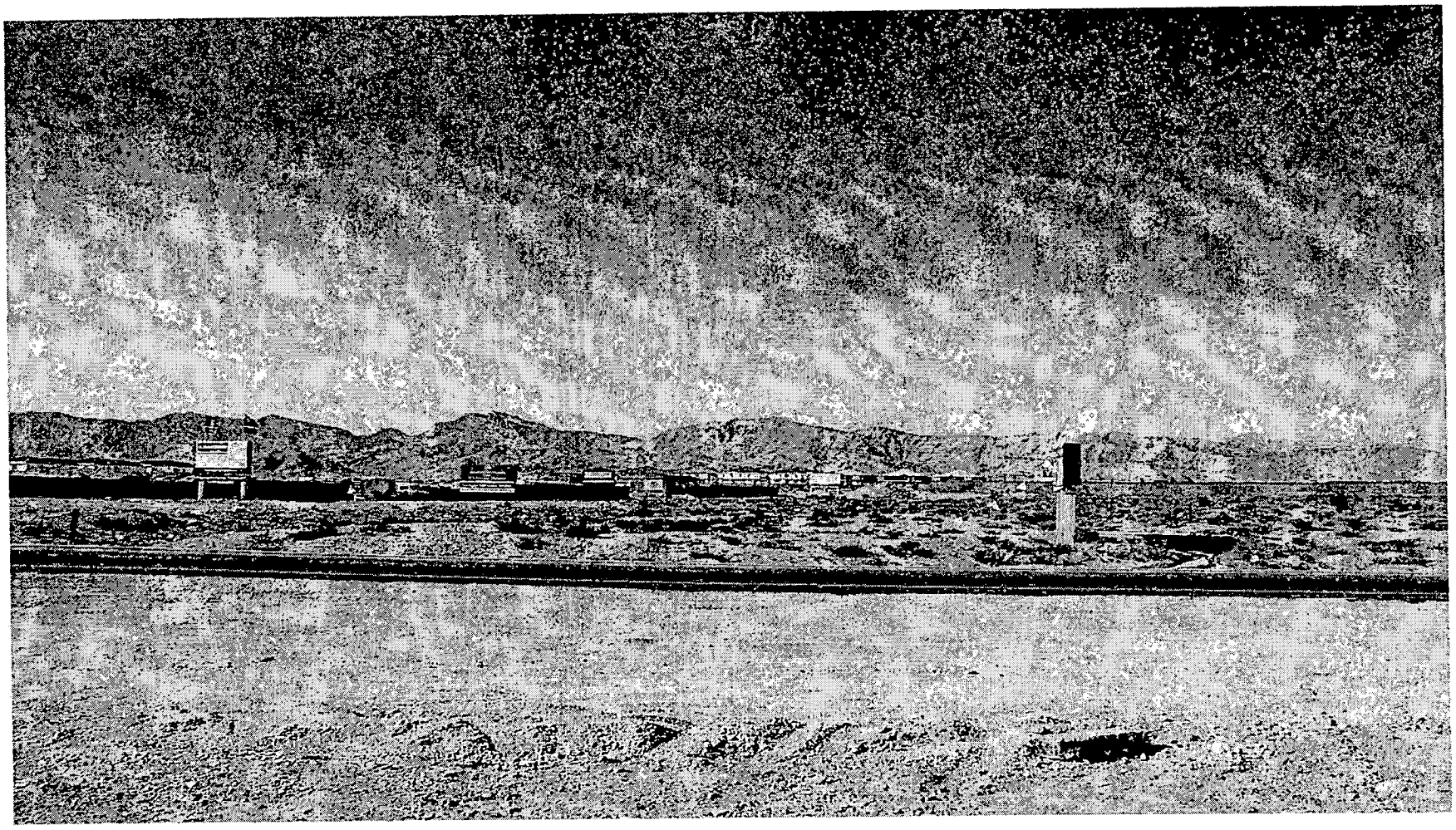
SHEET TITLE:
SITE PLAN

PROJECT NO: 00-082103
DATE: JANUARY 27, 2004
ISSUED FOR:
ZONING:

A1.00

RECEIVED
OCT 08 2004

SUP-5435
12-02-04 PC



SUP-5435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
SDR-5493 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: COLERAINE CAPITAL GROUP, INC - OWNER: BOULDERS APARTMENTS, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 388 UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 21.30 acres at 3450 North Hualapai Way (APN 138-07-301-002,-008,-009, and 138-07-401-002), PD (Planned Development) Zone, Ward 4 (Brown).

C.C. 01/05/05

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 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477]– UNANIMOUS with McSWAIN abstaining on Item 21 [SDR-5493] because her company, Terra Contracting, is currently working on the project

To be heard by the City Council on 1/05/2005

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

BRENT WILSON, VTN, 2727 South Rainbow Boulevard, appeared on behalf of the applicant for Item 23 [VAC-5464] and asked that the item be pulled from the One Motion One Vote agenda and heard separately.

COMMISSIONER STEINMAN asked that Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-5431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435] be pulled from the One Motion One Vote agenda.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

(6:21 – 6:28)
1-639

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0033-97(8)], except as amended by conditions herein.

3. Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

CONDITIONS – Continued:

Public Works

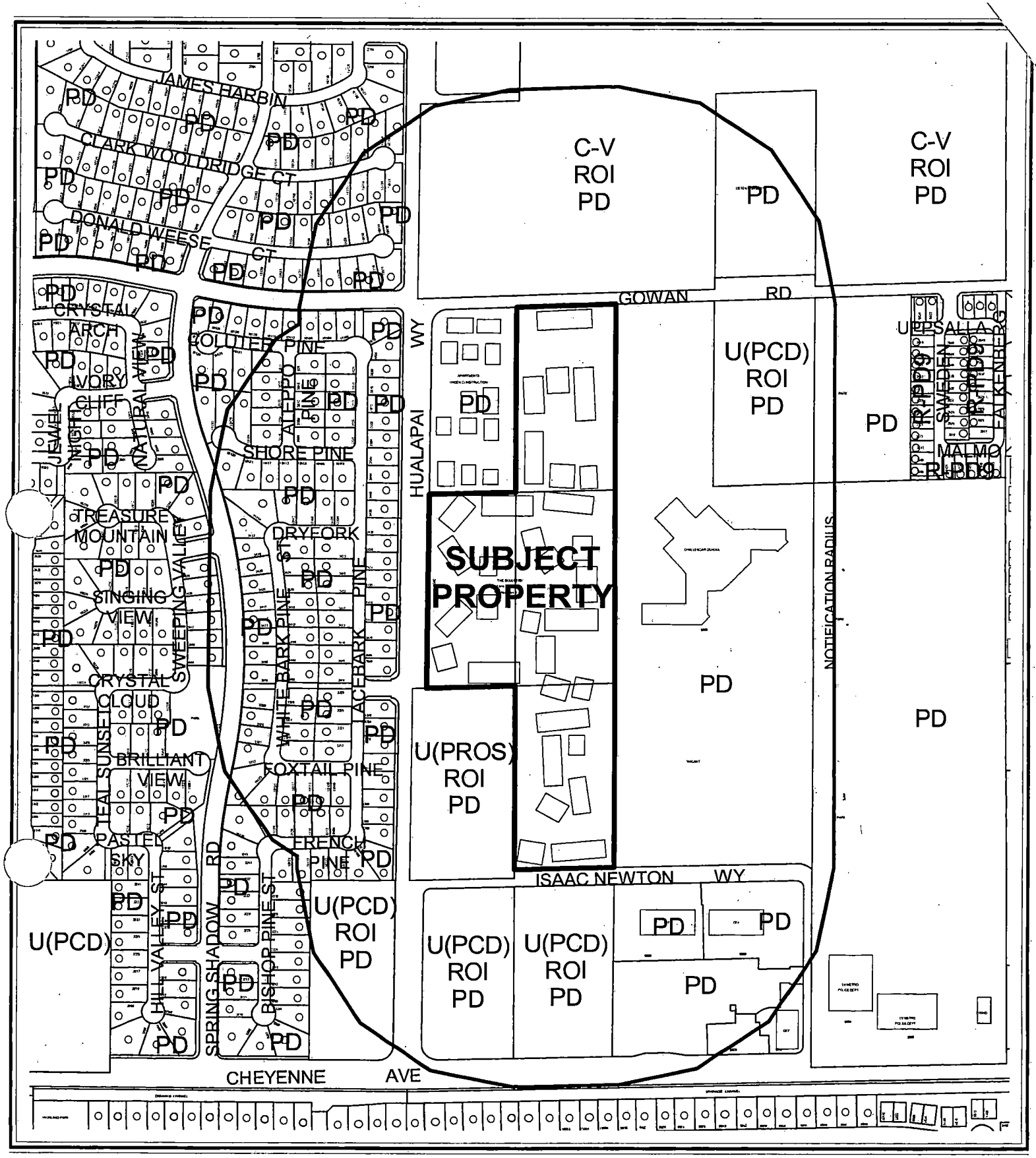
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

6. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

8. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid prior to the recordation of a Final Map for this site.

9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

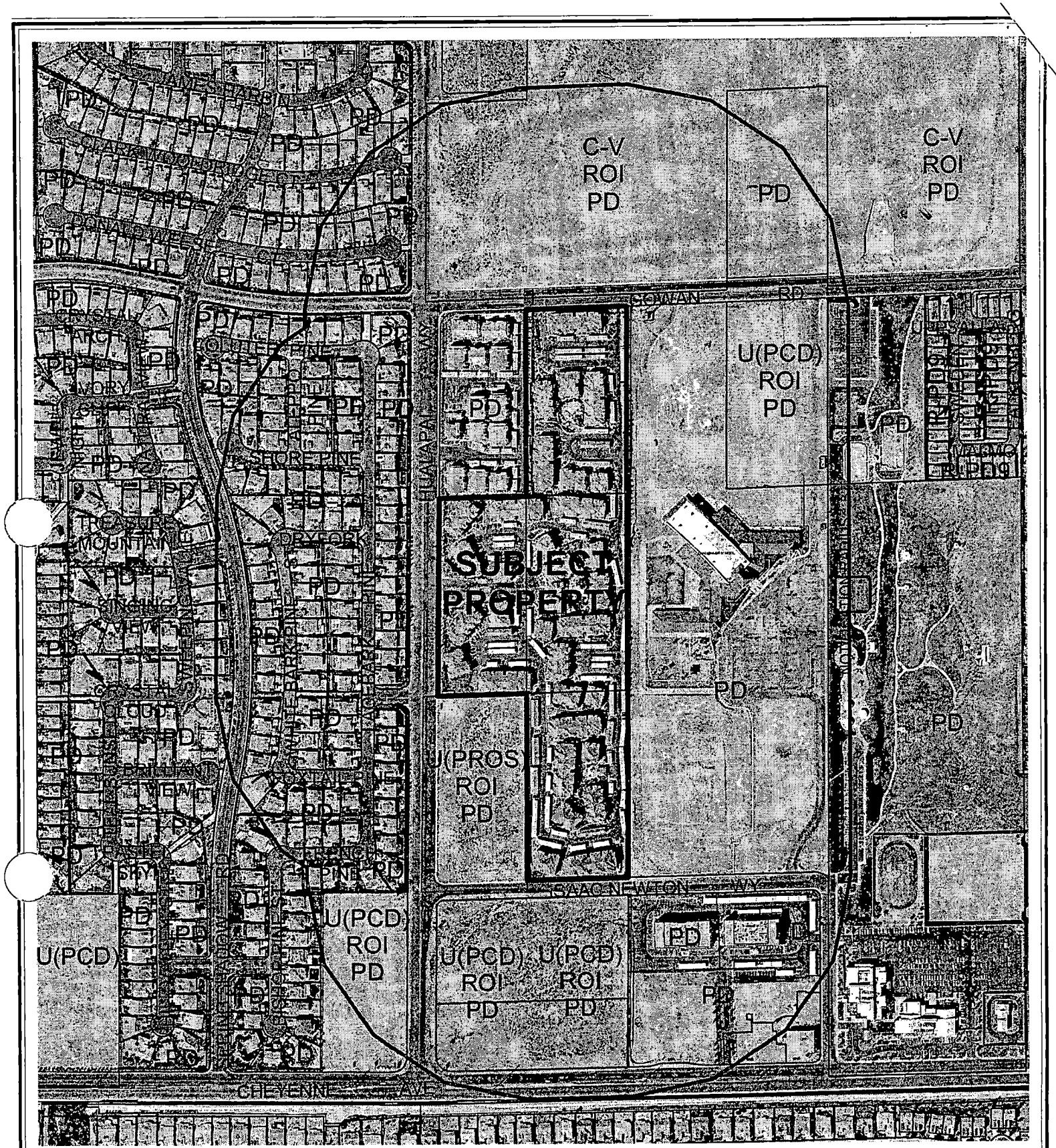


CASE: **SDR-5493**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 400 800 Feet

CASE: **SDR-5493**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5493 - APPLICANT: COLERAINE CAPITAL GROUP, INC - OWNER: BOULDERS APARTMENTS, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0033-97(8)], except as amended by conditions herein.

3. Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

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

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BTS

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BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This Request is for a Site Development Plan Review for an existing 388-unit apartment complex conversion to a condominium development on 21.30 acres at 3450 North Hualapai Way.

B) Applicant's Justification

The applicant justifies the request by stating that condominium development will provide a housing alternative for first time homebuyers and empty nesters.

BACKGROUND INFORMATION

A) Previous Actions

03/06/96	The property was annexed into the City of Las Vegas (A-0025-95). The Planning Commission and staff recommended approval.
06/23/97	The City Council approved the Rezoning (Z-0033-97) to PD (Planned Development) for the Lone Mountain Master Plan Area. The subject parcel was designated for Medium Density (maximum of 18 units per acre) Land Uses by that Plan. The Planning Commission and staff recommended approval.
01/14/99	The Planning Commission approved the request for a Site Development Plan Review [Z-0033-97 (8)] for a proposed 384-unit apartment community complex.

B) Pre-Application Meeting

10/08/04	The elements of a Site Development Plan Review were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 21.30 acres

BTS

B) Existing Land Use

Subject Property:	Apartments
North:	Undeveloped
South:	Undeveloped
East:	School/Park/Open Space
West:	Single-Family Residential

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development) PROS (Parks/Recreation/Open Space)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	C-V (Civic)
South:	U(PCD) U(Undeveloped) Zone [PCD(Planned Community Development)General Plan Designation] U(PROS) U(Undeveloped) Zone [PROS(Parks/Recreation/Open Space)]
East:	PD (Planned Development)
West:	PD (Planned Development)

E) General Plan Compliance

The site is designated as PCD (Planned Community Development) on the Centennial Hills Sector map of the General Plan. This designation has a density range of 2 to 8 units per acre, and allows for a mix of residential uses that maintain an overall average density ranging from two to eight units per acre. In addition, commercial, public facilities, and office projects may be used as buffers within the PCD. The proposed site plan does not conflict with General Plan policies for this site.

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

BTS

The subject site is located with the Lone Mountain Master Development Plan. The site is designated as MFM (Multi-Family Medium Density Residential). The Multi-Family Medium Density provides for the development of 12.1 to 18 dwelling units per gross acre. Product types shall include a variety of units such as plexes, townhouses, and low-density multi-family, detached one and two story residential buildings. The proposed site plan conforms to the special land use designation applied through the Lone Mountain Master Development Plan.

PROJECT DESCRIPTION

The proposed conversion consists of a 388-unit apartment project covering the 21.30-acre site. There are 32 apartment building comprised of one, two, and three bedroom units located throughout the project. The building designs are both one and two-story products with two-car and three-car garages. The site is accessed via Hualapai Way, which is designated as a Primary (100-ft) Arterial on the Master Plan of Streets and Highways, and will not negatively impact roadways or neighborhood traffic.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The development standards for the existing apartment complex are as set forth by Site Development Plan Review [Z-0033-97(8)].

A2) Parking and Traffic Standards

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

Uses	Units	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Multi-family and Condominium Developments	388 Units	**	664	13	727	13

** The existing development is composed of one, two, and three bedroom units. The parking standards for such development is as follows:

Multi-family and Condominium Developments	Required
Studio and one bedroom	One and one-quarter spaces per unit, plus one guest space for every six units.
Two bedrooms	One and three-quarter spaces per unit, plus one guest space for every six units.
Three bedrooms and above	Two spaces per unit, plus one guest space for every six units.

The project exceeds the standards of the code with respect to parking.

A3) Landscape and Open Space Standards

The existing site is to be in conformance with Site Development Plan Review [Z-0033-97(8)] and the landscape standards of Title 19.12.

B) General Analysis and Discussion

- Zoning

The proposed conversion of apartments to condominiums is in conformance with PD (Planned Development) zoning district. Such development is also permitted and in conformance with the Lone Mountain Special Land Use Designation of MFM (Multi-Family Medium Residential).

- Site Plan

The site plan matches that of the originally approved Site Development Plan Review [Z-0033-97(8)]. The site plan depicts an orderly arrangement of buildings and vehicle driveway and parking areas. The site plan depicts community facilities, including a recreation building and outdoor pool, at the entrance to the site off Hualapai Road.

- Waivers

There have been no waivers requested for this application.

- Landscape Plan

Landscaping is provided around all of the buildings and in planters around the perimeter of the existing complex. The existing site is to be in conformance with Site Development Plan Review [Z-0033-97(8)] and the landscape standards of Title 19.12.

BTS

- Elevation

Elevations depict stucco exteriors with varying facades, which include patios, balconies, and arched windows, with tile roofs.

- Floor Plan

The provided floor plans indicate four building types, which are composed of one, two, and three bedroom units.

FINDINGS

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

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

   The proposed improvements to the existing condominium complex are compatible with adjacent development.

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

   The proposed development is consistent with the General Plan, 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;"**

   Site access for this existing development will not be negatively impacted by the proposed conversion.

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

   The existing elevations and landscape materials are appropriate for the proposed conversion of apartments to condominiums.

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 depict design characters that are not unsightly and are harmonious and compatible with development in the area.

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

The proposed development will be subject to ongoing inspections, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 182

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5493 APN: 138-07-301-002,008,009, -401-002

Name of Property Owner: Boulders Apartments LLC

Name of Applicant: Coleraine Capital Group, Inc.

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: David T. Moon

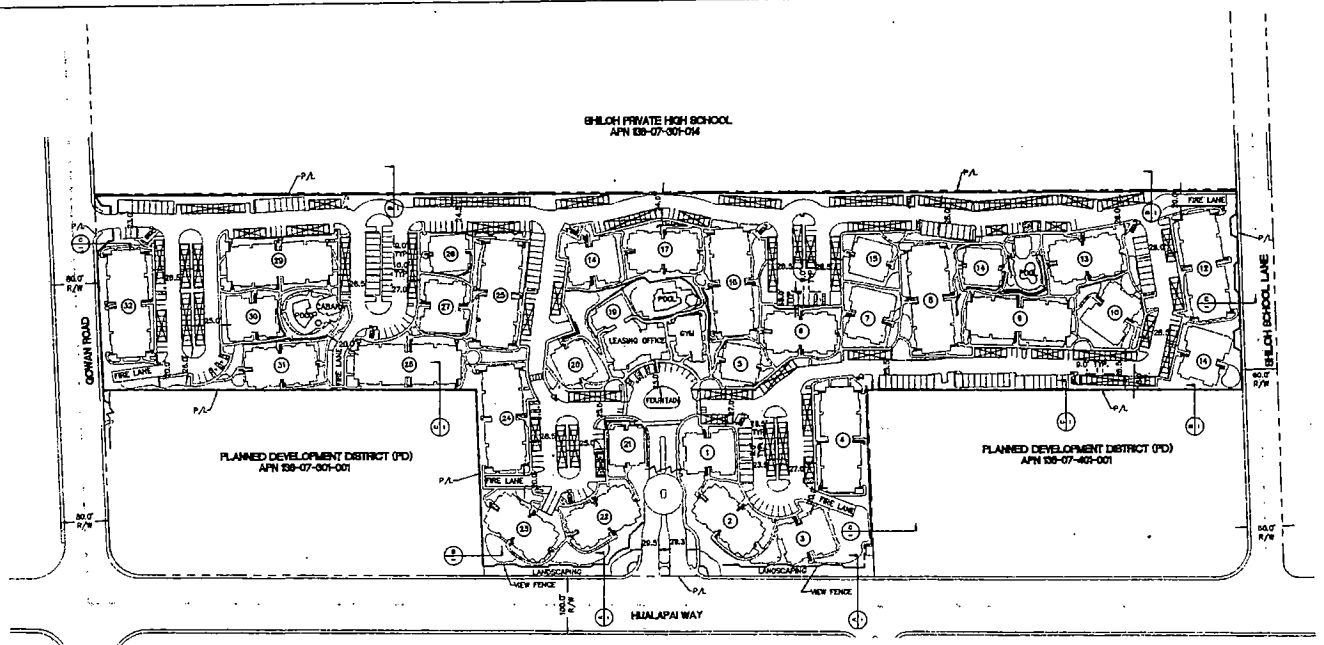
Subscribed and sworn before me

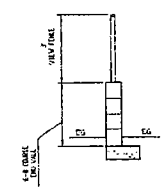
This 18th day of October, 2004

[signature]

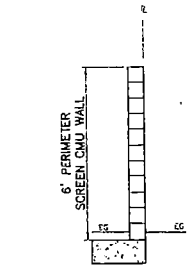
Notary Public in and for said County and State

SUSAN JOHNSTON
Notary Public, State of Nevada
Appointment No. 9614271
My Appt. Expires May 10, 2005

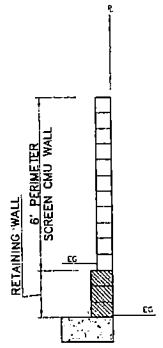




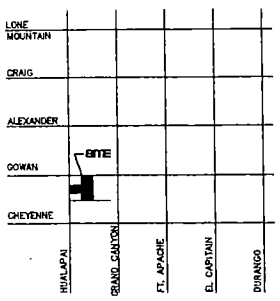
A TYPICAL VIEW FENCE SECTION
SCALE: N.T.S.



B TYPICAL PERIMETER WALL SECTION
SCALE: N.T.S.



C TYPICAL PERIMETER WALL SECTION
SCALE: N.T.S.



VICINITY MAP
NTS

LEGEND

- TRASH ENCLOSURE
- MAINTENANCE STORAGE BUILDING
- FIRE HYDRANT
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- BLOCK WALL
- COVERED PARKING
- BUILDING NUMBER FOR REFERENCE ONLY
- NO PARKING AREA
- SURVEY MONUMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

NOTE:
THIS TENTATIVE MAP DEPICTS EXISTING STRUCTURES AND FACILITIES. THE PURPOSE OF THE MAP IS TO CONVERT THE APARTMENTS TO CONDOMINIUMS THROUGH MAPPING ONLY. NO STRUCTURAL OR FACILITY IMPROVEMENTS ARE PROPOSED. ALL EXISTING STRUCTURES TO REMAIN.

OWNER INFORMATION

BOULDERS APARTMENTS LLC
% B SUDJARIT
501 S. RANCHO DR #A1
LAS VEGAS, NV. 89106

PROPERTY MANAGEMENT

COLERAINE CAPITAL GROUP, INC.
3017 DOUGLAS BLVD., SUITE 300
ROSEVILLE, CA. 95661
(530) 269-3000 PHONE
(858) 269-3100 FAX

SITE INFORMATION

APN:	138-07-301-002 138-07-301-008 138-07-301-009 138-07-401-002
AREA:	21.30 ACRE
USE:	MULTI FAMILY RESIDENTIAL
ZONING:	PLANNED DEVELOPMENT DISTRICT (PD)
BUILDING HEIGHT:	32-0"
NUMBER OF UNITS:	368
NUMBER OF BUILDINGS:	31 + RENTAL OFFICE
MAXIMUM DENSITY :	18 UNITS/ACRE
EXISTING DENSITY :	18 UNITS/ACRE

PARKING INFORMATION

PARKING PROVIDED (9'X18'):	714 SPACES
COVERED PARKING PROVIDED:	607 SPACES
ADA PARKING PROVIDED:	13 SPACES
TOTAL:	727 SPACES

LEGAL DESCRIPTION

PARCEL ONE (1): ASSESSOR'S PARCEL NO: 138-07-301-002

GOVERNMENT LOT TWENTY-THREE (23) LYING WITHIN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 40.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS IN THAT CERTAIN GRANT DEED RECORDED JANUARY 4, 2000 IN BOOK 20000104 AS INSTRUMENT NO. 00255, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL TWO (2): ASSESSOR'S PARCEL NO: 138-07-301-009

GOVERNMENT LOT TWENTY-SIX (26) LYING WITHIN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL THREE (3): ASSESSOR'S PARCEL NO: 138-07-301-008

GOVERNMENT LOT TWENTY-FIVE (25) LYING WITHIN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WEST 50.00 FEET AS CONVEYED TO THE CLARK COUNTY IN THE CERTAIN GRANT DEED RECORDED JANUARY, 9 1995 IN BOOK 950109 AS INSTRUMENT NO. 00972, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL FOUR (4): ASSESSOR'S PARCEL NO: 138-07-401-002

GOVERNMENT LOT THIRTY-ONE (31) LYING WITHIN THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THE SOUTH 30.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS IN THAT CERTAIN GRANT DEED RECORDED JANUARY 4, 2000 IN BOOK 20000104 AS INSTRUMENT NO. 00255, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PROFESSIONAL ENGINEER - STATE OF NEVADA
GREGORY M. STRUBE
Exp. 6/30/06
CIVIL
No. 010393

SCALE (H) 1"=60'
SCALE (V) NONE
DRAWN BY CJD
CHECKED BY GMS
DATE - 10-19-2004

5230 S. Eastern Avenue, Suite 200
Las Vegas, Nevada 89119
(702) 385-8398 Fax (702) 385-8973
www.stanleyvegas.com

Stanley Consultants INC.

BOULDERS APARTMENTS
(CONVERSION TO CONDOMINIUMS)
TENTATIVE MAP

CLARK COUNTY NEVADA

SCI PROJECT#
17434.01.00

1 OF 1 SHEETS

OCTOBER 19, 2004

SDR-5493
12-02-04 PC



SDR-5493 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: COLERAINE CAPITAL GROUP, INC - OWNER: BOULDERS APARTMENTS, LLC
3450 NORTH HUALAPAI WAY
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
VAC-5408 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC - Petition to Vacate a Drainage Easement generally located between Cheyenne Avenue and Buckskin Avenue, west of Shady Timber Street, Ward 4 (Brown).

SET DATE: 12/15/04 C.C. 01/05/05

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 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477]– UNANIMOUS with McSWAIN abstaining on Item 21 [SDR-5493] because her company, Terra Contracting, is currently working on the project

To be heard by the City Council on 1/05/2005

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.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

MINUTES – Continued:

BRENT WILSON, VTN, 2727 South Rainbow Boulevard, appeared on behalf of the applicant for Item 23 [VAC-5464] and asked that the item be pulled from the One Motion One Vote agenda and heard separately.

COMMISSIONER STEINMAN asked that Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-5431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435] be pulled from the One Motion One Vote agenda.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

(6:21 – 6:28)

CONDITIONS:

1. Compliance with approved Drainage Study.

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

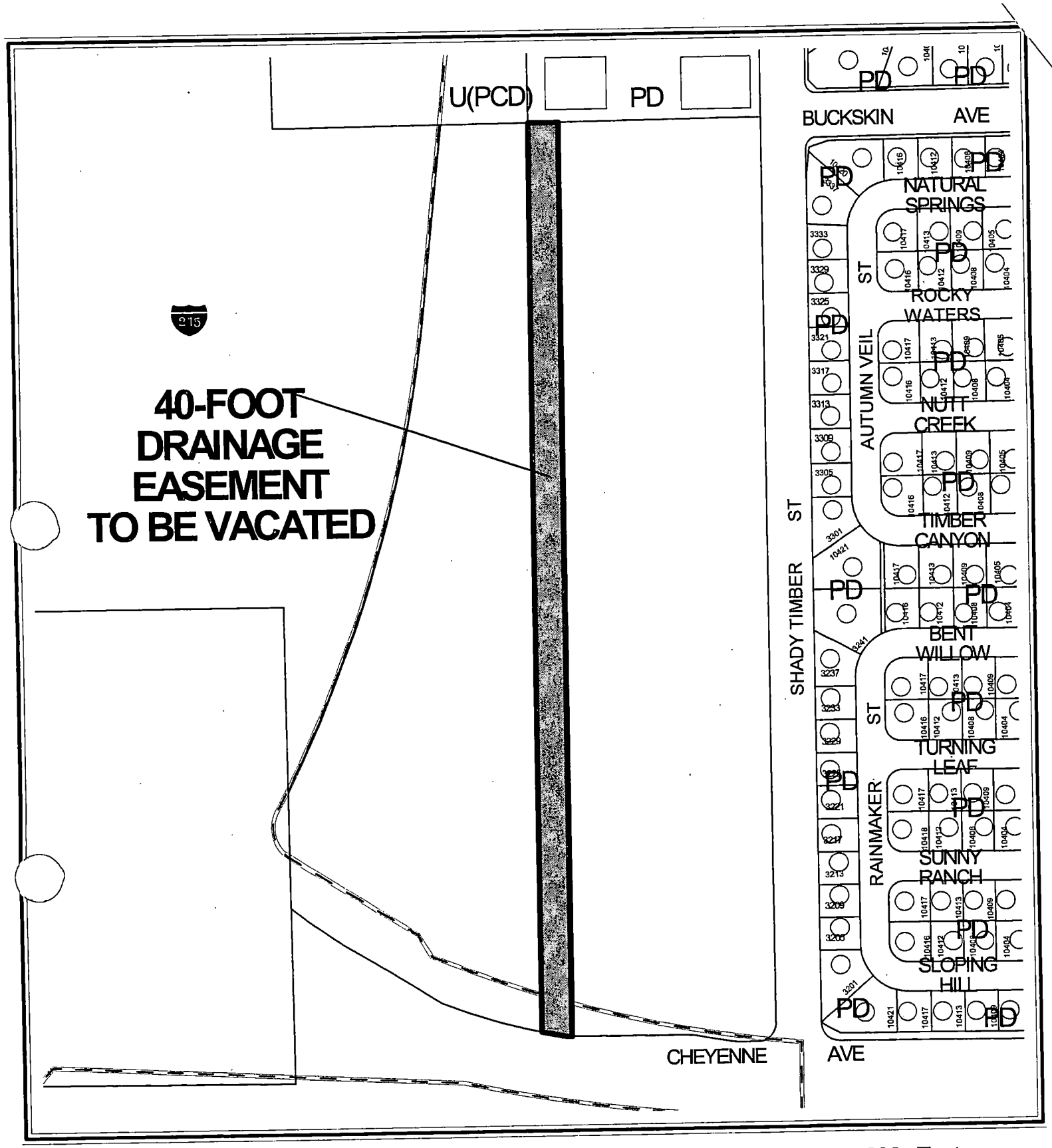
3. All development shall be in conformance with code requirements and design standards of all City Departments.

4. 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.

PLANNING COMMISSION MEETING OF DECEMBER 2, 2004
Planning and Development Department
Item 22 – VAC-5408

CONDITIONS – Continued:

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



CASE: **VAC-5408**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC 5408- APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC

** CONDITIONS **

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

1. Compliance with approved Drainage Study.

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

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

4. 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval to vacate a drainage easement generally located between Cheyenne Avenue and Buckskin Avenue, west of Shady Timber Street.

B) Applicant's Justification

The applicant states this drainage easement was temporary to address drainage during the construction of the Beltway. The contract for this portion of the Beltway has been completed. Also, Flood Control has raised no objections as long as the final map is amended to allow for inter-site drainage. They are in the process of preparing a Certificate of Amendment to the recorded map.

BACKGROUND INFORMATION

A) Previous Actions

10/20/04 The City Council approved the request for a major Modification to MLA (MOD-4632), a Waiver to Title 18 (WVR-4754) and a Site Plan Review for a 44 lot subdivision on a 3.7 acre portion of this overall site (SDR-4751). The Planning Commission had recommended approval. Staff recommended denial.

05/19/04 The City Council approved as site development plan for an 87,790 square foot retail center on an 11.73-acre portion of this site located on the northwest corner of Cheyenne Avenue and Shady Timber. (SDR-3651). The Planning Commisison and staff recommended approval.

05/19.04 The City Council approved a Site Plan Review for a Financial Institution, General with drive-through on a 3.00 acre portion of the overall site. (SDR-3759).

04/07/04 The City Council approved a Site Plan Review for a Mini-Warehouse Facility of an3.57 acre portion of the overall site (SDR-3759). The Planning Commisison and staff recommended approval..

DC

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a drainage easement in a portion of the South Half (S½) of Section 12, Township 20 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public drainage easement because it is no longer needed in its current configuration. This request is appropriate, as the subject easement is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

This Vacation application proposes to vacate only a City of Las Vegas drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will not be affected.

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

DC

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5408 APN: 137-12-401-022

Name of Property Owner: SHADOW HILLS PLAZA LLC.

Name of Applicant: PHIL DAVIS

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Philip H. Davis

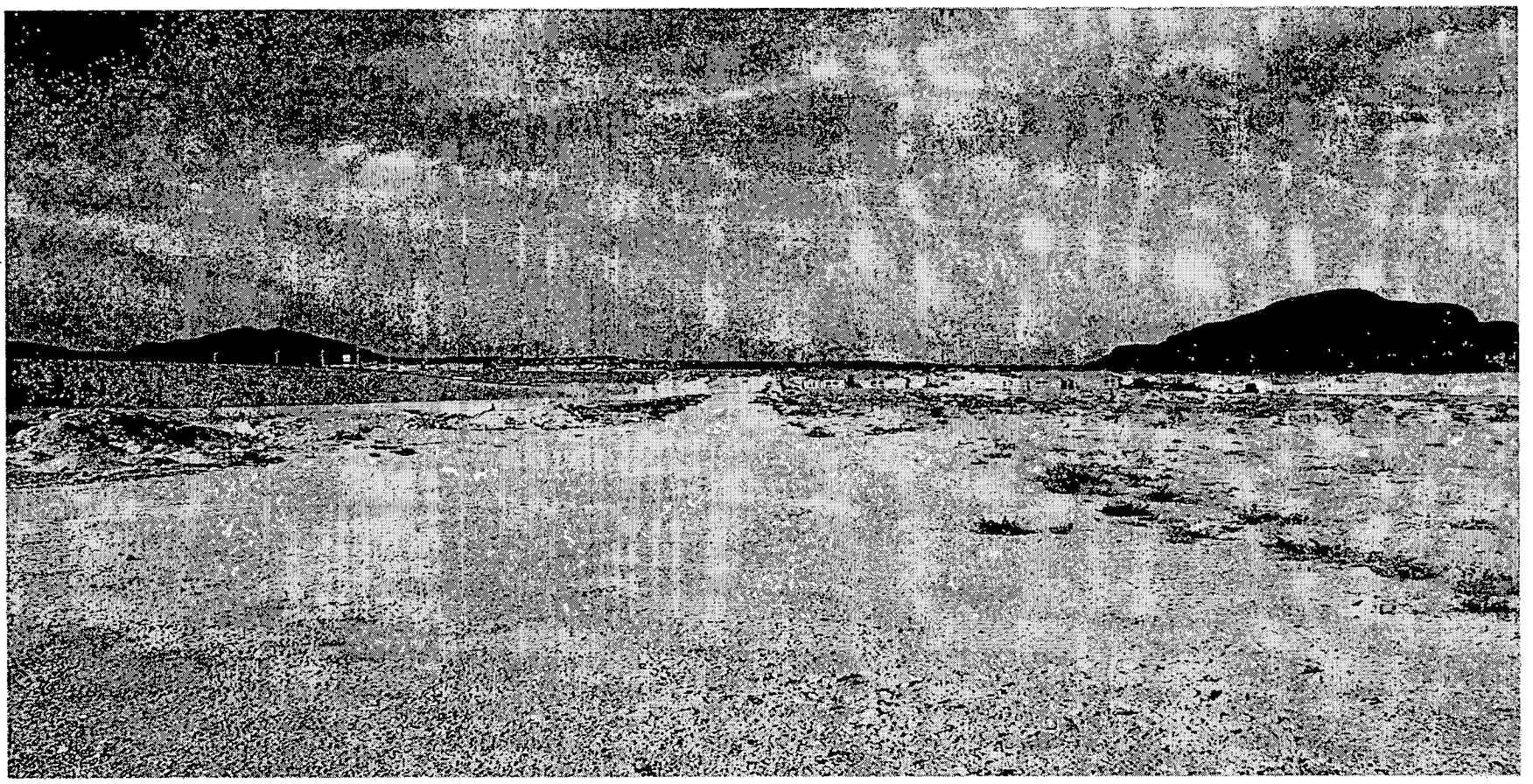
Subscribed and sworn before me

This 21st day of Oct, 2004

Jodie Lynne Crum

Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007



VAC 5408 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC
GENERALLY LOCATED BETWEEN CHEYENNE AVENUE AND BUCKSKIN AVENUE, WEST OF SHADY TIMBER STREET
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
VAC-5464 - VACATION - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC - Petition to Vacate a portion of Maggie Avenue generally located east of Maverick Street, Ward 6 (Mack).

SET DATE: 12/15/04 C.C. 01/05/05

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 – APPROVED subject to conditions and amending the following condition:
1. **A vacation application must be approved by the Clark County Commission for the southern portion of Maggie Avenue adjacent to parcel 125-11-507-001; such Vacation shall record concurrently with this Order of Vacation. If either Order of Vacation cannot record or does not record, then neither Order of Vacation shall record *unless an additional 30 feet of half-street right-of-way, and an appropriate turn around acceptable to Public Works, is dedicated for Maggie Avenue adjacent to parcel 125-11-503-001.***

. – UNANIMOUS – with NIGRO abstaining because he is in litigation with one of the principals on the application and McSWAIN abstaining because her company, Terra Contracting, is currently doing work for Sterling S Development

To be heard by City Council 1/05/2005

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, explained that approval of this application would facilitate the closure of Maggie Avenue and allow for a 33-lot residential subdivision to be developed.

MINUTES – Continued:

The request is acceptable because the land is not being used as right-of-way, the vacation would not reduce the traffic handling capability in the area and it would not limit access to abutting parcels.

BRENT WILSON, VTN, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and stated that the applicant concurred with all conditions including the revised verbiage of Condition 1 recently amended by Public Works staff. DAVID GUERRA, Public Works Department, confirmed that a revision was made and he read the amended condition into the record.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:40 – 6:43)

1-1306

CONDITIONS:

1. A vacation application must be approved by the Clark County Commission for the southern portion of Maggie Avenue adjacent to parcel 125-11-507-001; such Vacation shall record concurrently with this Order of Vacation. If either Order of Vacation cannot record or does not record, then neither Order of Vacation shall record.

2. This Order of Vacation shall record prior to the recordation of any Final Maps overlying any parcel or any portion of any parcel adjacent to or abutting the subject right-of-way.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Zoning Reclassification ZON-5302 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

4. 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.

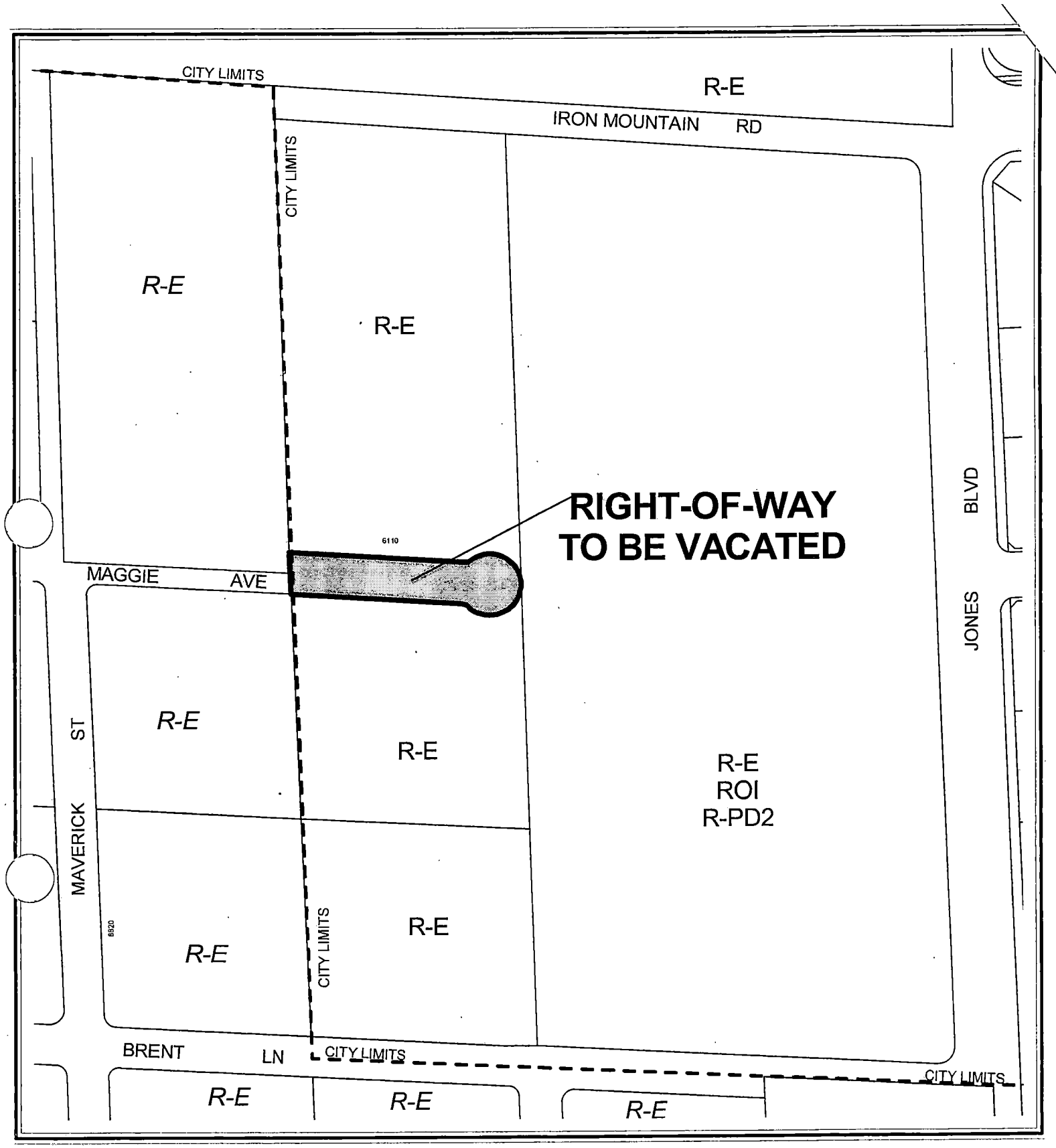
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

CONDITIONS – Continued:

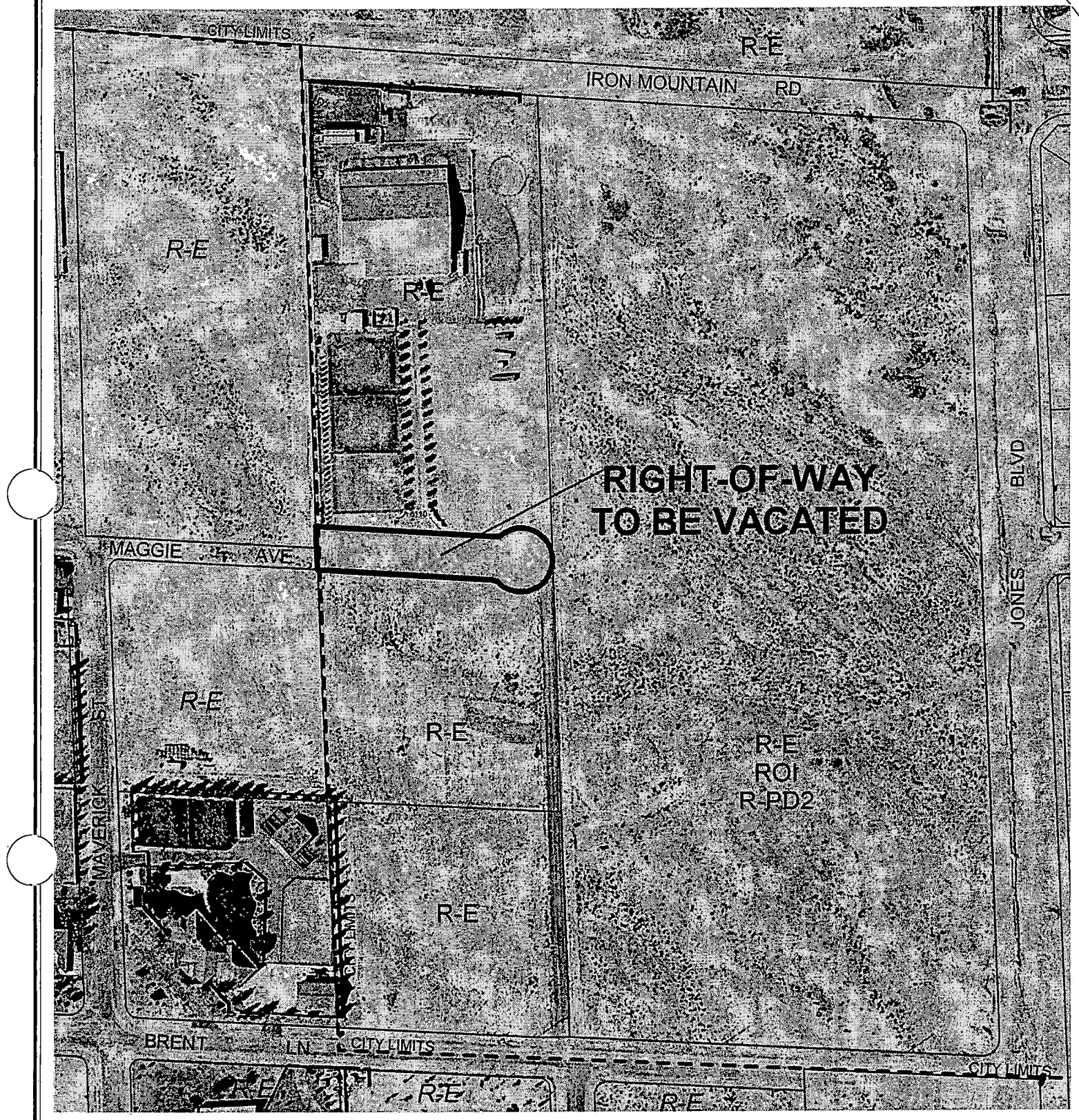
6. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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



CASE: VAC-5464



0 200 400

CASE: VAC-5464

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5464 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC

** CONDITIONS **

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

1. A vacation application must be approved by the Clark County Commission for the southern portion of Maggie Avenue adjacent to parcel 125-11-507-001; such Vacation shall record concurrently with this Order of Vacation. If either Order of Vacation cannot record or does not record, then neither Order of Vacation shall record.

2. This Order of Vacation shall record prior to the recordation of any Final Maps overlying any parcel or any portion of any parcel adjacent to or abutting the subject right-of-way.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Zoning Reclassification ZON-5302 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

4. 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.

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

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

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

8. If the Order of 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.

DC

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to vacate a portion of Maggie Avenue, generally located east of Maverick Street, within the Quarterhorse Falls Estates subdivision.

B) Applicant's Justification

This is in Phase II of the project and will be developed as a single-family residential subdivision.

BACKGROUND INFORMATION

A) Previous Actions

08/18/04 The City Council approved the request for a Site Development Plan Review (Phase I) for a 29-lot single-family residential subdivision on 18.2 acres adjacent to the southeast corner of Iron Mountain Road and Jones Boulevard (SDR-4198). The Planning Commission recommended approval and staff recommended denial.

11/03/04 The City Council approved the request to annex 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (ANX-4777). The Planning Commission and staff recommended approval. The effective date was 11/12/04.

12/01/04 The City Council will consider a Rezoning (ZON-5302) from U (Undeveloped) [RE (Rural Estates) and RNP (Rural Neighborhood Preservation) General Plan Designations] to R-PD2 (Residential Planned Development – 2 Units per Acre); a Variance (VAR-5306) to allow zero acres of open space where 0.54 acres of open space is required; and a Site Development Plan Review (SDR-5304) for a proposed 33-lot single-family residential development on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road. The Planning Commission and staff recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate the North Half (N½) and South Half (S½) of Maggie Avenue, Sixty Feet (60') Wide, commencing at the east parcel line of Assessor's Parcel Number 125-11-503-001, extending easterly approximately Three Hundred Thirty-Three Feet (330'), including a cul-de-sac bulb; said property being a portion of the West Half (W½) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 11, Township 19 South, Range 60 East, M.D.M.

DC

ANALYSIS

A) Planning discussion

Vacation of this portion of Maggie Avenue will allow for the development of a proposed 33-lot single-family residential development on adjacent parcels. The request is acceptable, as the right-of-way is not currently being used as a roadway and the vacation would not result in reduced traffic-handling capability or eliminate access to abutting parcels.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street rights-of-way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Neither as it is to vacate a portion of a public right-of-way not currently used.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is not currently used as a roadway.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate a portion of a street that will no longer serve a public purpose.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Zoning Reclassification ZON-5302 and Site Development Plan Review SDR-5304.*

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

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

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

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0

DC

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5464 APN: 125-11-507-002, 4 and 125-11-503-001,2

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S Development

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

_____ Yes _____ No

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

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: John Michael Stratton

Print Name: John Michael Stratton

Subscribed and sworn before me

This 20th day of September ,20 04

Mary E Smith

Notary Public in and for said County and State

MARY E. SMITH
Notary Public State of Nevada
No. 96-2142-1
My appt. exp. Mar. 15, 2008



VAC-5464 - VACATION - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC
GENERALLY LOCATED EAST OF MAVERICK STREET
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
VAC-5477 - VACATION - PUBLIC HEARING - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS LLC - Petition to Vacate U.S. Government Patent Easements generally located west of Fort Apache Road and north of Cheyenne Avenue, Ward 4 (Brown).

SET DATE: 12/15/04 C.C. 01/05/05

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 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477]– UNANIMOUS with McSWAIN abstaining on Item 21 [SDR-5493] because her company, Terra Contracting, is currently working on the project

To be heard by the City Council on 1/05/2005

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

BRENT WILSON, VTN, 2727 South Rainbow Boulevard, appeared on behalf of the applicant for Item 23 [VAC-5464] and asked that the item be pulled from the One Motion One Vote agenda and heard separately.

COMMISSIONER STEINMAN asked that Item 12 [SUP-5427], Item 13 [SUP-5428], Item 14 [SUP-5429], Item 15 [SUP-5430], Item 16 [SUP-55431], Item 17 [SUP-5432], Item 18 [SUP-5433], Item 19 [SUP-5434] and Item 20 [SUP-5435] be pulled from the One Motion One Vote agenda.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [SUP-5422], Item 8 [SUP-5423], Item 9 [SUP-5424], Item 10 [SUP-5425], Item 11 [SUP-5426], Item 21 [SDR-5493], Item 22 [VAC-5408] and Item 24 [VAC-5477].

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Zoning Reclassification ZON-2576 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

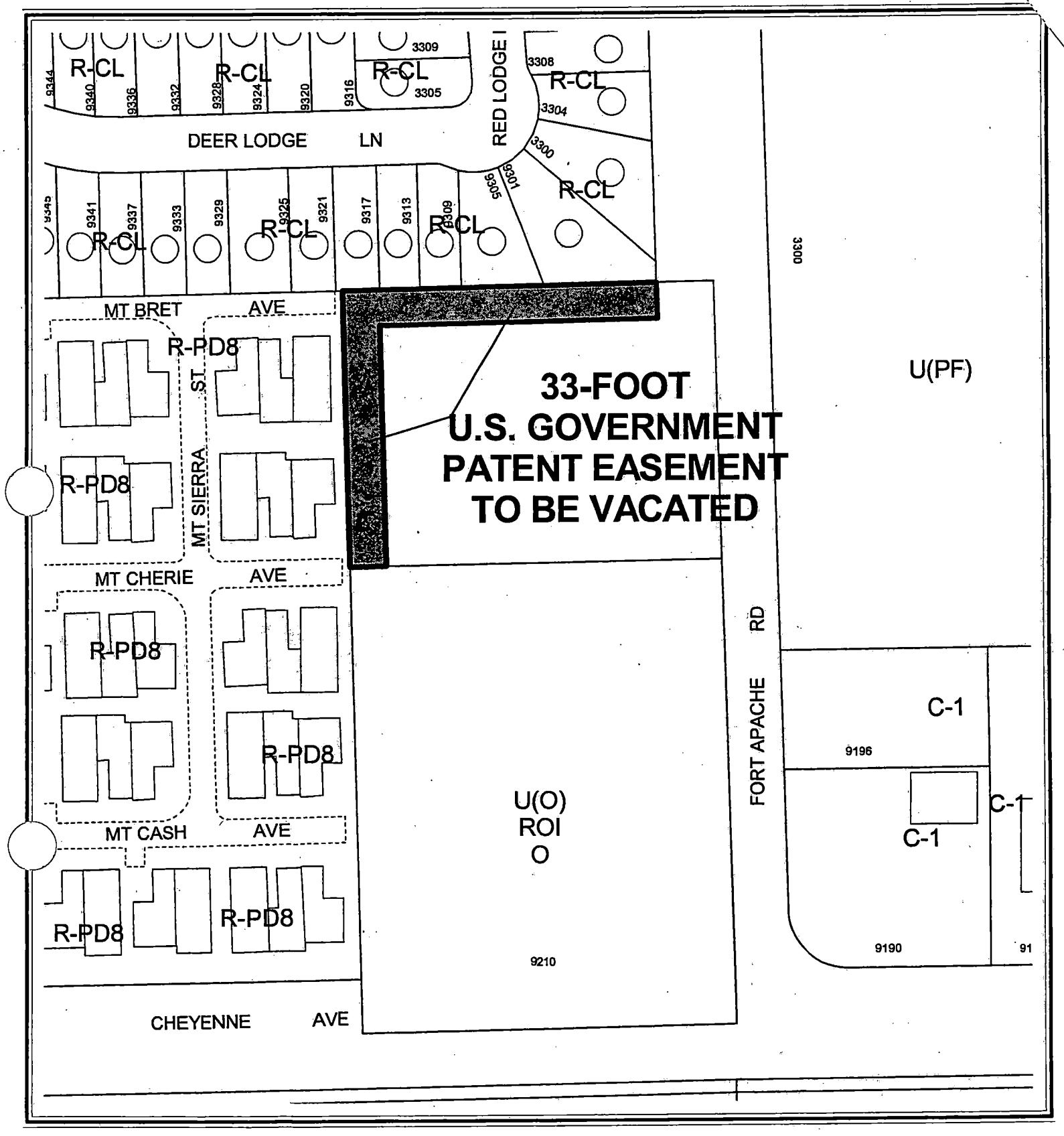
3. All development shall be in conformance with code requirements and design standards of all City Departments.

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient

CONDITIONS – Continued:

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

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



CASE: VAC-5477

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5477 - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS LLC

** CONDITIONS **

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

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Zoning Reclassification ZON-2576 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request to vacate U.S. Government Patent Easements generally located west of Fort Apache Road and north of Cheyenne Avenue.

B) Applicant's Justification

The applicant justifies this request by stating that the subject vacation is needed to develop the parcel for landscaping, parking, and structures associated with a proposed office development.

BACKGROUND INFORMATION

A) Previous Actions

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

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.

5/19/04 The City Council approved requests for a General Plan Amendment (GPA-4042) from ML (Medium-Low Density Residential) to O (Office); a Rezoning (ZON-4043) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office); a Special Use Permit (SUP-4045) for a Financial Institution with Drive-Through on property adjacent to residential uses and without separation from residential properties by an intervening building; and a Site Development Plan Review (SDR-4060) and a Waiver of parking lot landscaping standards for a proposed Financial Institution, General with Drive-Through on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road. The Planning Commission and staff recommended approval of all items.

10/06/04 The City Council approved the Site Development Plan Review (SDR-4827) for an office development and a Waiver of the foundation landscaping requirements on the subject site. The Planning Commission and staff recommended approval.

10/06/04 The City Council approved a the Vacation (VAC-4956) of U. S. Government Patent Easements generally located north of Cheyenne Avenue, west of Fort Apache Road, and to the south of the subject property. The Planning Commission and staff recommended approval.

11/18/04 The Planning Commission approved a Tentative Map (TMP-5188) for a one-lot commercial subdivision (Tamarindo Professional Parc) on the subject site. Staff recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the north and west thirty-three feet (33'), excepting the east fifty feet (50') of the north two hundred sixty-four feet (264') of the East Half (E½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 7, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S. Government Patent Reservation because it is no longer needed in its current configuration. This will allow the development of a 19,200 square-foot office complex on the subject parcel. The specific area to be vacated will contain portions of two proposed buildings, required landscaping and parking spaces for this development. The request is appropriate, as the subject easement is not needed and will 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 Reservations generally located west of Fort Apache Road and north of Cheyenne Avenue.

NOTICES MAILED 118

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5477 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 CHILDS (AGENT)

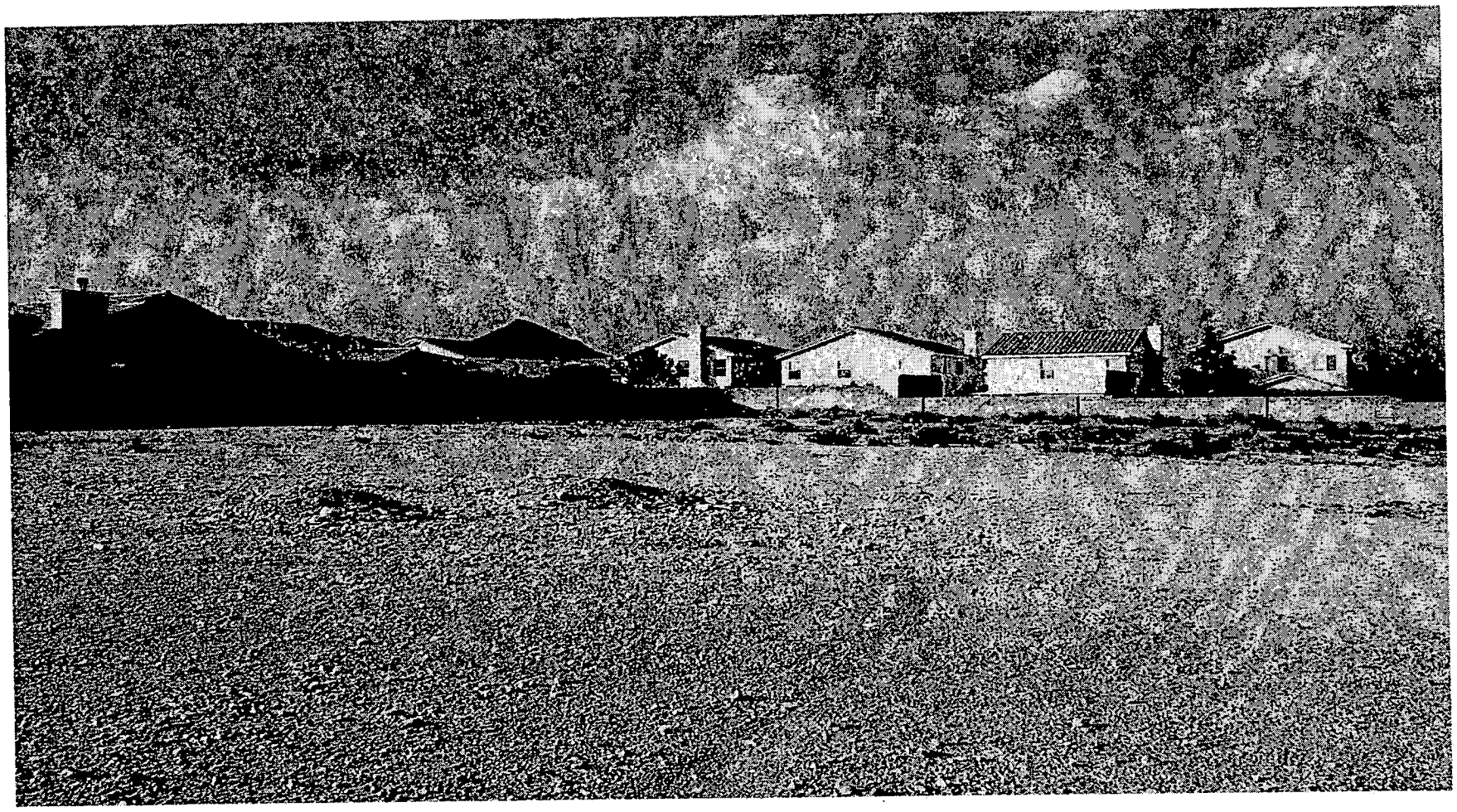
Subscribed and sworn before me

This 19th day of October, 2004

Diana L. Brady

Notary Public in and for said County and State

DIANA L. BRADY
Notary Public, State of Nevada
Appointment No. 9314661
My Appt. Expires Jan. 2, 2005



VAC-5477 - VACATION - PUBLIC HEARING - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS LLC
GENERALLY LOCATED WEST OF FORT APACHE ROAD AND NORTH OF CHEYENNE AVENUE
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:

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

APPLICANT REQUESTS THIS ITEM BE TABLED

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

RECOMMENDATION:

Staff recommends TABLED

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and TABLE Item 25 [GPA-5102], Item 26 [VAR-5113], Item 27 [ZON-5106], Item 28 [VAR-5110], Item 29 [WVR-5294] and Item 30 [SDR-5108] and to WITHDRAW WITHOUT PREJUDICE Item 36 [VAR-5459], Item 44 [SUP-5471], and Item 45 [SUP-5472] – UNANIMOUS

MINUTES:

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

(6:11 – 6:15)

1-300

Post-it® Fax Note 7671	Date 11/23/04	# of pages ▶ 2
To Gary Leobold	From Regina Frederick	
Co./Dept. CLV PLANNING	Co. Wright Engineers	
Phone #	Phone # 933-7000	
Fax # 385-7268	Fax #	

November 22, 2004

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Attention: **Gary Leobold, AICP**
Senior Planner

Reference: **Case No. GPA-5102**

Dear Mr. Leobold:

On behalf of our client, Charleston Lamb, LLC, Wright Engineers respectfully requests the City to Table, indefinitely, case number GPA-5102, without prejudice. This case number GPA-5102 was scheduled to be heard at the December 2, 2004 Planning Commission meeting.

Our client is currently negotiating an agreement with the adjacent property HOA to utilize their private streets in order to gain access to the site at APN 140-31-801-001. Unfortunately, negotiations have taken longer than expected due to the HOA meeting every two months. Their next scheduled meeting date is January 11, 2004. Depending on the outcome of this meeting, we would anticipate going to the Planning Commission meeting of February 10, 2005. We understanding that there will be a $150.00 renotification fee that must be paid by the middle of January if we are to make the February 10, 2005 Planning Commission meeting.

Thank you in advance for your consideration. If you have any questions or concerns, please feel free to contact me.

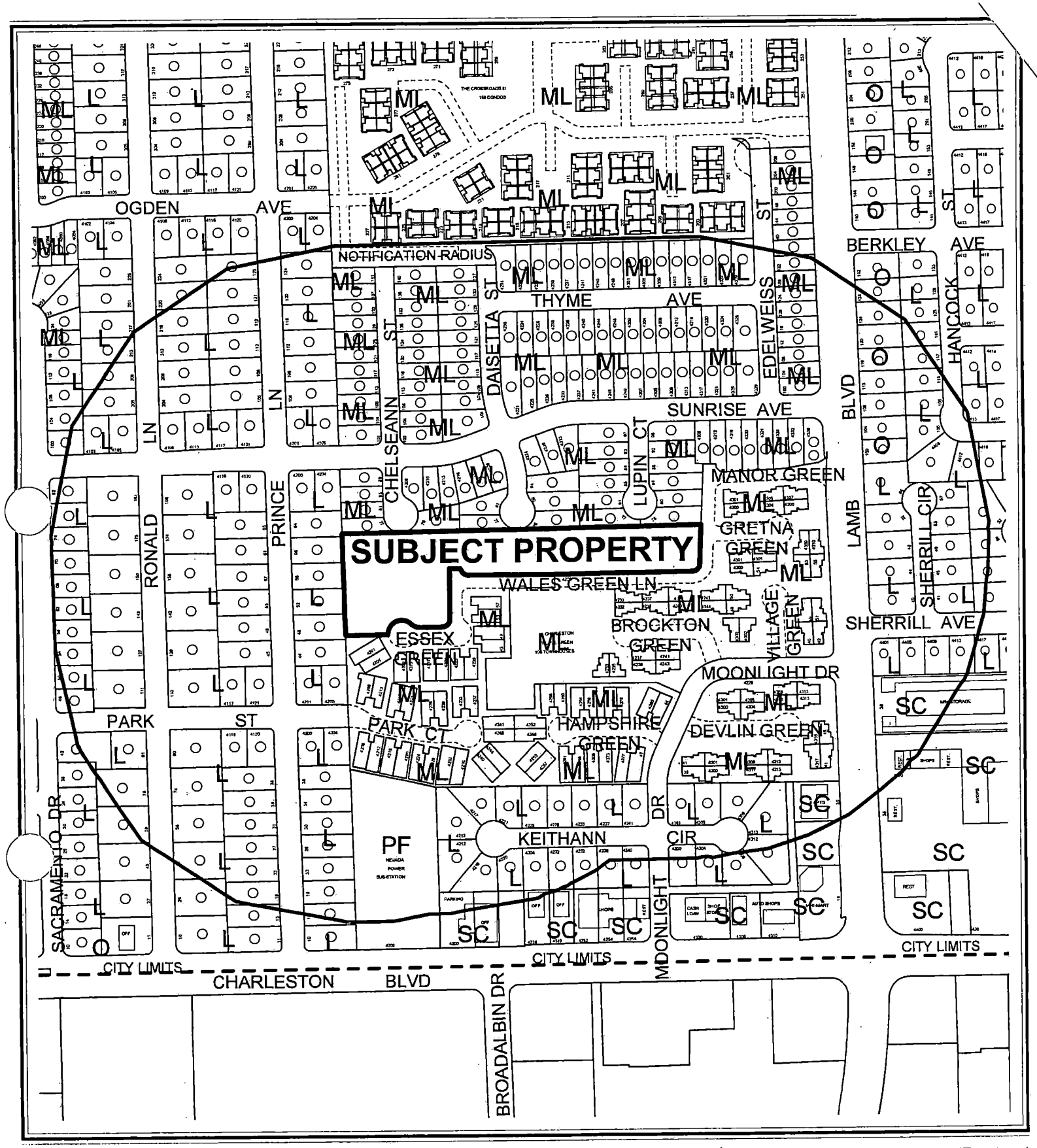
Sincerely,

WRIGHT CIVIL ENGINEERS, INC.

Regina Frederick
Regina Frederick
Project Coordinator

Cc: Frank Nason, Charleston Lamb, LLC

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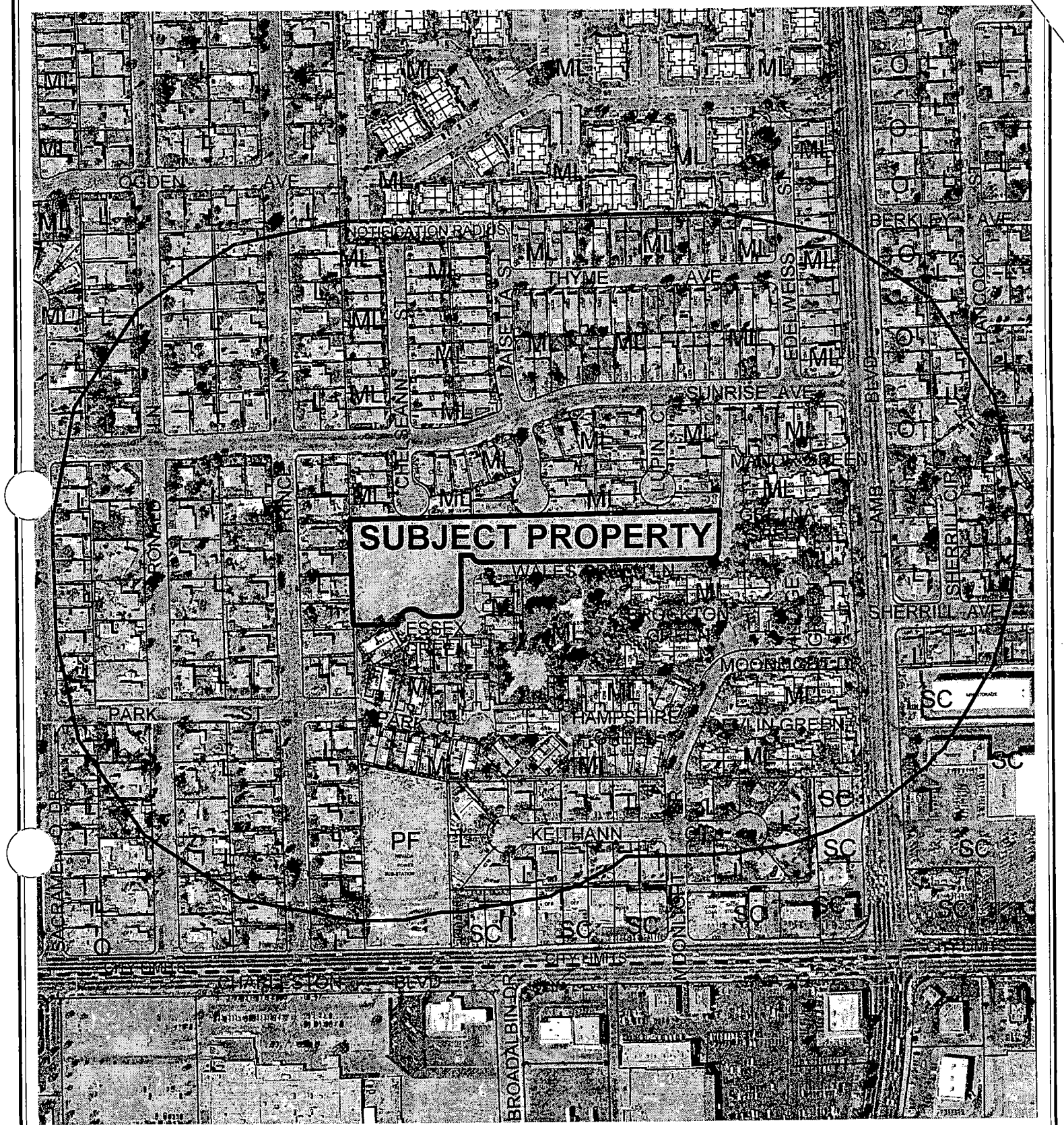


CASE: **GPA-5102**

RADIUS: 750 FT

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

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



0 300 600 Feet

CASE: **GPA-5102**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5102 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC.

ON NOVEMBER 22, 2004 THE APPLICANT REQUESTED THIS ITEM BE TABLED.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5102 APN: **140-31-801-001**

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

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

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

_____ Yes **x** No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Paul T Faulkner

Print Name: PAUL T. FAULKNER

Subscribed and sworn before me

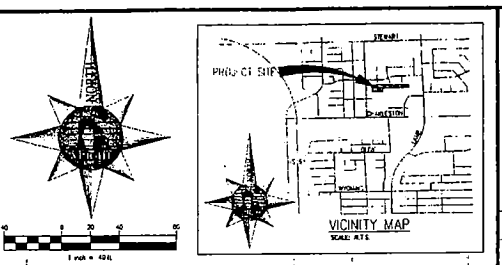
This 14 day of July ,2004

Margaret McGuigan

Notary Public in and for said County and State

MARGARET McGUIGAN
Notary Public State of Nevada
No. 93-4827-1
My appt. exp. Dec. 15, 2007

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



SUNRISE AVENUE

CHELSEA AVE STREET

DANETTA STREET

LUPIN COURT

MANOR GREEN LANE (PRIVATE)

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

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

COMMOD GREEN LANE (PRIVATE)

WALES GREEN LANE (PRIVATE)
COMMON LOT A

WALES GREEN LANE (PRIVATE)
COMMON LOT B

WALES GREEN LANE (PRIVATE)
COMMON LOT C

WALES GREEN LANE (PRIVATE)
COMMON LOT D

WALES GREEN LANE (PRIVATE)
COMMON LOT E

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

WALES GREEN LANE (PRIVATE)

APN #140-31-813-031 THRU 040
ZONING R-1
GENERAL DESIGNATION - L

SOUTH HAMPTON LANE (PRIVATE)

ESSEX GREEN COURT (PRIVATE)

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

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

MOONLIGHT DRIVE

WRIGHT ENGINEERS
7433 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000
FAX (702) 933-7001
CIVIL STRUCTURAL MEP SURVEYING

REV | DATE | BY | REVISION

CHARLESTON LAMB, L.L.C.

CHARLESTON & LAMB

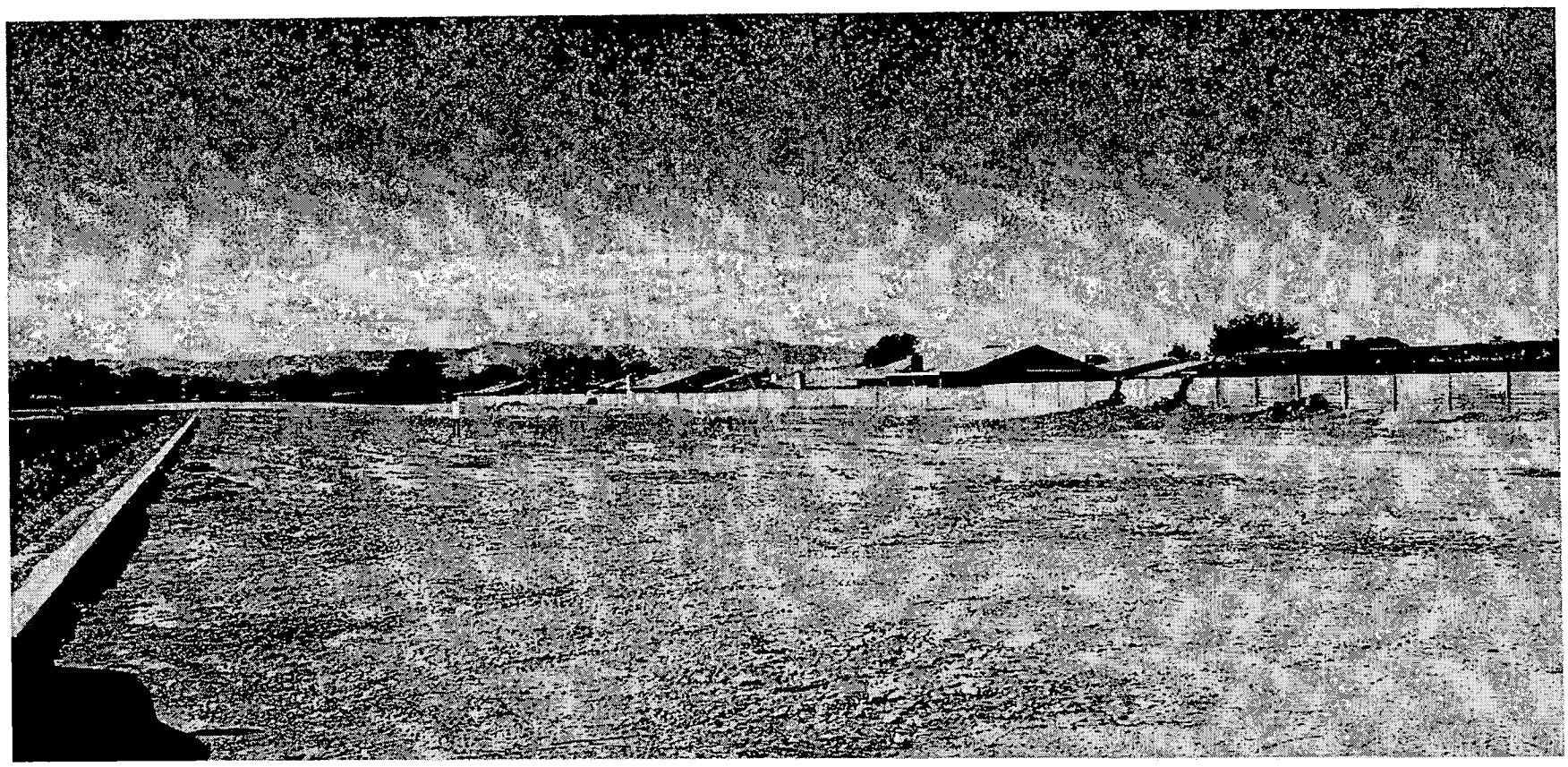
LOCATION MAP

DRAWN BY: JM — DATE: 07/15/04
DESIGNED BY: JM — DATE: 07/15/04
CHECKED BY: — DATE: 07/15/04
PROJECT NO: 2104.16 — SCALE: 1"=40'

SHEET
1 OF 1 SHEETS
DRAWING NO.

GPA-5102
10-07-04 PC

RECEIVED
AUG 24 2004



GPA-5102 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND 350 FEET SOUTH OF SUNRISE AVENUE
DECEMBER 2, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:

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

APPLICANT REQUESTS THE ITEM BE HELD IN ABEYANCE TO 02/10/05 PC.

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 25 [GPA-5102], Item 26 [VAR-5113], Item 27 [ZON-5106], Item 28 [VAR-5110], Item 29 [WVR-5294] and Item 30 [SDR-5108] and to WITHDRAW WITHOUT PREJUDICE Item 36 [VAR-5459], Item 44 [SUP-5471], and Item 45 [SUP-5472] – UNANIMOUS

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

(6:11 – 6:15)

November 22, 2004

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Attention: **Gary Leobold, AICP**
Senior Planner

Reference: **Case No. SDR-5108, ZON-5106, VAR-5110, VAR-5113 & WVR-5294**

Dear Mr. Leobold:

On behalf of our client, Charleston Lamb, LLC, Wright Engineers respectfully requests the City to hold Case No. SDR-5108, ZON-5106, VAR-5110, VAR-5113 & WVR-5294 in abeyance, without prejudice, and to allow these case numbers to be heard with Case No. GPA-5108, which has been Tabled, indefinitely, at this time. These case numbers were scheduled to be heard at the December 2, 2004 Planning Commission meeting.

Our client is currently negotiating an agreement with the adjacent property HOA to utilize their private streets in order to gain access to the site at APN 140-31-801-001. Unfortunately, negotiations have taken longer than expected due to the HOA meeting every two months. Their next scheduled meeting date is January 11, 2005. Depending on the outcome of this meeting, we would anticipate going to the Planning Commission meeting of February 10, 2005.

Thank you in advance for your consideration. If you have any questions or concerns, please feel free to contact me.

Sincerely,

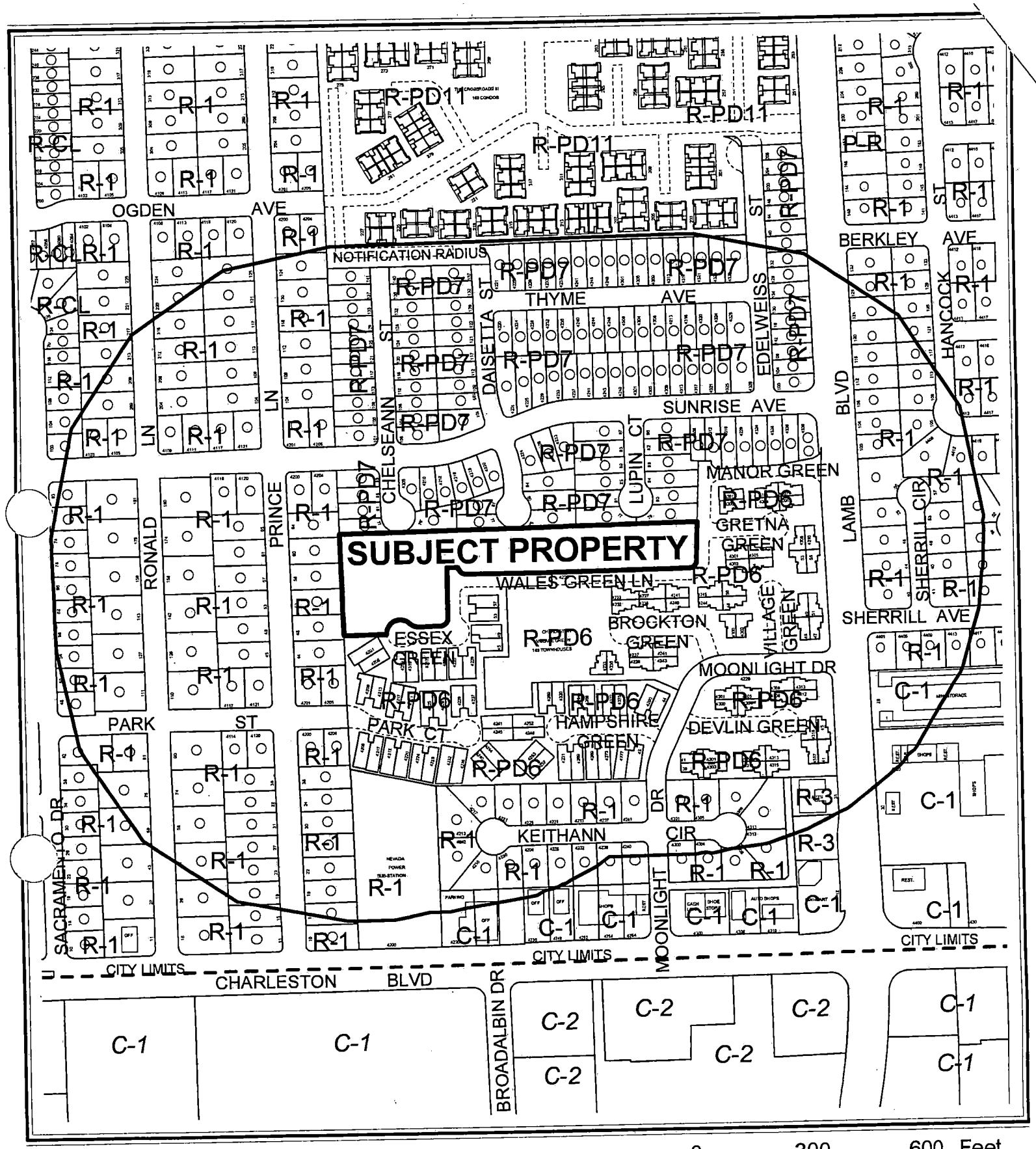
WRIGHT CIVIL ENGINEERS, INC.

Regina Frederick

Regina Frederick
Project Coordinator

Cc: Frank Nason, Charleston Lamb, LLC

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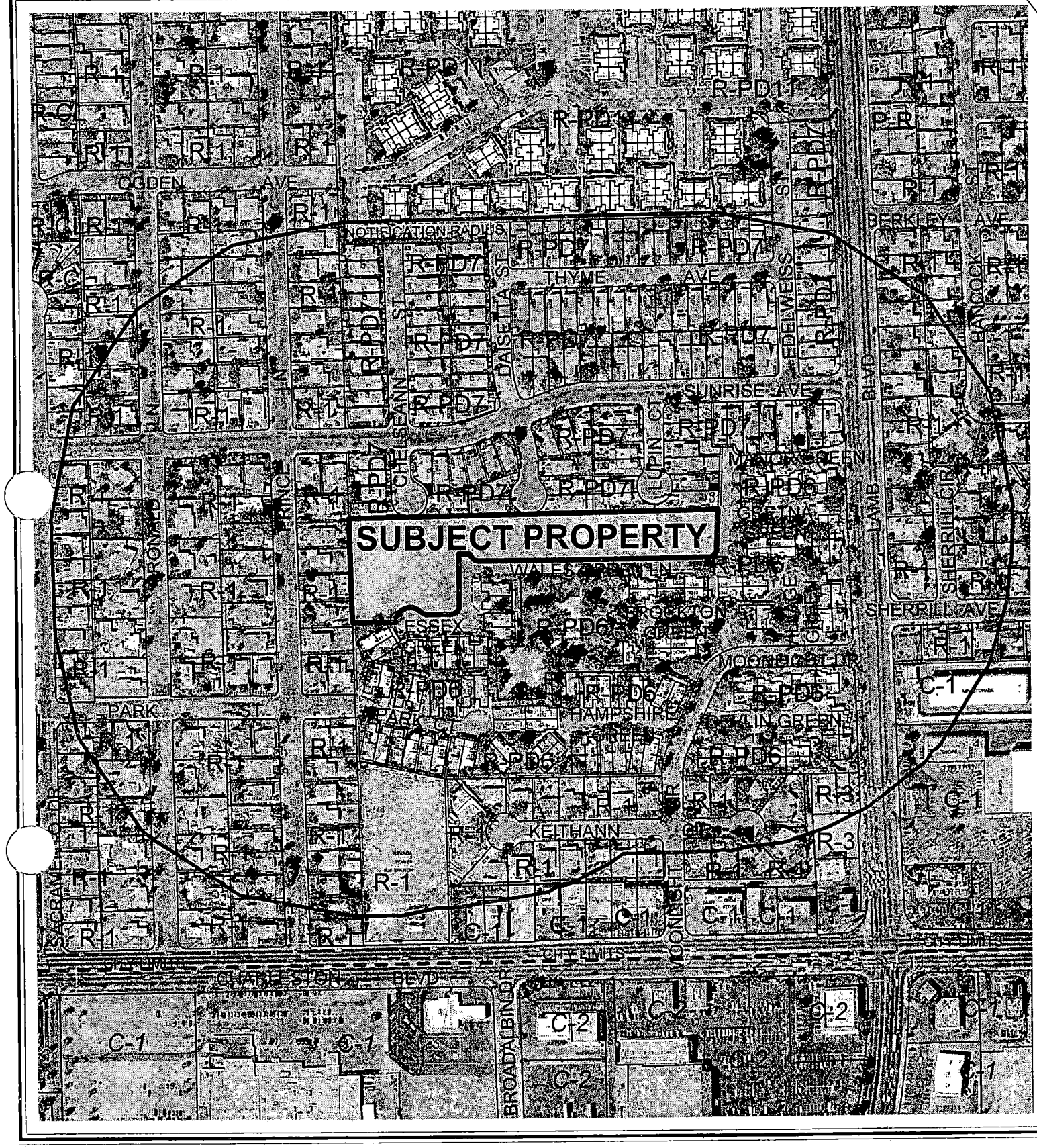


CASE: **VAR-5113**

RADIUS: 750 FT

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

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



CASE: **VAR-5113**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5113 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC.

ON NOVEMBER 22, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 10, 2005.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

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

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

_____ Yes **XX** No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Paul Faulkner

Print Name: PAUL FAULKNER

Subscribed and sworn before me

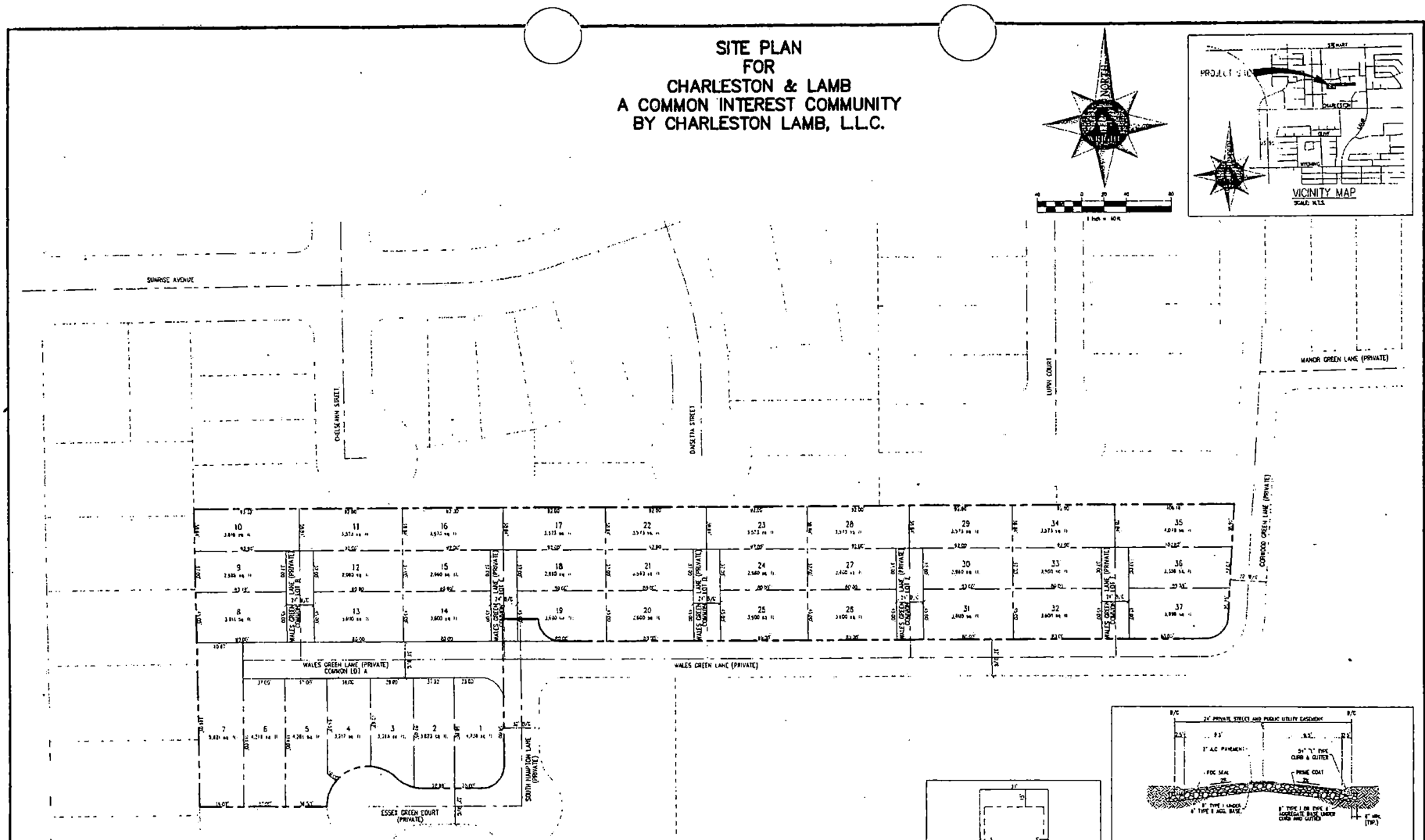
This 16th day of August ,2004

Linda J. Land

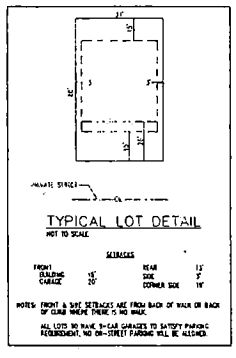
Notary Public in and for said County and State

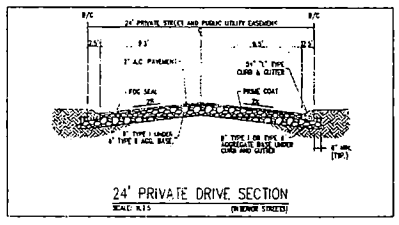
LINDA J. LAND
Notary Public State of Nevada
No. 87-0999-1
My appt. exp. Aug. 16, 2005

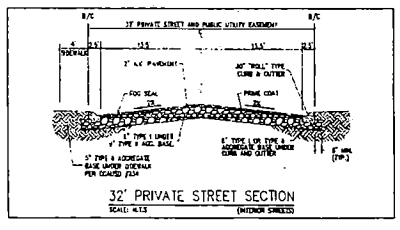
SITE PLAN
FOR
CHARLESTON & LAMB
A COMMON INTEREST COMMUNITY
BY CHARLESTON LAMB, L.L.C.



SITE DATA	
ASSESSORS PARCEL NUMBER	140-31-801-001
CURRENT ZONING	R-1
PROPOSED ZONING	RPD-11
GROSS ACRES	3.40
NUMBER OF LOTS	37
COMMON LOTS	8
DU/AC	10.88
MINIMUM LOT SIZE	2,808 SF
MAXIMUM LOT SIZE	3,822 SF







ENGINEER	OWNER INFORMATION	DEVELOPER
WRIGHT ENGINEERS 7425 PEAK DRIVE LAS VEGAS, NEVADA 89128 TEL (702) 853-7000 FAX (702) 853-7001 STRUCTURAL CIVIL MEP SURVEYING	APN 140-31-801-001 A F COMSE INC 3533 W TWAIN LAS VEGAS, NV 89103-1918	CHARLESTON LAMB, L.L.C. 4460 S. POLARIS AVE., SUITE 100 LAS VEGAS, NV 89147 (702) 367-2655

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 853-7000
FAX (702) 853-7001
CIVIL STRUCTURAL MEP SURVEYING

REV	DATE	BY	REVISION

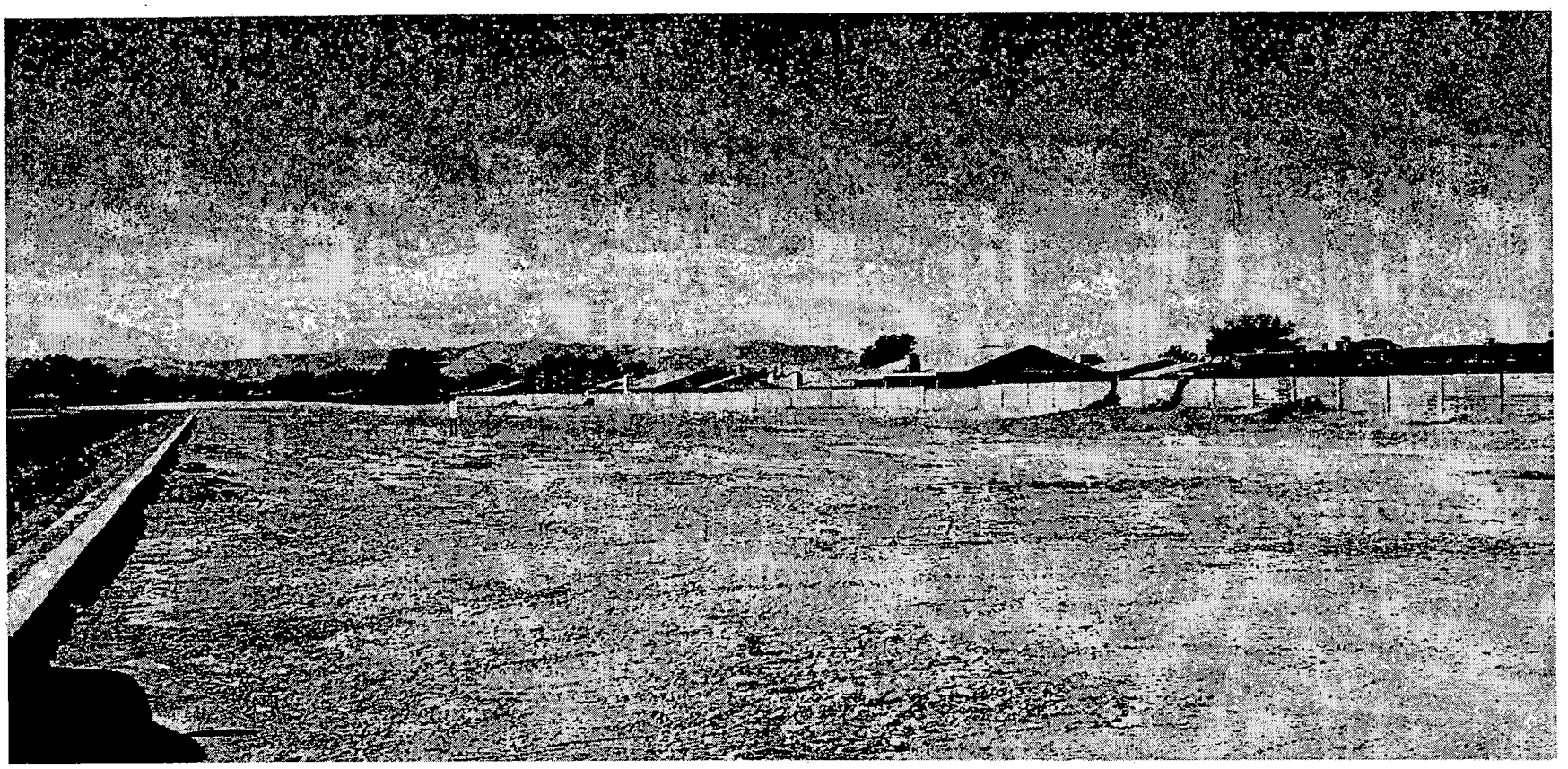
CHARLESTON LAMB, L.L.C.
CHARLESTON & LAMB
SITE PLAN

DRAWN BY: JSH DATE: 07/09/04
RECHKED BY: AJP DATE: 07/15/04
CHECKED BY: AJP DATE: 07/15/04
PROJECT NO. CH24145
SCALE 1"=40'

SHEET 1 OF 1 SHEETS
DRAWING NO.

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

RECEIVED
AUG 24 2004



VAR-5113 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND 350 FEET SOUTH OF SUNRISE AVENUE
DECEMBER 2, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

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

APPLICANT REQUESTS THE ITEM BE HELD IN ABEYANCE TO 02/10/05 PC.

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 25 [GPA-5102], Item 26 [VAR-5113], Item 27 [ZON-5106], Item 28 [VAR-5110], Item 29 [WVR-5294] and Item 30 [SDR-5108] and to WITHDRAW WITHOUT PREJUDICE Item 36 [VAR-5459], Item 44 [SUP-5471], and Item 45 [SUP-5472] – UNANIMOUS

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

(6:11 – 6:15)

November 22, 2004

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Attention: **Gary Leobold, AICP**
Senior Planner

Reference: **Case No. SDR-5108, ZON-5106, VAR-5110, VAR-5113 & WVR-5294**

Dear Mr. Leobold:

On behalf of our client, Charleston Lamb, LLC, Wright Engineers respectfully requests the City to hold Case No. SDR-5108, ZON-5106, VAR-5110, VAR-5113 & WVR-5294 in abeyance, without prejudice, and to allow these case numbers to be heard with Case No. GPA-5108, which has been Tabled, indefinitely, at this time. These case numbers were scheduled to be heard at the December 2, 2004 Planning Commission meeting.

Our client is currently negotiating an agreement with the adjacent property HOA to utilize their private streets in order to gain access to the site at APN 140-31-801-001. Unfortunately, negotiations have taken longer than expected due to the HOA meeting every two months. Their next scheduled meeting date is January 11, 2005. Depending on the outcome of this meeting, we would anticipate going to the Planning Commission meeting of February 10, 2005.

Thank you in advance for your consideration. If you have any questions or concerns, please feel free to contact me.

Sincerely,

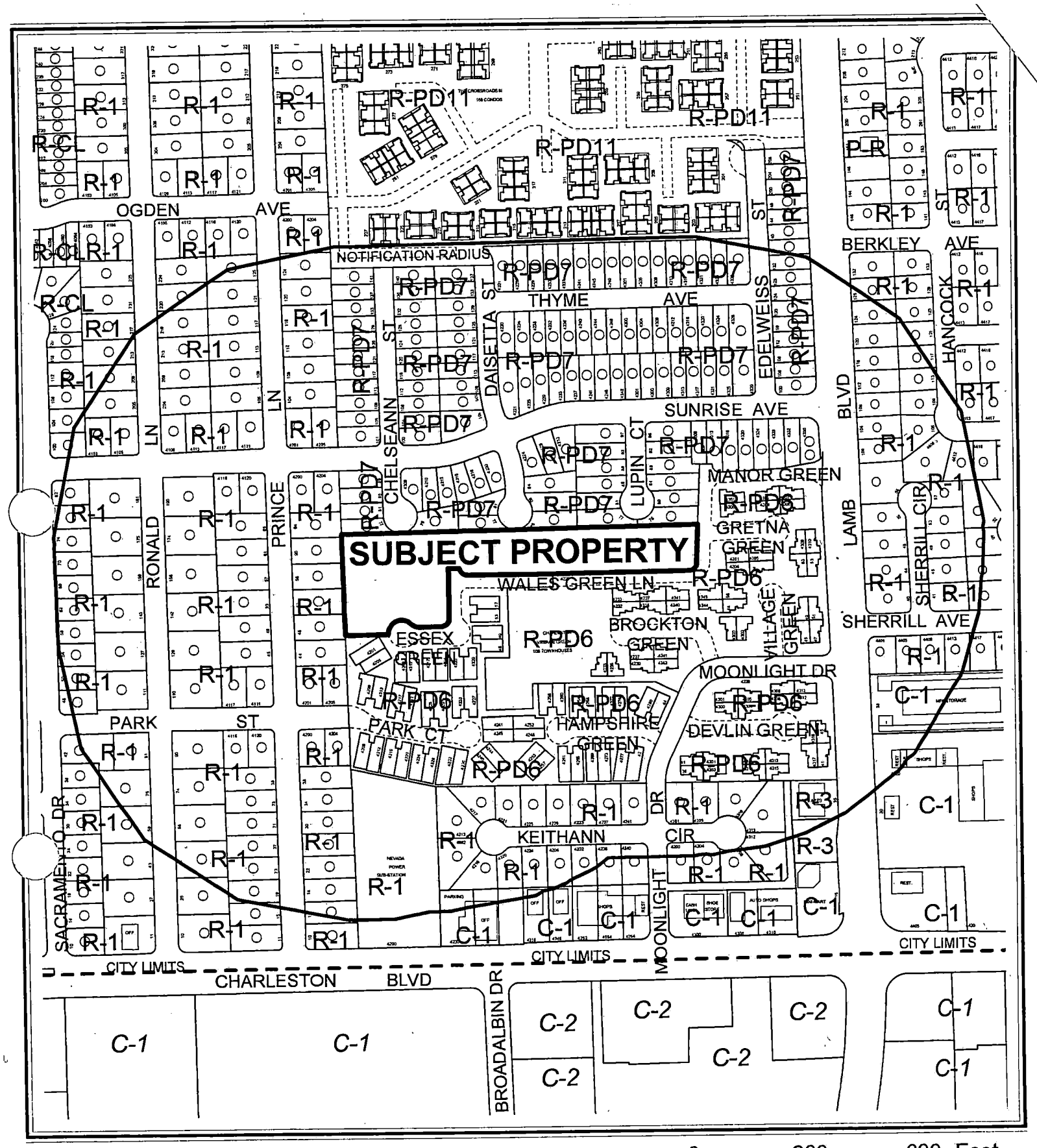
WRIGHT CIVIL ENGINEERS, INC.

Regina Frederick

Regina Frederick
Project Coordinator

Cc: Frank Nason, Charleston Lamb, LLC

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CASE: ZON-5106

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5106 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC.

ON NOVEMBER 22, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 10, 2005.

KW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5106 APN: **140-31-801-001**

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

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

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

_____ Yes **x** No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Paul T Faulkner

Print Name: PAUL T. FAULKNER

Subscribed and sworn before me

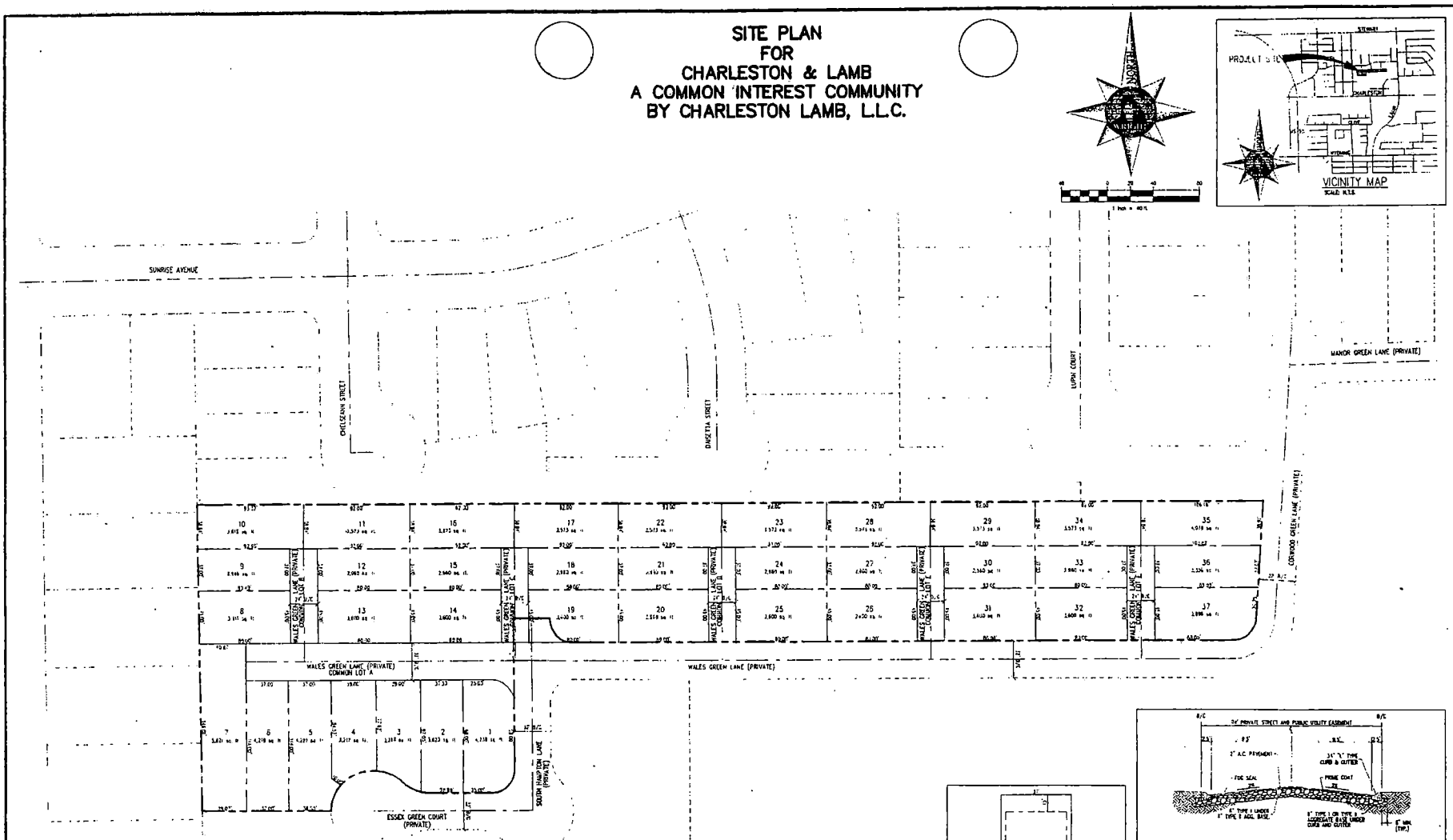
This 14 day of July ,20 04

Margaret McGuigan

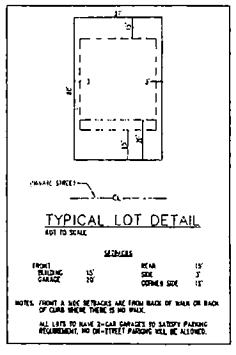
Notary Public in and for said County and State

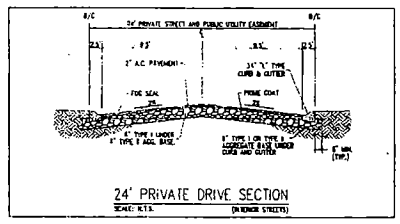
MARGARET McGUIGAN
Notary Public State of Nevada
No. 93-4827-1
My appt. exp. Dec. 15, 2007

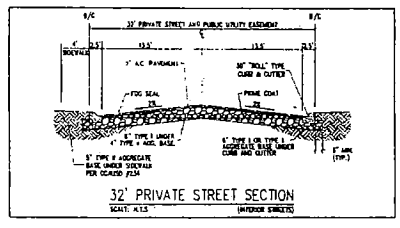
SITE PLAN
FOR
CHARLESTON & LAMB
A COMMON INTEREST COMMUNITY
BY CHARLESTON LAMB, L.L.C.



SITE DATA	
ASSESSORS PARCEL NUMBER	140-31-801-001
CURRENT ZONING	R-1
PROPOSED ZONING	RPD-11
GROSS ACRES	3.40
NUMBER OF LOTS	37
COMMON LOTS	6
DU/AC	10.88
MINIMUM LOT SIZE	2,898 SF
MAXIMUM LOT SIZE	3,822 SF







ENGINEER	OWNER INFORMATION	DEVELOPER
WRIGHT ENGINEERS 7425 PEAK DRIVE LAS VEGAS, NEVADA 89128 TEL (702) 933-7000 FAX (702) 933-7001 STRUCTURAL CIVIL MEP SURVEYING	APN #140-31-801-001 D.R. CONST LLC 3655 W 700th LAS VEGAS, NV 89103-1917	CHARLESTON LAMB, L.L.C. 4680 E. POLARIS AVE., SUITE 220 LAS VEGAS, NV 89103 (702) 547-1555

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000
FAX (702) 933-7001
CIVIL STRUCTURAL MEP SURVEYING

REVISION	BY	DATE

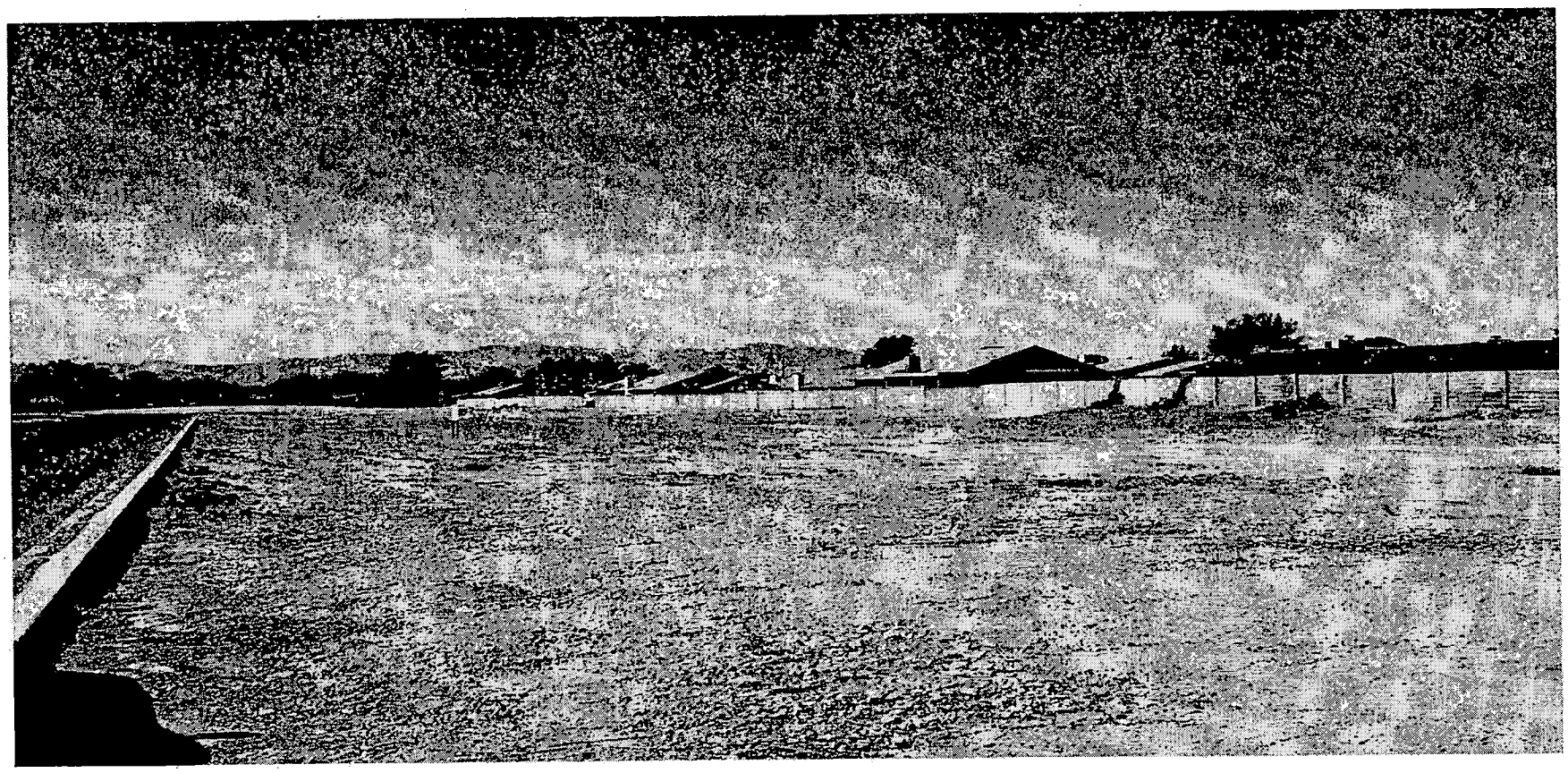
CHARLESTON LAMB, L.L.C.
CHARLESTON & LAMB
SITE PLAN

DRAWN BY: JSM — DATE: 07/19/04
DESIGNED BY: AEP — DATE: 07/19/04
CHECKED BY: AEP — DATE: 07/19/04
PROJECT NO: 04214.5 — SCALE: 1"=40'

SHEET
1 OF 1 SHEETS
DRAWING NO.

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

RECEIVED
AUG 2 4 2004



ZON-5106 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND 350 FEET SOUTH OF SUNRISE AVENUE
DECEMBER 2, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

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

APPLICANT REQUESTS THE ITEM BE HELD IN ABEYANCE TO 02/10/05 PC.

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 25 [GPA-5102], Item 26 [VAR-5113], Item 27 [ZON-5106], Item 28 [VAR-5110], Item 29 [WVR-5294] and Item 30 [SDR-5108] and to WITHDRAW WITHOUT PREJUDICE Item 36 [VAR-5459], Item 44 [SUP-5471], and Item 45 [SUP-5472] – UNANIMOUS

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

(6:11 – 6:15)

1-300

November 22, 2004

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Attention: **Gary Leobold, AICP**
Senior Planner

Reference: **Case No. SDR-5108, ZON-5106, VAR-5110, VAR-5113 & WVR-5294**

Dear Mr. Leobold:

On behalf of our client, Charleston Lamb, LLC, Wright Engineers respectfully requests the City to hold Case No. SDR-5108, ZON-5106, VAR-5110, VAR-5113 & WVR-5294 in abeyance, without prejudice, and to allow these case numbers to be heard with Case No. GPA-5108, which has been Tabled, indefinitely, at this time. These case numbers were scheduled to be heard at the December 2, 2004 Planning Commission meeting.

Our client is currently negotiating an agreement with the adjacent property HOA to utilize their private streets in order to gain access to the site at APN 140-31-801-001. Unfortunately, negotiations have taken longer than expected due to the HOA meeting every two months. Their next scheduled meeting date is January 11, 2005. Depending on the outcome of this meeting, we would anticipate going to the Planning Commission meeting of February 10, 2005.

Thank you in advance for your consideration. If you have any questions or concerns, please feel free to contact me.

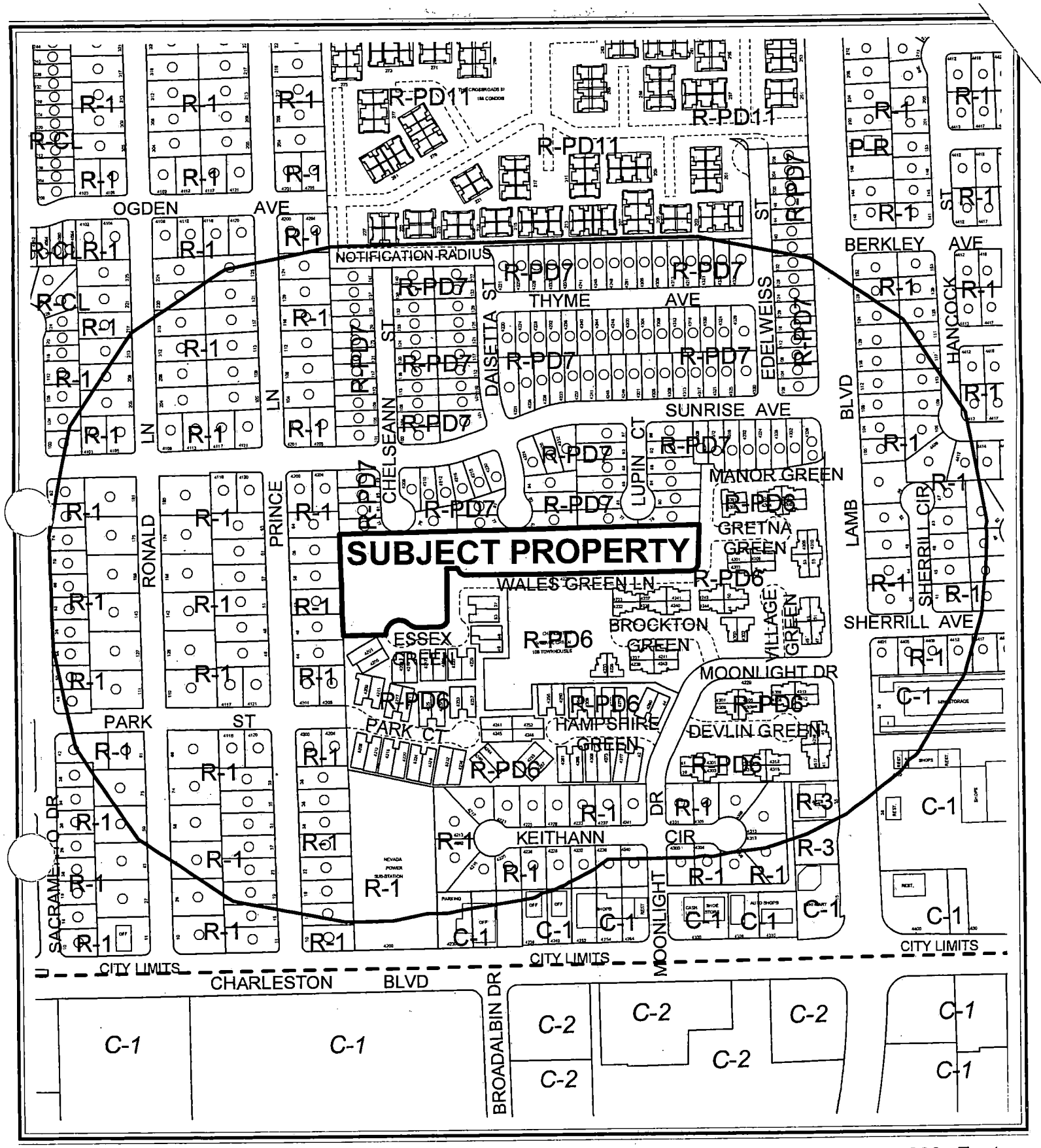
Sincerely,

WRIGHT CIVIL ENGINEERS, INC.

Regina Frederick
Regina Frederick
Project Coordinator

Cc: Frank Nason, Charleston Lamb, LLC

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0 300 600 Feet

CASE: **VAR-5110**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5110 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC.

ON NOVEMBER 22, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 10, 2005.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

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

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

_____ Yes **x** No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Paul T Faulkner

Print Name: PAUL T. FAULKNER

Subscribed and sworn before me

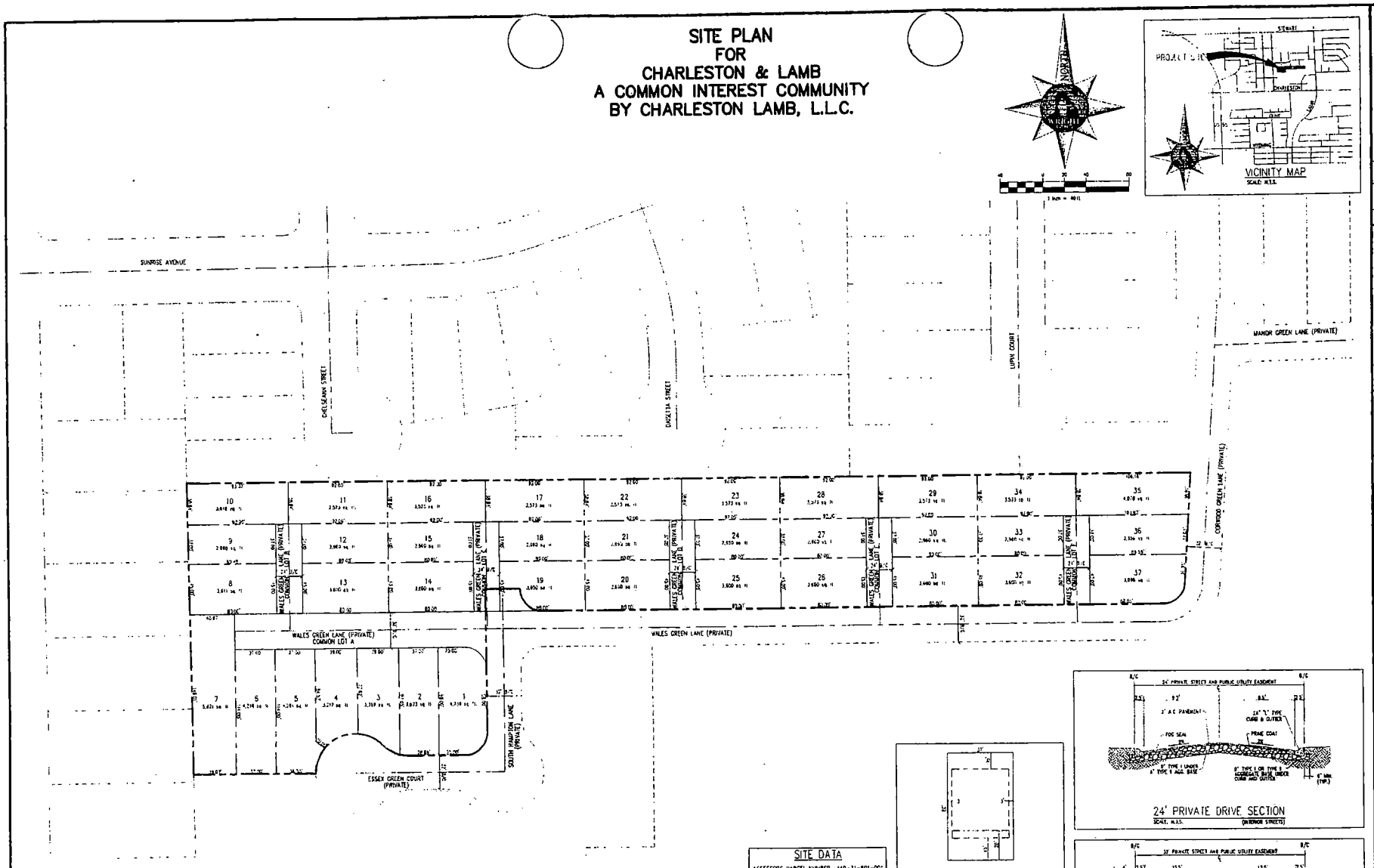
This 14 day of July ,20 04

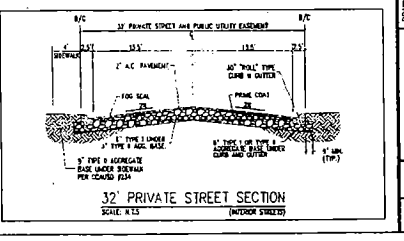
Margaret McGuigan

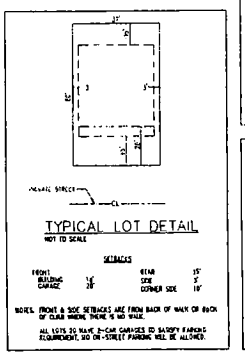
Notary Public in and for said County and State

MARGARET McGUIGAN
Notary Public State of Nevada
No. 93-4827-1
My appt. exp. Dec. 15, 2007

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







SITE DATA	
ASSESSORS PARCEL NUMBER	140-31-601-001
CURRENT ZONING	R-1
PROPOSED ZONING	RPD-11
GROSS ACRES	3.40
NUMBER OF LOTS	37
COMMON LOTS	6
DU/AC	10.88
MINIMUM LOT SIZE	2,898 SF
MAXIMUM LOT SIZE	3,822 SF

ENGINEER
WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001
STRUCTURAL CIVIL MEP SURVEYING

OWNER INFORMATION
APN 140-31-601-001
9 # CONST SEC
2835 W Horizon
LAS VEGAS, NV 89103-4016

DEVELOPER
CHARLESTON LAMB, L.L.C.
4960 S. POLARIS AVE., SUITE 190
LAS VEGAS, NV 89103
(702) 597-1005

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000
FAX (702) 933-7001
CIVIL STRUCTURAL MEP SURVEYING

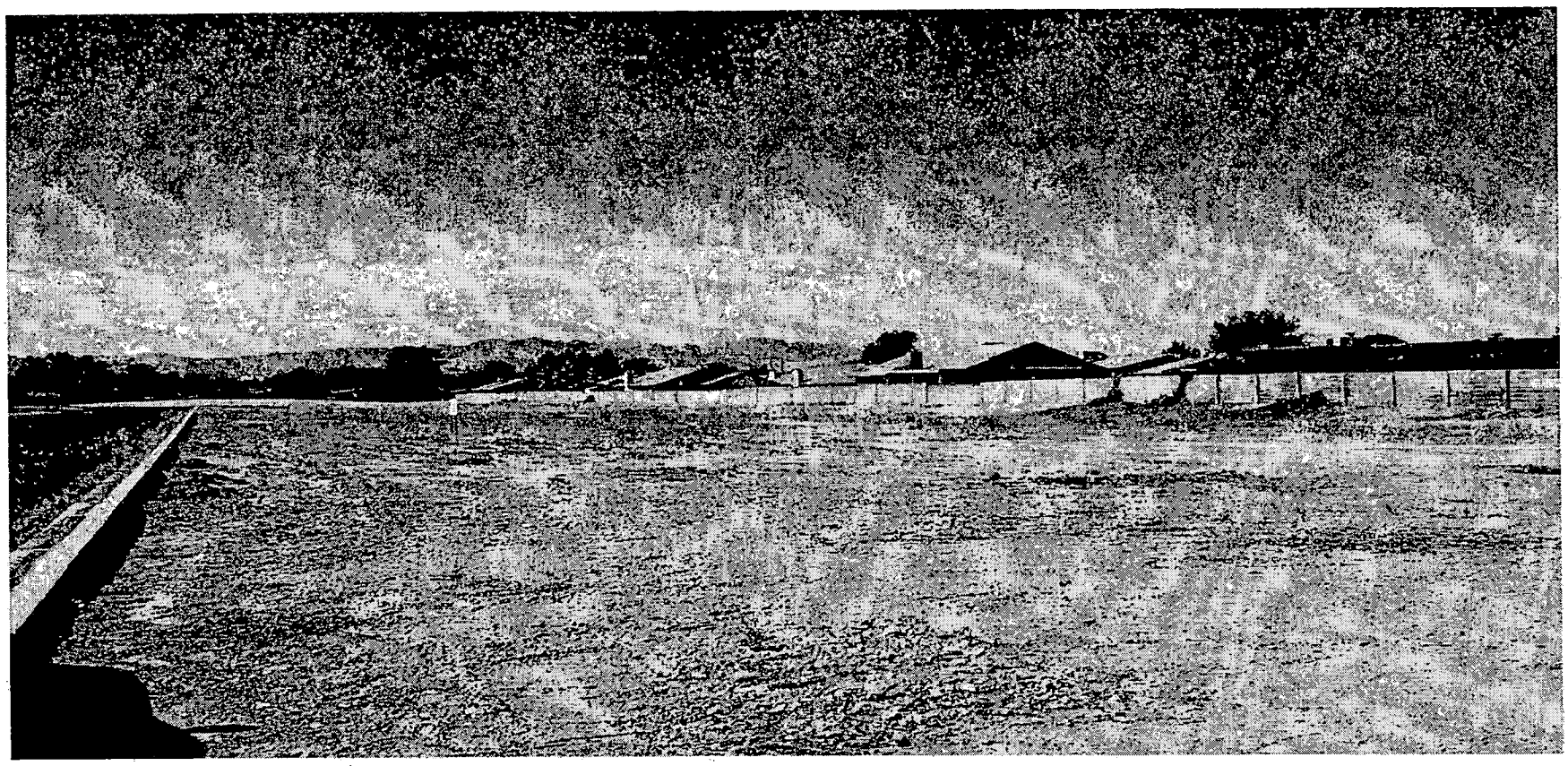
REVISION	BY	DATE	REV

CHARLESTON LAMB, L.L.C.
CHARLESTON & LAMB
SITE PLAN

DRAWN BY: JSM DATE: 07/15/04
DESIGNED BY: DATE:
CHECKED BY: DATE:
PROJECT NO: 0329.145 SCALE: 1"=40'
SHEET 1 OF 1 SHEETS
DRAWING NO.

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

RECEIVED
AUG 2 4 2004



VAR-5110 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND 350 FEET SOUTH OF SUNRISE AVENUE
DECEMBER 2, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

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

APPLICANT REQUESTS THE ITEM BE HELD IN ABEYANCE TO 02/10/05 PC.

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 25 [GPA-5102], Item 26 [VAR-5113], Item 27 [ZON-5106], Item 28 [VAR-5110], Item 29 [WVR-5294] and Item 30 [SDR-5108] and to WITHDRAW WITHOUT PREJUDICE Item 36 [VAR-5459], Item 44 [SUP-5471], and Item 45 [SUP-5472] – UNANIMOUS

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

(6:11 – 6:15)

November 22, 2004

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Attention: **Gary Leobold, AICP**
Senior Planner

Reference: **Case No. SDR-5108, ZON-5106, VAR-5110, VAR-5113 & WVR-5294**

Dear Mr. Leobold:

On behalf of our client, Charleston Lamb, LLC, Wright Engineers respectfully requests the City to hold Case No. SDR-5108, ZON-5106, VAR-5110, VAR-5113 & WVR-5294 in abeyance, without prejudice, and to allow these case numbers to be heard with Case No. GPA-5108, which has been Tabled, indefinitely, at this time. These case numbers were scheduled to be heard at the December 2, 2004 Planning Commission meeting.

Our client is currently negotiating an agreement with the adjacent property HOA to utilize their private streets in order to gain access to the site at APN 140-31-801-001. Unfortunately, negotiations have taken longer than expected due to the HOA meeting every two months. Their next scheduled meeting date is January 11, 2005. Depending on the outcome of this meeting, we would anticipate going to the Planning Commission meeting of February 10, 2005.

Thank you in advance for your consideration. If you have any questions or concerns, please feel free to contact me.

Sincerely,

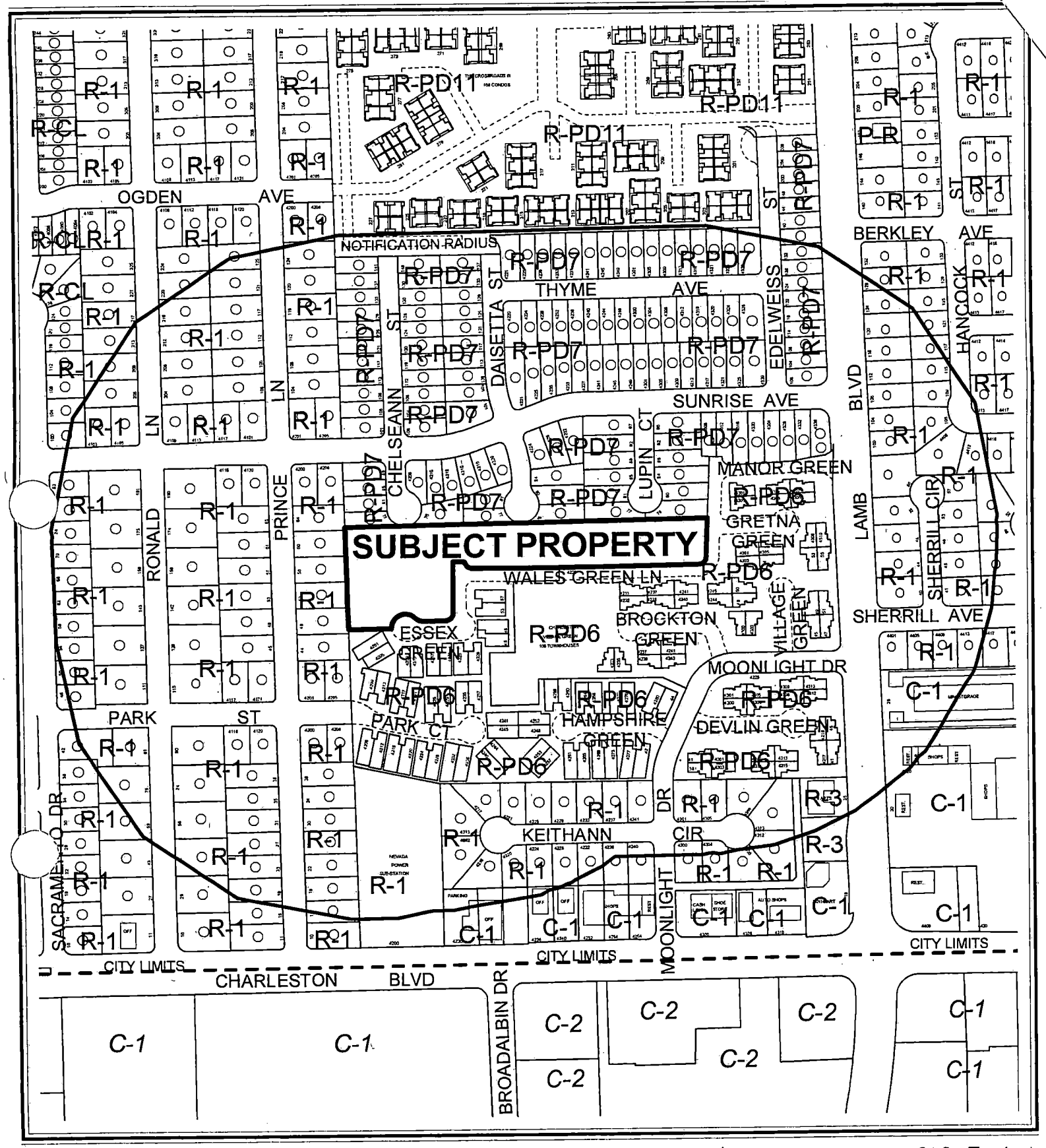
WRIGHT CIVIL ENGINEERS, INC.

Regina Frederick

Regina Frederick
Project Coordinator

Cc: Frank Nason, Charleston Lamb, LLC

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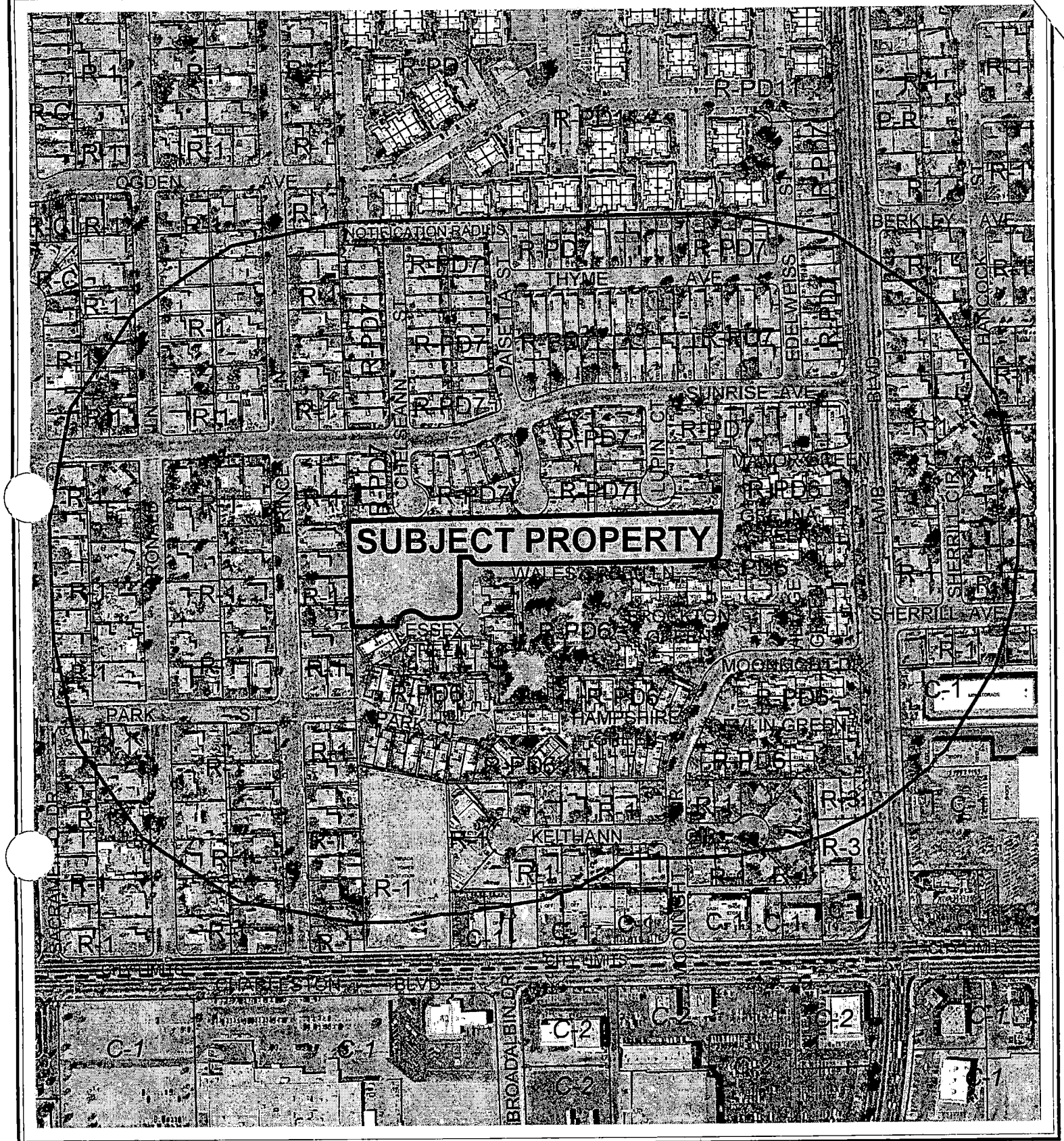


CASE: **WVR-5294**

RADIUS: 750 FT

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

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



0 300 600 Feet

CASE: **WVR-5294**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-5294 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC

ON NOVEMBER 22, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 10, 2005.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

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

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Paul Faulkner

Print Name: PAUL FAULKNER

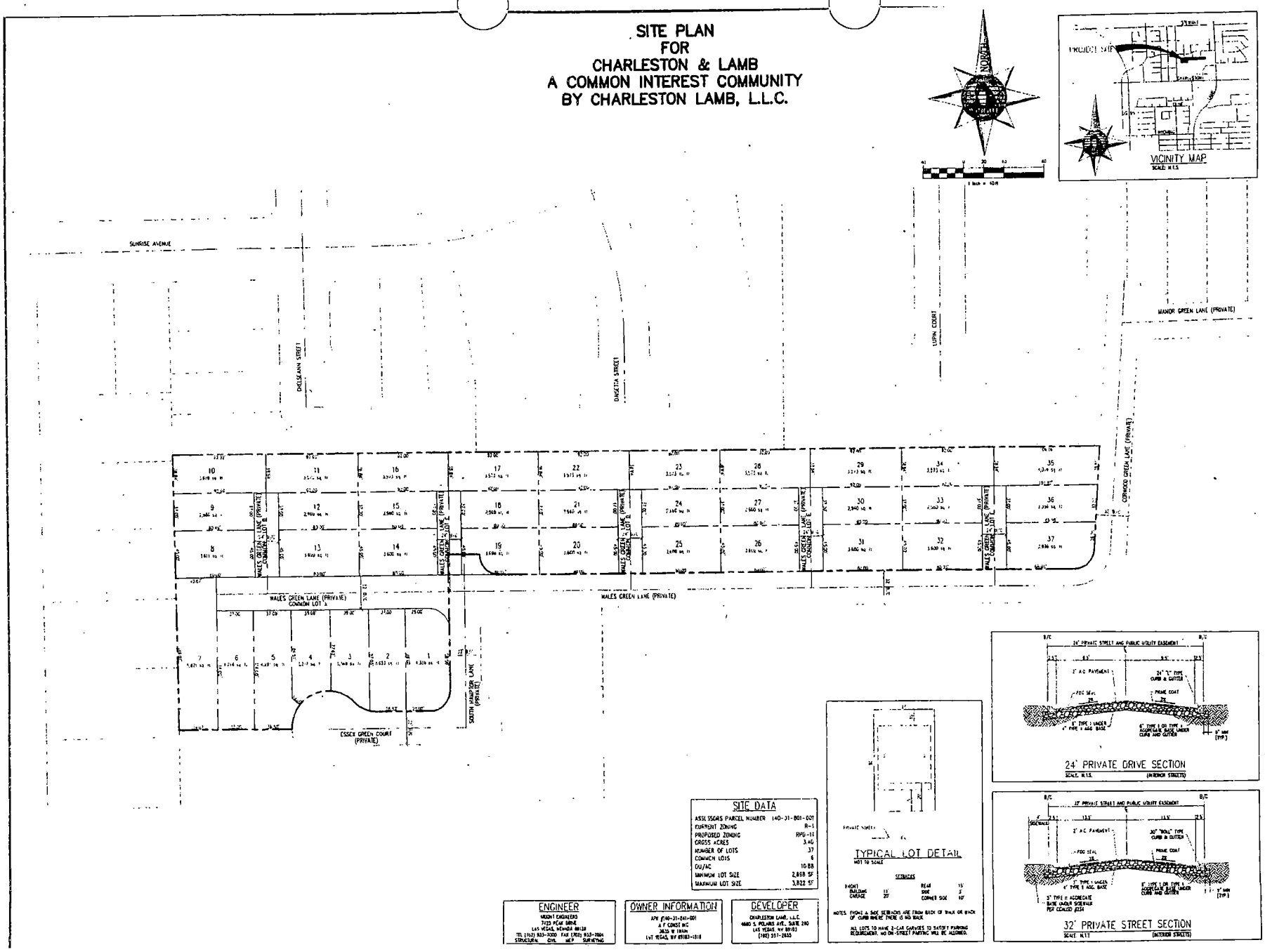
Subscribed and sworn before me

This 20th day of Sept ,2004

Notary Public in and for said County and State

LINDA J. LAND
Notary Public State of Nevada
No. 87-0999-1
My appt. exp. Aug. 16, 2005

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



SITE DATA	
ASSESSORS PARCEL NUMBER	140-31-801-007
CURRENT ZONING	R-1
PROPOSED ZONING	RPD-11
GROSS ACRES	3.46
NUMBER OF LOTS	37
COMMON LOTS	6
DU/AC	10.88
MINIMUM LOT SIZE	2,868 SF
MAXIMUM LOT SIZE	3,822 SF

ENGINEER	OWNER INFORMATION	DEVELOPER
WRIGHT ENGINEERS 7425 PEAK DRIVE LAS VEGAS, NEVADA 89128 TEL (702) 933-7000 FAX (702) 933-7001 STRUCTURAL CIVIL MEP SURVEYING	APN #140-31-801-001 A F CONST INC 3635 W IRIAN LAS VEGAS, NV 89103-1818	CHARLESTON LAMB, L.L.C. 4680 S. POLARIS AVE., SUITE 200 LAS VEGAS, NV 89103 (702) 317-2655

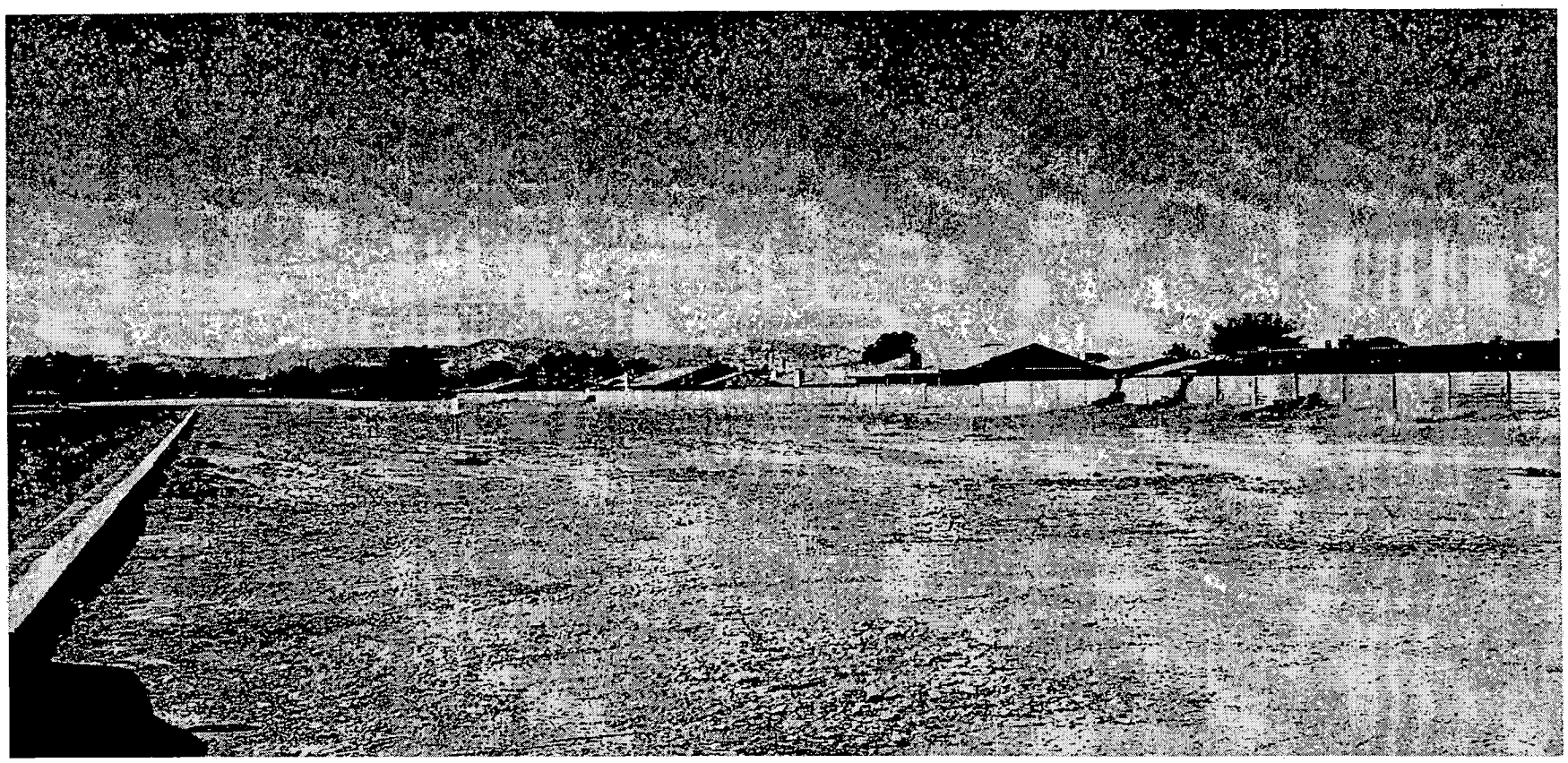
WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000
FAX (702) 933-7001
CIVIL STRUCTURAL MEP SURVEYING

NO.	DATE	BY	REVISION

CHARLESTON LAMB, L.L.C.
CHARLESTON & LAMB
SITE PLAN

DRAWN BY: JSM
DATE: 07/19/04
DESIGNED BY: JBC
DATE: 07/19/04
CHECKED BY: JBC
DATE: 07/19/04
PROJECT NO: CH24145
SCALE: 1"=40'
SHEET
1 OF 1 SHEETS
DRAWING NO.

WVR-5294
11-04-04 PC



WVR-5294 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND 350 FEET SOUTH OF SUNRISE AVENUE
DECEMBER 2, 2004 PLANNING COMMISSION

09/17/04